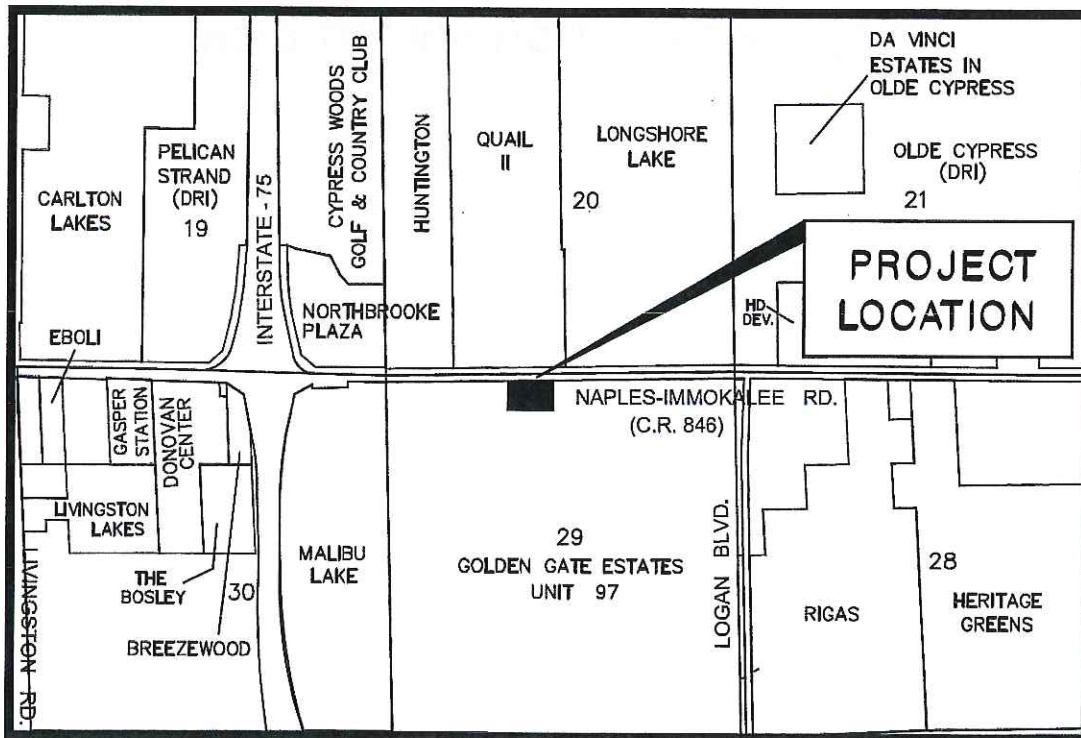


**COLLIER COUNTY  
GROWTH MANAGEMENT PLAN  
SMALL SCALE AMENDMENT  
(ADOPTION HEARINGS)**

**Project: GMPA-PL20140002143**

**Petition: CPSS-2014-4 &**

**Companion Zoning Petition PUDZ-PL20140002077**



**CCPC: August 06, 2015**

**BCC: September 08, 2015**

**This page intentionally left blank**

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., THURSDAY, AUGUST 6, 2015, IN THE BOARD OF COUNTY COMMISSIONERS MEETING ROOM, ADMINISTRATION BUILDING, COUNTY GOVERNMENT CENTER, THIRD FLOOR, 3299 TAMiami TRAIL EAST, NAPLES, FLORIDA:

NOTE: INDIVIDUAL SPEAKERS WILL BE LIMITED TO 5 MINUTES ON ANY ITEM. INDIVIDUALS SELECTED TO SPEAK ON BEHALF OF AN ORGANIZATION OR GROUP ARE ENCOURAGED AND MAY BE ALLOTTED 10 MINUTES TO SPEAK ON AN ITEM IF SO RECOGNIZED BY THE CHAIRMAN. PERSONS WISHING TO HAVE WRITTEN OR GRAPHIC MATERIALS INCLUDED IN THE CCPC AGENDA PACKETS MUST SUBMIT SAID MATERIAL A MINIMUM OF 10 DAYS PRIOR TO THE RESPECTIVE PUBLIC HEARING. IN ANY CASE, WRITTEN MATERIALS INTENDED TO BE CONSIDERED BY THE CCPC SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY STAFF A MINIMUM OF SEVEN DAYS PRIOR TO THE PUBLIC HEARING. ALL MATERIAL USED IN PRESENTATIONS BEFORE THE CCPC WILL BECOME A PERMANENT PART OF THE RECORD AND WILL BE AVAILABLE FOR PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS IF APPLICABLE.

ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THE CCPC WILL NEED A RECORD OF THE PROCEEDINGS PERTAINING THERETO, AND THEREFORE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL BY SECRETARY
3. ADDENDA TO THE AGENDA
4. PLANNING COMMISSION ABSENCES
5. APPROVAL OF MINUTES – July 2, 2015
6. BCC REPORT- RECAPS
7. CHAIRMAN'S REPORT
8. CONSENT AGENDA ITEMS
  - A. **BD-PL20150000487:** A Resolution of the Collier County Planning Commission relating to Petition Number BD-PL20150000487 for a 18-foot boat dock extension over the maximum 20-foot limit allowed by Section 5.03.06 of the Collier County Land Development Code for a total protrusion of 38 feet to accommodate a 27-slip multi-family docking facility for the benefit of a 20.5 +/- acre project to be known as **Haldeman Creek Docks** in Sections 11 and 14, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Fred Reischl, AICP, Principal Planner]

## 9. ADVERTISED PUBLIC HEARINGS

- A. **PL20140002143/ CPSS-2014-4:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Golden Gate Area Master Plan Element and Golden Gate Area Future Land Use Map and Map Series by adding the Southbrooke Office Subdistrict to the Estates-Commercial District to allow a maximum of 40,000 square feet of gross floor area for uses allowed in the C-1 Commercial Professional and General Office zoning district. The subject property is **located on the south side of Immokalee Road east of Valewood Drive** in Section 29, Township 48 South, Range 26 East, consisting of 5.19 acres; and furthermore, recommending transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Companion to PUDZ-PL20140002077) [Coordinator: Corby Schmidt, AICP, Principal Planner]
- B. **PUDZ-PL20140002077:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2004-41, as amended, the Collier County Land Development Code which includes the comprehensive zoning regulations for the unincorporated area of Collier County, Florida by amending the appropriate zoning atlas map or maps by changing the zoning classification of the herein described real property from an Estates (E) zoning district to a Commercial Planned Unit Development (CPUD) zoning district to allow up to 40,000 square feet of gross floor area of commercial development on a 5.19± acre parcel to be known as the **Southbrooke CPUD, located on the south side of Immokalee Road, east of Valewood Drive** in Section 29, Township 48 South, Range 26 East, Collier County, Florida; and by providing an effective date. (Companion to PL20140002143/ CPSS-2014-4) [Coordinator: Fred Reischl, AICP, Principal Planner]
- C. **PUDA-PL20140000548:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2003-11, the East Gateway Planned Unit Development, by adding 250 residential dwelling units to be developed in addition to the commercial development on the commercial development area or as an alternative to industrial and business park development on the industrial business park development area; by changing the name of the planned unit development to the **East Gateway Mixed Use Planned Unit Development;** by adding Permitted Uses for residential development; by adding Development Standards for residential development; by adding Deviations; by revising the Master Plan; by adding Exhibit B and Exhibit C, Road Right-of-Way Cross Sections; by revising Developer Commitments for the PUD **located on the north side of Davis Boulevard and west of CR 951** in Section 34, Township 49 South, Range 26 East, Collier County, Florida consisting of 37.5± acres; and by providing an effective date. [Coordinator: Fred Reischl, AICP, Principal Planner]
- D. **PUDA-PL20140002461:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 08-41, **the First Assembly Ministries Education & Rehabilitation Campus MPUD,** as amended, to remove two-family dwellings from permitted principal uses, and add detached and attached garages, and daycare services for children to permitted accessory uses in Tract G; to reduce the minimum floor area for multi-family dwelling units from 850 square feet to 750 square feet; to reduce the period that affordable-workforce dwelling units must be reserved for qualified renters from 60 days to 14 days; to remove the affordable-workforce housing phasing schedule; to remove the prohibition on one bedroom non-church-related dwelling units; to release developer commitments relating to transportation and affordable housing; and to revise the PUD Master Plan to relocate the existing access point near the southeast corner of the property to align with the entry for The Lord's Way RPUD to the south for the PUD property consisting of 69± acres **located on the east side of Collier Blvd. (C.R. 951), approximately 1/2 mile north of Rattlesnake-Hammock Rd. (C.R. 864),** in Section 14, Township 50 South, Range 26 East, Collier County, Florida; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, RLA, Principal Planner]

## 10. OLD BUSINESS



11. NEW BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp

This page intentionally left blank

**COLLIER COUNTY PLANNING COMMISSION MEETING**

**August 06, 2015**

**Small Scale GMP Amendment - Adoption Hearing**

**Project/Petition #PL20140002143/CPSS-2014-4**

**[Companion Zoning Petition PUDZ-PL20140002077]**

- |                 |                       |           |  |
|-----------------|-----------------------|-----------|--|
| 1) <u>TAB</u> : | Table of Contents     | DOCUMENT: | Table of Contents  |
| 2) <u>TAB</u> : | Adoption Staff Report | DOCUMENT: | CCPC Staff Report:   |
| 3) <u>TAB</u> : | Local Area Map        | DOCUMENT: | Area Map   |
| 4) <u>TAB</u> : | Ordinance             | DOCUMENT: | Adoption Ordinance with Exhibit<br>"A" text (and/or maps): |
| 5) <u>TAB</u> : | Legal Advertisements  | DOCUMENT: | CCPC Advertisement   |
| 6) <u>TAB</u> : | Petition              | DOCUMENT: | GMPA Application   |

**This page intentionally left blank**





**STAFF REPORT  
COLLIER COUNTY PLANNING COMMISSION**

**FROM:** GROWTH MANAGEMENT DEPARTMENT, ZONING DIVISION  
COMPREHENSIVE PLANNING SECTION

**HEARING DATE:** August 6, 2015

**SUBJECT:** PETITION CPSS-2014-4 / PL-2014-0002143, SMALL SCALE GROWTH  
MANAGEMENT PLAN AMENDMENT (*ADOPTION HEARING*)

**ELEMENT:** GOLDEN GATE AREA MASTER PLAN (GGAMP)

---

**APPLICANT/OWNER/AGENTS:**

Thomas H. Dahbura  
HUB Condo Rentals, LLC  
18223 Shawley Drive  
Hagerstown, Maryland 21740

D. Wayne Arnold  
Q. Grady Minor & Associates, PA  
3800 Via Del Rey  
Bonita Springs, Florida 34134

Steven J. Bracci, PA  
9015 Strada Stell Court, Suite 102  
Naples, FL 34109

**GEOGRAPHIC LOCATION:** The ±5.18 acre subject property is located mid-block, on the south side of Immokalee Road (CR 846) and north side of Autumn Oaks Lane, approximately 0.7 mile east of I-75, and comprised of Tracts 51 and 70 of Golden Gate Estates Unit 97, in Section 29, Township 48 South, Range 26 East.

**REQUESTED ACTION:** Amendment to the Golden Gate Area Master Plan (GGAMP) of the Growth Management Plan and to the GGAMP Future Land Use Map and Map Series, to establish the Southbrooke Office Subdistrict in the Estates – Commercial District for up to 40,000 square feet of gross floor area for uses allowed in the C-1, Commercial Professional and General Office zoning district, affecting fewer than ten (10) acres.

The proposed GGAMP map amendment is accompanied by new Subdistrict text, as follows:

**B. Estates - Commercial District**

\*\*\* \*\* text break \*\*\* \*\*

**7. Southbrooke Office Subdistrict**

The Southbrooke Office Subdistrict is approximately five (5) acres and is located approximately 1/4 mile east of Oakes Boulevard on the south side of Immokalee Road. The intent of the subdistrict is to permit general office, medical office, and business service uses generally consistent with those uses permissible by right, or as conditional use in the C-1 commercial professional and general office zoning district. This subdistrict will serve as a transitional use from the general commercial uses found on the north side of Immokalee Road and the 6-lane Immokalee Road arterial roadway, to the low density, large-lot Estates residential area south of the subdistrict.

Development within the subdistrict is encouraged to be rezoned as a PUD in order to provide greater specificity of permitted land uses, development standards and any necessary operational characteristics. A maximum of 40,000 square feet of commercial development shall be permitted. All buildings will be limited to single-story, and shall be constructed in a common architectural theme. A

minimum 30' wide vegetated buffer shall be provided adjacent to Autumn Oaks Lane, which shall consist of retained native vegetation. Access to the subdistrict shall only be from Immokalee Road.

**PURPOSE/DESCRIPTION OF PROJECT:** To re-designate the property from the Residential Estates Subdistrict in the Estates – Mixed Use District, to the Southbrooke Office Subdistrict in the Estates – Commercial District. A companion petition [PUDZ-PL-2014-0002077] would rezone the ±5.18 acre property from the Estates zoning district to the Southbrooke Office PUD.

**SURROUNDING LAND USE, ZONING AND FUTURE LAND USE DESIGNATION:**

**Subject Property:** The subject ±5.18 acres is currently zoned E, Estates District and undeveloped. The present Future Land Use designation of Estates – Mixed Use District, Residential Estates Subdistrict as identified on the GGAMP Future Land Use Map allows single-family residences, and limited non-residential uses (e.g. community facilities, essential services, etc.).

**Surrounding Lands:**

**North of the Subject Property:** Across Immokalee Road, a 6-lane divided arterial roadway, and an east-west drainage canal, is land currently zoned Quail II PUD and developed commercially [allowing for C-3 uses] with an automobile service station, bagel place, walk-in medical clinic, specialty medical providers and labs, dental offices, real estate offices, child daycare facility, home care services provider, and other similar uses located along Executive Drive. Approximately 89,598 commercial sq. ft. are developed of the 184,000 sq. ft. approved. Further to the north are residential portions of Quail II where 512 residences are approved for development. The Future Land Use designation is Urban Mixed Use District, Urban Residential Subdistrict on the Future Land Use Map.

**West of the Subject Property:** Land is currently zoned E, Estates and developed with a water management feature. Further to the west are places of worship and vacant Estates parcels. The Future Land Use designation is Estates – Mixed Use District, Residential Estates Subdistrict on the Future Land Use Map. The “I-75 and Immokalee Road Interchange Activity Center” lies less than one-half mile west.

**South of the Subject Property:** Across Autumn Oaks Lane, a 2-lane undivided local road, land is currently zoned E, Estates where single-family residences and residential lots, as parts of the Golden Gate Estates subdivision are found. The Future Land Use designation is Estates – Mixed Use District, Residential Estates Subdistrict on the Future Land Use Map.

**East of the Subject Property:** Land is currently zoned E, Estates and undeveloped. Further to the east are places of worship (including one providing a child care and preschool educational “academy”, and elementary school, and another providing accessory classrooms), and North Naples Fire Station 42. The Future Land Use designation is Estates – Mixed Use District, Residential Estates Subdistrict on the Future Land Use Map.

In summary, along with the commercial development on the north side of Immokalee Road, the current zoning and, existing and planned land uses in the area immediately surrounding the mid-block subject property are primarily suburban- and estate-type residences or residential lots in all directions.

**STAFF ANALYSIS:**

**Background and Considerations:**

The Estates designation is characterized by low density semi-rural residential lots with limited opportunities for other land uses. Typical lots are 2.25 acres in size. However, there are some legal non-conforming lots as small as 1.14 acres. Residential density is limited to a maximum of one unit per 2.25 gross acres, or one unit per legal non-conforming lot of record, exclusive of guesthouses. Multiple family dwelling units, duplexes, and other structures containing two or more principal dwellings, are prohibited in all Districts and Subdistricts in this Designation.

Generally, the Estates Designation also accommodates future non-residential uses, including:

- Conditional uses and essential services as defined in the Land Development Code, except as prohibited in the Neighborhood Center Subdistrict. Also, refer to the various nonresidential uses allowed in the Conditional Uses Subdistrict.
- Parks, open space and recreational uses.
- Group Housing shall be permitted subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance No. 04-41, adopted June 22, 2004, effective October 18, 2004) and consistent with locational requirements in Florida Statutes.

Group Housing includes the following type facilities:

- Family Care Facility if occupied by not more than six (6) persons shall be permitted in residential areas.
- Group Care Facility,
- Care Units,
- Adult Congregate Living Facilities, and
- Nursing Homes.
- Schools and school facilities in the Estates Designation north of I-75, and where feasible and mutually acceptable, co-locate schools with other public facilities, such as parks, libraries and community centers to the extent possible.

The existing Future Land Use designation allows for viable uses on the subject site.

**Data and analysis requirements for comprehensive plans and plan amendments** are noted in Chapter 163, F.S., specifically Section 163.3177(6) (a) 2. A – j, listed below.

2. The future land use plan and *plan amendments* shall be based upon surveys, studies, and data regarding the area, as applicable, including:
  - a. The amount of land required to accommodate anticipated growth.
  - b. The projected permanent and seasonal population of the area.
  - c. The character of undeveloped land.
  - d. The availability of water supplies, public facilities, and services.
  - e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
  - f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
  - g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
  - h. The discouragement of urban sprawl.
  - i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
  - j. The need to modify land uses and development patterns within antiquated subdivisions.

In addition to the requirements enumerated above, it is recognized that community desires may be considered (e.g. if the community has an articulated vision for a particular area as to the type of development desired, such as within a Community Redevelopment Area), and if existing incompatibilities are present (e.g. presently allowed uses would be incompatible with surrounding uses and conditions).

## **Application's Justifications for Proposed Amendment:**

*(Refer to Explanation/Justification for Proposed Amendment)*

The justifications asserted in the application's supplemental information for the proposed amendment are:

- The site is not well suited to agricultural uses;
- The site is not well suited to residential development due to its shallow depth adjacent to an arterial roadway;
- The site is well suited to office development due to its access and exposure to an arterial roadway;
- Residential development is not evident along this segment of Immokalee Road; Examples of uses along this corridor include churches, a fire station and a County Water retention area; and,
- A companion PUD project will provide native vegetation preservation in excess of the minimum required, in an effort to further the rural character encouraged by the GGAMP.

Assessment of the application's justifications finds them to be mainly unsupportive or not applicable toward the proposed amendment, as follows: Agricultural uses are not planned at this location; Access and exposure to Immokalee Road make the site comparably-well suited for other residential and non-residential uses; Institutional and other non-residential uses evident along this segment of Immokalee Road lend support to developing other similar, limited uses already allowed by this land use designation (i.e. essential services) – not to establishing new commercial land uses not now allowed; and, efforts to reflect the semi-rural character of the Estates are expected from all such project proposals.

One of the application's justifications may be supportive and applicable toward the proposed amendment, as the shallow lot configuration does not lend itself to low density residential construction characteristic throughout much of the Estates. A number of higher density residential alternatives seem to be reasonable at this location, but would also necessitate a GMP amendment. Nonetheless, this GMP amendment provides data and analysis in support of commercial office development. Detailed analyses are provided further below.

## **Commercial Development:**

The segment of Immokalee Road between I-75/Northbrooke Drive and Collier Boulevard (CR 951) is anchored at each of these intersections by Mixed Use Activity Center (MUAC) Subdistricts. The MUACs in Collier County are comprehensively planned to provide ample commercial development opportunities. These planned locations are purposely sized and spatially arranged to encourage and support a healthy business environment Countywide and, to discourage and avoid over commercialization and strip development. The subject property lies within a few hundred feet of Mixed Use Activity Center No. 4.

- Activity Center No. 4 comprises 59 acres in the northeast quadrant of the Immokalee Road – I-75 interchange, and is zoned for 270,000 sq. ft. of commercial uses, in the Northbrooke Plaza MPUD, with a private university, an automobile service station, restaurants, private school, walk-in veterinary clinic, specialty medical providers and labs, dental offices, personal service providers, and other similar uses located along International Drive, Northbrooke Plaza Drive and other local streets. ***This quadrant has more than 18,000 undeveloped yet developable sq. ft. on approximately 10 acres available for Mixed Use Activity Center Uses.***
- Activity Center No. 4 comprises 49.2 acres in the southeast quadrant of the Immokalee Road – I-75 interchange, and is zoned for 330,000 sq. ft. of commercial uses and developed as the Malibu Lake PUD (now including Brentwood and Crestwood PUDs), with a Super Target, restaurants, multiple retail establishments, branch banks, and other similar uses located along Tarpon Bay Boulevard and local streets. ***This quadrant has more than 58,210 undeveloped yet developable sq. ft. on approximately 1.5 acres (net) available for Mixed Use Activity Center Uses. However, staff acknowledges the available 1.5 acres cannot accommodate this***



**entire available square feet figure; instead, perhaps actual potential development may be a “rule of thumb” figure of 10,000 sq. ft./acre yielding an undeveloped yet developable sq. ft. figure of 15,000 sq. ft.**

- Activity Center No. 4 comprises 40 acres in the northwest quadrant of the Immokalee Road – I-75 interchange, and is zoned for 200,000 sq. ft. of commercial uses, as part of Pelican Strand PUD/DRI, with an automobile service station, fast food restaurant, professional services offices, specialty medical providers and labs, grocery store, branch banks, and other similar uses located along Strand Boulevard and Tavilla Circle. *This quadrant is fully developed with Mixed Use Activity Center Uses.*
- Activity Center No. 4 comprises 40 acres in the southwest quadrant of the Immokalee Road – I-75 interchange, and is zoned for 250,000 sq. ft. of commercial uses and developed as the Donovan Center, and other PUDs, with a WalMart Super Center and a cellular phone service provider located along Juliet Boulevard and local streets. ***This quadrant has approximately 12,382 undeveloped yet developable sq. ft. on 2.05 acres (net) available for Mixed Use Activity Center Uses.***

Additional commercial development is evident outside Activity Center No. 4, including the following approved projects:

- ◆ Olde Cypress commercial component (12.5 acres/165,000 sq. ft. of commercial) in the Olde Cypress DRI [approximately ¼ mile east at Immokalee Road-Preserve Lane intersection]
- ◆ Quail II commercial component (184,000 sq. ft. of commercial) in the Quail II PUD [immediately north via Executive Drive]

The above-listed sites are located within the Support Area described in the needs analysis submitted with this petition, and currently provide a total of nearly 349,000 sq. ft. of commercial space – while more than 45,380 square feet already approved for commercial development have yet to be developed.

*Sources: March, 2015 Planned Unit Development (PUD) Master List (prepared and maintained by the Collier County Transportation Planning Section) and the Collier County Interactive Growth Model (CIGM).*

This subject property is regulated by provisions of both the Golden Gate Area Master Plan (GGAMP) and the Future Land Use Element (FLUE) of the Growth Management Plan. FLUE provisions direct new commercial development into areas designated for commercial land uses – ‘Mixed Use Activity Centers’, ‘Mixed Use Subdistricts’ and ‘Commercial Subdistricts’. Similarly, GGAMP provisions direct new commercial development into areas designated for commercial land uses – ‘Urban Designated Areas’ and ‘Neighborhood Centers’. All of these areas designated for commercial land uses by the GGAMP and FLUE are counted toward the inventory of land available for development, even if they are not yet zoned commercial.

Generally, commercial development within a community can be categorized as strip commercial development, neighborhood commercial, community commercial, regional commercial, and so forth. Based on specific studies and/or demographic data for an area, such as population, income, household size, percentage of income spent on retail goods, etc., an analyst is able to estimate supportable commercial square feet for professional and general offices for that geography by shopping center type. Collier County provides for commercial opportunities in numerous neighborhood, community and regional centers, but does not support any strip development.

**Commercial Demand Analysis:** *(Refer to Attachment “V.D.”, Commercial Needs Analysis)*

The firm of MJT Realty Economic Advisors, Inc. conducted a *Commercial Needs Analysis* dated November 14, 2014 with an amended date of February 4, 2015, identifying the market conditions within a 5-minute and 10-minute drive time from the subject site. This analysis provided an

assessment of the professional and medical office needs for the existing and projected population within the site's "trade area". Comprehensive Planning Department staff utilized the Subdistrict's Support Area as described in the *Commercial Needs Analysis* submitted with this petition and available County resources to conduct a thorough evaluation of the CPSS-2014-4 proposal, with the following results:

### Section 3.0, Overview of Needs Analysis

The Analysis provides a geographic Trade Area that is not the typical radial measurement or a road mileage distance mirroring expected traffic patterns. This Trade Area represents vehicular travel times, and is divided between 5-minute and 10-minute drive times, as follows:

- The 5-minute drive time Trade Area is approximately 5.5 miles long centered along the I-75 corridor, by approximately 5.5 miles wide centered along the Immokalee Road corridor.
- The 10-minute drive time Trade Area is approximately 15 miles long centered along the I-75 corridor, by approximately 9.5 miles wide centered along the Immokalee Road corridor.

### Section 4.0, Demand for Professional and Medical Office Space

Year 2030 build-out population in the 5-minute drive time Trade Area is projected to be 20,115; while build-out population in the 10-minute drive time Trade Area is projected to be 116,220.

These 5-minute drive time and 10-minute drive time Trade Area populations will support 3,068 office employees and 20,540 office employees by 2030, respectively. In turn, the amount of office space needed to accommodate office employees in the 5-minute drive time and entire 10-minute drive time Trade Areas is projected to be 460,145 sq. ft. and 3,081,027 sq. ft. by 2030, respectively.

### Section 5.0, Supply of Professional and Medical Office Space

The existing supply of professional and medical office square feet is 261,370 sq. ft. within the 5-minute drive time and 1,510,767 sq. ft. within the entire 10-minute drive time. Another undeveloped 14.5 acres zoned for comparable office uses in the Trade Area provide approximately 109,000 sq. ft. of potential professional and medical office space. More than 61 undeveloped acres designated for comparable land uses in the Trade Area potentially provide another 521,255 sq. ft. of professional and medical office space to be developed by 2030. Together, the potential and existing supply of professional and medical office can be projected to be 302,689 sq. ft. within the 5-minute drive time and 2,141,022 sq. ft. within the entire 10-minute drive time by 2030, respectively.

### Section 6.0, Calculation of Net Need and Conclusions

The *Commercial Needs Analysis* found that the professional and medical office square feet demand that can be supported by the area's population projected in 2020 is 88,577 sq. ft. within the 5-minute drive time and 418,468 sq. ft. within the entire 10-minute drive time [157,456 sq. ft. and 940,005 sq. ft. in 2030, respectively].

*Commercial Needs Analysis* concludes there is a demand for professional and medical offices within the 5-minute and 10-minute drive-time trade areas.

### Staff Assessment:

The petition has not demonstrated that incompatibilities exist on the subject site such that a change to the future land use designation is needed, or that there is an established community desire or vision for the subject site to be developed as proposed (historically acceptable considerations by the state land planning agency). The petition does show, however, the subject site's present designation presents incompatibilities such that a change to the future land use designation is *reasonable*, and that there is an established community *acceptance* of the subject site being developed as proposed.

Accordingly, the *Commercial Needs Analysis* may lend support to only the first part of a key consideration – is there a need for a future land use map change to increase the amount of commercial allowed in this area, and if so, is this the appropriate location to fulfill that need?

### **Appropriateness of the Site and the Change:**

The proposed amendment introduces an additional amount of commercial development, uses and activities to existing land zoned for residential use. FLUE and GGAMP provisions primarily direct new commercial development into Mixed Use Activity Centers and Neighborhood Centers.

The County's most recent Evaluation and Appraisal Report (EAR) [2011] did not call for any amendments to this segment of the Immokalee Road corridor. Thus, existing GGAMP Policies and provisions continue to reflect the adopted vision of the greater community – consistent with past recommendations on GGAMP GMPAs.

Staff acknowledges that the BCC gave direction in February 2015 to initiate a re-study of the GGAMP which would be expected to include this Immokalee Road corridor. Until the GGAMP re-study is completed, it is appropriate to uphold the existing GGAMP and not approve individual, piecemeal proposals.

If the amendment is approved, then the abutting parcel to the east, zoned "E, Estates" will become eligible for Transitional Conditional Uses and more-attractive for commercial development. Also, approval of this amendment may be an impetus for the owners of the other undeveloped properties on Immokalee Road within this portion of Golden Gate Estates to seek an amendment for commercial development. The undeveloped parcels affected by this change in eligibility are illustrated in the map exhibit attached to this Report. This scenario is characteristic of the incremental encroachment, or *creep*, of commercial zoning into non-commercial areas. Thus, approval of this petition may ultimately lead to an increase in the amount of commercial development.

FLUE and GGAMP provisions direct new commercial development into Urban Designated Areas, Mixed Use Activity Centers and Neighborhood Centers. The County's ability to manage growth in accordance with its adopted Growth Management Plan is tested by requests to expand or allow commercial development outside Neighborhood Centers, Mixed Use Activity Centers and other planned locations. These planned locations are purposely sized, spatially arranged and separated to encourage and support a healthy business environment County-wide and, discourage and avoid over commercialization, sprawl and strip development. Preference is typically given to commercial expansion adjacent to Neighborhood Centers, Mixed Use Activity Centers and other commercial designations when additional demand can be demonstrated. By approving this single mid-block commercial property, the County yields its capacity to manage growth, only to support the incremental encroachment of isolated commercial development akin to spot zoning.

### **Identification and Analysis of the Pertinent Small-Scale GMPA Criteria in Florida Statutes Chapter 163.3187:**

Process for adoption of small-scale comprehensive plan amendment.

- (1) A small scale development amendment may be adopted under the following conditions:
  - (a) The proposed amendment involves a use of 10 acres or fewer. *[The subject site comprises ±5.18 acres.]*
  - (b) The cumulative annual effect of the acreage for all small scale development amendments adopted by the local government does not exceed a maximum of 120 acres in a calendar year. *[As of July 7, 2015, three small scale GMP amendments have been approved in calendar year 2015 for a total of 18.776 acres (0.876 + 7.9 + 10). Including the subject site, a total of three small scale GMP amendments are presently under review – comprising 22.06 acres total (5.18 + 6.96 + 9.92).]*

- (c) The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment are permissible under this section. *[This amendment is for a site-specific Future Land Use Map change and directly related text change.]*
  - (d) The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3), and is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1). *[The subject property is not within an Area of Critical State Concern.]*
- (2) Comprehensive plans may only be amended in such a way as to preserve the internal consistency of the plan pursuant to s. 163.3177. *[Internal consistency will be maintained if the amendment is approved.]*

**Environmental Impacts:**

Boylan Environmental Consultants, Inc. submitted an environmental report. Collier County Department of Natural Resources personnel reviewed this report and provided the following analysis:

Native habitats on site consist solely of pine/cypress/cabbage palm, with no listed wildlife species observed on the subject property by the environmental consultant for the project. Approximately 4.74 acres of potential jurisdictional wetlands occur on site. Also on site are approximately 0.44 acres of disturbed land within public road Right-of-Way (ROW).

The proposed change in land use will require preserves to be established pursuant to Conservation and Coastal Management Element (CCME) Policy 6.1.1. In accordance with LDC section 3.05.07 H.1.a, identification of preserves will occur at time of PUD. CCME Policies 6.2.1 and 6.2.2 require boundaries of jurisdictional wetlands pursuant to Section 373.019 Florida Statutes to be verified by jurisdictional field delineation at the time of Environmental Resource Permitting.

The subject property is not located within a County wellfield protection zone.

*[Stephen Lenberger, Senior Environmental Specialist  
Surface Water & Environmental Planning Section]*

**Historical and Archaeological Impacts:**

Development of the site is subject to CCME Policy 11.1.3, concerning accidental discovery of archaeological or historical sites, should any archaeological or historical sites be found on the property. A letter provided from the Florida Department of State, Florida Master Site File states that the proposed undertaking is not likely to have an effect on historic properties. The letter also includes an unexpected discovery contingency clause similar to that of the County.

*[Stephen Lenberger, Senior Environmental Specialist  
Surface Water & Environmental Planning Section]*

**Traffic Capacity/Traffic Circulation Impact Analysis, Including Transportation Element Consistency Determination:**

JMB Transportation Engineering, Inc. submitted a traffic impact statement, dated November 25, 2014. Transportation Planning staff reviewed the Traffic Impact Statement provided with this application and determined that the adjacent roadway network has sufficient capacity to accommodate this project within the 5-year planning period. Therefore the subject application can be deemed consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan without mitigation.



Staff however notes that the companion PUD petition for this project contains a recommended condition of approval to remove the western most access because it does not meet minimum separation distance requirements of the County Access Management Handbook, Resolution 13-257.

*[Mike Sawyer, Project Manager  
Transportation Planning Section]*

**Public Facilities Impact:**

- **Water:** The subject project will be served by Collier County potable water services and lies in the North Water Service Area. The anticipated demand for potable water for the project is 9,000 gallons per day. Collier County has sufficient capacity to provide water services.
- **Wastewater:** The subject project will be served by Collier County wastewater collection and treatment services and lies in the North County Water Reclamation Service Area. The anticipated demand for wastewater collection and treatment for the project is estimated at 7,800 gallons per day. Collier County has sufficient capacity to provide wastewater services.
- **Solid Waste:** The solid waste disposal service provider is Collier County Solid Waste Management. The 2014 AUIR identifies that the County has sufficient landfill capacity up to the year 2070 for the required lined cell capacity.
- **Stormwater Management:** The 2014 AUIR does not identify any stormwater management improvement projects in the vicinity of the subject property. Future development is expected to comply with the SFWMD and/or Collier County rules and regulations that assure controlled accommodation of stormwater events by both on-site and off-site improvements.
- **Park and Recreational Facilities:** There will be no adverse impacts to park facilities from the proposed commercial development.
- **Schools:** There will be no adverse impacts to public school facilities from the proposed commercial development.
- **EMS and Fire:** The subject property is located within the North Naples Fire Control and Rescue District. EMS services are provided by Collier County. The North Naples Fire Control and Rescue District Station 42 is located at 7010 Immokalee Road. The proposed commercial development is anticipated to have no significant impacts on these safety services.

The substantive review of application materials was performed by the Public Utilities Planning & Project Management Dept. and their personnel had no further substantive comments or objections to the proposed amendment.

*[Kris Van Lengen, Principal Project Manager  
Public Utilities Planning & Project Management Dept.]*

**NEIGHBORHOOD INFORMATION MEETING (NIM) SYNOPSIS:**

A Neighborhood Information Meeting (NIM) required by LDC Section 10.03.05 F was [duly advertised, noticed and] held on Tuesday, March 10, 2015, 6:00 p.m. at the North Naples Baptist Church, located at 1811 Oakes Boulevard, Naples. Eleven people other than the application team and County staff attended – and heard the following information:

The agent representing this application (Wayne Arnold) provided a full description of the proposed changes to the group, including how the two companion requests (GMPA/PUDZ) cover potential future uses – professional and medical office uses allowed by the C-1 (Commercial Professional and General Office) zoning district.

Some of the features specific to the project site were discussed, including how a wall constructed along the south side of the property next to vehicular activity and parking areas will be extended up the east and west sides in order to further shield traffic lights from the Autumn Oaks neighbors; single-story office buildings, additional landscaping and limited business hours.

At least one speaker thought commercial activities interrupted the development pattern on this side of Immokalee Road, as this proposal could predictably lead to more unwanted strip commercial development. The proposed office complex does not fit with the churches and community uses, and the County should take a stronger stand on protecting these existing uses.

Discussion took place about the need for more office space in the area. The agent explained how the Immokalee Road corridor is dominated by retail commercial development, and how this site provides another opportunity to offer commercial office space. A speaker pointed out that approximately twenty (20) acres is available for offices near the hospital.

More discussion surrounded traffic, lighting and noise concerns, as the clearing of properties located along Immokalee Road has increasing these impacts on residents. The sources of these impacts now lie on or across Immokalee Road. But allowing them to move across Immokalee Road, closer the residential neighbors amplifies these impacts, is unwelcome.

Attendees also discussed their lack of support for vehicular and non-vehicular access to the site from Autumn Oaks Lane.

More discussion surrounded traffic concerns, as the subject property's location along Immokalee Road would allow at most, a westbound left turn onto the property and a separate right-in right-out access point to accommodate all traffic.

Discussion took place about whether these office spaces would be rentals or condominiums, and how the Oaks Estates Neighborhood Association could be involved with steering the architectural design, buffering and landscaping for the project. The agent assured attendees that they will be kept apprised through the Neighborhood Association, and reiterated how the subject site is located in an urbanized part of the County while still governed by the Golden Gate [Estates] Area Master Plan.

The meeting was completed by 6:35 p.m.

*Post-NIM Information: The Oaks Estates Neighborhood Association has provided a letter of non-opposition to the companion PUD.*

*[Synopsis prepared by C. Schmidt, AICP, Principal Planner]*

### **FINDINGS AND CONCLUSIONS:**

- The FLUE and the GGAMP currently provide for future commercial development to accommodate the growing population in Urban Designated Areas, Mixed Use Activity Centers and Neighborhood Centers.
- Based on data and analysis submitted for the supply of existing and potential commercial professional and medical office development and demand within the trade area for the subject site, the additional need for commercial professional and medical office uses contemplated by this amendment to serve the surrounding residential areas has been demonstrated.
- Located *within* Activity Center No. 4 are a number of Planned Unit Developments and commercially zoned properties, totaling approximately 1,106,400 sq. ft. commercial professional and medical office floor area and more than 188 acres – developed and undeveloped – with more than 45,380 undeveloped square feet approved for commercial development that can accommodate a portion of this need.
- CPSS-2014-4 extends the encroachment of non-residential uses eastward from Activity Center No. 4 to develop commercial professional and medical office uses mid-block.
- The existing Future Land Use designation allows for viable uses on the subject site.
- The 2011 Evaluation and Appraisal Report (EAR) did not call for any amendments to this segment of the Immokalee Road corridor, and the existing GGAMP continues to reflect the adopted vision of the greater community.

- The re-study of the GGAMP taking into consideration the desires of the greater community should remain paramount, and not be set aside by a single, piecemeal proposal.
- No infrastructure related concerns result from this amendment.
- No adverse environmental impacts result from this amendment.
- No historic or archaeological sites are affected by this amendment.
- If this petition is approved, the property adjacent to the east will become eligible for Transitional Conditional Uses and more-attractive to commercial development.
- The site's mid-block location introduces isolated commercial development, which is discouraged by the GMP.

**LEGAL CONSIDERATIONS:**

The criteria for land use map amendments are in Section 163.3177(6)(a)2. and 8., Florida Statutes. This staff report was reviewed by the County Attorney's Office on May 29, 2015. [HFAC]

**STAFF RECOMMENDATION:**

It appears that the need for professional and medical office space can be demonstrated. But FLUE and GGAMP provisions primarily direct new commercial development to Mixed Use Activity Centers or Neighborhood Centers, and this is not the appropriate location to fulfill that need. There are the greater concerns of undesirable incremental encroachment, or *creep*, of commercial zoning into non-commercial areas, preventable strip development and sprawl, and the request not being consistent with the vision of GGAMP to consider. Given these concerns, staff recommends that the Collier County Planning Commission forward Petition CPSS-2014-4 to the Board of County Commissioners with a recommendation not to approve for adoption and transmittal to the Florida Department of Economic Opportunity.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PREPARED BY:

Corby Schmidt  
CORBY SCHMIDT, AICP, PRINCIPAL PLANNER  
COMPREHENSIVE PLANNING SECTION, ZONING DIVISION

DATE: 15 July 15

REVIEWED BY:

David Weeks  
DAVID WEEKS, AICP, GROWTH MANAGEMENT MANAGER  
COMPREHENSIVE PLANNING SECTION, ZONING DIVISION

DATE: 7-16-15

REVIEWED BY:

Mike Bosi  
MIKE BOSI, AICP, DIRECTOR, ZONING DIVISION

DATE: 7-16-15

APPROVED BY:

James French  
JAMES FRENCH, DEPUTY DEPARTMENT HEAD  
GROWTH MANAGEMENT DEPARTMENT

DATE: 7-14-15

APPROVED BY:

David S. Wilkison  
DAVID S. WILKISON, P.E., DEPARTMENT HEAD  
GROWTH MANAGEMENT DEPARTMENT

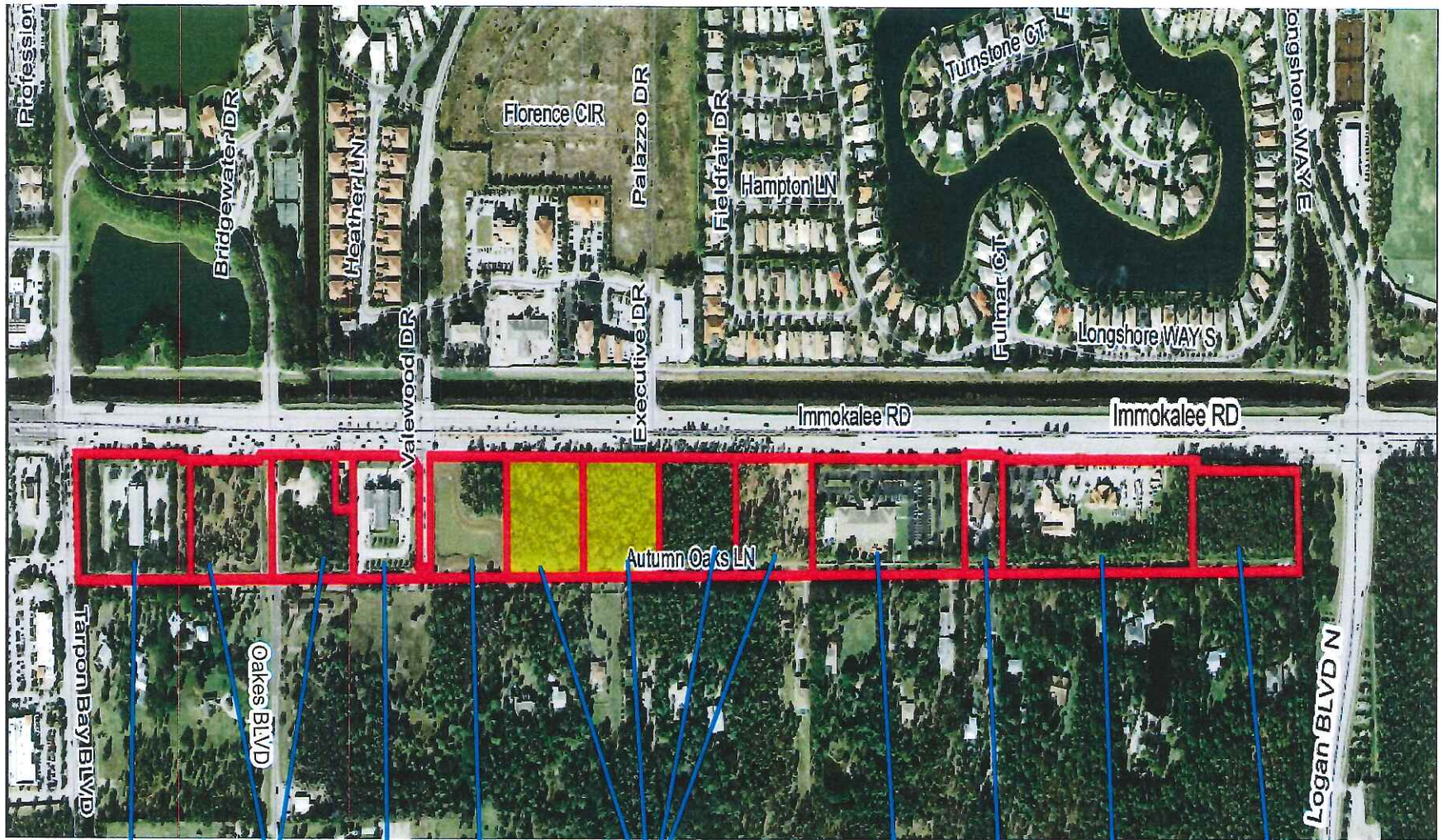
DATE: 7/17/15

PETITION NO.: CPSS-2014-4 / PL-2014-0002143  
Staff Report for the August 6, 2015, CCPC Meeting.

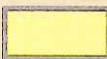



NOTE: This petition has been scheduled for the September 8, 2015, BCC Meeting.



**This page intentionally left blank**



Church Undeveloped      Church (GMP Amendment)      Water Management Undeveloped      Church      Fire Station      Church      Undeveloped

 Subject Site	<b>PL2014-0002143/CPSS-2014-4</b>	  <small>GIS MAPPING: BETH YANG, AICP GROWTH MANAGEMENT DEPARTMENT DATE: JULY 23, 2015</small> 
--	-----------------------------------	---

This page intentionally left blank



ORDINANCE NO. 15-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, SPECIFICALLY AMENDING THE GOLDEN GATE AREA MASTER PLAN ELEMENT AND GOLDEN GATE AREA FUTURE LAND USE MAP AND MAP SERIES BY ADDING THE SOUTHBROOKE OFFICE SUBDISTRICT TO THE ESTATES-COMMERCIAL DISTRICT TO ALLOW A MAXIMUM OF 40,000 SQUARE FEET OF GROSS FLOOR AREA FOR USES ALLOWED IN THE C-1 COMMERCIAL PROFESSIONAL AND GENERAL OFFICE ZONING DISTRICT. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF IMMOKALEE ROAD EAST OF VALEWOOD DRIVE IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CONSISTING OF 5.19 ACRES; AND FURTHERMORE, RECOMMENDING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20140002143/CPSS-2014-4]

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, Hub Condo Rentals LLC requested an amendment to the Golden Gate Area Master Plan Element and Golden Gate Area Future Land Use Map and Map Series to create the Southbrooke Office Subdistrict; and

WHEREAS, pursuant to Subsection 163.3187(1), Florida Statutes, this amendment is considered a Small Scale Amendment; and

WHEREAS, the Subdistrict property is not located in an area of critical state concern or an area of critical economic concern; and

WHEREAS, the Collier County Planning Commission (CCPC) on \_\_\_\_\_, 2015 considered the proposed amendment to the Growth Management Plan and recommended approval of said amendment to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and held public hearings concerning the proposed adoption of the amendment to the Future Land Use Element and Future Land Use Map and Map Series of the Growth Management Plan on \_\_\_\_\_, 2015; and

WHEREAS, all applicable substantive and procedural requirements of law have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: ADOPTION OF AMENDMENT TO THE GROWTH MANAGEMENT PLAN

The Board of County Commissioners hereby adopts this small scale amendment to the Golden Gate Area Master Plan Element and Golden Gate Area Future Land Use Map and Map Series in accordance with Section 163.3184, Florida Statutes. The text amendment is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION TWO: SEVERABILITY.

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION THREE: EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:  
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

\_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
TIM NANCE, Chairman

Approved as to form and legality:

\_\_\_\_\_  
Heidi Ashton-Cicko,  
Managing Assistant County Attorney

HIFAC  
5/18/15

Attachment: Exhibit A – Proposed Text Amendment & Map Amendment

**EXHIBIT "A"**  
**GOLDEN GATE AREA MASTER PLAN ELEMENT**

**Policy 1.1.2:**

[Page 4]

The ESTATES Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

\*\*\*\* \*\*

**B. ESTATES – COMMERCIAL DISTRICT**

\*\*\*\* \*\*

- 5. Golden Gate Estates Commercial Infill Subdistrict
- 6. Estates Shopping Center Subdistrict
- 7. Southbrooke Office Subdistrict

\*\*\*\* \*\*

**7. Southbrooke Office Subdistrict**

[Page 44]

The Southbrooke Office Subdistrict is approximately five (5) acres and is located approximately ¼ mile east of Oakes Boulevard on the south side of Immokalee Road. The intent of the Subdistrict is to permit general office, medical office, and business service uses generally consistent with those uses permissible by right, or as a conditional use in the C-1 Commercial Professional and General Office zoning district. This Subdistrict will serve as a transitional use from the general commercial uses found on the north side of Immokalee Road and the 6-lane Immokalee Road arterial roadway, to the low density, large-lot Estates residential area south of the Subdistrict.

Development within the Subdistrict is encouraged to be rezoned as a PUD in order to provide greater specificity of permitted land uses, development standards and any necessary operational characteristics. A maximum of 40,000 square feet of commercial development shall be permitted. All buildings will be limited to single-story, and shall be constructed in a common architectural theme. A minimum 30 feet in width vegetated buffer shall be provided adjacent to Autumn Oaks Lane, which shall consist of retained native vegetation. Access to the Subdistrict shall only be from Immokalee Road.

\*\*\*\* \*\*

**FUTURE LAND USE MAP SERIES**

[Page 46]

\*\*\*\* \*\*

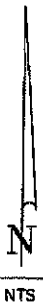
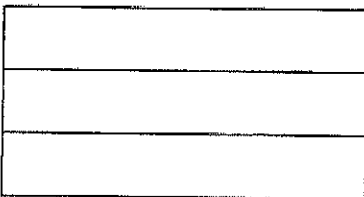
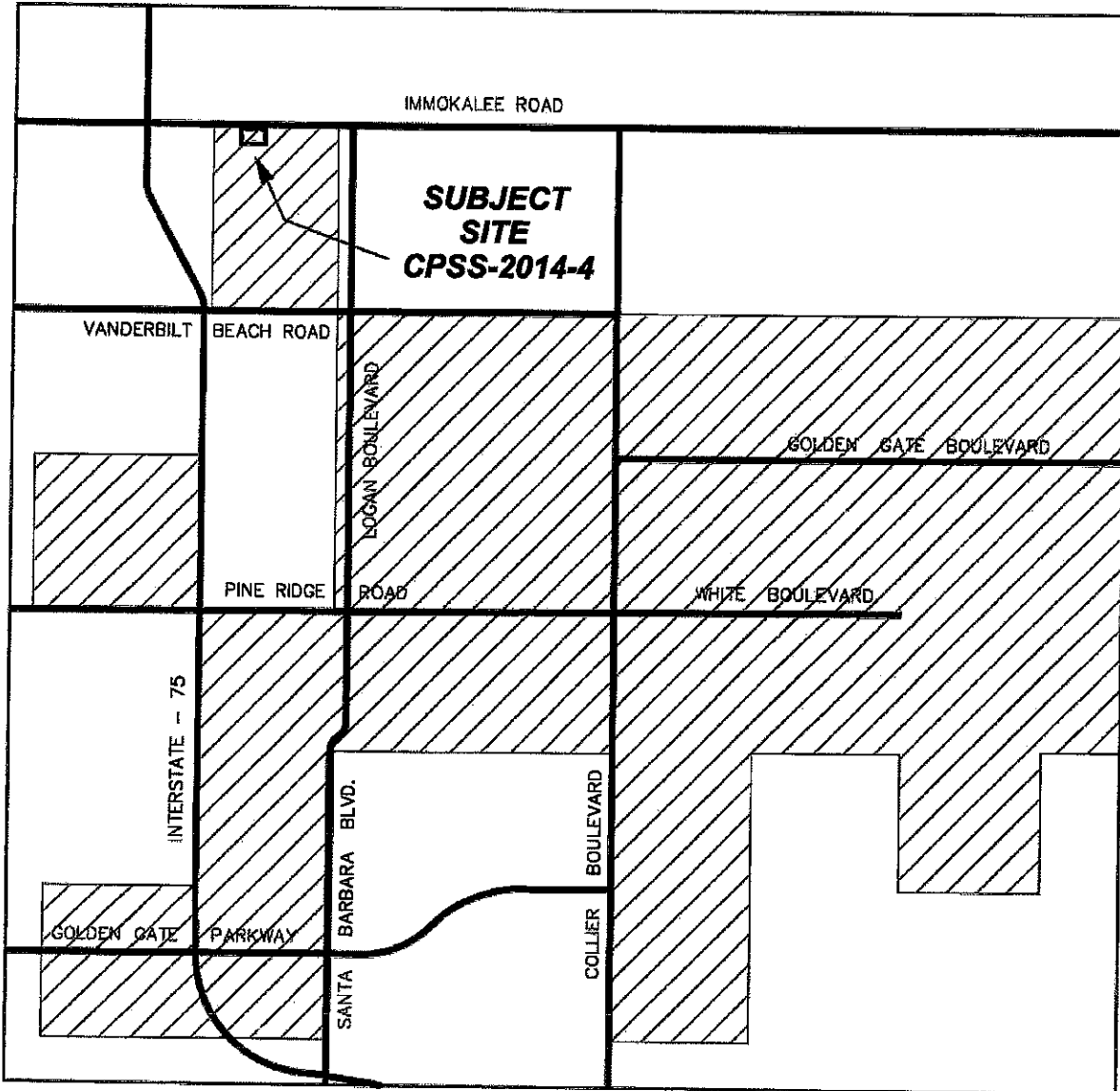
- Estates Shopping Center Subdistrict
- Estates Shopping Center Subdistrict Conceptual Plan
- Southbrooke Office Subdistrict

Words underlined are added; words ~~struck through~~ are deleted.  
Row of asterisks (\*\*\*\* \*\*\*) denotes break in text.

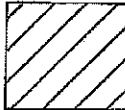

# SOUTHBROOKE OFFICE SUBDISTRICT

Collier County, Florida

**DRAFT**



**LEGEND**

	GOLDEN GATE ESTATES		SOUTHBROOKE OFFICE SUBDISTRICT
---	---------------------	---	--------------------------------

PREPARED BY: GIS/CAD MAPPING SECTION  
 GROWTH MANAGEMENT DEPARTMENT  
 FILE: CPSS-2014-4A.DWG DATE: 5-2015



**DRAFT**

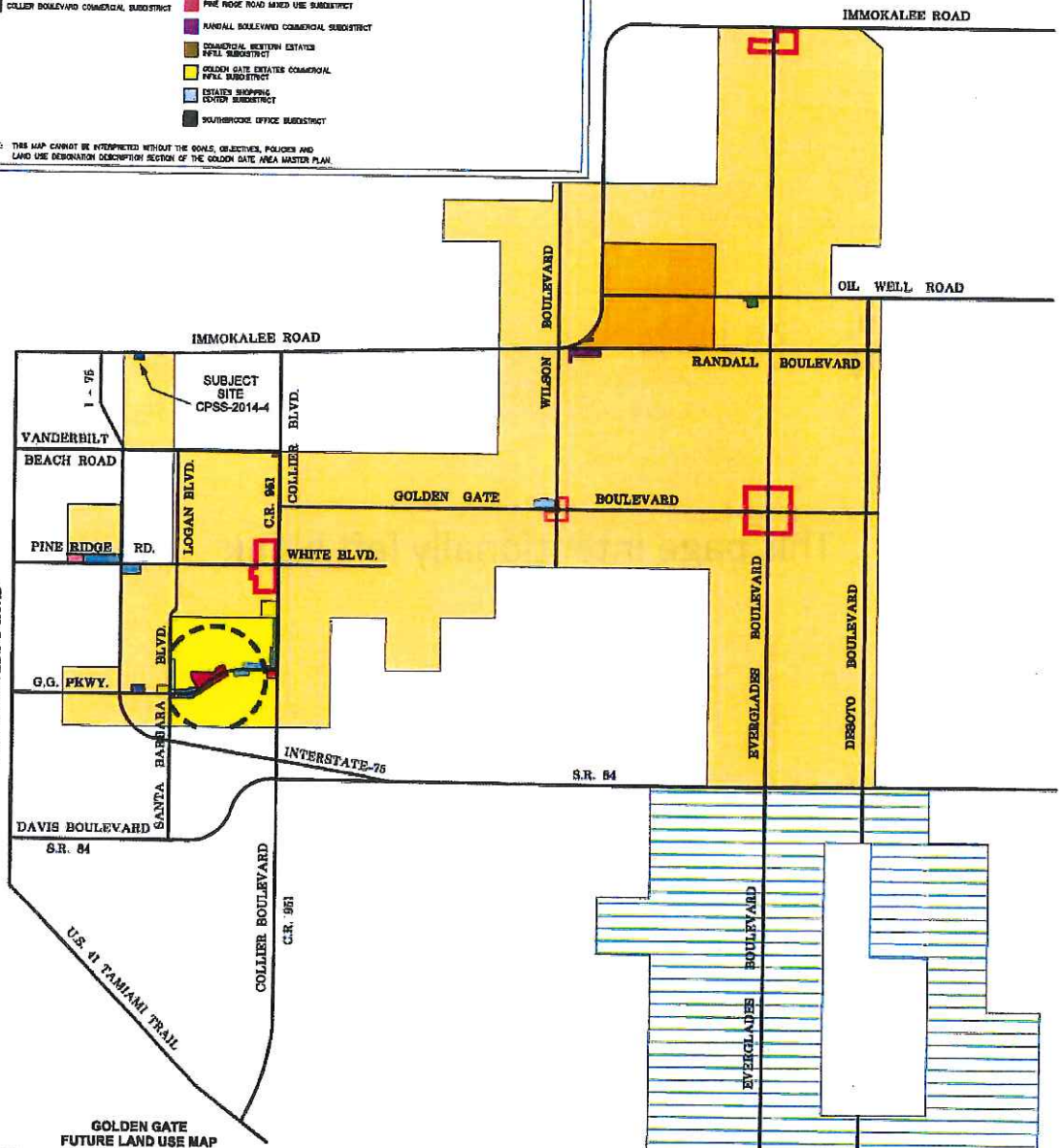
# GOLDEN GATE AREA FUTURE LAND USE MAP

### LEGEND

<b>URBAN DESIGNATION</b>	<b>ESTATES DESIGNATION</b>	<b>AGRICULTURAL/RURAL DESIGNATION</b>
<ul style="list-style-type: none"> <li>MIXED USE DISTRICT</li> <li>URBAN RESIDENTIAL SUBDISTRICT</li> <li>HIGH DENSITY RESIDENTIAL SUBDISTRICT</li> <li>DOWNTOWN CENTER COMMERCIAL SUBDISTRICT</li> <li>COMMERCIAL DISTRICT</li> <li>MIXED USE ACTIVITY CENTER SUBDISTRICT</li> <li>GOLDEN GATE URBAN COMMERCIAL INFILL SUBDISTRICT</li> <li>SANTA BARBARA COMMERCIAL SUBDISTRICT</li> <li>GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT</li> <li>COLLIER BOULEVARD COMMERCIAL SUBDISTRICT</li> </ul>	<ul style="list-style-type: none"> <li>RESIDENTIAL ESTATE SUBDISTRICT</li> <li>CONVENTIONAL LINES SUBDISTRICT</li> <li>NEIGHBORHOOD CENTER SUBDISTRICT</li> <li>GOLDEN GATE PARKWAY INSTITUTIONAL LAND SUBDISTRICT</li> <li>MERCH SUBDISTRICT</li> <li>COMMERCIAL DISTRICT</li> <li>INTERCHANGE ACTIVITY CENTER SUBDISTRICT (AS DESCRIBED IN THE FUTURE LAND USE ELEMENT IN THE MAP.)</li> <li>PINE RIDGE ROAD MIXED USE SUBDISTRICT</li> <li>RANDALL BOULEVARD COMMERCIAL SUBDISTRICT</li> <li>COMMERCIAL MEDIUM DENSITY ESTATE INFILL SUBDISTRICT</li> <li>GOLDEN GATE ESTATE COMMERCIAL INFILL SUBDISTRICT</li> <li>ESTATE SHOPPING CENTER SUBDISTRICT</li> <li>SOUTHPOINTE OFFICE SUBDISTRICT</li> </ul>	<ul style="list-style-type: none"> <li>RURAL SETTLEMENT AREA DISTRICT</li> </ul> <p><b>OVERLAYS AND SPECIAL FEATURES</b></p> <ul style="list-style-type: none"> <li>SOUTHERN GOLDEN GATE ESTATES NATURAL RESOURCE PROTECTION AREA OVERLAY</li> <li>RESIDENTIAL DENSITY BAND</li> </ul>

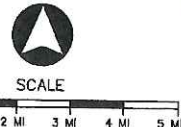
NOTE: THIS MAP CANNOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES, POLICIES AND LAND USE DESIGNATION DESCRIPTION SECTION OF THE GOLDEN GATE AREA MASTER PLAN.

T 47 S  
T 48 S  
T 49 S  
T 50 S  
T 51 S



**GOLDEN GATE  
FUTURE LAND USE MAP**

ADOPTED - FEBRUARY, 1991	AMENDED - DECEMBER 4, 2007 ORD NO. 2007-71
AMENDED - MAY 19, 1992	AMENDED - OCTOBER 14, 2008 ORD NO. 2008-58
AMENDED - MAY 25, 1993	AMENDED - JULY 28, 2010 ORD NO. 2010-31
AMENDED - JULY 27, 1993	AMENDED - JULY 28, 2010 ORD NO. 2010-32
AMENDED - APRIL 12, 1994	AMENDED - SEPTEMBER 14, 2011 ORD NO. 2011-29
AMENDED - MARCH 14, 1995	
AMENDED - OCTOBER 27, 1997	
AMENDED - APRIL 14, 1998	
AMENDED - SEPTEMBER 8, 1999	
AMENDED - FEBRUARY 23, 1999	
AMENDED - MAY 9, 2000	
AMENDED - MARCH 13, 2001	
AMENDED - MAY 14, 2002	
AMENDED - SEPTEMBER 10, 2003 ORD NO. 2003-44	
AMENDED - OCTOBER 28, 2004 ORD NO. 2004-71	
AMENDED - JANUARY 25, 2005 ORD NO. 2005-3	
AMENDED - JANUARY 25, 2007 ORD NO. 2007-19	



PREPARED BY: GIS/CAD MAPPING SECTION  
GROWTH MANAGEMENT DEPARTMENT  
DATE: 5/2015 FILE: CPSS-2014-4.DWG

R 26 E                      R 27 E                      R 28 E

**This page intentionally left blank**

## NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO CONSIDER ORDINANCES

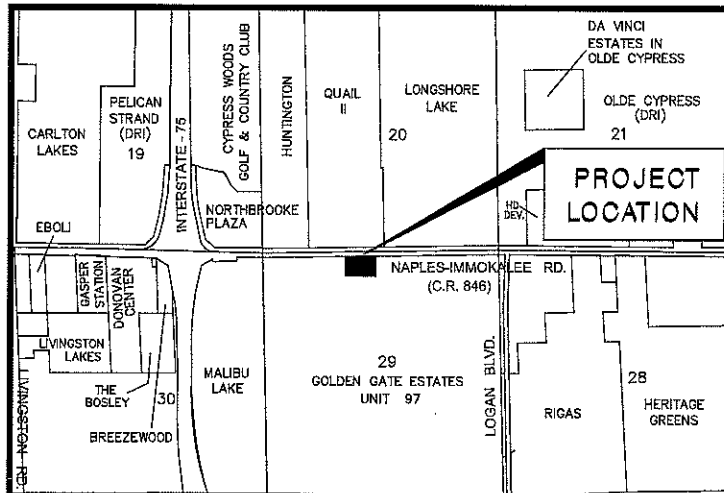
Notice is hereby given that the **Collier County Planning Commission**, will hold a public meeting on **August 06, 2015**, commencing at **9:00 A.M.** in the Board of County Commissioners Chamber, Third Floor, County Government Center, 3299 East Tamiami Trail, Naples, FL.

The purpose of the hearing is to consider:

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, SPECIFICALLY AMENDING THE GOLDEN GATE AREA MASTER PLAN ELEMENT AND GOLDEN GATE AREA FUTURE LAND USE MAP AND MAP SERIES BY ADDING THE SOUTHBROOKE OFFICE SUBDISTRICT TO THE ESTATES-COMMERCIAL DISTRICT TO ALLOW A MAXIMUM OF 40,000 SQUARE FEET OF GROSS FLOOR AREA FOR USES ALLOWED IN THE C-1 COMMERCIAL PROFESSIONAL AND GENERAL OFFICE ZONING DISTRICT. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF IMMOKALEE ROAD EAST OF VALEWOOD DRIVE IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CONSISTING OF 5.19 ACRES; AND FURTHERMORE, RECOMMENDING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20140002143/ CPSS-2014-4]**

&

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM AN ESTATES (E) ZONING DISTRICT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING DISTRICT TO ALLOW UP TO 40,000 SQUARE FEET OF GROSS FLOOR AREA OF COMMERCIAL DEVELOPMENT ON A 5.19± ACRE PARCEL TO BE KNOWN AS THE SOUTHBROOKE CPUD, LOCATED ON THE SOUTH SIDE OF IMMOKALEE ROAD, EAST OF VALEWOOD DRIVE IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND BY PROVIDING AN EFFECTIVE DATE. [PUDZ-PL20140002077]**



All interested parties are invited to appear and be heard. Copies of the proposed **ORDINANCES** will be made available for inspection at the GMD Zoning Division, Comprehensive Planning Section, 2800 N. Horseshoe Dr., Naples, between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. Furthermore the materials will be made available for inspection at the Collier County Clerk's Office, Fourth Floor, Collier County Government Center, 3299 East Tamiami Trail, Suite 401 Naples, one week prior to the scheduled hearing. Any questions pertaining to the documents should be directed to the GMD Zoning Division, Comprehensive Planning Section. Written comments filed with the Clerk to the Board's Office prior to **Thursday, August 06, 2015**, will be read and considered at the public hearing.

If a person decides to appeal any decision made by the **Collier County Planning Commission** with respect to any matter considered at such meeting or hearing, he will need a record of that proceeding, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

Mark P. Strain, Chairman  
Collier County Planning Commission

**This page intentionally left blank**

COPY

# SOUTHBROOKE OFFICE SUBDISTRICT

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

SECTION 29  
TOWNSHIP 48 SOUTH  
RANGE 26 EAST

PREPARED FOR:

HUB Condo Rentals, LLC  
18223 Shawley Drive  
Hagerstown, MD 21740

BY:

D. Wayne Arnold, AICP  
Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, Florida 34134

And

Steven J. Bracci, PA, Attorney at Law  
9015 Strada Stell Court, Suite 102  
Naples, Florida 34109

November 2014  
February 2015  
April 2015

**Explanation/Justification for Proposed Amendment**

**CP-PL20140002143  
Southbrooke Office Subdistrict**

This amendment proposes to amend the Future Land Use Element to redesignate approximately 5.18± acres from the Estates Designation to the Southbrooke Office Subdistrict.

The change is necessary in order to develop commercial land uses on the identified property to allow a maximum of 40,000 square feet of general office, medical office, and business service uses generally consistent with those uses permissible by right, or as conditional use in the C-1 commercial professional and general office zoning district. Other services wherein the function is for the administration of a commercial use similar to other C-1 uses, may be permitted when approved through the PUD rezoning process. The application and data supporting the need for the change have been included in the submittal materials.

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

APPLICATION NUMBER \_\_\_\_\_ DATE RECEIVED \_\_\_\_\_  
PRE-APPLICATION CONFERENCE DATE \_\_\_\_\_  
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 Thomas H. Dahbura  
Company HUB Condo Rentals, LLC  
Mailing Address 18223 Shawley Drive  
City Hagerstown State MD Zip Code 21740  
Phone Number (239) 596-9111 Fax Number (239) 596-2637

B. Name of Agent\* D. Wayne Arnold

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

Company/Firm Q. Grady Minor and Associates, P.A.  
Mailing Address 3800 Via Del Rey  
City Bonita Springs State \_\_\_\_\_ Zip Code 34134  
Phone Number 239.947.1144 Fax Number 239.947.0375  
Email Address warnold@gradymenor.com

Company/Firm The Law Firm of Steven Bracci, PA  
Mailing Address 9015 Strada Stell Court, Suite 102  
City Naples State FL Zip Code 34109  
Phone Number 239.596.2635 Fax Number 239.431.6045  
Email Address steve@braccilaw.com

C. Name of Owner(s) of Record Thomas H. Dahbura  
Company HUB Condo Rentals, LLC  
Mailing Address 18223 Shawley Drive  
City Hagerstown State MD Zip Code 21740  
Phone Number (239) 596-9111 Fax Number (239) 596-2637

D. Name, Address and Qualifications of additional planners, architects, engineers, environmental consultants and other professionals providing information contained in this application. (Please see Exhibit I.D. attached)



**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, and provide one copy of the Articles of Incorporation, or other documentation, to verify the signer of this petition has the authority to do so.

Name and Address, and Office	Percentage of Stock
HUB Condo Rentals LLC	100%
18223 Shawley Drive	_____
Hagerstown, MD 21740	_____
_____	_____

- 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
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Ownership
Southbrooke Partners, LLC	100%
13180 Livingston Rd, Suite 204	_____
Naples, FL 34109	_____
_____	_____

- 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	Percentage of Ownership
_____	_____

G. Date subject property acquired (February 2005) leased ( ):    Terms of lease    yrs/mos.

If, Petitioner has option to buy, indicate date of option: September 15 2014 and date option terminates:                                   , or anticipated closing: September 15 2015.

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

GGE Unit 97 TR 51 Less N 50ft and GGE Unit 97 TR 70 less N 50ft Collier County, Florida;

B. GENERAL LOCATION Subject property is located on the south side of Immokalee Road, approximately 360ft east of Valewood Drive.

C. PLANNING COMMUNITY Urban Estates D. TAZ 188

E. SIZE IN ACRES 5.18± F. ZONING E, ESTATES

G. SURROUNDING LAND USE PATTERN Developed and undeveloped residential, north of Immokalee Road is developed commercial

ZONING: E and PUD

H. FUTURE LAND USE MAP DESIGNATION (S) Estates Designation, Estates – Mixed Use District, Residential Estates Subdistrict

**IV. TYPE OF REQUEST**

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

- |  |   |
|--|---|
| <input type="checkbox"/> Housing Element                 | <input type="checkbox"/> Recreation/Open Space              |
| <input type="checkbox"/> Traffic Circulation Sub-Element | <input type="checkbox"/> Mass Transit Sub-Element           |
| <input type="checkbox"/> Aviation Sub-Element            | <input type="checkbox"/> Potable Water Sub-Element          |
| <input type="checkbox"/> Sanitary Sewer Sub-Element      | <input type="checkbox"/> NGWAR Sub-Element                  |
| <input type="checkbox"/> Solid Waste Sub-Element         | <input type="checkbox"/> Drainage Sub-Element               |
| <input type="checkbox"/> Capital Improvement Element     | <input type="checkbox"/> CCME Element                       |
| <input type="checkbox"/> Future Land Use Element         | <input checked="" type="checkbox"/> Golden Gate Master Plan |
| <input type="checkbox"/> Immokalee Master Plan           |   |

B. AMEND PAGE(S) 44 OF THE Golden Gate Area Master Plan AS FOLLOWS: (Use Strike-through to identify language to be deleted; Use Underline to identify language to be added). Attach additional pages if necessary: Please refer to Exhibit IV.B

C. AMEND FUTURE LAND USE MAP(S) DESIGNATION FROM Estates Designation, Estates – Mixed Use District, Residential Estates Subdistrict TO Estates Designation, Estates – Commercial District, Southbrooke Office Subdistrict

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

E. DESCRIBE ADDITIONAL CHANGES REQUESTED: Create Southbrooke Office Subdistrict Map

**V. REQUIRED INFORMATION**

NOTE: ALL AERIALS MUST BE AT A SCALE OF NO SMALLER THAN 1" = 400'. At least one copy reduced to 8½ x 11 shall be provided of all aerials and/or maps.

**A. LAND USE**

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

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

Exhibit V.A. 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 DESIGNATION**

Exhibits V.B 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. 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. Provide a summary table of Federal (US Fish & Wildlife Service) and State (Florida Fish and Wildlife Conservation 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.)

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, Exh. VD 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 adopted Level of Service Standard (LOS, and document the impact the proposed change will have on the following public facilities:

Exhibit V.E Potable Water  
Exhibit V.E Sanitary Sewer  
Exhibit V.E.1.c Arterial & Collector Roads: Name of specific road and LOS  
Immokalee Road

Exhibit V.E Drainage  
Exhibit V.E Solid Waste  
Exhibit V.E 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 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 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:

Zone AH Flood zone based on Flood Insurance Rate Map data (FIRM).  
N/A 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.  
Provided \$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.  
To be provided Plus Legal Advertisement Costs (Your portion determined by number of petitions and divided accordingly).  
Exhibit V.G. Proof of ownership (Copy of deed).  
Exhibit V.G. Notarized Letter of Authorization if Agent is not the Owner (see attached form).  
Provided 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.

**COPY**

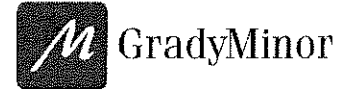
# EXHIBIT I.D. PROFESSIONAL CONSULTANTS

Southbrooke Office Subdistrict

Exhibit I.D.  
Professional Consultants

- Planning/Project Management:** D. Wayne Arnold, AICP  
Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, FL 34134  
239.947.1144  
239.947.0375 fax  
warnold@gradyminor.com
- Steven J. Bracci, PA, Attorney at Law  
9015 Strada Stell Court, Suite 102  
Naples, Florida 34109  
239.596.2635  
239.431.6045 fax  
steve@braccilaw.com
- Transportation:** James M. Banks, P.E., President  
JMB Transportation Engineering, Inc.  
761 21st Street NW  
Naples, FL 34120  
239.919.2767  
jmbswte@msn.com
- Environmental:** Boylan Environmental Consultants, Inc.  
Kim Schlachta  
11000 Metro Parkway, Suite #4  
Fort Myers, FL 33966  
(239) 418-0671  
(239) 418-0672 fax  
kims@boylanenv.com
- Market Analysis:** Michael J. Timmerman, CRE, FRICS, SRA  
CEO & President  
MJT Realty Economic Advisors, Inc.  
1415 Panther Lane, Ste 428  
Naples, FL 34109  
239.269.0769  
mtimmerman@mjtrea.com

**D. Wayne Arnold, AICP**  
**Principal, Director of Planning**

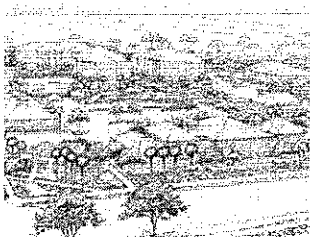


**Education**

- Master of Urban Planning, University of Kansas, Lawrence
- Bachelor of Science, Urban and Regional Planning/Geography, Missouri State University

**Professional Registrations/Affiliations**

- American Institute of Certified Planners (AICP)
- American Planning Association (APA)
- Urban Land Institute, S.W. Florida Chapter, Board of Directors 1996
- Collier County Rural Fringe Committee, Chairman, 1999
- Collier County Streetscape Ad hoc Committee, 1999
- Leadership Collier, Class of 2000
- Bonita Springs Chamber of Commerce Government Affairs Committee
- Collier Building Industry Association, Board of Directors
- Collier County Jr. Deputy League, Inc., Board of Directors



Mr. Arnold is a Principal and co-owner of the firm and serves as the Secretary/Treasurer and Director of Planning. As Director of Planning, Mr. Arnold is responsible for and oversees services related to plan amendments, property rezonings, expert witness testimony, ROW Acquisition, public participation facilitation, and project management. Mr. Arnold previously served as the Planning Services Director at Collier County, where he oversaw the County's zoning, comprehensive planning, engineering, platting and Metropolitan Planning Organization (MPO) functions. Mr. Arnold also has prior Florida planning experience with Palm Beach County Government and the South Florida Water Management District.

Mr. Arnold has been accepted as an expert in land planning matters in local and state proceedings.

**Relevant Projects**

- Collier County Growth Management Plan
- Marco Island Master Plan
- Immokalee Area Master Plan
- Collier County Land Development Code
- Logan Boulevard Right-of-Way Acquisition Planning Analysis
- U.S. 41 Right-of-Way Expansion Planning Analysis
- Copeland Zoning Overlay
- Collier County Government Center Development of Regional Impact (DRI)
- Winding Cypress DRI
- Pine Ridge/Goodlette Road Commercial Infill District
- Lely Lakes PUD Rezoning
- Henderson Creek Planned Development/Growth Management Plan Amendment
- Orangetree (Settlement Area) Growth Management Plan Amendment
- Mercato Mixed Use Planned Development
- North Point DRI/MPD
- Vornado RPUD
- Orange Blossom Ranch MPD
- Palermo Cove RPD



## **JMB Transportation Engineering, Inc.**

*Key Personnel - James M. Banks, P.E., President*

### **JAMES M. BANKS, P.E., PRESIDENT**

#### **Certifications & Positions**

Bachelor of Science Degree in Civil Engineering - University of Kentucky, 1986  
Professional Engineer - State of Florida – Reg. No. 43860, 1991 to Present  
JMB Transportation Engineering, Inc., President/Owner – 2007 to Present

#### **Q & E Overview**

Mr. Banks has been actively involved in the fields of traffic/transportation engineering and planning since 1987. During the past 25 years, he has developed a comprehensive knowledge within these disciplines and is regarded as an expert within his profession. Mr. Banks has represented a wide range of clientele in both the public and private sectors. Public sector clients include airport authorities & FAA, local and state municipalities, county commissions, public school boards, city councils, planning boards, and city/county attorneys. Private sector clients have been land planners, land use attorneys, right-of-way acquisition attorneys, engineers, surveyors, architects and developers.

#### **Corridor Planning**

Mr. Banks has conducted a significant number of roadway corridor studies for both the public and private sectors. His work efforts included developing a comprehensive and strategic corridor improvement plan to meet the long term transportation objectives for the area. By forecasting area-wide long range traffic demands, Mr. Banks developed transportation needs plans in order to ensure adequate roadway capacity. Example projects are Alico Road Six-Laning, Lee Boulevard Improvements, Southwest International Airport's Transportation Needs Plan, Bonita Beach Road Access Management Plan, and Fort Myers Beach - Time Square Traffic Circulation Study.

#### **Transportation Design**

Mr. Banks has been engineer of record on numerous transportation design projects; such as, complex intersection design, signalization, street lighting, maintenance of traffic plans, signing and pavement marking plans, vehicular accident analysis, major roadway improvement design, traffic calming plans, railroad crossing design, and access management plans. Projects include Colonial Boulevard Improvements, Immokalee Road Widening Project, Lee Boulevard Six-Laning, Bonita Beach Road and Alico Road Widening.

#### **Expert Witness**

Mr. Banks has provided expert witness testimony at numerous court proceedings and public hearings regarding traffic/transportation related matters. He has testified in various forums; such as, county commission meetings, hearing examiner reviews, courts of law, public workshops, port authority meetings, and peer review functions. Types of issues that Mr. Banks provided testimony for were right-of-way acquisition cases; zoning and land use amendments, land development projects, corridor studies, roadway improvement projects, transportation improvement projects, and airport construction projects.

# **Boylan Environmental Consultants**



Wetland & Wildlife Surveys, Environmental Permitting,  
Impact Assessment

## **CURRENT RESPONSIBILITIES**

Ms. Schlachta is responsible for project management, and assisting in the management and technical supervision of environmental staff. The Clientele Ms. Schlachta works with include the private and public sectors.

## **RELEVANT EXPERIENCE**

Since 1998, Ms. Schlachta has managed projects, conducted fieldwork, and produced reports and applications for environmental land use planning, permitting and development. These projects include due diligence assessments for land acquisition purposes, assistance with environmental land planning, coordination on permitting and mitigation design for wetlands and wildlife, and compliance monitoring of projects during and after construction.

## **PROJECT EXPERIENCE**

- Artesa MPUD: Corps and SFWMD Permitting, FWS/FWC coordination on Florida Panther impacts, Gopher Tortoise relocation and wetland mitigation design in Collier County
- Bonita 75 CPD: Commercial Land Use Permitting in the City of Bonita Springs
- Camp Keais and Shaggy Strand: Wetland Monitoring for Collier Enterprises in Collier County
- Coconut Point/Simon Suncoast Mall: Environmental Permit Compliance and Monitoring
- Lee County Halfway Creek Water Quality Improvements: DEP and Corps Permitting for a Restoration Plan in Lee County
- Imperial Marsh: Permit Compliance and Monitoring for Lee County Mitigation Site in Lee County
- Pine Ridge Center: Corps and SFWMD Permitting, coordination on RCW habitat, Monitoring and Compliance in Collier County
- S.R. 31 Improvements: Caracara Survey and Monitoring for FDOT project in Charlotte County.
- SR 78 & SR 29 Realignment: SEIR and Environmental Permitting for FDOT in Hendry
- Tamiami Crossing CPD: Land Use Permitting and Environmental Permitting in Collier County
- Wulfert Point Estates: SFWMD Permitting and Wildlife Coordination on Gopher Tortoise and Bald Eagle on Sanibel.

## **Kimberly Schlachta, CSE Senior Environmental Scientist**

### **Experience:**

- 12+ Years

### **Education:**

- Auburn University, BS 1997

### **Professional Affiliations:**

- Florida Association of Environmental Professionals
- National Association of Environmental Professionals
- Certified Senior Ecologist -Ecological Society of America
- Soils and Water Conservation Society
- Association of Southeastern Biologists

### **Certification:**

- FWC – Permit GTA-09-00021  
Gopher Tortoise Authorized Agent

### **Areas of Expertise:**

- Vegetation and Habitat Mapping utilizing ACAD, GPS
- Corps and State Wetland Delineation
- Impact Assessment
- Wildlife Surveys and Relocations
- Gopher Tortoise Surveys, Bucket Trapping, Excavation & Relocation
- Wildlife Habitat Management Planning and Permitting
- Habitat Restoration and Mitigation Design
- Environmental Land Use Permitting and Rezoning
- Local, State and Federal Environmental Permitting
- Post Permit Compliance and Monitoring
- Planning and Management of Gopher Tortoise Relocation Sites

### **Contact Information:**

Boylan Environmental Consultants  
11000 Metro Parkway, Suite 4  
Fort Myers, Florida 33966  
Telephone: (239) 418-0671  
Fax: (239) 418-0672  
Email: [kims@boylanenv.com](mailto:kims@boylanenv.com)  
Web: [www.boylanenv.com](http://www.boylanenv.com)

### **Michael J. Timmerman, CRE, FRICS, SRA**



As President & CEO of MJT Realty Capital Advisors, Michael Timmerman provides expert consultation and advisory services to clients throughout the Southeast United States and in particular Florida. In October of 2013 Mr. Timmerman was awarded a Fellowship to the Royal Institute of Chartered Surveyors, with a professional specialty of Management Consultancy. This specialty provides independent impartial advice in all areas of business and real estate lifecycles. In 2007 he was awarded the CRE (Counselor of Real Estate) designation by the Counselors of Real Estate, an international group of high profile real estate practitioners who provide expert advisory services to clients on complex real property and land related matters. Mr. Timmerman has over 30 years of experience in the real estate industry including consulting, valuation and geo-spatial analysis of a broad spectrum of residential and commercial properties.

He has been quoted in the Wall Street Journal, Bloomberg News, New York Times, USA Today, Fortune Magazine, Worth Magazine, Builder Magazine and many other state and local newspapers and magazines. He is also frequent speaker for the Urban Land Institute (ULI), The Appraisal Institute, Florida Bar Association, National Association of Home Builders (NAHB), Florida Bankers Association and International Council of Shopping Centers (ICSC).

Prior to his founding MJT Realty Capital Advisors, he was a Senior Associate at Fishkind & Associates, Florida's premier economic consulting firm. His position as Senior Managing Director of Hanley Wood Market Intelligence was a continuation of his management after the purchase of his firm, Feasinomics, Inc., by Hanley Wood, LLC in March of 2005. Feasinomics was a full service market research firm offering real estate research, consulting and geo-spatial analysis throughout the State of Florida.

#### **EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS**

- FRICS, Fellow - Royal Institute of Chartered Surveyors
- CRE Designation, Counselors of Real Estate
- SRA Designation, Appraisal Institute
- Advanced coursework in financial and economic analysis, highest and best use analysis, and case studies required for the MAI designation through the Appraisal Institute.
- Northland College, B.S. Business Administration and Economics
- Licensed Florida Real Estate Broker
- State Certified Residential Real Estate Appraiser

#### **CIVIC RESPONSIBILITY**

- Executive Committee Member, Urban Land Institute (ULI)
- Board Member, United Cerebral Palsy (UCP) of Southwest Florida
- Board Member, Naples Pelican Bay Rotary Club
- Past Board Member, Collier County Economic Development Council
- Performed Pro bono work for Collier EDC, Naples Chamber of Commerce, Collier Building Industry Association, Lee Building Industry Association, International Council of Shopping Centers (ICSC), Collier County School Board and many others.

**COPY**

**EXHIBIT II.B. & II.E  
ARTICLES OF INCORPORATION**

**EXHIBIT II.B & E**

**DISCLOSURE OF INTEREST INFORMATION**

- B. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each, and provide one copy of the Articles of Incorporation, or other documentation, to verify the signer of this petition has the authority to do so.

HUB Condo Rentals LLC 18223 Shawley Drive Hagerstown, MD 21740	<u>100 %</u>
--	--------------

<u>Name and Address, and Office</u>	<u>Percentage of Stock</u>
-------------------------------------	----------------------------

Thomas H. Dahbura, Manager 18223 Shawley Drive Hagerstown, MD 21740	<u>30%</u>
---	------------

Anton T. Dahbura, Manager 18223 Shawley Drive Hagerstown, MD 21740	<u>30%</u>
--	------------

Tami L. Dahbura, Manager 18223 Shawley Drive Hagerstown, MD 21740	<u>30%</u>
---	------------

Mary C. Dahbura, Manager 18223 Shawley Drive Hagerstown, MD 21740	<u>10%</u>
---	------------

**EXHIBIT II.B & E**

**DISCLOSURE OF INTEREST INFORMATION**

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

Southbrooke Partners LLC 100 %  
13180 LIVINGSTON ROAD, STE 204  
NAPLES, FL 34109

Name, Title and Address Percentage of Ownership

Randy Johns, AMBR 50%  
13180 LIVINGSTON ROAD, STE 204  
NAPLES, FL 34109

Brian Howell, AMBR 50%  
13180 LIVINGSTON ROAD, STE 204  
NAPLES, FL 34109

If, Petitioner has option to buy, indicate date of option: Sept 15 2014 and date option terminates: \_\_\_\_\_, or anticipated closing: Sept 15 2015.

**COPY**

**EXHIBIT IV.B.  
PROPOSED GROWTH  
MANAGEMENT PLAN TEXT**



**Exhibit IV.B  
Amendment Language**

**Add Text on Page 44  
of the  
GOLDEN GATE AREA MASTER PLAN**

**TABLE OF CONTENTS**

	Page
<b>I. INTRODUCTION</b>	1
<b>II. OVERVIEW</b>	2
A. County-Wide Planning Process	
B. Golden Gate Area Planning Process	
<b>* III. IMPLEMENTATION SECTION</b>	3
Goals, Objectives and Policies	3
Land Use Designation Description Section	13
1. Urban	13
2. Estates	22
3. Agricultural/Rural Settlement Area	45
4. Overlays and Special Features	45
<b>* LIST OF MAPS</b>	46
Golden Gate Area Master Plan Study Areas	
Golden Gate Area Future Land Use Map	
High Density Residential Subdistrict 1989 Boundaries of Activity Centers	
Downtown Center Commercial Subdistrict	
Urban Mixed Use Activity Centers Golden Gate Parkway and Coronado Parkway	
Golden Gate Urban Commercial Infill Subdistrict and Golden Gate Estates	
Commercial Infill Subdistrict	
Santa Barbara Commercial Subdistrict	
Golden Gate Parkway Professional Office Commercial Subdistrict	
Collier Boulevard Commercial Subdistrict	
Pine Ridge Road (CR 896) – Interchange Activity Center and Pine Ridge	
Road Mixed Use Subdistrict	
Golden Gate Estates Neighborhood Centers	
Wilson Boulevard/Golden Gate Boulevard Center	
Collier Boulevard/Pine Ridge Road Center	
Golden Gate Boulevard/Everglades Boulevard Center	
Immokalee Road/Everglades Boulevard Center	
Randall Boulevard Commercial Subdistrict	
Commercial Western Estates Infill Subdistrict	
Golden Gate Parkway Interchange Conditional Uses Area	
Golden Gate Parkway Institutional Subdistrict	
Mission Subdistrict Estates Shopping Center Subdistrict	
Estates Shopping Center Subdistrict Conceptual Plan	
<u>Southbrook Office Subdistrict</u>	

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    **Text break**    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

**Policy 1.1.2:**

The ESTATES Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

**A. ESTATES – MIXED USE DISTRICT**

- 1. Residential Estates Subdistrict
- 2. Neighborhood Center Subdistrict
- 3. Conditional Uses Subdistrict
- 4. Golden Gate Parkway Institutional Subdistrict
- 5. Mission Subdistrict

**B. ESTATES – COMMERCIAL DISTRICT**

- 1. Interchange Activity Center Subdistrict
- 2. Pine Ridge Road Mixed Use Subdistrict
- 3. Randall Boulevard Commercial Subdistrict
- 4. Commercial Western Estates Infill Subdistrict
- 5. Golden Gate Estates Commercial Infill Subdistrict
- 6. Estates Shopping Center Subdistrict
- 7. Southbrooke Office Subdistrict

**LAND USE DESIGNATION DESCRIPTION SECTION**

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    **Text break**    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

**2. ESTATES DESIGNATION**

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    **Text break**    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

**B. Estates - Commercial District**

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    **Text break**    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

**7. Southbrooke Office Subdistrict**

The Southbrooke Office Subdistrict is approximately five (5) acres and is located approximately 1/4 mile east of Oakes Boulevard on the south side of Immokalee Road. The intent of the subdistrict is to permit general office, medical office, and business service uses generally consistent with those uses permissible by right, or as conditional use in the C-1 commercial professional and general office zoning district. This subdistrict will serve as a transitional use from the general commercial uses found on the

north side of Immokalee Road and the 6-lane Immokalee Road arterial roadway, to the low density, large-lot Estates residential area south of the subdistrict.

Development within the subdistrict is encouraged to be rezoned as a PUD in order to provide greater specificity of permitted land uses, development standards and any necessary operational characteristics. A maximum of 40,000 square feet of commercial development shall be permitted. All buildings will be limited to single-story, and shall be constructed in a common architectural theme. A minimum 30' wide vegetated buffer shall be provided adjacent to Autumn Oaks Lane, which shall consist of retained native vegetation. Access to the subdistrict shall only be from Immokalee Road.

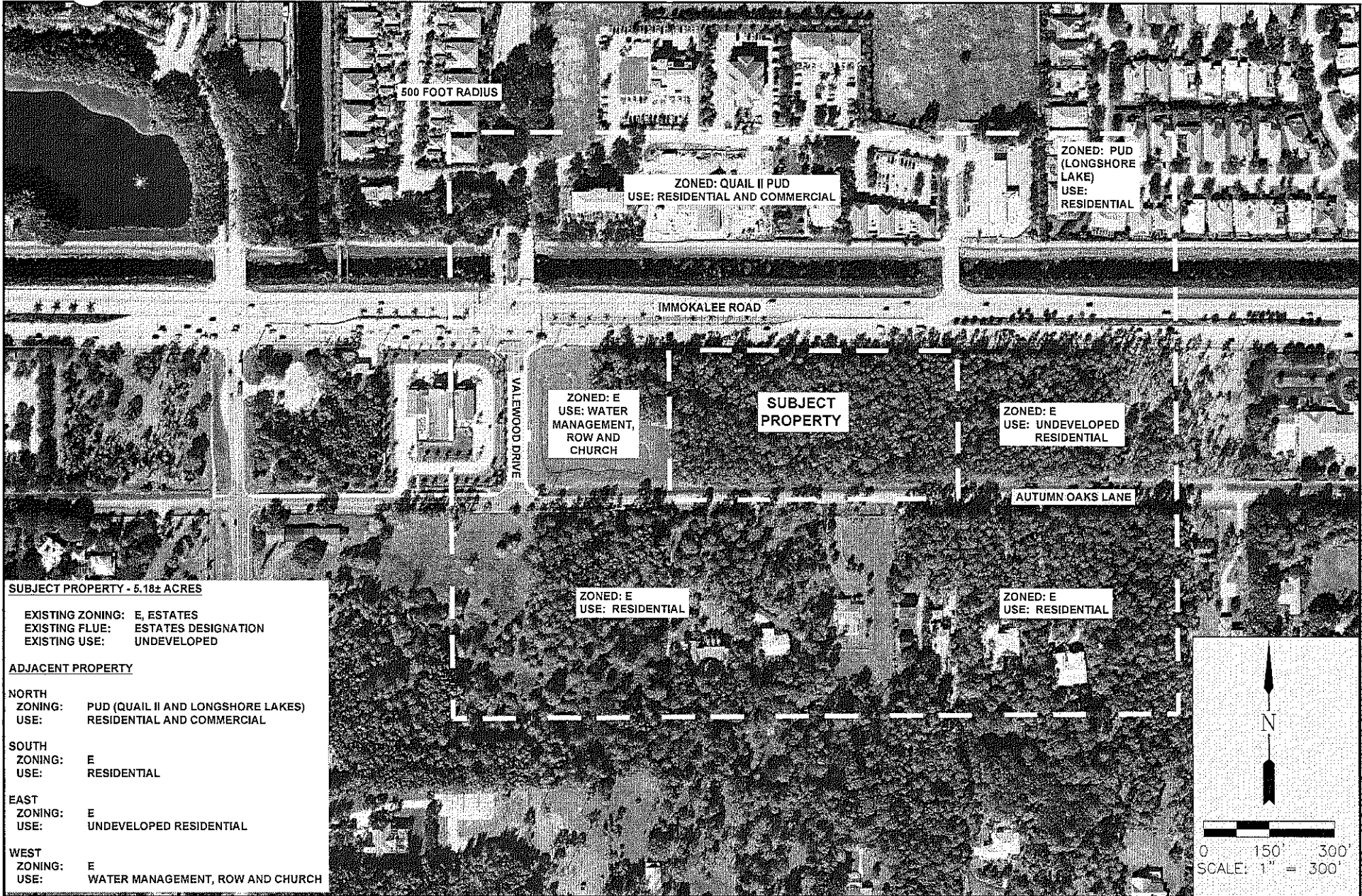
\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    **Text break**    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

**FUTURE LAND USE MAP SERIES**

- Golden Gate Area Master Plan Study Areas
- Golden Gate Area Future Land Use Map
- High Density Residential Subdistrict 1989 Boundaries of Activity Center
- Downtown Center Commercial Subdistrict
- Urban Mixed Use Activity Center/Golden Gate Parkway and Coronado Parkway
- Golden Gate Urban Commercial Infill Subdistrict and Golden Gate Estates Commercial Infill Subdistrict
- Santa Barbara Commercial Subdistrict
- Golden Gate Parkway Professional Office Commercial Subdistrict
- Collier Boulevard Commercial Subdistrict
- Pine Ridge Road Interchange Activity Center and Pine Ridge Road Mixed Use Subdistrict
- Golden Gate Estates Neighborhood Centers
- Wilson Boulevard/Golden Gate Boulevard Center
- Collier Boulevard/Pine Ridge Road Center
- Golden Gate Boulevard/Everglades Boulevard Center
- Immokalee Road/Everglades Boulevard Center
- Randall Boulevard Commercial Subdistrict
- Commercial Western Estates Infill Subdistrict
- Golden Gate Parkway Interchange Conditional Uses Area
- Golden Gate Parkway Institutional Subdistrict
- Mission Subdistrict
- Estates Shopping Center Subdistrict
- Estates Shopping Center Subdistrict Conceptual Plan
- Southbrooke Office Subdistrict

**COPY**

# EXHIBIT V.A. LAND USE



**SUBJECT PROPERTY - 5.18± ACRES**

EXISTING ZONING: E, ESTATES  
 EXISTING FLUE: ESTATES DESIGNATION  
 EXISTING USE: UNDEVELOPED

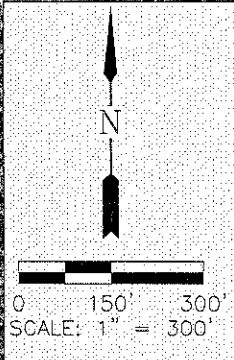
**ADJACENT PROPERTY**

**NORTH**  
 ZONING: PUD (QUAIL II AND LONGSHORE LAKES)  
 USE: RESIDENTIAL AND COMMERCIAL

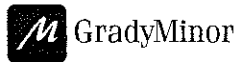
**SOUTH**  
 ZONING: E  
 USE: RESIDENTIAL

**EAST**  
 ZONING: E  
 USE: UNDEVELOPED RESIDENTIAL

**WEST**  
 ZONING: E  
 USE: WATER MANAGEMENT, ROW AND CHURCH



LEGEND



Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Cert. of Arch. BR 0005181 Cert. of Arch. LA 0005451 Business LC 28000280  
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

G. Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134

**SOUTHBROOKE OFFICE SUBDISTRICT**

EXHIBIT VA  
 DATE AERIAL FLOWN: DEC 2013

SCALE:  
 1" = 300'  
 JOB CODE:  
 SBR  
 DATE:  
 NOVEMBER 2014  
 FILE NAME:  
 SBR EXHIBIT VA  
 SHEET 1 OF 1

**COPY**

**EXHIBIT V.B.  
FUTURE LAND USE DESIGNATION**



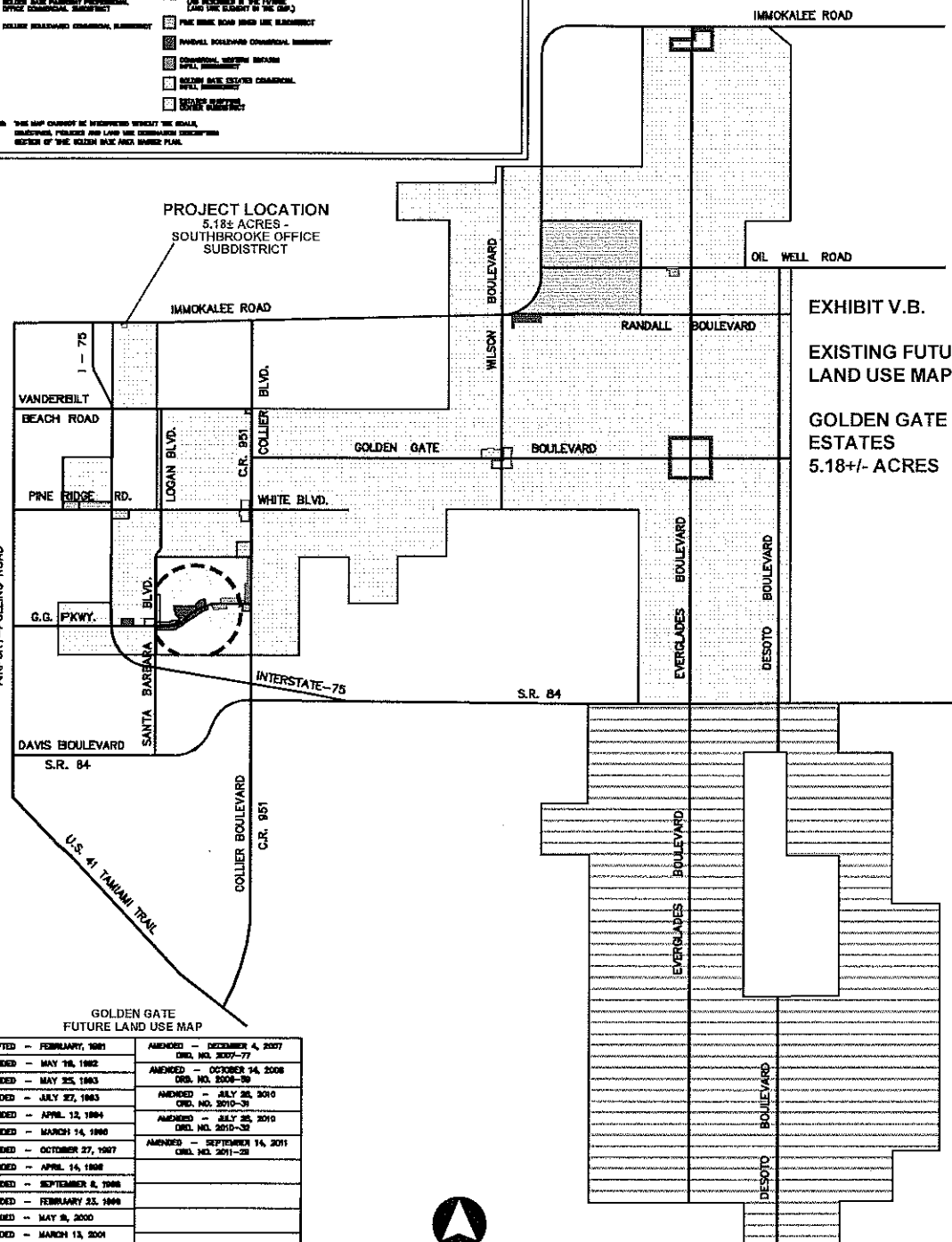
# GOLDEN GATE AREA FUTURE LAND USE MAP

### LEGEND

URBAN DESIGNATION	ESTATES DESIGNATION	AGRICULTURAL/RURAL DESIGNATION
<ul style="list-style-type: none"> <li> URBAN DISTRICT</li> <li> URBAN RESIDENTIAL SUBDISTRICT</li> <li> NEW DENSITY RESIDENTIAL SUBDISTRICT</li> <li> DOWNTOWN CENTER COMMERCIAL SUBDISTRICT</li> </ul>	<ul style="list-style-type: none"> <li> MODERN LINE DISTRICT</li> <li> RESIDENTIAL ESTATES SUBDISTRICT</li> <li> CONVENTIONAL LINE SUBDISTRICT</li> <li> NEIGHBORHOOD CENTER SUBDISTRICT</li> <li> SINGLE-FAMILY RESIDENTIAL SUBDISTRICT</li> <li> MEDIUM DENSITY RESIDENTIAL SUBDISTRICT</li> <li> HIGH DENSITY RESIDENTIAL SUBDISTRICT</li> <li> MEDIUM DENSITY RESIDENTIAL SUBDISTRICT</li> <li> CONVENTIONAL LINE SUBDISTRICT</li> <li> NEIGHBORHOOD CENTER SUBDISTRICT</li> <li> SINGLE-FAMILY RESIDENTIAL SUBDISTRICT</li> <li> MEDIUM DENSITY RESIDENTIAL SUBDISTRICT</li> <li> HIGH DENSITY RESIDENTIAL SUBDISTRICT</li> </ul>	<ul style="list-style-type: none"> <li> RURAL SETTLEMENT AREA DISTRICT</li> </ul>
<ul style="list-style-type: none"> <li> COMMERCIAL DISTRICT</li> <li> URBAN LINE ACTIVITY CENTER SUBDISTRICT</li> <li> RETAIL BACK URBAN COMMERCIAL SUBDISTRICT</li> <li> SANTA BARBARA COMMERCIAL SUBDISTRICT</li> <li> RETAIL AND PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT</li> <li> RETAIL BOULEVARD COMMERCIAL SUBDISTRICT</li> </ul>	<ul style="list-style-type: none"> <li> INTERSTATE ACTIVITY CENTER SUBDISTRICT (AS PRESCRIBED IN THE FUTURE (SEE THE EAST OF THE 2003))</li> <li> FINE GRAIN ROAD MODERN LINE SUBDISTRICT</li> <li> PARALLEL BOULEVARD COMMERCIAL SUBDISTRICT</li> <li> CONVENTIONAL LINE SUBDISTRICT</li> <li> NEIGHBORHOOD CENTER SUBDISTRICT</li> <li> SINGLE-FAMILY RESIDENTIAL SUBDISTRICT</li> <li> MEDIUM DENSITY RESIDENTIAL SUBDISTRICT</li> <li> HIGH DENSITY RESIDENTIAL SUBDISTRICT</li> </ul>	<ul style="list-style-type: none"> <li> OVERLAYS AND SPECIAL FEATURES</li> <li> NATIONAL FLOOD HAZARD RISK REDUCTION PROTECTION AREA OVERLAY</li> <li> RECREATION DENSITY BAND</li> </ul>

NOTE: THIS MAP CANNOT BE INTERPRETED WITHOUT THE GOALS, POLICIES, PRINCIPLES AND LAND USE DETERMINATION CRITERIA SET FORTH IN THE GOLDEN GATE AREA MASTER PLAN.

T 47 S  
T 48 S  
T 49 S  
T 50 S  
T 51 S



**PROJECT LOCATION**  
5.18± ACRES  
SOUTHERBROOK OFFICE  
SUBDISTRICT

EXHIBIT V.B.  
EXISTING FUTURE  
LAND USE MAP  
GOLDEN GATE  
ESTATES  
5.18+/- ACRES

GOLDEN GATE  
FUTURE LAND USE MAP

ADOPTED - FEBRUARY, 1981	AMENDED - DECEMBER 4, 2007 ORD. NO. 2007-77
AMENDED - MAY 16, 1982	AMENDED - OCTOBER 14, 2008 ORD. NO. 2008-59
AMENDED - MAY 25, 1983	AMENDED - JULY 26, 2010 ORD. NO. 2010-31
AMENDED - JULY 27, 1983	AMENDED - JULY 26, 2010 ORD. NO. 2010-32
AMENDED - APRIL 12, 1984	AMENDED - SEPTEMBER 14, 2011 ORD. NO. 2011-28
AMENDED - MARCH 14, 1988	
AMENDED - OCTOBER 27, 1987	
AMENDED - APRIL 14, 1988	
AMENDED - SEPTEMBER 8, 1988	
AMENDED - FEBRUARY 23, 1989	
AMENDED - MAY 8, 2000	
AMENDED - MARCH 13, 2001	
AMENDED - MAY 14, 2002	
AMENDED - SEPTEMBER 10, 2003 ORD. NO. 2003-64	
AMENDED - OCTOBER 24, 2004 ORD. NO. 2004-77	
AMENDED - JANUARY 26, 2005 ORD. NO. 2005-3	
AMENDED - JANUARY 26, 2007 ORD. NO. 2007-39	

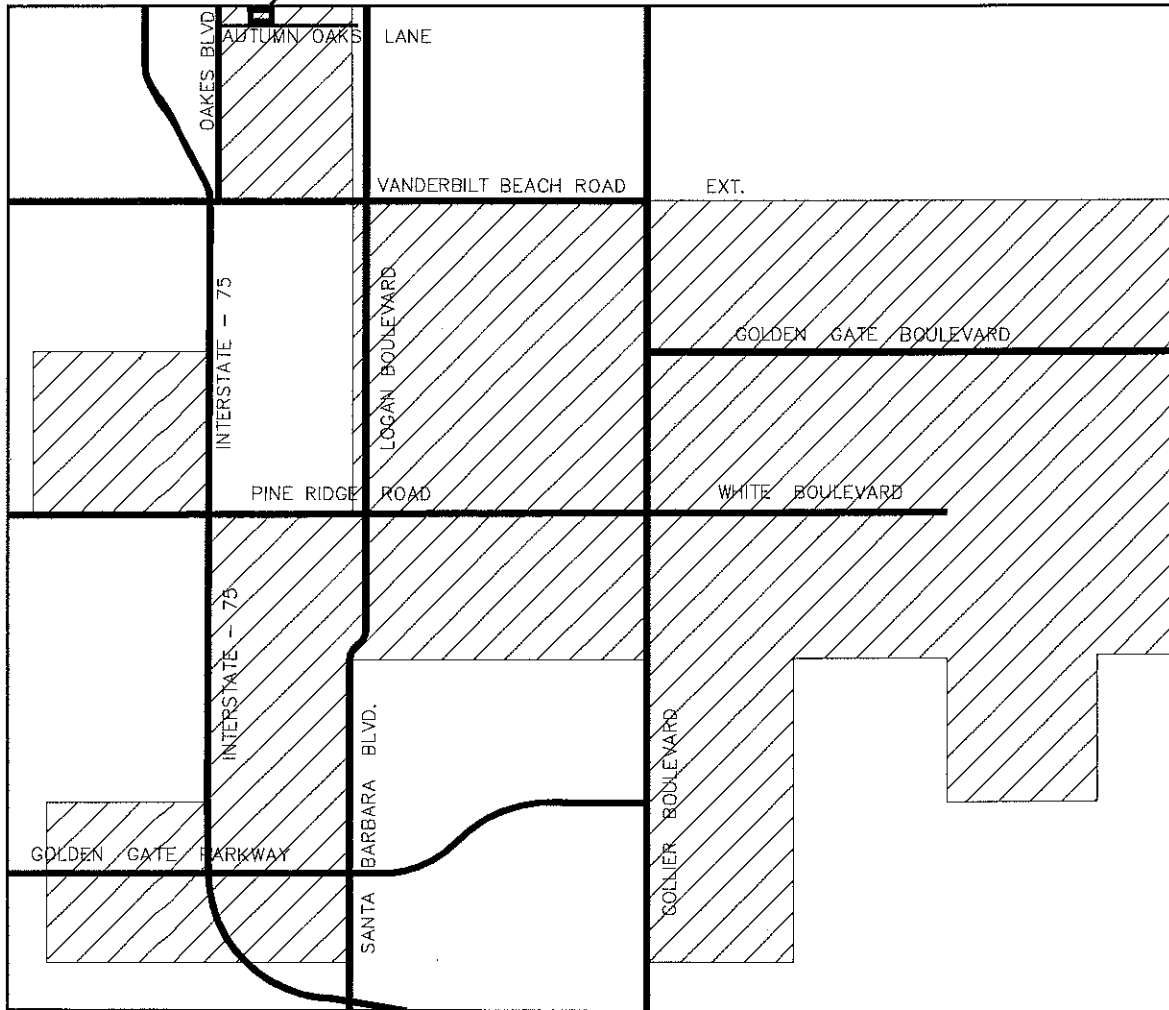
SCALE

PREPARED BY: GIS/CAD MAPPING SECTION  
GROWTH MANAGEMENT DIVISION / PLANNING & REGULATION  
DATE: 9/2011 FILE: 0811-2011.DWG

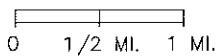
R 26 E                      R 27 E                      R 28 E

SOUTHBROOKE OFFICE SUBDISTRICT  
Collier County, Florida

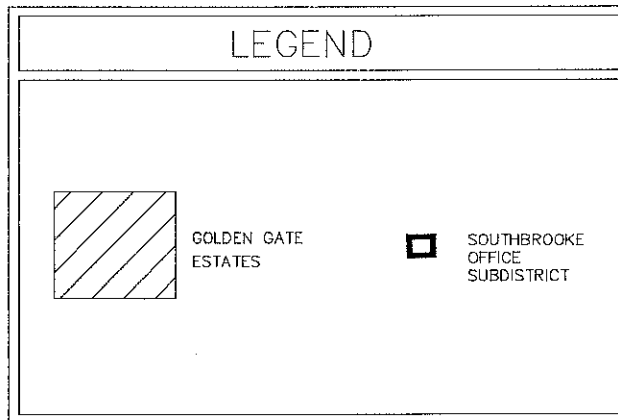
**PROJECT LOCATION**  
5.18± ACRES -  
SOUTHBROOKE OFFICE  
SUBDISTRICT



ADOPTED - \_\_\_\_\_ 2015  
(Ord. No. 2015--\_\_\_)



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: ??????.DWG DATE: ?????





**COPY**

# **EXHIBIT V.C. ENVIRONMENTAL**



## Southbrook

Section 29; Township 48 South; Range 26 East  
Collier County, Florida

---

## Protected Species Survey

November 2014

Project No. 2014-50

---

11000 Metro Parkway Suite 4  
Fort Myers, Florida 33966  
(239) 418-0671 phone / (239) 418-0672 fax

**INTRODUCTION**

An environmental scientist from Boylan Environmental Consultants, Inc. conducted a field investigation on the 5.18± acre property on November 12, 2014. The site is located in portions of Section 29, Township 48 South, and Range 26 East in Collier County, Florida. Specifically, it is situated between Immokalee Road and Autumn Oaks Lane approximately 0.75± miles east of I-75. Please see the attached Project Location Map (**Exhibit A**).

The purpose of the field investigation was to identify and document the presence of any listed species and any potential listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

**METHODOLOGY**

The survey method consisted of overlapping belt transects performed for all FLUCFCS communities onsite in compliance with the Collier County Land Development Code 10.02.02.A.4.g.i. This survey is comprised of a several step process. This survey is comprised of a several step process. First, vegetation communities or land-uses on the study area are delineated using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Please see the attached FLUCFCS Map (**Exhibit B**) and FLUCFCS Map with Aerial (**Exhibit C**). Next, the FLUCFCS codes are cross-referenced with the Protected Species List. This protected species list names the species which have a probability of occurring in any particular FLUCFCS community.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-40 feet apart as a means of searching for listed species. The distance between transects depends upon both the thickness of vegetation and line of sight visibility. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then geo-located via a hand held GPS unit and marked in the field with flagging tape. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Transects were walked approximately as shown on the attached Protected Species Survey Map (**Exhibit D**) and Protected Species Survey Map with Aerial (**Exhibit E**).

**TABLE 1: SURVEY DATE AND WEATHER CONDITIONS**

<b>Survey Date</b>	<b>Survey Time</b>	<b>Weather Conditions</b>
12-Nov-2014	10 AM – 1 PM	Clear skies with light winds and temperatures in the low 80's

### EXISTING SITE CONDITIONS

*Site Details* – The boundary was survey located and is 5.18± acres. The site was undeveloped but appears to have a long history of disturbance due to the surrounding roadways and residential developments. In general, the property is composed of exotic wetland hardwoods. The site is bordered by roadways to the north and south, a manmade water body to the west, and more exotic wetland hardwoods to the east.

*Soil Type* - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). Please see the attached NRCS Soils Map (**Exhibit F**). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. According to these mappings, the parcel is underlain by Holopaw Fine Sand; Limestone Substratum (2; hydric).

*Vegetation Communities* – Each community was mapped in the field according to the system in use by the agencies, the Florida Land Use Cover and Forms Classification System (FLUCFCS). Listed below are the vegetation communities or land-uses identified on the site. Vegetation is one parameter used in determining the presence of a wetland; the other parameters include the presence of wetland hydrology and hydric soils. These community mappings will generally reflect whether an area could be considered as wetlands. We identified approximately 4.74± acres of potential jurisdictional wetland communities on the site. The following descriptions correspond to the mappings on the attached FLUCFCS map. See Florida Land Use, Cover and Forms Classification System (Department of Transportation 1999) for definitions.

### FLUCFCS CODES/DESCRIPTION

#### **619 Exotic Wetland Hardwoods (4.74± acres)**

This wetland habitat type occupies 4.74± acres of the property. The canopy contains melaleuca (*Melaleuca quinquenervia*), slash pine (*Pinus elliottii*), earleaf acacia (*Acacia auriculiformis*), bald cypress (*Taxodium distichum*), and cabbage palm (*Sabal palmetto*). Sub-canopy vegetation includes melaleuca, earleaf acacia, slash pine, bald cypress, Brazilian pepper (*Schinus terebinthifolius*), and myrsine (*Myrsine guianensis*). The groundcover contains poison ivy (*Toxicodendron radicans*), grapevine (*Vitis rotundifolia*), swamp fern (*Blechnum serrulatum*), cocoplum (*Chrysobalanus icaco*), catbrier (*Smilax spp.*), dog fennel (*Eupatorium capillifolium*), and saw palmetto (*Serenoa repens*).

#### **740 Disturbed Land (0.44± acres)**

This upland area occupies 0.44± acres of the property. The canopy and sub-canopy are open. The groundcover is dominated by bahiagrass (*Paspalum notatum*).

**TABLE 2: FLUCFCS COMMUNITY TABLE**

<b>FLUCFCS Code</b>	<b>Community Description</b>	<b>Acreage</b>
619	Exotic Wetland Hardwoods	4.74± ac.
740	Disturbed Lands	0.44± ac.
<b>Total</b>		<b>5.18± ac.</b>

**SPECIES PRESENCE**

During the field survey for protected species on the property, no protected species or signs thereof were observed on-site. No nest-like structures or tree cavities were noted, and gopher tortoise burrows were not identified.

The various listed species that may occur in the FLUCFCS communities have been tabulated on the attached table. In general, this site does not contain native, undisturbed community types in which protected species would typically inhabit.

**DISCUSSION**

The lack of tortoise burrows is likely due to the relatively high water tables in the area and the lack of habitat. The abundance of exotic plant species and the historic land-use of the site makes it unlikely that this site supports or would provide habitat for protected species. In addition, due the lack of corridors or contiguous habitat of the property with off-site areas, it is not anticipated that other listed species would occupy the property. The nearby roads also create a barrier and a hazard to other animals. No other non-listed animal species were noted.

Community locations were estimated and drawn by using a non-rectified aerial with approximate property boundaries hence, their location, aerial extent, and acreage is approximate.

**TABLE 3: LISTED SPECIES BY HABITAT WITH CURRENT STATUS**

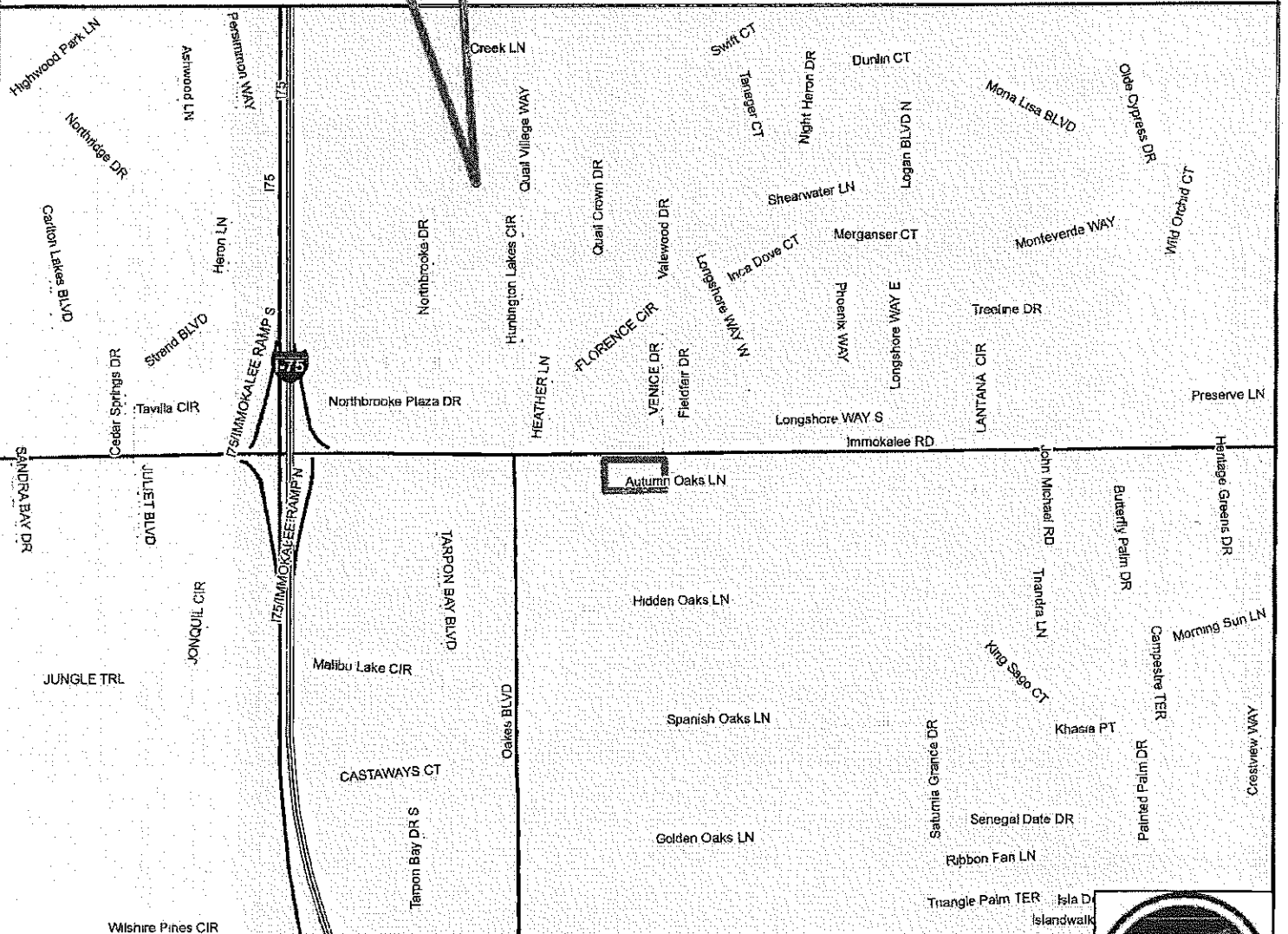
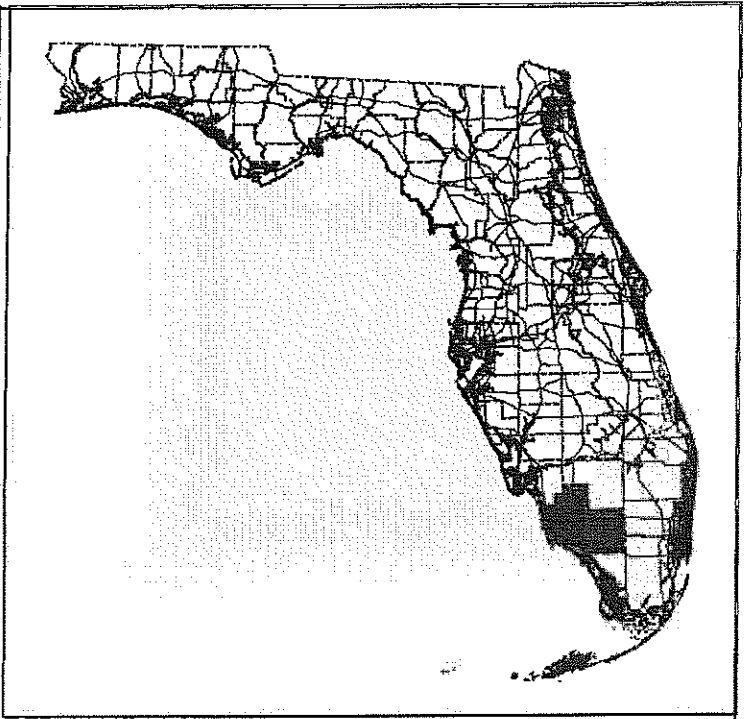
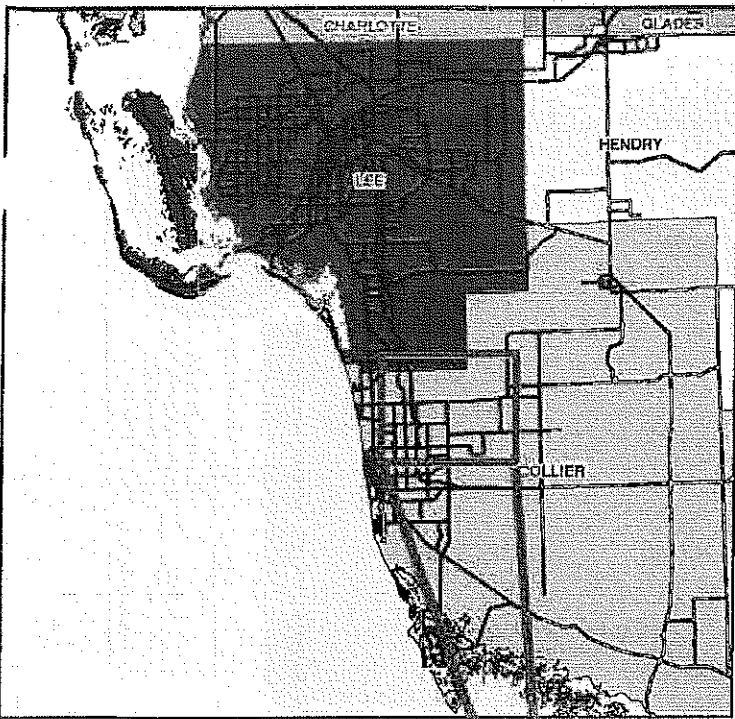
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
619	Exotic Wetland Hardwoods	N/A	--	95	--	--	--	--	--
740	Disturbed Lands	N/A	--	95	--	--	--	--	--

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered



**Southbrook  
Protected Species Survey**

**Exhibit A  
Project Location Map**



Category	Created by:	Date:
Location Map	BKM	11/10/14
Agency	Project Number	County
	2014-50	Collier
Application/Permit Number	SEC/TWP/RNG	
	29/46S/26E	

## Southbrook Location Map

11000 Metro Pkwy  
Suite 4  
Fort Myers, FL 33966  
Phone: (239)418-0671  
Fax: (239)418-0671  
www.boylanenv.com







C:\Users\james\Documents\Projects\2014\2014 Aerial\2014 Aerial Photo 11/10/14 11:57 AM Edited by James

**NOTES:**  
 Aerial photographs were acquired through Collier County Property Appraiser's office with a flight date of December, 2013.

Category	Drawn By:	Date:
Aerial	BKM	11/10/14
Agency	BEC Number	
---	2014-50	
Application/Permit Number	Revision	
***		

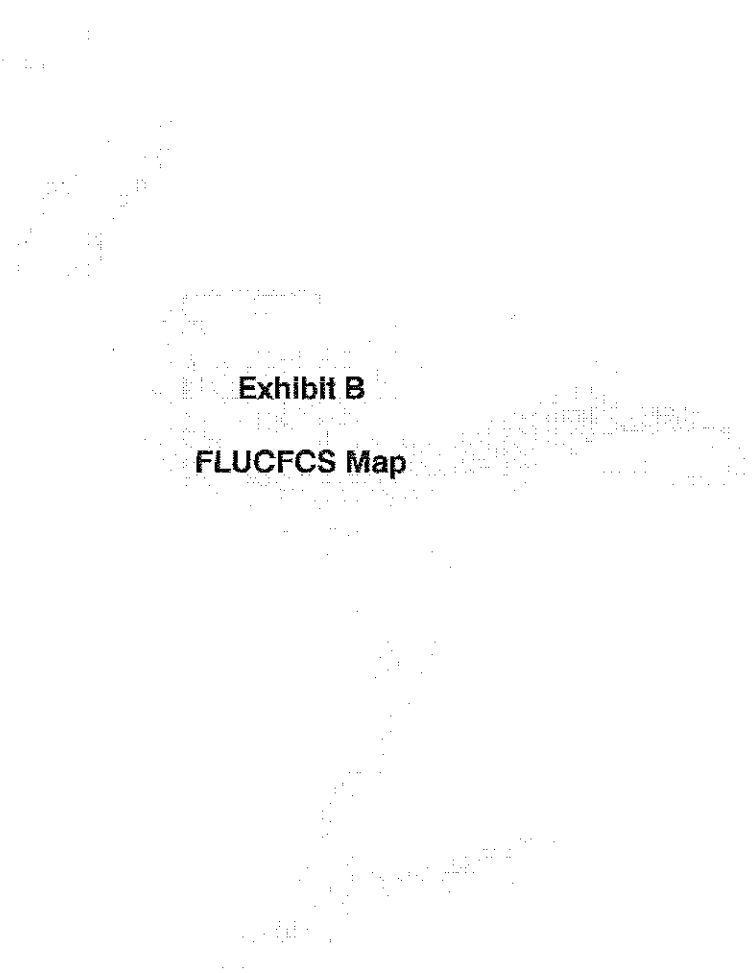
**Southbrook**  
 2014 Aerial With Boundary

Scale:  
 1" = 100'  
 County  
 Collier  
 S/TR  
 29/48S/26E

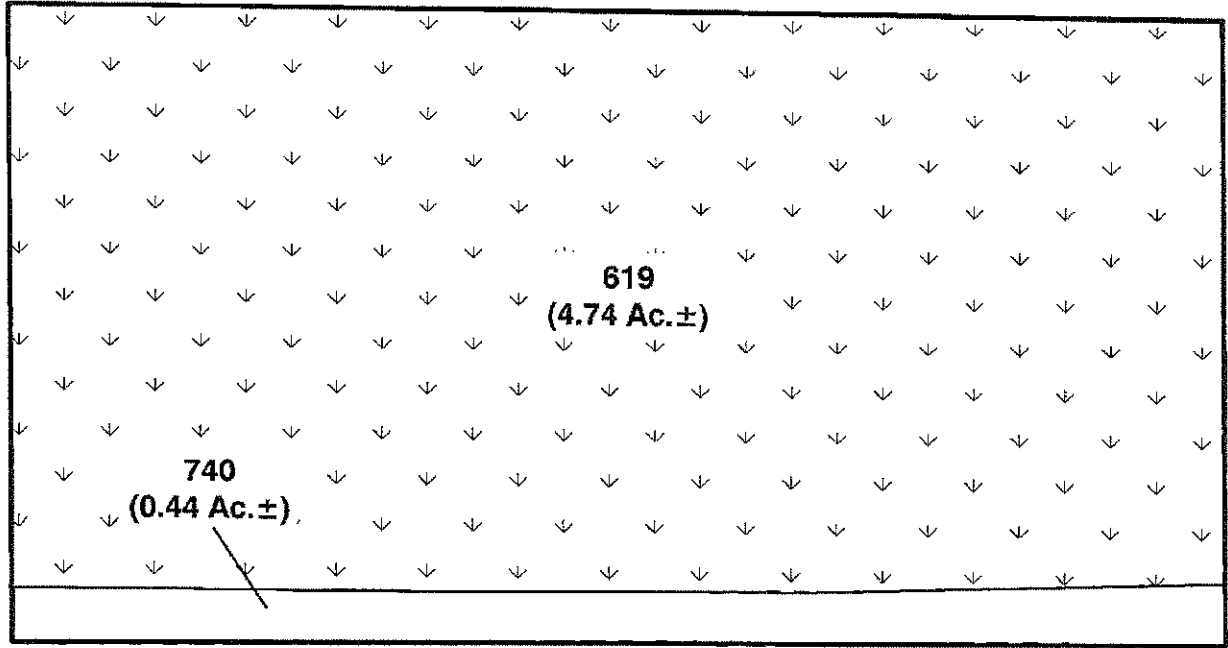
11000 Metro Parkway  
 Suite 4,  
 Ft. Myers, FL 33966  
 Phone: (239) 418-0671  
 Fax: (239) 418-0672  
 www.boylanenv.com



**Southbrook**  
**Protected Species Survey**




Z:\BEC\2014\2014-50\2948S\26E\CAD\Southbrook FLUCFCS Map Nov 25, 2014 - 8:18am Printed for: Bkham



N  
↑  
B  
E  
C  
↓  
Scale: 1" = 100'

**LEGEND**

 **Wetlands**  
(4.74± Ac.)

FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
619	Exotic Wetland Hardwoods	4.74± Ac	91.51%
740	Disturbed Lands	0.44± Ac	8.49%
<b>Total</b>		<b>5.18± Ac</b>	<b>100%</b>

**NOTES:**

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Form Classification System (FLUCFCS) (FDOT 1899).

Category	Drawn By:	Date:
FLUCFCS	BKM	11/24/14
Agency	BEC Number	
---	2014-50	
Application/Permit Number	Revision	
***		

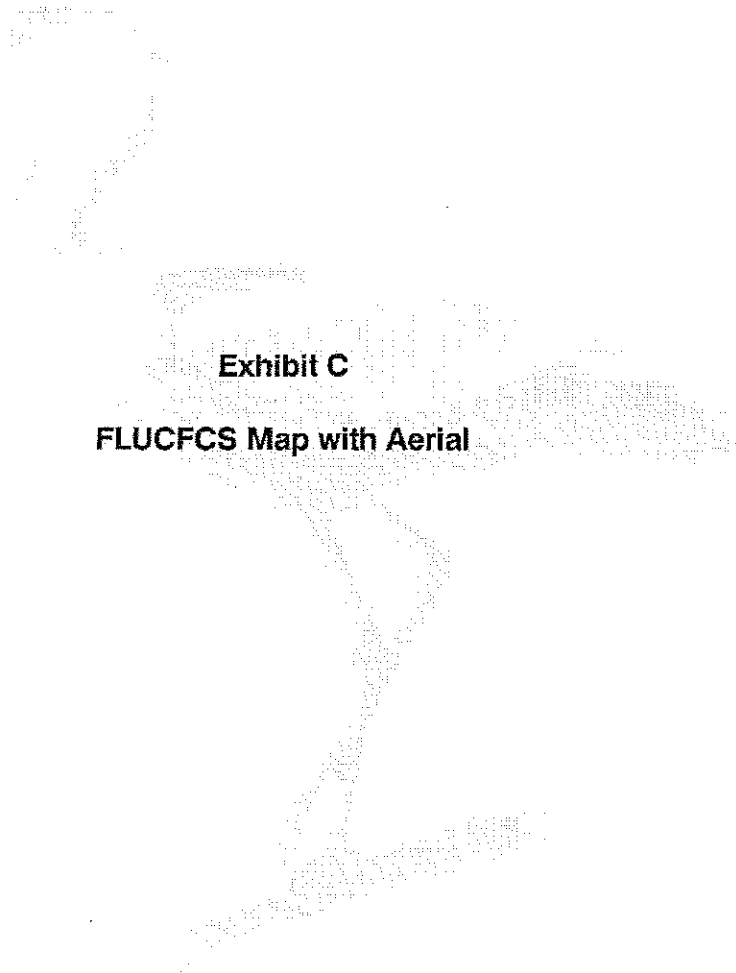
**Southbrook**  
**FLUCFCS Map**

Scale:  
1" = 100'  
County  
Collier  
S/T/R  
29/48S/26E

11000 Metro Parkway  
Suite 4,  
Ft. Myers, FL 33966  
Phone: (239) 418-0671  
Fax: (239) 418-0672  
www.boylanenv.com



**Southbrook  
Protected Species Survey**



**Exhibit C  
FLUCFCS Map with Aerial**

X:\Projects\2014\1401\_Southbrook\201401\_Southbrook\_FLUCFCS.mxd, 11/24/14, 11:51 AM, Project for BKM



**LEGEND**



**Wetlands**  
**(4.74 ± Ac.)**

FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
619	Exotic Wetland Hardwoods	4.74 ± Ac	91.51%
740	Disturbed Lands	0.44 ± Ac	8.49%
<b>Total</b>		<b>5.18 ± Ac</b>	<b>100%</b>

**NOTES:**

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Form Classification System (FLUCFCS) (FDOT 1999)

Aerial photographs were acquired through Collier County Property Appraiser's office with a flight date of December, 2013.



Category:	Drawn By:	Date:
FLUCFCS	BKM	11/24/14
Agency:	BEC Number:	
---	2014-50	
Application/Permit Number:	Revision:	
***		

**Southbrook**  
**Aerial FLUCFCS Map**

Scale:  
 1" = 100'  
 County  
 Collier  
 S/T/R  
 29/48S/26E

11000 Metro Parkway  
 Suite 4,  
 Ft. Myers, FL 33968  
 Phone: (239) 418-0671  
 Fax: (239) 418-0672  
 www.boylanenv.com

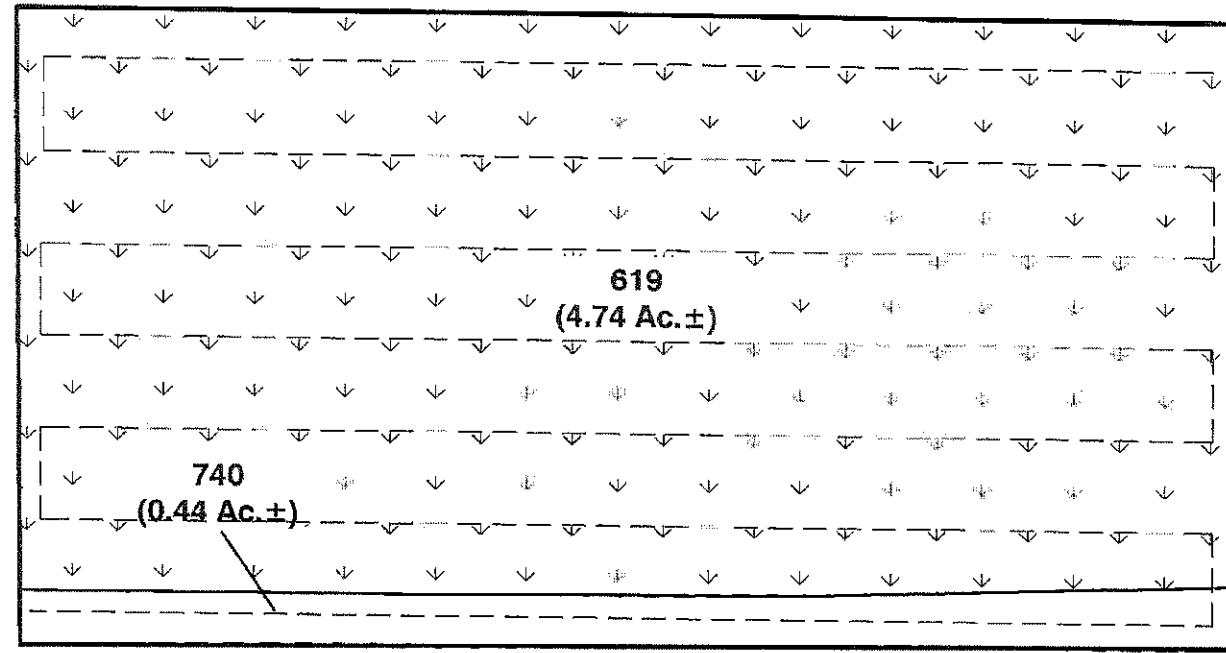
**Southbrook  
Protected Species Survey**

**Exhibit D  
Protected Species Survey Map**


S:\BEC\2014\2014-50\_Southbrook\CAD\Southbrook Base Map.dwg 25 Nov 2014 10:20am Plotted by: Bkman




Scale: 1" = 100'



**LEGEND**

 **Wetlands**  
(4.74± Ac.)

 **PSS Survey**  
**Transects**

FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
619	Exotic Wetland Hardwoods	4.74± Ac	91.51%
740	Disturbed Lands	0.44± Ac	8.49%
<b>Total</b>		<b>5.18± Ac</b>	<b>100%</b>

**NOTES:**

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

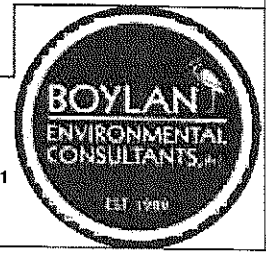
FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999)

Category	Drawn By:	Date:
PSS	BKM	11/24/14
Agency	BEC Number	
---	2014-50	
Application/Permit Number	Revision	
***		

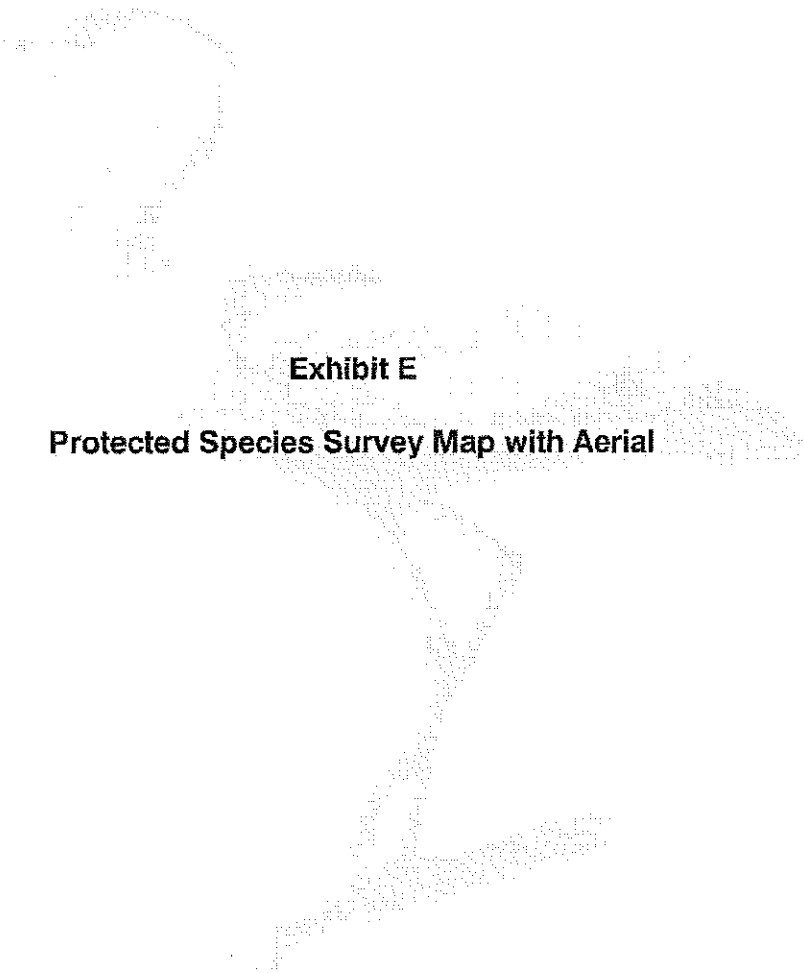
**Southbrook**  
Protected Species Survey Map

Scale:  
1" = 100'  
County  
Collier  
S/T/R  
29/48S/26E

11000 Metro Parkway  
Suite 4,  
Ft. Myers, FL 33966  
Phone: (239) 418-0671  
Fax: (239) 418-0672  
www.boylanenv.com

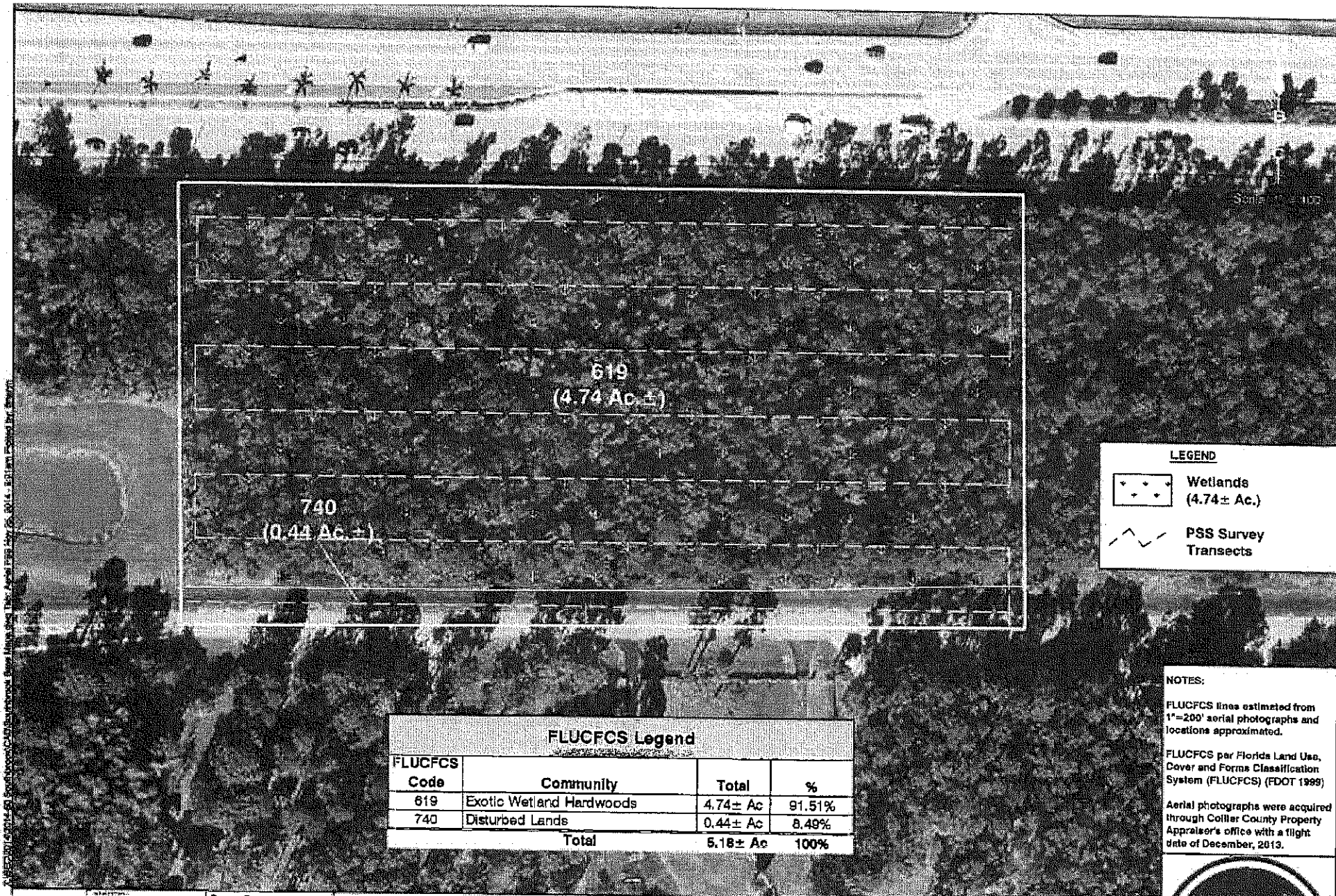


**Southbrook  
Protected Species Survey**





C:\PSS\2014-50 Southbrook\CD\Survey\Survey Map with Aerial Photograph 29/48S/26E 2014-50 PSS Form by BKM 11/24/14



**LEGEND**

Wetlands  
 (4.74 ± Ac.)

PSS Survey  
 Transects

FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
619	Exotic Wetland Hardwoods	4.74 ± Ac	91.51%
740	Disturbed Lands	0.44 ± Ac	8.49%
Total		5.18 ± Ac	100%

**NOTES:**

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999)

Aerial photographs were acquired through Collier County Property Appraiser's office with a flight date of December, 2013.

Category	Drawn By:	Date:
PSS	BKM	11/24/14
Agency	BEC Number	
---	2014-50	
Application/Permit Number	Revision	
***		

**Southbrook**  
 Protected Species Survey Map with Aerial Photograph

Scale

1" = 100'

County

Collier

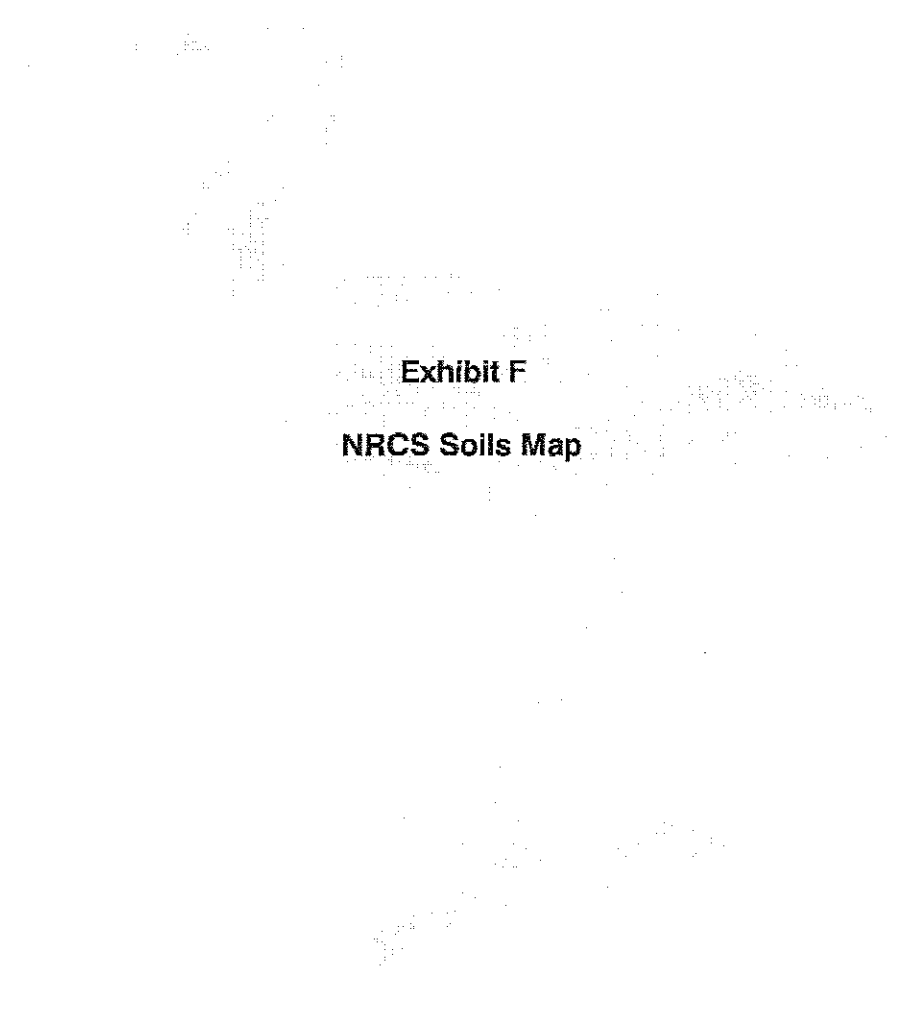
S/T/R

29/48S/26E

11000 Metro Parkway  
 Suite 4,  
 Ft. Myers, FL 33966  
 Phone: (239) 418-0671  
 Fax: (239) 418-0672  
 www.boylanenv.com



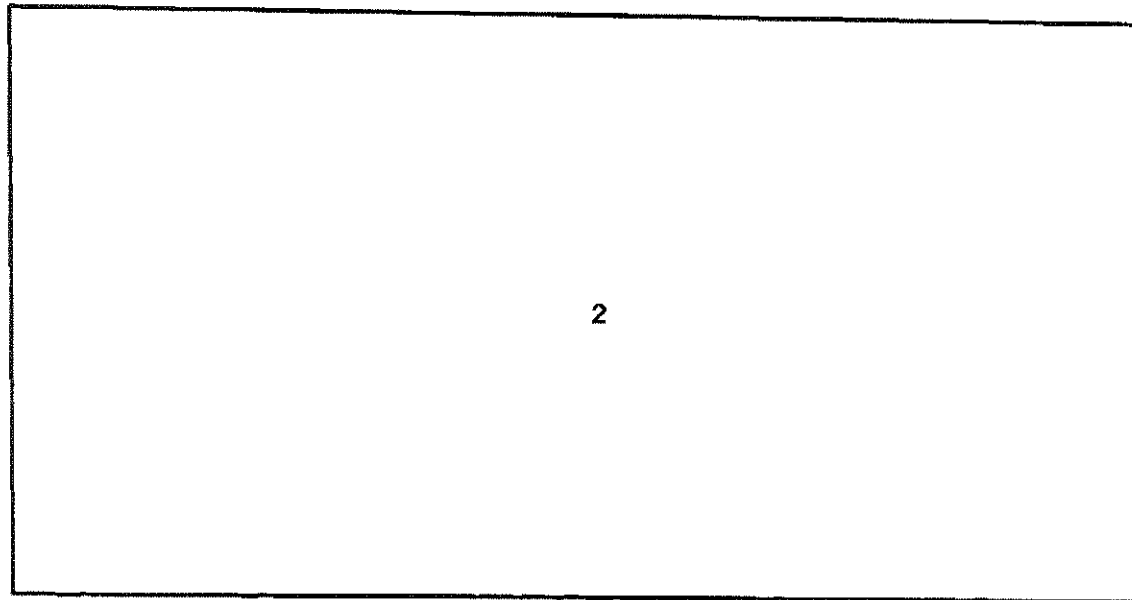
**Southbrook  
Protected Species Survey**



**Exhibit F  
NRCS Soils Map**



Scale: 1" = 100'



C:\Users\blanm\Documents\blanm\Acropass\ 8975\Southbrook Base Maps\Map Tab: Soils Map\Nov 10, 2014 - 11:55am Plotted by: Blann

**NRCS Soils Legend**

Soil No	Description	Hydric
2	Holoway Fine Sand; Limestone Substratum	Y

**NOTES:**

Soils were acquired from the FDEQ and are from the NRCS Soils Map.

Category	Drawn By:	Date:
Soils	BKM	11/10/14
Agency	BEC Number	
---	2014-50	
Application/Permit Number	Revision	
***		

**Southbrook**  
**NRCS Soils Map**

Scale:
1" = 100'
County
Collier
S/7R
29/48S/26E

11000 Metro Parkway  
 Suite 4,  
 Ft. Myers, FL 33966  
 Phone: (239) 418-0671  
 Fax: (239) 418-0672  
 www.boylanenv.com



**COPY**

# EXHIBIT V.D. GROWTH MANAGEMENT



1415 Panther Lane, Suite 428  
Naples, FL 34109  
O: 239-269-0769  
www.mjtre.com

## Commercial Needs Analysis of Proposed Southbrooke Office Subdistrict Naples, Collier County, FL

Effective Date of report  
November 14, 2014  
Revised February 4, 2015

Prepared by:

Michael J. Timmerman, CRE, FRICS, SRA  
MJT Realty Economic Advisors, Inc.



February 5, 2015

Mr. Brian Howell  
Southbrooke Partners, LLC.  
c/o Phoenix Associates of S. Florida  
13180 Livingston Road, Suite 204  
Naples, FL 34109

Dear Mr. Howell,

Per your request, we have completed the commercial needs analysis for the 5 +/- acres site on Immokalee Road, east of the Valewood Drive extension. Our objective was to provide an estimate of professional and medical office needs for the trade area surrounding the site.

Based on our analysis, we have found that the 5 minute trade area has a current net need for the specific use of over 56,000 square feet growing to 157,000 square feet by 2030. For the 10 minute trade area, we estimate a current net need for professional and medical office space of 210,000 square feet growing to over 940,000 square feet by 2030. The sites location close to the I-75 interchange aids in its overall demand as many businesses that would occupy this type of space can easily travel to other areas using the interstate. The fact that the site is also on the main route to Ave Maria and Immokalee further enhances its potential.

Please review the report and let me know if you have any questions or clarifications. It was a pleasure to work with you on this project and I look forward to continuing on your development team.

Sincerely,

A handwritten signature in black ink, appearing to read "MJT", is written over a light blue circular stamp.

Michael J. Timmerman, CRE, FRICS, SRA  
Principal

## TABLE OF CONTENTS

<b>1.0</b>	<b>CONDITIONS OF THE REPORT</b> .....	<b>4</b>
1.1	INTENDED USE OF THIS REPORT .....	4
1.2	INTENDED USER OF THIS REPORT .....	4
<b>2.0</b>	<b>SCOPE OF STUDY</b> .....	<b>4</b>
2.1	TASK PLAN .....	4
2.2	SITE INSPECTION .....	5
<b>3.0</b>	<b>OVERVIEW OF NEEDS ANALYSIS</b> .....	<b>6</b>
3.1	GENERAL METHODOLOGY .....	6
3.2	DEFINITION OF MARKET AREA AND TARGET POPULATION .....	6
3.3	ANALYSIS PROCESS .....	14
<b>4.0</b>	<b>DEMAND FOR PROFESSIONAL AND MEDICAL OFFICE SPACE</b> .....	<b>14</b>
4.1	DEMAND ESTIMATE METHODOLOGY .....	14
<b>5.0</b>	<b>SUPPLY OF PROFESSIONAL AND MEDICAL SPACE</b> .....	<b>19</b>
5.1	SUPPLY ESTIMATE METHODOLOGY .....	19
<b>6.0</b>	<b>CALCULATION OF NET NEED AND CONCLUSIONS</b> .....	<b>23</b>
	<b>BUSINESS SUMMARY</b> .....	<b>25</b>
	<b>SUPPLY OF EXISTING OFFICES 5 MINUTE DRIVE TIME</b> .....	<b>26</b>
	<b>SUPPLY OF EXISTING OFFICES BETWEEN 5 AND 10 MINUTE DRIVE TIME</b> .....	<b>27</b>
	<b>UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS</b> .....	<b>29</b>
	<b>APPRAISAL CONSULTING</b> .....	<b>31</b>
	<b>RESTRICTION UPON DISCLOSURE AND USE</b> .....	<b>32</b>
	<b>COPYRIGHT, TRADEMARK AND LEGAL DISCLAIMER</b> .....	<b>33</b>
	<b>TERMS AND CONDITIONS OF USE</b> .....	<b>34</b>
	<b>PHOTOS</b> .....	<b>36</b>

## Introduction

As we understand it, SOUTHBROOKE PARTNERS, LLC. ("Client") would like MJT Realty Economic Advisors, Inc. ("Consultant") to prepare a commercial needs analysis for a 5 +/- acre site located on the south side of Immokalee Road, east of Valewood Drive in Collier County, FL. The site is being proposed for a maximum of 40,000 square feet of General Office, Medical Office and Business Uses consistent with those uses permitted by right, or as conditional uses in the C-1, Commercial Professional and General Office zoning district adopted by Collier County. The site will be known as the Southbrooke Office Subdistrict.

### 1.0 Conditions of the Report

The Client and designated representatives are responsible for representations pertaining to the properties future development plans, marketing expectations and for disclosure of any significant information that might affect the ultimate realization of the projected results.

There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

#### 1.1 Intended Use of This Report

The intended use of the analysis is to provide **SOUTHBROOKE PARTNERS, LLC.** ("Client") with a market supportable conclusion of commercial net need to change the Collier Growth Management Plan to allow the proposed uses on the site.

#### 1.2 Intended User of This Report

The intended user of this analysis is **SOUTHBROOKE PARTNERS, LLC.** ("Client") only for the sole purpose of changing the GMP to accommodate the proposed uses. No other users are authorized to use the report for any other purpose.

### 2.0 SCOPE OF STUDY

Based on our understanding of the current situation, the Consultant has developed a scope of work to analyze the Project as identified above. The scope is based on the Client's objectives, as described to the Consultant, which includes the following interrelated tasks.

#### 2.1 Task Plan

**Task 1** – Based on the anticipated buildable square footage on the site, inventory existing comparable properties within the appropriate market trade area to determine the total supply of existing competing commercial square footage.

**Task 2** – Based on the proposed use, inventory vacant sites that are approved for comparable development and identify the proposed square footage within the appropriate market trade area. This will result in the forecasted supply of potential competing commercial square footage.



**Task 3** – Estimate the existing and potential market demand for office and medical office for the specified trade area. The total demand will be based on current and forecasted population as well as the potential build out of newly developing and planned communities within the trade area.

**Task 4** – Provide conclusions and recommendations as to the commercial need based on the forecast horizon year.

## 2.2 Site Inspection

The site was inspected on November 14, 2014 by Michael Timmerman, therefore November 14<sup>th</sup>, 2014 will be the effective date of this study. The site photos are located in the addendum to this report.

### 3.0 OVERVIEW OF NEEDS ANALYSIS

#### 3.1 General Methodology

The process for determining the need for additional commercial office square footage takes the form of a comparison between:

- **The combined supply of existing professional and medical office space and vacant commercially approved land that could be developed with professional and medical office uses in the future;**
- **The demand for commercial square footage based on current and projected employment for businesses that occupy such space.**

The process starts by defining a trade area that encompasses a logical market with easy access to consumers who travel to retail outlets or to a destination based business that locates close to its customer base.

The demand is derived by identifying NAICS codes of businesses that would occupy professional and medical office space and estimating the number of employees that are at these businesses. The conversion of employees per business to square feet required to accommodate these employees is reflective of the demand for this type of space.

The calculation of existing and potential office space in the trade area reflects the supply that currently exist in the trade area. This supply is subtracted from the estimated demand in order to estimate a net need for space in the trade area.

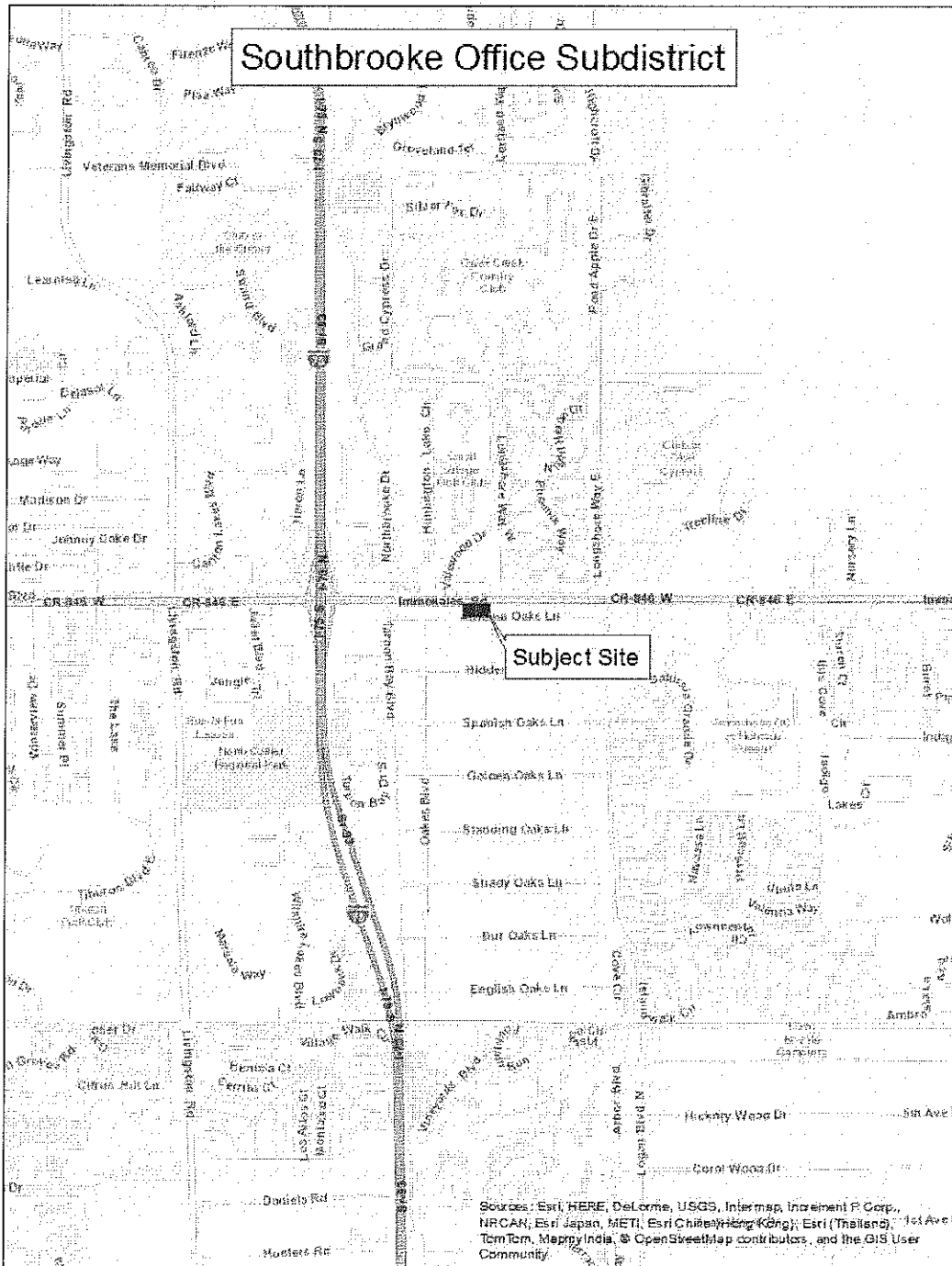
#### 3.2 Definition of Market Area and Target Population

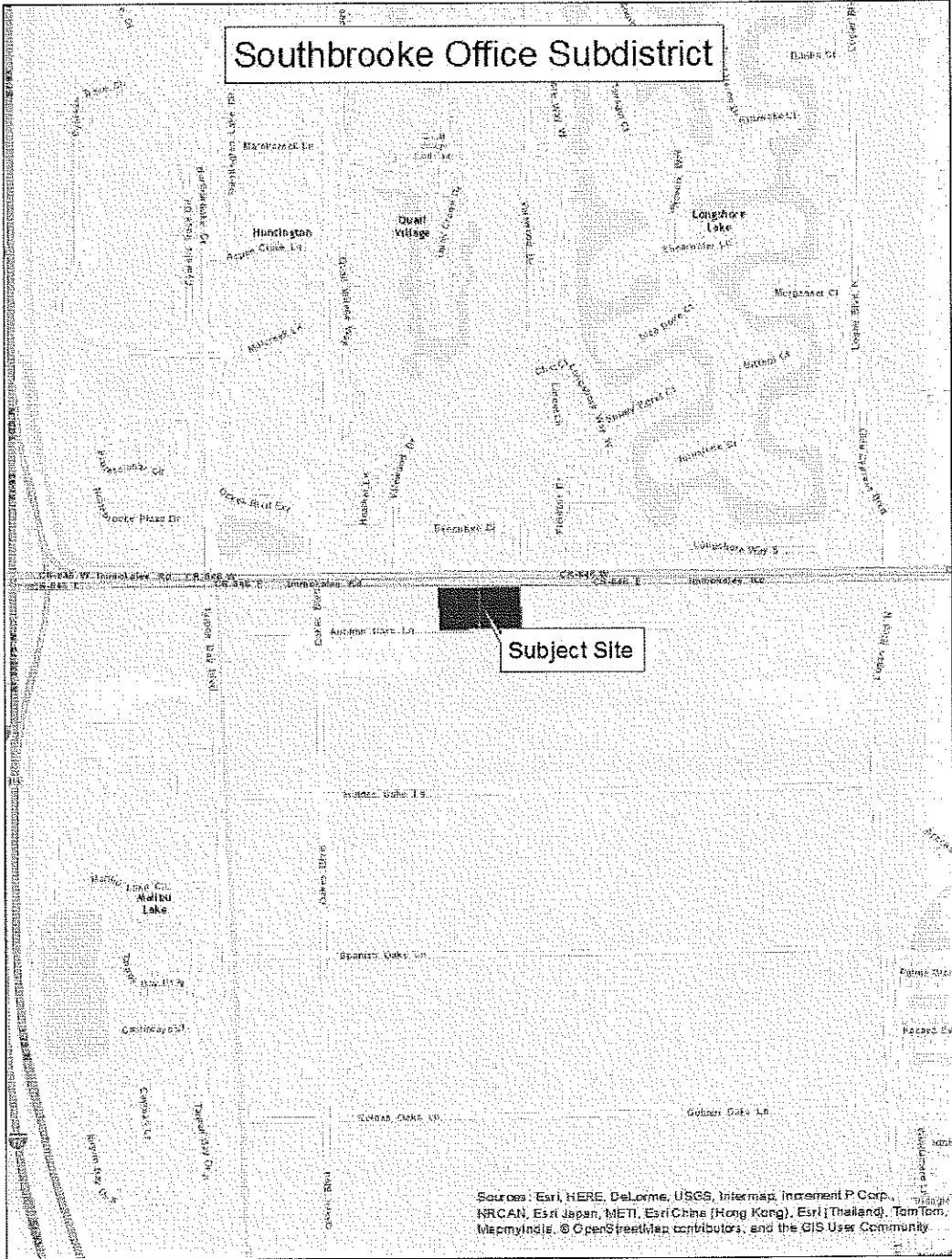
The site is a 5+/- acre parcel located in north Collier County, south of Immokalee Road approximately 400 feet east of the Valewood Drive extension and 3,500 feet east of the Immokalee Road interchange with I-75. The site has good access to both the east and west bound lanes of Immokalee Road via the signalized intersection of Immokalee Road and Valewood Drive.

The site is current classified as Vacant Residential and is zoned "E" for Estates, a residential zoning classification specifically designated for Golden Gate Estates, a platted subdivision within Collier County. Located below is the information on the site from the Collier County Property Appraisers records.

Attribute	Parcel 1	Parcel 2
S_SECTION	29	29
S_TOWNSHIP	48	48
S_RANGE	26	26
SUBDIV_ID	356500	356500
SUBDIV_NM	GOLDEN GATE EST UNIT 97	GOLDEN GATE EST UNIT 97
BLOCK_PIN	51	70
LOT_PIN	0	0
PIN	41933320007	41934920008
ACRES_GIS	2.58	2.56
CONDO	NO	NO
NAME_MISC		
O_NAME1	HUB CONDO RENTALS LLC	HUB CONDO RENTALS LLC.
O_ADDRESS1	18223 SHAWLEY DR	18223 SHAWLEY DR
O_CITY	HAGERSTOWN	HAGERSTOWN
O_STATE	MD	MD
O_ZIPCODE	21740	21740
SALE1_AMT	\$ 550,000	\$ 550,000
SALE1_YEAR	2005	2005
SALE1_DATE	2005-02-24	2005-02-24
SALE1_VAC		
SALE1_TYP		
SALE1_BK	3739	3739
SALE1_PG	4093	4093
SALE1_DOCN		
SALE1_GRAN		
SALE2_AMT	\$ 320,000	\$ 320,000
SALE2_YEAR	1999	1999
SALE2_DATE	1999-10-14	1999-10-14
SALE2_VAC		
SALE2_TYP		
SALE2_BK	2601	2601
SALE2_PG	2205	2205
SALE2_DOCN		
SALE2_GRAN		
SALE3_AMT	\$ 86,000	\$ 86,000
SALE3_YEAR	1996	1996
SALE3_DATE	1996-02-27	1996-02-27
SALE3_VAC		
SALE3_TYP		
SALE3_BK	2144	2144
SALE3_PG	1529	1529
SALE3_DOCN		
SALE3_GRAN		
MRKT_LND	\$ 129,000	\$ 128,000
MRKT_TOT	\$ 129,000	\$ 128,000
TAXABLE_TO	\$ 127,710	\$ 126,720
LUSEDOR	00	00
LUSEDOR_D	Vacant Residential	Vacant Residential
ZONING		
LEGAL1	GOLDEN GATE EST UNIT 97	GOLDEN GATE EST UNIT 97
LEGAL2	TR 51 LESS N 50FT	TR 70 LESS N 50FT

Located below is a map showing the regional location of the site and an aerial showing the surrounding uses. *The aerial photographs do not depict the Valewood Dr extension or the water retention area that has been recently completed.*





Southbrooke Office Subdistrict



# Southbrooke Office Subdistrict



The site is bordered on the north by Immokalee Road, a six lane divided arterial roadway that travels from US41, its western terminus approximately 5 miles west of the subject site, to the town of Immokalee, its eastern terminus, approximately 32 miles east. Immokalee Road is one of the busiest roadways in the County and is the main east west corridor between the coastal area of Collier County to the Town of Ave Maria and Immokalee.

The western border of the site abuts the newly build retention pond and Valewood Dr Extension beyond. This intersection with Immokalee Road will be one of the points of egress west from the site. The eastern border is vacant land currently classified and zoned the same as the subject. The southern boundary is Autumn Oak Lane, a 2 lane local road the services the residential properties south of Autumn Oaks Lane.

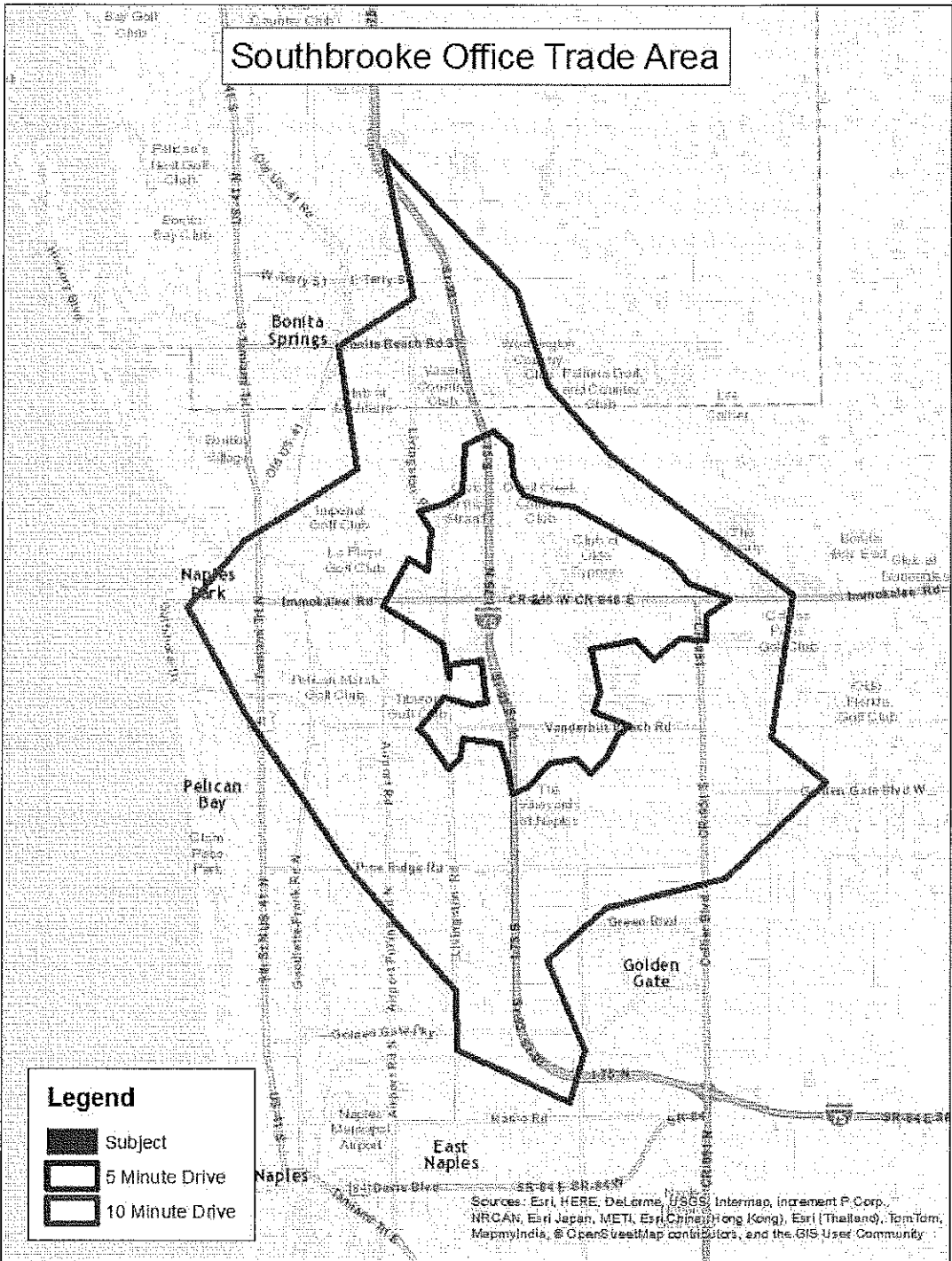
The site is rectangular in shape and has 730+/- feet of frontage on Immokalee Road and 380+/- feet of depth and consists of approximately 5.1 acres. The sites physical and functional attributes reveal that it has adequate functional utility to accommodate several types of office uses. These attributes were taken into consideration when selecting the primary trade area for professional and medical office uses. The primary market area used for this analysis was developed utilizing guidelines from the Urban Land Use Institute<sup>1</sup> based on the proposed volume of retail and office space. The primary trade area is neighborhood serving in nature, however because of its easy access to I-75 from the Immokalee Road interchange and the markets desire to find office space along the I-75 corridor, we included the major intersections with I-75 north of Collier Blvd in Collier County and the Bonita Beach Road intersection with I-75 in southern Lee County. The final trade area for the subject included a 5 and 10 minute drive time and included the I-75 interchanges discussed above.

Located below is a map showing each drive time increment for the subject trade area.

---

<sup>1</sup> Beyard, Michael D., W. Paul O'Mara, et al. *Shopping Center Development Handbook*. Third Edition. Washington, D.C.: ULI-the Urban Land Institute, 1999. p.11





### 3.3 Analysis Process

Determining the need for additional professional and medical office land is a three-step process, as outlined below.

- Using the estimated square feet of space per employee for businesses who would occupy professional and medical office space, we estimated the current and future demand for office space in the trade area based on NAICS codes where professional and medical office space is required. **(Demand)**
- Inventory existing professional and medical office space in the trade area and forecast the potential professional and medical office space based on vacant commercially zoned land that can accommodate these uses. **(Supply)**
- Determine the net need for professional and medical office space by subtracting the current and future demand from the current and potential supply of professional and medical office space.

## 4.0 DEMAND FOR PROFESSIONAL AND MEDICAL OFFICE SPACE

### 4.1 Demand Estimate methodology

Collier County Population forecast are used to estimate the trade area population over the 16 year time horizon to 2030. These growth rates are applied to the trade area population in order to provide a local population estimate. In the case of this study, we used a 5 and 10 minute drive time to represent a trade area that encompasses typical demand for the proposed uses. Demand for office space is driven by the employment of business categories that occupy professional and medical office space. Unlike retail, where locational convenience is driven by the surrounding households, office space is more influenced by access to employees, major road connectors like I-75 is to the subject site or the businesses desire or need to be closer to ancillary facility, such as a hospital.

In order to estimate professional or medical office demand, we first obtained information on businesses that are located within our 5 and 10 minute trade areas. This information was obtained from Dun & Bradstreet and is located in appendix 1 in the addendum to this report. The Business Summary report provides information on the number of business and employees per business based on the North American Industry Classification System or NAICS Code. The NAICS codes selected for this study are those that would occupy professional or medical office space and are listed below with a brief summary of their classification.

- **Information: NAICS 51**
  - The Information sector comprises establishments engaged in the following processes: (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data. The main components of this sector are the publishing industries, including software publishing, and both traditional publishing and publishing exclusively on the Internet; the motion picture and sound recording industries; the broadcasting industries, including traditional broadcasting and those broadcasting exclusively over the Internet; the telecommunications industries; the industries known as Internet service providers and web search portals, data processing industries, and the information services industries.
- **Finance & Insurance: NAICS 52**
  - The Finance and Insurance sector comprises establishments primarily engaged in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or in facilitating financial transactions. Three principal types of activities are identified:
  - 1. Raising funds by taking deposits and/or issuing securities and, in the process, incurring liabilities. Establishments engaged in this activity use raised funds to acquire financial assets by making loans and/or purchasing securities. Putting themselves at risk, they channel funds from lenders to borrowers and transform or repack the funds with respect to maturity, scale, and risk. This activity is known as financial intermediation.
  - 2. Pooling of risk by underwriting insurance and annuities. Establishments engaged in this activity collect fees, insurance premiums, or annuity considerations; build up reserves; invest those reserves; and make contractual payments. Fees are based on the expected incidence of the insured risk and the expected return on investment.
  - 3. Providing specialized services facilitating or supporting financial intermediation, insurance, and employee benefit programs. In addition, monetary authorities charged with monetary control are included in this sector.
- **Real Estate, Rental & Leasing: NAICS 53**
  - The Real Estate and Rental and Leasing sector comprises establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets, and establishments providing related services. The major portion of this sector comprises establishments that rent, lease, or otherwise allow the use of their own assets by others. The assets may be tangible, as is the case of real estate and equipment, or intangible, as is the case with patents and trademarks.
  - This sector also includes establishments primarily engaged in managing real estate for others, selling, renting and/or buying real estate for others, and appraising real estate. These activities are closely related to this sector's main activity, and it was felt that from a production basis they would best be included here. In addition, a substantial proportion of property management is self-performed by lessors.
- **Professional, Scientific & Tech Services: NAICS 54**
  - The Professional, Scientific, and Technical Services sector comprises establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. The establishments in this sector specialize according to expertise and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include: legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services.
- **Management of Companies and Enterprises: NAICS 55**
  - The Management of Companies and Enterprises sector comprises (1) establishments that hold the securities of (or other equity interests in) companies and enterprises for the purpose of owning a controlling interest or influencing management decisions or (2) establishments (except government establishments) that administer, oversee, and manage establishments of the company or enterprise and that normally undertake the strategic or organizational planning and decision making role of the company or enterprise. Establishments that administer, oversee, and manage may hold the securities of the company or enterprise.
  - Establishments in this sector perform essential activities that are often undertaken, in-house, by establishments in many sectors of the economy. By consolidating the performance of these activities of the enterprise at one establishment, economies of scale are achieved.
- **Administrative & Support & Waste Management & Remediation Services: NAICS 56**
  - The Administrative and Support and Waste Management and Remediation Services sector comprises establishments performing routine support activities for the day-to-day operations of other organizations. These essential activities are often undertaken in-house by establishments in many sectors of the economy. The establishments in this sector specialize in one or more of these support activities and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include: office administration, hiring and placing of personnel, document preparation and similar clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services.
- **Health Care & Social Assistance: NAICS 62**
  - The Health Care and Social Assistance sector comprises establishments providing health care and social assistance for individuals. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities. The industries in this sector are arranged on a continuum starting with those establishments providing medical care exclusively, continuing with those providing health care and social assistance, and finally finishing with those providing only social assistance. The services provided by establishments in this sector are delivered by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry.

- **Public Administration**

- The Public Administration sector comprises establishments providing general government support, justice, administration of human resource programs, environmental quality programs, housing, urban planning and community development, economic programs and other local and state support.

The highlighted section of the Finance and Insurance NAICS code pertains directly to the employment of financial institutions, which is being omitted as a potential use for the subject site. In the calculation of demand, the financial institution employment figure will be subtracted from the overall financial and insurance NAICS employment to reflect only the employment for insurance and investment offices.

Now that we have selected the NAICS codes that occupy the proposed uses for the subject, we need to summarize the employment in each drive time of our trade area. Located below is a summary of the total employment in each drive time of our trade area and the number of employees based on the NAICS codes above.

	<b>5 Minute Trade Area</b>	<b>10 Minute Trade Area</b>
<b>Total Population</b>	<b>15,741</b>	<b>89,407</b>
Total Employees	7,378	49,677
Employee to Res Population Ratio	47%	56%
<b>NAICS Category</b>		
Information	111	803
Finance and Insurance (Less Bank Operations)	192	1,942
Real Estate Rental Leasing	434	2,385
Professional, Scientific & Tech Services	854	4,564
Management of Companies	65	324
Health Care & Social Assistance	496	4,473
Public Administration	242	1,187
<b>Total Office Employees</b>	<b>2,394</b>	<b>15,678</b>
<b>Pct of Total Employees</b>	<b>33.9%</b>	<b>33.5%</b>

This summary provides the relationship of total population to total employees and a breakdown of employees per NAICS category. Within the 5 minute drive time of our trade area there are a total of 2,394 employees that currently occupy professional or medical office space. The total 10 minute trade area has 15,678 total employees that currently occupy professional or medical office space.

The next step in the process is to forecast employment in these categories to our horizon year of 2030. Using the Collier County Population forecasted growth rate, we forecast the population and employment within each drive time of our trade area.

Located below is the current population forecast to 2030 based on Collier County Planning projections.

Population Projections	<b>2010</b>	<b>2014</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Countywide Population Estates	321,520	334,506	383,200	417,200	447,000
		4.0%	14.6%	8.9%	7.1%

<http://www.colliergov.net/modules/showdocument.aspx?documentid=48763>

Located below we will forecast the population and employment for each drive time within our trade area using the above referenced growth rates.

Trade Area Population	2010	2014	2020	2025	2030
<b>5 Minute Drive</b>	<b>14,782</b>	<b>15,741</b>	<b>17,104</b>	<b>18,774</b>	<b>20,115</b>
Pct of total	4.6%	4.7%	4.5%	4.5%	4.5%
Total Employees		7,378	8,039	8,824	9,454
Employee to Res Population Ratio		47%	47%	47%	47%
Information		111	121	133	142
Finance and Insurance (Less Bank Operations)		192	209	230	246
Real Estate Rental Leasing		434	473	519	556
Professional, Scientific & Tech Services		854	930	1,021	1,094
Management of Companies		65	71	78	83
Health Care & Social Assistance		496	540	593	636
Public Administration		242	264	289	310
<b>Total Office Employees</b>		<b>2,394</b>	<b>2,608</b>	<b>2,863</b>	<b>3,068</b>
<b>Pct of Total Employees</b>		<b>32.4%</b>	<b>32.4%</b>	<b>32.4%</b>	<b>32.4%</b>

Trade Area Population	2010	2014	2020	2025	2030
<b>10 Minute Drive</b>	<b>84,250</b>	<b>89,407</b>	<b>96,547</b>	<b>108,472</b>	<b>116,220</b>
Pct of Total	26.2%	26.7%	25.2%	26.0%	26.0%
Total Employees		49,677	54,066	60,744	65,083
Employee to Res Population Ratio		56%	56%	56%	56%
Information		803	874	982	1,052
Finance and Insurance (Less Bank Operations)		1,942	2,114	2,375	2,544
Real Estate Rental Leasing		2,385	2,596	2,916	3,125
Professional, Scientific & Tech Services		4,564	4,967	5,581	5,979
Management of Companies		324	353	396	424
Health Care & Social Assistance		4,473	4,868	5,470	5,860
Public Administration		1,187	1,292	1,451	1,555
<b>Total</b>		<b>15,678</b>	<b>17,063</b>	<b>19,171</b>	<b>20,540</b>
<b>Pct of Total Employees</b>		<b>31.6%</b>	<b>31.6%</b>	<b>31.6%</b>	<b>31.6%</b>

The population and employment forecast for each drive time in the trade area is the basis for converting employees per NAICS category to estimated square feet of leasable space needed to accommodate the employment growth. This conversion is done by estimating the typical square footage of space needed to accommodate this number of employees. Several studies have been done to estimate the amount of leasable square feet needed to accommodate growing businesses and surveys have been performed to estimate this current need. Based on a survey from CoreNet Global in 2013, they estimate an average of 150 square feet per employee for office space globally. This includes high rise office and corporate cube farms which have much less square feet per employee than typical offices found in the Collier County market. For purposes of this report, we will use the estimate of 150 square feet per employee to convert the employment into professional and medical office square feet.

Located below is our estimate of professional and medical office space needed to accommodate the current and future employment within each drive time of our trade area.

Trade Area Population	2010	2014	2020	2025	2030
<b>5 Minute Drive</b>	<b>14,782</b>	<b>15,741</b>	<b>17,104</b>	<b>18,774</b>	<b>20,115</b>
Pct of total	4.6%	4.7%	4.5%	4.5%	4.5%
Total Employees		7,378	8,039	8,824	9,454
Employee to Res Population Ratio		47%	47%	47%	47%
Information		111	121	133	142
Finance and Insurance (Less Bank Operations)		192	209	230	246
Real Estate Rental Leasing		434	473	519	556
Professional, Scientific & Tech Services		854	930	1,021	1,094
Management of Companies		65	71	78	83
Health Care & Social Assistance		496	540	593	636
Public Administration		242	264	289	310
<b>Total Office Employees</b>		<b>2,394</b>	<b>2,608</b>	<b>2,863</b>	<b>3,068</b>
<b>Pct of Total Employees</b>		<b>32.4%</b>	<b>32.4%</b>	<b>32.4%</b>	<b>32.4%</b>

<i>Total Professional and Medical office space to accomidate employment</i>					
	150	359,100	391,266	429,469	460,145

Trade Area Population	2010	2014	2020	2025	2030
<b>10 Minute Drive</b>	<b>84,250</b>	<b>89,407</b>	<b>96,547</b>	<b>108,472</b>	<b>116,220</b>
Pct of Total	26.2%	26.7%	25.2%	26.0%	26.0%
Total Employees		49,677	54,066	60,744	65,083
Employee to Res Population Ratio		56%	56%	56%	56%
Information		803	874	982	1,052
Finance and Insurance (Less Bank Operations)		1,942	2,114	2,375	2,544
Real Estate Rental Leasing		2,385	2,596	2,916	3,125
Professional, Scientific & Tech Services		4,564	4,967	5,581	5,979
Management of Companies		324	353	396	424
Health Care & Social Assistance		4,473	4,868	5,470	5,860
Public Administration		1,187	1,292	1,451	1,555
<b>Total</b>		<b>15,678</b>	<b>17,063</b>	<b>19,171</b>	<b>20,540</b>
<b>Pct of Total Employees</b>		<b>31.6%</b>	<b>31.6%</b>	<b>31.6%</b>	<b>31.6%</b>

<i>Total Professional and Medical office space to accomidate employment</i>					
	150	2,351,700	2,559,490	2,875,625	3,081,027

Taking into consideration the 150 square feet per employee assumption, we see that the professional and medical office demand in the 5 minute drive time area is 359,000 square feet growing to 460,000 square feet by 2030. Within the entire 10 minute trade area, the demand is 2,350,000 square feet currently, growing to 3,080,000 square feet by 2030.

The conclusions above illustrate that based on the current employment of the NAICS codes selected for this study, the market must have at least 2,350,000 leasable square feet of professional and medical space to accommodate the current employment. The growth of population and concurrently the employment will require more space for these business categories over the next 16 years.

5.0 SUPPLY OF PROFESSIONAL AND MEDICAL SPACE

5.1 Supply Estimate Methodology

The supply is calculated by first identifying the DOR codes that represent the professional and medical office space. The DOR codes selected include, Professional Buildings, One Store Office and Multi-story office. In addition to these DOR codes, several professional and medical office buildings are classified as condominiums, therefore each professional and medical condominium unit was also included in the supply. Because the 10 minute trade area extends into Lee County, we included the buildings and condominiums in the Lee County portion of the trade area as well. Urgent Care centers are included as a potential use for the subject site. A review of existing urgent care centers revealed the locations are in professional or medical office land use categories or are a condominium form of ownership. One Urgent Care center was located in a community shopping center, which is not the norm in the Collier market. Based on this research, the Urgent Care use has already been accounted for in the supply calculations.

Located below is our summary of total professional and medical office based on the DOR codes that represent professional and medical office space and the condominium buildings that are reserved for professional and medical office use.

Trade/Category	Building Count	Sum of SQFT_HTD	Site Acres	Avg sqft per Acre
One Story Office	9	70,385	7.6	9,259
Multi-Story Office	4	63,675	4.1	15,485
Professional Building	0	-	-	-
Condo Units	7	127,310	15.0	8,487
<b>5 Minute Trade</b>	<b>20</b>	<b>261,370</b>	<b>26.7</b>	<b>10,234</b>
One Story Office	32	263,782	28.0	9,422
Multi-Story Office	18	305,398	18.4	16,622
Professional Building	4	22,696	6.5	3,501
Condo Units	24	657,521	79.0	8,323
<b>Between 5 and 10</b>	<b>78</b>	<b>1,249,397</b>	<b>131.9</b>	<b>10,442</b>
One Story Office	41	334,167	35.6	9,387
Multi-Story Office	22	369,073	22.5	16,414
Professional Building	4	22,696	6.5	3,501
Condo Units	31	784,831	94.0	8,349
<b>Total 10 Minute Trade</b>	<b>98</b>	<b>1,510,767</b>	<b>158.6</b>	<b>10,396</b>

The chart shows the summary for each drive time of the trade area and the entire 10 minute trade area. The specific properties identified in a chart are located in the addendum of this report. Within the entire 10 minute trade area, a total of 1,510,767 +/- square feet of professional and medical office space currently exist.

The next step in the analysis is to identify vacant commercial sites that have similar size and functional utility to develop a property that could potentially compete with the subject for

professional and medical office uses. For purposes of this analysis, we selected vacant sites having between 1 and 7 acres. The subject site is 5+/- acres and sites that are similar in size or smaller are most likely to be developed with professional or medical office space as their site size is not conducive to retail development. Some smaller sites that are located in front of larger retail facilities or outparcels, are more likely to be developed with retail oriented businesses including financial institutions. In the summary above, we calculated the average square feet of leasable space for the existing land use codes which are comparable to the subject. The average square feet developed per acre within the total trade area was 8,500 square feet. This will be used to estimate the potential professional and medical office space that could be built on these sites. It is highly unlikely that all the sites identified in this analysis will be developed with competing uses, however we must test for this potential in the long range planning exercise.

Located below is the list of vacant properties and the estimated square feet of leasable space that could potentially be developed on the site based on the 8,500 square feet average.

<b>PIN</b>	<b>Acres</b>	<b>Potential SQFT</b>
24745002064	1.50	12,778
68815031154	1.30	11,030
25118010103	1.05	8,907
25118010064	1.01	8,603
<b>5 Minute Trade</b>	<b>4.86</b>	<b>41,319</b>
38170000009	6.82	58,001
29331180049	6.06	51,547
25118010080	4.86	41,346
38455040001	4.23	35,942
38456200002	4.18	35,524
76720001546	4.15	35,267
25118010022	3.36	28,536
38452120005	3.12	26,546
38450040006	3.09	26,285
38454000000	3.08	26,198
00149720005	2.20	18,680
29331193188	2.04	17,369
29331193201	1.61	13,708
60204200484	1.49	12,706
38450041005	1.43	12,156
49660081103	1.35	11,479
29331190725	1.32	11,240
60204200248	1.03	8,781
64280000426	1.01	8,625
<b>Between 5 and 10</b>	<b>56.46</b>	<b>479,936</b>
<b>Total Trade Area</b>	<b>61.32</b>	<b>521,255</b>

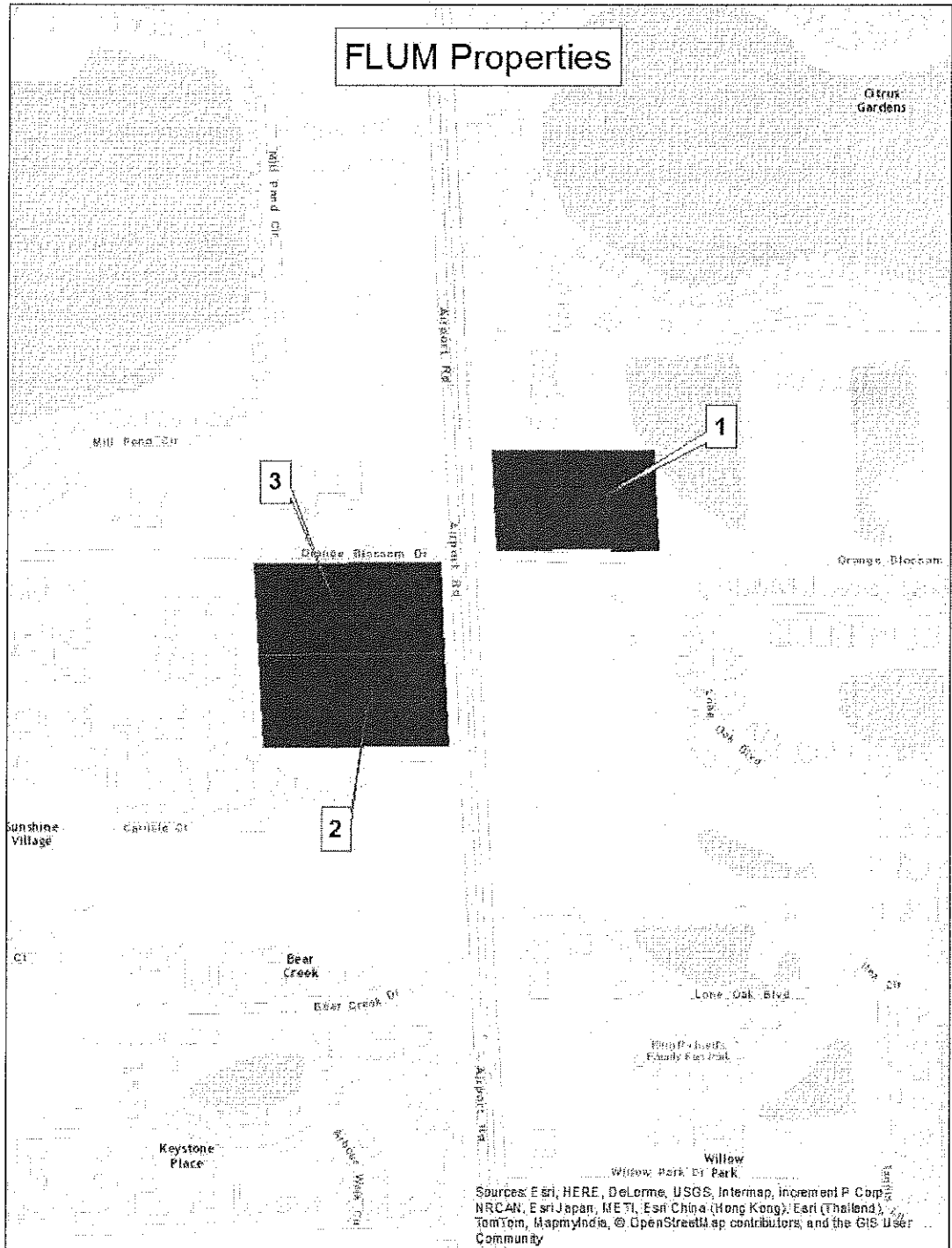
The majority of the vacant sites within the 5 minute drive time of the trade area are much smaller than the subject with three located in front of larger retail sites and would therefore



be more suitable for retail outparcels vs office space. Several parcels between 5 and 10 minute drive time trade area are also more conducive to retail oriented uses due to their location in front of existing retail centers.

The last set of supply calculations is based on vacant land that is located within a Future Land Use category that could potentially allow for professional or medical office. Located below is a list of parcels that have the same physical parameters as the vacant commercial parcels identified above, followed by a map of their locations.

MAP ID	PIN	ACRES_GIS	CONDO	O_NAME1	S_ADDRESS	FLUM	approvesqft
1	00238000005	5.03	NO	VENTAS NAPLES LLC	6925 AIRPORT RD N	Orange Blossum/Airport Crossroads	35,000
2	00235280006	4.63	NO	PULLING JR TR, JOHN A	7000 AIRPORT RD N	Orange Blossum Mixed Use Sub	40,000
3	00237960007	4.88	NO	NAPLES ITALIAN-AMERICAN CLUB	7037 AIRPORT RD N	Orange Blossum Mixed Use Sub	34,000
<b>Total</b>							<b>109,000</b>



The three parcels are all located around the Orange Blossom Road and Airport Road intersection in North Naples.

Parcel 1 is located on the northwest corner of the intersection and consists of 5 plus acres of land. This site is located in the Orange Blossom/Airport Crossings Commercial Subdistrict which limits professional and medical office uses to 7,000 sqft per acre or a maximum potential of 35,000 sqft on the site as a whole.

Parcels 1&2 are located on the southwest corner of the intersection and consists of slightly less than 5 acres each. The parcels each have specific requirements regarding maximum professional and medical office space. Parcel 2 has a maximum of 40,000 sqft and parcel 1 has a maximum of 34,000 sqft.

The entire intersection has the potential for an additional 109,000 sqft of professional and medical office uses that would add to the potential supply for our analysis.

Based on the summary of currently classified vacant commercial parcels within the trade area, assuming 8,500 square feet development per acre, an additional 521,255 square feet of professional and medical office uses could be developed.

In addition to the vacant commercial sites, an additional 109,000 sqft of professional and medical office uses could be developed on parcels that are located within future land use categories that allow for professional and medical office uses. Therefore, the total potential development on all vacant sites is estimated at 630,255 sqft.

## **6.0 CALCULATION OF NET NEED AND CONCLUSIONS**

The process of estimating the net need for Professional and Medical office space starts with an understanding of the current demand for businesses that occupy this type of building. The trade area selected for this study included locations near I-75 interchanges in the majority of Collier County and Bonita Springs. It also includes businesses along the major east - west corridors of the northern part of the county. The calculation of current professional and medical office demand within the entire trade area for 2014 was 2,351,700 square feet. The current demand must then be forecasted forward to 2030 using the Collier County Population forecast. After applying this to the population within the trade area, as see that the demand grows to 3,081,027 square feet by 2030.

The next step is to estimate the total supply of leasable square feet of professional and medical office space in the trade area. This process revealed an existing total supply of 1,510,767 square feet within the entire trade area. In addition, vacant commercial land that has the potential to be developed with professional and medical office space and parcels that are vacant and located within Future Land Use Categories that allow these uses are added. Based on our site size criteria of 1 to 7 acres and using an estimated developed square feet of 8,500 per acre, we estimated an additional 521,255 square feet of professional and medical office space could be developed on vacant commercial parcels. Those sites that are located within Future Land Use categories that allow comparable office uses add an additional

109,000 sqft to the whole trade area. Therefore a total of 630,255 sqft of potential professional and medical office space could be added to the market.

The last step in the process is to subtract the current square feet of leasable professional and medical office space from the current and forecasted demand. The remainder represent the net need of professional and medical office space within the trade area.

Located below is our summary table showing the calculation of net need for the 5 minute trade area.

	2014	2020	2025	2030
<b>5 Minute Trade Area SqFt Demand</b>	<b>359,100</b>	<b>391,266</b>	<b>429,469</b>	<b>460,145</b>
Existing Professional and Medical SQFT 2014	261,370	261,370	261,370	261,370
Potential SQFT	41,319	41,319	41,319	41,319
<b>Total Existing and Potential sqft (Supply)</b>	<b>302,689</b>	<b>302,689</b>	<b>302,689</b>	<b>302,689</b>
<b>Demand minus Supply (Net Need)</b>	<b>56,411</b>	<b>88,577</b>	<b>126,780</b>	<b>157,456</b>

The conclusion table above reveals a net need for 56,411 square feet of professional and medical office square footage today growing to 157,456 square feet by 2030.

The entire 10 minute trade area net need calculation is presented below.

	2014	2020	2025	2030
<b>10 Minute Trade Area SqFt Demand</b>	<b>2,351,700</b>	<b>2,559,490</b>	<b>2,875,625</b>	<b>3,081,027</b>
Existing Professional and Medical SQFT 2014	1,510,767	1,510,767	1,510,767	1,510,767
Potential SQFT	630,255	630,255	630,255	630,255
<b>Total Existing and Potential sqft (Supply)</b>	<b>2,141,022</b>	<b>2,141,022</b>	<b>2,141,022</b>	<b>2,141,022</b>
<b>Demand minus Supply (Net Need)</b>	<b>210,678</b>	<b>418,468</b>	<b>734,603</b>	<b>940,005</b>

The conclusions table above reveals a net need for 210,678 square feet of professional and medical office square footage today growing to 940,005 square feet by 2030.

The location of the subject site near the Immokalee Road interchange with I-75 makes it a very desirable location for this type of use. The fact this interchange travels east to Ave Maria and Immokalee aids in its importance for these types of uses, it also in one of the two major commerce oriented interchanges in the county, the other being Pine Ridge Road.

# BUSINESS SUMMARY

by NAICS Codes	Businesses		Employee		Businesses		Employee	
	Numbe	Perce	Numbe	Perce	Numbe	Perce	Numbe	Perce
Agriculture, Forestry, Fishing & Hunting	16	0.4%	17	0.2%	66	0.5%	186	0.4%
Mining	1	0.0%	1	0.0%	5	0.0%	30	0.1%
Utilities	2	0.1%	8	0.1%	11	0.1%	137	0.3%
Construction	186	7.4%	736	10.0%	1,116	8.1%	5,471	11.0%
Manufacturing	40	1.6%	14	1.9%	277	1.9%	1,40	2.8%
Wholesale Trade	59	2.4%	176	2.4%	386	2.6%	1,44	2.9%
Retail Trade	11	4.6%	876	11.8%	811	5.6%	5,85	11.8%
Motor Vehicle & Parts Dealers	9	0.4%	22	0.3%	57	0.4%	335	0.7%
Furniture & Home Furnishings Stores	1	0.6%	56	0.8%	10	0.7%	422	0.8%
Electronics & Appliance Stores	6	0.2%	9	0.1%	44	0.3%	17	0.4%
Buildg Material & Garden Equipment & Supplies Dealers	7	0.3%	26	0.4%	60	0.4%	54	1.1%
Food & Beverage Stores	1	0.4%	236	3.2%	78	0.5%	1,99	4.0%
Health & Personal Care Stores	7	0.3%	26	0.3%	52	0.4%	327	0.7%
Gasoline Stations	7	0.3%	34	0.5%	37	0.3%	191	0.4%
Clothing & Clothing Accessories Stores	9	0.4%	16	0.3%	96	0.7%	28	0.6%
Sport Goods, Hobby, Book, & Music Stores	6	0.2%	97	1.3%	55	0.4%	366	0.7%
General Merchandise Stores	2	0.1%	246	3.3%	16	0.1%	626	1.3%
Miscellaneous Store Retailers	26	1.1%	87	1.2%	171	1.2%	534	1.1%
Nonstore Retailers	9	0.4%	12	0.2%	46	0.3%	66	0.1%
Transportation & Warehousing	28	1.1%	70	0.9%	176	1.2%	552	1.1%
Information	38	1.5%	11	1.5%	181	1.3%	802	1.6%
Finance & Insurance	96	3.9%	296	4.1%	626	4.2%	2,921	5.9%
Central Bank/Credit Intermediation & Related Activities	21	0.8%	101	1.5%	131	0.9%	967	2.0%
Securities, Commodity Contracts & Other Financial Investments & Related Activities	60	2.4%	151	2.1%	366	2.5%	1,54	3.1%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Activities	16	0.6%	34	0.5%	121	0.8%	396	0.8%
Real Estate, Rental & Leasing	141	5.9%	434	5.9%	756	5.2%	2,381	4.8%
Professional, Scientific & Tech Services	296	12.0%	854	11.6%	1,64	11.2%	4,56	9.2%
Legal Services	25	1.0%	51	0.7%	131	0.9%	411	0.8%
Management of Companies & Enterprises	29	1.2%	65	0.9%	141	1.0%	324	0.7%
Administrative, & Support & Waste Management & Remediation Services	546	22.2%	1,32	18.0%	2,91	19.9%	8,01	16.1%
Educational Services	28	1.1%	356	4.8%	141	1.0%	1,87	3.8%
Health Care & Social Assistance	11	4.6%	496	6.7%	766	5.2%	4,471	9.0%
Arts, Entertainment & Recreation	47	1.9%	436	5.9%	276	1.9%	1,89	3.8%
Accommodation & Food Services	34	1.4%	262	3.6%	344	2.3%	2,931	5.9%
Accommodation	3	0.1%	30	0.4%	27	0.2%	366	0.7%
Food Services & Drinking Places	31	1.3%	232	3.1%	317	2.2%	2,571	5.2%
Other Services (except Public Administration)	14	5.7%	477	6.5%	996	6.8%	3,201	6.5%
Automotive Repair & Maintenance	10	0.4%	26	0.4%	11	0.8%	35	0.7%
Public Administration	5	0.2%	242	3.3%	32	0.2%	1,16	2.4%
Unclassified Establishments	511	20.7%	4	0.1%	2,891	19.8%	6	0.0%
<b>Total</b>	<b>2,471</b>	<b>100.0</b>	<b>7,371</b>	<b>100.0</b>	<b>14,661</b>	<b>100.0</b>	<b>49,671</b>	<b>100.0</b>

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.

**SUPPLY OF EXISTING OFFICES 5 MINUTE DRIVE TIME**

PIN	Acres	Owner Name	Street Address	City	Zipcode	Leasable SQFT	Year Built	Use Code
66261901429	1.25	BANK OF AMERICA NA	15245 COLLIER BLVD	NA	34119	4,663	2008	Financial Institution
66679700047	1.23	WACHOVIA BANK	5610 STRAND BLVD	NA	34110	4,630	1998	Financial Institution
66261901225	1.14	SUNTRUST BANK	15225 COLLIER BLVD	NA	34119	4,368	2006	Financial Institution
34595000028	1.45	BAYROCK COCONUT CREEK EXCHANGE	5350 IMMOKALEE RD	NA	34109	4,223	2013	Financial Institution
66261901021	1.15	224466 DELAWARE INC	15219 COLLIER BLVD	NA	34119	3,863	2006	Financial Institution
66679700885	1.27	BARNETT BANK N A	5626 TAVILLA CIR	NA	34110	3,840	2000	Financial Institution
66679700908	1.27	FIFTH THIRD BANK OF FLORIDA	5636 TAVILLA CIR	NA	34110	3,300	1999	Financial Institution
24745001683	1.16	AMSOUTH BANK	2435 TARPON BAY BLVD	NA	34119	3,069	2002	Financial Institution
<b>5 Minute Drive Financial Institutions</b>						<b>31,956</b>		
74979000141	1.20	NAPOLI PROPERTY HOLDING CO LLC	5644 TAVILLA CIR	NA	34110	16,804	2008	Multi-Story Office
68815032205	1.02	EI KOMATI LLC	4521 EXECUTIVE DR	NA	34119	12,166	2008	Multi-Story Office
74979000109	1.01	NICKENJOHN ENTERPRISES INC	5621 STRAND BLVD	NA	34110	19,417	2005	Multi-Story Office
68815031002	0.88	NEW SOLUTIONS LTD	4500 EXECUTIVE DR	NA	34119	15,288	1990	Multi-Story Office
<b>5 Minute Drive Multi-Story Office</b>						<b>63,675</b>		
63944000585	1.23	2575 NORTHBROOKE LLC	2575 NORTHBROOKE PLA DR	NA	34119	12,732	2011	One Story Office
82950000026	0.91	WINTERVIEW COURT LTD	3000 IMMOKALEE RD	NA	34109	10,257	1985	One Story Office
74979000060	0.66	GILHART CO TR, ROBERT H	5633 STRAND BLVD	NA	34110	9,000	2000	One Story Office
68815032153	1.02	GLOBAL DYNAMICS LLC	4529 EXECUTIVE DR	NA	34119	8,562	2006	One Story Office
63944000488	0.91	NINIGRET TECHNOLOGY EAST LC	2515 NORTHBROOKE PLA DR	NA	34119	8,530	2003	One Story Office
74979000073	0.53	GILHART CO TR, ROBERT H	5629 STRAND BLVD	NA	34110	6,000	2002	One Story Office
74979000086	0.49	GILHART CO TR, ROBERT H	5625 STRAND BLVD	NA	34110	6,000	2002	One Story Office
68815032250	1.38	UNITED AMERICAN TRUST LC	4513 EXECUTIVE DR	NA	34119	5,844	2006	One Story Office
63944000569	0.46	TEJERINA, GABRIEL A=& BETTY	2555 NORTHBROOKE PLA DR	NA	34119	3,460	2009	One Story Office
<b>5 Minute Drive One Story Office</b>						<b>70,385</b>		
		NORTHBROOKE SUITES				9,117		
		TRACI BUILDING A CONDOMINIUM				10,200		
		QUAIL PLAZA A CONDOMINIUM				10,511		
		WINTERVIEW COURT II				16,227		
		NORTHBROOKE WEST A COMMERCIAL				22,258		
		BORGATA SQUARE OF NAPLES				23,729		
		STRAND PROFESSIONAL PARK				35,268		
<b>5 Minute Drive Office and Medical Condominiums</b>						<b>127,310</b>		
<b>Total Square feet in 5 Minute Drive</b>						<b>293,326</b>		

**SUPPLY OF EXISTING OFFICES BETWEEN 5 AND 10 MINUTE DRIVE TIME**

PIN	Acres	Owner Name	Street Address	City	Zipcode	Leasable		
						SQFT	Year Built	Use Code
29331190686	1.15	CREEKSIDE WEST INC	1255 CREEKSIDE PKWY	Naples	34108	8,853	2003	Financial Institution
66760011221	2.21	TIB BANK OF THE KEYS	6435 NAPLES BLVD	Naples	34109	8,463	2006	Financial Institution
34569500169	1.26	FLORIDA COMMUNITY BANK	2325 VANDERBILT BEAC RD	Naples	34109	8,106	1999	Financial Institution
60204200400	1.50	SUNCOAST SCHOOLS FED CR UNION	7465 VANDERBILT BEAC RD	Naples	34119	6,503	2006	Financial Institution
695875000103	1.12	BARNETT TECHNOLOGIES INC	11120 TAMIAMI TRL N	Naples	34110	5,543	1991	Financial Institution
63518000144	1.39	JPMORGAN CHASE BANK N A	2480 VANDERBILT BEAC RD	Naples	34109	5,494	2000	Financial Institution
29520003005	0.86	REGIONS BANK	5909 PINE RIDGE RD	Naples	34119	5,356	1993	Financial Institution
46690000102	0.90	FIFTH THIRD BANK	2470 IMMOKALEE RD	Naples	34109	5,218	1992	Financial Institution
69586500405	1.25	ATLANTIC STATES BANK	1125 IMMOKALEE RD	Naples	34110	5,187	2000	Financial Institution
00255084004	0.91	BRANCH BANK & TRUST CO	5475 AIRPORT RD N	Naples	34109	4,659	1989	Financial Institution
24825000067	1.08	SS REALTY LLC	12965 COLLIER BLVD	Naples	34116	4,588	2010	Financial Institution
25500001801	0.92	WACHOVIA BANK	5094 AIRPORT RD N	Naples	34105	4,442	1995	Financial Institution
63518000063	1.30	SUNTRUST BANK SW FL	2420 VANDERBILT BEAC RD	Naples	34109	4,297	1999	Financial Institution
67410000109	1.21	NATIONS BANK OF FLORIDA	2412 PINE RIDGE RD	Naples	34105	4,214	1994	Financial Institution
60204200523	1.46	FIFTH THIRD BANK	7599 VANDERBILT BEAC RD	Naples	34119	4,154	2006	Financial Institution
76720001588	1.50	FIRST NATIONAL BANK OF THE	3580 PINE RIDGE RD	Naples	34105	4,139	2008	Financial Institution
00157120008	0.87	DOANE LTD PARTNERSHIP	889 111TH AVE N	Naples	34110	4,128	1994	Financial Institution
69586500528	1.49	SUNCOAST SCHOOLS FED CR UNION	1037 CROSSPOINTE DR	Naples	34110	4,024	2000	Financial Institution
66760012822	1.08	GILL SELECTION II FLORIDA LP	5795 AIRPORT PULLING RD N	Naples	34109	4,005	2009	Financial Institution
32435500101	0.84	FIFTH THIRD BANK	8771 TAMIAMI TRL N	Naples	34108	3,997	1997	Financial Institution
60204200442	1.00	PROFESSIONAL RESOURCE DEV INC	7485 VANDERBILT BEAC RD	Naples	34119	3,981	2006	Financial Institution
62470040007	0.79	WACHOVIA BANK	11075 TAMIAMI TRL N	Naples	34108	3,848	1992	Financial Institution
67410000400	0.69	JPMORGAN CHASE BANK	2448 PINE RIDGE RD	Naples	34105	3,772	2011	Financial Institution
25500001005	0.62	FIFTH THIRD TRUST CO & SAV BK	5076 AIRPORT RD N	Naples	34105	3,538	1994	Financial Institution
64030001109	1.03	MIP NAPLES 1 LLC	8877 TAMIAMI TRL N	Naples	34108	3,472	1995	Financial Institution
67988000220	0.80	COMMUNITY BANK OF NAPLES	9194 GALLERIA CT	Naples	34109	3,436	2000	Financial Institution
63518000102	1.24	WACHOVIA BANK	2472 VANDERBILT BEAC RD	Naples	34109	3,106	2001	Financial Institution
63518000021	1.19	REGIONS BANK	7950 AIRPORT RD N	Naples	34109	3,001	2001	Financial Institution
46690000209	1.21	COLOMBO ENTERPRISES	2482 IMMOKALEE RD	Naples	34110	372	1995	Financial Institution
<b>Between 5 and 10 Minute Drive Financial Institutions</b>						<b>133,896</b>		
00177000302	2.51	SOUTHERN HOLDING	999 VANDERBILT	Naples	34109	121,386	2002	Multi-Story Office
76720001520	4.91	KRAFT OFFICE CENTER LLC	3530 KRAFT RD	Naples	34105	84,824	2007	Multi-Story Office
80670160002	1.00	VINEYARDS DEV CORP	75 VINEYARDS BLVD	Naples	34119	38,320	2002	Multi-Story Office
82597000324	0.98	RAMBEH LLC	6610 WILLOW PARK DR	Naples	34109	26,976	2003	Multi-Story Office
76421000105	1.49	HM&A BUILDING LLC TR	978 ENCORE WAY	Naples	34110	22,592	2000	Multi-Story Office
62764480001	0.93	MILAN 34108 LLC	9465 TAMIAMI TRL N	Naples	34108	15,163	2007	Multi-Story Office
64280000400	1.29	1726 MEDICAL BUILDING I LLC	1726 MEDICAL BLVD	Naples	34110	14,766	2001	Multi-Story Office
82597000065	0.94	DMA REALTY OF FLORIDA	6609 WILLOW PARK DR	Naples	34109	12,452	2004	Multi-Story Office
76421000082	1.22	TAMIAMI I LLC	12810 TAMIAMI TRL N	Naples	34110	12,292	2004	Multi-Story Office
62782240003	0.60	BROWN & NELSON LLC	10001 TAMIAMI TRL N	Naples	34108	9,880	1999	Multi-Story Office
62770160001	0.87	MIND INVESTMENTS OF FLA LLC	9655 TAMIAMI TRL N	Naples	34108	9,378	2009	Multi-Story Office
82597000201	0.62	WILLOW PARK 8 LLC	6646 WILLOW PARK DR	Naples	34109	9,234	2003	Multi-Story Office
64280000442	0.87	JG PROPERTIES OF NAPLES LLC	1706 MEDICAL BLVD	Naples	34110	8,396	2003	Multi-Story Office
82597000188	0.58	JBMB OF NAPLES INC	6645 WILLOW PARK DR	Naples	34109	8,224	2000	Multi-Story Office
82597000269	0.50	DIVCO OFFICE LLC	6628 WILLOW PARK DR	Naples	34109	8,000	2001	Multi-Story Office
82597000243	0.50	KARATE CENTER BUILDING LLC	6634 WILLOW PARK DR	Naples	34109	8,000	2001	Multi-Story Office
82597000120	0.46	AJC HOLDINGS	6627 WILLOW PARK DR	Naples	34109	7,399	2004	Multi-Story Office
62787880002	0.31	CLARK AVIATION CORPORATION	868 102ND AVE N	Naples	34108	5,790	2006	Multi-Story Office
62413600006	0.31	PHELAN FAMILIES LLC	868 106TH AVE N	Naples	34108	3,712	2001	Multi-Story Office
<b>Between 5 and 10 Minute Drive Multi-Story Office</b>						<b>426,784</b>		

PIN	Acres	Owner Name	Street Address	City	Zipcode	Leasable		
						SQFT	Year Built	Use Code
064826820150H0010	2.50	AUSTIN DEVELOPERS LLC	28100 BONITA GRANDE DR	BONITA	34135	39,639	2008	OFFICE BUILDING, ONE STORY
29270000044	2.96	COMMERCIAL DEVELOPMENT CO	870 111TH AVE N	Naples	34108	26,085	1997	One Story Office
62780960000	1.81	LARRY A THOMAS REV TRUST	9995 TAMiami TRl N	Naples	34108	17,444	1996	One Story Office
35472583001170020	2.42	CORRION BONITA LLC	27975 OLD 41 RD	BONITA	34135	16,239	1963	OFFICE BUILDING, ONE STORY
64280000468	1.50	NAPLES DIAGNOSTIC IMAGING	1715 MEDICAL BLVD	Naples	34110	12,633	1998	One Story Office
82597000146	0.92	DD PARTNERSHIP OF NAPLES LLC	6635 WILLOW PARK DR	Naples	34109	12,157	2002	One Story Office
00157481006	0.94	WALKERBILT LLC	809 WALKERBILT RD	Naples	34110	12,108	1998	One Story Office
74445100805	1.55	MPG HEALTH PARKWAY LLC	1735 HEALTH PKWY SW	Naples	34109	12,106	2006	One Story Office
38334000907	2.33	NAPA RIDGE PROPERTIES INC	6370 PINE RIDGE RD	Naples	34116	12,067	1999	One Story Office
69586500162	1.02	MPO PROPERTIES CROSSPOINTE LLC	1020 CROSSPOINTE DR	Naples	34110	11,415	2000	One Story Office
02482583004000040	1.11	SOUTHWEST HOLDINGS LLC	28631 NORTH CARGO CT	BONITA	34135	11,101	2007	OFFICE BUILDING, ONE STORY
00157481705	0.93	DOANE LTD PARTNERSHIP	877 111TH AVE N	Naples	34110	11,096	1998	One Story Office
00157481200	1.00	FLORNES TR, ERIK	11983 TAMiami TRl N	Naples	34110	11,017	1989	One Story Office
02482582000117040	1.46	SPRINGHILL GROUP	10915 K NINE DR	BONITA	34135	10,886	2003	OFFICE BUILDING, ONE STORY
02482583004000030	1.12	INNOVATIVE FOOD HOLDINGS INC	28411 RACE TRACK RD	BONITA	34135	9,800	2007	OFFICE BUILDING, ONE STORY
68569990020	1.39	QJR PROPERTIES NAPLES LLC	675 PIPER BLVD	Naples	34110	9,596	2004	One Story Office
29270000141	1.31	COMMERCIAL DEVELOPMENT CO	840 111TH AVE N	Naples	34108	8,747	1997	One Story Office
51580000100	0.92	12840 TAMiami TR LLC	12840 TAMiami TRl N	Naples	34110	8,281	1995	One Story Office
00169120009	0.96	C & S NATIONAL BANK	899 VANDERBILT BEAC RD	Naples	34108	8,109	1984	One Story Office
74445100821	1.01	M T V L LLC	1713 HEALTH PKWY SW	Naples	34109	8,042	2001	One Story Office
36472584002000770	0.97	LIME STREET DEVELOPMENT LLC	11308 BONITA BEACH RD SE	BONITA	34135	7,876	2007	OFFICE BUILDING, ONE STORY
77020003104	0.62	TRIGO, ANTONIO	2223 TRADE CENTER WAY	Naples	34109	6,290	1994	One Story Office
00236167607	0.16	COLLIER COUNTY EDUCATION	6712 LONE OAK BLVD	Naples	34109	5,960	1993	One Story Office
81050000121	0.16	WILLIAMS, ALAN B	6736 LONE OAK BLVD	Naples	34109	5,960	1991	One Story Office
81050000189	0.16	WILLIAMS, ALAN B	6722 LONE OAK BLVD	Naples	34109	5,960	1994	One Story Office
00236170102	0.16	SHIN TR, YONG HEE	5708 LONE OAK BLVD	Naples	34109	5,940	1992	One Story Office
82597000227	0.49	HENRY JOHNSON LLC	6640 WILLOW PARK DR	Naples	34109	5,507	2000	One Story Office
36472582000091010	1.00	BONITA SPRINGS UTILITIES INC	11900 E TERRY ST	BONITA	34135	5,371	1996	OFFICE BUILDING, ONE STORY
62412480007	0.62	ABS OF NAPLES LLC	875 105TH AVE N	Naples	34108	5,365	2009	One Story Office
63000080009	1.11	E MADISON ENTERPRISES LLC	6530 DUOLEY DR	Naples	34105	5,304	2006	One Story Office
69586500560	0.46	CROSSPOINTE PARTNERS LLC	1049 CROSSPOINTE DR	Naples	34110	5,183	2000	One Story Office
62764530003	0.62	CNC INVESTMENTS LLC	875 94TH AVE N	Naples	34108	5,176	1963	One Story Office
82597000285	0.50	UNLIMITED HORIZONS SW FL LLC	6622 WILLOW PARK DR	Naples	34109	5,039	2005	One Story Office
65571840006	0.48	SHORES LLC, THE	11980 TAMiami TRl N	Naples	34110	4,854	2001	One Story Office
02482583004000400	0.62	HYLIFE LLC	10911 HARMONY PARK DR	BONITA	34135	4,661	2001	OFFICE BUILDING, ONE STORY
82597000104	0.46	HERRINGTON PROPERTIES INC	6621 WILLOW PARK DR	Naples	34109	4,474	2004	One Story Office
62411920005	0.48	NEPHRON INVESTMENT LLC	878 109TH AVE N	Naples	34108	4,136	1996	One Story Office
36472583012000260	0.57	ADAMS HAZEL N TR +	11680 BONITA BEACH RD SE	BONITA	34135	3,995	1990	OFFICE BUILDING, ONE STORY
69586500573	0.45	RONRAND OF NAPLES LLC	1055 CROSSPOINTE DR	Naples	34110	3,000	2000	One Story Office
62777560002	0.31	NORTH NAPLES VENTURE GROUP LLC	868 99TH AVE N	Naples	34108	2,980	1986	One Story Office
35472583001240010	0.45	C L HALL TR	10998 BONITA BEACH RD SE	BONITA	34135	2,996	1980	OFFICE BUILDING, ONE STORY
65570560002	0.23	PAPENFUSS, ERIK=& YASMIN	12052 TAMiami TRl N	Naples	34110	1,771	1997	One Story Office
02482582000117150	0.98	IRISH TIDE VENTURES LLC	10957 K NINE DR	BONITA	34135	656	2008	OFFICE BUILDING, ONE STORY
<b>Between 5 and 10 Minute Drive One Story Office</b>						<b>376,942</b>		
01482582022000060	2.30	FAMILY HEALTH CENTERS OF	11921 SARADRIENNE LN	BONITA	34135	19,472	2005	PROFESSIONAL BUILDING
0248258202700004A	1.38	ALLIANCE BONITA SPRINGS LLC	28011 PERFORMANCE LN	BONITA	34135	15,454	2010	PROFESSIONAL BUILDING
00255480006	4.92	J D BURT CO INC	3285 PINE RIDGE RD	Naples	34109	8,957	2000	Professional Building
74445101105	1.12	NATIONWIDE HLTH PROPERTIES INC	1885 HEALTH PKWY SW	Naples	34109	8,497	1999	Professional Building
27167550489	0.25	LIZ PROPERTIES LTD	1435 IMMOKALEE RD	Naples	34110	3,748	1996	Professional Building
62520240003	0.20	MADEK LLC	871 106TH AVE N	Naples	34108	1,494	1979	Professional Building
<b>Between 5 and 10 Minute Drive Professional Office</b>						<b>57,622</b>		
TWO HUNDRED BUILDING, THE						7,090		
RUBELL MEDICAL CENTER						8,006		
DESIGN ASSOCIATES OF TRADE						9,696		
VENETIAN PLAZA COURTYARD II						13,096		
PARK CENTRAL NORTH						14,000		
CENTRE AT VETERANS' PARK, THE						14,300		
NORTHSIDE MEDICAL PLAZA						18,111		
OAK TREE MEDICAL CENTER						19,578		
CREEKSIDE MEDICAL COMMERCIAL						21,923		
OLYMPIA MEDICAL PARK						22,612		
VENETIAN PLAZA COURTYARD						24,506		
RIVERCHASE OFFICE PARK						27,775		
2210 BUILDING A CONDOMINIUM						27,981		
GULF COAST NATIONAL BANK						29,706		
GREENTREE PROFESSIONAL CENTRE						29,936		
CITIZENS NATIONAL BANK CENTER						30,596		
PARK CENTRAL A CONDOMINIUM						31,331		
FIRST NATIONAL BANK CENTER						31,591		
GULFCOAST MEDICAL ARTS CENTER						33,965		
CAMBRIDGE SQUARE OFFICE PARK						34,914		
EDGEMONT OFFICE PARK						34,972		
VETERANS PARK COMMONS OFFICE						41,860		
CREEKWOOD LAND CONDOMINIUM						54,267		
GALLERIA PLAZA A CONDOMINIUM						75,709		
<b>Between 5 and 10 Minute Drive Office Condominiums</b>						<b>657,521</b>		
<b>Total Leasable Space between 5 and 10 Minute Dr.</b>						<b>1,652,765</b>		



## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

In conducting this market analysis, the Consultant has assumed, where applicable, that:

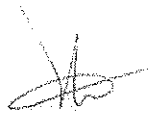
1. Title to the land is good and marketable.
2. The information supplied by others is correct, and the revenue stamps placed on the deeds used to indicate the sale prices are in correct relation to the actual dollar amounts of the individual transactions.
3. There are no hidden or undisclosed sub-soil conditions. No consideration has been given to oil or mineral rights, if outstanding.
4. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not subject to flood plane or utility restrictions or moratoriums except as reported to your consultant and contained in this report.
5. The party for whom this report is prepared has reported to the consultant no original existing conditions or development plans that would subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
6. No responsibility is assumed by the consultant for legal matters, nor is any opinion on title rendered herewith.
7. The consultant herein, by reason of this report, is not to be required to give testimony in court with reference to the property analyzed, unless arrangements have been previously made.
8. The consultant has made no survey of the property and assumes no responsibility in connection with such matters. Any sketch or identified survey of the property included in this report is only for the purpose of assisting the reader to visualize the property.
9. No environmental impact studies were either requested or made in conjunction with this study, and the consultant hereby reserves the right to alter, amend, revise, or rescind any of the opinions based upon any subsequent environmental impact studies, research or investigation.
10. Unless stated otherwise, no percolation tests have been performed on this property. In making the study, it has been assumed that the property is capable of passing such tests so as to be developable to its highest and best use, as discussed in this report.
11. Certain data used in compiling this report was furnished by the client, their counsel, employees, and/or representatives, or from other sources believed reliable. Data has been checked for accuracy as possible, but no liability or responsibility may be assumed for complete accuracy.

12. No responsibility is assumed for matters legal in nature, nor is any opinion rendered herein as to title, which is assumed to be good and merchantable. The property is assumed to be free and clear of all liens and encumbrances, unless specifically enumerated herein, and under responsible ownership and management as of the date of this study.
13. The forecasts or projections included in this report are used to assist in the process and are based on current market conditions, anticipated short-term supply and demand factors, and a stable economy. These forecasts are therefore subject to changes in future conditions.
14. The consultant has relied upon the demographic data provided by the Collier County Community Development Department in order to project population trends, housing trends, gross sales trends, and economic trends for the subject area. The information relied upon is referenced within the applicable section of this report. The consultant does not warrant its accuracy.
15. The consultant has obtained data regarding building permits for single family and multi family products from the US Census. It is the consultant's understanding that multi family permits are those for condominiums and for rental apartment complexes.
16. The consultant has obtained data regarding building sales for single family and multi family products from the Property Appraiser's office for the county in which the subject is located or adjoining county Property Appraiser offices. This data includes Developer sales to end users and does not include on your lot sales or construction end loan sales. The consultant cannot warrant the accuracy of the data from this source. The consultant has segmented and amended the data based on market knowledge of the general market; however, no individual sales have been verified. The sales used from these sources reflect statistical trends, with larger samples of data providing a heavier weighting and smaller sample size results in less weighted percentage of the total market.
17. The consultant has obtained data from each of the projects outlined in this report. A physical inspection of each community was made, along with data for each community obtained from a representative of the owner. The data obtained for each project is assumed to be true and correct; however, the accuracy cannot be warranted or guaranteed.

## APPRAISAL CONSULTING

I certify that, to the best of my knowledge and belief;

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinion, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of the work under review and no (or the specific) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved in this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analysis, opinion or conclusions in this report or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal consulting assignment.
- My analysis, opinion and conclusions were developed and the review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the subject of the work under review.
- No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certificate.



Signature \_\_\_\_\_

Date \_\_\_\_\_

**RESTRICTION UPON DISCLOSURE AND USE**

The by-laws and Regulations of the Appraisal Institute govern disclosure of the contents of this report. Michael J. Timmerman, SRA is a Member of the Appraisal Institute. The by-laws and Regulations of the Institute require each Member and Candidate to control the use and distribution of each report signed by such Member. This market study report and the contents and data contained herein are confidential and are proprietary property of MJT Realty Economic Advisors, Inc. No reproductions of any sort or release of any proprietary information contained within may be released without prior written consent of MJT Realty Economic Advisors, Inc. Furthermore, neither all nor any part of this report shall be disseminated to the general public by use of advertising media, public relations media, news media, sales media, or other media for public communication without prior written consent of the signatories of this report. This report is for internal use of **SOUTHBROOKE PARTNERS, LLC** exclusively. The undersigned agrees to the confidentiality agreement.

This is copy number \_\_\_\_\_ of \_\_\_\_\_

## **COPYRIGHT, TRADEMARK AND LEGAL DISCLAIMER**

### ***Copyright***

This report published by MJT Realty Economic Advisors, Inc. hereby referred to as "THE REPORT", including, but not limited to, text, graphics, photographs, graphs, illustrations, data, images, are protected by copyright law. Copyright © 2014 MJT Realty Economic Advisors, Inc. All rights reserved. All materials provided by MJT Realty Economic Advisors, Inc. shall be used by the subscriber (the "User") only for the User's own authorized purposes, and may not be modified, published, reproduced in any manner, sold, distributed or in any way transferred to any person, corporation, organization, subsidiary or branch, in whole or in part, without the prior written consent of MJT Realty Economic Advisors, Inc. Possession of these materials does not carry with it the right of publication thereof or to use the name of in any manner without first obtaining the prior written consent of MJT Realty Economic Advisors, Inc. No abstracting, excerpting, or summarization of these materials may be made without first obtaining the prior written consent of MJT Realty Economic Advisors, Inc. These materials are not to be used in conjunction with any public or private offering of securities or other similar purpose where they may be relied upon to any degree by any person without first obtaining the prior written consent of MJT Realty Economic Advisors, Inc. These materials may not be used for purposes other than that for which they are prepared or for which prior written consent first has been obtained from MJT Realty Economic Advisors, Inc.

### ***Disclaimer***

**THE INFORMATION IN "THE REPORT" IS PROVIDED ON AN "AS IS" BASIS WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED.** The materials and information provided in "THE REPORT" by MJT Realty Economic Advisors, Inc. constitute raw data, factual materials and the opinions of MJT Realty Economic Advisors, Inc. Neither MJT Realty Economic Advisors, Inc. nor any of its affiliates, employees or agents will have any liability of any kind to the user, subscriber or any employee, agent, or contractor of the subscriber or to any other person using the information and materials herein or for any error or omissions herein or for any opinions or conclusions expressed. Other than as set forth expressly herein, MJT Realty Economic Advisors, Inc. makes no warranties, expressed or implied concerning the accuracy of the materials or information provided herein.

## TERMS AND CONDITIONS OF USE

Your use of THE REPORT constitutes your agreement to be bound by these terms and conditions.

THE REPORT is a service made available by MJT Realty Economic Advisors, Inc. (the "COMPANY") and all content, information and definitions provided in and through the Housing Demand Report ("Information") may be used solely by you (the "User") under the following terms and conditions ("Terms of Use"):

- 1.) **Subscription.** As an authorized user of THE REPORT, User is granted a nonexclusive, nontransferable, revocable, limited license to access and use THE REPORT and Information in accordance with these Terms of Use. Company may terminate this subscription at any time for any reason.
- 2.) **Limitations on Use.** The Information in THE REPORT is for authorized use only and not for commercial exploitation. User may not decompile, disassemble, rent, lease, loan, sell, sublicense, copy or create derivative works from THE REPORT or the Information. User may not copy, modify, reproduce, republish, distribute, display, or transmit for commercial, nonprofit or public purposes all or any portion of THE REPORT, except to the extent authorized by the Company. Any unauthorized use of THE REPORT or its Information is prohibited.
- 3.) **No Solicitation.** In no event may any person or entity solicit any Users with data retrieved from this THE REPORT.
- 4.) **Intellectual Property Rights.** Except as expressly provided in these Terms of Use, nothing contained herein shall be construed as conferring any license or right, by implication, estoppel or otherwise, under copyright or other intellectual property rights. User agrees that the Information and THE REPORT are protected by copyrights, trademarks, service marks, patents or other proprietary rights and laws. For additional information see Copyright.
- 5.) **Unlawful Activity.** Company reserves the right to investigate complaints or reported violations of the Terms of Use and to take any action deemed appropriate including, but not limited to, reporting any suspected unlawful activity to law enforcement officials, regulators, or other third parties and disclosing any information necessary or appropriate to such persons or entities relating to user profiles, e-mail address, usage history, posted materials, IP addresses and traffic information.
- 6.) **Remedies for Violations.** Company reserves the right to seek all remedies available at law and in equity for violations of these Terms of Use including, but not limited to, the right to cancel THE REPORT.

- 7.) Modifications to Terms of Use. Company reserves the right to change these Terms of Use at any time. Updated versions of the Terms of Use will appear in THE REPORT and are effective immediately. User is responsible for regularly reviewing the Terms of Use. Continued use of THE REPORT after any such changes constitutes User's consent to such changes.

PHOTOS

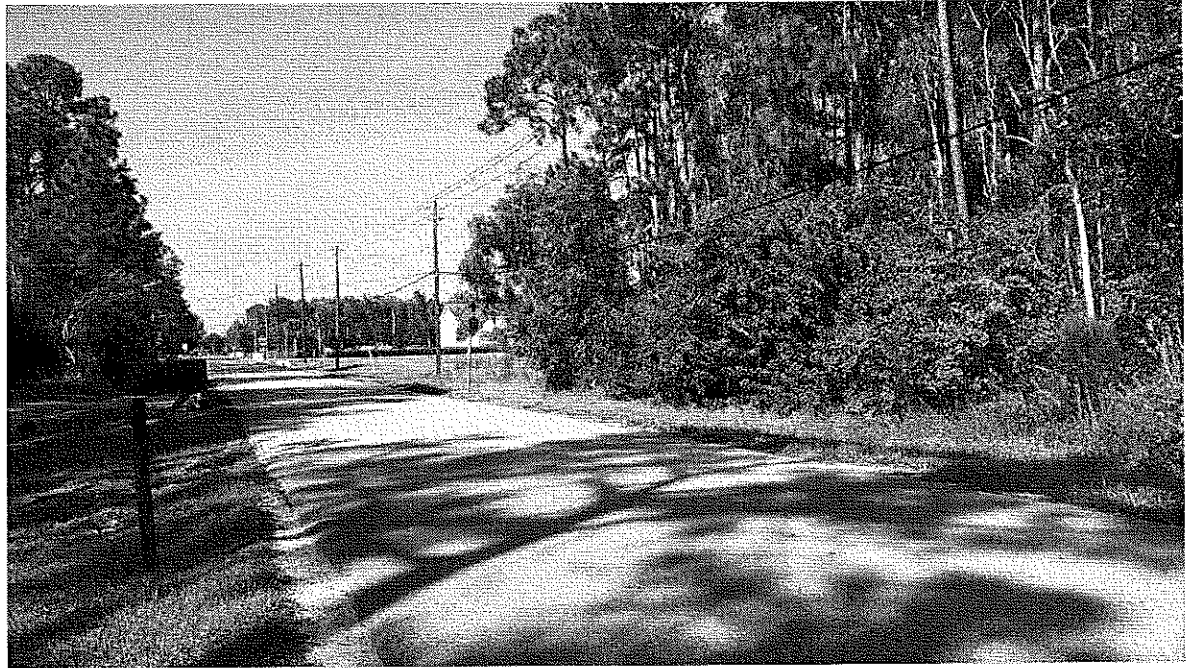


View of Subject Site from Autumn Oaks Blvd

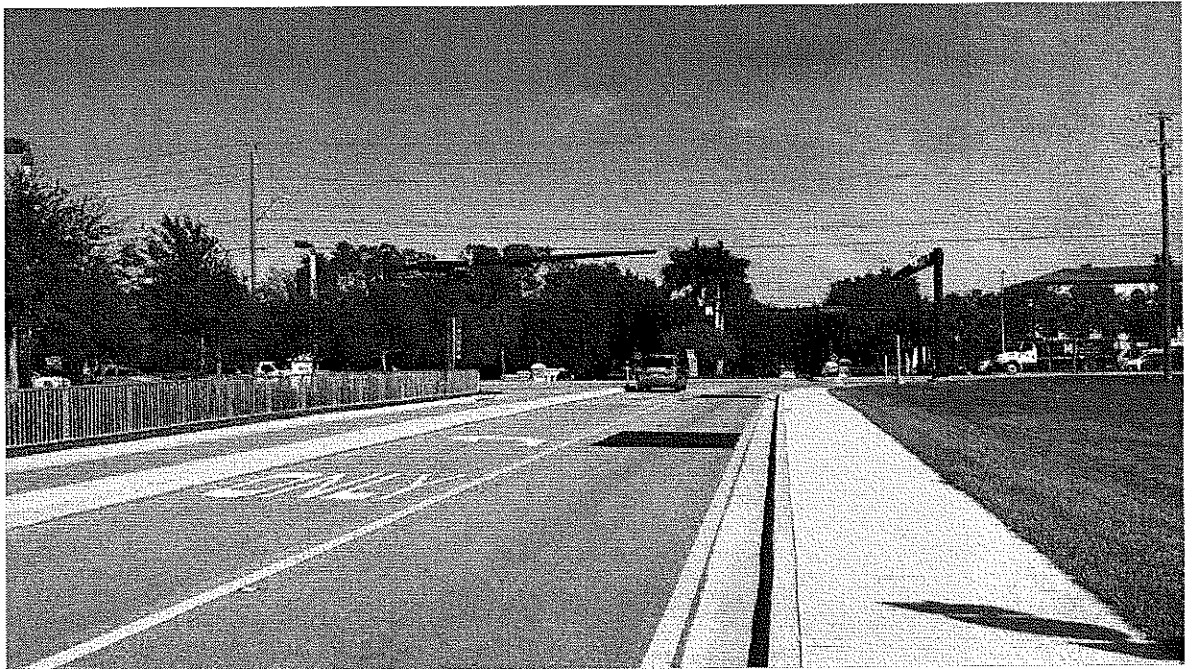


View east of Autumn Oaks Blvd. Subject to left of picture.





View West of Autumn Oaks Blvd. Subject on the right of the photo.



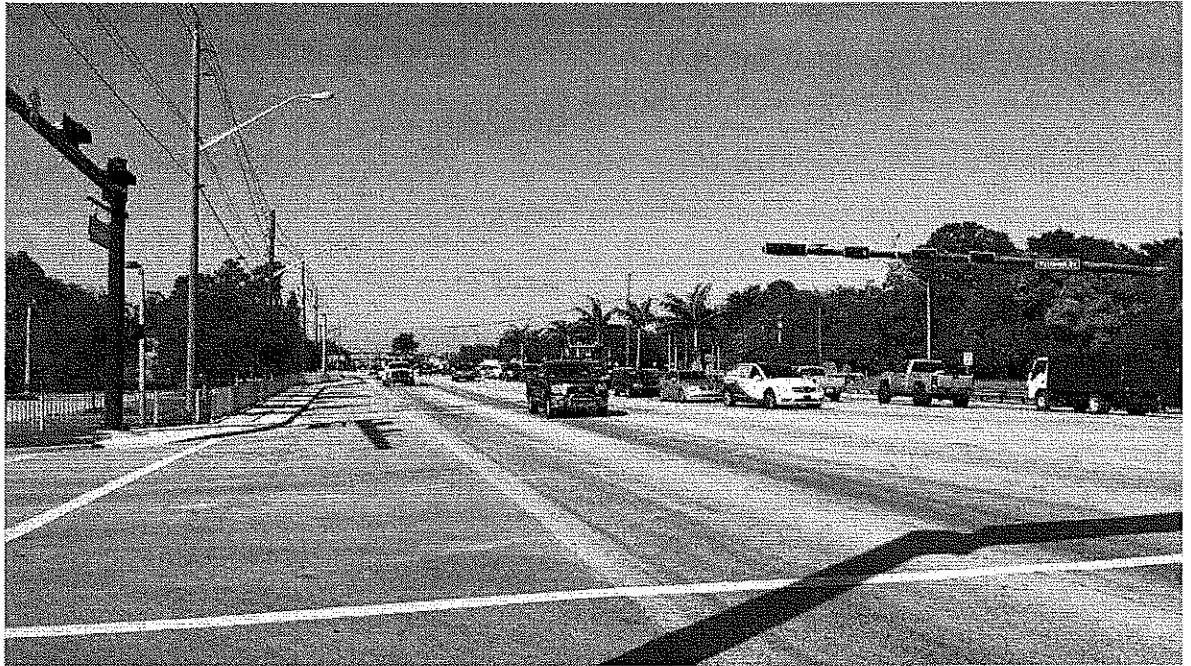
View north of Valewood Drive Extension from Autumn Oaks Blvd.



View south of Valewood Drive Extension from Immokalee Road.



View east of Immokalee Road from Valewood Drive Extension. Subject to right of photo.



View west of Immokalee Road from Valewood Extension.



View of drainage pond on the east of Valewood Drive extension. Subject to the left of the photo.



**COPY**

# **EXHIBIT V.E. PUBLIC FACILITIES**

**EXHIBIT V.E.1  
PUBLIC FACILITIES LEVEL OF SERVICE ANALYSIS**

Provide the existing Level of Service Standard (LOS) and document the impact the proposed change will have on the following public facilities. Roadway LOS and facility impacts are discussed in the attached TIS.

The subject Growth Management Plan Amendment proposes to permit a maximum of 40,000 square feet of general and medical office/service land uses on the 5.18± acre property. It is expected that this project will commence development in 2015 with anticipated buildout in 2017. The existing plan designation and zoning would permit 2 single family homes on the subject property.

**Potable Water**

The property is located within the Collier County potable water service area. The County has existing plant capacity of approximately 52 mgd. Raw water demand in 2013 was 35.5 mgd and by 2017 the demand county wide is projected to be 41.2 mgd. The proposed 40,000 square foot commercial project will not create any LOS issues in the 5 year planning horizon. This Project will have no impact on the potable water system and capacity is available in Collier County. A comparison of the permitted 5 single family homes to the proposed office/service use is shown below.

**Water Demand:**

Existing single family homes: NA, single family homes would utilize private well

Proposed Office/Service: 40,000 S.F. x 0.15 gpd/sf = 6,000 gpd  
40,000 S.F. x 0.15 gpd/sf x 1.5 max. month = 9,000 gpd

Collier County LOS:	150 gpcd
Permitted Capacity:	52 mgd
Current Demand (Projected Data):	30.2 mgd

Data Source: Collier County 2014 AUIR

**Sanitary Sewer**

The subject project is located within the Collier County Utilities service area with standards for Sanitary Sewer established in the Capital Improvement Element of the Collier County Growth Management Plan. This Project will have no impact on the Collier County Regional Sewer System. A comparison of the permitted 2 single family homes to the proposed office/service use is shown below.

**Sewer Demand:**

Existing single family homes: NA, single family homes would utilize septic tank for sewage disposal.

Proposed Office/Service: 40,000 S.F. x 0.15 gpd/sf = 6,000 gpd  
40,000 S.F. x 0.15 gpd/sf x 1.3 max. month = 7,800 gpd

Collier County LOS: 100 gpcd  
Permitted Capacity: 16 mgd  
Current Demand (Projected Data): 10.6 mgd

Data Source: Collier County 2014 AUIR

### **Arterial and Collector Roads**

Please refer to the Traffic Impact Statement for discussions of the project's impact on level of service for arterial and collector roadways within the project's radius of development influence.

### **Drainage**

The County has adopted a LOS standard for private developments which requires development to occur consistent with water quantity and quality standards established in Ordinances 74-50, 90-10, 2001-27, and LDC Ordinance 2004-41, as may be amended. The single project within the proposed subdistrict has been issued a surface water management permit by the South Florida Water Management District which has established criteria for the volume of water stored on site as well as the quality of the water which may be discharged from the site. The development within the subdistrict is consistent with the County LOS standards. The 2 single family homes permitted will have no LOS impact.

### **Solid Waste**

The adopted LOS for solid waste is two years of lined cell capacity at the previous 3 year average tons per year disposal rate and 10 years of permittable landfill capacity of the disposal rate. There are no current capacity issues and none are anticipated through the year 2065.

Existing Residential:

.52/pp disposal rate

2.4 pp/household

2 single family residences permitted

$2 \times 2.4 \text{ pp/household} \times .53 \text{ pp} = 2.54 \text{ tons solid waste/year}$

Source: Collier County 2014 AUIR

Proposed Office/Service:

At the rate of 5 lbs/1,000 sq ft/day for commercial waste generation the project will generate 92.25 tons of solid waste per year. Capacity is available to meet this generation standard. The calculation for the solid waste generation (disposal rate) is:

40,000 sq ft x 5 lbs/1,000 sq ft = 200 lbs/day = 73,000 lbs/year or 36.5 tons/year.

Source: Cal Recycle

Current landfill capacity in 2017 is anticipated to be 17,639,413 tons.

Surplus Capacity as of July 2015: 15,151,444 tons

Source: Collier County 2014 AUIR

### **Parks: Community and Regional**

The proposed commercial development will have no increased population density and therefore will have no effect on the community and regional parks.

No adverse impacts to Community or Regional Parks result from the creation of the subdistrict.

### **Schools**

The proposed commercial development will have no increased population density and therefore will have no effect on the school district.

No adverse impacts to schools result from the creation of the subdistrict.

### **Fire Control and EMS**

The proposed project lies within the North Naples Fire Control and Rescue District. The North Naples Fire Control and Rescue District Station 42 is located approximately 1/4 mile from the project entrance. No significant impacts to Fire Control level of service are anticipated due to the proposed project. Estimated impact fees for EMS and fire would be determined at time of SDP based on the square footage per building.

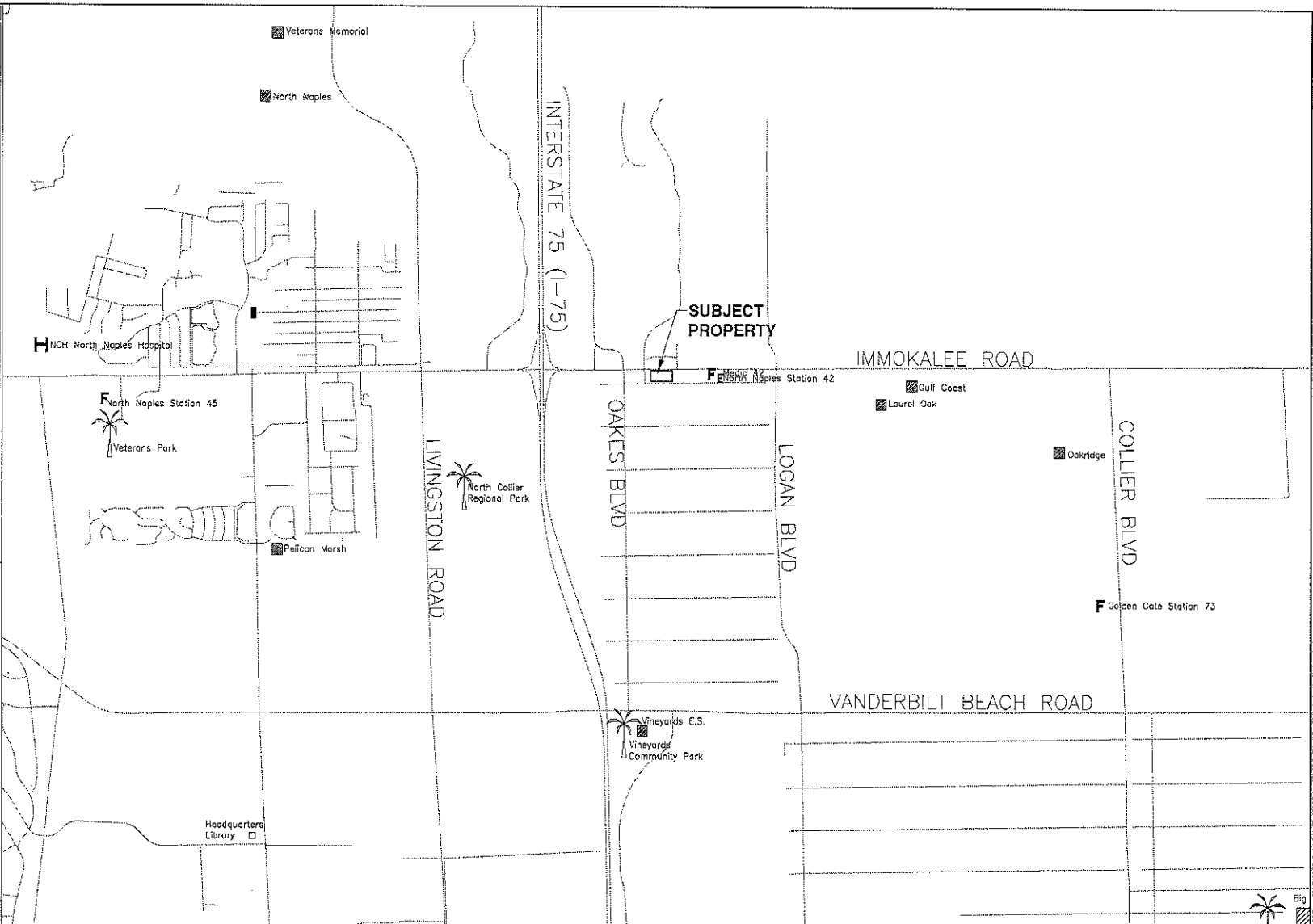
Sheriff, Fire Protection and EMS Services location/address of facilities intended to serve the project are;

North Naples Fire Control and Rescue District Station 42  
7010 Immokalee Road

Collier County Sheriff Substation  
776 Vanderbilt Beach Rd

**LEGEND**

- ▣ SCHOOLS
- 🌴 PARKS
- ✈ AIRPORTS
- F FIRE STATIONS
- E EMERGENCY MEDICAL STATIONS
- GOVERNMENT BUILDINGS
- ★ SHERIFF'S STATIONS AND SUBSTATIONS
- LIBRARIES
- ◇ WATER TREATMENT PLANTS
- H PUBLIC HEALTH SYSTEMS AND HOSPITALS
- ▲ EXISTING OR MODIFIED WATER RETENTION STRUCTURES
- ☼ SOLID WASTE FACILITIES
- + WASTEWATER TREATMENT PLANTS
- INDICATES HIGH VELOCITY ZONE
- COASTAL HIGH HAZARD ZONE



**LEGEND**

0 1/2 MI. 1 MI.

SCALE

N

**LEGEND**

Revision	Date	Description	By

DESIGNED BY:	S.U.
DRAWN BY:	S.U.
APPROVED:	D.W.A.
JOB CODE:	SBK
SCALE:	1" = 300'

**GradyMinor**

Civil Engineers • Land Surveyors • Planners • Landscape Architects

239.947.1144 www.GradyMinor.com

0. Grady Minor and Associates, P.A.  
3800 Via del Rio  
Bonita Springs, Florida 34134  
Licenses LC 28000268

**SOUTHBROOKE OFFICE SUBDISTRICT**

EXHIBIT V.E.2  
PUBLIC FACILITIES MAP

MUNICIPALITY:  
COLLIER COUNTY

DRAWN BY/DATE:  
25/11/2014

DATE:  
NOVEMBER 2014

FILE NAME:  
SOUTH EXHIBIT V.E.2

SHEET: 1 OF 1

11/17/2014 11:27:58 AM C:\Users\jg\Documents\2014\11\17\2014\_11\_17\_11\_27\_58 AM.dwg



**COPY**

**EXHIBIT V.E.1c**  
**TRAFFIC IMPACT STATEMENT**

**JMB** TRANSPORTATION ENGINEERING, INC.  
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

---

---

# TRAFFIC IMPACT STATEMENT

For

**Southbrooke CPUD**  
**Comp Plan Amendment**  
(Immokalee Road, Collier County, Florida)

November 25, 2014

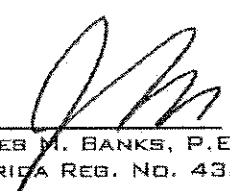
---

---

Prepared by:

**JMB** TRANSPORTATION ENGINEERING, INC.  
761 21<sup>ST</sup> STREET NW  
NAPLES, FLORIDA 34120  
(239) 919-2767  
CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 141014)

  
\_\_\_\_\_  
JAMES M. BANKS, P.E.  
FLORIDA REG. NO. 43860

11-25-2014  
\_\_\_\_\_  
DATE

## TABLE OF CONTENTS

<b>Conclusions</b>	<b>2</b>
<b>Methodology</b>	<b>2</b>
<b>Scope of Project</b>	<b>2</b>
<b>Table A - Proposed Land Use</b>	<b>2</b>
<b>Figure 1 - Project Location &amp; E+C Road Classification</b>	<b>2.1</b>
<b>Project Generated Traffic</b>	<b>3</b>
<b>Table B - Total Development-Generated Trips</b>	<b>3</b>
<b>Table 1 - Trip Generation Computations</b>	<b>3.1</b>
<b>Existing + Committed Road Network</b>	<b>4</b>
<b>Table 2A - Area of Impact/Road Classification</b>	<b>4.1</b>
<b>Project Traffic Distribution</b>	<b>5</b>
<b>Area of Significant Impact</b>	<b>5</b>
<b>Figure 2A - Project Traffic Distribution</b>	<b>5.1</b>
<b>Table 2A - Area of Impact/Road Classification</b>	<b>5.2</b>
<b>2014 thru 2020 Project Build-out Traffic Conditions</b>	<b>6</b>
<b>Table 2B - 2014 &amp; 2020 Link Volumes</b>	<b>6.1</b>
<b>Table 2C - 2020 Link Volumes/Capacity Analysis</b>	<b>6.2</b>
<b>Appendix</b>	<b>7</b>

**Conclusions**

Based upon the findings of this report, it was determined that the proposed small-scale comprehensive plan amendment, which is referred to as Southbrooke CPUD, will not have a significant or negative impact upon the surrounding road network. It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the traffic associated with the proposed 40,000 square feet of professional & medical office space. As determined, the road network will continue to operate at acceptable levels of service for 2020 project build-out conditions and will not create any off-site transportation deficiencies that need to be mitigated.

**Methodology**

On November 10, 2014, a methodology meeting was held with Mr. John Podczerwinsky and Mr. Stephen Baluch of Collier County's Transportation Planning Department. The results of that meeting are provided in the attached Methodology Report Traffic Impact Statement for Southbrooke, dated November 10, 2014.

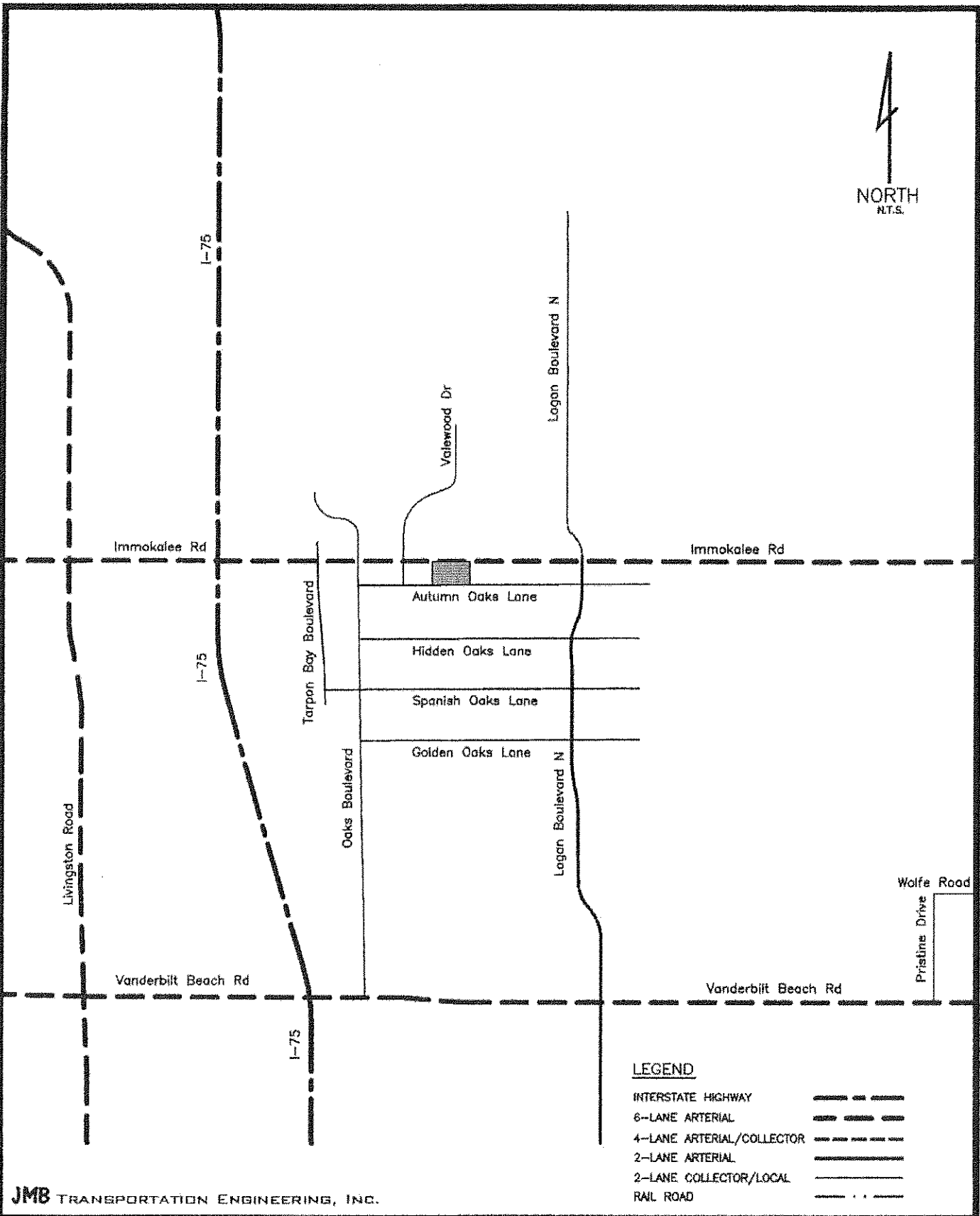
As discussed, the project is proposing to construct a total of 40,000 square feet of professional and medical office space. Because there are no limitations on the ratio of office space vs. medical uses, the Traffic Impact Statement was based upon the most intense use, which would be 40,000 square feet of all medical use.

**Scope of Project**

Southbrooke CPUD is a proposed professional office & medical use development that will consist of 40,000 square feet of leasable floor space when complete. The site is located on the south side of Immokalee Road and to the east of Valewood Drive.

**Table A  
Proposed Land Use**

Proposed Land Use	Size
Professional Office & Medical office	40,000 s.f.



JMB TRANSPORTATION ENGINEERING, INC.

# Southbrooke

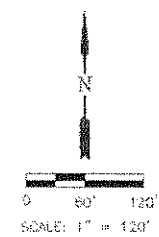
November 18, 2014

## Project Location & Roadway Classification

FIGURE 1

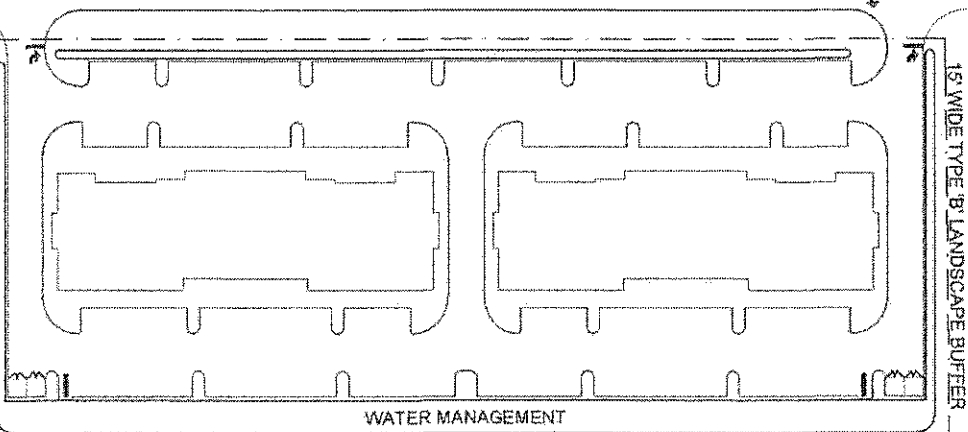
ZONED: PUD  
USE: COMMERCIAL  
AND RESIDENTIAL

IMMOKALEE ROAD - 846



ZONED: E  
USE: COUNTY WATER  
MANAGEMENT AREA

10' WIDE TYPE 'A' LANDSCAPE BUFFER



15' WIDE TYPE 'B' LANDSCAPE BUFFER

ZONED: E  
USE: UNDEVELOPED  
RESIDENTIAL

WATER MANAGEMENT

PRESERVE

NORTH 30' OF  
AUTUMN OAKS  
LANE

AUTUMN OAKS LANE (60' R.O.W.)

ZONED: E  
USE: RESIDENTIAL

**SITE SUMMARY**

GROSS SITE AREA 5.18± ACRE  
PUBLIC ROAD ROW 0.45± ACRE  
NET SITE AREA 4.73± ACRE

**PRESERVES:**

REQUIRED: 0.47± ACRES  
(4.73± ACRES NATIVE VEGETATION X 10% = 0.47± ACRES)  
PROVIDED: 0.47± ACRES

MAXIMUM LEASABLE AREA 40,000 SQUARE FEET  
MAXIMUM BUILDING HEIGHT

**NOTES**

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES, EXCEPT PRESERVE, ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL IN ACCORDANCE WITH THE LDC.

<p>LEGEND</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																																		<p><b>GradyMinor</b></p> <p>Civil Engineers • Land Surveyors • Planners • Landscape Architects</p> <p>www.GradyMinor.com • G. Geney Minor and Associates, P.A.</p>	<p>Orlando Springs 328 947-1144 Fort Myers 239 506-4380 North Port 888 429-8858 Naples 239 464-2377</p>	<p><b>SOUTHBROOKE CPUD</b></p> <p><b>EXHIBIT C</b> <b>MASTER PLAN</b></p>	<p>PROFESSOR FLORIDA COUNTY REGISTERED DATE: EXPIRES DATE: RENEWAL FEE:</p>
<table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																																		<p>PLANNING LC 25680206</p> <p>MINIMUMS TO BE ADHERED TO AT ALL TIMES. ANY DEVIATION FROM THESE MINIMUMS SHALL BE SUBJECT TO APPROVAL BY THE CPUD. NO CONSTRUCTION SHALL BE PERMITTED UNTIL THE CPUD HAS REVIEWED AND APPROVED THE PLAN.</p>	<p>SHEET 1 OF 1</p>		

2.2

**Project Generated Traffic**

*Note, the proposed land uses include professional office and medical office and up to 40,000 square feet. Because there are no limitations on the ratio of office space vs. medical use, the trip generation estimates were based upon the most intense development scenario, which would be all medical office.*

Traffic that can be expected to be generated by Southbrooke was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 9<sup>th</sup> Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use codes "Medical-Dental Office" (LUC 720) was most appropriate in estimating the new trips associated with the proposed project.

As determined, the total development traffic will be 96 vph & 128 vph during the AM and PM peak hours, respectively. Table 1 depicts the computations performed in determining the net new trips, and Table B provides a summary of the results.

**Table B**  
**Total Development-Generated Trips**  
*(Summation of Table 1)*

Daily Weekday Trips Generated (ADT)	AM Peak Hour Trips Generated (vph)	PM Peak Hour Trips Generated (vph)
1,445	96	128

**TABLE 1**  
**TRIP GENERATION COMPUTATIONS**  
**SOUTHBROOKE**

Land Use

Code    Land Use Description  
**720**    **Medical-Dental Office**

Build Schedule  
40,000 s.f.

Land Use

Code  
**LUC 720**

Trip Period  
Daily Traffic (ADT) =

Trip Generation Equation  
(Based upon S.F.)

$T = 36.13(X) =$

Total Trips

**1,445 ADT**

Trips Enter/Exit

AM Peak Hour (vph) =

$T = 2.39(X) =$

79% Enter/ 21% Exit =

**96 vph**

**76 / 20 vph**

PM Peak Hour (vph) =

$\ln(T) = 0.90\ln(X) + 1.53 =$

28% Enter/ 72% Exit =

**128 vph**

**36 / 92 vph**



### **Existing + Committed Road Network**

Figure 1 and Table 2A provide a detail of the surrounding E + C road network. Table 2A depicts the minimum level of service performance standards and capacity for the roads within the project's are of influence.

*Immokalee Road* is classified as a six-lane divided arterial. The road functions as a primary east/west interconnect between the northern Golden Gate Estates Area and northwest Collier County, as well as continues north/south to the Immokalee Community and interconnects with S.R. 29. Within proximity of the site, the posted speed limit of Immokalee Road is 45 MPH.

**TABLE 2A  
PROJECT'S AREA OF IMPACT**

Project Traffic Peak Direction (vphpd) =  
Project Traffic Non-Peak Direction (vph) =

92 Exiting  
36 Entering

		Road <u>Class</u>	PK Dir. <u>LOS</u>	LOS Service		Project		Project		Project Non-Pk <u>Dir</u>	Project Non-Pk <u>Impact</u>	Project Non-Pk <u>Standard</u>	Project Non-Pk <u>Impact</u>	Project Non-Pk <u>Percent</u>	Project Non-Pk <u>Significant</u>
				PK Direction <u>Volume</u>	Project Traffic <u>% Dist.</u>	PK Hr <u>(vphpd)</u>	Project Pk Hr <u>Pk Dir</u>	PK Hr <u>(vph)</u>							
<b>Immokalee Road</b>	Livingston Rd to I-75	6D/8D	E	3500	40%	37	W	14	E	2%	1.05%	NO			
	I-75 to Site Access	6D/8D	E	3500	60%	55	W	22	E	2%	1.58%	NO			
	Site Access to Logan Blvd	6D	D	3500	40%	37	E	14	W	2%	1.05%	NO			
	Logan Blvd to C.R. 951	6D	E	3300	25%	23	E	9	W	2%	0.70%	NO			
<b>Logan Blvd</b>	Immokalee Rd to Vanderbilt	2U	D	1000	10%	9	S	4	N	3%	0.92%	NO			

4.2

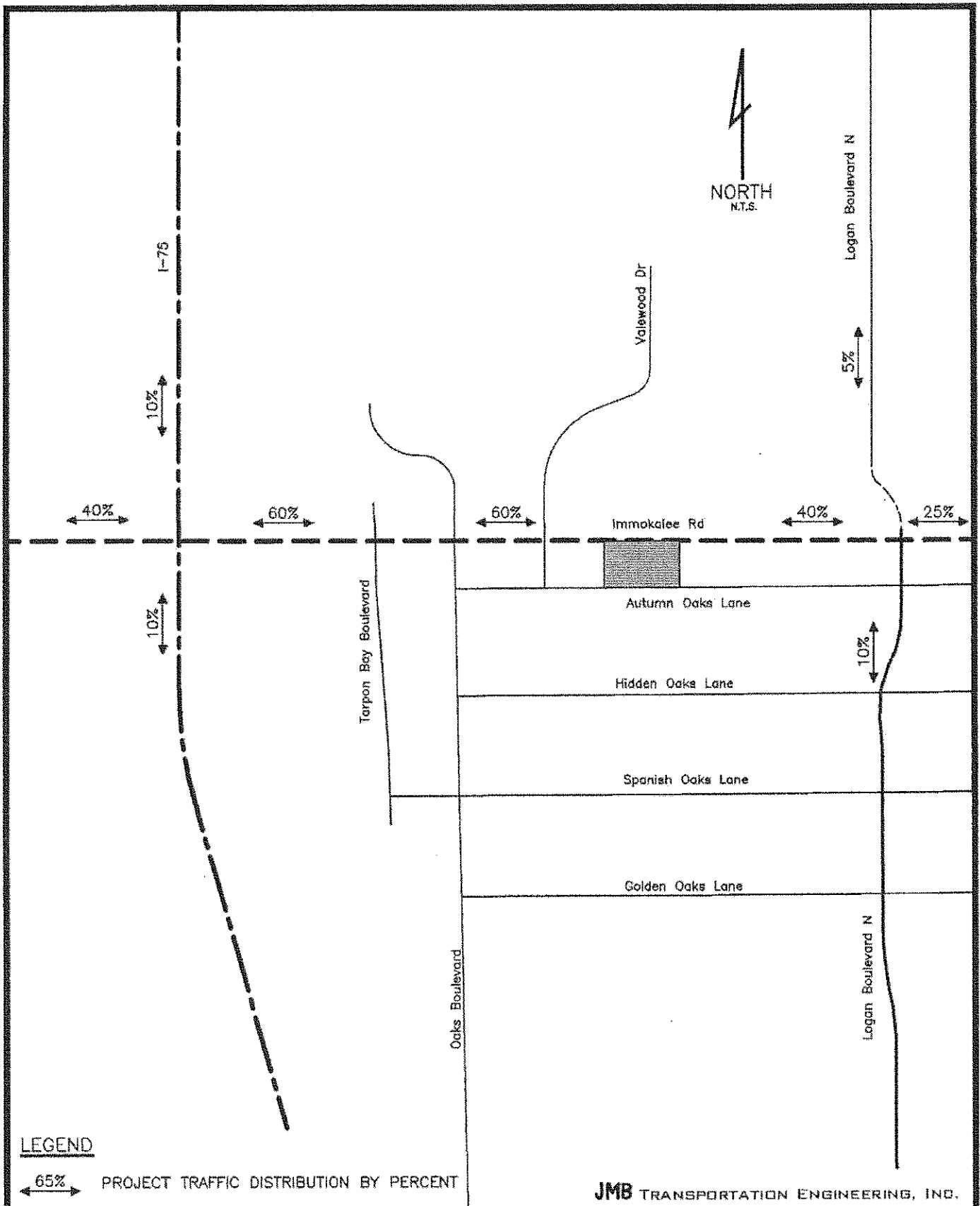
**Project Traffic Distribution**

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress; current and future traffic patterns in the area; location of surrounding businesses and commercial centers. Figure 2A and Table 2A provide a detail of the traffic distributions based on a percentage basis and by volume.

The project traffic assignments were agreed to during the November 10, 2014 methodology meeting as shown in the attached summary report.

**Area of Significant Impact**

The area of significant impact was determined based upon Collier County's 2%, 2% and 3% criteria (i.e., if the project's traffic is 2% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Table 2A describes the project traffic distributions and the level of impact on the surrounding roadways. Roads that were identified as being within the projects area impact are shown in Table 2A.



# Southbrooke

November 18, 2014

Project Traffic Distribution

FIGURE 2

**TABLE 2A  
PROJECT'S AREA OF IMPACT**

		92	Exiting									
		36	Entering		LOS Service		Project		Project		Project	
		Road	PK Dir.	PK Direction	Project	Project	Project	Project	Project	Project	Project	Project
		Class	Serv. Vol.	Volume	Traffic	Pk Hr	Pk Hr	Non-PK Dir	Non-Pk	Impact	Percent	Significant
			LOS	(vphpd)	% Dist.	(vphpd)	Pk Dir	(vph)	Dir	Standard	Impact	Impact
<b>Immokalee Road</b>	Livingston Rd to I-75	6D/8D	E	3500	40%	37	W	14	E	2%	1.05%	NO
	I-75 to Site Access	6D/8D	E	3500	60%	55	W	22	E	2%	1.58%	NO
	Site Access to Logan Blvd	6D	D	3500	40%	37	E	14	W	2%	1.05%	NO
	Logan Blvd to C.R. 951	6D	E	3300	25%	23	E	9	W	2%	0.70%	NO
<b>Logan Blvd</b>	Immokalee Rd to Vanderbilt	2U	D	1000	10%	9	S	4	N	3%	0.92%	NO

5.2

### **2014 thru 2020 Project Build-out Traffic Conditions**

In order to establish 2014 thru 2020 project build-out traffic conditions, two forecasting methods were used.

The first traffic forecasting method was the County's traffic count data was adjusted for peak season conditions, peak hour conditions, peak direction, and an annual growth rate was then applied. The peak season/peak hour/peak direction factor as shown on Table 2B was derived from the 2014 Collier County AUIR Reports. The annual growth rate was extracted from the growth trend determined via the 2008 thru 2014 AUIR Reports. Using the annual growth rate, the 2020 background traffic conditions were determined, which are depicted in Table 2B.

The second traffic forecasting method was to add the vested trips (trip bank) identified in the 2014 AUIR report to the adjusted peak season, peak hour and peak direction traffic counts. The 2020 vested trips "+" background traffic volumes are depicted in Table 2B.

The greater of the two values produced by the two forecasting procedures was then considered to reflect the 2020 background traffic. The net new project generated traffic was then added to the background traffic. Table 2C provides a summary of the 2014 thru 2020 traffic conditions and the roadways' level of service and remaining available capacity. As shown, all project impacted roadways will continue to operate at the County's adopted minimum level of service thresholds at project build-out.

**TABLE 2B**  
**2014 & 2020 ROADWAY LINK VOLUMES**

		2008 AUIR Traffic (vphpd)	2014 AUIR Traffic (vphpd)	AUIR PK DIR	Years of Growth	Calc Growth Rate	Min Growth Rate	Per Growth Rate Method		Per Vested Trips Metho
								2020 Peak Hour PK Direction Background	Trip Bank	2020 Peak Hour PK Direction Background Per Vested Trips
Immokalee Road	I-75 to Site Access	1800	1810	E	6	0.09%	2.00%	2038	381	2191
	Site Access to Logan Blvd	1800	1810	E	6	0.09%	2.00%	2038	381	2191

6.1

**TABLE 2C**  
**2020 ROADWAY LINK VOLUME/CAPACITY ANALYSIS**

		2014		2020		2020		Project		Project		2020		2020		2020		
		Peak Hour	PK Direction	Peak Hour	PK Direction	PK Hr	Prjct	PK Hr	Prjct	Build-Out	Serv. Vol.	Build-Out	Build-Out	Build-Out	Build-Out	Build-Out	Build-Out	
		PK Direction	Background	Bkgd	Background	PK Dir	Pk	Non-PK Dir	Non-Pk	PK Dir	PK Dir	PK Dir	PK Dir	PK Dir	PK Dir	PK Dir	PK Dir	PK Dir
		<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>Dir</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>Dir</u>	<u>(vph)</u>	<u>Dir</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>v/c Ratio</u>	<u>LOS</u>	<u>LOS</u>	<u>LOS</u>
Immokalee Road	I-75 to Site Access	1810	B	2191	E	B	55	W	22	E	2213	3500	0.63	B				
	Site Access to Logan Blvd	1810	B	2191	E	B	37	E	14	W	2228	3500	0.64	B				

6.2



## APPENDIX

Support Documents

**COPY**

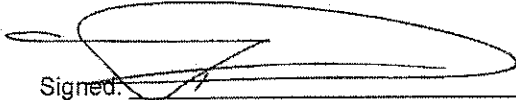
**EXHIBIT V.G.  
SUPPLEMENTAL INFORMATION**

**LETTER OF AUTHORIZATION**

**TO WHOM IT MAY CONCERN**

I hereby authorize Q. Grady Minor and Associates, P.A. and Steven J. Bracci, PA, Attorney at Law  
(Name of Agent(s))

to serve as my Agents in a request to amend the Collier County Growth Management Plan affecting property identified in this Application.

Signed:  Date: 11.17.2014

Name: Thomas H. Dahbura as Manager of HUB Condo Rentals, LLC

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 of Applicant

Name: Thomas H. Dahbura as Manager of HUB Condo Rentals, LLC  
Name - Typed or Printed

STATE OF ( )  
COUNTY OF ( )

Sworn to and subscribed before me this 18<sup>th</sup> day of November, 2014

by Gladys L. Jacobs  
Notary Public

MY COMMISSION EXPIRES: Oct, 7, 2018

**CHOOSE ONE OF THE FOLLOWING:**

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

did take an Oath  
 did not take an Oath

**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."

10-380-

**EXHIBIT A \*\*\* 3564417 OR: 3739 PG: 4093 \*\*\***

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL  
02/24/2005 at 09:13AM DWIGHT B. BROCK, CLERK

CONS 550000.00  
RRC FEE 10.00  
DOC-.70 3850.00

This Document Prepared By and Return to:  
**FELDEN and FELDEN**  
Victoria E. Felden, Esq.  
3838 Tamiami Trail North  
Suite #416  
Naples, Florida 34103

Retn:  
**CHRISTIAN E FELDEN**  
3838 TAMAMI TR N #416  
NAPLES FL 34103

Parcel ID Number: 41933320007/41934920008

# Warranty Deed

**This Indenture**, Made this 12th day of February, 2005 A.D. **Between**  
**James M. Goldie**, individually and as Trustee of the Immokalee Land  
Trust dated  
of the County of Collier, State of Florida, **grantor**, and  
**Hub Condo Rentals, LLC**, a Florida limited liability company

whose address is: 18223 Shawley Drive, Hagerstown, MD 21740

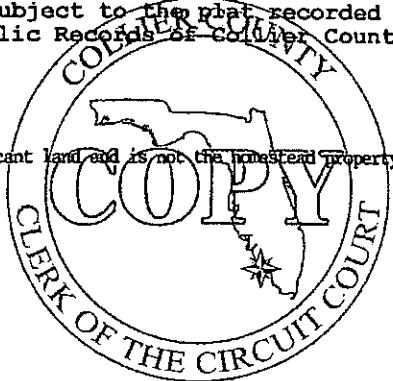
of the County of \_\_\_\_\_, State of Maryland, **grantee**.

**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 GRANTEES heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Collier State of Florida to wit:

All lots of Tracts 51 and 70, **GOLDEN GATE ESTATES**, Unit No. 97, in  
accordance with and subject to the plat recorded in Plat Book 7, pages  
95 and 96, of the Public Records of Collier County, Florida.

Return to: VICTORIA E FELDEN  
3838 TAMAMI TR N #416  
NAPLES FL 34103



This property is vacant land and is not the homestead property of the Grantors

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:

**James M. Goldie**, individually and  
as Trustee of the Immokalee Land  
Trust dated

*Jenny Bator*  
Printed Name: Jenny Bator  
Witness

By: *James M. Goldie* Trustee  
James M. Goldie  
Individually and as Trustee  
P.O. Address: 16999 Old Route 41, Naples, FL 34110

*Nancy Proctor Castellano*  
Printed Name: Nancy Proctor Castellano  
Witness

STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 12th day of February, 2005 by  
**James M. Goldie**, Individually and as Trustee on behalf of said Florida  
trust

he is personally known to me or he has produced his Florida driver's license as identification.

*Dwight B. Brock*  
Printed Name: DWIGHT B. BROCK  
Notary Public VICTORIA E. FELDEN  
MY COMMISSION # DD 117720  
EXPIRES: July 26, 2006  
FL Notary Service & Bonding, Inc.

**COPY**

# PRE APPLICATION MEETING NOTES

MEETING NOTES

COLLIER COUNTY

\*\*\*\* DEVELOPMENT SERVICES DEPARTMENT \*\*\*\*  
PLANNING & ZONING

DATE 9-30-14 TIME 10:30 NOTES BY David Weeks

TOPIC OF MEETING Pre-app for RZ & SSCMPA

ATTENDANCE (print name clearly)  
See RZ Sign-off sheet

KEY POINTS/UNDERSTANDINGS/CONCLUSIONS

\$250<sup>00</sup> pre-app fee check rec'd.

Propose office/medical office use - C-2 or less zoning, build in phases, but Ph. I to include wall along south end all infrastructure. 1-Story bldgs. Willing to limit hours of operation.

Provided (on 9/29/14) GMPA Standard Pre-app Mtg. Comments doc.

Need market demand study. Concern for impact on remaining under parcels on 846 corridor - might be an impetus for further GMPAs for non-res. uses. Staff prefers to await a re-study of GGMP rather than this type of piecemeal approach, but acknowledge this is beyond petitioner's control. Given surrounding conditions and site size, acknowledge site is less desirable than larger 60k parcels for SFDD on each parcel - but is a matter of price point: someone may be willing to live at this location, rental or sales price would reflect that.

Development standards in GGMP encourage semi-rural character to be maintained, so are typically more stringent than LDC's standards which are for urban/suburban scenario.

Corby suggested red. connection to Autumn Oaks Ln.

Michele asked about expanding request to include all 7 under parcels - still piecemeal, but better than parcel (or 2) at a time. Also, asked about MF or CUs, and asked about higher intensity com'l - whether any of these options had been considered. Not endorsing any of these options, just asking to determine if petitioner considered other options and why or why not.

- David Weeks, AICP



COLLIER COUNTY GOVERNMENT  
 GROWTH MANAGEMENT DIVISION  
[www.colliergov.net](http://www.colliergov.net)

2800 NORTH HORSESHOE DRIVE  
 NAPLES, FLORIDA 34104  
 (239) 252-2400

**Pre-Application Meeting Sign-In Sheet**  
 PL #: 20140002077

**Collier County Contact Information:**

Name	Review Discipline	Phone	Email
<input checked="" type="checkbox"/> David Anthony	Environmental Review	252-2497	davidanthony@colliergov.net
<input type="checkbox"/> Summer Araque	Environmental Review	252-6290	summerbrownaraque@colliergov.net
<input type="checkbox"/> Alison Bradford, P.E.	Engineering Services	252-6820	alisonbradford@colliergov.net
<input checked="" type="checkbox"/> Madelin Bunster	Architectural Review	252-8523	madelinbunster@colliergov.net
<input type="checkbox"/> Mark Burtchin	ROW Permitting	252-5165	markburtchin@colliergov.net
<input type="checkbox"/> George Cascio	Utility Billing	252-5543	georgescasio@colliergov.net
<input type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
<input type="checkbox"/> Kay Deselem, AICP	Zoning Services	252-2931	kaydeselem@colliergov.net
<input type="checkbox"/> Paula Fleishman	Impact Fee Administration	252-2924	paulaflleishman@colliergov.net
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michaelgibbons@colliergov.net
<input type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Services	252-2484	nancygundlach@colliergov.net
<input type="checkbox"/> Shar Hingson	East Naples Fire District	687-5650	shingson@ccfco.org
<input type="checkbox"/> John Houldsworth	Engineering Services	252-5757	johnhouldsworth@colliergov.net
<input type="checkbox"/> Marcia Kendall	Comprehensive Planning	252-2387	marciakendall@colliergov.net
<input type="checkbox"/> Reed Jarvi, P.E.	Transportation Planning	252-5849	reedjarvi@colliergov.net
<input checked="" type="checkbox"/> Stephen Lenberger	Environmental Review	252-2915	stevelenberger@colliergov.net
<input type="checkbox"/> Paulo Martins	Utilities	252-4285	paulomartins@colliergov.net
<input type="checkbox"/> Thomas Mastroberto	Fire Safety	252-7348	Thomasmastroberto@colliergov.net
<input type="checkbox"/> Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
<input type="checkbox"/> Matt McLean, P.E.	Principal Project Manager	252-8279	matthewmclean@colliergov.net
<input type="checkbox"/> Gilbert Moncivaiz	Utility Impact Fees	252-4215	gilbertmoncivaiz@colliergov.net
<input checked="" type="checkbox"/> Michele Mosca, AICP	Comprehensive Planning	252-2466	michelemosca@colliergov.net
<input type="checkbox"/> Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
<input type="checkbox"/> Mariam Ocheltree	Graphics	252-2315	mariamocheltree@colliergov.net
<input type="checkbox"/> Brandy Otero	Transit	252-5859	brandyotero@colliergov.net
<input checked="" type="checkbox"/> John Podczerwinsky	Transportation Planning	252-5890	johnpodczerwinsky@colliergov.net
<input type="checkbox"/> Brandi Pollard	Utility Impact fees	252-6237	brandipollard@colliergov.net
<input checked="" type="checkbox"/> Fred Reischl, AICP	Zoning Services	252-4211	fredreischl@colliergov.net
<input type="checkbox"/> Stacy Revay	Transportation Pathways	252-5677	stacyrevay@colliergov.net
<input type="checkbox"/> Brett Rosenblum, P.E.	Utility Plan Review	252-2905	brettrozenblum@colliergov.net
<input type="checkbox"/> Michael Sawyer	Zoning Services	252-2926	michaelsawyer@colliergov.net

