

GERMAIN HONDA  
At  
Livingston/Pine Ridge  
Commercial Infill  
Subdistrict  
GMP-Amendment

Prepared By:



CHEFFY PASSIDOMO  
ATTORNEY AT LAW

PL20140001282

# Supplemental Information Provided to David Weeks

Prepared By:



**CHEFFY PASSIDOMO**  
ATTORNEY AT LAW

PL20140001282

April 8, 2015

**VIA HAND DELIVERY**

The Intake Team  
Mr. David Weeks,  
Collier County Growth Management Division / Planning & Regulation  
Planning & Zoning Department  
Comprehensive Planning Section  
2800 North Horseshoe Drive  
Naples, FL 34104

**Planner: Mr. David Weeks:**

RE: Germain Honda  
Small Scale Growth Management Plan Amendment - PL20140001282  
ABB PN 14-0053

Dear Mr. Weeks,

This letter is in response to the County's comments dated March 23, 2015 to our Supplemental Information supplied to you on the GMP-A application of the above referenced project. Responses are provided on the subsequent pages, in *bold and italic* print, following their respective comments. The following is a list of items included in this resubmittal package for your review:

**Comprehensive Planning Review**

**Reviewer: David Weeks**

**CPSS-2014-2/PL20140001282 Review Comments regarding  
1/21/15 Bruce Anderson Memo and Attachments**

1. 1/21/15 Bruce Anderson memo states operational restrictions are contained in the PUD to address compatibility. However, the latest PUD submittal includes no such restrictions or provisions. Please explain.

*The following restrictions have been added to the PUD in Exhibit "F" Developer Commitments:*

**OPERATIONAL RESTRICTIONS:**

1. *No outdoor paging or amplified systems are permitted.*
2. *The automated car wash, if any, shall have bay doors which will remain closed during the entire car wash cycle including drying of vehicles. The doors will open only for entry and exit of vehicles.*

3. *The service area will be enclosed.*
4. *The service door facing east will employ an automatic opening and closing 'speed door' to minimize noise transfer to only those times when a vehicle is exiting the service area. All other times the service door will be closed.*
5. *No gasoline storage or fueling tanks shall be located on the property.*

#### **OUTDOOR LIGHTING**

1. *All lighting will be shielded from residential areas to avoid glare. Lighting will be a directional type, aimed downward with shielding to reduce glare to adjacent properties. Illumination at all adjacent residential property lines shall not exceed .5 foot candles.*
  2. *All lighting will be flat panel fixtures.*
  3. *Lighting on the perimeter of the project will utilize full cut off shields.*
  4. *Any lighting within 50 feet of a residential property line will be limited to 15 feet in height.*
  5. *All lighting will be no more than 25 feet in height.*
  6. *Display lighting will not exceed a 1,000 Watt Metal halide intensity or its equivalent (intensity of LED, or other bulb type).*
2. Please explain how subject site is appropriate for the proposed use which is similar in some characteristics to a vehicle storage lot, a C-5 use.

*The subject property is appropriate for development as a new car dealership which is a C-3 "Commercial Intermediate" conditional use not a C-5 use. C-3 uses are identified in the Land Development Code (LDC) to provide a wider variety of goods and services intended for areas expected to receive a higher degree of automobile traffic, preferably located at the intersection of two arterial roads. The property is located at the intersection of two arterial roads.*

*The subject property directly abuts other non-residential uses with which the proposed use is compatible. A commercial dance studio is on the West side where shows, weddings and other assembly uses are regularly held. To the north is an institutional use, The Community School of Naples.*

3. 1/21/15 Bruce Anderson memo states Baldrige PUD is built out at 119,705 s.f. which conflicts with data on Collier County Property Appraiser's website as of March 2015. Please rectify or explain.



*There is not land available in this PUD because it is physically built out. You may utilize the Property Appraiser's information. The PUD was approved for up to 125,000 s.f. of commercial uses.*

4. 1/21/15 Bruce Anderson memo refers to the dance studio to the west and Community School of Naples to the north as "regional type uses." If this is intended as a comparison with regional commercial uses, explanation is needed.

*Staff's original comment was in regard to regional uses versus local uses without the distinction made by the addition of the word commercial. The definition of regional used in this statement was on a countywide basis. Staff's opinion was that the proposed use would draw patrons from the whole County also. Our response was meant to indicate that we were surrounded by uses that had a county wide draw. The Community School is clearly an institutional use, the Dance studio is a commercial use permitted on the existing site via Conditional Use.*

5. 1/21/15 Bruce Anderson memo states the existing Honda dealership has experienced approximately a 4/5ths reduction in onsite new car purchaser visitation. Please document.

*Please refer to the attached letter from the applicant and trade publication attached as Exhibit "E".*

6. 1/21/15 Bruce Anderson memo states the Honda Motor Company limits the northerly location to Pine Ridge Road. Please document.

*Pursuant to a settlement agreement by and between American Honda Motor Company, Inc. ("AMH") and Germain Honda of Naples ("Germain"), an excerpt of which is attached hereto as Exhibit "D", Germain's relocation is geographically limited to no further North than property fronting on Pine Ridge Road, no further West than US 41, and no further East than half a mile east of Interstate 75.*

7. Exhibit A, map of activity centers and car dealerships, is disjointed. Please rectify.

*Map has been corrected.*

8. Exhibit A, map of activity centers and car dealerships, does not include the Mercedes dealership that is included on Exhibit A, dealership list. Please rectify.

*The Mercedes dealership has been added to the map.*

9. Exhibit A, map of activity centers and car dealerships, does not always distinguish between singular and multiple dealerships at same map location as does Exhibit A, list of dealerships. Please rectify. It is suggested to number the dealerships on map to correlate with dealership list numbers.

*The requested modification has been made*

10. On Exhibit A, list of dealerships, the *proposed* Honda site should be removed from list.

*The Honda dealership has been removed from Exhibit A per your request, however having this shown gives perspective to our proposal.*

11. Exhibit A, list of dealerships, needs to be titled to identify what it depicts.

*Exhibit A has been titled.*

12. Exhibit B, map and list of owners by zip code, the red text on map face is illegible. Please rectify.

*The text issue has been rectified.*

13. Exhibit B, map and list of owners by zip code, the subject site is not identified. Please rectify.

*The subject site has been shown on exhibit B.*

14. Exhibit C, commercial lands inventory analysis, lists three criteria. However, the conclusion introduces two other criteria. Please rectify.

*Exhibit "C" has been revised to clarify the criteria.*

15. Exhibit C, commercial lands inventory analysis, does not include criterion that the site be zoned to allow the proposed use or have FLUM designation that would allow the needed zoning. Please explain why not.

*Staff requested that we check if there were any other sites within the study area that could accommodate this use. To us this meant sites that were commercially zoned. This was further assumed by us after receipt of a commercial inventory listing provided by staff to be used in this analysis. We believe our analysis complies with the direction we were given initially. The clarification regarding current commercial zoning has been added.*

16. Exhibit C, commercial lands inventory analysis, does not include criterion that the site be vacant or undeveloped. Please explain why not or expand the inventory as necessary.

*This clarification has been added.*

17. In Exhibit C, commercial lands inventory analysis, please explain why one criterion is a 10-12 acre size threshold when a small scale GMP amendment is limited to 10 acres maximum.

*The original search criteria of 10-12 acres had nothing to do with the subsequent decision to utilize the small scale amendment process for this specific property.*

18. In Exhibit C, commercial lands inventory analysis, what is basis for 10-12 acre size threshold – which is double the size of existing Honda location? If this is a site requirement of the applicant, please explain; if this is a requirement of Honda Motor Company, please document. It might be helpful to include a size comparison of the other auto dealerships in Collier County.

*As per Exhibit “D” American Honda Motor Company, Inc. requires a minimum size of 5.87 acres. This figure is a net area and does not include regulatory requirements such as buffers, open space setbacks, stormwater, utilities etc. addition of these areas bring the total needed site area to 10-12 acres depending on property shape.*

19. In Exhibit C, commercial lands inventory analysis, the Urban Estates Planning Community is excluded as being too remotely located yet it lies immediately to the east of the subject site, across Livingston Road – and contains a site previously pursued for zoning change to accommodate the proposed use by this applicant. Please provide plausible explanation for the exclusion or include it in inventory and analysis.

*The Honda Settlement Agreement (Exhibit “D”) limits the new dealership site to no further east than ½ mile from I-75. Estates zoned land was not considered because the land is not already zoned commercial.*

20. In Exhibit C, commercial lands inventory analysis, please identify each PUD name in the “Zoning” column.

*The PUD name has been identified in the Zoning column.*

21. In Exhibit C, commercial lands inventory analysis, no analysis provided for the East Naples parcel zoned C-4-BMUD. Please explain why not or provide the analysis.

*This parcel is surrounded by residential uses, has poor access and would not be considered by a commercial developer for use as a new car dealership.*

22. In Exhibit C, commercial lands inventory analysis, details (aerial map and property summary sheet from Property Appraiser) are provided for several properties that are not zoned, nor designated on FLUM to allow zoning, to allow the proposed use, e.g. golf course parcels. Please explain why or remove that data and analysis.

*The properties were included in the raw data provided by staff and were therefor included.*

23. In Exhibit C, commercial lands inventory analysis, there is no inclusion of parcels not zoned to allow the proposed use but with FLUM designation that would allow for such zoning. This could include, but may not be limited to, several parcels within Activity Centers. Please add to inventory and analysis.

*Properties within activity centers were reviewed by the developer and were found to either be unavailable or insufficient for his use.*

24. In Exhibit C, commercial lands inventory analysis, otherwise eligible properties in excess of 12 acres are excluded from analysis though the potential exists to split off the necessary acreage for the proposed use. Please provide plausible explanation for the exclusion or include such parcels in inventory and analysis.

*Properties in excess of 12 acres were excluded precisely because it would require finding a seller willing to split off a parcel of this size. Staff requested that we check if there were any other sites within the study area that could accommodate this use. To us this meant sites that were commercially zoned and available. This was further assumed by us after receipt of a commercial inventory listing provided by staff to be used in this analysis. We believe our analysis complies with the direction we were given initially. The clarification regarding current commercial zoning has been added.*

25. In Exhibit C, commercial lands inventory analysis, there is no indication that parcels less than 10 acres were evaluated though there is potential such parcels could be aggregated to achieve the desired parcel size. Please provide plausible explanation for the exclusion or provide the evaluation and include in inventory and analysis.

*Properties less than 10 acres were excluded precisely because it would require finding and assembling properties from disparate sellers. Staff requested that we check if there were any other sites within the study area that could accommodate this use. To us this meant sites that were commercially zoned and available. This was further assumed by us after receipt of a commercial inventory listing provided by staff to be used in this analysis. We believe our analysis complies with the direction we were given initially.*

If you have any questions, you may reach me or Bruce Anderson by telephone 239-597-3111 or email ([amico@abbinc.com](mailto:amico@abbinc.com)).

Sincerely,  
AGNOLI, BARBER & BRUNDAGE, INC.



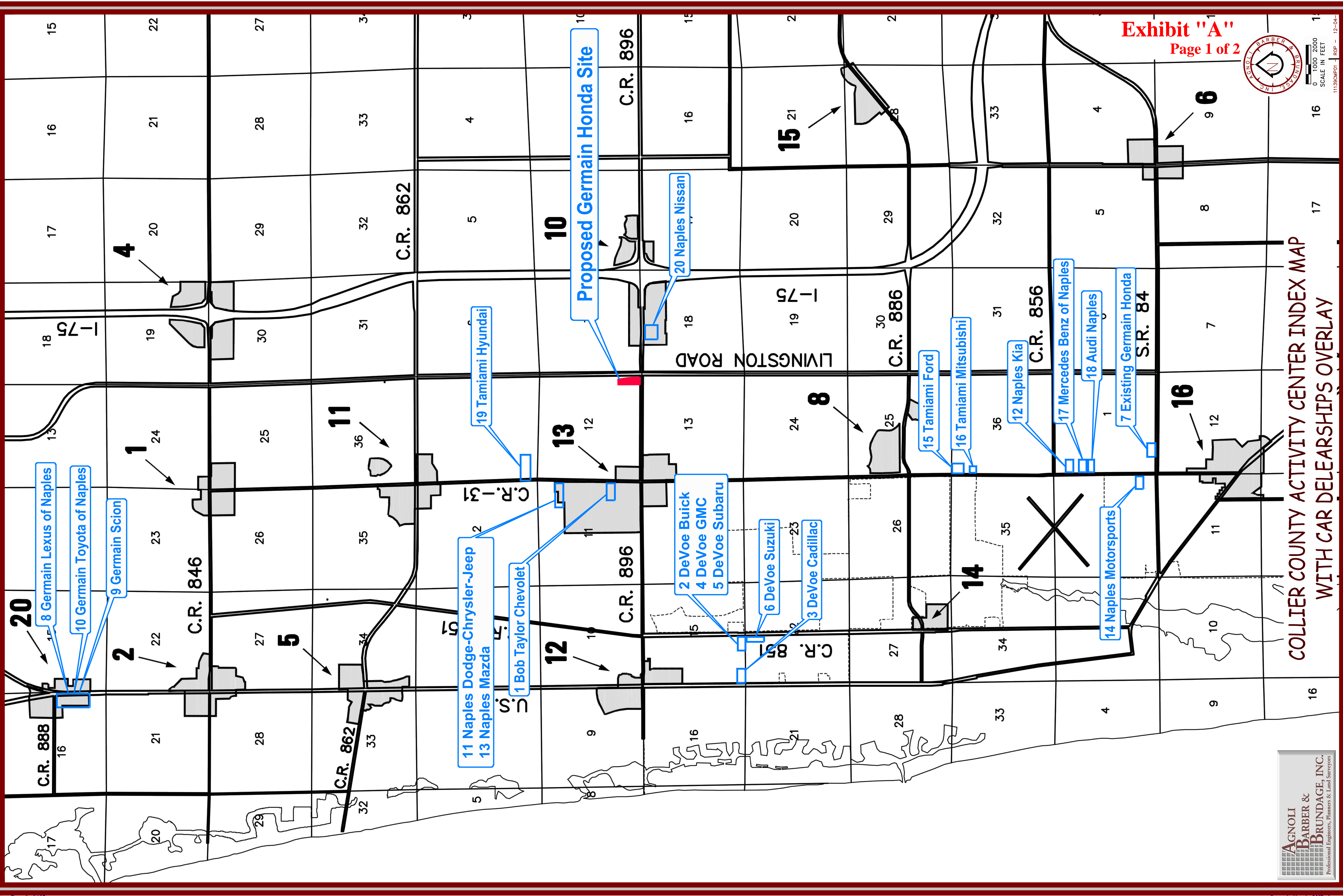
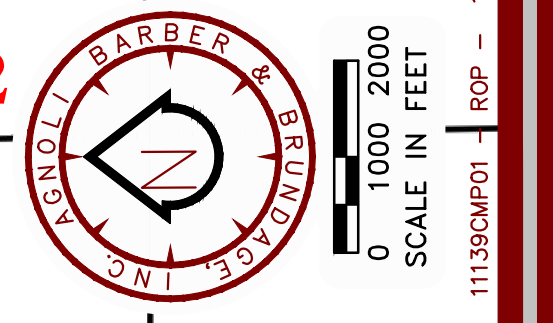
Dominick J. Amico, Jr., P.E.  
Project Manager

c: R. Bruce Anderson, Attorney at Law, Cheffy Passidomo, P.A.  
Telephone: (239) 659-4942 direct Email: [rbanderson@napleslaw.com](mailto:rbanderson@napleslaw.com)

DJA/jee

Enclosures





Proposed Germain Honda Site

8 Germain Lexus of Naples

10 Germain Toyota of Naples

9 Germain Scion

11 Naples Dodge-Chrysler-Jeep  
13 Naples Mazda

1 Bob Taylor Chevrolet

2 DeVoe Buick  
4 DeVoe GMC  
5 DeVoe Subaru

6 DeVoe Suzuki

3 DeVoe Cadillac

19 Tamiami Hyundai

20 Naples Nissan

15 Tamiami Ford

16 Tamiami Mitsubishi

12 Naples Kia

17 Mercedes Benz of Naples

18 Audi Naples

7 Existing Germain Honda

14 Naples Motorsports



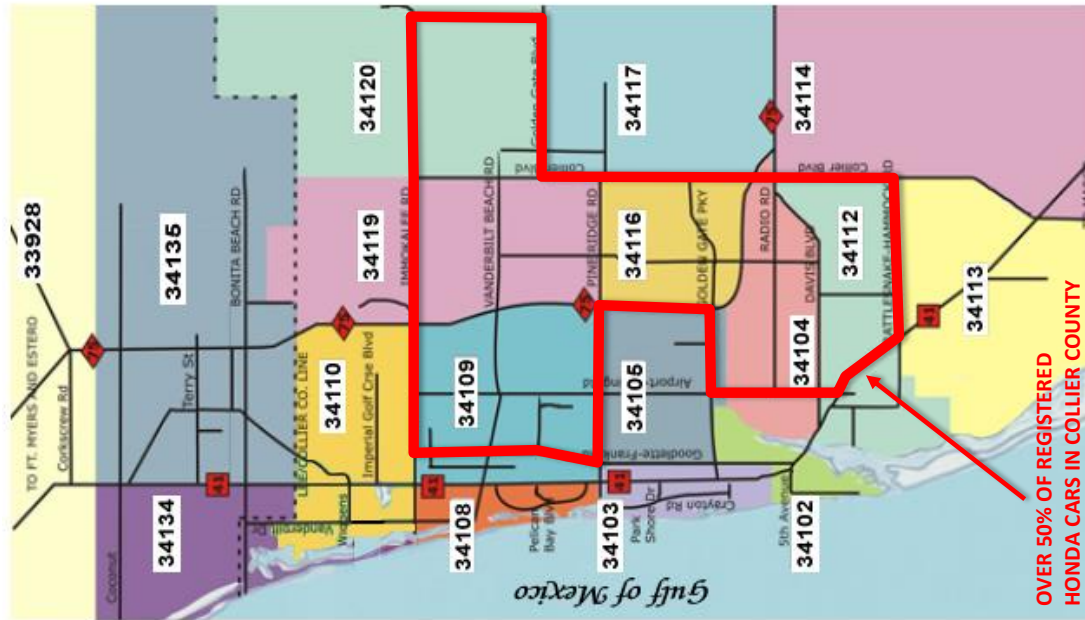
**Collier County Automotive Dealers**  
**vs.**  
**Location in Activity Centers**

<b>Dealership</b>	<b>Address</b>	<b>Activity Center</b>
1 Bob Taylor Chevrolet	5665 N. Airport Pulling Road, Naples, Florida 34109	In Activity Center
2 DeVoe Buick	1411 Solana Road, Naples, Florida 34103	Not in Activity Center
3 DeVoe Cadillac	4100 Tamiami Trail N., Naples, Florida 34103	Not in Activity Center
4 DeVoe GMC	1411 Solana Road, Naples, Florida 34103	Not in Activity Center
5 DeVoe Subaru	1411 Solana Road, Naples, Florida 34103	Not in Activity Center
6 DeVoe Suzuki	1410 Solana Road, Naples, Florida 34103	Not in Activity Center
7 Existing Germain Honda Site	3707 Davis Boulevard, Naples, Florida 34104	Not in Activity Center
8 Germain Lexus of Naples	13491 Tamiami Trail N, Naples, Florida 34110	In Activity Center
9 Germain Scion	13315 Tamiami Trail N, Naples, Florida 34110	In Activity Center
10 Germain Toyota of Naples	13329 Tamiami Trail N, Naples, Florida 34110	In Activity Center
11 Naples Dodge Chrysler Jeep	6381 Airport Pulling Road, Naples, Florida 34109	In Activity Center
12 Naples Kia	3325 Westview Drive, Naples, Florida 34104	Not in Activity Center
13 Naples Mazda	6381 Airport Pulling Road, Naples, Florida 34109	In Activity Center
14 Naples Motorsports	1250 Airport Road S., Naples, Florida 34104	Not in Activity Center
15 Tamiami Ford	1471 Airport Pulling Road, Naples, Florida 34104	Not in Activity Center
16 Tamiami Mitsubishi	1229 Airport Pulling Road, Naples, Florida 34104	Not in Activity Center
17 Mercedes Benz of Naples	501 Airport Pulling Rd S Naples, FL 34104	Not in Activity Center
18 Audi Naples	601 Airport Pulling Rd S Naples, FL 34104	Not in Activity Center
19 Tamiami Hyundai	6780 Airport Pulling Rd N Naples, FL 34109	Not in Activity Center
20 Naples Nissan	3640 Pine Ridge Rd Naples, FL 34109	In Activity Center

*The above listed attempts to show new car, major manufacturer franchises. Many primarily used and specialty car sales lots are also in existence outside of Activity Centers.*

Collier County Honda Ownership by Zip Code

Zip	Number	Percent	Cum Percent
34119	1300	11.1	
34109	1093	9.3	
34120	1060	9.1	
34112	998	8.5	
34104	975	8.3	
34116	842	7.2	53.6
34110	832	7.1	
34113	636	5.4	
34145	633	5.4	
34105	626	5.3	
34114	595	5.1	
34108	584	5.0	99.2
34117	472	4.0	
34103	402	3.4	
34102	348	3.0	
34142	160	1.4	
34101	50	0.4	
34146	26	0.2	
34143	23	0.2	
34139	16	0.1	
34138	13	0.1	
34106	9	0.1	
34140	7	0.1	
34107	3	0.0	
34137	1	0.0	
	11704		





**Professional Engineers, Planners & Land Surveyors**

7400 Tamiami Trail N., Suite 200, Naples, FL 34108

Phone (239) 597-3111

Fax: (239) 566-2203

MEMORANDUM

**Date:** April 8, 2015  
**To:** David Weeks, Mike Bosi, Mike Sawyer  
**From:** **Dominick J. Amico, P.E.**  
**Subject:** Germain Honda Commercial Lands Inventory Analyses

Collier County Comprehensive Planning Department has requested an analysis be performed regarding the availability of other commercial zoned property onto which the Honda project could be located. The County supplied zoning inventory spreadsheets for the following commercial planning districts: Central Naples, East Naples, Golden Gate, Marco, North Naples, South Naples, Urban Estates, and Royal Faka Palm.

The analysis criteria used were as follows:

1. Vacant commercially zoned no farther north than and fronting on Pine Ridge Road with minimum 500 ft of frontage no further east than ½ of mile east of 75.
2. No environmentally sensitive areas

Based on the analysis criterion 1, the planning districts of Central Naples, East Naples, Golden Gate and South Naples were analyzed. Marco, Urban Estates, and Royal Palm Faka were not considered as they are too remotely located for a new car dealership. North Naples was not considered since it is north of Pine Ridge Road.

**Central Naples:** Three parcels meeting the criteria were located in the Central Naples district as follow;

Folio Number	Acreage	Zoning	Current Use	Ordinance
00258974001	12.6	CPUD	Vacant	PUD 91-10
80470040005	12.1	PUD	Part of Wyndemere GC	PUD 81-4
47790130023	11.8	MPUD	Golf Hole in Grey Oaks	PUD 89-6

**East Naples:** One parcel meeting the criteria were located in the East Naples district as follow;

Folio Number	Acreage	Zoning	Current Use	Ordinance
61841080008	10.0	C-4-BMUD	Vacant comm in exist residential community	Not PUD



**Golden Gate:** Three parcels meeting the criteria were located in the Central Naples district as follow;

Folio Number	Acreage	Zoning	Current Use	Ordinance
23945007103	12.5	PUD	Built Out	PUD 3-1 Berkshire Lakes
36316320008	12.2	C-4	Built Out	No Ordinance
00400960009	10.3	MH	Mobile Home Park	No Ordinance

**South Naples:** Three parcels meeting the criteria were located in the South Naples district as follow;

Folio Number	Acreage	Zoning	Current Use	Ordinance
55425005305	10.5	PUD	Lely Resort Golf Course	PUD 99-23
55751002140	10.4	PUD	Lennar Golf Course	PUD 98-3 Wentworth Estates

As evidenced by the tables above, only one parcel meeting the analysis criteria 1-3 on the first page. Parcel 00258974001 which is zoned as the Hiawasse CPUD is located on the west side of Livingston Road just south of Pine Ridge Road on the south side of the Livingston Road detention pond.

The Hiawasse land is vacant and is encumbered by the same FPL easements as on the currently proposed Honda site (Exhibit attached). While the easements are basically in the same arrangement as on the subject site, there appear to be more poles and lines physically installed in the ground which will make it more difficult to use the area for vehicle storage. FPL Consent of Use requirements (see attached) will not allow required parking in the transmission easements, but they will allow for non-required parking such as inventory storage.

The site zoning is CPUD, however it too does not exist in an Activity Center. Review of the PUD documents indicates that this site is zoned for use as a self storage facility. The PUD specifies that most if not all of the FPL easement area is to be used for a buffer to the adjacent residential (Kensington single family adjoins the site to the west). This site backs up to existing residential, and therefor is less compatible for this use than the currently proposed site which only abuts uses of a commercial/institutional nature.

**Conclusion:** There are no other similarly sized, vacant, commercial zoned properties in the study areas that are more compatible and appropriate for this use than the site currently under consideration.

**List of Exhibits:**

1. Central Naples District Information (spreadsheet, aerials and data cards)
2. East Naples District Information (spreadsheet, aerials and data cards)
3. Golden Gate District Information (spreadsheet, aerials and data cards)
4. South Naples District Information(spreadsheet, aerials and data cards)
5. FPL Consent of Use Requirements

**CONFIDENTIAL SETTLEMENT AGREEMENT AND RELEASE**

This Confidential Settlement Agreement and Release (the "Agreement") is made and entered into by and between Germain On Davis, LLC d/b/a Germain Honda of Naples ("Germain Honda") and American Honda Motor Co., Inc. ("AHM"). Collectively, Germain Honda and AHM are referred to herein as the "parties."

**RECITALS**

WHEREAS, the parties presently are engaged in the litigation (the "Protest") captioned Germain On Davis, LLC d/b/a Germain Honda of Naples v. American Honda Motor Co., Inc. and Hanania-Richardson Motorcars, LLC (DOAH Case No. 13-3320) before the Florida Division of Administrative Hearings ("DOAH"), in which Germain Honda seeks a decision pursuant to Sections 320.642 and 320.699, Florida Statutes, denying AHM's application for the establishment of a new Honda dealership, Hanania-Richardson Motor Cars, LLC d/b/a Coconut Point Honda (the "Proposed New Dealership") at a parcel of land in Lee County, Florida, lying on the west side of US 41 (Tamiami Trail S.R. 45), the northeast corner of which is 1140 feet south of the intersection of US 41 and Williams Road (more particularly described in the Notice published in the Florida Administrative Register on August 2, 2013) for the sale of new Honda automobiles and light trucks ("Proposed Dealership Site"); and

WHEREAS, AHM and Germain Honda agree that further litigation of the Protest is not in their respective interests; and

WHEREAS, AHM and Germain Honda desire to settle and compromise any and all obligations owed by them arising out of or in any way related to the Protest; and

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4. During the five-year period following the execution of this Agreement, AHM agrees that, in the event Germain Honda, in advance, requests approval of a relocation from its Authorized Location of 3707 Davis Boulevard in Naples, Florida,

AHM will approve such request if: (a) in AHM's judgment, which shall be objectively reasonable, the proposed location is an appropriate and competitive location for the sale and service of Honda vehicles and the location is consistent with AHM's market representation plan; (b) the proposed facility and land complies with all AHM requirements which are attached as Exhibit D), including without limitation the requirement that the location be exclusively dedicated to the sales and service of Honda vehicles and the sale of used vehicles normally associated with a Honda dealership; (c) Germain Honda completes all required applications and planning requirements, including the design process with AHM's design professionals; and (d) the location proposed by Germain Honda is no further north from its Authorized Location than property fronting on Pine Ridge Road in Naples, Florida, no further west than US 41, no further east than one-half mile east of I-75 (as measured in accordance with Section 320.642(7), Florida Statutes) contains a minimum of 500 feet of frontage, and provides convenient access for customers approaching the dealership in both directions.



ii. If to Germain Honda Stephen L. Germain, President/CEO  
Germain Motor Company  
4250 Morse Crossing  
Columbus, OH 43219  
[sgermain@germain.com](mailto:sgermain@germain.com)

With a copy to: Robert Kennedy-Edwards, General Manager  
Germain Honda of Naples  
3707 David Boulevard  
Naples, FL 34101  
[rkennedyedwards.germainfl.com](mailto:rkennedyedwards.germainfl.com)

and

Anthony M. Lawhon, Esq.  
Anthony M. Lawhon, P.A.  
5625 Strand Blvd., Ste. 512  
Naples, FL 34110  
[Tonymlawhon@lawhonlaw.us](mailto:Tonymlawhon@lawhonlaw.us)

DATED: December 20, 2013

\_\_\_\_\_  
Germain On Davis, LLC d/b/a Germain Honda  
of Naples

By: 

DATED: December 20, 2013

\_\_\_\_\_  
American Honda Motor Co., Inc.

By: \_\_\_\_\_

Frank A. Beniche  
Assistant Vice President  
Market Representation  
American Honda Motor Co., Inc.

ii. If to Germain Honda    Stephen L. Germain, President/CEO  
   Germain Motor Company  
   4250 Morse Crossing  
   Columbus, OH 43219  
   [sgermain@germain.com](mailto:sgermain@germain.com)

With a copy to:                Robert Kennedy-Edwards, General Manager  
   Germain Honda of Naples  
   3707 David Boulevard  
   Naples, FL 34101  
   [rkennedyedwards.germainfl.com](mailto:rkennedyedwards.germainfl.com)

and

Anthony M. Lawhon, Esq.  
Anthony M. Lawhon, P.A.  
5625 Strand Blvd., Ste. 512  
Naples, FL 34110  
[Tonylawhon@lawhonlaw.us](mailto:Tonylawhon@lawhonlaw.us)

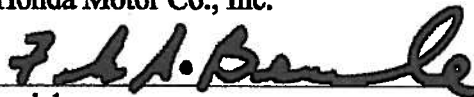
DATED:    December 20, 2013

\_\_\_\_\_  
Germain On Davis, LLC d/b/a Germain Honda  
of Naples

By: \_\_\_\_\_

DATED:    December 20, 2013

\_\_\_\_\_  
American Honda Motor Co., Inc.

By:   
Frank A. Beniche  
Assistant Vice President  
Market Representation  
American Honda Motor Co., Inc.

Dealer	Legal name	Primary Address	Sales Zone, District	Dealer Principal	OTF	Status	Active
	GERMAIN ON DAVIS, LLC	3707 DAVIS BOULEVARD, NAPLES, FL 34104		Stephen L. Germain		Dealership Manager	Robert E Kennedy-Edwards
						Main Phone	12391 643-4044

Min Req As of: July 2010  
 Map: 2.397  
 Updated July 2010

Requirement #	Requirement	Value
6,242 sq. ft.	Showroom Area (Display Vehicles)	6,242 sq. ft.
5	Administration Area	5
2,741 sq. ft.	Total Parts Area	2,741 sq. ft.
6,757 sq. ft.	(Memo: Total Parts Storage Area 5,645 sq. ft.) (Accessorized Display Vehicles )	6,757 sq. ft.
1 vehicle	Service Area	1 vehicle
18,987 sq. ft.	( State )	18,987 sq. ft.
28	( Lims )	28
20	( Reception, Stairs - Covered )	20
12	Total Buildings	12
34,727 sq. ft.	Overall site Requirements	34,727 sq. ft.
255,819 sq. ft.	Total Site Size - (Inc. Building Footprint)	255,819 sq. ft.
5.87 acres	Total Acres	5.87 acres
698	(Spaces for Storage, Display and Parking)	698
510 sq. ft.	Recommended Site Frontage	510 sq. ft.

**Capital Requirements**  
 Working Capital: \$1,828,900.00  
 New Vehicle Flooring: \$8,800,000.00  
 Effective Net Worth: \$914,500.00

# GERMAIN Honda of Naples



March 30, 2015

R. Bruce Anderson  
Attorney at Law  
Chelly Passidomo, P.A.  
821 5th Avenue South  
Naples, FL 34102

Subject: Germain Honda Rezone

Dear Mr. Anderson:

I am writing you this letter to supply you with supporting documentation for the Germain Honda PUD Rezone that is currently under review with the Collier County Planning and Zoning Department.

Enclosed is an excerpt from a 2013 study by the global management consulting firm McKinsey and Company of approximately 4,500 customers across the United States, Europe and China. This study found that the number of dealership visits to buy a car has dropped from 5 to 1 (4/5ths reduction) for some brands in some geographic areas. That finding is consistent with my experience on the reduction of visits to our Honda dealership in Naples by new car purchasers.

Should you have any additional questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flavio Galasso', with a stylized flourish at the end.

Flavio Galasso  
Vice President, JAZ Real Estate Holdings, LLC.

c: R. Bruce Anderson, Attorney at Law, Chelly Passidomo, P.A.  
Dominick J. Amico, P.E., Agnoli, Barber & Brundage, Inc.

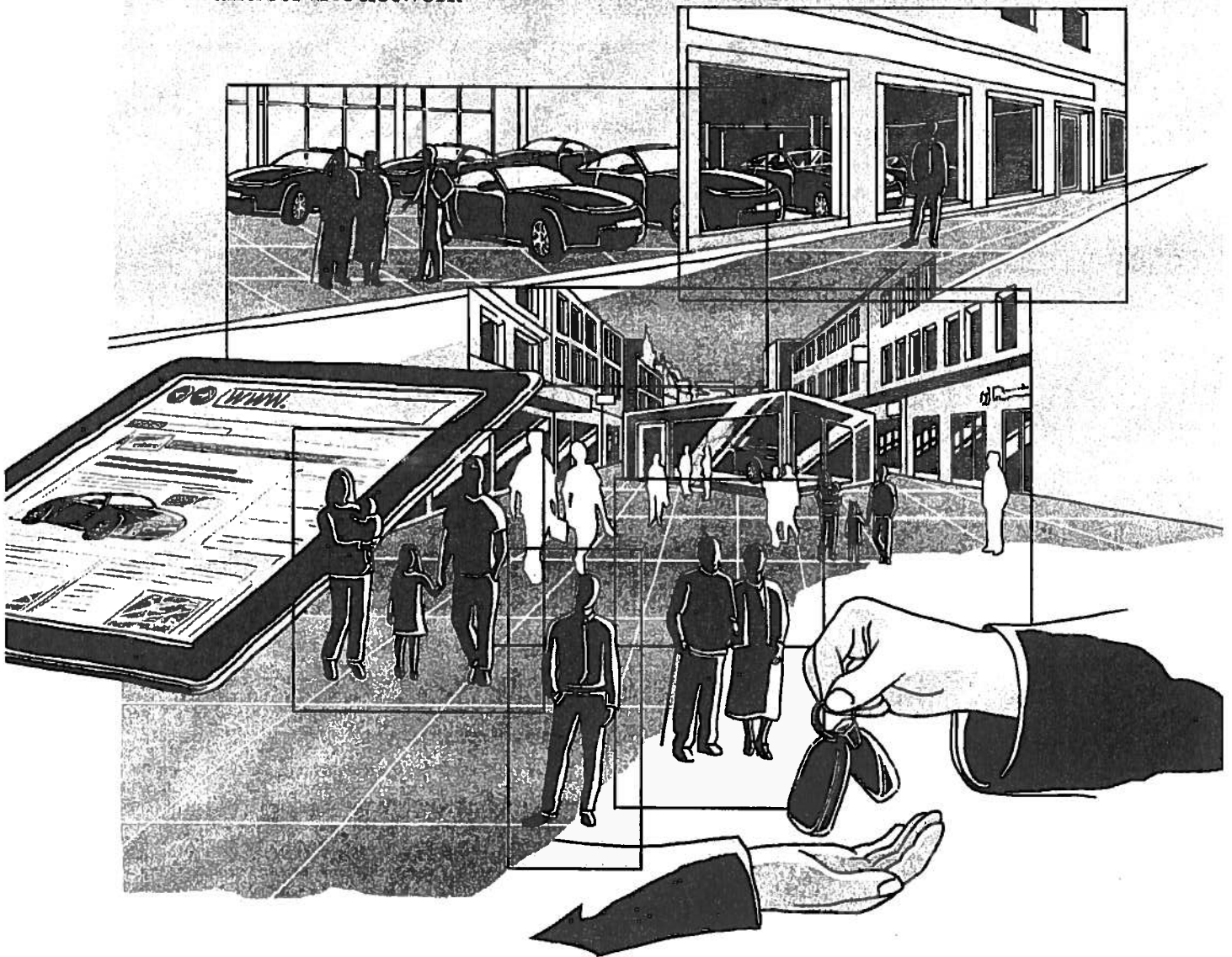
Attachment



Advanced Industries

# Innovating automotive retail

Journey towards a customer-centric, multiformat sales  
and service network



## Consider a few staggering facts about the changes in automotive retail

In China, the number of car dealerships has more than doubled in the last 5 years, while in the US and Europe it has fallen by **15%**

Roughly **500,000** cars are traded on eBay Motors' Web site every year

AutoScout24, Europe's biggest online car market place, registers more than **300 million** visits on profiles of cars on offer per month

**27%** of German automotive dealers registered losses in 2013, up from 9% in the previous year

**85%** of customers still use the dealer touch points, but 1 in 4 customers is not satisfied with his dealer experience in the car buying process

The average number of customer visits to dealers before buying a car has dropped

from up to **5** to frequently **just 1** for some brands in some geographies

More than **one-third** of customers would consider buying a car online

More than **80%** of customers take test-drives during the car buying process, underscoring the continuing strategic importance of dealers

New-car sales account

for less than **20%** of dealer margin in the US and often have even negative returns, but financing and warranties are becoming ever more important as sources of dealer income

Almost **90%** of customers use dealer Web sites or OEM Web sites in the early steps of their decision making journey

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## Executive summary

McKinsey's 2013 Retail Innovation Consumer Survey, a proprietary analysis of approximately 4,500 customers across the US, Europe, and China, along with other McKinsey surveys and industry analyses shows that automotive retail across the world is undergoing substantial change. Multiple drivers are at work.

Changes in customer behavior call for enhanced touch point management. The rise in mobile technologies and social media is redefining interaction and communication patterns, altering customer behavior as a result. Digitization is revolutionizing the sales and service process, and other industries are already leading the way in innovating their retail formats.

Innovative products and technologies require a sales and service process upgrade. As automotive technologies advance, cars are becoming ever more complex. The know-how expected of sales and service staff is reaching ever higher levels of sophistication.

Industry pressures are challenging dealers' current business model. Networks are consolidating in mature markets as saturation and competition increase. The financial sustainability of traditional dealership models is questionable in many countries.

The good news for dealers is that most customers still rely on them – especially in the decision phase of the vehicle purchasing process. They want to test-drive a vehicle before buying it, and vehicle servicing is still very much an "offline necessity." Dealerships will therefore remain a crucial touch point in the customer decision journey.

The key will be to transform today's dealer network into a profitable, modern, multiformat sales channel that combines the opportunities of the online world with the strengths of the traditional dealership channel. This will require the introduction of new retail formats and technologies for communicating with customers and supporting the sales and service process. But even more important will be the strategic optimization of the current dealer network. The number of traditional dealerships is likely to go down as a result. Another change anticipated is that dealerships will differentiate and specialize in specific areas of the customer decision journey, including the service experience. At the same time, automotive original equipment manufacturers (OEMs) will have to better integrate their various customer touch points, and manage them holistically. The goal of this integration is to ensure that the OEM's set of touch points follows potential buyers throughout their day-to-day lives in ways that are convenient and informative from a customer perspective.

Successfully steering this transition will result in a higher return on new-car sales for dealer networks while also significantly upgrading the customer experience. Those that do not move ahead could find themselves driven out of business in the mid to long run. Advanced dealer networks are already starting on this transformation journey. Their early successes are self-reinforcing, as they occupy the best locations, attract most awareness online, and gain faster and better customer insights via advanced data management, effectively giving them a defensible and sustainable advantage. So there is no time to lose – the time to act is now.



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## Major trends reshaping the automotive retail industry

McKinsey has combined existing insights on global trends with research on customer preferences, its insights into the automotive industry, and lessons learned from other industries. As part of this analysis, we have identified three key trends that we expect to significantly change the automotive retail landscape as we know it today.

### Changes in customer behavior call for improved touch point management

Compared to a decade ago, customers today are experiencing new sales processes in many industries and categories, such as unique shopping experiences in branded electronics stores, online retail with advanced customer relationship management, including intelligent product suggestions, or seamless integration of online and offline business. Automotive OEMs and dealer networks are aware of these trends and have started piloting new concepts, accompanied by big public-relations moves.

Car buyers nowadays design their decision and experience journey individually from a multitude of different touch points. McKinsey's 2013 Retail Innovation Consumer Survey showed that over 80 percent of new-car and almost 100 percent of used-car customers now begin their journey online, meaning that dealers have lost their role as the primary source of information as well as their power over the information shared and their ability to influence the customer. As might be expected, the role of online sources is even more pronounced among customers between the ages of 18 and 34. Close to 90 percent of these customers use an extensive variety of online sources – OEM and dealer Web sites, social media, blogs, and forums – to gather information and compare offers, moving the purchasing decision towards the online world. The rise of mobile technologies, tablets, and social media is also redefining interaction and communication patterns, while technological innovations, such as mobile apps, multimedia walls, and 3D configurators, are opening up new opportunities to transform the in-store experience.

Consequently, the number of customer visits to a dealer before the purchasing decision is made has tumbled: dealers often get just one chance to strike lucky. McKinsey's research has shown that OEMs and dealers need to fight an online battle to earn the right to get that one chance. This includes optimizing their own Web presence, but also integrating traffic from third-party Web sites, such as Kelley Blue Book, Consumer Reports, or JD Power in the US. Many customers find these third-party Web sites very useful for comparing different models side by side, making it hard for OEMs and dealers to compete for attention in the online space. Customers are increasingly well informed and thus more demanding, while dealers are not yet sufficiently prepared for the new challenges ahead.

### Innovative products and technologies require a sales and service process upgrade

Deep technical understanding of the car and all available features has become a key requirement for any sales person and is gaining ever greater importance as new technologies enter the market, vehicles with electrified powertrains, for example, or more advanced infotainment and active safety technologies. Customers expect dealers to know about more than just the latest models and technical features. They also come armed with questions about new applications and their connectivity to other

Germain Honda  
At  
Livingston/Pine Ridge  
Commercial Infill  
Subdistrict  
GMP-Amendment

3<sup>rd</sup> Resubmittal

Prepared By:







Professional engineers, planners & land surveyors

7400 Tamiami Trail North, Suite 200, Naples, Florida 34108 - (239) 597-3111 - FAX: (239) 566-2203

November 3, 2014

**VIA HAND DELIVERY**

The Intake Team

Ms. Marcia R. Kendal, Senior Planner  
Collier County Growth Management Division / Planning & Regulation  
Planning & Zoning Department  
Comprehensive Planning Section  
2800 North Horseshoe Drive  
Naples, FL 34104

Planner: Mr. David Weeks:

RE: Germain Honda  
Small Scale Growth Management Plan Amendment - PL20140001282  
ABB PN 14-0053 – Third ReSubmittal

Dear Ms. Kendal,

The GMP-A Application was initially submitted on July 27, 2014, deemed insufficient and resubmitted on August 13, 2014, deemed insufficient and resubmitted on September 29, 2014 and deemed insufficient. The purpose of this letter is to resubmit ***(Third resubmittal)*** the above-referenced project for a Small Scale Growth Management Plan Amendment approval. The project is located at northwest corner of Livingston Road (CR 881) and Pine Ridge Road (CR 896) intersection within Section 12, Township 49 South, Range 25 East in Collier County. Please find the following items included in this submittal for your review:

1. One (1) Application Review Fee check in the amount of \$8,750.00; ***(Paid)***

Four (4) sets of the following. Each packet will include:

- GMP-A Application – **REVISED AS REQUESTED**
- Pre-Application Meeting Notes
- Exhibit – I.D. – Project Consultants, including resumes
- Exhibit – III.A. – Legal Description
- Exhibit – IV.B. – Strikethrough & Underline text – including map
- Exhibit – V.A. (1) – General Location Map
- Exhibit – V.A. (2) – Proposed 10 Acre Site Aerial Map
- Exhibit – V.A. (3) – Existing Land Use Map
- Exhibit – V.B. (1) – Existing Future Land Use Designation Map
- Exhibit – V.C. (1&2) – Environmental Data Report

- Exhibit – V.E. (1)
  - Existing Services and Public Facilities Map
  - Wellfield Map
  - Florida Power and Light Easement
  
- Exhibit – V.E. (3)
  - Existing Services
  - Water and Fire System Analysis
  - Sewer System Analysis
- Letters of Authorization
- Deed and Property ID
- Transportation Impact Statement

If you have any questions, you may reach me by telephone or email ([amico@abbinc.com](mailto:amico@abbinc.com))

Sincerely,  
AGNOLI, BARBER & BRUNDAGE, INC.



Dominick J. Amico, Jr., P.E.

DJA/jee

c: R .Bruce Anderson

Enclosures

# GMP – A Application

**APPLICATION FOR A REQUEST TO AMEND  
THE COLLIER COUNTY GROWTH MANAGEMENT PLAN**

APPLICATION NUMBER PL20140001282 DATE RECEIVED \_\_\_\_\_

PRE-APPLICATION CONFERENCE DATE June 18, 2014

DATE SUFFICIENT \_\_\_\_\_

This application, with all required supplemental data and information, must be completed and accompanied by the appropriate fee, and returned to the Comprehensive Planning Department, Suite 400, 2800 North Horseshoe Drive, Naples, Florida 34104. 239-252-2400 (Fax 239-252-2946).

The application must be reviewed by staff for sufficiency within 30 calendar days following the filing deadline before it will be processed and advertised for public hearing. The applicant will be notified in writing, of the sufficiency determination. If insufficient, the applicant will have 30 days to remedy the deficiencies. For additional information on the processing of the application, see Resolution 97-431 as amended by Resolution 98-18 (both attached). If you have any questions, please contact the Comprehensive Planning Section at 239-252-2400.

**SUBMISSION REQUIREMENTS**

**I. GENERAL INFORMATION**

A. Name of Applicant Stephen L. Germain, Manager

Company JAZ Real Estate Holding Company, LLC.

Address C/O Germain BMW 11286 Tamiami Trail N

City Naples State Florida Zip Code 34108

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

B. Name of Agent \* R. Bruce Anderson See Attached for Additional Agent

- THIS WILL BE THE PERSON CONTACTED FOR ALL BUSINESS RELATED TO THE PETITION.

Company Roetzel & Andress Email Address: BAnderson@ralaw.com

Address 850 Park Shore Drive, Trianon Center, 3rd Floor

City Naples State Florida Zip Code 34103

Phone Number 239-649-2708 Fax Number 239-261-3659

C. Name of Owner (s) of Record R & H Properties, LLC

Address 3295 Pine Ridge Road

City Naples State Florida Zip Code 34109

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

D. Name, Address and Qualifications of additional planners, architects, engineers, environmental consultants and other professionals providing information contained in this application. SEE ATTACHED DOCUMENT - Exhibit I.D.

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**II. Disclosure of Interest Information:**

- A. If the property is owned fee simple by an **INDIVIDUAL**, Tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary).

Name and Address

Percentage of Ownership

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- B. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name and Address

Percentage of Stock

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- C. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest.

Name and Address

Percentage of Interest

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- D. If the property is in the name of a **GENERAL** or **LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Name and Address

Percentage of Ownership

R & H Properties, LLC.

Theresa A. Quade

Eldanira Ramos

Jesus M. Ramos

\_\_\_\_\_

\_\_\_\_\_

50%

25%

25%

\_\_\_\_\_

- 
- E. If there is a **CONTRACT FOR PURCHASE**, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address

Percentage of Ownership

JAZ Real Estate Holdings, LLC

Stephen L. Germain, Manager

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

100%

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Contract: May 02, 2014

F. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

G. Date subject property acquired ( ) leased ( ): \_\_\_\_\_ Term of lease \_\_\_\_\_ yrs./mos.

If, Petitioner has option to buy, indicate date of option: \_\_\_\_\_ and date option terminates: \_\_\_\_\_, or anticipated closing: November 26, 2014.

H. Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

**III. DESCRIPTION OF PROPERTY:**

A. LEGAL DESCRIPTION See Attached - EXHIBIT - III.A.  
Section 12 Township 49 Range 25  
\_\_\_\_\_  
\_\_\_\_\_

B. GENERAL LOCATION NW corner of Livingston Road and Pine Ridge Road  
\_\_\_\_\_

C. PLANNING COMMUNITY I-North Naples D. TAZ 171

E. SIZE IN ACRES 10. F. ZONING A/CU

G. SURROUNDING LAND USE PATTERN Commercial, FPL Transmission Lines, School, Residential

H. FUTURE LAND USE MAP DESIGNATION(S) Livingston/Pine Ridge Commercial Infill Subdistrict

**IV. TYPE OF REQUEST:**

A. GROWTH MANAGEMENT PLAN ELEMENT (S) TO BE AMENDED:

- |                                       |                                 |
|---------------------------------------|---------------------------------|
| _____ Housing Element                 | _____ Recreation/Open Space     |
| _____ Traffic Circulation Sub-Element | _____ Mass Transit Sub-Element  |
| _____ Aviation Sub-Element            | _____ Potable Water Sub-Element |
| _____ Sanitary Sewer Sub-Element      | _____ NGWAR Sub-Element         |
| _____ Solid Waste Sub-Element         | _____ Drainage Sub-Element      |
| _____ Capital Improvement Element     | _____ CCME Element              |
| <u>X</u> Future Land Use Element      | _____ Golden Gate Master Plan   |



\_\_\_\_\_ Immokalee Master Plan

B. AMEND PAGE (S) 60 OF THE Future Land Use ELEMENT AS FOLLOWS: (Use ~~Strike through~~ to identify language to be deleted; Use Underline to identify language to be added). Attach additional pages if necessary:

See Attached - EXHIBIT IV.B.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C. AMEND FUTURE LAND USE MAP(S) DESIGNATION FROM \_\_\_\_\_ TO N/A

D. AMEND OTHER MAP(S) AND EXHIBITS AS FOLLOWS: (Name & Page #)

Livingston/Pine Ridge Commercial Infill Subdistrict

\_\_\_\_\_

\_\_\_\_\_

E. DESCRIBE ADDITINAL CHANGES REQUESTED: None - See strike thru / underline.

\_\_\_\_\_

\_\_\_\_\_

**V. REQUIRED INFORMATION:**

NOTE: ALL AERIALS MUST BE AT A SCALE OF NO SMALLER THAN 1"=400'. At least one copy reduced to 8-1/2 x 11 shall be provided of all aerials and/or maps.

**A. LAND USE**

Exhibit V.A(1) Provide general location map showing surrounding developments (PUD, DRI's, existing zoning) with subject property outlined.

Exhibit V.A(2) Provide most recent aerial of site showing subject boundaries, source, and date.

Exhibit V.A(3) Provide a map and summary table of existing land use and zoning within a radius of 300 feet from boundaries of subject property.

**B. FUTURE LAND USE AND DESIGNATION**

Exhibit V.B(1) Provide map of existing Future Land Use Designation(s) of subject property and adjacent lands, with acreage totals for each land use designation on the subject property.

**C. ENVIRONMENTAL**

Exhibit V.C(1) Provide most recent aerial and summary table of acreage of native habitats and soils occurring on site. HABITAT IDENTIFICATION MUST BE CONSISTENT WITH THE FDOT-FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCCS CODE). NOTE: THIS MAY BE INDICATED ON SAME AERIAL AS THE LAND USE AERIAL IN "A" ABOVE.

Exhibit V.C(2) Provide a summary table of Federal (US Fish & Wildlife Service) and State (Florida Game & Freshwater Fish Commission) listed plant and animal species known to occur on the site and/or known to inhabit biological communities similar to the site (e.g. panther or black bear range, avian rookery, bird migratory route, etc.). Identify historic and/or archaeological sites on the subject property.

**D. GROWTH MANAGEMENT**

**Reference 9J-11.006, F.A.C. and Collier County's Capital Improvements Element Policy 1.1.2 (Copies attached).**

1. INSERT "Y" FOR YES OR "N" FOR NO IN RESPONSE TO THE FOLLOWING:

- N     Is the proposed amendment located in an Area of Critical State Concern? (Reference 9J-11.006(1)(a)(5), F.A.C.). IF so, identify area located in ACSC.
- N     Is the proposed amendment directly related to a proposed Development of Regional Impact pursuant to Chapter 380 F.S. ? (Reference 9J-11.006(1)(a)7.a, F.A.C.)
- Y/N    Is the proposed amendment directly related to a proposed Small Scale Development Activity pursuant to Subsection 163.3187 (1)(c), F.S. ? (Reference 9J-11.006(1)(a)7.b, F.A.C.) Does the proposed amendment create a significant impact in population which is defined as a potential increase in County-wide population by more than 5% of population projections? (Reference Capital Improvement Element Policy 1.1.2). If yes, indicate mitigation measures being proposed in conjunction with the proposed amendment.
- Y/N    Does the proposed land use cause an increase in density and/or intensity to the uses permitted in a specific land use designation and district identified (commercial, industrial, etc.) or is the proposed land use a new land use designation or district? (Reference Rule 9J-5.006(5) F.A.C.). If so, provide data and analysis to support the suitability of land for the proposed use, and of environmentally sensitive land, ground water and natural resources. (Reference Rule 9J-11.007, F.A.C.)

**E. PUBLIC FACILITIES**

1. Provide the existing Level of Service Standard (LOS) and document the impact the proposed change will have on the following public facilities:

- Exhibit V.E.3 Potable Water
- Exhibit V.E.3 Sanitary Sewer
- Exhibit V.E.1.c Arterial & Collector Roads; Name specific road and LOS
  - Livingston Road
  - Pine Ridge Road
  - \_\_\_\_\_
  - \_\_\_\_\_
- A     Drainage - Site will be designed to SFWMD Standards
- Exhibit V.E.3 Solid Waste
- N/A    Parks: Community and Regional

If the proposed amendment involves an increase in residential density, or an increase in intensity for commercial and/or industrial development that would cause the LOS for public facilities to fall below the adopted LOS, indicate mitigation measures being proposed in conjunction with the proposed amendment. (Reference Capital Improvement Element Objective 1 and Policies)

- 2. Exhibit V.E.2 Provide a map showing the location of existing services and public facilities that will serve the subject property (i.e. water, sewer, fire protection, police protection, schools and emergency medical services).
- 3. Exhibit V.E.3 Document proposed services and public facilities, identify provider, and describe the effect the proposed change will have on schools, fire protection and emergency medical services.

**F. OTHER**

Identify the following areas relating to the subject property:

- N/A Flood zone based on Flood Insurance Rate Map data (FIRM).
- Exhibit V.F.2 Location of wellfields and cones of influence, if applicable. (Identified on Collier County Zoning Maps)
- N/A Traffic Congestion Boundary, if applicable
- N/A Coastal Management Boundary, if applicable
- N/A High Noise Contours (65 LDN or higher) surrounding the Naples Airport, if applicable (identified on Collier County Zoning Maps).

**G. SUPPLEMENTAL INFORMATION**

- N/A \$16,700.00 non-refundable filing fee made payable to the Board of County Commissioners due at time of submittal. (Plus proportionate share of advertising costs)
- X \$9,000.00 non-refundable filing fee for a Small Scale Amendment made payable to the Board of County Commissioners due at time of submittal. (Plus proportionate share of advertising costs)
- X Proof of ownership (copy of deed)
- X Notarized Letter of Authorization if Agent is not the Owner (See attached form)
- X 1 Original and 5 complete, signed applications with all attachments including maps, at time of submittal. After sufficiency is completed, 25 copies of the complete application will be required.

\* Maps shall include: North arrow, name and location of principal roadways and shall be at a scale of 1"=400' or at a scale as determined during the pre-application meeting.

# Project Narrative And Detail of Request



**GERMAIN HONDA GMPA/PUD  
Project Narrative and Detail of Request**

**Project Background:**

The Collier County Growth Management Plan currently addresses this property as the Pine Ridge/Livingston infill subdistrict in its Future Land Use Element. The subdistrict currently limits the development potential of the property to Office/Medical offices uses. The purpose of these applications is to amend the GMP to allow a rezone which would include automotive dealership as an allowable use and to submit a PUD rezoning request to permit that use in addition to the currently allowed office uses. The Subdistrict currently limits rezoning to a maximum of 40,000 square feet of general office and medical office.

The site is located at the northwest corner of the intersection of Pine Ridge Road and Livingston Road and measures approximately 10.47 acres. Only 10 acres are the subject of the Growth Management Plan amendment, however, all 10.74 acres are included in the proposed PUD. Current zoning is Rural Agricultural with a CU overlay to allow for the current retail nursery business.

A pair of FPL transmission line easements run the length of the western side of the property from north to south and encumber 225' of the project's western edge. The existing retail plant nursery building occupies a small part of the site on the southern end east of the FPL lines. The nursery currently uses the land under the FPL lines for nursery stock storage and display.

**Project Narrative and Explanation/Justification of GMPA Approval for Auto Sales**

The site as stated above is approximately 10.47 acres in size. This project will overlay an automotive dealership on 10.00 acres of the 10.47 acre site and in the PUD zoning process identify the .47 acres remaining will be used for parking, water management and other accessory uses.

Usage of the Florida Power and Light (FPL) easements is proposed for vehicle parking and storage, therefore they have been contacted and appraised of the potential project. They issued a letter of no objection to this proposal pending final approval after detailed construction document review and compliance with their consent of use process.

The Traffic Analysis prepared in conjunction with this application determines that an auto dealership in the size proposed (60,000 SF maximum) will reduce the number of trips at the Pine Ridge/Livingston Road Intersection over that as currently allowed by the GMP in the subdistrict.

# Pre-Application Meeting Notes



MEETING NOTES

COLLIER COUNTY

\*\*\*\* DEVELOPMENT SERVICES DEPARTMENT \*\*\*\*

Planning & Zoning

DATE 6-18-14

TIME 9:00 am

NOTES BY David Weeks

TOPIC OF MEETING Livingston/Pine Ridge Com'l Int'l Subdistrict revision - GMPA

ATTENDANCE (print name clearly)

David Weeks  
Mike Sawyer  
John Pol.

Jane Rich Drn, ADB  
Bruce Anderson  
Kevin Purty, ADB  
Norm Trebitz

KEY POINTS/UNDERSTANDINGS/CONCLUSIONS

NW quadrant of Liv. Rd. / PR Sub. - presently limited to 40,000 SF. of general & medical office uses; max ht. 3 Sty. & 50'.

→ possibly ss GMPA by restricting proposed use to Sly. 10 uses.

Propose: <sup>new & used</sup> auto dealership @ 60,000 SF. State that traffic impact will be no (Germain Honda) greater than existing allowed uses.

FPL prefers auto sales use v. ofc use. need doc.

- Anything unique about use? Special needs for this use - location, visibility, <sup>#</sup> rooftops, etc.?
- Com'l demand analysis - proposed use vs. presently allowed (those uses not presently allowed).
- market area - what is it?
- Other available sites w/ in market area with zoning that allows this use? Why aren't they suitable?
- Present transition of use intensity from I-75 westward on N/S P.R. is from retail, etc. down to ofc. on E/S Liv. and W/S Liv. (site) to dance studio & CSN to res'l. This varies intensity.
- Compatibility with res'l to east across Liv. Rd. (CCE).

John Pol: prefer access on P.R. shared w/ existing ballet school (enter then turn east into site); dual access on Liv. Rd. shared with school (CSN) at existing CSN entrance & bettering N. PL of site. May not be allowed to use existing access on Liv. Rd. @ ± midpt. Possibly shift that <sup>midpt.</sup> access further N. "Jessica's Law" compliance.

Mike Sawyer: Landscaping reqs v. FPL limitations re: trees; Lighting.

Pre-app fee req'd: \$500 (instead of \$250 - credit will be carried)

Exhibit – I.D

Project Consultants

**GERMAIN PINE RIDGE/LIVINGSTON ROAD  
PROJECT CONSULTANTS**

**Attorney:**

R. Bruce Anderson, Esquire  
Roetzel & Andress  
850 Park Shore Drive  
Trianon Centre, 3<sup>rd</sup> Floor  
Naples, FL 34103  
TEL: (239) 649-2708 - Office  
FAX: (239) 261-3559  
Email: [banderson@ralaw.com](mailto:banderson@ralaw.com)

**Engineer:**

Dominick J. Amico, Jr., P.E.  
Agnoli, Barber & Brundage, Inc.  
7400 Tamiami Trail North, Suite 200  
Naples, FL 34108  
TEL: (239) 597-3111 - Office  
FAX: (239) 566-2203  
Email: [amico@abbinc.com](mailto:amico@abbinc.com)

**Transportation:**

Norman J. Trebilcock, AICP, P.E.  
Trebilcock Consulting Solutions, PA  
1205 Piper Boulevard, Suite 202  
Naples, FL 34110  
TEL: (239) 566-9551 – Office  
(239) 248-3883 – Mobile  
FAX: (239) 566-9553  
Email: [ntrebilcock@trebilcock.biz](mailto:ntrebilcock@trebilcock.biz)

**Environmental:**

Andrew Woodruff, V.P.  
Passarella & Associates, Inc.  
13620 Metropolis Avenue, Suite 200  
Fort Myers, FL 33912  
TEL: (239) 274-0067 – Office  
FAX: (239) 274-0069  
Email: [AndyW@Passarella.net](mailto:AndyW@Passarella.net)





## R. BRUCE ANDERSON

### Partner

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### Offices

#### Naples

850 Park Shore Drive  
Trianon Centre, 3rd Floor  
Naples, FL 34103

#### Chicago

20 South Clark Street, Suite 300  
Chicago, IL 60603

### Education

1981, J.D., Stetson University  
College of Law

1977, B.S., Illinois State  
University

Mr. Anderson has more than 30 years private and public sector experience in zoning, land use and environmental law in Southwest Florida. He represents property owners and national and regional developers of residential, commercial, industrial, mining, and mixed-use community projects, on issues and matters such as: rezoning, planned unit developments, developments of regional impact, conditional use permits, variances, environmental issues, land development code amendments, comprehensive plan amendments, public/private partnerships and other growth management permit and development order issues. Mr. Anderson is certified by the Florida Supreme Court as a Certified Circuit and County Court Mediator.

### Related Practice Areas

- Zoning & Land Use
- Real Estate Development
- Public / Private Infrastructure
- Environmental, Energy and Health & Safety
- Government Relations & Administrative Law
- Transportation & Logistics
- Real Estate

### Industry Experiences

- Home Builders
- Real Estate & Development
- Government & Public Sector
- Environment
- Transportation

### Representative Matters

- Received unanimous approval from Collier County Commission for

two new 1,000 acre earth mines

- Received approval from the Collier County Commission for the relocation of the Naples daily newspaper operations to a newly created business park
- Received unanimous approval from Collier County Commission for Comprehensive Plan amendment to incentivize and quadruple potential number of Transfer of Development Rights (TDR) dwelling units available in Rural Fringe of the county through enhanced environmental preservation and government conveyance
- Received unanimous approvals from Collier County Commission and Southwest Florida Regional Planning Council for 2,500+ acre mixed use Heritage Bay Development of Regional Impact
- Negotiated numerous comprehensive plan amendments and project development agreements with local environmental organizations and property owner groups

### Accomplishments

- AV® Preeminent™ rating from *Martindale-Hubbell Law Directory*
- Named "Land Use & Zoning Litigation Lawyer of the Year" for Naples and Fort Myers by *The Best Lawyers in America*® (2014)
- Named "Land Use & Zoning Lawyer of the Year" for Naples and Fort Myers, Florida by *The Best Lawyers in America*® (2012)
- Named to *The Best Lawyers in America*® for Land Use & Zoning Law (2007-2014); Litigation - Land Use & Zoning (2013 & 2014); Environmental Law (2007, 2010-2014)
- Certified by the Florida Supreme Court as a Circuit and County Court Mediator

### Professional Affiliations

- Supreme Court of Florida - County, Circuit Mediator, (August 2008-present)
- Appointed by former Florida Governor Jeb Bush to the Southwest Florida Expressway Authority (2006-2010)
- Collier County Republican Executive Committee, (2004-2010) and General Counsel (2005-2008)
- Urban Land Institute (1999-present)
- Urban Land Institute, Southwest Florida District - Executive Council (2008-present)
- Board of County Commissioners of Collier County
  - Community Character/Smart Growth Advisory Committee



(2001-2004)

- Development Services Advisory Committee (1993-2001); Chairman (1999-2000)
- Land Development Code Advisory Committee (1990-1991)
- Collier Building Industry Association, Developer's Council (2010)
- Governmental Affairs Committee (2000-2002)
- The Florida Bar, Environmental & Land Use Section

### Community Affiliations

- Greater Naples Chamber of Commerce
  - Board of Directors (2005-present)
  - Public Policy Committee (2005-present)
  - Leadership Institute Program (2002)
  - Issues Advisory Council (2000-2002)
  - Leadership Collier Class of 1995
  - Transportation Committee Chairman (1990-1991)
  - Government Overview Committee, Vice Chairman (1989-1990)

### Presentations

- "2013 Florida Legislative Wrap-Up" - sponsored by Urban Land Institute Southwest Florida and American Planning Association Florida (2013)
- "2012 Post Legislative Update" - hosted by Collier Building Industry Association, Urban Land Institute Southwest Florida, Lee Building Industry Association, and American Planning Association Florida (2012)
- "I Won't See You in Court, (Yet)" - Benefits of Land Use and Environmental and Governmental Mediation, Florida Planning & Zoning Association (2011)
- "Emerging Trends in Real Estate," Urban Land Institute, Southwest Florida District Council (2010)
- "Constitutional Amendment Forum" - sponsored by *Naples Daily News*, Greater Naples Chamber of Commerce, League of Women Voters and Greater Naples Better Government Committee (2010)
- "Zoning Due Diligence" - 3rd Annual The Real Estate Landscape: The Experts Speak Live in Collier County, Continuing Legal Education Seminar (2007)
- "The State of Real Estate in Southwest Florida" - Hodges University,

School of Business (2007)

- "From Conflict to Consensus: The Last 10 years of Comprehensive Planning in Collier County" - Leadership Collier Class of 2006
- "Transfer of Development Rights" - Naples Area Board of Realtors Continuing Education Seminar (2004)
- "History of Growth Management in Florida" - Leadership Collier Class of 2004

**Admissions**

- Florida
- Illinois

**DOMINICK J. AMICO, Jr., P.E.**  
**VICE PRESIDENT/OPERATIONS**  
**Principal/Project Engineer**



**EDUCATION:**

Bachelor of Science  
Civil Engineering  
University of South Florida, 1983

**PROFESSIONAL REGISTRATION:**

Licensed Florida Professional Engineer,  
No. 39382

**PROFESSIONAL HISTORY:**

Agnoli, Barber & Brundage, Inc. 1983-  
Present

**YEARS OF EXPERIENCE: 31**

**AWARDS:**

1995 Engineering Excellence, Collier's  
Reserve

**PROFESSIONAL AFFILIATIONS:**

Florida Engineering Society  
NSPE  
FICE

**Bonita Springs Chamber of Commerce:**  
Infrastructure Committee Past Chair  
Board of Directors (past)

**Lee County:**

BPAC committee member (past)

**Collier County:**

FES Review committee, first utility  
ordinance  
Kaison Event, Process Improvement  
Administrative Code review committee  
Architectural Code review committee  
CBIA Builders committee, LDC review  
committee  
County Engineer interview committee  
2013 Industry Forum

Mr. Amico has been with Agnoli, Barber & Brundage since 1983, focusing his expertise on civil engineering and engineering project management including water management systems, and utility and pipeline design, sanitary, hydraulic and hydrologic systems analysis. He acts as principal-in-charge and project manager for numerous projects, directing all aspects of the engineering process and assuming responsibility for ultimate quality control.

Project management experience includes DRI sized projects including various housing types, golf course engineering speciation, subdivisions, commercial development, industrial including government and medical, utilities, zoning, ERP, FDEP, packaged plants, schools, roads and other assorted experience gained over the course of the past 31 years.

As a Southwest Florida resident for more than 40 years, Mr. Amico is thoroughly familiar with local conditions and issues. He maintains an active civic presence in the community, reflecting his commitment to this area and its long-term needs. Mr. Amico's talent and local knowledge render him a formidable member of the ABB team.

As his project experience shows, Mr. Amico is experienced in a number of civil engineering disciplines. His leadership skills, personal commitment to every project and extensive knowledge of Southwest Florida make him an indispensable member of the Agnoli, Barber & Brundage team.

Mr. Amico's areas of concentration within the civil engineering discipline are stormwater and drainage, utilities (sanitary, potable, reuse), site development, permitting and zoning. He is especially versed in the latest water quality analysis methods, treatment, Best Management Practices, rules and technology.

Living locally gives him quick access to the regulatory offices of agencies such as SFWMD, FDEP, FDOT, USCOE, CDES, ect. He is able to meet with these agencies with little notice to answer questions or provide additional information due to his location.

# Norman J. Trebilcock, AICP, P.E.

President, Trebilcock Consulting Solutions, P.A.



## Education

M.E. in Public Works, University of Florida, 1988  
B.S. in Civil Engineering, University of Miami, 1987

## Professional Registration & Certification

Professional Engineer, Florida #47116  
Certified Planner, American Institute of Certified Planners  
Certification, FDOT Advanced Work Zone Traffic Control

## Professional Affiliations

American Planning Association  
American Institute of Certified Planners  
American Society of Civil Engineers  
Florida Engineering Society, Calusa Chapter (Past President)  
Institute of Transportation Engineers  
Illuminating Engineering Society  
Society of American Military Engineers

## Professional Experience

Mr. Trebilcock directs plan production, design development & permitting efforts on public works and private sector projects. Offering 25 years of professional experience, he specializes in transportation engineering, including highway design, utility relocation, drainage design, street lighting, signalization, access management and permitting projects. He prepares and reviews traffic impact statements and related reports. He is registered by the Florida Department of Transportation as a Small Business Enterprise (SBE), as well as certified in several work groups. Mr. Trebilcock manages team members and various subconsultants through contract negotiations, preliminary engineering, permitting, final design, and construction administration. He has attended numerous transportation seminars, and has held leadership positions on many transportation-related task forces and in professional societies.

## City of Marco Island Public Works Director (1998-2000)

- ◆ Established the First Public Works Operation for the City (population 30,000).
- ◆ Successfully transferred services within 30 days (e.g., parks and recreation, streets and drainage, bridges, waterways, land development permitting, and beautification).
- ◆ Developed master plans and multi-year capital improvements programs for Public Works.
- ◆ Secured the City's first stormwater quality improvement grant from the SFWMD.
- ◆ Established a successful privatization program for the efficient delivery of services.
- ◆ Initiated citywide signalization, sidewalk, and bridge improvement programs.

## Consulting Transportation Engineering & Design Services

City of Naples Four Corners Pedestrian Signal; Hole Montes, Inc. – TCS was responsible for attending FDOT permit pre-application meeting; reviewing traffic/signal coordination

data; reviewing/commenting on City prepared plans; final design coordination with City; preparing FDOT permit application package; processing FDOT permit application for approval; and follow-up with FDOT RAIs. Ref.: George Archibald, PE, 239-213-5004; [garchibald@naplesgov.com](mailto:garchibald@naplesgov.com)

**City of Naples Design/Build Decorative Mast Arm at 5<sup>th</sup> Ave & 3<sup>rd</sup> St; OnPower USA** – The project provided design and construction services to replace the existing traffic signal span wire system at the intersection of 5th Ave and 3rd Street with a decorative mast-arm assembly with pedestrian crossing signals. TCS provided plan production and design development for the project. Responsibilities included signalization, signing and marking plans, maintenance of traffic plans, and coordination with team and City staff. Ref.: George Archibald, PE, 239-213-5004; [garchibald@naplesgov.com](mailto:garchibald@naplesgov.com)

**Golden Gate Parkway (CR 886)** – Managed the planning study for Golden Gate Parkway/Airport Road Grade Separated Overpass. Also managed the design up to 60% plans for the 3-mile reconstruction converting a 4-lane rural section to a 6-lane urban section. Traffic operations design includes sidewalks, signing, pavement marking, channelization, lighting, and signalization. Key coordination element was integrating design into proposed I-75 interchange at Golden Gate Parkway.

**Airport-Pulling Road (CR 31)** – Between CR 886 and CR 896 (2 miles), 6-laning. Traffic operations design included sidewalks, signing, pavement marking, channelization, and lighting.

## Consulting Engineering Services

- ◆ Coordinated and spearheaded the joint pond agreement successfully executed for the Marbella Lakes project with the FDOT as part of the I-75 6-laning expansion currently under construction. This agreement helped the FDOT avoid a potentially adverse pond site acquisition and resulted in a win-win conclusion.
- ◆ South Florida Water Management District surface water management permit assistance on more than 40 residential, commercial, institutional and highway projects totaling over 3,000 acres. Relevant projects include Aster Court Outfall replacement, Bald Eagle Drainage improvements, and Westlake Outfall Pipe Improvement replacements.
- ◆ Provided technical expertise for transportation issues affecting land development projects including Pelican Marsh, Pelican Bay, Lely and Grey Oaks communities.
- ◆ Designed street lighting system for Woodlands CDD, Airport-Pulling Road, Golden Gate Parkway, Vanderbilt Beach Road, and Airport-Pulling Road intersection with Davis Blvd.
- ◆ Designed arterial roadway signalization systems for 20 locations in Southwest Florida, including mast arm and concrete strain pole installations.
- ◆ FDOT Conceptual Access permits for the Northeast Commercial Area at Pelican Bay, Naples International Park, and Pelican Marsh PUD.



## **ANDREW WOODRUFF**

### **Vice President, Passarella & Associates, Inc.**

Environmental consultant and ecological services for private and public development and road projects. Services include state, federal, and local wetland and wildlife permitting; agency negotiations; environmental impact assessments; ecological assessments; listed species surveys; permitting and relocation; state and federal wetland jurisdictionals; wetland mitigation design; construction observations; and monitoring.

### ***Education***

#### **M.S. Environmental Engineering 1993. Major: Aquatic Science**

University of Florida, Gainesville, Florida

Thesis: Florida Springs Chemical Classification and Aquatic Biological Communities

#### **B.S. Biology 1989**

Emory University, Atlanta, Georgia

#### **A.A. 1987**

Oxford College of Emory University, Covington, Georgia

### ***Representative Projects***

Environmental permitting, prescribed burning, and habitat restoration for Lely Main Canal stormwater improvement project. Collier County, Florida.

Florida Department of Environmental Protection Qualified Mitigation Supervisor for Little Pine Island Wetland Mitigation Bank. Lee County, Florida

Florida panther prey base study and wildlife and listed plant inventory for Florida Gulf Coast University. Lee County, Florida.

Florida scrub jay and burrowing owl survey and habitat management plan for the 5,800± acre Viera East ADA/DRI. Brevard County, Florida

Wetland hydrology assessment of drained wetlands on Sabal Bay. Collier County, Florida

Florida Game and Fresh Water Fish Commission gopher tortoise survey, relocation, and agency coordination for Collier's Reserve. Collier County, Florida.

Compliance monitoring and ecological assessment of wetland preserves for Hunters Ridge Golf and Country Club. Lee County, Florida.

Vegetation mapping, state and federal wetland delineation, and protected species surveys for Carlos Flowway. Lee County, Florida.

*Continuing  
Education*

- Interagency Basic Prescribed Fire Training. Hillsborough Community College. 1993.
- Florida Association of Benthologists Annual Keys Workshop. Keys Marine Laboratory, Long Key, FL. October 16-18, 1996.
- Shorebird Seminar with Ted Below, Rookery Bay, Naples, FL. January 1998.
- Dr. David Hall, Plant Identification Seminar. March 1999.
- Gopher Tortoise Conservation Initiative, Gopher Tortoise Management and Mitigation Professional Training Program, Gainesville, FL. September 2001.
- Master Wildlifer Program 2003.
- Creation and Restoration of Wetlands Course. The Ohio State University; held in Naples, FL. April 2003.
- Florida Uniform Mitigation Assessment Method (UMAM) Short Course, University of Florida, Gainesville, Florida, August 2005.
- The Florida Chamber's 23<sup>rd</sup> Annual Environmental Permitting Summer School, Marco Island, FL. July 2009.
- COE Regulatory Roadshow, Estero, Florida, September 2009.
- Smalltooth Sawfish Workshop, Fort Myers, Florida, November 2009.
- Managing for Diversity Across Florida's Unique Landscapes, Natural Areas Training Academy, Orlando, Florida, November 2009.
- Southwest Florida Transportation Update, Fort Myers, Florida, April 2010.
- Working Across Boundaries to Protect Ecosystems, Natural Areas Training Academy, Apopka, Florida, March 2010.
- Environmental LCD Amendments Workshop, Naples, Florida, October 2010.
- SFWMD Lower West Coast Partnering Water Use Permit Regulations for Consumptive Use Permits, Fort Myers, Florida, March 2011.
- Exotic Species Workshop, FGCU, Fort Myers, Florida, December 2011.
- ULI/CBIA Post Legislative Update, Estero, Florida, April 2012.
- Conservation Site Assessment & Planning, Natural Areas Training Academy, Melrose, Florida, February 2013.
- Summer Grass Identification Workshop, Myakka State Park, Florida, June 2013

- Managing Visitors and Volunteers in Natural Areas, Natural Areas Training Academy, Melrose, Florida, October 2013.
- Prescribed Fire Techniques for Wildlife, Orange Park, FL. May 2014.

***Professional  
Associations***

Florida Association of Environmental Professionals  
 Local Board of Directors (1999)  
 Society of Wetland Scientists  
 Board of Trustees for the Calusa Nature Center and Planetarium (2007)

***Certifications***

Certified Wetland Delineator by the U.S. Army Corps of Engineers  
 Certified Prescribed Burn Manager by the Florida Division of Forestry  
 Graduate Assistantship, University of Florida, 1990-1992  
 Deans Scholarship, Emory University, 1986-1989  
 Faculty Scholarship, Oxford College of Emory University, 1986  
 Alpha Epsilon Delta, National Premedical Honor Society, 1988  
 Phi Theta Kappa, National Honor Fraternity of the American Two Year  
 College, 1987  
 Certified Professional Wetland Scientist, Society of Wetland Scientists,  
 2013  
 Certificate in Natural Areas Management, Natural Areas Training  
 Academy, 2013

# Exhibit - III.A

## Legal Description



LEGAL DESCRIPTION  
(OFFICIAL RECORDS BOOK 3640, PAGES 2607-2610)

BEING A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 510 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, LESS THE EAST 30 FEET AND SOUTH 75 FEET FOR ROAD RIGHT-OF-WAY;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL AS SHOWN IN OFFICIAL RECORDS BOOK 3640, PAGES 2609 AND 2610

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT BEING THE CENTERLINE INTERSECTION OF LIVINGSTON ROAD (C.R. 881) AND PINE RIDGE ROAD (C.R. 896);

THENCE NORTH 00°17'03" WEST ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 75.00 FEET;

THENCE NORTH 89°31'15" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°17'03" WEST ALONG A LINE LYING 30 FEET WEST AS MEASURED PERPENDICULAR TO SAID EAST LINE OF SECTION 12, A DISTANCE OF 1245.71 FEET;

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 187.45 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5806.33 FEET, A CENTRAL ANGLE OF 02°02'37", AND A CHORD OF 207.07 FEET BEARING SOUTH 09°22'52" EAST;

THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 207.09 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5686.33 FEET, A CENTRAL ANGLE OF 06°07'58", AND A CHORD OF 608.36 FEET BEARING SOUTH 07°20'11" EAST;

THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 608.66 FEET; THENCE SOUTH 00°17'03" EAST, A DISTANCE OF 413.86 FEET; THENCE SOUTH 45°06'14" WEST, A DISTANCE OF 21.06 FEET;

THENCE NORTH 89°31'15" WEST, A DISTANCE OF 385.04 FEET; THENCE SOUTH 00°17'13" EAST, A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AFORESAID PINE RIDGE ROAD;

THENCE SOUTH 89°31'15" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 480.05 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT.

CONTAINING 3.253 ACRES (141,691) SQUARE FEET), MORE OR LESS.

CONTAINING 10.47 ACRES (±) IN THE RESULTANT PARCEL

AND

LESS AND EXCEPT THE NORTHERLY 0.47 ACRES OF SAID RESULTANT PARCEL.

CONTAINING A TOTAL NET AREA OF 10.00 ACRES.

# Exhibit - IV.B & D

## Strikethrough and Underline Text for the Livingston/Pine Ridge Commercial Infill Subdistrict Element Including Map

**3. Livingston/Pine Ridge Commercial Infill Subdistrict:**

This Subdistrict consists of two parcels; one parcel consists of 17.5 acres and is located at the southeast quadrant of Livingston Road, a collector roadway, and Pine Ridge Road, a minor arterial roadway. The second parcel consists of 10.47 acres and is located at the northwest quadrant of Livingston Road and Pine Ridge Road. In addition to uses allowed in the Plan, the intent of the Livingston/Pine Ridge Commercial Infill Subdistrict is to provide shopping, personal services and employment for the surrounding residential areas within a convenient travel distance and to provide commercial services in an acceptable manner along a new collector roadway. The Subdistrict is intended to be compatible with the neighboring commercial, public use and high density residential properties and will utilize well-planned access points to improve current and future traffic flows in the area.

**a. Southeast Quadrant**

If permitted by the South Florida Water Management District, emergency access to the North Naples Fire District fire station located immediately east of the property will be provided improving response times to all properties located south along Livingston Road. Interconnection to abutting properties immediately to the South will be and immediately to the East will be studied and provided if deemed feasible, as a part of the zoning action relating to the subject property.

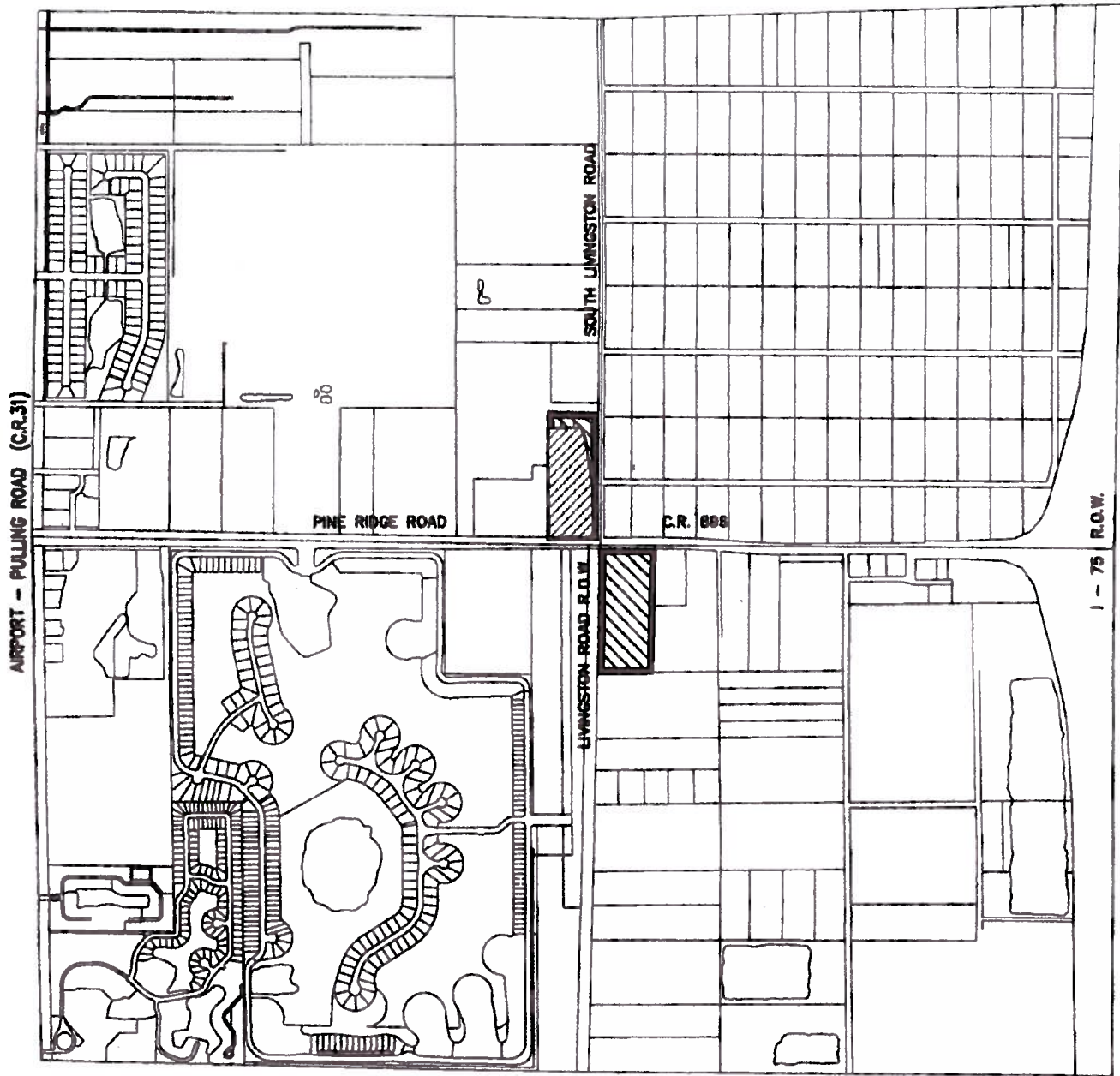
**b. Northwest Quadrant**

The feasibility of interconnections to the abutting properties to the North and West will be considered and, if deemed feasible, will be required during the rezoning of the subject property.

This quadrant shall be limited to general and medical uses, provided that the total building square footage does not exceed 40,000 square feet ~~and/or~~ on the southern 10 acres labeled on the map as Auto Dealership Overlay. New and Used car sales not to exceed 60,000 square feet building area are allowed.



LIVINGSTON / PINE RIDGE COMMERCIAL INFILL DISTRICT  
 COLLIER COUNTY, FLORIDA

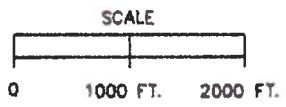


**EXHIBIT IV D**

**LEGEND**



SUBDISTRICT  
 AUTO DEALERSHIP  
 OVERLAY (10 Ac.)



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
 DATE: 5/02 FILE: CP-2001-03-A.DWG  
 AMENDED MAY 14, 2002 BY ORDINANCE NO. 2002-24 (CP-2001-3)



Exhibit – V.A. 1

General Location  
Map





SCALE: 1" = 1/4 MILE

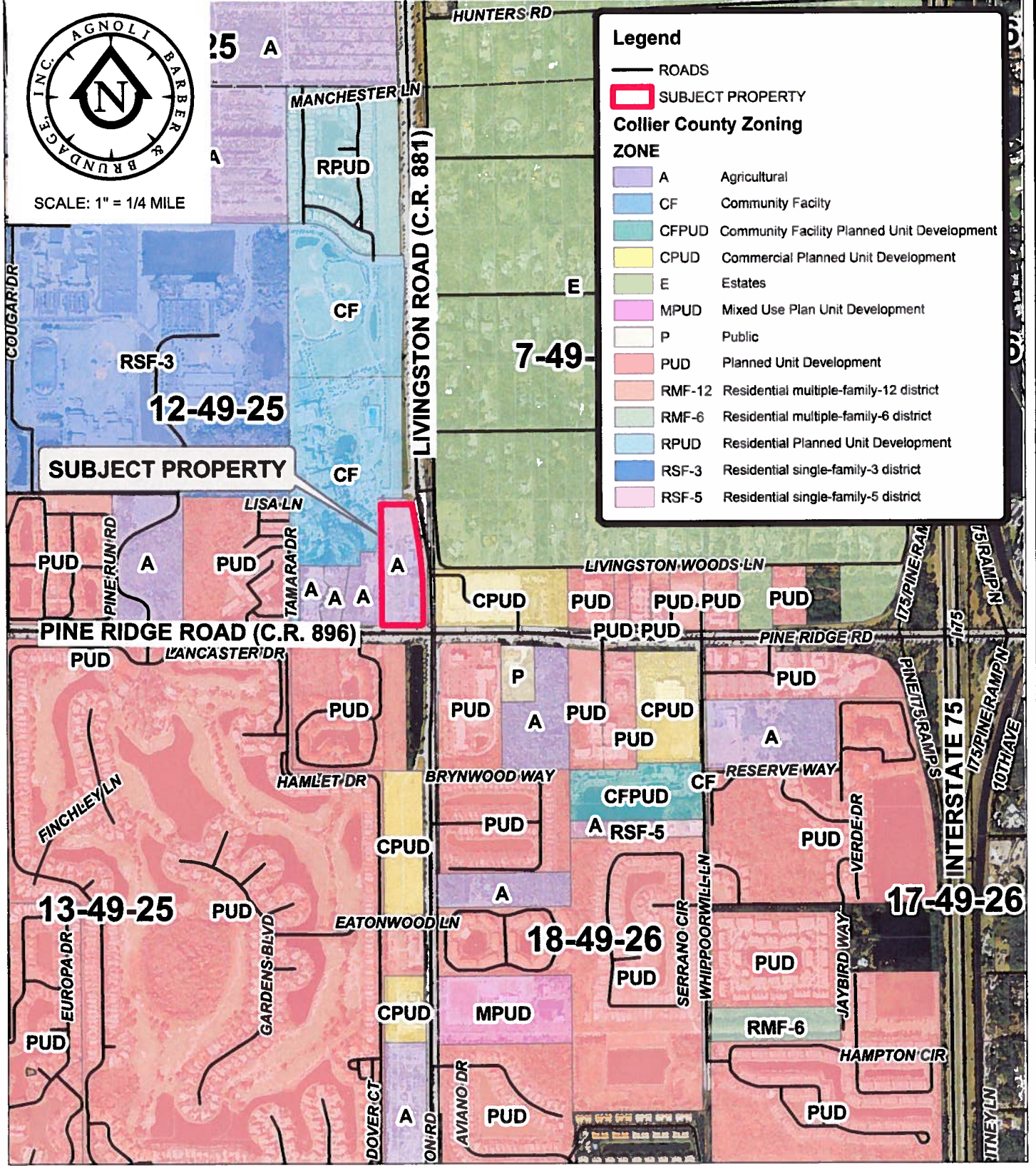
**Legend**

- ROADS
- SUBJECT PROPERTY

**Collier County Zoning**

**ZONE**

- A Agricultural
- CF Community Facility
- CFPUD Community Facility Planned Unit Development
- CPUD Commercial Planned Unit Development
- E Estates
- MPUD Mixed Use Plan Unit Development
- P Public
- PUD Planned Unit Development
- RMF-12 Residential multiple-family-12 district
- RMF-6 Residential multiple-family-6 district
- RPUD Residential Planned Unit Development
- RSF-3 Residential single-family-3 district
- RSF-5 Residential single-family-5 district



CLIENT: **JAZ Real Estate Holding Company, LLC**

PROJECT NAME: **GERMAIN PINE RIDGE / LIVINGSTON ROAD**

**AGNOLI  
BARBER &  
BRUNDAGE, INC.**  
Professional Engineers, Planners & Land Surveyors  
7400 Thompson Trail, Naples, FL - 34108 Ph.: (239) 597-3111 - Fax: (239) 566-2203  
Page 36 of 125  
Certificate of Registration Nos. LB 3664 and EB 3664

DRAWING NAME: **EXHIBIT V.A.(1)  
GENERAL LOCATION MAP**

DRAWN BY:	RAF	ABB PROJECT No.:	14-0053
REVIEWED BY:	DJA	ACAD FILE NAME:	11122_Location Map
DATE:	JUNE 2014	DRAWING FILE No.:	11122
SCALE:	1" = 1/4 MILE	SHEET:	1 OF 1

German Honda GMP - A  
PL20140001282



Exhibit – V.A.2

Proposed 10 Acre Site

Aerial Map





SCALE: 1" = 400'

10 Ac.  
PROPOSED  
SITE

LIVINGSTON ROAD (C.R. 881)

PINE RIDGE ROAD (C.R. 896)

**AERIAL SOURCE:**  
**DATE FLOWN:**

**COLLIER COUNTY PROPERTY APPRAISER**  
**DECEMBER 2013**

CLIENT:

*JAZ Real Estate Holding Company, LLC*

PROJECT NAME

**GERMAIN PINE RIDGE / LIVINGSTON ROAD**

DRAWING NAME:

**EXHIBIT V.A.(2)**  
**AERIAL MAP OF PROPOSED 10 ACRE SITE**

**AGNOLI  
BARBER &  
BRUNDAGE, INC.**  
Professional Engineers, Planners & Land Surveyors  
Page 58 of 125

7000 W. ... FL - 34108 Ph.: (239) 397-3111 • Fax: (239) 366-2203  
Certificate of Authorization Nos. LB 3664 and EB 3664

DRAWN BY: RAF

ABB PROJECT No.: 14-0053

REVIEWED BY: DJA

ACAD FILE NAME: 11122 Aerial Map

DATE: JUNE 2014

DRAWING FILE No.: 11122

SCALE: 1" = 400'

German Honda GMP-A  
PL20140001282

SHEET: 1 OF 1



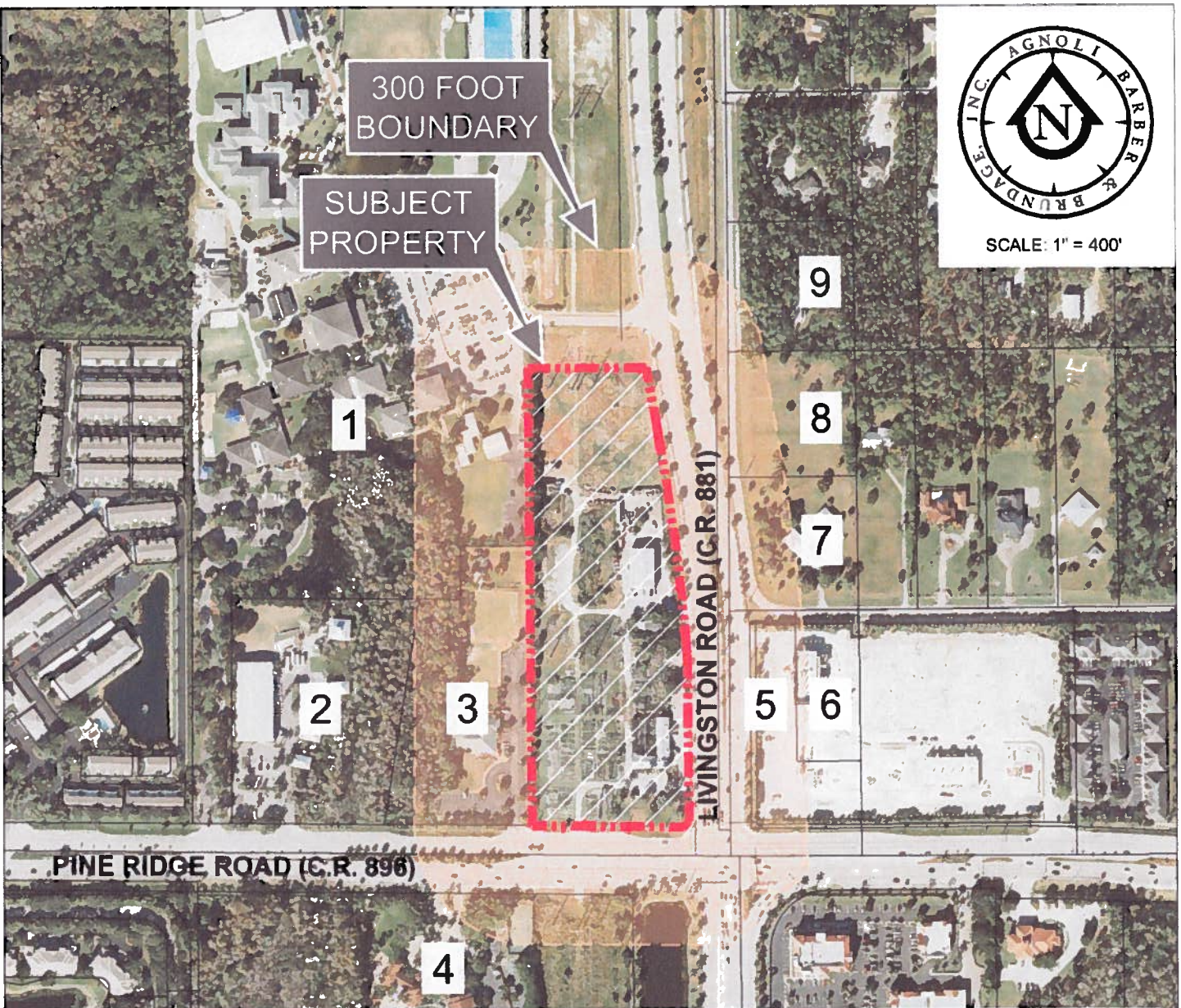
# Exhibit – V.A.3

## Existing Land Use Map





SCALE: 1" = 400'



**EXISTING LAND USE WITHIN 300 FEET**

#	NAME	EXISTING LAND USE CODE DESCRIPTION	ZONING
1	COMMUNITY SCHOOL OF NAPLES	PRIVATE SCHOOLS AND COLEGES	CF, PUD
2	SPORTS CLUB	BOWLING ALLEYS, SKATING RINKS, POOL HALL	A, CU
3	ETUDES De Ballet & Co.	PROFESSIONAL SERVICE BUILDINGS	A, CU
4	La COSTA	MULTI-FAMILY 10 UNITS OR MORE	PUD
5	CAMBRIDGE SQUARE PUD	COMMERCIAL	CPUD
6	CAMBRIDGE SQUARE PUD	COMMERCIAL	CPUD
7	VERGHESE, DANIEL & CREENA S.	SINGLE FAMILY RESIDENTIAL	E
8	VERGHESE, DANIEL & CREENA S.	VACANT RESIDENTIAL	E
9	INNIS, LINDA L. K.	SINGLE FAMILY RESIDENTIAL	E

CLIENT: **JAZ Real Estate Holding Company, LLC**

PROJECT NAME: **GERMAIN PINE RIDGE / LIVINGSTON ROAD**

**AGNOLI  
BARBER &  
BRUNDAGE, INC.**  
Professional Engineers, Planners & Land Surveyors  
Page 60 of 125

DRAWING NAME:  
**EXHIBIT V.A. (3)  
EXISTING LAND USE MAP**

DRAWN BY:	RAF	ABB PROJECT No.:	14-0053
REVIEWED BY:	DJA	ACAD FILE NAME:	11122_Land Use Map
DATE:	JUNE 2014	DRAWING FILE No.:	11122
SCALE:	1" = 400'	SHEET:	1 OF 1

German Honda GMP-A  
PL20140001282



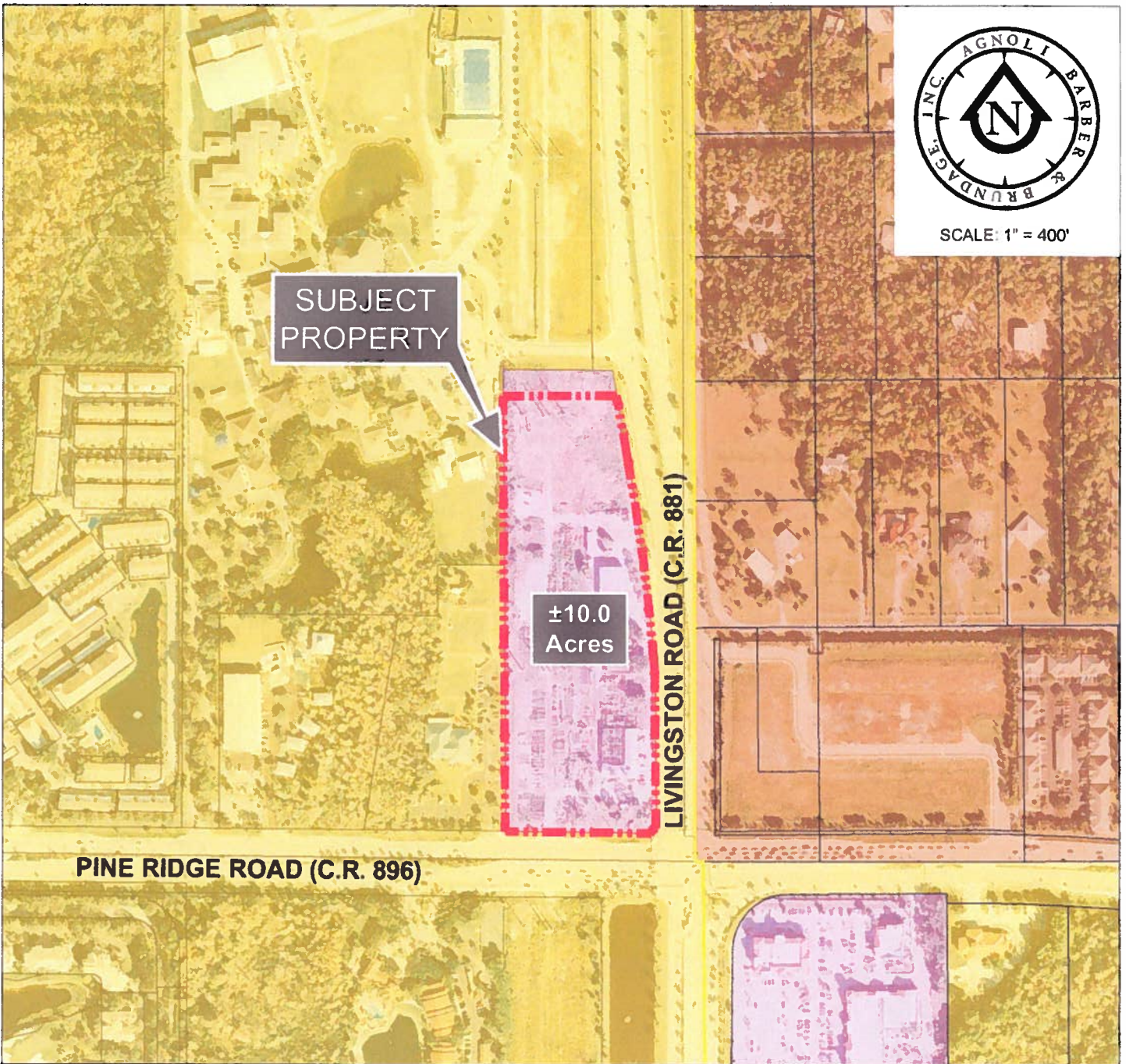
# Exhibit – V.B.1

## Existing Future Land Use Designation Map





SCALE: 1" = 400'



**LIVINGSTON / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT**



**URBAN RESIDENTIAL SUBDISTRICT**



**ESTATES DESIGNATION**

CLIENT:

**JAZ Real Estate Holding Company, LLC**

PROJECT NAME

**GERMAIN PINE RIDGE / LIVINGSTON ROAD**

DRAWING NAME:

**EXHIBIT V.B. (1)  
EXIST. FUTURE LAND USE DESIGNATION MAP**

DRAWN BY: RAF	ABB PROJECT No.: 14-0053
REVIEWED BY: DJA	ACAD FILE NAME: 11122_FLUD Map
DATE: JUNE 2014	DRAWING FILE No.: 11122
SCALE: 1" = 400'	German Honda GMP: A OF 1

**AGNOLI  
BARBER &  
BRUNDAGE, INC.**  
Professional Engineers, Planners & Land Surveyors  
7400 Tamiami Trail N. - Naples, FL - 34108 Ph.: (239) 597-3111 - Fax: (239) 566-2203  
C.E. License No.: LB 3664 and EB 3664



Exhibit – V.C.1&2

Environmental Data  
Report

**10 ACRE PINE RIDGE PROPERTY  
COLLIER COUNTY  
ENVIRONMENTAL DATA REPORT**

**June 2014**

Prepared For:

***JAZ Real Estate Holdings, LLC***  
*c/o Agnoli, Barber & Brundage, Inc.*  
*7400 Tamiami Trail North, Suite 200*  
*Naples, Florida 34108*  
*(239) 597-3111*

Prepared By:

***Passarella & Associates, Inc.***  
*13620 Metropolis Avenue, Suite 200*  
*Fort Myers, Florida 33912*  
*(239) 274-0067*

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## **INTRODUCTION**

The following environmental data report is provided in support of the Growth Management Plan Amendment application for the 10 Acre Pine Ridge Property (Project). The following information is being provided in accordance with the Collier County environmental data submittal requirements outlined in Chapter 3.08.00 of the Collier County Land Development Code (LDC).

The Project totals 10.00 acres and is located in Section 12, Township 49 South, Range 25 East, Collier County (Figure 1). The Project is located northwest of the intersection of Pine Ridge Road and Livingston Road and is the site of an existing commercial enterprise including a pool cleaning service, TGS Farm Fresh Produce, and Pine Ridge & Livingston Nursery. The Project is bordered to the northwest by the Community School of Naples, Inc., to the east by Livingston Road, to the south by Pine Ridge Road, and to the west by Etudes de Ballet Banquet Center.

This report includes details regarding the authors of this report, vegetation descriptions for the various habitats on-site, and results of the listed species survey conducted by Passarella & Associates, Inc. (PAI).

## **ENVIRONMENTAL DATA AUTHORS**

This report was prepared by Andrew Woodruff and Sabrina Lartz. They both satisfy the environmental credential and experience requirements, per Section 3.08.00.A.2 of the Collier County LDC.

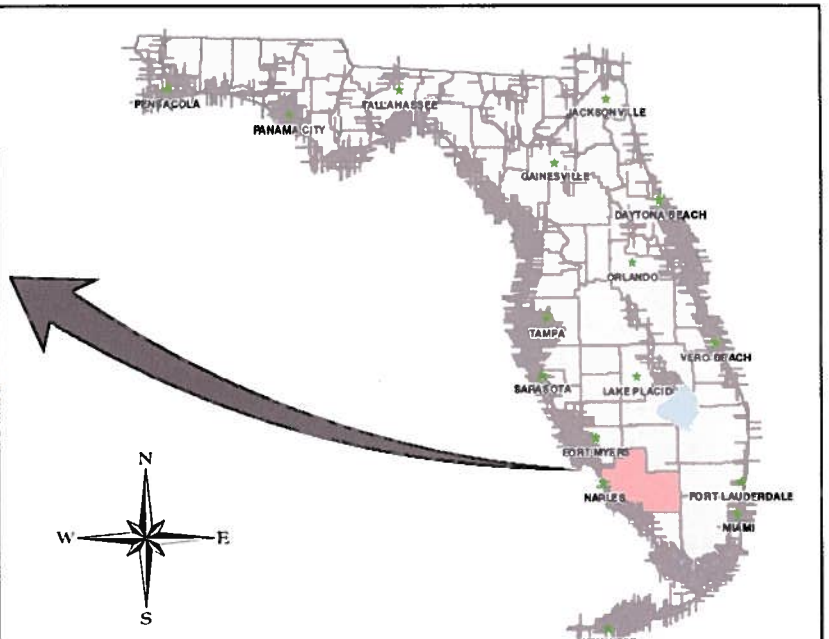
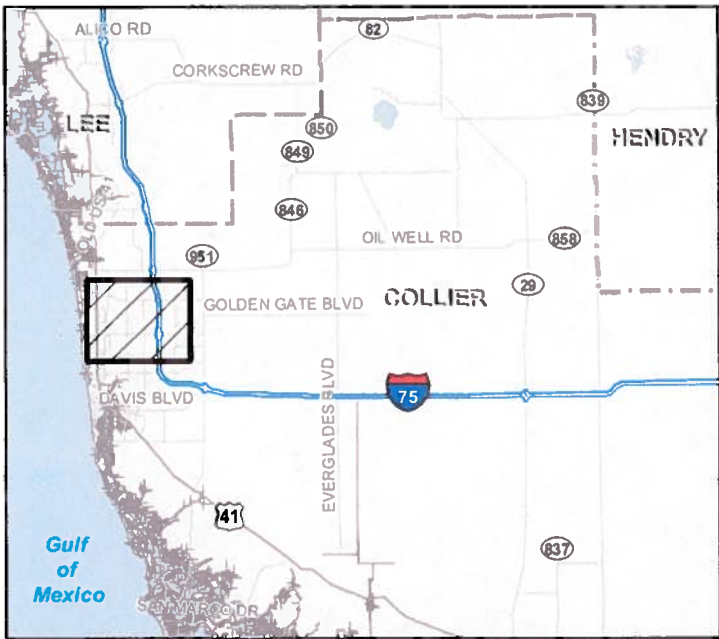
Mr. Woodruff is a Senior Ecologist with PAI and has over 20 years of experience as an environmental consultant in Southwest Florida. He holds a Bachelor of Science degree in Biology from Emory University and a Master of Science degree in Environmental Engineering from the University of Florida.

Ms. Lartz is an Ecologist with PAI and has six years of experience in the environmental resource field. She holds a Bachelor of Science degree in Wildlife Management and Ecology from the University of Wisconsin-Stevens Point.

## **VEGETATION DESCRIPTIONS**

The land use and vegetation associations for the property were delineated using December 2013 rectified color aerials (Scale: 1" = 200') and groundtruthing conducted on May 23, 2014. The delineations were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (Florida Department of Transportation 1999). AutoCAD Map 3D 2013 software was used to determine the acreage of each mapped polygon, produce summaries, and generate the final FLUCFCS map (Figure 2).





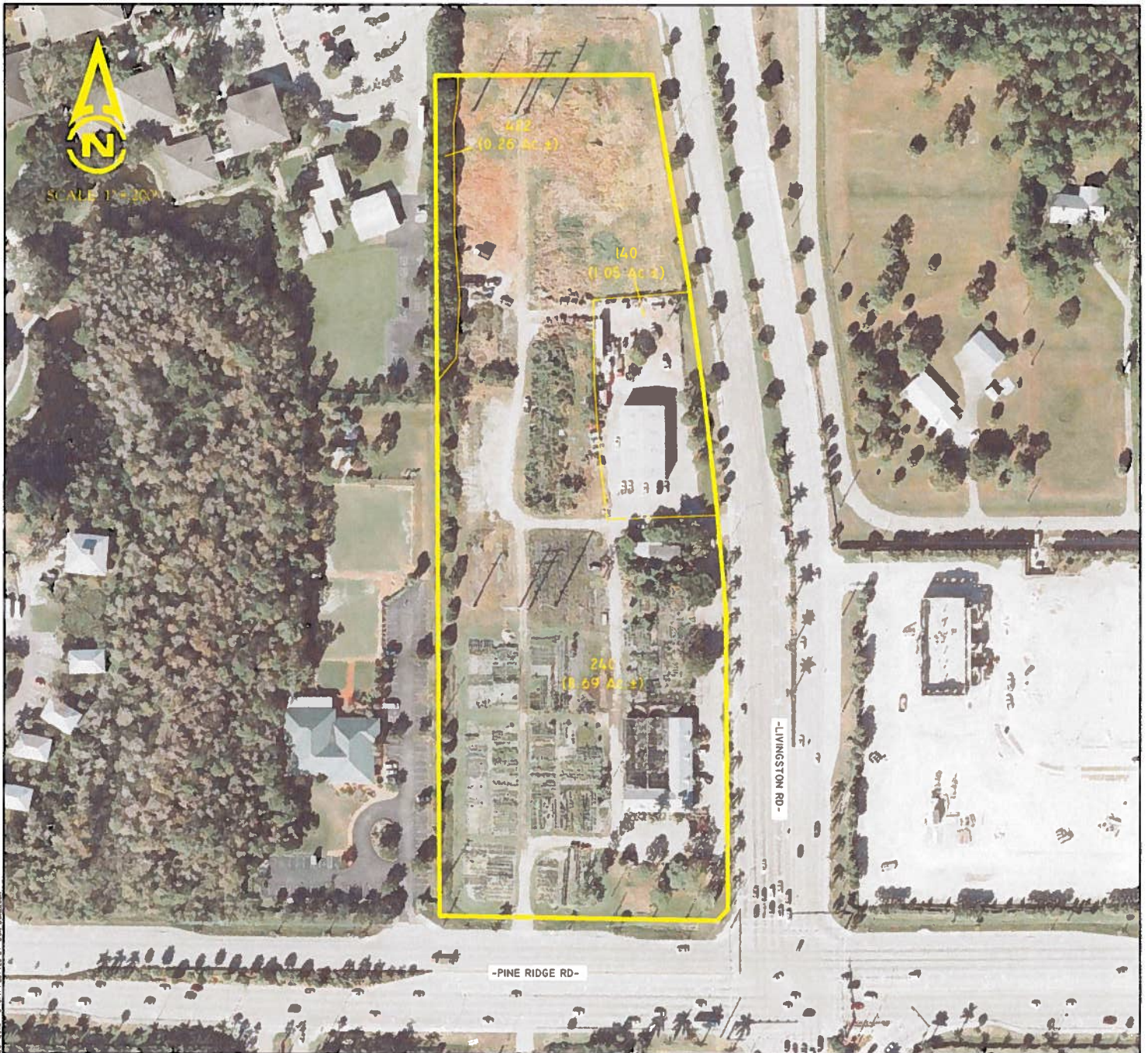
**FIGURE 1. PROJECT LOCATION MAP**  
**10 ACRE PINE RIDGE PROPERTY**

Page 69 of 125

DRAWN BY	DATE
D.B.	6/18/14
REVIEWED BY	DATE
A.W.	6/18/14
REVISED	DATE
D.B.	6/26/14

German Honda GMP-A  
 PL20140001282





FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
140	COMMERCIAL	1.05 Ac. ±	10.5%
240	PLANT NURSERY	8.69 Ac. ±	86.9%
422	BRAZILIAN PEPPER	0.26 Ac. ±	2.6%
<b>TOTAL</b>		<b>10.00 Ac. ±</b>	<b>100.0%</b>

**NOTES:**

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE COLLIER COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF DECEMBER 2013.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY BOUNDARY PER AGNOLI, BARBER, AND BRUNDAGE DRAWING No. GERMAIN HONDA PARCEL 10 AC EDIT.DWG DATED JUNE 26, 2014.

FIGURE 2. AERIAL WITH FLUCFCS MAP  
10 ACRE PINE RIDGE PROPERTY

DRAWN BY	DATE
D.B.	6/17/14
REVIEWED BY	DATE
A.W.	6/17/14
REVISED	DATE
D.B.	6/26/14





A total of three vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the property. The dominant land use on the property is a Plant Nursery (FLUCFCS Code 240), accounting for approximately 87 percent of the property (8.69± acres).

The Project site does not contain native vegetation and is not subject to the native preservation standards in 3.05.07 of the LDC.

The Project site does not contain any potential South Florida Water Management District or U.S. Army Corps of Engineers jurisdictional wetlands.

The non-native habitats identified by FLUCFCS code are identified in Table 1.

**Table 1. FLUCFCS Codes and Acreages**

FLUCFCS Code	Description	Native Vegetation Acreage	Non-Native Vegetation Acreage
140	Commercial	-	1.05
240	Plant Nursery	-	8.69
422	Brazilian Pepper	-	0.26
<b>Total</b>		<b>0.00</b>	<b>10.00</b>
<b>Minimum Retained Native Vegetation Requirement (Native Vegetation Acreage, 0.00± acres x 25 Percent)</b>		<b>0.00</b>	

The resulting acreage and description for each FLUCFCS classification are outlined below.

Commercial (FLUCFCS Code 140)

A pool cleaning service is located on the property which consists of a building and parking area.

Plant Nursery (FLUCFCS Code 240)

A plant nursery is located on the property and consists of potted landscape plants, a sales building, a mobile home unit, and parking area. Several areas have discarded rock and woody debris from nursery functions. The canopy contains scattered slash pine (*Pinus elliottii*) and earleaf acacia (*Acacia auriculiformis*). The sub-canopy vegetation included laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), firebush (*Hamelia patens*), Florida strangler fig (*Ficus aurea*), rice paper plant (*Tetrapanax papyriferus*), saltbush (*Baccharis halimifolia*), royal poinciana (*Delonix regia*), American century plant (*Agave americana*), Brazilian pepper (*Schinus terebinthifolius*), willow (*Salix caroliniana*), and bougainvillea (*Bougainvillea* sp.). Dominant ground cover vegetation included Brazilian pepper, primrose willow (*Ludwigia octovalvis*), spermacoce (*Spermacoce verticillata*), carpetweed (*Phyla nodiflora*), candyrout (*Polygala grandiflora*), beggarticks (*Bidens alba*), Virginia creeper (*Parthenocissus quinquefolia*), purple bushbean (*Macroptilium atropurpureum*), cow-pea (*Vigna luteola*), velvet-leaf milkweed (*Asclepias tomentosa*), dog fennel (*Eupatorium capillifolium*), annual marsh aster (*Symphotrichum subulatum*), smutgrass (*Sporobolus indicus*), napiergrass (*Pennisetum* sp.), common morning-glory (*Ipomoea purpurea*), clockvine (*Thunbergia* sp.), bushy bluestem (*Andropogon glomeratus*), Southern beeblossom (*Gaura angustifolia*), arrowhead (*Sagittaria*

*graminea*), torpedograss (*Panicum repens*), common ragweed (*Ambrosia artemisiifolia*), and flatsedge (*Cyperus* sp.).

Brazilian Pepper (FLUCFCS Code 422)

The canopy and sub-canopy of this community type consist almost exclusively of Brazilian pepper. Other scattered vegetation occurring within the canopy included earleaf acacia.

**LISTED SPECIES SURVEY**

On May 23, 2014, PAI conducted a survey for plant and wildlife species listed by the Florida Fish and Wildlife Conservation Commission, the Florida Department of Agriculture and Consumer Services, and the U.S. Fish and Wildlife Service as endangered, threatened, species of special concern, or commercially exploited. The survey included protected plants listed in 3.04.03 of the Collier County LDC.

The field survey methodology consisted of a qualified ecologist visually inspecting suitable habitat to identify locations of listed species. Overall visibility during the survey period was greater than 150 feet. The weather during the survey was sunny with clear skies, northeast winds at approximately zero to five miles per hour, and temperatures in the mid 80 degrees.

During the May 23, 2014 field survey, no listed plant or wildlife species were observed on the Project site.

## **REFERENCES**

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Second Edition.



Exhibit – V.E. 2&3

Existing Services

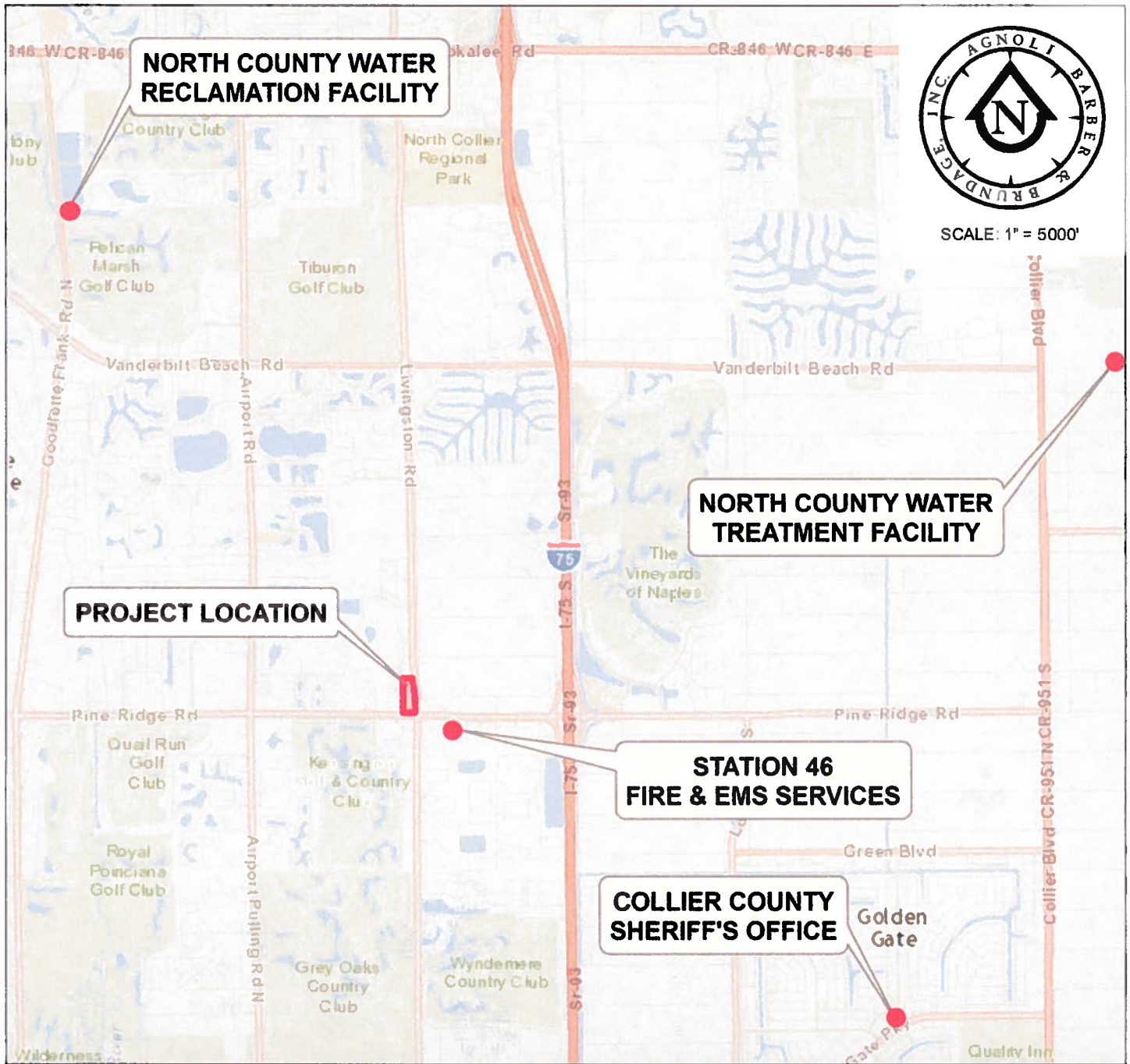
Water and Fire  
System Analysis

Sewer System  
Analysis





SCALE: 1" = 5000'



**PROJECT LOCATION**

**NORTH COUNTY WATER RECLAMATION FACILITY**

**NORTH COUNTY WATER TREATMENT FACILITY**

**STATION 46 FIRE & EMS SERVICES**

**COLLIER COUNTY SHERIFF'S OFFICE**

- ▶ **WATER:** AVAILABLE WITHIN PINE RIDGE & LIVINGSTON ROAD R.O.W.
- ▶ **SEWER:** AVAILABLE WITHIN PINE RIDGE & LIVINGSTON ROAD R.O.W.
- ▶ **FIRE PROTECTION:** NORTH NAPLES FIRE CONTROL & RESCUE DISTRICT
- ▶ **EMERGENCY MEDICAL SERVICES:** COLLIER EMS
- ▶ **POLICE PROTECTION:** COLLIER COUNTY SHERIFF'S OFFICE
- ▶ **SCHOOLS:** NOT APPLICABLE

CLIENT: **JAZ Real Estate Holding Company, LLC**

PROJECT NAME: **GERMAIN PINE RIDGE / LIVINGSTON ROAD**

**AGNOLI  
BARBER &  
BRUNDAGE, INC.**  
Professional Engineers, Planners & Land Surveyors  
400 Tamiami Trail N., Naples, FL - 34108 Ph.: (239) 597-3111 - Fax: (239) 266-2203  
Page 75 of 125

DRAWING NAME: **EXHIBIT V.E. (2)  
EXISTING SERVICES & PUBLIC FACILITIES MAP**

DRAWN BY:	RAF	ABB PROJECT No.:	14-0053
REVIEWED BY:	DJA	ACAD FILE NAME:	11122_Services Map
DATE:	JUNE 2014	DRAWING FILE No.:	11122
SCALE:	1" = 5000'	DATE PLOTTED:	JUN 11 2014 10:51 AM

German Honda GMP-A  
PL20140001282

**EXISTING SERVICES  
Germain Pine Ridge/Livingston Road**

**Application Section V.E.3**

The map attached as Exhibit V.E.2 shows the location of existing services to the proposed Germain Pine Ridge/Livingston Road Project.

**Water:**

**Collier County Water-Sewer District**

The estimated demands for the proposed additional use are shown to be less than the estimated demands for the current uses per the Growth Management Plan. Water lines of adequate size are available off of Pine Ridge Road and/or Livingston Road. The LOS of the County Water District equals 170 gallons per capita per day.

**Sewer:**

**Collier County Water-Sewer District**

The estimated demands for the proposed additional use are shown to be less than the estimated demands for the current uses per the Growth Management Plan. Sanitary Sewer lines of sufficient capacity are available off of Pine Ridge Road and/or Livingston Road. The North Sewer Service District provides an LOS of 120 gallons per capita per day.

**Solid Waste:**

**Collier County Solid Waste Department**

The difference in the amount of solid waste generated on-site between the two uses will be negligible. Solid Waste disposal will be provided by Collier County Solid Waste Department, headquartered at 4500 Exchange Avenue, Naples, FL 34104. According to the Capital Improvement Element of the GMP, the LOS for County Solid Waste Disposal Facilities are as follows: Two (2) years of constructed lined cell capacity at the average disposal rate for the previous three (3) years. Ten (10) years of permittable capacity at the average disposal rate for the previous three (3) years.

**Stormwater:**

Both uses will have similar amounts of pervious and impervious areas. Stormwater from the site will outfall into existing drainage facilities. Site designs will meet the water management criteria of SFWMD and Collier County. The site will operate under Level of Service "A" for stormwater, which equals the 25 year-3 day storm event.



**Police Protection:**

Collier County Sheriff Office

The Collier County Sheriff Office will provide police protection to the site. The nearest substation is located at 776 Vanderbilt Beach Road, Naples, FL 34108, approximately 5.7 travel miles northwest of the site. The 2013 Annual Update and Inventory Report (AUIR) Summary states the LOS for Law Enforcement Facilities as: 1.84 Officers per 1,000/population. No degradation in LOS is expected to be caused by this additional use.

**EMS:**

Collier County EMS

The Collier County Emergency Medical Service will provide ambulance service for the site. The nearest EMS station is located at 3410 Pine Ridge Rd, Naples, FL 34105, approximately 0.20 travel miles east of the site. The 2013 AUIR Summary states the LOS of EMS Facilities as: Approximately 1 unit (vehicle, equipment, station space) per 16,400/population, or 0.000061/capita. The Advance Life Support (ALS) response time goal is 8 minutes travel time 90% of the time (urban) and 12 minutes travel time 90% of the time (rural). No degradation in LOS is expected to be caused by this additional use.

**Fire Protection:**

North Naples Fire Control and Rescue District

Fire Protection will be provided by the North Naples Fire Control and Rescue District. The fire station is located at 3410 Pine Ridge Rd, Naples, FL 34105, approximately 0.20 travel miles east of the site. The North Naples Fire Control and Rescue District operates under a Fire Suppression LOS of approximately 1 unit/4 minute response time/1.5 mile radius from the station; and an LOS of a 4 minute response time for Basic Life Support. No degradation in LOS is expected to be caused by this additional use.

WATER LINE DATA

**Germain Honda**  
**WATER AND FIRE SYSTEM ANALYSIS**  
**ABB PN 14-0053**  
**POTABLE WATER SYSTEM**

**1) Commercial Water Demand**  
 per Dept. of Health Chapter 64E-6

**Existing Use (Per G.M.P.)**

**Office Space (Per G.M.P.)**  
 Area of potential office floor space = 20,000 sf  
 per 100 square feet of floor space = 200  
 Estimated Demand per Use = 15 gpd  
 Average Daily Flow = 3000.0 gpd

**Medical Space (Per G.M.P.)**  
 Estimated number of Practitioners <sup>1</sup> = 14.0  
 Estimated Demand per Use = 250 gpd  
 Average Daily Flow = 3500.0 gpd

Employee's per practitioner <sup>2</sup> = 4.5  
 Estimated Demand per Use = 15 gpd  
 Average Daily Flow = 67.5 gpd

**Total Average Daily Flow** = 6,567.5 gpd

Notes:

1. Assumed average Practitioner's Office = 1,400sf. Total medical space allowed per G.M.P. = 20,000sf.
2. Assumed 2-3 Nurses, 1 Receptionist, and 1 Office Assistant per Practitioner's Office.

**Total Flow (Per GMP)**

**Peak Factor** = 2.5  
 Hours of daily operation = 12 hrs  
 Adjusted Peak flow => 16,418.75 gpd => 1,368.23 gph  
**Adjusted Instantaneous Peak Flow** = 22.80 gpm

**Summary**

**Peak Water Demand :** 22.8 gpm

WATER LINE DATA

**Germain Honda**  
**WATER AND FIRE SYSTEM ANALYSIS**  
**ABB PN 14-0053**  
**POTABLE WATER SYSTEM**

1) Commercial Water Demand  
 per Dept. of Health Chapter 64E-6

**Proposed Use (Car Dealership)**

**Proposed Garage (Service)**  
 Number of Bay/Compartments = 

30
----

 bays  
 Number of workers (1 per service bay) = 

30
----

 workers  
 Average daily flow per worker = 

15
----

 gpd  
 = 450.0 gpd

**Proposed Office Space (Sales Floor)**  
 Area of potential office floor space <sup>1</sup> = 

35,000
--------

 sf  
 per 100 square feet of floor space = 

350
-----

  
 Average daily flow = 

15
----

 gpd  
 = 5250.0 gpd

**Total Average Daily Flow** = 

5,700.0
---------

 gpd

Notes:

1. Total area of potential car dealership = 60,000sf. Assumed 20,000sf service garage & 5,000sf customer drive-through service.

**Total Proposed Flow**

**Peak Factor** = 

2.5
-----

  
 Hours of daily operation = 

12
----

 hrs  
 Adjusted Peak flow => 14,250.00 gpd => 1,187.50 gph  
**Adjusted Instantaneous Peak Flow** = 19.79 gpm

**Summary**

**Peak Water Demand :**

19.8
------

 gpm



SEWER LINE DATA

**Germain Honda**  
**SEWER SYSTEM ANALYSIS**  
**ABB PN 14-0053**

**Sewage Generation Rate**  
 per Chapter 64E

**Existing Use (Per G.M.P.)**

Office Space (Per G.M.P.)  
 Area of potential office floor space = 

20,000
--------

 sf  
 per 100 square feet of floor space = 

200
-----

  
 Estimated Demand per Use = 15 gpd  
 Average Daily Flow = 3000.0 gpd

Medical Space (Per G.M.P.)  
 Estimated number of Practitioners <sup>1</sup> = 

14.0
------

  
 Estimated Demand per Use = 250 gpd  
 Average Daily Flow = 3500.0 gpd

Employee's per practitioner <sup>2</sup> = 

4.5
-----

  
 Estimated Demand per Use = 15 gpd  
 Average Daily Flow = 67.5 gpd

**Total Average Daily Flow** = 

6,567.5
---------

 gpd

Notes:

1. Assumed average Practitioner's Office = 1,400sf. Total medical space allowed per G.M.P. = 20,000sf.
2. Assumed 2-3 Nurses, 1 Receptionist, and 1 Office Assistant per Practitioner's Office.

**Total Flow (Per GMP)**

**Total ADF Sewage Generation** = 

6,568
-------

 gpd

**Peak Factor (from below)** = 

4.31
------

  
 Hours of daily operation = 

12
----

 hrs  
 Adjusted Peak flow => 28,284 gpd => 2,357 gph  
**Adjusted Instantaneous Peak Flow** = 39.3 gpm

**Summary**

**Peak Sewage Demand:**

39.3
------

 gpm

**PEAK HOUR FACTOR CALCULATION**

Total ADF Sewage Generation = 6,567.5 gpd

Population at 120 gpd/capita \* = 55

Peak Factor (GLUMRB)

$$\frac{18 + (\text{Population}/1000)^{1/2}}{4 + (\text{Population}/1000)^{1/2}} = 4.31$$

\*From Collier County's 2008 Wastewater Master Plan

SEWER LINE DATA

**Germain Honda**  
**SEWER SYSTEM ANALYSIS**  
**ABB PN 14-0053**

**Sewage Generation Rate**  
 per Chapter 64E

**Proposed Use (Car Dealership)**

<b>Proposed Garage (Service)</b>				
Number of Bay/Compartments	=	<b>30</b>	bays	
Number of workers (1 per service bay)	=	<b>30</b>	workers	
Average daily flow per worker	=	15	gpd	
		=		450.0 gpd
<b>Proposed Office Space (Sales Floor)</b>				
Area of potential office floor space <sup>1</sup>	=	<b>35,000</b>	sf	
per 100 square feet of floor space	=	<b>350</b>		
Average daily flow		15	gpd	
		=		5250.0 gpd
<b>Total Average Daily Flow</b>	=	<b>5,700.0</b>	<b>gpd</b>	

Notes:

1. Total area of potential car dealership = 60,000sf. Assumed 20,000sf service garage & 5,000sf customer drive-through service.

**Total Proposed Flow**

<b>Total ADF Sewage Generation</b>	=	<b>5,700</b>	<b>gpd</b>	
<b>Peak Factor (from below)</b>	=	<b>4.32</b>		
Hours of daily operation	=	<b>12</b>	hrs	
Adjusted Peak flow =>	24,619	gpd =>	2,052	gph
<b>Adjusted Instantaneous Peak Flow</b>		=	34.2	gpm

**Summary**

**Peak Sewage Demand for Proposed :** **34.2 gpm**

**PEAK HOUR FACTOR CALCULATION**

Min Required Fire Flow <sup>2</sup>	=	<b>5,700.0</b>	<b>gpd</b>
Population at 120 gpd/capita *	=	<b>48</b>	
Peak Factor (GLUMRB)			
$\frac{18 + (Population/1000)^{1/2}}{4 + (Population/1000)^{1/2}}$	=	<b>4.32</b>	

\*From Collier County's 2008 Wastewater Master Plan

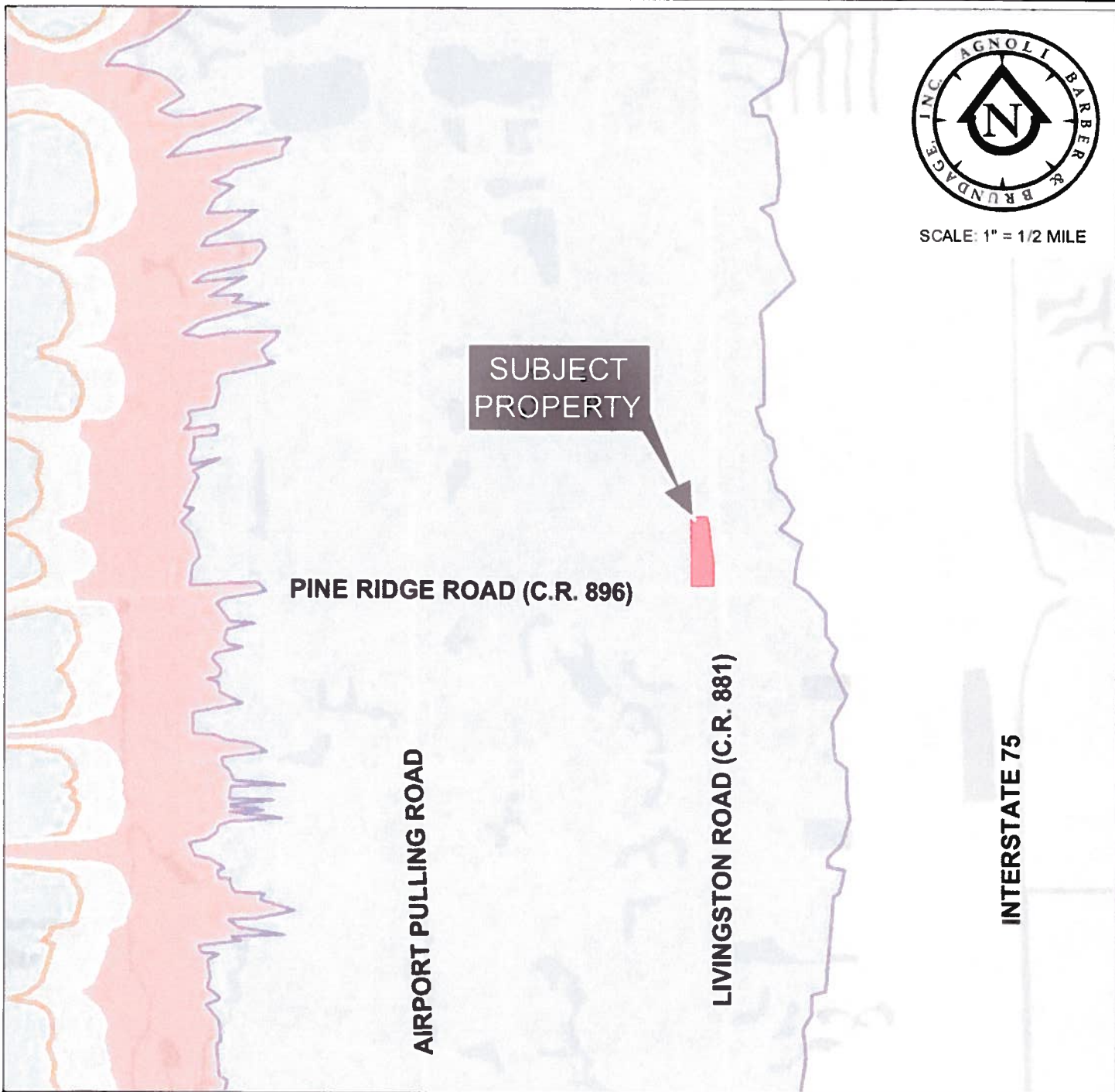
Exhibit – V.F. 2

Wellfield Map





SCALE: 1" = 1/2 MILE



**POLLUTION CONTROL WELLFIELDS:**



ST / W-1



ST / W-3



ST / W-2



ST / W-4

CLIENT:

*JAZ Real Estate Holding Company, LLC*

PROJECT NAME

**GERMAIN PINE RIDGE / LIVINGSTON ROAD**

DRAWING NAME:

**EXHIBIT V.F. (2)  
WELLFIELD MAP**

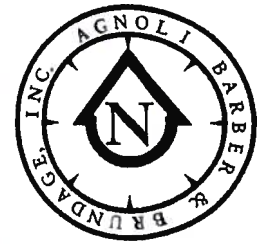
**AGNOLI  
BARBER &  
BRUNDAGE, INC.**  
Professional Engineers, Planners & Land Surveyors  
400 Tamiami Trail N., Naples, FL 34108 Ph.: (239) 597-3111 • Fax: (239) 596-2203  
© 2014 Agnoli Barber & Brundage, Inc. EB 3664 and EB 4664

DRAWN BY:	RAF	ABB PROJECT No.:	14-0053
REVIEWED BY:	DJA	ACAD FILE NAME:	11122_Well Map
DATE:	JUNE 2014	DRAWING FILE No.:	11122
SCALE:	1" = 1/2 MILE	SHEET:	1 OF 1

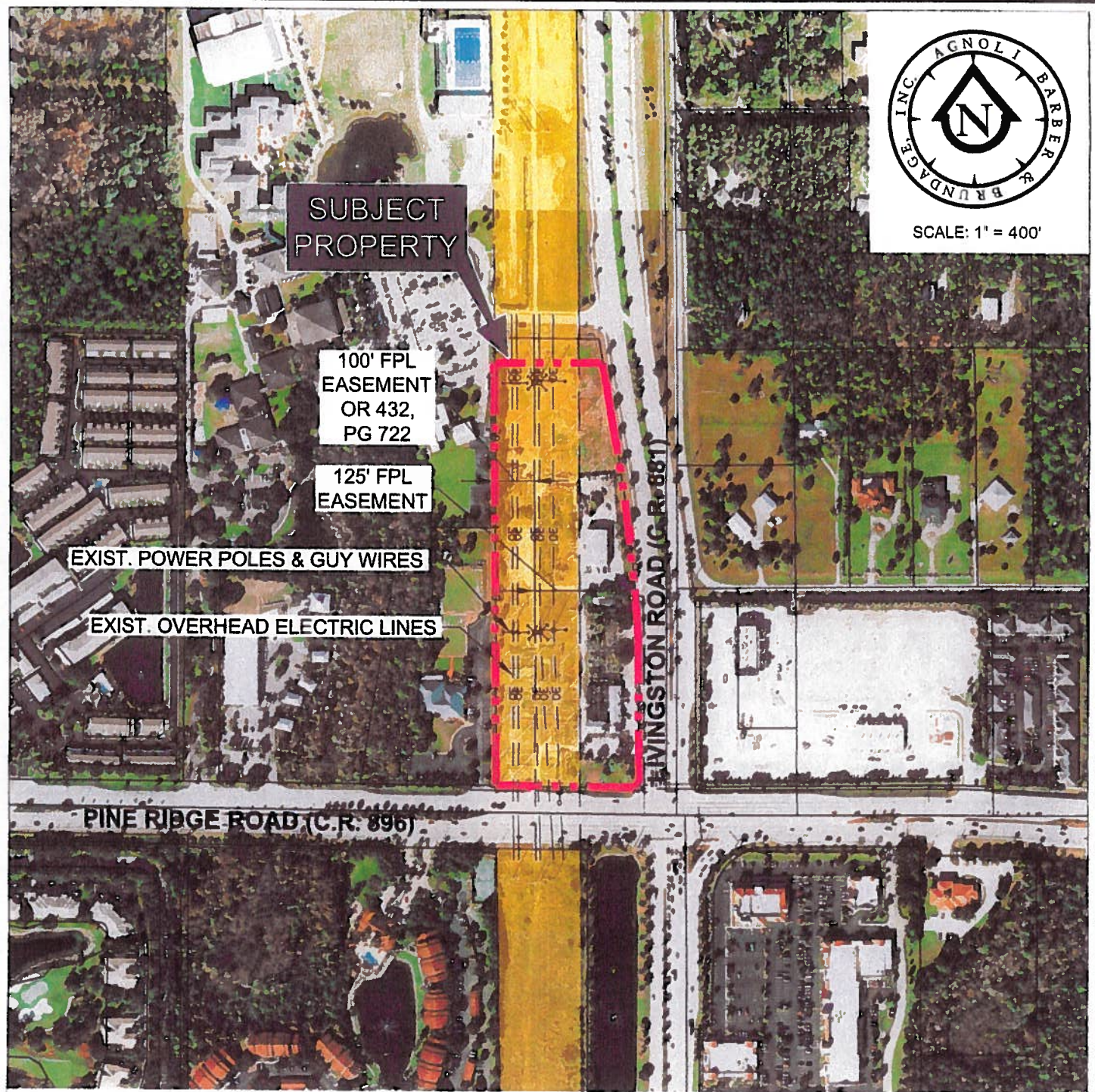
German Honda GMP - A  
PL20140001282

# Florida Power & Light Easement Exhibit





SCALE: 1" = 400'



**FLORIDA POWER & LIGHT EASEMENT**

**AERIAL SOURCE: COLLIER COUNTY PROPERTY APPRAISER  
DATE FLOWN: DECEMBER 2013**

CLIENT:

*JAZ Real Estate Holding Company, LLC*

PROJECT NAME

**GERMAIN PINE RIDGE / LIVINGSTON ROAD**

DRAWING NAME:

**FLORIDA POWER & LIGHT  
EASEMENT EXHIBIT**

**AGNOLI  
BARBER &  
BRUNDAGE, INC.**  
Professional Engineers, Planners & Land Surveyors  
7400 Tamiami Trail N., Naples, FL - 34108 Ph: (239) 597-3111 - Fax: (239) 566-2201  
Page 85 of 125

DRAWN BY:	RAF	ABB PROJECT No.:	14-0053
REVIEWED BY:	DJA	ACAD FILE NAME:	11122_Aerial Map
DATE:	JUNE 2014	DRAWING FILE No.:	11122
SCALE:	1" = 400'	SHEET:	1 OF 1

German Honda GMP-A  
PL20140001282



# Letters of Authorization

**LETTER OF AUTHORIZATION**

**TO WHOM IT MAY CONCERN**

I hereby authorize Stephen L. Germain, Manager, JAZ Real Estate Holdings, LLC.  
(Name of Agent)

to serve as my Agent in a request to amend the Collier County Growth Management Plan affecting property identified in this Application. Parcel No. 00256360507

Signed: Eldanira Ramos Date: JUNE 09, 2014  
(Name of Owner(s) of Record)  
Eldanira Ramos

STATE OF (FLORIDA )  
COUNTY OF (COLLIER )

Sworn to and subscribed before me this 9th day of JUNE, 2014

by MARIO ALVAREZ  
Notary Public

MY COMMISSION EXPIRES: 05/06/2018

**CHOOSE ONE OF THE FOLLOWING:**

- who is personally known to me
- who has produced FLORIDA DRIVER'S LICENSE as identification
- and
- did take an Oath
- did not take and Oath



I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

Stephen L. Germain  
Signature of Applicant

Stephen L. Germain, Manager, JAZ Real Estate Holdings, LLC.  
Name - Typed or Printed

STATE OF ( )  
COUNTY OF ( )

Sworn to and subscribed before me this 9th day of June, 2014

by [Signature]  
Notary Public

MY COMMISSION EXPIRES:  
**IAN VANDENBARK**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES AUGUST 30, 2017

**CHOOSE ONE OF THE FOLLOWING:**

- who is personally known to me.
- who has produced \_\_\_\_\_ as identification
- and
- did take an Oath
- did not take and Oath

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

**NOTICE - BE AWARE THAT:**

Florida Statute Section 837.06 - False Official Law states that: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided by a fine to a maximum of \$500.00 and/or maximum of a sixty day jail term."



**LETTER OF AUTHORIZATION**

**TO WHOM IT MAY CONCERN**

I hereby authorize Stephen L. Germain, Manager, JAZ Real Estate Holdings, LLC  
(Name of Agent)

to serve as my Agent in a request to amend the Collier County Growth Management Plan affecting property identified in this Application. Parcel No. 00256360507

Signed: Jesus M. Ramos Date: June 9th, 2014  
(Name of Owner(s) of Record)  
Jesus M. Ramos

STATE OF (FLORIDA )  
COUNTY OF (COLLIER )

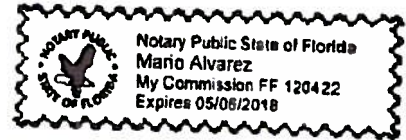
Sworn to and subscribed before me this 9th day of JUNE, 2014

by Mario Alvarez  
Notary Public

MY COMMISSION EXPIRES: 5/06/18

**CHOOSE ONE OF THE FOLLOWING:**

- who is personally known to me,
- who has produced FLORIDA DRIVER'S LICENSE as identification and
- did take an Oath
- did not take and Oath



I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

Stephen L. Germain  
Signature of Applicant

Stephen L. Germain, Manager, JAZ Real Estate Holdings, LLC  
Name - Typed or Printed

STATE OF ( )  
COUNTY OF ( )

Sworn to and subscribed before me this 9th day of June, 2014

by [Signature]  
Notary Public

MY COMMISSION EXPIRES:  
**IAN VANDENBARK**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES AUGUST 30, 2017

**CHOOSE ONE OF THE FOLLOWING:**

- who is personally known to me,
- who has produced \_\_\_\_\_ as identification and
- did take an Oath
- did not take and Oath

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

**NOTICE - BE AWARE THAT:**

Florida Statute Section 837.06 - False Official Law states that: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided by a fine to a maximum of \$500.00 and/or maximum of a sixty day jail term."



LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN

I hereby authorize Stephen L. Germain, Manager, JAZ Real Estate Holdings, LLC  
(Name of Agent)

to serve as my Agent in a request to amend the Collier County Growth Management Plan affecting property identified in this Application. Parcel No. 00256360507

Signed: Theresa A. Quade Date: 6/10/14  
(Name of Owner(s) of Record)  
Theresa A. Quade

STATE OF Massachusetts  
COUNTY OF Hampshire

Sworn to and subscribed before me this 10 day of June, 192014  
by [Signature] MY COMMISSION EXPIRES: 9/6/14  
Notary Public

CHOOSE ONE OF THE FOLLOWING:

- who is personally known to me,
- who has produced \_\_\_\_\_ as identification
- and
- did take an Oath
- did not take and Oath

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

[Signature]  
Signature of Applicant

Stephen L. Germain, Manager, JAZ Real Estate Holdings, LLC  
Name - Typed or Printed

STATE OF ( )  
COUNTY OF ( )

Sworn to and subscribed before me the \_\_\_\_\_ day of June, 192014  
by [Signature] MY COMMISSION EXPIRES: \_\_\_\_\_  
Notary Public



CHOOSE ONE OF THE FOLLOWING:

- who is personally known to me,
- who has produced \_\_\_\_\_ as identification
- and
- did take an Oath
- did not take and Oath

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

NOTICE - BE AWARE THAT:

Florida Statute Section 837.06 - False Official Law states that: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided by a fine to a maximum of \$500.00 and/or maximum of a sixty day jail term."

**LETTER OF AUTHORIZATION**

**TO WHOM IT MAY CONCERN**

I hereby authorize Dominick J. Amico, Jr., P.E. - Agnoli, Barber & Brundage, Inc.  
(Name of Agent)

to serve as my Agent in a request to amend the Collier County Growth Management Plan affecting property identified in this Application. Parcel No. 00256360507

Signed: Stephen L. Germain Date: 6/11/14  
(Name of Owner(s) of Record)  
Stephen L. Germain, Manager, JAZ Real Estate Holdings, LLC

STATE OF ( )  
COUNTY OF ( )

Sworn to and subscribed before me this 11<sup>th</sup> day of June, 19 2014

by [Signature]  
Notary Public



MY COMMISSION EXPIRES: IAN VANDENBARK  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES AUGUST 30, 2017

**CHOOSE ONE OF THE FOLLOWING:**

who is personally known to me  
 who has produced \_\_\_\_\_ as identification  
and

did take an Oath  
 did not take and Oath

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

Dominick J. Amico, Jr.  
Signature of Applicant

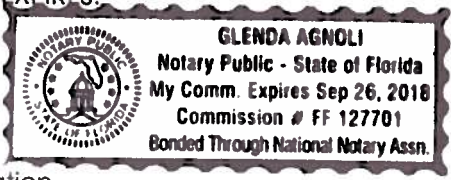
Dominick J. Amico, Jr., P.E.  
Name - Typed or Printed

STATE OF ( Florida )  
COUNTY OF ( Collier )

Sworn to and subscribed before me this 25 day of June, 19 2014

by [Signature]  
Notary Public

MY COMMISSION EXPIRES:



**CHOOSE ONE OF THE FOLLOWING:**

who is personally known to me,  
 who has produced \_\_\_\_\_ as identification  
and

did take an Oath  
 did not take and Oath

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

**NOTICE - BE AWARE THAT:**

Florida Statute Section 837.06 - False Official Law states that: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided by a fine to a maximum of \$500.00 and/or maximum of a sixty day jail term."

**LETTER OF AUTHORIZATION**

**TO WHOM IT MAY CONCERN**

I hereby authorize R. Bruce Anderson - Roetzel & Andress  
(Name of Agent)

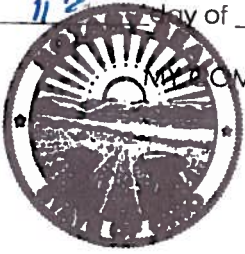
to serve as my Agent in a request to amend the Collier County Growth Management Plan affecting property identified in this Application. Parcel No. 00256360507

Signed: Stephen L. Germain Date: 6/11/14  
(Name of Owner(s) of Record)  
Stephen L. Germain, Manager, JAZ Real Estate Holdings, LLC

STATE OF ( )  
COUNTY OF ( )

Sworn to and subscribed before me this 11<sup>th</sup> day of June, 19 2014

by [Signature]  
Notary Public



MY COMMISSION EXPIRES:  
**IAN VANDENBARK**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES AUGUST 30, 2017

**CHOOSE ONE OF THE FOLLOWING:**

who is personally known to me,  
 who has produced \_\_\_\_\_ as identification  
and

\_\_\_\_\_ did take an Oath  
\_\_\_\_\_ did not take and Oath

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

R. Bruce Anderson  
Signature of Applicant

R. Bruce Anderson  
Name - Typed or Printed

STATE OF ( Florida )  
COUNTY OF ( Collier )

Sworn to and subscribed before me this 11<sup>th</sup> day of June, 19 2014

by [Signature]  
Notary Public

MY COMMISSION EXPIRES:

**CHOOSE ONE OF THE FOLLOWING:**

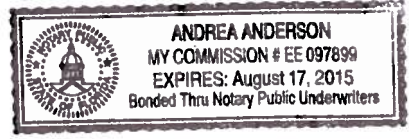
who is personally known to me,  
 who has produced \_\_\_\_\_ as identification  
and

\_\_\_\_\_ did take an Oath  
\_\_\_\_\_ did not take and Oath

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

**NOTICE - BE AWARE THAT:**

Florida Statute Section 837.06 - False Official Law states that: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided by a fine to a maximum of \$500.00 and/or maximum of a sixty day jail term."





Deed

Property ID

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL  
09/13/2004 at 08:31AM DWIGHT B. BROCK, CLERK  
CODE 1600000.00  
REC FEE 35.50  
DOC-.70 11200.00

This Document Prepared By and Return to:  
John L. Farquhar, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
5150 North Tamiami Trail #502  
Naples, FL 34103

Retn:  
RUDEN MCCLOSKEY ET AL  
5150 N TAMIAMT TR #502  
NAPLES FL 34103

Parcel ID Number: 00256360507  
Grantee #1 TIN:  
Grantee #2 TIN:

# Warranty Deed

This Indenture, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2004 A.D., Between  
North Side Construction Company, a West Virginia general partnership

of the County of Nicholas, State of West Virginia, grantor, and  
R & H Properties, LLC, a Florida limited liability company

whose address is: 2777 Olde Cypress Drive, Naples, FL 34119

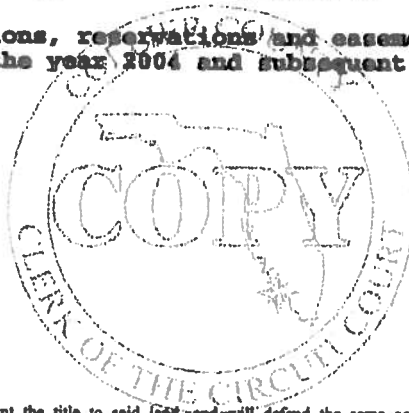
of the County of Collier, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Collier, State of Florida to wit:  
See Exhibit "A" attached hereto and made a part hereof.

4

Subject to restrictions, reservations and easements of record, if  
any, and taxes for the year 2004 and subsequent years.



and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

North Side Construction Company, a  
West Virginia general partnership

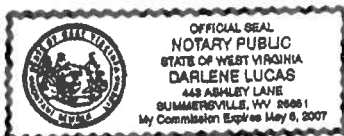
Patti J. Howard  
Printed Name: Patti J. Howard  
Witness

By: J. Steven Ferguson (Seal)  
JAMES STEVEN FERGUSON, one of its  
general partners  
P.O. Address: 290 Northside Drive, Suite 27  
Summersville, WV 26651

Edith L. Beam  
Printed Name: Edith L. Beam  
Witness

STATE OF West Virginia  
COUNTY OF Nicholas

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004 by  
JAMES STEVEN FERGUSON, one of the general partners of NORTH SIDE  
CONSTRUCTION COMPANY, a West Virginia general partnership  
who is personally known to me or who has produced his West Virginia drivers license as identification.



Darlene Lucas  
Printed Name: Darlene Lucas  
Notary Public  
My Commission Expires: May 8, 2007

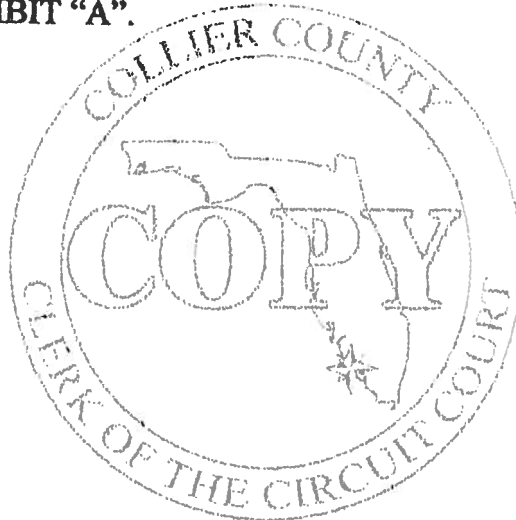
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

BEING A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 510 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, LESS THE EAST 30 FEET AND SOUTH 75 FEET FOR ROAD RIGHT-OF-WAY;

LESS AND EXCEPT THE PROPERTY DESCRIBED ON PAGES 2 AND 3 OF THIS EXHIBIT "A".



NAP:31580:1



PUBLIC WORKS ENGINEERING DEPARTMENT  
2685 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34112  
(239) 659-5773

PROJECT NO..  
PARCEL NO... 110  
FOLIO NO...

LEGAL DESCRIPTION (NOT A SURVEY)

FEE SIMPLE TITLE

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 23 EAST COLLIER COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT BEING THE CENTERLINE INTERSECTION OF LIVINGSTON ROAD (C.R. 881) AND PINE RIDGE ROAD (C.R. 886); THENCE NORTH 0 DEGREES 17 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 73.00 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 13 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 17 MINUTES 03 SECONDS WEST ALONG A LINE LYING 16 FEET WEST AS MEASURED PERPENDICULAR TO SAID EAST LINE OF SECTION 12, A DISTANCE OF 1243.71 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 18 SECONDS WEST, A DISTANCE OF 187.45 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 3886.31 FEET, A CENTRAL ANGLE OF 2 DEGREES 02 MINUTES 37 SECONDS, AND A CHORD OF 202.07 FEET BEARING SOUTH 9 DEGREES 22 MINUTES 32 SECONDS EAST; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 307.09 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3516.33 FEET, A CENTRAL ANGLE OF 6 DEGREES 01 MINUTES 38 SECONDS, AND A CHORD OF 608.36 FEET BEARING SOUTH 7 DEGREES 30 MINUTES 11 SECONDS EAST; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 691.66 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 03 SECONDS EAST, A DISTANCE OF 413.85 FEET; THENCE SOUTH 43 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 13 SECONDS WEST, A DISTANCE OF 353.04 FEET; THENCE SOUTH 60 DEGREES 17 MINUTES 13 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT OF WAY LINE OF AFORESAID PINE RIDGE ROAD; THENCE SOUTH 89 DEGREES 31 MINUTES 13 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 480.05 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 3.253 ACRES (141,691) SQUARE FEET, MORE OR LESS.  
BASIS OF BEARINGS IS THE EAST LINE OF SECTION 12 BEING NORTH 00 DEGREES 17 MINUTES 03 SECONDS WEST.  
PARCEL 110

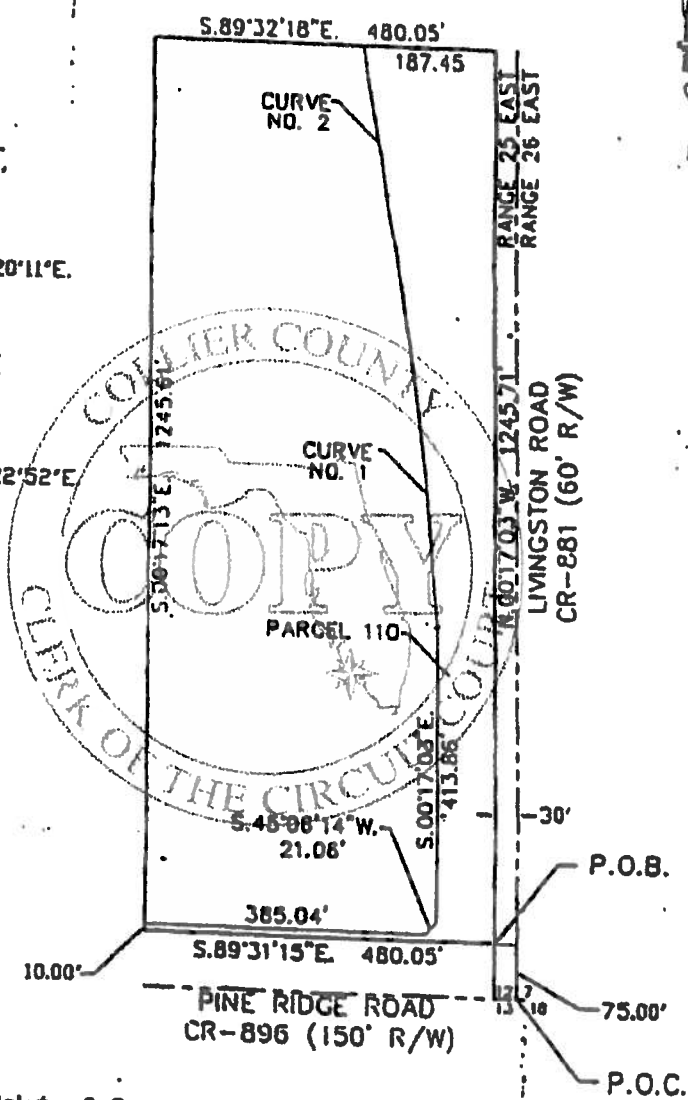
PREPARED BY: *[Signature]* DATE: 7/27/03  
GEORGE F. RICHMOND  
PROFESSIONAL LAND SURVEYOR-FL. REG. # 2406  
TRANSPORTATION ENGINEERING DEPARTMENT,  
2685 SOUTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104

**PUBLIC WORKS ENGINEERING DEPARTMENT**  
 3301 EAST TAMiami TRAIL NAPLES, FLORIDA 34112  
 (941) 774-8192

SKETCH OF DESCRIPTION

Curve number 1  
 -----  
 Radius = 5686.33'  
 $\Delta = 06^{\circ}07'58''$   
 Arc = 608.66'  
 Chord = 608.36'  
 Chord Brg. S.07°20'11"E.

Curve number 2  
 -----  
 Radius = 5806.33'  
 $\Delta = 02^{\circ}02'37''$   
 Arc = 207.09'  
 Chord = 207.07'  
 Chord Brg. S.09°22'52"E.



**GENERAL NOTES**

- 1) P.O.C. Indicates Point of Commencement
- 2) P.O.B. Indicates Point of Beginning
- 3) Sec. Indicates Section
- 4) Twp. Indicates Township
- 5) Rge. Indicates Range
- 6) R/W Indicates Right-of-way
- 7) All distances are in feet and decimals thereof
- 8) Bearings are based on the East line of said Section 12 as being N.00°17'03"W.
- 9) Not valid unless signed and sealed with the professional seal of the professional land surveyor.

THIS IS ONLY A SKETCH

# Collier County Property Appraiser Property Summary

Parcel No. **00256360507**

Site Adr. **3295 PINE RIDGE RD**

Name / Address  
**R & H PROPERTIES LLC**  
**3295 PINE RIDGE RD**

City **NAPLES**

State **FL**

Zip **34109-5922**

Map No.	Strap No.	Section	Township	Range	Acres <u>*Estimated</u>
<b>4A12</b>	<b>000100 038 4A12</b>	<b>12</b>	<b>49</b>	<b>25</b>	<b>10.44</b>

Legal **12 49 25 E 510 FT OF SE1/4 OF SE1/4 LESS E 30FT AND S 75 FT LESS ORDER OF TAKING DESC IN OR 2660 PG 3364 AND CORRECTED BY OR 3513 PG 991**

**Millage Area 47**

**Millage Rates \*Calculations**

Sub./Condo **100 - ACREAGE HEADER**

School	Other	Total
--------	-------	-------

**Use Code 69 - ORNAMENTALS, MISC AGRICULTURAL**

5.69	5.7427	11.4327
------	--------	---------

### Latest Sales History

(Not all Sales are listed due to Confidentiality)

### 2013 Certified Tax Roll

(Subject to Change)

Date	Book-Page	Amount		Land Value	
<b>09/13/04</b>	<b><u>3640-2607</u></b>	<b>\$ 1,600,000</b>	(+)	Improved Value	<b>\$ 347,611</b>
<b>08/01/94</b>	<b><u>1980-1678</u></b>	<b>\$ 445,000</b>	(=)	Market Value	<b>\$ 939,611</b>
			(-)	Agriculture	<b>\$ 274,651</b>
			(=)	Assessed Value	<b>\$ 664,960</b>
			(=)	School Taxable Value	<b>\$ 664,960</b>
			(=)	Taxable Value	<b>\$ 664,960</b>

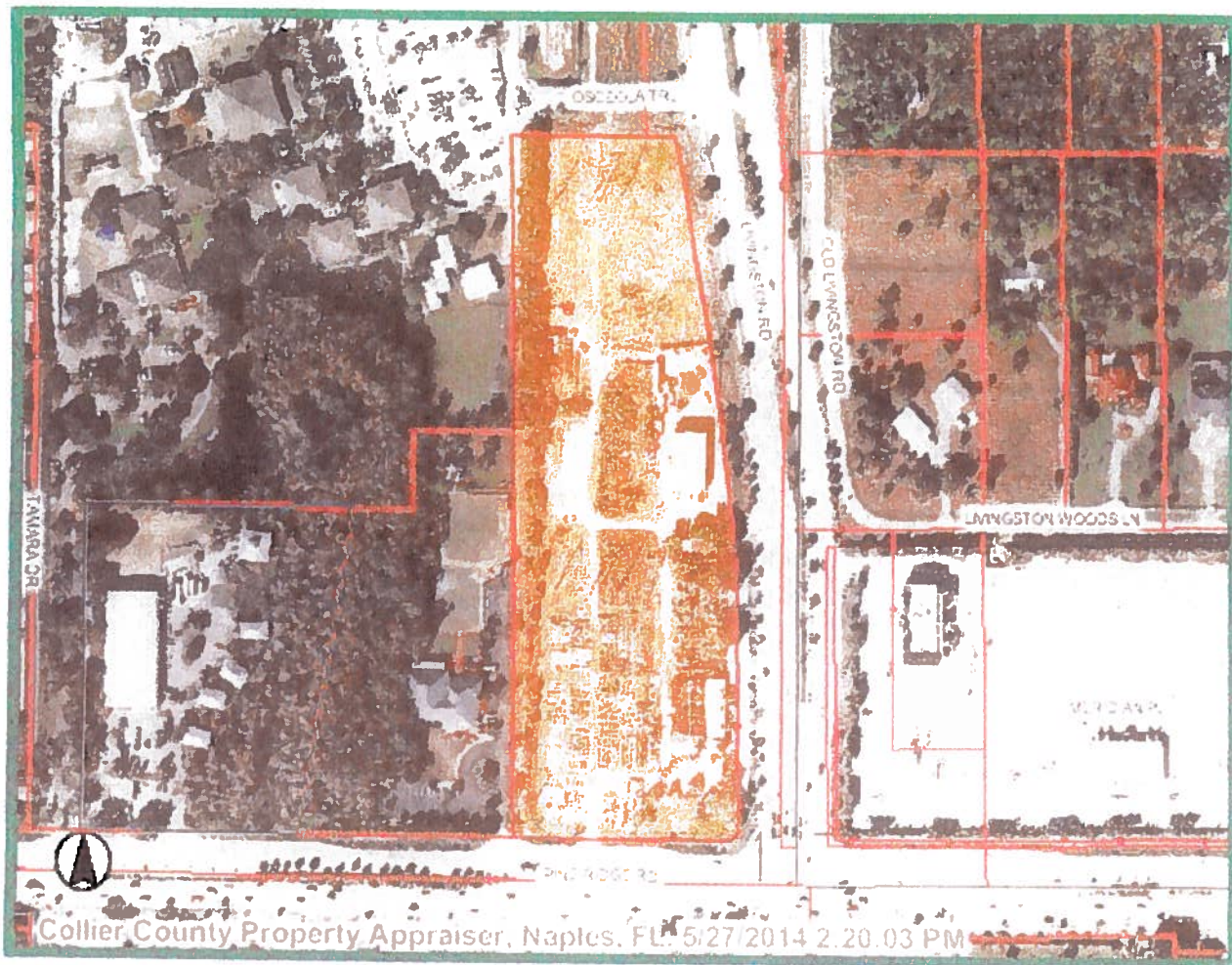
If all Values shown above equal 0 this parcel was created after the Final Tax Roll



# Collier County Property Appraiser Property Aerial

Parcel No. **00256360507**

Site Adr. **3295 PINE RIDGE RD**





# Transportation Impact Statement



# Traffic Impact Statement

---

## Germain Honda Growth Management Plan Amendment (GMPA) and Planned Unit Development (PUD) (NW Corner of Pine Ridge Road and Livingston Road)

**Collier County, FL  
7/31/2014**

**Prepared for:**

Agnoli, Barber & Brundage, Inc.  
7400 Tamiami Trail, Suite 200  
Naples, FL 34108  
Phone: 239-597-3111

**Prepared by:**

Trebilcock Consulting Solutions, PA  
1205 Piper Boulevard, Suite 202  
Naples, FL 34110  
Phone: 239-566-9551  
Email: [ntrebilcock@trebilcock.biz](mailto:ntrebilcock@trebilcock.biz)



## Statement of Certification

---

I certify that this Traffic Impact Statement has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.



---

Norman J. Trebilcock, AICP, P.E.  
FL Registration No. 47116  
Trebilcock Consulting Solutions, PA  
1205 Piper Boulevard, Suite 202  
Naples, FL 34110  
Company Cert. of Auth. No. 27796

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## Project Description

The Germain Honda project is a proposed Growth Management Plan Amendment (GMPA) and Planned Unit Development (PUD) that is located in the northwest corner of Livingston Road (CR 881) and Pine Ridge Road (CR 896) intersection, within Section 12, Township 49 South, Range 25 East, in Collier County, Florida.

The project site is currently being used as a retail ornamental landscape nursery.

Refer to **Fig. 1 – Project Location Map**, which follows and **Appendix B: Project Master Site Plan**.

**Fig. 1 – Project Location Map**





The Collier County Growth Management Plan currently allows the site to be developed with up to 40,000sf Office (20ksf of General Office and 20ksf of Medical Office). The GMPA/ PUD application proposes to allow the site to develop as a 60,000sf automotive car dealership facility.

A methodology meeting was held with the Collier County Transportation Planning staff on June 18, 2014, refer to **Appendix A: Initial Meeting Checklist**. For purposes of this evaluation, the project build-out year is assumed to be consistent with the Collier County 2019 planning horizon.

The project provides a highest and best use scenario with respect to the project’s proposed trip generation. The development program is illustrated in **Table 1**.

**Table 1  
Development Program**

	Land Use	ITE Land Use Code	Total Size	Build-Out Year	Planning Horizon Year
<b>Currently Allowed</b>	General Office Bldg	710	20,000sf	N/A	N/A
<b>Currently Allowed</b>	Medical-Dental Office Bldg	720	20,000sf	N/A	N/A
<b>Currently Allowed TOTAL</b>	Office		40,000sf	N/A	N/A
<b>Dealership Proposed Conditions</b>	Automobile Sales	841	60,000sf	2019	2019

Access to the site is currently provided as follows: one right-in/right-out connection to eastbound Pine Ridge Rd.; two right-in/right-out connections on southbound Livingston Rd. Under the GMPA proposed conditions, the southern access on Livingston Rd. is proposed to be blocked off. No new connections are proposed as part of this application.

## Trip Generation

The project’s site trip generation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition. The software program Otiss – Online Traffic Impact Study Software (Version 3.0.0.137) was used to create the raw unadjusted trip generation for the project. The ITE rates and equations were used for the trip

generation calculations, as applicable. The ITE – Otiss trip generation calculation worksheets are provided in **Appendix C, ITE Trip Generation Calculations**.

Based on ITE recommendations, no reductions for internal capture or pass-by trips have been taken into consideration.

The new proposed project trip generation is illustrated in **Table 2A**. The trip generation analysis under zoned allowed conditions is shown in **Table 2B**. The net new proposed trip generation (**Table 2C**, on the next page) shows total proposed conditions versus existing allowed (the difference between **Table 2A** and **Table 2B**).

**Table 2A**  
**Trip Generation (Proposed Conditions) – Average Weekday**

		24 Hour Two-Way Volume	PM Peak Hour		
Land Use	Size		Enter	Exit	Total
Automobile sales	60,000sf	1,938	55	83	138

**Table 2B**  
**Trip Generation (Existing Allowed by Current GMP) – Average Weekday**

		24 Hour Two-Way Volume	PM Peak Hour		
Land Use	Size		Enter	Exit	Total
General Office Bldg.	20,000sf	386	17	84	101
Medical-Dental Office Bldg.	20,000sf	723	19	49	68
<b>TOTAL</b>	40,000sf	<b>1,109</b>	<b>36</b>	<b>133</b>	<b>169</b>

**Table 2C**  
**Trip Generation (GMP/PUD net new) – Average Weekday**

		24 Hour Two-Way Volume	PM Peak Hour		
Land Use	Size		Enter	Exit	Total
Net New Development	20,000sf	829	19	-50	-31

As referenced against the projected allowed traffic conditions, the net new proposed trips shown in **Table 2C** illustrate an approximate overall 18% decrease in traffic volumes. Therefore, the proposed new project traffic impact will be no greater than the existing allowed use generated traffic.

The roadway link concurrency analysis on the surrounding roadway network will be analyzed based on only the net new trips generated as a result of the proposed project (refer to **Table 2C**). The **Table 2A** trip generation values (project proposed conditions) are to be used for the site access analysis, and will be used at the time of Development Order approval.

## Trip Distribution and Assignment

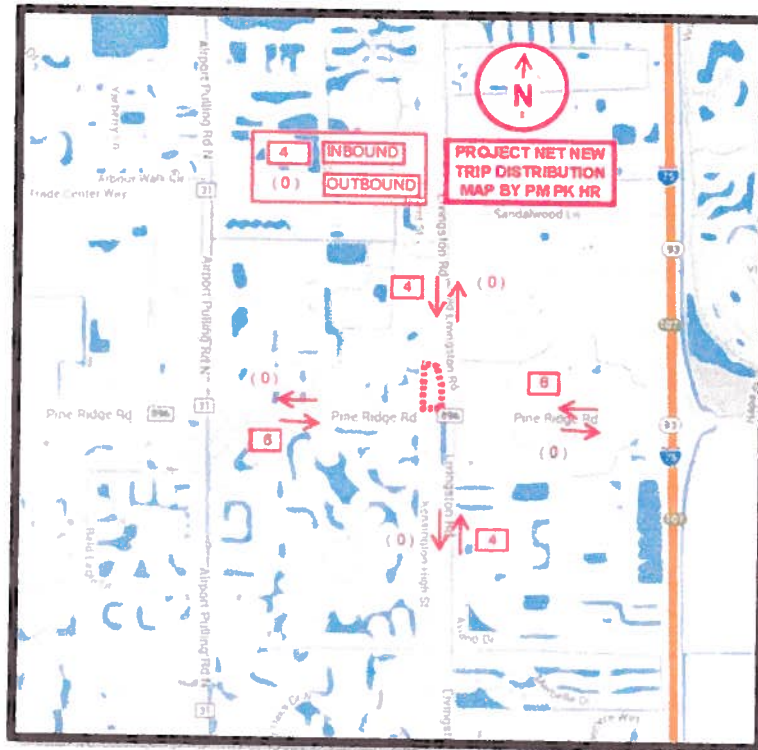
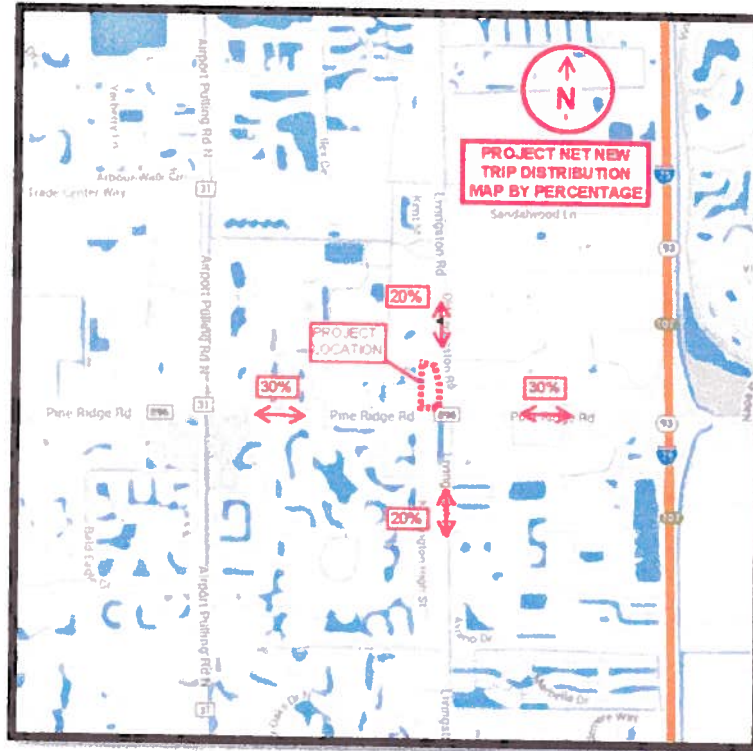
The net new traffic generated by proposed project was assigned to the adjacent roadways using the knowledge of the area and as coordinated with Collier County Transportation Planning Staff. The assignment of the net new proposed site-generated trip distribution is shown in **Table 3, Project Traffic Distribution for PM Peak Hour** and is graphically depicted on **Fig. 2 – Project Distribution By Percentage and By PM Peak Hr.**

**Table 3**  
**Project Traffic Distribution for PM Peak Hour**

Roadway Link	CC AUIR Link ID #	Roadway Link Location	Distribution of Project Traffic	PM Peak Hr Project Traffic Vol.	
				Enter	Exit
<b>Livingston Rd (CR 881)</b>	53.0	North of Pine Ridge Rd	20%	4	0
<b>Livingston Rd (CR 881)</b>	54.0	South of Pine Ridge Rd	20%	4	0
<b>Pine Ridge (CR 896)</b>	67.1	West of Livingston Rd	30%	6	0
<b>Pine Ridge (CR 896)</b>	67.2	East of Livingston Rd	30%	6	0



Fig. 2 – Project Distribution by Percentage and By PM Peak Hour



## Background Traffic

Average background traffic growth rates were estimated for the segments of the roadway network in the study area using the Collier County Transportation Planning Staff guidance of a minimum 2% growth rate, or the historical growth rate from annual traffic counts (estimated from 2008 through 2012), whichever is greater. Another way to derive the background traffic is to use the 2013 AUIR volume plus the trip bank volume. **Table 4, Background Traffic without Project**, illustrates the application of projected growth rates to generate the projected background (without project) peak hour peak direction traffic volume for the build-out year 2019.

**Table 4  
Background Traffic without Project (2013 - 2019)**

Roadway Link	CC AUIR Link ID #	Roadway Link Location	2013 AUIR Pk Hr, Pk Dir Background Traffic Volume (trips/hr)	Projected Traffic Annual Growth Rate (%/yr)	Growth Factor	Trip Bank	2019 Projected Pk Hr, Peak Dir Background Traffic Volume w/out Project (trips/hr)
Livingston Rd (CR 881)	53.0	North of Pine Ridge Rd	1,430	2.0%	1.1262	171	1,611
Livingston Rd (CR 881)	54.0	South of Pine Ridge Rd	1,510	2.0%	1.1262	250	1,760
Pine Ridge (CR 896)	67.1	West of Livingston Rd	2,480	2.0%	1.1262	351	2,831
Pine Ridge (CR 896)	67.2	East of Livingston Rd	2,030	2.0%	1.1262	109	2,287

Note(s): Growth Rate = from 2008 to 2012 traffic count data, or 2%, whichever is greater. Growth Factor =  $(1 + \text{Annual Growth Rate})^6$ . 2019 Projected Volume = 2013 AUIR Volume \* Growth Factor, or 2013 AUIR + AUIR Trip Bank, whichever is greater.

## Existing and Future Roadway Network

The existing roadway conditions are extracted from the 2013 Annual Update and Inventory Report (AUIR) and the project roadway conditions are based on the current Collier County 5-Year Work Program. Roadway improvements that are currently under construction or are scheduled to be constructed within the five year Transportation Improvement Plan (TIP) or Capital Improvement program (CIP) are considered to be

committed improvements. As no such improvements were identified in the Collier County 2013 AUIR, the evaluated roadways are anticipated to remain as such through project build-out. The existing and future roadway conditions are illustrated in **Table 5, Existing and Future Roadway Conditions.**

**Table 5  
Existing and Future Roadway Conditions**

Roadway Link	CC AUIR Link ID #	Roadway Link Location	Exist Roadway	Min. Standard LOS	Exist Peak Dir, Peak Hr Capacity Volume	Future Project Build out Roadway
Livingston Rd (CR 881)	53.0	North of Pine Ridge Rd	6D	E	3,100 (S)	6D
Livingston Rd (CR 881)	54.0	South of Pine Ridge Rd	6D	E	3,100 (N)	6D
Pine Ridge (CR 896)	67.1	West of Livingston Rd	6D	E	3,000 (E)	6D
Pine Ridge (CR 896)	67.2	East of Livingston Rd	6D	E	3,000 (E)	6D

Note(s): 2U = 2-lane undivided roadway; 4D, 6D, 8D =4-lane, 6-lane, 8-lane divided roadway, respectively; LOS = Level of Service.

## Project Impacts to Area Roadway Network Link Analysis

The Collier County Transportation Planning Services developed Level of Service (LOS) volumes for the roadway links impacted by the project, which were evaluated to determine the project impacts to the area roadway network in the future (2019). The Collier County Transportation Planning Services guidelines have determined that a project will be considered to have a significant and adverse impact if **both** the percentage volume capacity exceeds 2% of the capacity for the link directly accessed by the project and for the link adjacent to the link directly accessed by the project; 3% for other subsequent links **and** if the roadway is projected to operate below the adopted LOS standard.

Based on these criteria, this project does not create any significant and adverse impacts to the area roadway network. None of the analyzed links are projected to operate below the adopted LOS standard with or without the project at 2016 future build-out conditions. **Table 6, Roadway Link Level of Service,** illustrates the LOS impacts of the project on the roadway network closest to the project.



**Table 6  
Roadway Link Level of Service (LOS) – With Project in the Year 2019**

Roadway Link	CC AUIR Link ID #	Roadway Link Location	2013 Peak Dir, Peak Hr Capacity Volume	Roadway Link, Peak Dir, Peak Hr (Project Vol Added)	2019 Peak Dir, Peak Hr Volume w/Project	% Volume Capacity Impact By Project	Min LOS exceeded without Project? Yes/No	Min LOS exceeded with Project? Yes/No
<b>Livingston Rd (CR 881)</b>	53.0	North of Pine Ridge Rd	3,100 (S)	4	1,615	0.13%	No	No
<b>Livingston Rd (CR 881)</b>	54.0	South of Pine Ridge Rd	3,100 (N)	4	1,764	0.13%	No	No
<b>Pine Ridge (CR 896)*</b>	67.1	West of Livingston Rd	3,000 (E)	6	2,837	0.20%	No	No
<b>Pine Ridge (CR 896)</b>	67.2	East of Livingston Rd	3,000 (E)	0	2,287	0.00%	No	No

Note(s): \* 2017 is the year expected deficient as shown in CC 2013 AUIR.

## Site Access Analysis

Access to the site is currently provided as follows: one right-in/right-out connection to eastbound Pine Ridge Road; two right-in/right-out connections on southbound Livingston Road. Under the new proposed conditions, the southern access on Livingston Road is proposed to be eliminated. No new connections are proposed as part of this application at this time.

**Livingston Road (CR 881)** is a 6-lane urban divided arterial under Collier County jurisdiction, and has a posted legal speed of 45 mph in the vicinity of the project. Based on FDOT Index 301, design speed of 45 mph, the minimum turn lane length is 185ft (which includes a 50ft taper) plus required queue.

**Pine Ridge Road (CR 896)** is a 6-lane urban divided arterial under Collier County jurisdiction, and has a posted legal speed of 45 mph in the vicinity of the project. Based on FDOT Index 301, design speed of 45 mph, the minimum turn lane length is 185ft (which includes a 50ft taper) plus required queue.

Project access is evaluated for turn lane warrants based on Collier County Right-of-way Ord. No. 2003-37: (a) two-lane roadways – 40vph for right-turn lane/20vph for left-turn lane; and (b) multi-lane divided roadways – turn lanes shall always be provided.

Turn lane lengths required at build-out conditions are analyzed based on the number of turning vehicles in an average one-minute period for right-turning movements, and two-minute period for left-turning movements, within the peak hour traffic. The minimum queue length is 25ft and the queue/vehicle is 25ft. For more details refer to **Appendix D: Turning Movements Exhibits**.

A more detailed evaluation of applicable access points and nearby intersections will be performed at the time of Development Order (i.e., Site Development Plan [SDP] / Construction Plans and Plat [PPL] applications), as applicable.

- **Livingston Road (CR 881) – Site Access East**

The existing right-turn lane is approximately 210ft long and is part of the dedicated right-turn lane on the southbound leg of the Livingston Road and Pine Ridge Road intersection. A right-turn lane is warranted as the project meets the multi-lane criteria. The project is expected to generate 22vph inbound right-turning movements during the PM peak hour, which is below the 40vph threshold value. As such, at the minimum, the southbound right-turn lane should be 210ft long (185ft deceleration lane with taper and 25ft storage) to accommodate site projected traffic.

- **Pine Ridge Road (CR 896) – Site Access South**

The existing right-turn lane is approximately 150ft long and is part of the dedicated right-turn lane for the “Etudes de Ballet” existing development, on westbound Pine Ridge Road. A right-turn lane is warranted as the project meets the multi-lane criteria. The project is expected to generate 33vph inbound right-turning movements during the PM peak hour, which is below the 40vph threshold value. As such, at the minimum, the southbound right-turn lane should be 210ft long (185ft deceleration lane with taper and 25ft storage) to accommodate site projected traffic. The existing right-turn lane is recommended adequate to accommodate storage needs for proposed project traffic.

## **Improvement Analysis**

Based on the link analysis and trip distribution, the proposed project is not a significant and adverse traffic generator for the roadway network at this location. There is adequate and sufficient roadway capacity to accommodate the proposed development generated trips without adversely affecting adjacent roadway network level of service.

A more detailed evaluation of applicable access points and nearby intersections will be performed at the time of Site Development Plan (SDP) / Construction Plans and Plat (PPL) submittals, as applicable.

## **Mitigation of Impact**

The developer proposes to pay the appropriate Collier County Road Impact Fee as building permits are issued for the project.



**Appendix A: Initial Meeting Checklist (Methodology Meeting)**  
(5 Sheets)

**INITIAL MEETING CHECKLIST**

**Suggestion:** Use this Appendix as a worksheet to ensure that no important elements are overlooked. Cross out the items that do not apply, or N/A (not applicable).

Date: June 13, 2014 Time: N/A

Location: N/A – Via Email

**People Attending:**

Name, Organization, and Telephone Numbers

- 1) John Podczewinsky, CC Growth Mgmt Div
- 2) Reed Jarvi, CC Growth Mgmt Div
- 3) Norman Trebilcock, TCS
- 4) Ciprian Malaescu, TCS

**Study Preparer:**

Preparer's Name and Title: Norman Trebilcock, AICP, PE

Organization: Trebilcock Consulting Solutions, PA

Address & Telephone Number: 1205 Piper Boulevard, Suite 202, Naples, FL 34110; ph 239-566-9551

**Reviewer(s):**

Reviewer's Name & Title: John Podczewinsky, Project Manager

Collier County Transportation Planning Department

Organization & Telephone Number: 239-252-5890

**Applicant:**

Applicant's Name: Agnoli, Barber & Brundage, Inc

Address: 7400 Tamiami Trail Blvd., Suite # 200, Naples, FL 34108

Telephone Number: 239-597-3111

**Proposed Development:**

Name: NW Corner – Livingston Rd and Pine Ridge Road – GMPA

Location: on the northwest corner of Livingston Rd. and Pine Ridge Rd. (refer to Fig.1).

Land Use Type: Proposed - Automobile Sales; Approved – General Office Bldg. and Medical-Dental Office Bldg.

ITE Code #: Proposed - LUC 841; Approved – LUC 710; LUC 720

Description: Approved Conditions – 20ksf General Office/ 20ksf Medical Office; Proposed Conditions – 60ksf auto sales.

Fig.1 – Project Location Map



Zoning

Existing: approved commercial

Comprehensive plan recommendation: To allow auto sales.

Requested: GMPA approval for new development

Findings of the Preliminary Study:

Study type : Since projected net new PM project traffic is below 50 peak hour trips, this study qualifies for a Small TIS - no significant operational impacts with minimal roadway impacts and work within the county right-of-way. The TIS will include PM peak hour trip generation, traffic distribution and assignments, significance test, roadway link analysis and site access points turn lane analysis.

Study Type: (if not net increase, operational study)

Small Scale TIS  Minor TIS

Major TIS



**Study Area:**

Boundaries: south - Pine Ridge Rd., east - Livingston Rd

Additional intersections to be analyzed: N/A

Build Out Year: 2019

Planning Horizon Year: 2019

Analysis Time Period(s): PM

Future Off-Site Developments: N/A

Source of Trip Generation Rates: ITE 9<sup>th</sup> Edition

**Reductions in Trip Generation Rates:**

None: N/A

Pass-by trips: N/A

Internal trips (PUD): N/A

Transit use: N/A

Other: N/A

**Horizon Year Roadway Network Improvements: 2019**

**Methodology & Assumptions:**

Non-site traffic estimates: Collier County traffic counts and/or 2013 AUIR

Site-trip generation: LUC 841 - ITE 9<sup>th</sup> Edition

Trip distribution method: engineer's estimate - refer to Fig. 2, on next page

Traffic assignment method: project trip generation with background growth

Traffic growth rate: historical growth rate or 2% minimum

**Project Accesses:**

Pine Ridge Rd - westbound right in-right out - existing to remain

Livingston Rd - southbound right in-right out - existing northern and southern access points- only the northern one to remain; existing left-turn "emergency vehicle only" is proposed as a to be evaluated median directional opening (joint use with school).

**Fig. 2 – Project Trip Distribution by Percentage**



**Special Features:** (from preliminary study or prior experience)

- Accidents locations: N/A
- Sight distance: N/A
- Queuing: N/A
- Access location & configuration: N/A
- Traffic control: MUTCD
- Signal system location & progression needs: N/A
- On-site parking needs: N/A
- Data Sources: CC 2013AUIR; CC Traffic Counts
- Base maps: N/A
- Prior study reports: N/A
- Access policy and jurisdiction: N/A
- Review process: N/A
- Requirements: N/A
- Miscellaneous: N/A

Small Scale Study – No Fee   x  

Minor Study - \$750.00       

Major Study - \$1500.00         
Includes 2 intersections

Additional Intersections - \$500.00 each       

*All fees will be agreed to during the Methodology meeting and must be paid to Transportation prior to our sign-off on the application.*

**SIGNATURES**

Norman Trebilcock  
Study Preparer—Norman Trebilcock

\_\_\_\_\_  
Reviewer(s)

\_\_\_\_\_  
Applicant

Collier County  
Traffic Impact Study Review Fee Schedule

Fees will be paid incrementally as the development proceeds: Methodology Review, Analysis Review, and Sufficiency Reviews. Fees for additional meetings or other optional services are also provided below.

**Methodology Review - \$500 Fee**

Methodology Review includes review of a submitted methodology statement, including review of submitted trip generation estimate(s), distribution, assignment, and review of a "Small Scale Study" determination, written approval/comments on a proposed methodology statement, and written confirmation of a re-submitted, amended methodology statement, and one meeting in Collier County, if needed.

**"Small Scale Study" Review - No Additional Fee (Includes one sufficiency review)**

Upon approval of the methodology review, the applicant may submit the study. The review includes: a concurrency determination, site access inspection and confirmation of the study compliance with trip generation, distribution and maximum threshold compliance.

**"Minor Study Review" - \$750 Fee (Includes one sufficiency review)**

Review of the submitted traffic analysis includes: optional field visit to site, confirmation of trip generation, distribution, and assignment, concurrency determination, confirmation of committed improvements, review of traffic volume data collected/assembled, review of off-site improvements within the right-of-way, review of site access and circulation, and preparation and review of "sufficiency" comments/questions.

**"Major Study Review" - \$1,500 Fee (Includes two intersection analysis and two sufficiency reviews)**

Review of the submitted traffic analysis includes: field visit to site, confirmation of trip generation, special trip generation and/or trip length study, distribution and assignment, concurrency determination, confirmation of committed improvements, review of traffic volume data collected/assembled, review of traffic growth analysis, review of off-site roadway operations and capacity analysis, review of site access and circulation, neighborhood traffic intrusion issues, any necessary improvement proposals and associated cost estimates, and preparation and review of up to two rounds of "sufficiency" comments/questions and/or recommended conditions of approval.

**"Additional Intersection Review" - \$500 Fee**

The review of additional intersections shall include the same parameters as outlined in the "Major Study Review" and shall apply to each intersection above the first two intersections included in the "Major Study Review"

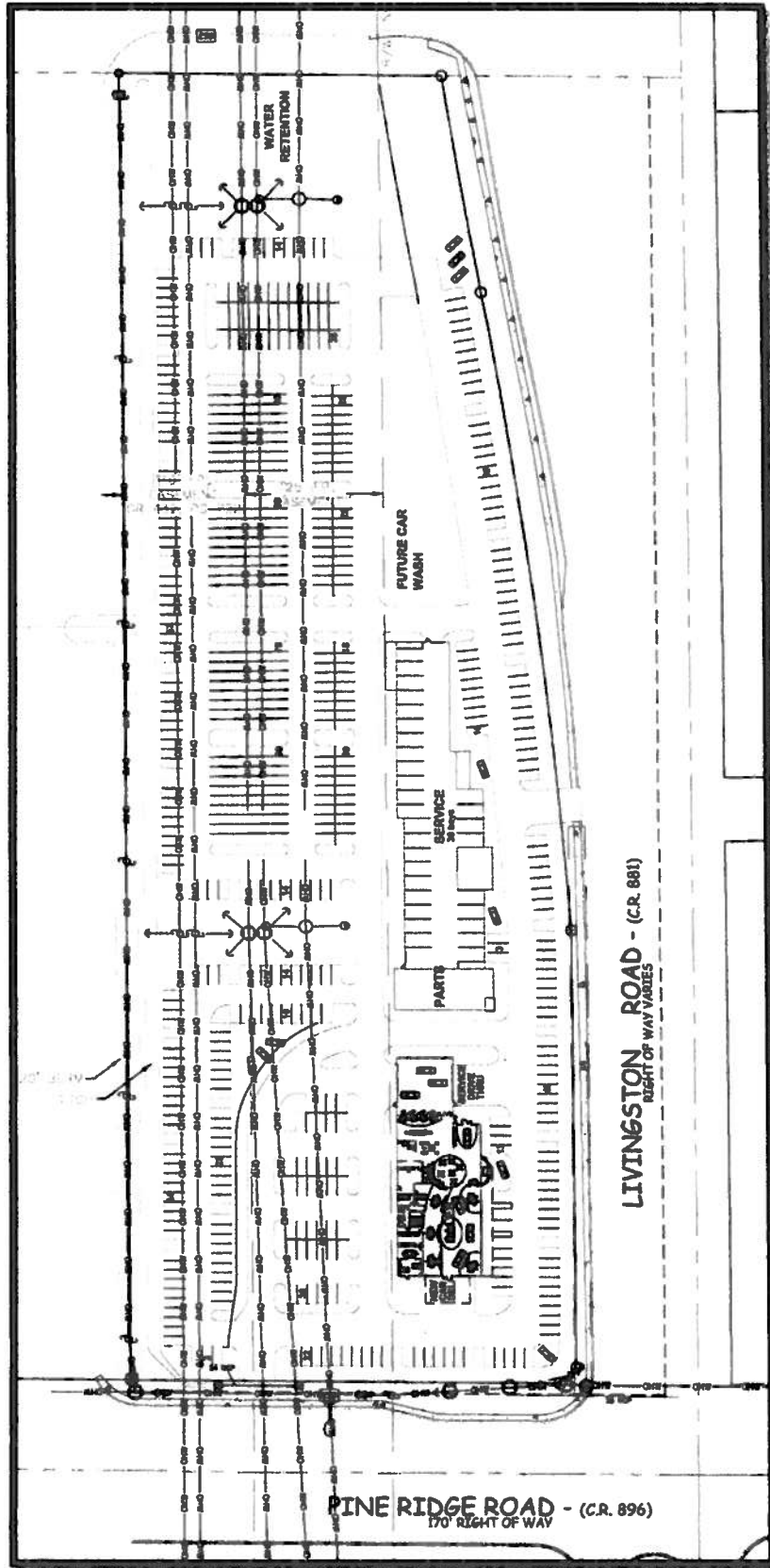
**"Additional Sufficiency Reviews" - \$500 Fee)**

Additional sufficiency reviews beyond those initially included in the appropriate study shall require the additional Fee prior to the completion of the review.



## **Appendix B: Project Master Site Plan**

(1 Sheet)



# **Appendix C: Trip Generation Calculations ITE 9th Edition**

(1 Sheet)



<b>Project Name:</b>		NW Corner - Livingston Rd and Pine Ridge Rd - Proposed		<b>No:</b>			
<b>Date:</b>		6/5/2014		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b>		9th	

Land Use	Size	Daily		AM Pk Hr		PM Pk Hr	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>841 - Automobile Sales</b>	60 <sup>(1)</sup>	969	969	86	29	55	83
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		969	969	86	29	55	83
<b>Total</b>		969	969	86	29	55	83
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		0	0	0	0	0	0
<b>Total Non-pass-by</b>		969	969	86	29	55	83

(1) 1000 Sq. Feet Gross Floor Area

<b>Project Name:</b>		NW Corner - Livingston Rd and Pine Ridge Rd - Allowed		<b>No:</b>			
<b>Date:</b>		5/21/2014		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b>		9th	

Land Use	Size	Daily		AM Pk Hr		PM Pk Hr	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>710 - General Office Building</b>	20 <sup>(1)</sup>	193	193	47	6	17	84
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		193	193	47	6	17	84
<b>720 - Medical-Dental Office Building</b>	20 <sup>(1)</sup>	362	361	38	10	19	49
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		362	361	38	10	19	49
<b>Total</b>		555	554	85	16	36	133
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		0	0	0	0	0	0
<b>Total Non-pass-by</b>		555	554	85	16	36	133

(1) 1000 Sq. Feet Gross Floor Area

## **Appendix D: Turning Movements Exhibits**

(2 Sheets)

