

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

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**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.

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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
_____	_____



**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**

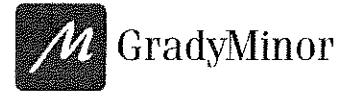
**EXHIBIT I.D.  
PROFESSIONAL CONSULTANTS**

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***

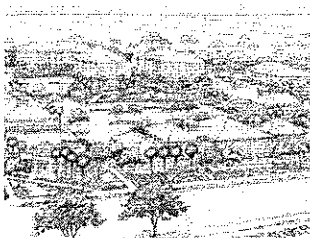


**Education**

- 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.



**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>	

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**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**

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**2. ESTATES DESIGNATION**

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**B. Estates - Commercial District**

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**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.

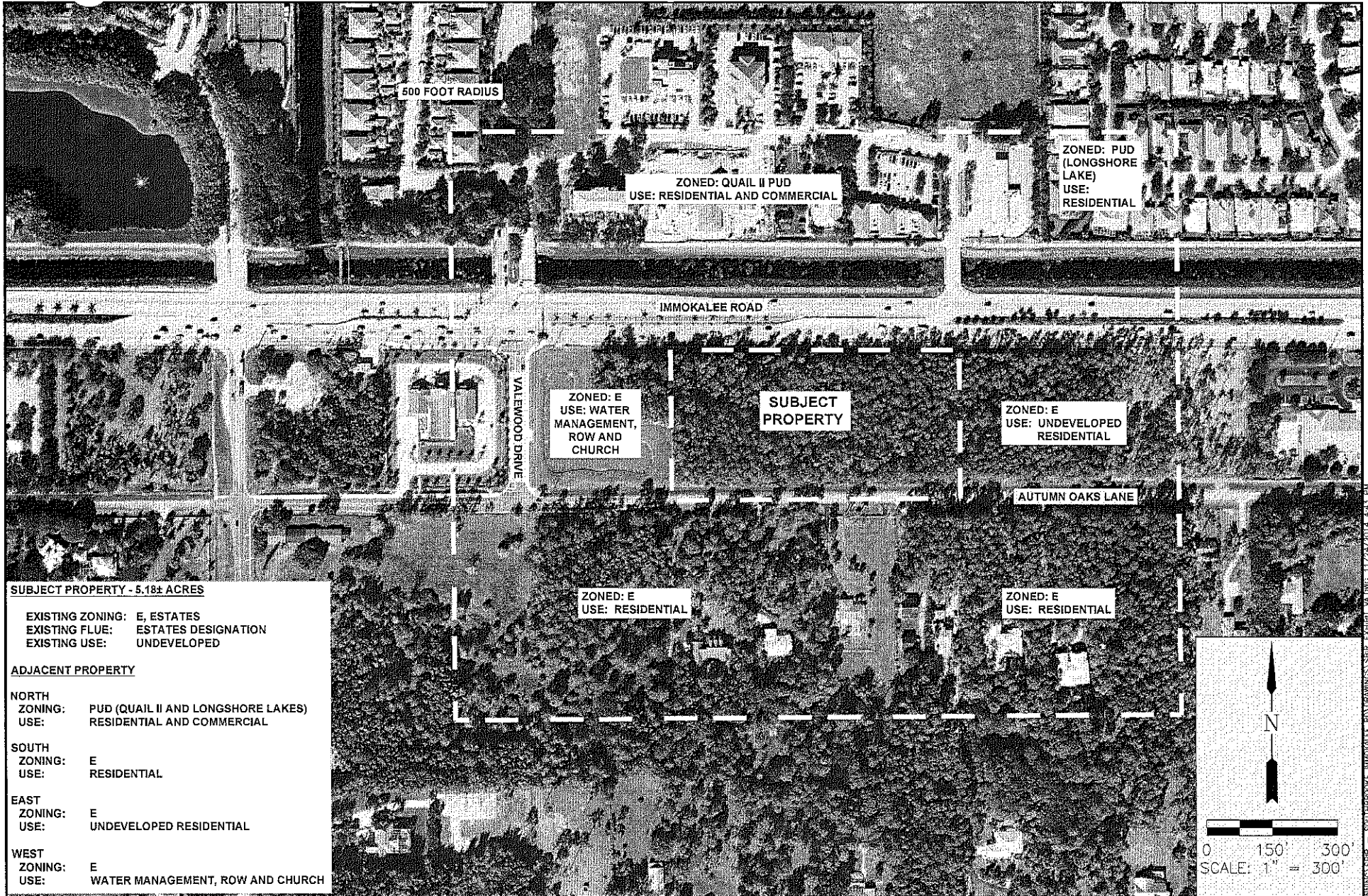
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### **FUTURE LAND USE MAP SERIES**

- 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**

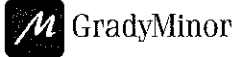
**NORTH**  
 ZONING: PUD (QUAIL II AND LONGSHORE LAKES)  
 USE: RESIDENTIAL AND COMMERCIAL

**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 Auth. EB 0005191 Cert. of Auth. LR 0005181 Business LC 29000206  
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.600.4360

O. 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> MIXED USE DISTRICT</li> <li> URBAN RESIDENTIAL SUBDISTRICT</li> <li> HIGH DENSITY RESIDENTIAL SUBDISTRICT</li> <li> MODERATE DENSITY RESIDENTIAL SUBDISTRICT</li> <li> COMMERCIAL DISTRICT</li> <li> LIMITED USE ACTIVITY CENTER SUBDISTRICT</li> <li> GOLDEN GATE URBAN COMMERCIAL SUBDISTRICT</li> <li> SANTA BARBARA COMMERCIAL SUBDISTRICT</li> <li> GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT</li> <li> GOLDEN BOULEVARD COMMERCIAL SUBDISTRICT</li> </ul>	<ul style="list-style-type: none"> <li> MIXED USE DISTRICT</li> <li> RESIDENTIAL ESTATES SUBDISTRICT</li> <li> COMMERCIAL USES SUBDISTRICT</li> <li> INTEROFFICE CENTER SUBDISTRICT</li> <li> OFFICE USE SUBDISTRICT</li> <li> MEDIUM DENSITY RESIDENTIAL SUBDISTRICT</li> <li> COMMERCIAL DISTRICT</li> <li> INTERMEDIATE ACTIVITY CENTER SUBDISTRICT (AS RECORDED IN THE FUTURE LAND USE ELEMENT IN THE DCP)</li> <li> FINE SCALE SINGLE UNIT USE SUBDISTRICT</li> <li> SMALL SCALE COMMERCIAL SUBDISTRICT</li> <li> COMMERCIAL CENTER SUBDISTRICT</li> <li> OFFICE COMMERCIAL SUBDISTRICT</li> <li> GOLDEN GATE ESTATES COMMERCIAL SUBDISTRICT</li> <li> OFFICE CENTER SUBDISTRICT</li> </ul>	<ul style="list-style-type: none"> <li> RURAL RETIREMENT AREA DISTRICT</li> </ul> <p><b>OVERLAYS AND SPECIAL FEATURES</b></p> <ul style="list-style-type: none"> <li> GOLDEN GATE URBAN COMMERCIAL SUBDISTRICT</li> <li> RESIDENTIAL DENSITY BAND</li> </ul>

NOTE: THIS MAP SHOULD BE INTERPRETED WITHOUT THE ROAD, TRAFFIC, POLICIES AND LAND USE DETERMINATION DESCRIPTION SECTION OF THE GOLDEN GATE AREA MASTER PLAN.

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

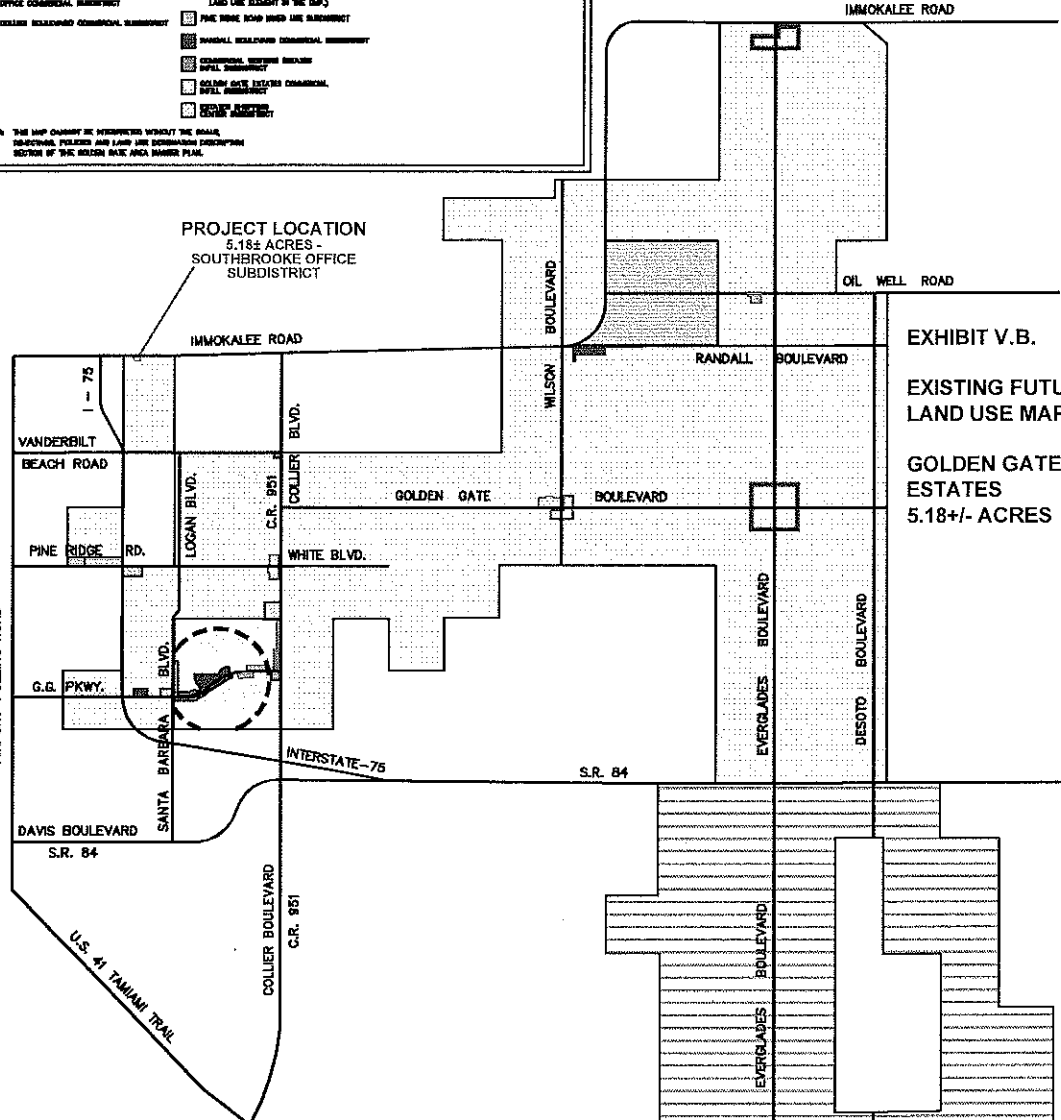
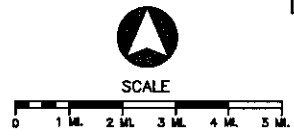


EXHIBIT V.B.  
EXISTING FUTURE  
LAND USE MAP  
GOLDEN GATE  
ESTATES  
5.18+/- ACRES

GOLDEN GATE  
FUTURE LAND USE MAP

ADOPTED - FEBRUARY, 1993	AMENDED - DECEMBER 4, 2007 ORD. NO. 2007-77
AMENDED - MAY 16, 1993	AMENDED - OCTOBER 24, 2008 ORD. NO. 2008-38
AMENDED - MAY 25, 1993	AMENDED - JULY 26, 2007 ORD. NO. 2007-31
AMENDED - JULY 27, 1993	AMENDED - JULY 26, 2010 ORD. NO. 2010-32
AMENDED - APRIL 12, 1994	AMENDED - JULY 26, 2010 ORD. NO. 2010-32
AMENDED - MARCH 14, 1996	AMENDED - SEPTEMBER 14, 2011 ORD. NO. 2011-28
AMENDED - OCTOBER 27, 1997	
AMENDED - APRIL 14, 1998	
AMENDED - SEPTEMBER 8, 1998	
AMENDED - FEBRUARY 23, 1999	
AMENDED - MAY 6, 2000	
AMENDED - MARCH 13, 2001	
AMENDED - MAY 14, 2002	
AMENDED - SEPTEMBER 10, 2003 ORD. NO. 2003-44	
AMENDED - OCTOBER 26, 2004 ORD. NO. 2004-71	
AMENDED - JANUARY 23, 2005 ORD. NO. 2005-3	
AMENDED - JANUARY 23, 2007 ORD. NO. 2007-19	

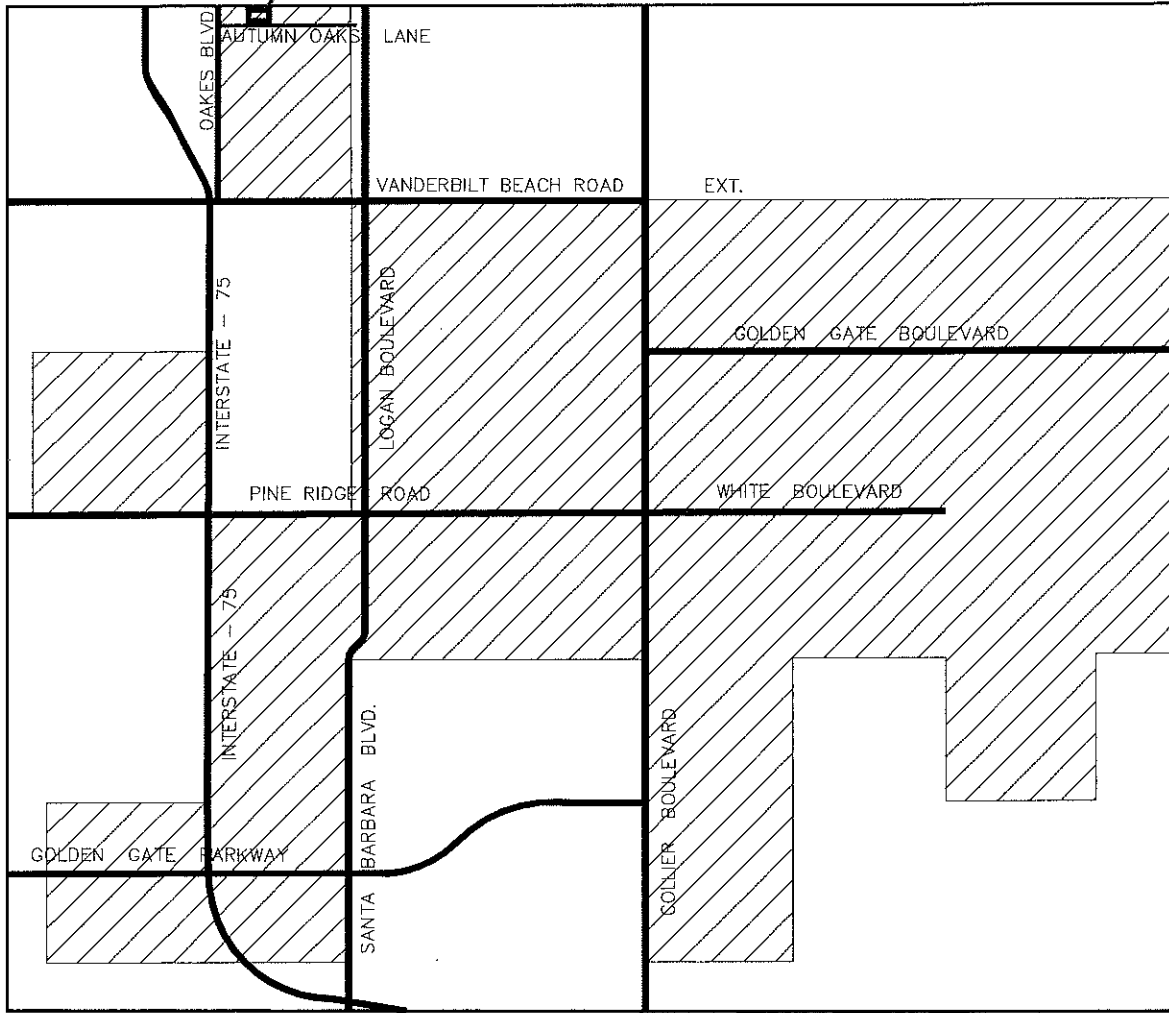


PREPARED BY: GIS/CAD MAPPING SECTION  
GROWTH MANAGEMENT DIVISION / PLANNING & REGULATION  
DATE: 9/2011 FILE: G0711-2011.DWG

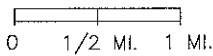
R 26 E                      R 27 E                      R 28 E

SOUTHBROOKE OFFICE SUBDISTRICT  
Collier County, Florida

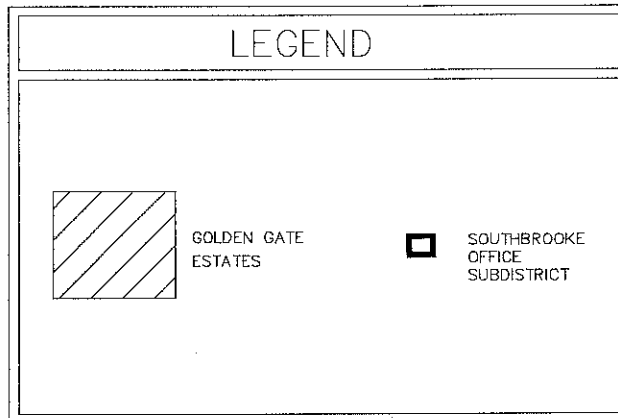
**PROJECT LOCATION**  
5.18± ACRES -  
SOUTHBROOKE OFFICE  
SUBDISTRICT



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

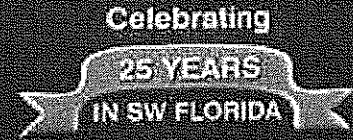


PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: ??????.DWG DATE: ?????



**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  $5.18 \pm$  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  $4.74 \pm$  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  $4.74 \pm$  acres of the property. The canopy contains melaleuca (*Melaleuca quinquenervia*), slash pine (*Pinus elliotii*), 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  $0.44 \pm$  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.

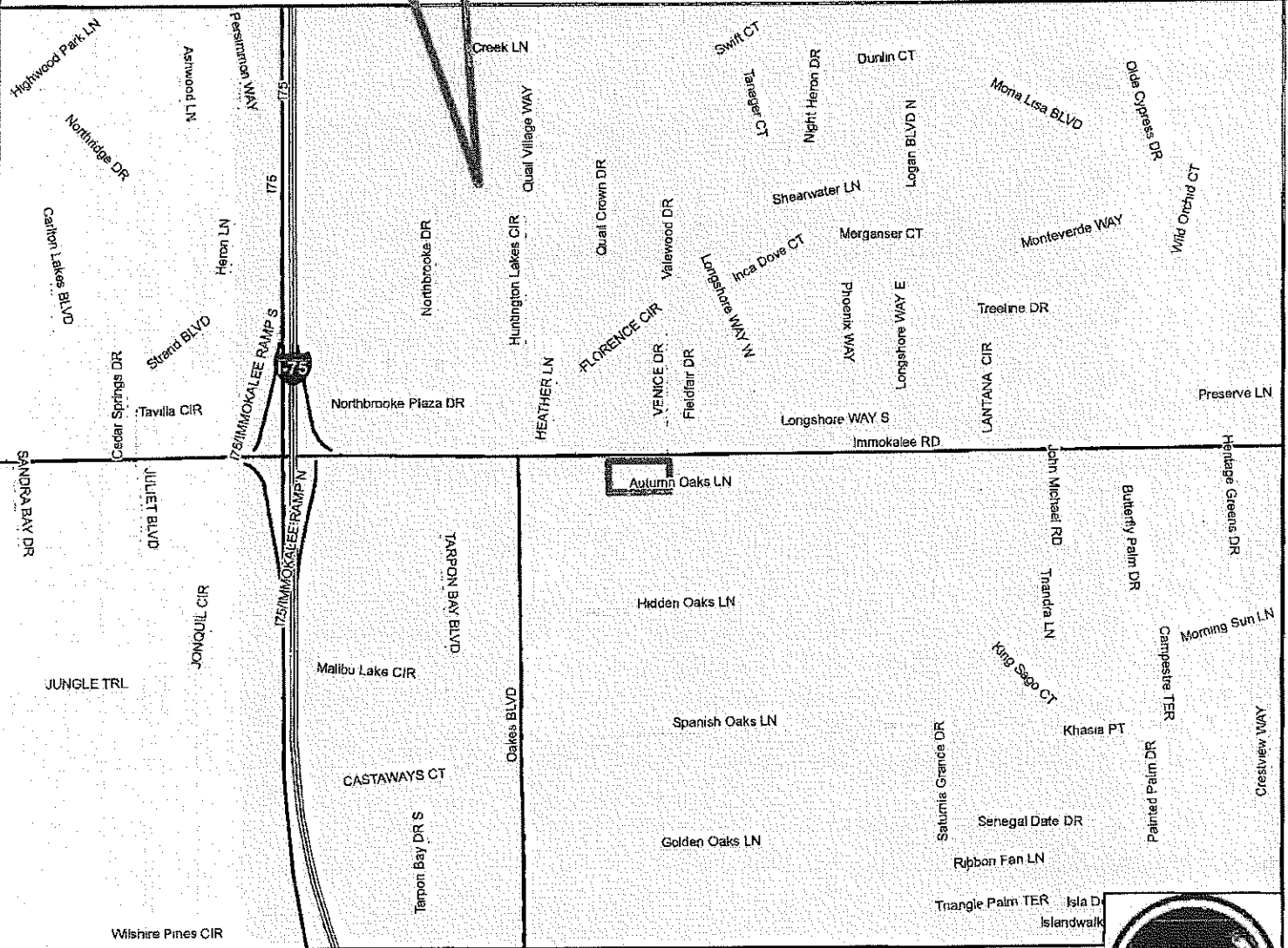
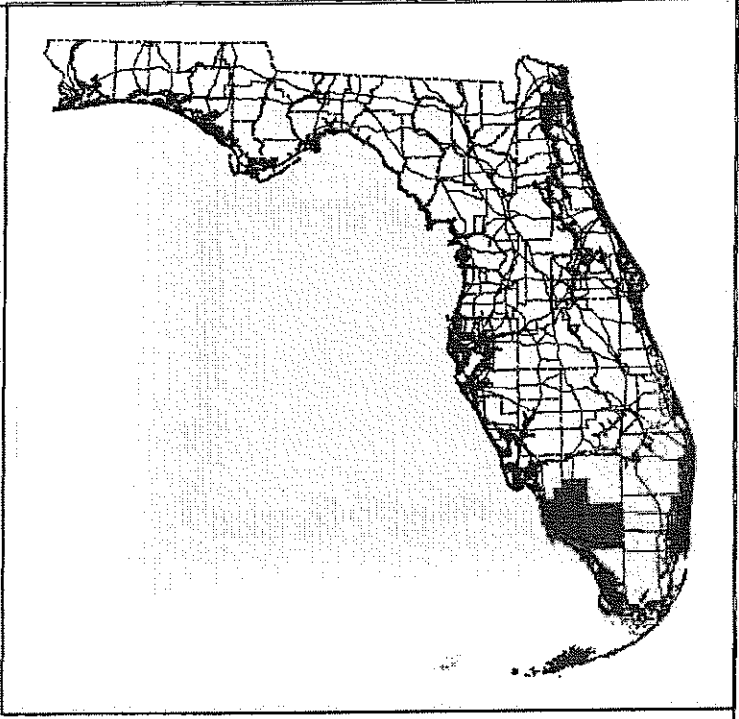
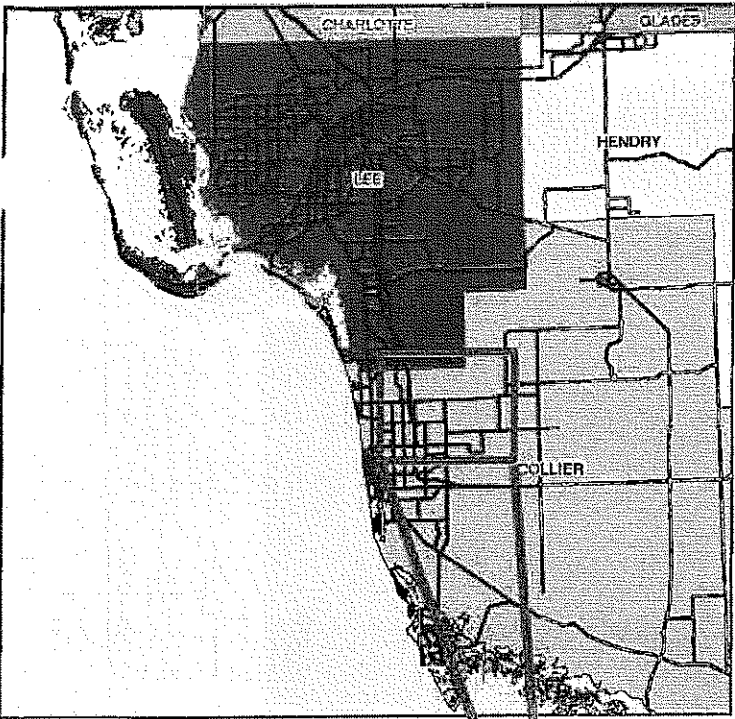


**TABLE 3: LISTED SPECIES BY HABITAT WITH CURRENT STATUS**

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





Category	Created by:	Date:
Location Map	BKM	11/10/14
Agency	Project Number	County
-	2014-50	Collier
Application/Permit Number	SEC/TWP/RNG	
-	29/48S/26E	

## Southbrook

### Location Map

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





Collier County Environmental Consultants, Inc. 2014 Aerial Photo. Date: 11/10/14. 418-0671. www.boylanenv.com

**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/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

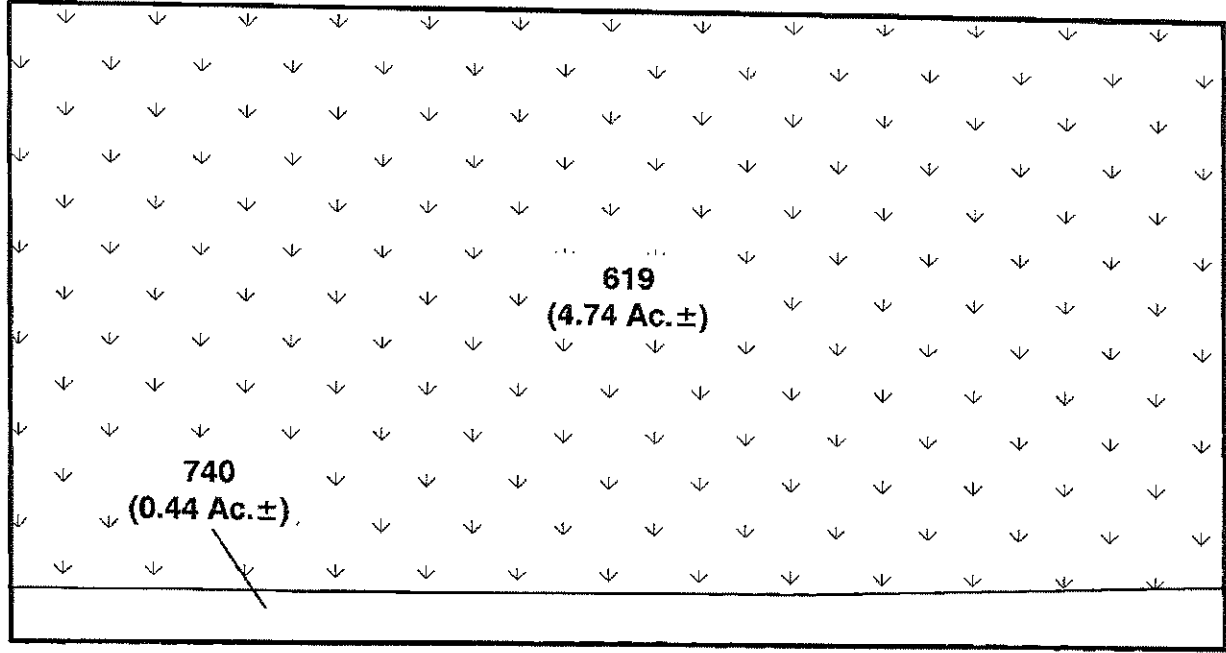





X:\BEC\2014\2014-50\_Southbrook\2014-50\_Southbrook\_Basic\_Maps.dwg Title: FLUCFCS Map Nov 26, 2014 - 6:11:51 AM Edward J. Bohannan



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 1999).

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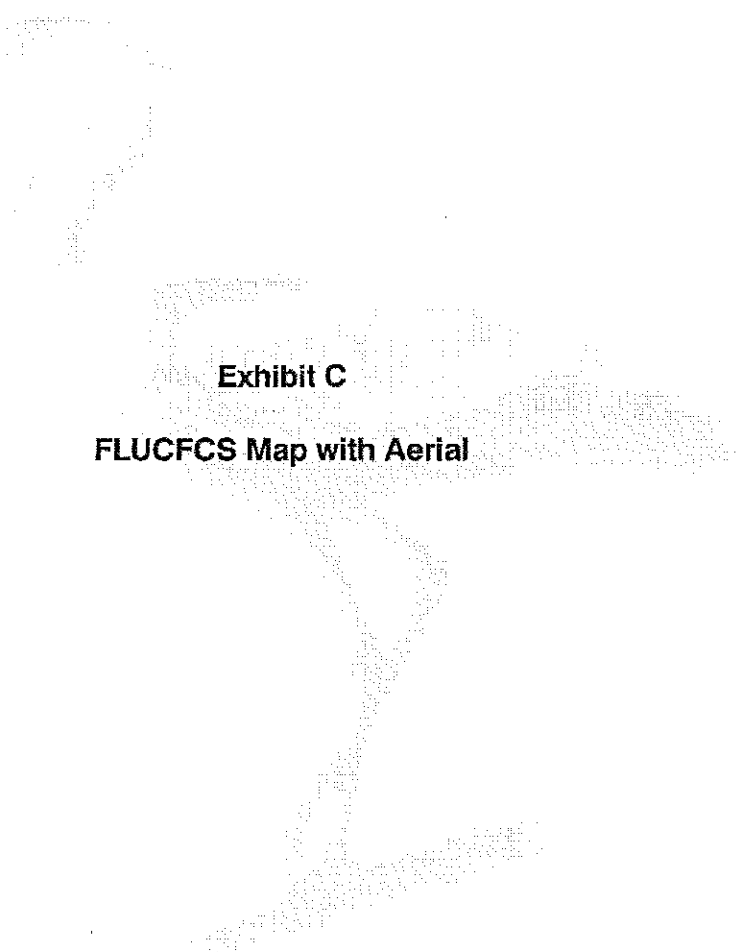
**Southbrook**  
**FLUCFCS Map**

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**

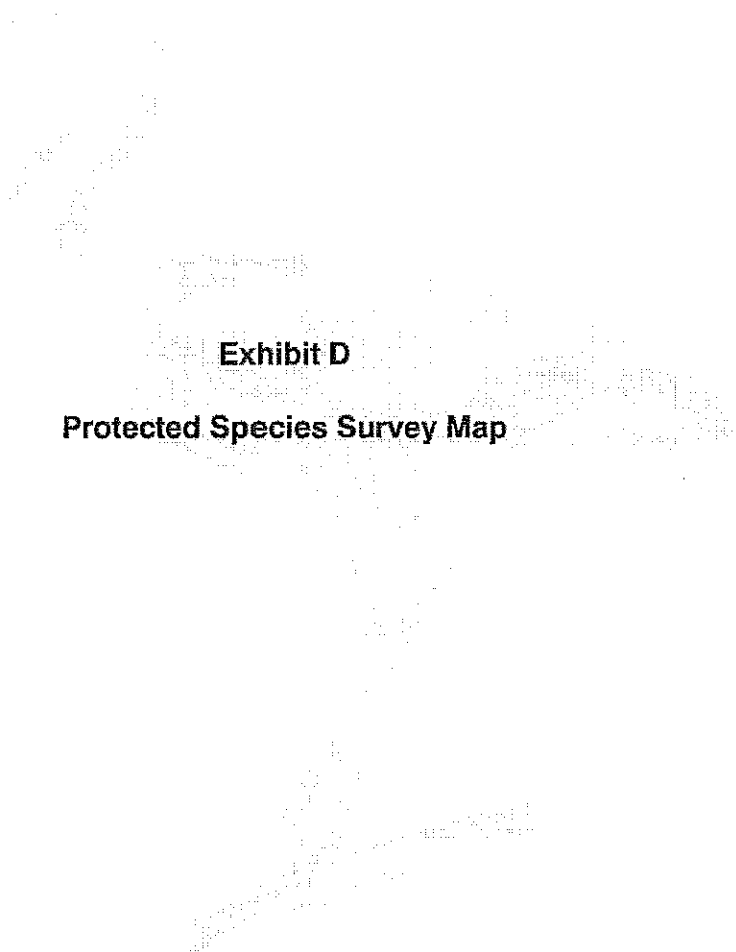


**Exhibit C**  
**FLUCFCS Map with Aerial**





**Southbrook  
Protected Species Survey**

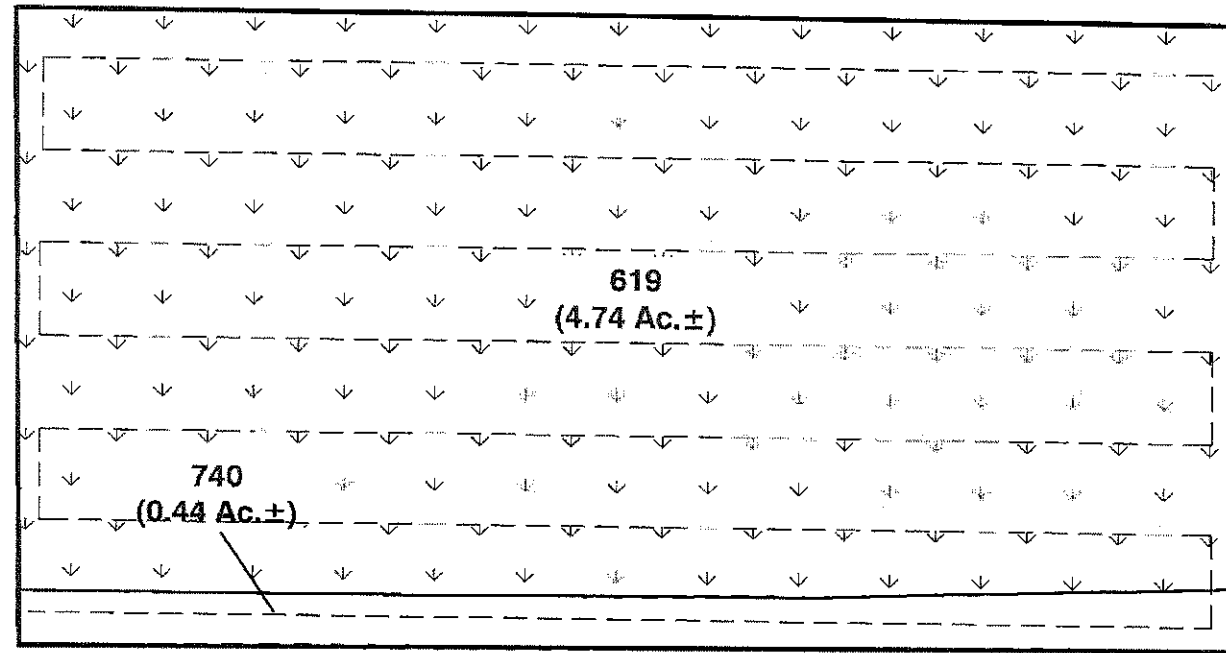


**Exhibit D  
Protected Species Survey Map**


X:\BEC\2014\2014-50\_Southbrook\CAD\Southbrook\_Plan\_Misc.dwg Title: PSS Nov 24, 2014 - 8:21am Plotted by: Bkennett




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 Form Classification System (FLUCFCS) (FDOT 1999)

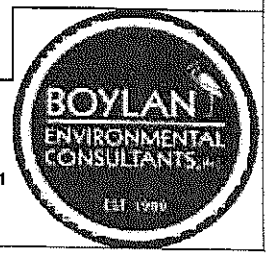
Category	Drawn By:	Date:
PSS	BKM	11/24/14
Agency	BEC Number	
---	2014-50	
Application/Permit Number	Revision	
***		

## Southbrook

### Protected Species Survey Map

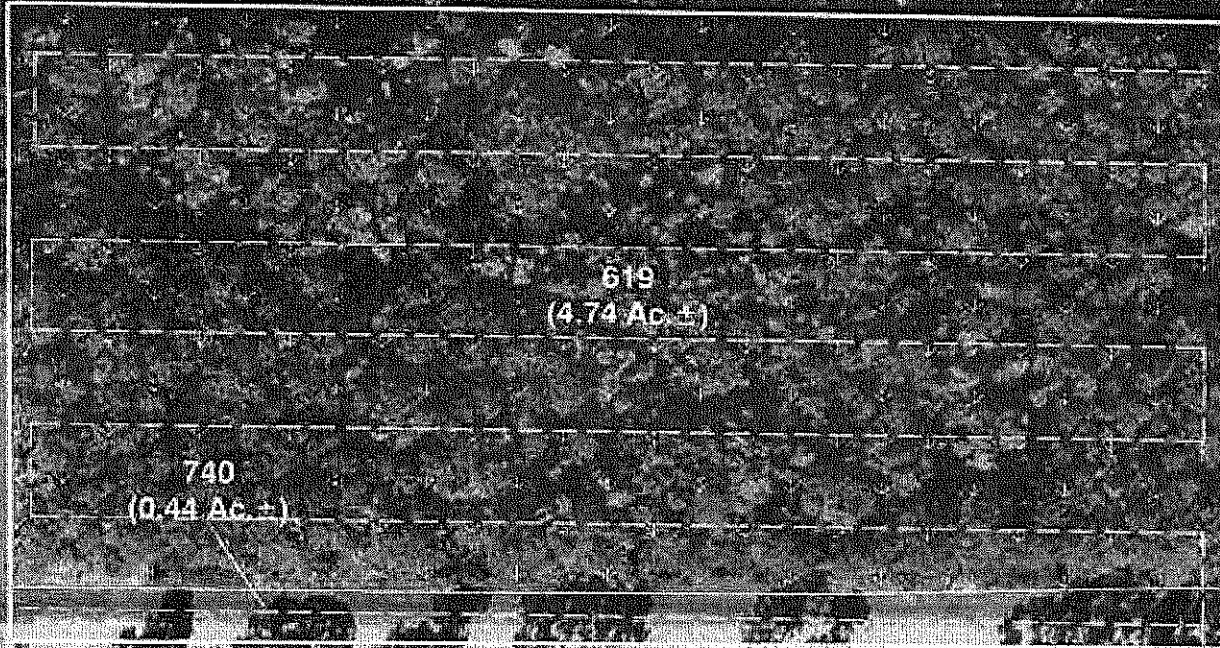
Scale:  
1" = 100'  
County  
Collier  
S/T/R  
29/48S/26E

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







C:\Users\BOYLAN\Documents\Southbrook\Southbrook\_PSS\_Map.dwg Date: April 17, 2014 10:55 AM 2014 - 2014 (PSS) Project by: B. Boylan



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%
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 1998)

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

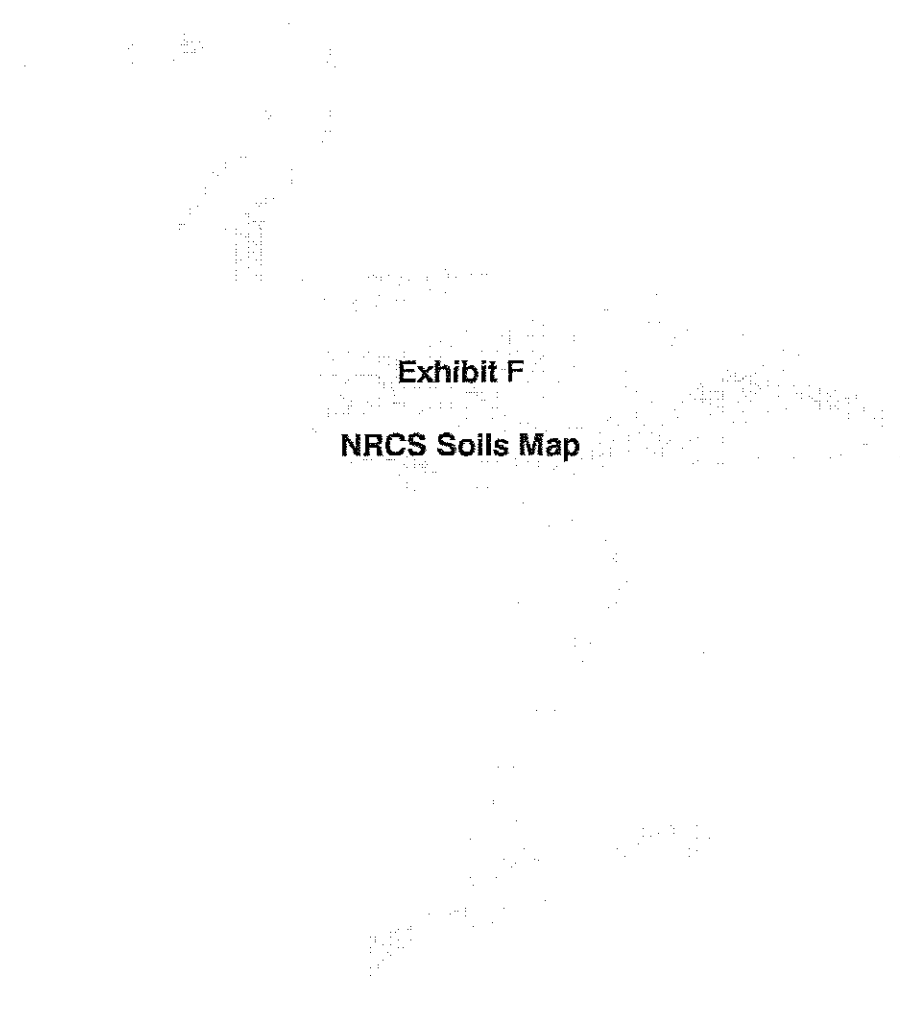
S/T/R

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**



**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 'Michael J. Timmerman', is written over a light blue horizontal line.

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

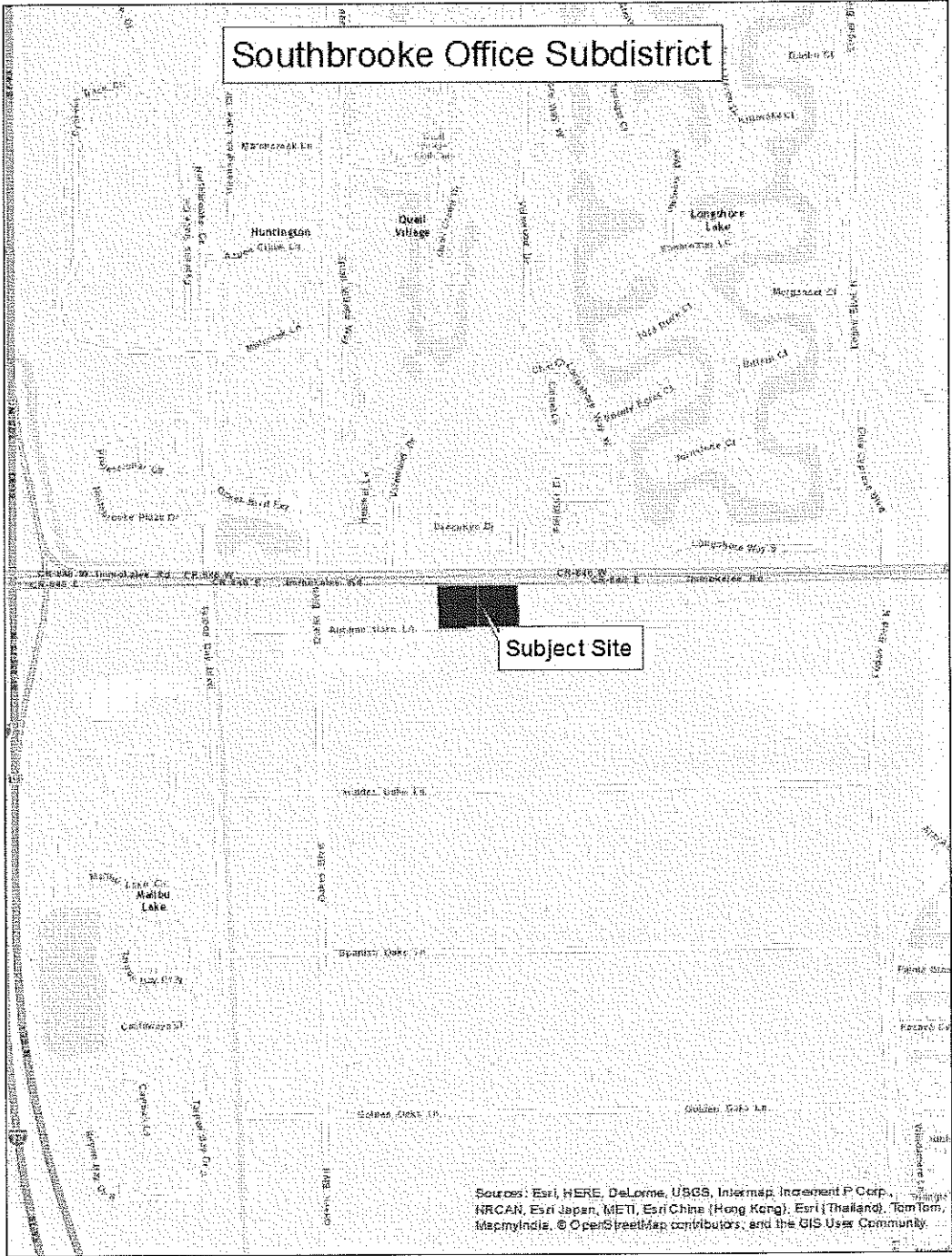
The site is a 5+/- acre parcel located in north Collier County, south of Immokalee Road approximately 400 feet east of the Valewood Drive extension and 3,500 feet east of the Immokalee Road interchange with I-75. The site has good access to both the east and west bound lanes of Immokalee Road via the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

Subject Site

Sources: Esri, HERE, DeLorme, USGS, Intermap, InCREMENT P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community.







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.

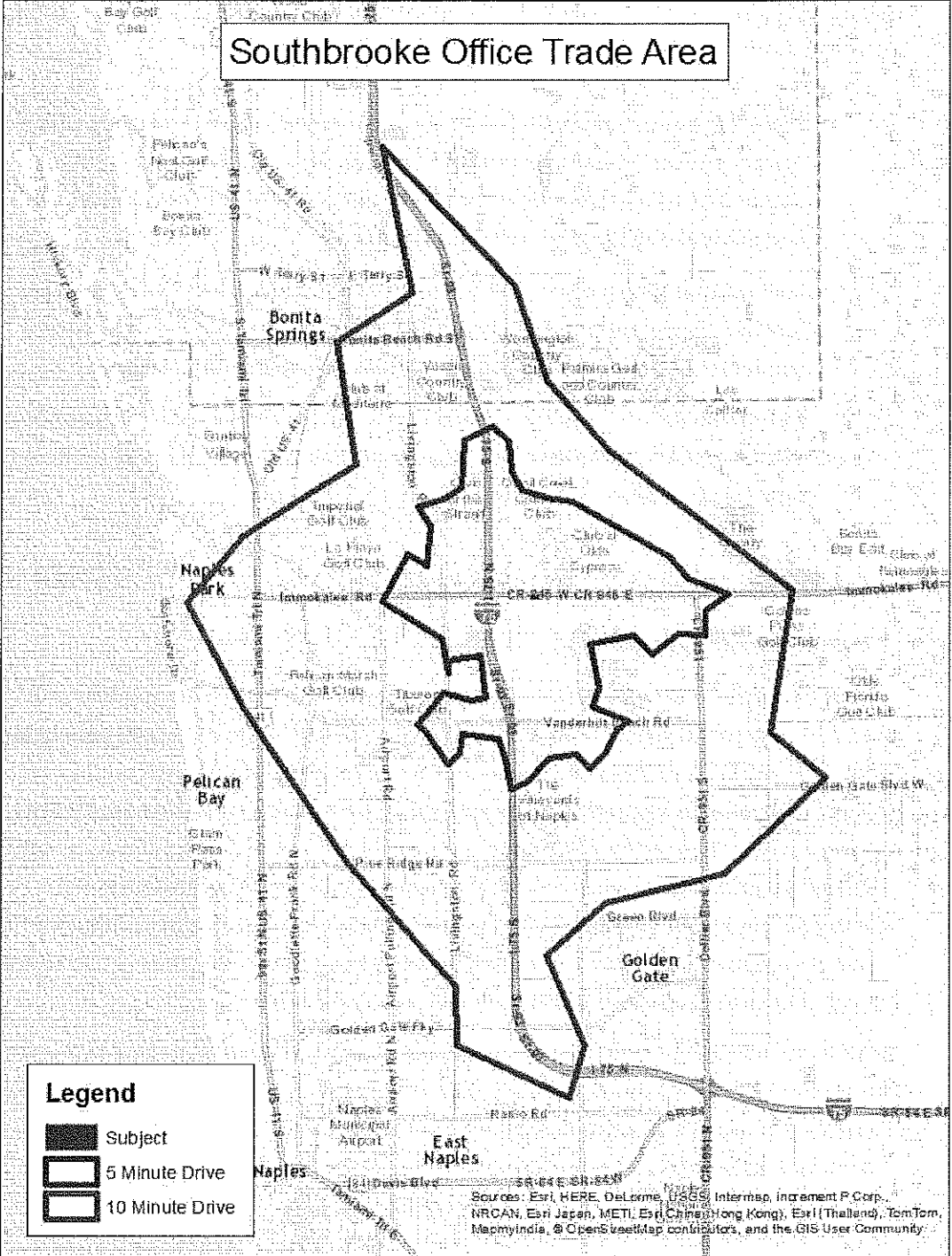
The site is rectangular in shape and has 730+/- feet of frontage on Immokalee Road and 380+/- feet of depth and consists of approximately 5.1 acres. The sites physical and functional attributes reveal that it has adequate functional utility to accommodate several types of office uses. These attributes 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.




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<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

# Southbrooke Office Trade Area



**Legend**

-  Subject
-  5 Minute Drive
-  10 Minute Drive

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, and OpenStreetMap contributors, and the GIS User Community

### 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.

	5 Minute Trade Area	10 Minute Trade Area
<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	2010	2014	2020	2025	2030
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.



<b>Trade Area Population</b>	<b>2010</b>	<b>2014</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<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
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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>

<b>Total Professional and Medical office space to accomidate employment</b>	<b>150</b>	<b>359,100</b>	<b>391,266</b>	<b>429,469</b>	<b>460,145</b>
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<b>Trade Area Population</b>	<b>2010</b>	<b>2014</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<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
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<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>

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

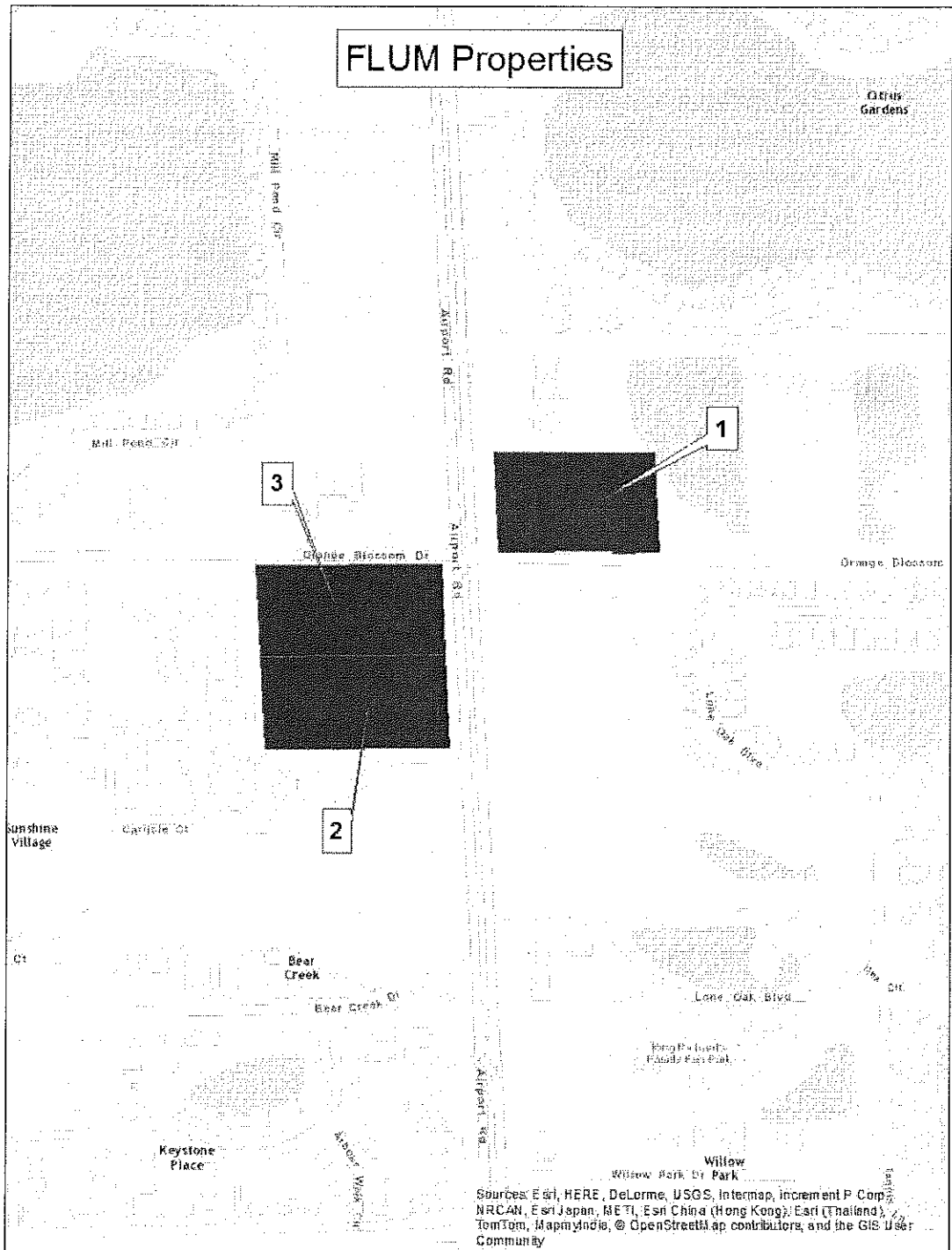
PIN	Acres	Potential SQFT
24745002064	1.50	12,778
68815031154	1.30	11,030
25118010103	1.05	8,907
25118010064	1.01	8,603
<b>5 Minute Trade</b>	<b>4.86</b>	<b>41,319</b>
38170000009	6.82	58,001
29331180049	6.06	51,547
25118010080	4.86	41,346
38455040001	4.23	35,942
38456200002	4.18	35,524
76720001546	4.15	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**



**Business Summary**

6130 Autumn Oaks Ln, Naples, Florida, 34119  
 Drive Times: 5, 10 minute radii

Latitude: 26.27223  
 Longitude: -81.73206

by NAICS Codes	Businesses		Employee		Businesses		Employee	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	10	0.4%	11	0.2%	66	0.5%	181	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%	131	0.3%
Construction	18	7.4%	73	10.0%	1,111	8.1%	5,471	11.0%
Manufacturing	40	1.6%	14	1.9%	271	1.9%	1,40	2.8%
Wholesale Trade	59	2.4%	171	2.4%	381	2.6%	1,44	2.9%
Retail Trade	111	4.6%	871	11.8%	811	5.6%	5,851	11.8%
Motor Vehicle & Parts Dealers	9	0.4%	22	0.3%	57	0.4%	331	0.7%
Furniture & Home Furnishings Stores	14	0.6%	51	0.8%	10	0.7%	421	0.8%
Electronics & Appliance Stores	6	0.2%	9	0.1%	44	0.3%	171	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	7	0.3%	21	0.4%	60	0.4%	547	1.1%
Food & Beverage Stores	1	0.4%	231	3.2%	78	0.5%	1,98	4.0%
Health & Personal Care Stores	7	0.3%	21	0.3%	51	0.4%	321	0.7%
Gasoline Stations	7	0.3%	34	0.5%	37	0.3%	191	0.4%
Clothing & Clothing Accessories Stores	9	0.4%	11	0.3%	91	0.7%	281	0.6%
Sport Goods, Hobby, Book, & Music Stores	6	0.2%	97	1.3%	51	0.4%	361	0.7%
General Merchandise Stores	2	0.1%	241	3.3%	11	0.1%	621	1.3%
Miscellaneous Store Retailers	26	1.1%	87	1.2%	171	1.2%	531	1.1%
Nonstore Retailers	9	0.4%	11	0.2%	40	0.3%	61	0.1%
Transportation & Warehousing	28	1.1%	70	0.9%	171	1.2%	551	1.1%
Information	38	1.5%	11	1.5%	181	1.3%	801	1.6%
Finance & Insurance	96	3.9%	291	4.1%	621	4.2%	2,921	5.9%
Central Bank/Credit Intermediation & Related Activities	21	0.8%	101	1.5%	13	0.9%	961	2.0%
Securities, Commodity Contracts & Other Financial Investments & Related Activities	60	2.4%	151	2.1%	361	2.5%	1,54	3.1%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Activities	11	0.6%	34	0.5%	121	0.8%	391	0.8%
Real Estate, Rental & Leasing	141	5.9%	434	5.9%	751	5.2%	2,381	4.8%
Professional, Scientific & Tech Services	291	12.0%	854	11.8%	1,64	11.2%	4,561	9.2%
Legal Services	25	1.0%	51	0.7%	131	0.9%	411	0.8%
Management of Companies & Enterprises	29	1.2%	61	0.9%	141	1.0%	321	0.7%
Administrative & Support & Waste Management & Remediation Services	541	22.2%	1,32	18.0%	2,91	19.8%	8,01	16.1%
Educational Services	21	1.1%	351	4.8%	141	1.0%	1,87	3.8%
Health Care & Social Assistance	11	4.6%	491	6.7%	761	5.2%	4,47	9.0%
Arts, Entertainment & Recreation	47	1.9%	431	5.9%	271	1.9%	1,89	3.8%
Accommodation & Food Services	34	1.4%	261	3.6%	344	2.3%	2,931	5.9%
Accommodation	3	0.1%	30	0.4%	27	0.2%	361	0.7%
Food Services & Drinking Places	31	1.3%	231	3.1%	311	2.2%	2,571	5.2%
Other Services (except Public Administration)	14	5.7%	471	6.5%	991	6.8%	3,20	6.5%
Automotive Repair & Maintenance	10	0.4%	26	0.4%	11	0.8%	35	0.7%
Public Administration	5	0.2%	241	3.3%	32	0.2%	1,11	2.4%
Unclassified Establishments	511	20.7%	4	0.1%	2,89	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>14,61</b>	<b>100.0%</b>	<b>49,671</b>	<b>100.0%</b>

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**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	EL 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	2005	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		Use Code
						SQFT	Year Built	
29331190686	1.15	CREEKSIDE WEST INC	1255 CREEKSIDE PKWY	Naples	34108	8,853	2003	Financial Institution
66760011221	2.21	TIB BANK OF THE KEYS	6455 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
69587500103	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	NATIONSBANK 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	GLL 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 B 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	2008	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
064826B20150H0010	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
354725B3001170020	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
38334000007	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
024825B3004000040	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
024825B3000117040	1.46	SPRINGHILL GROUP	10915 K NINE DR	BONITA	34135	10,886	2003	OFFICE BUILDING, ONE STORY
024825B3004000030	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
364725B4002000770	0.97	LIME STREET DEVELOPMENT LLC	11308 BONITA BEACH RD SE/1BONITA	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	6708 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
364725B2000091010	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 DUDLEY 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	5,019	2005	One Story Office
65571840006	0.48	SHORES LLC, THE	11980 TAMiami TRL N	Naples	34110	4,854	2001	One Story Office
024825B3004000400	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
364725B3012000260	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
354725B3001240010	0.45	C L HALL TR	10998 BONITA BEACH RD SE	BONITA	34135	2,936	1980	OFFICE BUILDING, ONE STORY
65570560002	0.23	PAPENFUSS, ERIK-& YASMIN	12052 TAMiami TRL N	Naples	34110	1,771	1997	One Story Office
024825B2000117150	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>		
014825B2022000060	2.30	FAMILY HEALTH CENTERS OF	11921 SARADRIENNE LN	BONITA	34135	19,472	2005	PROFESSIONAL BUILDING
024825B202700004A	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	LZ 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 \_\_\_\_\_

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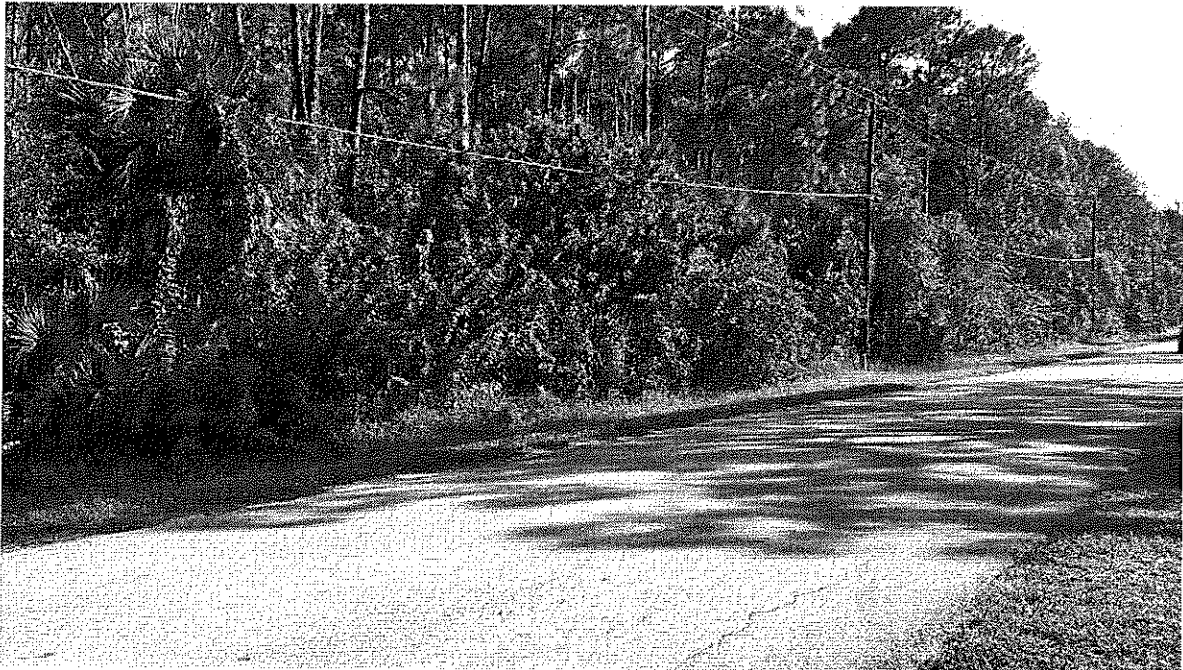
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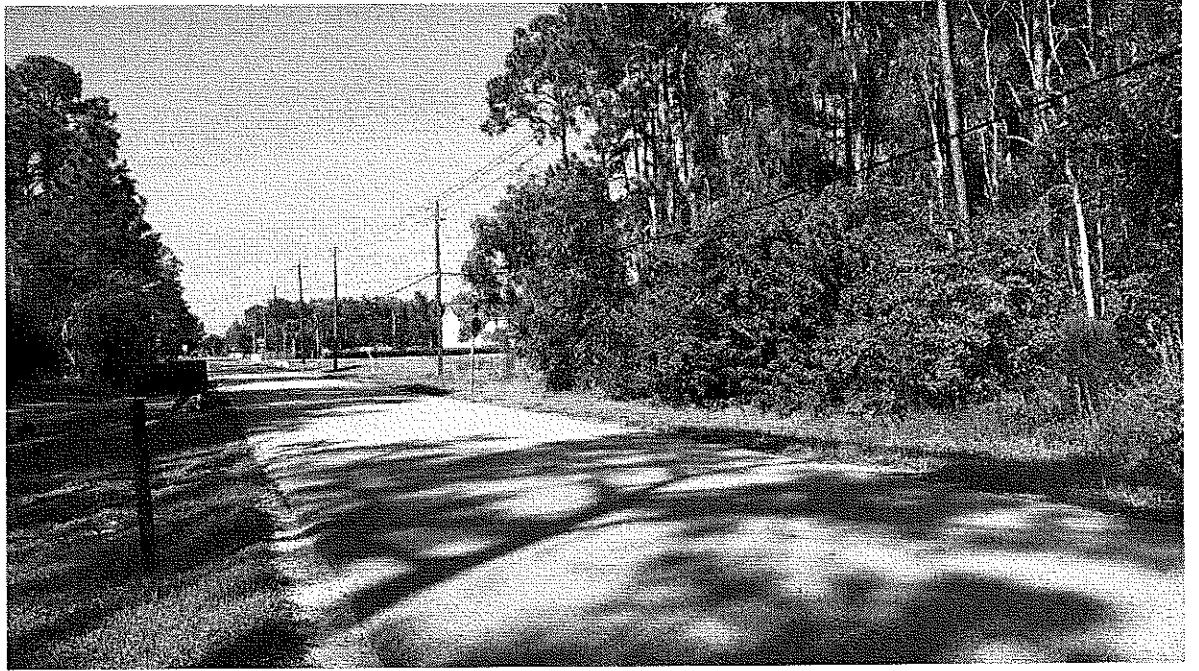
PHOTOS



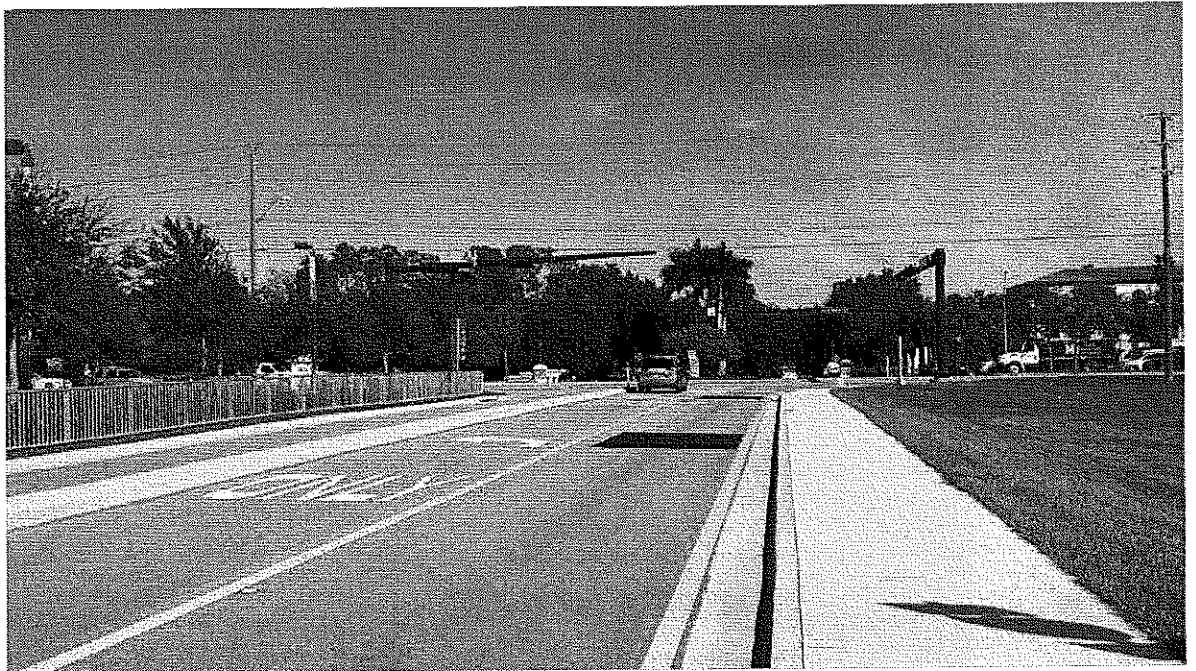
View of Subject Site from Autumn Oaks Blvd



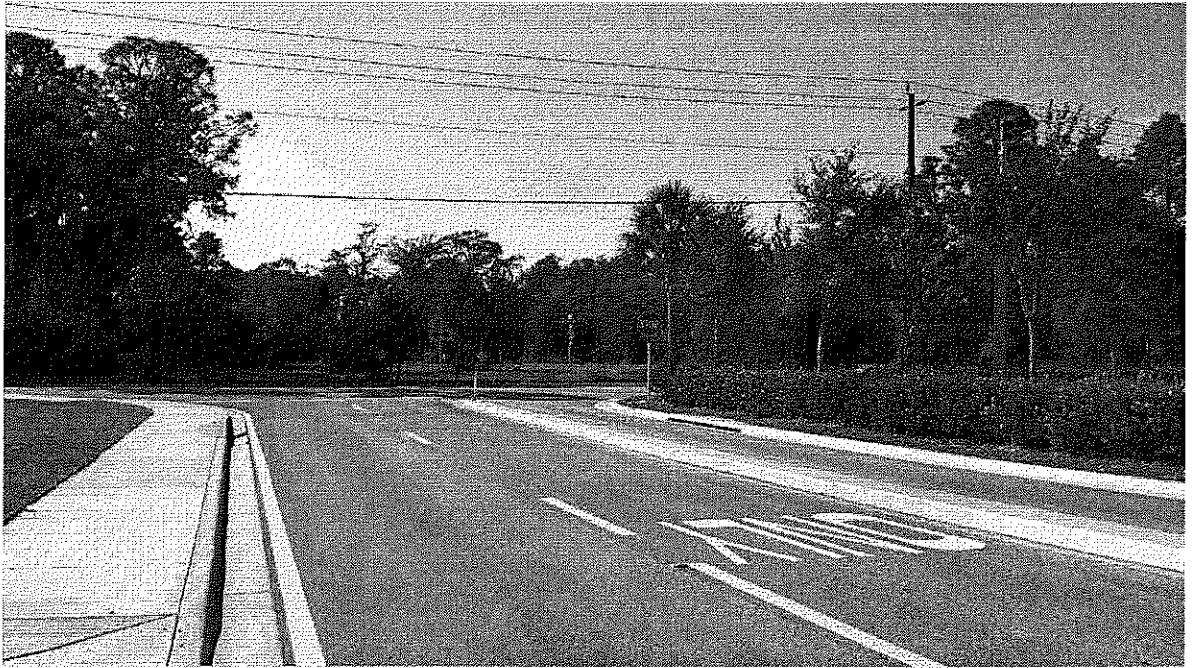
View east of Autumn Oaks Blvd. Subject to left of picture.



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



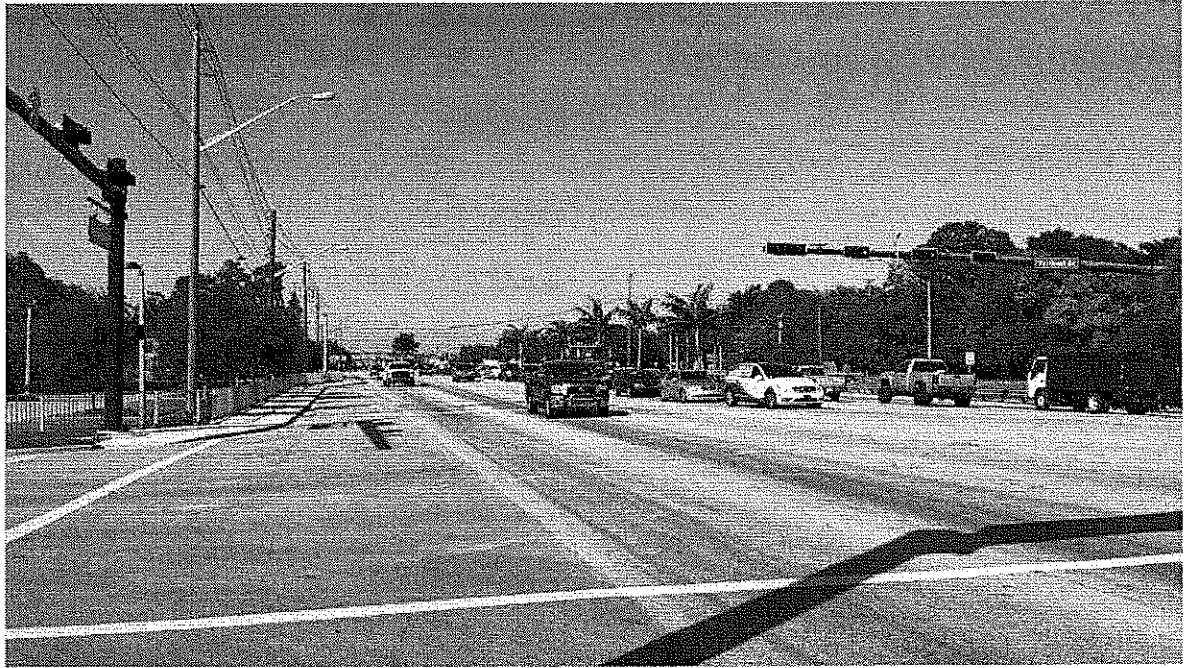
View north of Valewood Drive Extension from Autumn Oaks Blvd.



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.

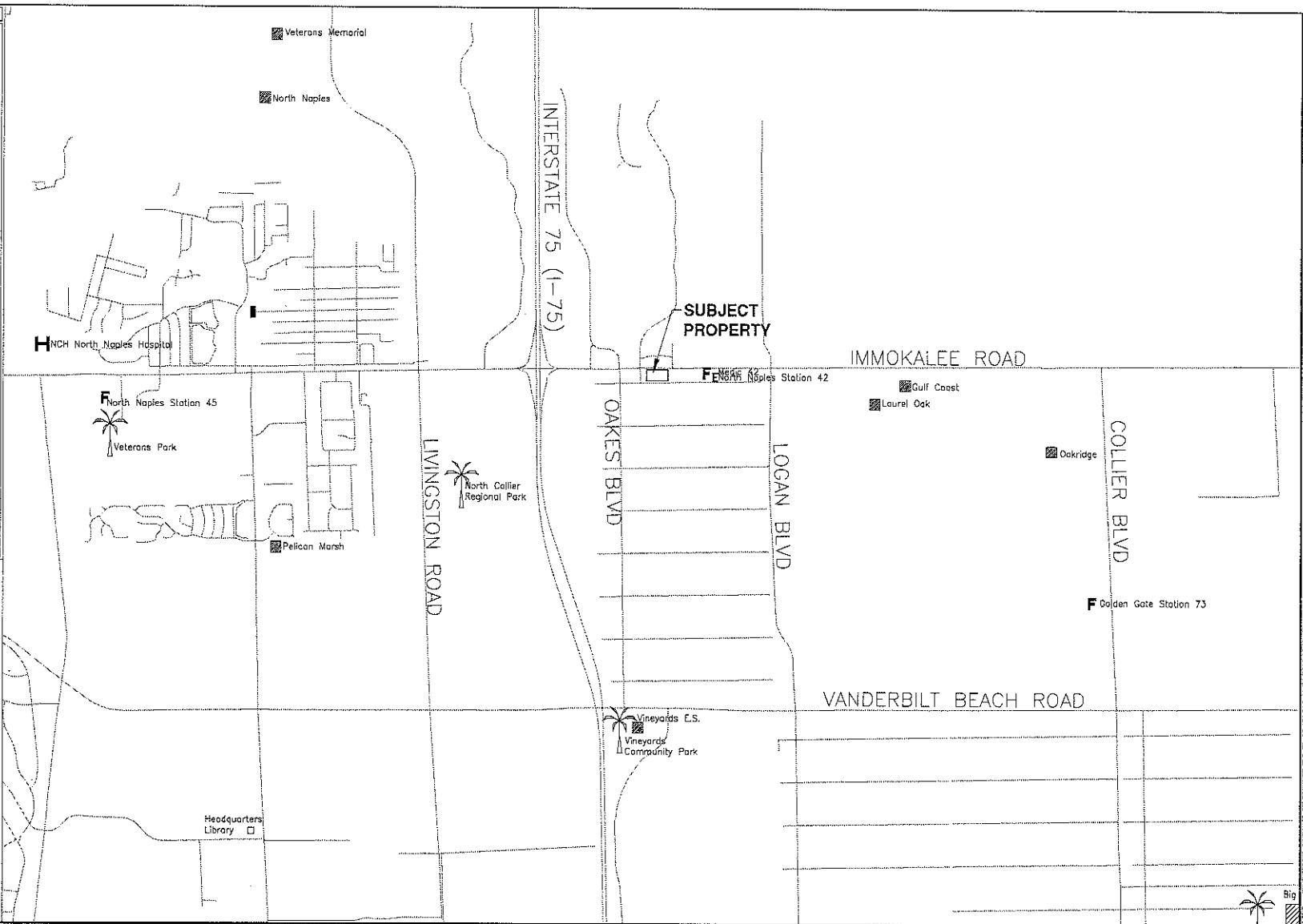
Sheriff, Fire Protection and EMS Services location/address of facilities intended to serve the project are;

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



SCALE

0 1/2 MI. 1 MI.

N

**LEGEND**

Revision	Date	Description

DESIGNED BY:	S.U.
DRAWN BY:	S.U.
APPROVED:	D.W.A.
JOB CODE:	SR
SCALE:	AS SHOWN

By	11/17/14	3,000'
----	----------	--------

**GradyMinor**

0. Grady Minor and Associates, P.A.  
3900 Via Del Rey  
Bonita Springs, Florida 34133

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. 00 0000151 Cert. of Auth. 18 0008101

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.980.4380

**SOUTHBROOKE OFFICE SUBDISTRICT**

EXHIBIT V.E.2  
PUBLIC FACILITIES MAP

MUNICIPALITY:	COLLIER COUNTY
REV/TW/REG:	29/445/216
DATE:	NOVEMBER 2014
FILE NAME:	SR EXHIBIT V.E.2
SKETCH	1 OF 1

BIG BROTHERS AND SISTERS INTERNATIONAL, INC. 11/17/2014 11:17:21 AM 11/17/2014 11:17:21 AM

**COPY**

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

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

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**TRAFFIC IMPACT STATEMENT**

For

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

November 25, 2014

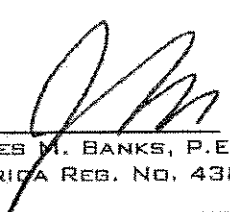
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Prepared by:

**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.

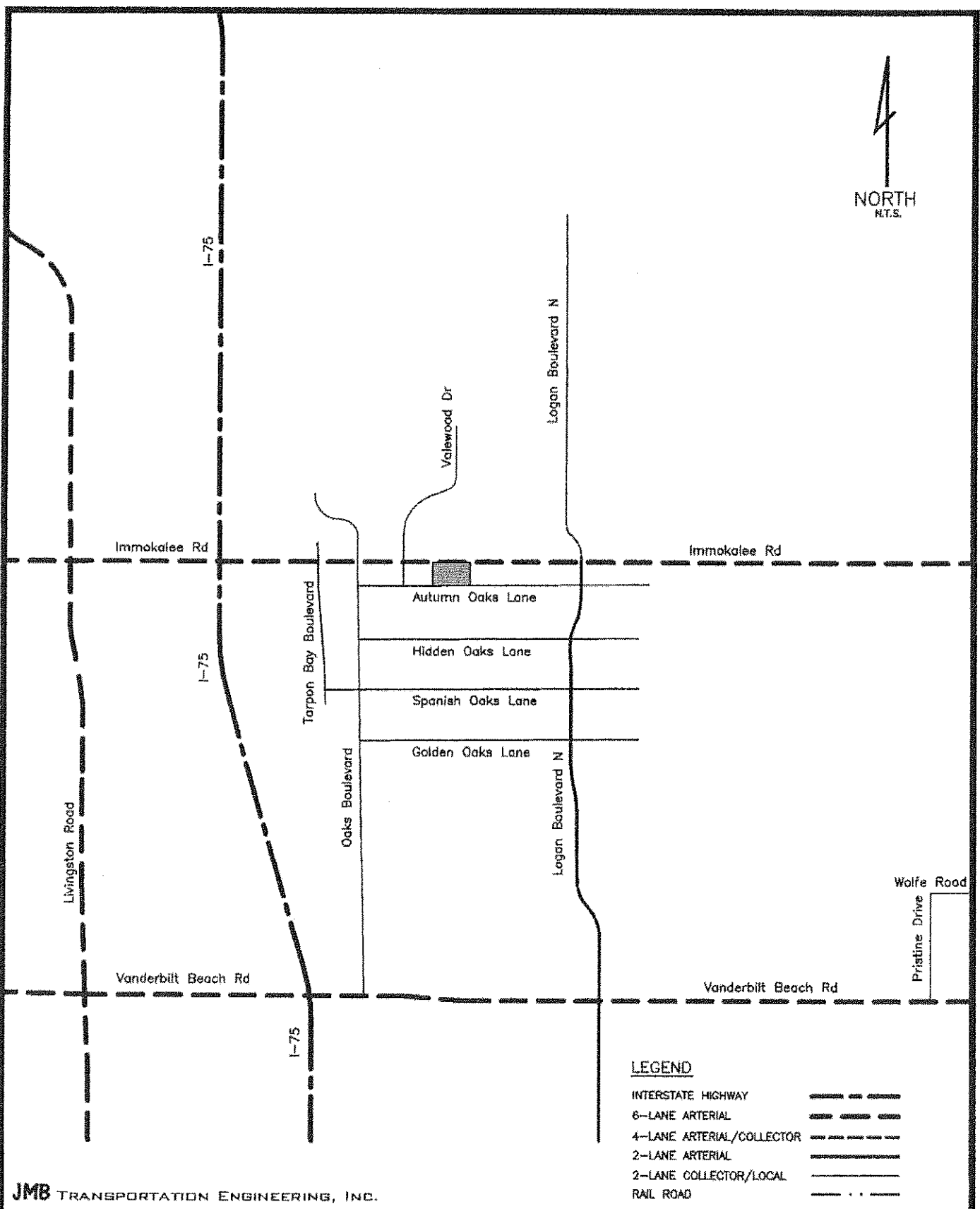
As discussed, the project is proposing to construct a total of 40,000 square feet of professional and medical office space. Because there are no limitations on the ratio of office space vs. medical uses, the Traffic Impact Statement was based upon the most intense use, which would be 40,000 square feet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





**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 I 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 I)*

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

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

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
<b>720</b>	<b>Medical-Dental Office</b>	40,000 s.f.

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
<b>LUC 720</b>	Daily Traffic (ADT) =	$T = 36.13(X) =$	<b>1,445 ADT</b>	
	AM Peak Hour (vph) =	$T = 2.39(X) =$ 79% Enter/ 21% Exit =	<b>96 vph</b>	<b>76 / 20 vph</b>
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 1.53 =$ 28% Enter/ 72% Exit =	<b>128 vph</b>	<b>36 / 92 vph</b>

### **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	PK Dir.	LOS Service	Project	Project	Project	Project	Project	Impact	Percent	Significant
		<u>Class</u>	<u>Serv. Vol.</u>	<u>Volume</u>	<u>Traffic</u>	<u>Pk Hr</u>	<u>Pk Hr</u>	<u>Non-PK Dir</u>	<u>Non-Pk</u>	<u>Standard</u>	<u>Impact</u>	<u>Impact</u>
			<u>LOS</u>	<u>(vphpd)</u>	<u>% Dist.</u>	<u>(vphpd)</u>	<u>Pk Dir</u>	<u>(vph)</u>	<u>Dir</u>			
Immokalee Road	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
Logan Blvd	Immokalee Rd to Vanderbilt	2U	D	1000	10%	9	S	4	N	3%	0.92%	NO

4.2

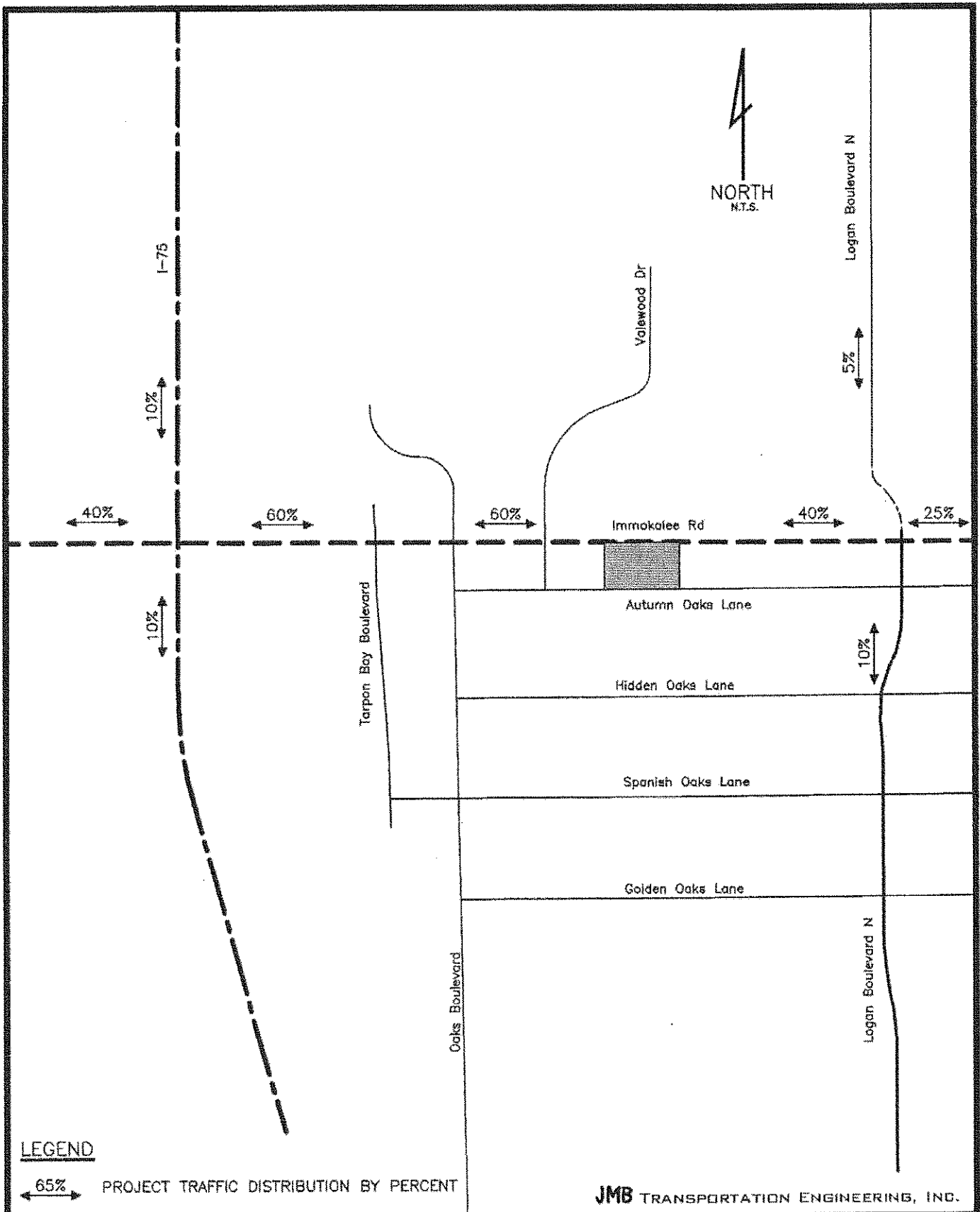
**Project Traffic Distribution**

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**

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

92 Exiting  
36 Entering

	Road	PK Dir.	LOS Service	Project	Project	Project	Project	Project	Impact	Percent	Significant	
		Serv. Vol.	PK Direction	Traffic	Pk Hr	Pk Hr	Non-PK Dir	Non-Pk				
	<u>Class</u>	<u>LOS</u>	<u>Volume</u>	<u>% Dist.</u>	<u>(vphpd)</u>	<u>Pk Dir</u>	<u>(vph)</u>	<u>Dir</u>	<u>Standard</u>	<u>Impact</u>	<u>Impact</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

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 Methc
								2020 Peak Hour PK Direction Background	Trip Blank	2020 Peak Hour PK Direction Background Per Vested Trips
								(vphpd)	(vphpd)	(vphpd)
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

G.1

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

		2014		2020		2020		Project		Project		2020	Serv. Vol.	2020	2020	
		Peak Hour	PK Direction	Peak Hour	PK Direction	Peak Hour	PK Direction	PK Hr	Prjct	PK Hr	Prjct	Build-Out	PK Hr	Build-Out	Build-Out	Build-Out
		(vphpd)	LOS	(vphpd)	Dir	(vphpd)	LOS	(vphpd)	Dir	(vph)	Dir	(vphpd)	(vphpd)	(vphpd)	v/c Ratio	LOS
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**

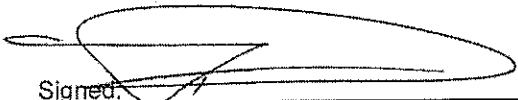
**EXHIBIT V.G.  
SUPPLEMENTAL INFORMATION**

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 and 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."

10-320-

**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  
COWS 550000.00  
RMC 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 B FELDEN  
3838 TAMIAM TR N #416  
MAPLES 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

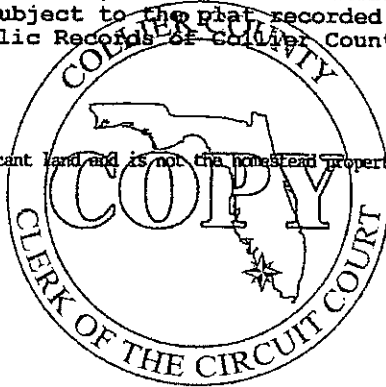
of the County of \_\_\_\_\_, State of Maryland, grantee.

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

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 TAMIAM 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.

*Victoria E. Felden*  
Printed Name: VICTORIA E. FELDEN  
Notary Public VICTORIA E. FELDEN  
My Commission Expires: July 28, 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-in 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. 2 to include wall along south end all infrastructure. 1-sty. bldgs. Willing to limit hours of operation.

Provided (on 9/29/14) GGMPA 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 GGMPAs for non-resil uses. Staff prefers to await a re-study of GGMP rather than this type of piecemeal approach, but acknowledge this is beyond petitioners control. Given surrounding conditions and site size, acknowledge site is less desirable than larger GGMP parcels for SPDD 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 scenarios.

Corby suggested ped. 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 CV's, 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	paulafleishman@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	brettrosenblum@colliergov.net
<input type="checkbox"/> Michael Sawyer	Zoning Services	252-2926	michaelsawyer@colliergov.net

