



## AFFORDABLE HOUSING FEASIBILITY REPORT

Bembridge PUD & Manatee Road Properties  
Collier County, FL

### PREPARED FOR:

Collier County  
Community & Human Services  
3339 E Tamiami Trail, Building H  
Naples, FL 34112

### PREPARED BY:

Davidson Engineering, Inc.  
4365 Radio Road, Suite 201  
Naples, Florida 34104

August 31, 2018  
Revised September 5, 2018

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# BEMBRIDGE PUD PROPERTY

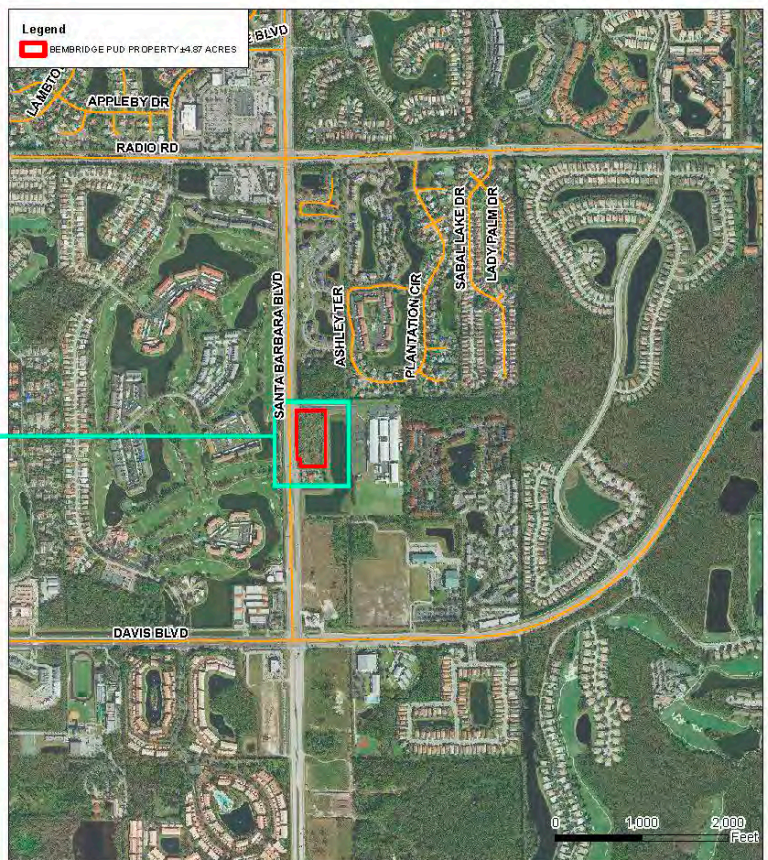
## Introduction

Davidson Engineering has reviewed the subject property identified by Parcel Number 00400246406 per the Collier County Property Appraiser. The property is generally located on the east side of Santa Barbara Boulevard and west of Calusa Park Elementary, in Township 50 south, Range 26 east, Section 4, Collier County, Florida. The total site is approximately  $\pm$  4.78 acres, according to GIS mapping data from Collier County. A survey of the property would more accurately determine the area of the site, which could slightly skew the calculated densities.

## SITE LOCATION



SOURCES: COLLIER COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2018)



## BEMBRIDGE PUD LOCATION

**DE** DAVIDSON ENGINEERING, INC.  
4356 RADIO ROAD, SUITE 201  
NAPLES, FL 34104  
PHONE: 239-434-6060

WDE-FS\Company\Active Projects\Collier County\CC - MANATEE & BEMBRIDGE\GIS\2018-07-11 BEMBRIDGE AERIAL MAP.mxd

Date Saved: 8/21/2018





## Existing Zoning

The property is currently vacant and within the Urban Mixed Use District, Urban Residential Subdistrict future land use category and within one mile of Mixed Use Activity Center #6. The site is also a portion of the Bembridge Planned Unit Development (PUD) zoning classification. This parcel is a Residential Tract within the PUD that also includes Community Facilities. The PUD Master Plan, adopted on September 13, 2005, and included with Attachment A, indicates the subject property as part of Tract A which is intended for Emergency Services and 6 units per acre of an affordable residential development. The Emergency Medical Services station was constructed around 2007 as shown in the aerial maps below.

2005 COLLIER COUNTY AERIAL





## 2007 COLLIER COUNTY AERIAL



The existing PUD includes the following development standards:

### Minimum Yards

Yards along Santa Barbara Boulevard (west): 70 feet for 1 and 2 story structures, 150 feet for 3 story structures

Yards from on-site lakes (east): 20 feet

Yards from internal tracts: Front (north): 30 feet or half the building height

Side/rear (south): 20 feet

### Maximum Building Height

Principal buildings shall not exceed 40 feet or 3 stories, whichever is less.

Accessory structures shall revert back to the LDC limitations.

## General Research Findings

Based on an existing South Florida Water Management District permit, this residential tract was considered with a maximum 70% impervious surface lot coverage capacity within the master stormwater retention pond to the east. If more than 70% of the site area is proposed impervious, additional volume for the area would need to be accommodated. At time of site development, the SFWMD permit would require modification to include updating the use and density of the property.

The minimum required native vegetation preservation on a property less than 5 acres is 10% gross land area. However, as per the LDC, Section 3.05.07(H)(1)(f)(i)(e), a property owner may request that all or a portion of the on-site native vegetation preservation retention requirement be satisfied offsite for affordable housing projects. The maximum percent of native vegetation retention allowed offsite shall be equal to the percent of affordable housing units, without limitation as to size of the preserve. As this development is proposed as 100% affordable housing units, the applicant may request 100% preserve to be provided offsite. It would be the option of the applicant to request this.

The only approved access is through a shared access easement, included as Attachment B, between the School District (Calusa Park Elementary) and Collier County (Tract A) was recorded to give access to the north via a private driveway running east-west from Santa Barbara Boulevard. This easement is currently limited to the use of affordable housing for Essential Services Personnel, as defined in SHIP Local Housing Assistance Plan, April, 2007 for a maximum of 30.66 units. If this property is developed accordingly, the County would also be required to construct an interconnecting sidewalk on the south side of the access driveway between Tract A and Calusa Park Elementary School. The definition of “Essential Services Personnel” as per the **2016** SHIP LHAP is as follows:

*Those individuals employed in the community as teachers, educators, other school district employees, community college and university employees, police and fire personnel, health care personnel, skilled building trades personnel (as listed in the U.S. Department of Labor, General Decision No. FL 150012, dated 3/20/2015, for building construction in Collier County, FL as may be amended or superseded from time to time), and government employees, in compliance with Section 420.9075(3)(a), Fla Statute and Exhibit J Essential Personnel Certification.*

Any deviation from the current agreement, e.g. number of units or resident type, would require renegotiation and amendment to the access easement agreement.

## Proposed Conceptual Plans (Attachment C)

### a. LOW DENSITY DEVELOPMENT CONCEPT – existing PUD approved, 29 units

Although this site qualifies for a base density of 7 units per acre being within the Activity Center Density Band, the previously approved PUD allows for 6 units per acre (29 units). The low density concept plan included in this report is based on the approved PUD and depicts 28 one-story duplex units modeled from a recent affordable housing development that appears as single-family homes to the passerby. There are front porches and driveways for each building with a perimeter drive and surplus parking on either end of the development. The “yards” in the rear of the homes could be used for stormwater management or

open space and the south end of the property could be dedicated to preserve. With further detailed design, a different concept could potentially be developed for single family units in one or two stories. If access is proposed from Santa Barbara Boulevard, a PUD amendment would be required. Otherwise, this scenario would not require a PUD amendment if all other development standards are met.

b. MODERATE DENSITY DEVELOPMENT CONCEPT – midpoint, 54 units

The overall site layout for a moderately dense concept could remain with the preserve on the southern end of the property and driveways connecting to either the north private access drive and/or Santa Barbara near the south property line. Utilizing an affordable housing density bonus of 4 units per acre allowing for a total of 11 units per acre, a two-story 54-unit multifamily building could be developed on the east side of the property with a parking field to the west to assist in meeting the 70' front yard setback from Santa Barbara Blvd. An amenity area could be constructed to the north of the building. This would require a PUD amendment to achieve the density as well as provide for any other development standard changes.

c. HIGH DENSITY DEVELOPMENT CONCEPT – maximum affordable housing bonus, 78 units

A high density concept could utilize affordable housing density bonus of 9 units per acre to a maximum of 16 units per acre as defined in the Growth Management Plan. The site could be developed with a four-story 78-unit multifamily building that has a slightly smaller footprint than the moderate density to accommodate for the additional required parking on site. With the large parking areas, there may not be available land area for amenities. The current PUD requires a 150' front setback for 3 story buildings which severely limits building area. The site plan attached depicts a multifamily building 130' from the front property line. With further detailed design, this may be accommodated. This would require a PUD amendment.

d. PUMP STATION RESERVATION CONCEPT – 67 units

This plan is based on a public utilities alternative site evaluation study prepared by Stantec for Collier County Utilities. Existing Master Pump Station 313.00 is a wastewater pumping station located on the west side of Santa Barbara Boulevard approximately 500 feet south of Radio Road. Future build out of Collier County could adversely affect this station and expansion would be needed. An alternative site location would be at the Bembridge PUD property; therefore, this concept includes a 2-acre area reserved for the pump station. Access to this was shown through a shared drive from the south EMS station. Further coordination with Collier County Public Utilities and Emergency Medical Services to determine if this is



feasible and the development standards. See more information on this in the study prepared by Stantec dated October 10, 2016, Attachment D.

This concept simply uses the remaining land area to provide as much parking possible and as a result, 67 units would be permissible meeting the parking requirements for multi-family residential. In addition, DE chose to utilize Sec. 3.05.07(H)(1)(f)(i)(e), which allows for the native vegetation preservation retention requirement to be satisfied offsite when developing affordable housing projects. This would require a PUD amendment.

## School Impact Analysis

The Bembridge PUD property is located within the Elementary Golden Gate City Area, Middle Southwest Area and High North Central Area. Each planning area may include one or more schools of the respective level. According to an impact analysis conducted by School District staff (Attachment E), the Level of Service Standard (LOSS) in the planning areas where the Bembridge PUD property is located, is at 95% for elementary and middle schools and 100% for high schools. Because the PUD was previously approved for 29 units, these capacity rates have already considered that number of units. Based on projected enrollment trends in the CIP, new and expanded school facilities, and additional units proposed to be developed, the School District staff projects the following potential impacts by the **2022/2023 school year**, as shown in the analysis attached and summarized below.

### Low Density – 29 units

Elementary – 77% Capacity

Middle – 81% Capacity

High – 100% Capacity\*

### Medium Density – 54 units

Elementary – 77% Capacity

Middle – 81% Capacity

High – 100% Capacity\*

### High Density – 78 units

Elementary – 78% Capacity

Middle – 81% Capacity

High – 100% Capacity\*

\*As noted in the analysis document, a new high school is expected to be open by the 2023/2024 school year and will be added to next year's CIP.

At time of development, if the capacity is expected to exceed the LOSS, Collier County Public Schools would evaluate adjacent planning areas' LOSS. If an adjacent area is below the standard capacity, adjustments could be made to accommodate the new development. Such changes may include adjusting school boundaries, expanding permanent school capacity, etc. Portable classrooms are not considered when evaluating Level of Service and Capacity at the School District. Permanent solutions are always considered for capacity increase and since growth is inevitable in Collier County, additions and new schools have been anticipated and considered in the current Capital Improvement Plan.

## Transportation Report Summary

A complete Transportation Report for the development scenarios on the Bembridge PUD property is included in this report as Attachment F. Based on the preliminary evaluation of the parcel, the proposed development does not create a significant impact on the analyzed Santa Barbara Boulevard segment, between Radio Road and Davis Boulevard. In addition, the analyzed roadway segment does not exceed the adopted Level of Service standard with or without the proposed project at 2023 future build-out conditions. The Transportation Report concludes that the proposed Bembridge PUD project development scenarios do not have a significant and adverse impact on the surrounding roadway network. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order. Other considerations such as access improvements and concurrency fair share are evaluated within the Transportation Report attached.

## Environmental Assessment Summary

The Environmental Assessment for the Bembridge PUD property is included as Attachment G. It includes an approximate wetland limits map and recommends the following: a surveyed wetland map be confirmed by the South Florida Water Management District and the Army Core of Engineers, an official protected species survey be completed, determination of development limits to calculate potential mitigation costs. Although no listed species were observed during preliminary investigation, possible species that could reside on this property include: Wood Stork, Florida Panther and Florida Bonneted Bat. Based on this assessment, approximately 3.89 acres of the site is jurisdictional wetlands, which is not shown on the Conceptual Plans. Any impact to such wetlands will require mitigation off-site through wetland credits at an approved wetland mitigation bank prior to commencement of construction. The wetland within this property is considered very low quality and the result of past agricultural activity and

fill from surrounding development. It is expected that the wetlands would rate low on the Uniform Mitigation Assessment Methodology scale.

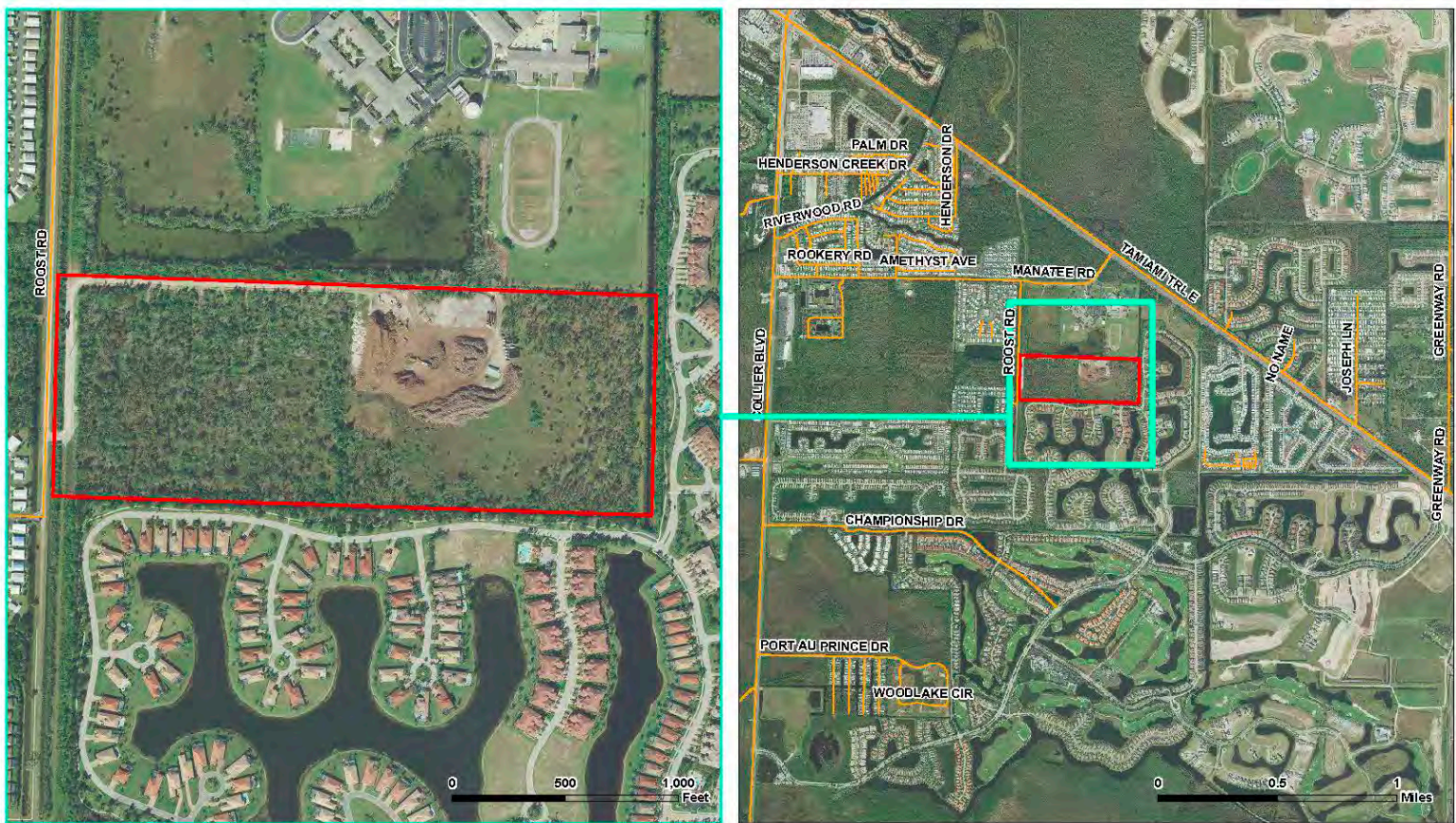


# MANATEE ROAD PROPERTY

## Introduction

DE has additionally reviewed the subject property identified by Parcel Number 00736520003 per the Collier County Property Appraiser. The property is generally located on the east side of Roost Road, south of Manatee Elementary and Middle Schools, in Township 51 south, Range 26 east, Section 11, Collier County, Florida. The total site is approximately  $\pm 59.3$  acres, according to GIS mapping data from Collier County. Acreage shown on the Property Appraiser. A survey of the property would more accurately determine the area of the site, which could slightly alter the calculated densities.

## SITE LOCATION



SOURCES: COLLIER COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2018)

**DE** DAVIDSON ENGINEERING, INC.  
4365 RADIO ROAD, SUITE 201  
NAPLES, FL 34104  
PHONE: 239-434-6060

## MANATEE ROAD LOCATION

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Date Saved: 8/21/2018



## Existing Zoning

The property is currently vacant and within the Urban Coastal Fringe Subdistrict future land use classification. The site is also within the Public (P) Zoning District and in the Coastal High Hazard Area (CHHA). Located south of and adjacent to Manatee Elementary and Middle Schools, the property is an ideal location for an affordable housing development. Since the property is located within the Public Zoning District, a rezoning would be required for this project in all development scenarios below.

2005 COLLIER COUNTY AERIAL

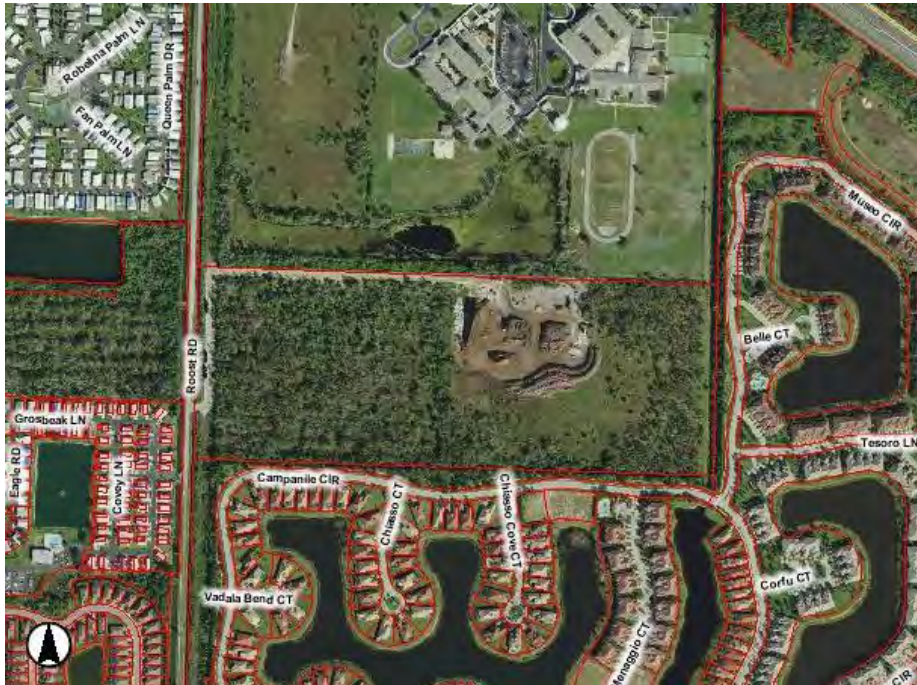




2010 COLLIER COUNTY AERIAL



2018 COLLIER COUNTY AERIAL





## General Research Findings

Based on a conceptual plan from County staff created in 2008 to develop a park on the property, the affordable housing development conceptual scenarios reserve 30 acres, or approximately half of the property for park land. The remaining land is contemplated below.

In all scenarios, approximately 15% of the site, or 4.4 acres, is estimated for stormwater management. In addition, 25% of native vegetation would be required to be preserved on the development site. In the event that the entire property is native vegetation, a maximum 7.33 acres was considered in the conceptual plans. The remaining developable area is approximately 17.57 acres.

As per Chapter 163.3177 F.S., municipal comprehensive plans must include specific elements. One required element in Collier County is a coastal management element that sets forth principals, guidelines, standards and strategies that shall guide the local government's decisions and program implementation with respect to a specific list of objectives. One of the required objectives is §163.3177(6)(g)(6), "Limit public expenditures that subsidize development in coastal high-hazard areas." It's unclear as to what that limitation may look like but it's possible that mitigation may be possible. Collier County's Future Land Use Element in the Growth Management Plan states *"In the Urban Coastal Fringe Subdistrict, projects utilizing Affordable Housing Density Bonus must provide appropriate mitigation consistent with Objective 12.1 and subsequent policies, as applicable, of the Conservation and Coastal Management Element."* After review of this objective in the C&CME, potential mitigation practices could be improving deficient shelters in the area, installing permanent generators at public buildings where needed, installing temporary generator connections to public buildings where permanent generators can not be accommodated, or any other improvements that are consistent with the previously stated objective.

## Proposed Conceptual Plans (Attachment H)

### a. LOW DENSITY DEVELOPMENT CONCEPT – base density, 88 units

A low density development concept could utilize the base density allowed within the CHHA at 3 units per acre and consist of a large portion of the site being held for preservation and park land including public amenities contemplated by the 2008 concept plan. Up to 88 units could be constructed in single-story duplex style homes. Site design could be manipulated in a way to undulate the preserve and stormwater

area in order to create an aesthetic flow of greenspace and trails throughout the subdivision. In addition, with more in depth building design, it may be possible to construct single family homes on this property with reduced lot sizes.

b. MODERATE DENSITY DEVELOPMENT CONCEPT – max current affordable housing bonus, 264 units  
A moderate density development could utilize the current maximum of 6 affordable housing density bonus credits allowable in the CHHA, giving a total of 9 units per acre. This could include approximately 264 multifamily units in two-story structures with associated parking fields and an amenity area to provide a pool, bathhouse, playground, etc. Locations of the park, preserve and stormwater management may be adjusted based on further site design, as in all scenarios on this site. A more detailed design may also result in additional types of units being provided. There is potential for a mix of multifamily and single family attached to provided multiple levels of housing on one site.

c. HIGH DENSITY DEVELOPMENT CONCEPT – maximum possible density, 440 units

A high density development concept could utilize the proposed maximum possible 12 affordable housing density bonus credits with no limitation to the CHHA for a total of 15 units per acre. This density would require a Growth Management Plan amendment in addition to the PUD rezoning. It could be developed similarly to the moderate density model as provided with the 30 acre park to the west and preserve and stormwater management to the south. In this concept, three-story multifamily buildings would be required to provide enough units to maximize the density of 440. Parking could be provided around all sides of the buildings with a smaller amenity area for the property.

## School Impact Analysis

As previously stated, Collier County School District separates all schools into Concurrency Service Areas (CSAs) which may include one or more of each level of schooling (elementary, middle, high). The Manatee Road property is located within the Elementary Southwest Area South, Middle Southwest Area and High Southwest Area. According to an impact analysis conducted by School District staff (Attachment I), the current Level of Service Standard (LOSS) in the areas where the Manatee Road property is located is at 95% for elementary and middle schools and 100% for high schools. This LOSS is the target capacity for each area and the threshold for evaluation of expansion or improvement. Based on projected enrollment trends in the CIP, new and expanded school facilities, and additional residential units proposed, the School District staff projects the following potential impacts by the 2022/2023 school year, as shown in the analysis attached and summarized below.

Low Density – 88 units

Elementary – 97% Capacity

Middle – 81% Capacity

High – 88% Capacity

Medium Density – 264 units

Elementary – 99% Capacity

Middle – 82% Capacity

High – 88% Capacity

High Density – 440 units

Elementary – 101% Capacity\*

Middle – 82% Capacity

High – 89% Capacity

\*If capacity ever reaches over 100% in any CSA, adjacent CSAs are evaluated for availability and students are assigned accordingly.

Similar to the Bembridge PUD property and all developments within the County, at time of development, if the capacity is expected to exceed the LOSS, Collier County Public Schools would evaluate adjacent planning areas' LOSS. If an adjacent area is below the Standard capacity, adjustments could be made to accommodate the new development. Such changes may include adjusting school boundaries, expanding permanent school capacity, etc. Portable classrooms are not considered when evaluating Level of Service and Capacity at the School District. Permanent solutions are always considered for capacity increase and since growth is inevitable in Collier County, additions and new schools have been anticipated and considered in the current Capital Improvement Plan.

## Transportation Report Summary

The full Transportation Report for the Manatee Road property is included as Attachment J. Manatee Road to the east of Roost Road is a private roadway associated with the Manatee Education Center. There are gates that are left open during the day to allow public access, which is not discouraged. A shared access easement to the school's access roadway is recommended. Manatee Road and Roost Road are not Collier County concurrency monitored roadways; therefore, for the purposes of the report, preliminary concurrency evaluation is performed for the Collier Boulevard and US 41 segments accessed by Manatee Road.



Based on preliminary evaluation of the parcel, the proposed development scenarios do not create a significant impact on the analyzed roadway segments. Collier Boulevard segment from Wal-Mart Driveway to Manatee Road is expected to go deficient in the year 2020 under background traffic conditions (all vested developments included). All other analyzed roadway segments do not exceed the adopted Level of Service standard with or without the project at 2023 future build-out conditions. The proposed development scenarios do not have a significant and adverse impact on the analyzed US 41 segments and on Collier Boulevard segment located south of Manatee Road. At the time of future zoning applications, Collier County may request fair share deficiency mitigation for the Collier Boulevard segment from Wal-Mart Driveway to Manatee Road. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

## Environmental Assessment Summary

The complete Environmental Assessment for the Manatee Road property is Attachment K. It includes an approximate wetland limits map and recommends the following: a surveyed wetland map be confirmed by the South Florida Water Management District and the Army Core of Engineers, an official protected species survey be completed, additional information on the applicability of the Deltona Settlement Agreement should be gathered and determination of development limits to calculate potential mitigation costs. Although no listed species were observed during preliminary observations of the site, the following species could reside on the property: Wood Stork, Florida Panther and Florida Bonneted Bat. Based on the preliminary analysis, approximately 12.53 acres of the property is jurisdictional wetlands, which is not shown on the Conceptual Plans. Based on the property's location, Deltona Settlement Agreement exhibits were also reviewed. According to the agreement, the property is classified as an approved development area. As previously stated, the Environmental Assessment recommends that the owner or developer consult a land use attorney familiar with the Deltona Agreement to explore any implications the agreement has on development of the property. This should negate the mitigation requirements for impacts to SFWMD delineated wetlands on the property; however, impacts to ACOE determined wetlands would still require mitigation.

## **ATTACHMENT A – Bembridge PUD Ordinance**



ORDINANCE NO. 05- 46

AN ORDINANCE AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM PLANNED UNIT DEVELOPMENT (PUD), TO COMMUNITY FACILITIES PLANNED UNIT DEVELOPMENT (CFPUD) AND RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR A PROJECT TO BE KNOWN AS THE BEMBRIDGE EMERGENCY SERVICES COMPLEX COMMUNITY FACILITIES CFPUD AND RPUD, TO AMEND THE PUD DOCUMENT AND MASTER PLAN TO SHOW A CHANGE IN USE FROM A CHURCH OR A NURSING HOME, TO ALLOW DEVELOPMENT OF VARIOUS PUBLIC AND COMMUNITY FACILITIES TO INCLUDE GOVERNMENT FACILITIES AND AN EXISTING ELEMENTARY SCHOOL AND RETENTION OF RESIDENTIAL USES FOR PROPERTY LOCATED ON SANTA BARBARA BOULEVARD, NORTH OF DAVIS BOULEVARD (SR 84), IN SECTION 4, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 39.82± ACRES; PROVIDING FOR THE REPEAL OF ORDINANCE NUMBER 98-06, THE FORMER BEMBRIDGE PUD ORDINANCE; AND BY PROVIDING AN EFFECTIVE DATE.

FILED  
CLERK OF COUNTY  
SEP 20 2005  
COLLIER COUNTY, FLORIDA

WHEREAS, Coastal Engineering Consultants, Inc., representing Collier County Board of County Commissioners, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

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

SECTION ONE:

The zoning classification of the herein described real property located in Section 4, Township 50 South, Range 26 East, Collier County, Florida, is changed from Planned Unit Development (PUD) to CFPUD and RPUD for a project to be known as the Bembridge Emergency Services Complex CFPUD and RPUD, to amend the PUD Document and Master Plan to show a change in use from a church or a nursing home, to allow development of various public and community facilities to include government facilities, an existing elementary school and retention of residential uses in accordance with the PUD Document, attached hereto as Exhibit "A," which is incorporated herein and by reference made part hereof. The appropriate

zoning atlas map or maps, as described in Ordinance Number 2004-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO:

Ordinance Number 98-06, known as the Bembridge PUD, adopted on October 13, 1998, by the Board of County Commissioners of Collier County, is hereby repealed in its entirety.

SECTION THREE:

This Ordinance shall become effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 13<sup>th</sup> day of September, 2005.

ATTEST:  
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

By: [Signature]  
Attest as to Chairman's  
signature only.

BY: Fred W. Coyle  
FRED W. COYLE, CHAIRMAN

Approved as to Form and  
Legal Sufficiency

Marjorie M. Student-Stirling  
Marjorie M. Student-Stirling  
Assistant County Attorney

PUDZ-A-2004-AR-5998/KD/sp

This ordinance filed with the  
Secretary of State's Office the  
20 day of September 2005  
and acknowledgement of that  
filing received this 27 day  
of September 2005  
By Michelle Morales  
Deputy Clerk

Attachment: PUD Document

# **BEMBRIDGE EMERGENCY SERVICES COMPLEX**

## **A**

### **COMMUNITY FACILITIES AND RESIDENTIAL PLANNED UNIT DEVELOPMENT**

REGULATIONS AND SUPPORTING MASTER PLAN GOVERNING BEMBRIDGE  
EMERGENCY SERVICES COMPLEX, A COMMUNITY FACILITIES PLANNED  
UNIT DEVELOPMENT PURSUANT TO PROVISIONS OF THE COLLIER COUNTY  
LAND DEVELOPMENT CODE

PREPARED FOR:

COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY:

**Coastal Engineering Consultants, Inc.  
3106 South Horseshoe Drive  
Naples, Florida 34104**

DATE REVIEWED BY CCPC

DATE APPROVED BY BCC

ORDINANCE NUMBER

AMENDMENTS AND REPEAL

                      
9-13-2005  
2005-46  
1998-06

**Exhibit A**

**Revised September 19, 2005**



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## **LIST OF EXHIBITS**

EXHIBIT A            PUD Master Plan

## STATEMENT OF COMPLIANCE

The development of approximately 39.82± acres of property in Collier County, as a Community Facilities Planned Unit Development to be known as Bembridge Emergency Services Complex Community Facilities Planned Unit Development (Bembridge ESC CFPUD and RPUD) shall be in compliance with the goals, objectives and policies of Collier County as set forth in the Growth Management Plan (GMP), and implementing land development regulations.

The Calusa Park Elementary School and auxiliary school facilities are subject to the Interlocal Agreement adopted in May 2003. The Calusa Park Elementary School and existing facilities shall also be considered consistent with the Growth Management Plan. The land uses of the CFPUD and the RPUD will be consistent with the growth policies, land development regulations and applicable comprehensive planning objectives of each of the elements of the GMP for the following reasons:

1. The subject property is within the Urban Mixed Use, Urban Residential Subdistrict Land Use Designation and located just north of Activity Center #6 as identified on the Future Land Use Map. Residential uses, government facilities and essential services are permitted within this designation.
2. The subject property is located within the residential density band of Mixed Use Activity Center Number 6 located at the intersection of Davis Boulevard and Santa Barbara Boulevard. As such, the subject property is eligible for 3 additional dwelling units per acre (DU/A). The projected density of 6 DU/A is in compliance with the FLUE of the GMP based on the following relationships to required criteria:

Base Density (Based on FLUE Density Rating System)	4.0 DU/A
Bonus Density, proximate to an Activity Center	3.0 DU/A
<b>Permitted Density</b>	<b>7.0 DU/A</b>
<u>RPUD Density (calculated on undeveloped portions of Tract A only)</u>	<u>6.0 DU/A</u>

3. The subject property's location in relation to existing or proposed community facilities and services permits the development's intensity as required in Objective 2 of the Future Land Use Element (FLUE).
4. The project development is compatible and complementary to existing and future surrounding land uses as required in Policy 5.4 of the FLUE.
4. The project development will result in an efficient and economical extension of community facilities and services.
5. All final local development orders for this project are subject to Sections 6.02.00 and 10.02.07 of the Collier County Land Development Code (LDC).

6. The Bembridge ESC CFPUD and RPUD project is compatible with and complementary to existing and future surrounding land uses and is considered to be consistent with Policy 5.4 of the FLUE.

**SECTION I**  
**PROPERTY OWNERSHIP AND DESCRIPTION**

**1.1 PURPOSE**

The purpose of this Section is to set forth the location and ownership of the property, and to describe the existing conditions of the property proposed to be developed under the project name of the Bembridge ESC CFPUD and RPUD.

**1.2 LEGAL DESCRIPTION**

The subject property is currently known as the Bembridge PUD, which is approximately 39.82± acres, located in Section 4, Township 50 South, and Range 26 East, and described as follows:

The Northwest 1/4 of the Southwest 1/4 of Section 4, Township 50 South, Range 26 East, Collier County, Florida.

Tax Folio Numbers: 00399840007, 00400246406, 00400246309

**1.3 PROPERTY OWNERSHIP**

The subject property is currently under the ownership of Collier County, 3301 Tamiami Trail East, Naples, FL 34112, and the Collier County School District, 5775 Osceola Trail, Naples, FL 34109.

**1.4 GENERAL DESCRIPTION OF PROPERTY AREA**

- A. The project is located on the east side of Santa Barbara Boulevard approximately 2,906 feet south of Radio Road and 1,396 feet north of Davis Boulevard.
- B. The zoning classification of the subject property prior to the effective date of this approved CFPUD Document was Planned Unit Development (PUD). That PUD was approved by the Board of County Commissioners in 1998 (Ordinance 98-86) for residential and church use with a nursing home. Prior to that date it was designated Agricultural.
- C. Collier County Public Schools purchased 39.82± acres of the Bembridge PUD in January 2000 to build the Calusa Park Elementary School. In 2001 and 2002, Collier County purchased a 5.998± acre parcel and a 7± acre parcel from the



School District of Collier County to build the ESC Center and EMS Station #19 and water management lakes.

D. The property has received the following approvals:

1. SDP approval for EMS Station #19 (SDP-2003-AR-4786), May, 2004.

## **1.5 PHYSICAL DESCRIPTION**

The project site is located within the Lely Canal Sub-basin. Run-off from the site is routed to the Davis Boulevard swale via an improved easement along the eastern boundary of the Shoppes at Santa Barbara PUD, and then southerly from the Davis Boulevard swale system along County Barn Road, around the Royal Wood Development to a canal which is tied to the Lely Canal. The current permitted, pumped discharge will be replaced by a system of interconnected lakes designed for water quality treatment and run-off attenuation to pre-development rates. A water management lake will be constructed by the Collier County Transportation Division on five acres located in the southwest corner of this project, which will serve Santa Barbara Boulevard (6-lanes), residential uses, EMS Station #19, and Calusa Park Elementary School. An existing detention lake is located in the central area of the project on the elementary school site.

Elevations within the project site range from 9.5 to 10.5 feet above mean sea level. The site is within Flood Zone "X" as shown on FEMA Firm Panel 120067 0415.

The soils on this site are primarily Boca fine sand and Pineda fine sand and are modified by development of the site.

## **1.6 PROJECT DESCRIPTION**

The Bembridge ESC CFPUD and RPUD project is a multi-use project. Major uses consist of residential uses, those related to public safety (emergency medical services), the existing Calusa Park Elementary School and related auxiliary school facilities, and water management facilities which will serve these facilities and Santa Barbara Boulevard.

## **1.7 SHORT TITLE**

This Ordinance shall be known and cited as the "Bembridge ESC Community Facilities CFPUD and RPUD Ordinance."

## **SECTION II**

### **PROJECT DEVELOPMENT REQUIREMENTS**

#### **2.1 PURPOSE**

The purpose of this Section is to delineate and generally describe the project plan of development, relationships to applicable County ordinances, and the respective land uses of the tracts included in the project, as well as other project relationships.

#### **2.2 GENERAL**

- A. Regulations for development of the Bembridge ESC CFPUD and RPUD shall be in accordance with the contents of this Document, the CFPUD and RPUD-Planned Unit Development District and other applicable sections and parts of the Collier County LDC and GMP in effect at the time of building permit application. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the County LDC shall apply to the ESC Tracts "A" and "B". Tract "C", Calusa Park Elementary School and auxiliary facilities are subject to the Interlocal Agreement between the Collier County School District and Board of County Commissioners adopted in May 2003.
- B. Unless otherwise noted, the definitions of all terms in this Document have the same meaning as the definitions set forth in Collier County LDC.
- C. All conditions imposed and all graphic material presented depicting restrictions for the development of the Bembridge ESC CFPUD and RPUD shall become part of the regulations that govern the manner in which the Bembridge ESC CFPUD and RPUD site shall be developed.
- D. The provisions of Section 10.02.03.A.3.a. and b. of the Collier County LDC and the Interlocal Agreement (Adopted May 2003), where applicable, remain in full force and effect with respect to the development of the land which comprises the Bembridge ESC CFPUD and RPUD.
- E. The Master Plan is illustrated graphically as Exhibit A. The location, size and configuration of the individual water management features and development tracts shall be determined at the time of final site development plan approval with minor adjustments at the time of final plan approval, in accordance with Section 10.02.03. of the LDC.

### **2.3 DESCRIPTION OF PROJECT PLAN AND PROPOSED LAND USES**

- A. The layout of streets and use of land for the various tracts is illustrated graphically by Exhibit A, the Master Plan. There shall be two land use tracts (Tracts "A" and "C") with necessary water management lakes, street rights-of-way, the general configuration of which is also illustrated by Exhibit A. Tract "A" represents the future residential area and Emergency Management Services building and related facilities. Tract "C" represents the existing Calusa Park Elementary School. An additional development tract, Tract "B", represents the lake and lake expansion area which will provide detention for stormwater runoff for this project and the Santa Barbara Boulevard road improvements.
- B. In addition to the various areas and specific items shown on Exhibit A, such easements as necessary (utility, private, semi-public, etc.) shall be established within or along the various tracts as may be necessary.

### **2.4 DESCRIPTION OF PROJECT DENSITY OR INTENSITY OF LAND USE**

The EMS Station #19 shall not exceed 7,000 square feet. Ancillary uses, such as heating, cooling, air conditioning mechanical equipment buildings and radio tower equipment areas, do not count towards this building area allocation. The gross residential project density shall be a maximum of 6.0 units per acre, based upon the undeveloped portion of Tract A only.

### **2.5 RELATED PROJECT PLAN APPROVAL REQUIREMENTS**

- A. Final plans for all required improvements shall receive approval of the appropriate Collier County governmental agency to insure compliance with the Bembridge ESC CFPUD Master Plan, the Collier County Subdivision Code, and the platting laws of the State of Florida.
- B. Exhibit A, the Master Plan, constitutes the required PUD development plan.
- C. The provisions of Section 10.02.03 of the Collier County LDC, when applicable, shall apply to the development of all platted tracts, or parcels of land as provided in said Section prior to the issuance of a building permit or other development order.
- D. Appropriate instruments shall be provided at the time of infrastructural improvements regarding any dedications and method for providing perpetual maintenance of common facilities.

### **2.6 AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN**

Amendments may be made to the CFPUD and RPUD as provided in the Collier County LDC, Section 10.02.13.E.

## **SECTION III COMMUNITY FACILITIES PLAN**

### **3.1 PURPOSE**

The purpose of this Section is to identify permitted uses and development standards for areas so designated on Exhibit A, Bembridge ESC CFPUD Master Plan.

### **3.2 GENERAL DESCRIPTION**

The CFPUD and RPUD provides for a maximum of 7,000 square feet of building area for permitted and accessory emergency operations uses, limited to an EMS use, as well as the existing Calusa Park Elementary School and a residential area, on 39.82± acres. Ancillary uses, such as HVAC and radio tower equipment areas, do not count towards this building area allocation.

### **3.3 PERMITTED USES AND STRUCTURES**

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

#### **A. Permitted Principal Uses and Structures:**

1. Educational plants (Tract "C")
2. Emergency medical services (Tract "A")
3. Residential units that are one-family and two-family dwellings, townhouse dwellings, garden apartment dwellings, and multi-family dwellings (limited to 6 units per acre on Tract "A" only)

#### **B. Uses Accessory to Permitted Uses:**

1. Accessory uses and structures customarily associated with the principal uses including carports, garages, and utility buildings for residential uses within Tract A.
2. Residential and commercial uses of an accessory nature which are incidental and customarily associated with support of a principal use
3. Accessories for residential use such as recreational uses and facilities including swimming pools, tennis courts, children's playground areas, tot lots, walking paths, picnic areas, recreation buildings/clubhouses, and basketball/shuffle board courts for residential uses within Tract A.
4. Temporary use of the site for public purposes in accordance with Section 10.02.06.G. of the LDC.



5. Parking facilities (Tract "A" and "C").
6. HVAC plants and other like facilities (Tract "A" and "C").
7. Major maintenance and service facilities (Tract "A" and "C")

### 3.4 **COMMUNITY FACILITIES DEVELOPMENT STANDARDS**

A. Minimum Lot Area: None required.

B. Minimum Lot Width: None required.

C. Minimum Yards:

#### 1. Principal & Accessory Structures

- |    |   |   |
|----|---|---|
| a. | Perimeter of CFPUD abutting residentially zoned property.     | Fifty (50) feet or ½ the building height, whichever is greater.         |
| b. | Perimeter of CFPUD abutting non residentially zoned property. | Twenty-five (25) feet or ½ the building height, whichever is greater.   |
| c. | Waterfront  | Zero (0) feet to bulkhead or rip-rap at top or bank, otherwise 20 feet. |

D. Distance Between Principal Structures on the Same Parcel:

A minimum of 15 feet or one-half the sum of the building heights as measured by the closest exterior building walls, whichever is greater.

E. Distance Between Accessory Structures on the Same Parcel:

A minimum of 10 feet between detached accessory structures and between accessory structures and principal structures.

F. Maximum Building Height:

1. Principal buildings shall not exceed 40 feet in height nor 3 stories, whichever is less.
2. Accessory structures shall not exceed 30 feet in height.

### **3.5 RESIDENTIAL USE DEVELOPMENT STANDARDS**

#### **A. Minimum Yards:**

1. Yards along Santa Barbara Boulevard: Seventy (70) feet for one (1) and two (2) story structures and one hundred fifty (150) feet for three story structures.
2. Yards from on-site lakes: twenty (20) feet.
3. Yards for internal tracts: Front – 30 feet or half the building height  
Side / Rear – 20 feet

#### **B. Minimum Floor Area (residential units):**

1. One bedroom units – six hundred (600) square feet.
2. Two bedroom units – eight hundred fifty (850) square feet.
3. Three bedroom units – eleven hundred (1100) square feet.
4. Four bedroom units – one thousand three hundred fifty (1350) square feet.

#### **C. Distance Between Principal Structures:**

1. Between one (1) story structures – Ten (10) feet.
2. Between one (1) story and two (2) story structures – Fifteen (15) feet
3. Between one (1) story and three (3) story structures – Twenty (20) feet
4. Between two (2) story structures – Twenty (20) feet
5. Between two (2) story and three (3) story structures – Twenty-five (25) feet
6. Between three (3) story structures – thirty (30) feet

#### **D. Maximum Building Height:**

1. Principal buildings shall not exceed 40 feet in height or 3 stories, whichever is less.
2. Accessory structures shall not exceed the height restrictions of the LDC .

### **3.6 PROVISIONS FOR OFF-SITE REMOVAL OF EARTHEN MATERIAL**

The excavation and stockpiling of earthen material in preparation of water management facilities or to otherwise develop water bodies is hereby permitted. Off-site disposal is also hereby permitted subject to the following conditions:

- A. Excavation activities shall comply with “clear and fill” application requirements pursuant to Subsection 4.06.04.A.1.a.iii of the LDC. Off-site removal shall be limited to 10% of the total volume excavated, but not to exceed 20,000 cubic yards as set forth in the Collier County Code of Laws and Ordinances.
- B. All other provisions of the Collier County Code of Laws and Ordinances, shall apply.

### **3.7 LANDSCAPE BUFFERS, BERMS, FENCES, AND WALLS**

The following standards shall apply:

- A. Landscape berms shall have the following maximum side slopes:

- 1. Grassed berms 4:1
- 2. Ground cover berms
  - Perimeter 3:1
  - Internal to project 3:1
- 3. Structural walled berms - vertical

- B. Landscape buffers, berms, gates, fences and walls may be constructed within the landscape buffer tract along the perimeter of the Bembridge ESC CFPUD boundary prior to preliminary subdivision plat and site development plan submittal. Sidewalks shall meet the requirements of Section 4.06.02.D.4 of the LDC. Landscape and irrigation plans shall be submitted to Collier County Community Development and Environmental Services (CDES) for approval prior to construction.

Pedestrian sidewalks and/or bike paths, water management systems, drainage structures, and utilities may be allowed in landscape buffers as permitted by Section 4.06.02.D.4. of the LDC.

- D. A Type “D” buffer shall be provided along Santa Barbara Boulevard for the portion of Tract “A” that is developed with residential uses.

### **3.8 DESIGN GUIDELINES AND STANDARDS**

The Bembridge ESC CFPUD is intended to encourage ingenuity, innovation and imagination in the planning, design and development or redevelopment of relatively large tracts of land as set forth in Section 2.03.06. of the LDC.

### **3.9 GENERAL PERMITTED USES**

Certain uses shall be considered general permitted uses throughout the Bembridge ESC CFPUD. General permitted uses are those uses which generally serve the facilities.

A. General Permitted Uses:

1. Essential services as set forth under Section 2.01.03. of the LDC.
2. Water management facilities and related structures.
3. Lakes, including lakes with bulkheads or other architectural or structural bank treatments.
4. Guardhouses, gatehouses, and access control structures.
5. Temporary construction and administrative offices for authorized contractors and consultants, including necessary access ways, parking areas and related uses.

**3.10 SIGNAGE**

All signs shall be in accordance with Section 5.06.00 of the LDC with the exclusion of signs for Calusa Park Elementary School which are subject to the provisions of Section 10.02.03.A.3.a. and b. of the Collier County LDC and the Interlocal Agreement of May 2003. Two entry signs for the Calusa Park Elementary School shall be permitted, if one is a marquee sign (see 4.13.F).

**3.11 SIDEWALKS/BIKEPATHS**

- A. Pursuant to Section 6.06.02 of the LDC and Section 3.6 and 4.9 of the Bembridge ESC CFPUD, sidewalks/bikepaths shall be permitted as follows:
1. An internal sidewalk shall be permitted within drainage easements.
  2. Sidewalks may be located outside platted rights-of-way when located within a separate sidewalk easement.
  3. Sidewalks may be located within landscape buffers and/or easements.



## **SECTION IV**

### **GENERAL DEVELOPMENT COMMITMENTS**

#### **4.1 PURPOSE**

The purpose of this Section is to set forth the development commitments for the Bembridge Emergency Services Complex CFPUD.

#### **4.2 GENERAL**

All facilities shall be constructed in strict accordance with final site development plans and all applicable State and local laws, codes, and regulations applicable to this CFPUD in effect at the time of site plan submittal with the exclusion of Calusa Park Elementary School which is subject to the requirements Section 10.02.03.A.3.a. and b. of the LDC and the Interlocal Agreement of May 2003. Except where specifically noted or stated otherwise, the standards and specifications of Chapter 4 of the LDC shall apply to this project. The developer, its successor and assigns, shall be responsible for the commitments outlined in this Document.

The developer, its successor or assignee, shall follow the Master Plan and the regulations of the CFPUD as adopted, and any other conditions or modifications as may be agreed to in the rezoning of the property. In addition, any successor or assignee in title to the developer, is bound by the commitments within this Document.

#### **4.3 CFPUD MASTER PLAN**

- A. The Bembridge ESC CFPUD Master Plan (Exhibit A) is an illustration of the conceptual development plan. Tracts and boundaries shown on the plan are conceptual and shall not be considered final. Actual tract boundaries shall be determined at the time of site development plan approval.
- B. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities and all common areas in the project.

#### **4.4 SCHEDULE OF DEVELOPMENT/MONITORING REPORT AND SUNSET PROVISION**

- A. Sunsetting: The Bembridge ESC CFPUD shall be subject to the sunset provisions of Section 10.02.13.D of the LDC, as amended.

- B. Monitoring Report: An annual PUD monitoring report shall be submitted pursuant to Section 10.02.13.F of the LDC.

#### **4.5 ENGINEERING**

- A. All project development shall be consistent with the LDC.

#### **4.6 UTILITIES**

- A. Water distribution, sewage collection, and transmission systems shall be constructed throughout the project by the developer. Potable water and sanitary sewer facilities constructed within platted rights-of-way or within dedicated County utility easements shall be conveyed to Collier County, pursuant to Collier County Ordinance 04-31, as may be amended.
- B. Upon completion of the utility facilities, the facilities shall be tested to insure they meet Collier County utility construction requirements in effect at the time construction plans are approved.

#### **4.7 WATER MANAGEMENT**

- A. A SFWMD surface water management permit shall be obtained prior to approval of the site development plan.
- B. An excavation permit shall be required for the proposed lakes in accordance with the Collier County Code of Laws and Ordinances. All lake dimensions shall be approved at the time of excavation permit approval.

#### **4.8 ENVIRONMENTAL**

- A. A minimum of sixty (60) percent open space of the gross area of the portion of the site that is developed for residential purposes, as described in Section 4.02.01.B of the LDC, shall be provided.
- B. An exotic vegetation removal, monitoring and maintenance plan for the site, with emphasis on the preserve/open space areas, shall be submitted to the Department of Environmental Services Staff for review and approval prior to final site plan/construction plan approval.
- C. This CFPUD shall be consistent with the Environmental Sections of the Collier County GMP and the Collier County LDC in effect at the time of final development order approval.

- D. Environmental permitting shall be in accordance with the State of Florida Environmental Resource Permit Rules and be subject to review and approval by the Environmental Services Review Staff. Removal of exotic vegetation shall not be counted towards mitigation for impacts to Collier County jurisdictional wetlands.
- E. All approved agency (SFWMD, ACOE, FFWCC) permits shall be submitted prior to final plan/construction plan approval.

#### **4.9 TRANSPORTATION**

- A. All traffic control devices, signs, pavement markings and design criteria shall be in accordance with Florida Department of Transportation (FDOT) Manual of Uniform Minimum Standards (MUMS), current edition, FDOT Design Standards, current edition, and the Manual On Uniform Traffic Control Devices (MUTCD), current edition. All other improvements shall meet the requirements of the Collier County LDC .
- B. Arterial level street lighting shall be provided at all access points. Access lighting shall be in place prior to the issuance of the first certificate of occupancy (CO).
- C. All work within Collier County rights-of-way or public easements shall require a right-of-way permit.
- D. The development shall be designed to promote the safe travel of all roadway users including bicyclists, and shall provide for the safety of pedestrians crossing said roadways. Sidewalks shall be separated from vehicular traffic in accordance with recognized standards and safe practices, as determined by Collier County Transportation Services Staff.

#### **4.10 ACCESSORY STRUCTURES**

Accessory structures shall be constructed simultaneously with or following the construction of the principal structure, except for a construction site administrative office.

#### **4.12 LANDSCAPING FOR OFF-STREET PARKING AREAS**

All landscaping for off-street parking areas shall be in accordance with Section 4.06.00 of the LDC in effect at time of building permit application.

#### **4.13 DEVIATIONS FROM LAND DEVELOPMENT CODE**

- A. Deviation withdrawn
- B. Deviation withdrawn
- C. Deviation withdrawn
- D. Deviation withdrawn
- E. Deviation withdrawn
- F. Subsection 5.06.00 of the LDC – Signs  
Deviation from Subsection 5.06.06.C.1 of the LDC, which limits the number of signs to one ground sign or one pole sign. Calusa Park Elementary School shall be permitted two entry signs with one being a marquee sign.
- G. Deviation withdrawn



TKW  
1794 17th Ave. S.  
Suite 100  
Tampa, FL 33606  
Phone: (813) 288-7500  
Fax: (813) 288-7501  
Email: info@tkw.com  
Website: www.tkw.com

Client:  
**HARVARD JOLLY  
CLEES TOPPE  
ARCHITECTS, P.A.**  
2070 MCGREGOR BOULEVARD  
SUITE 3, FT. MYERS, FL  
FL MYERS, FL 33901

Site:  
**COLLIER COUNTY  
EMERGENCY SERVICES  
COMPLEX**  
COLLIER COUNTY, FL

Project:  
**COLLIER COUNTY  
EMERGENCY SERVICES  
COMPLEX**

SEC 4, T 50 S, R 26 E

Sub:

Rev	Date	Description
1	01/11/14	Initial Design
2	01/11/14	Final Design
3	01/11/14	Final Design
4	01/11/14	Final Design
5	01/11/14	Final Design
6	01/11/14	Final Design
7	01/11/14	Final Design
8	01/11/14	Final Design
9	01/11/14	Final Design
10	01/11/14	Final Design

Drawing Date:  
01/11/14

Drawing Title:  
**BEMBRIDGE EMERGENCY  
SERVICES COMPLEX  
CFPUD**

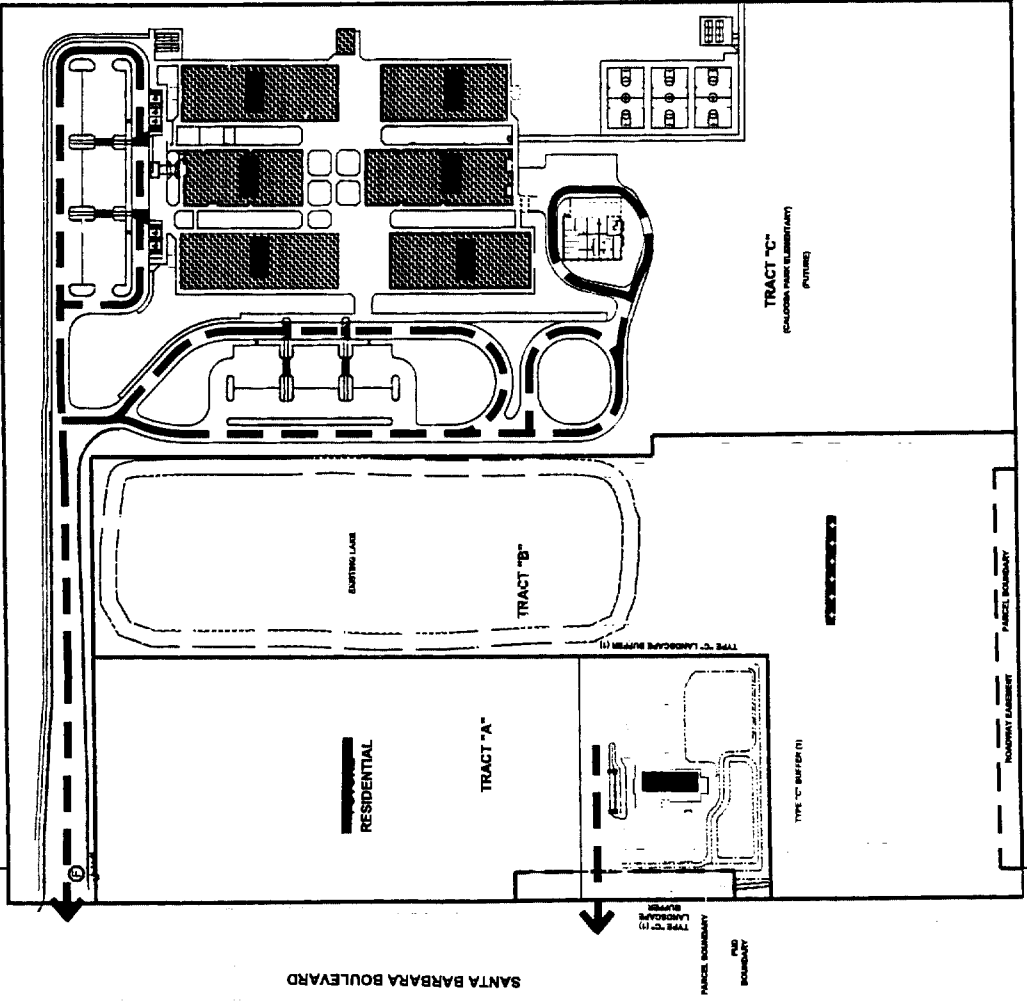
Drawing No.:  
**PUD MASTER PLAN  
EXHIBIT - A**

TKW Project No: 008-0180



- LEGEND OF SYMBOLS
- 1. EXISTING LANDSCAPE
  - 2. PROPOSED LANDSCAPE
  - 3. PROPOSED LANDSCAPE
  - 4. PROPOSED LANDSCAPE
  - 5. PROPOSED LANDSCAPE
  - 6. PROPOSED LANDSCAPE
  - 7. PROPOSED LANDSCAPE
  - 8. PROPOSED LANDSCAPE
  - 9. PROPOSED LANDSCAPE
  - 10. PROPOSED LANDSCAPE

ZONING P.U.D.  
VACANT



ZONING P.U.D.  
VACANT

ZONING P.U.D.  
VACANT

(1) PREVIOUS APPROVED LANDSCAPE  
BUFFER PER SDP5585-AN-4796

STATE OF FLORIDA)

COUNTY OF COLLIER)


I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2005-46

Which was adopted by the Board of County Commissioners on the 13th day of September 2005, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 19th day of September, 2005.

DWIGHT E. BROCK  
Clerk of Courts and Clerk  
Ex-officio to Board of  
County Commissioners

  
By: Heidi R. Rockhold,  
Deputy Clerk

**ATTACHMENT B – Bembridge PUD Access Easement  
Agreement**



Retn:  
REAL ESTATE SERVICE  
INTEROFFICE  
SUB ZIMMERMAN/EXT 2622

4136310 OR: 4336 PG: 0798  
RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL  
03/06/2008 at 01:28PM DWIGHT E. BROCK, CLERK

RBC FEB	18.50
COPIES	4.00
MISC	1.50

**FIRST AMENDMENT TO EASEMENT AGREEMENT  
AND NON-EXCLUSIVE ACCESS EASEMENT**

THIS FIRST AMENDMENT TO EASEMENT AGREEMENT AND NON-EXCLUSIVE ACCESS EASEMENT entered into this 17th day of January, 2008, by and between **THE SCHOOL DISTRICT OF COLLIER COUNTY, FLORIDA** (hereinafter referred to as the "Grantor"), whose post office address is 5775 Osceola Trail, Naples, Florida 34109, and **COLLIER COUNTY**, a political subdivision of the State of Florida, its successors and assigns (hereinafter referred to as the "Grantee"), whose post office address is 3301 Tamiami Trail East, Naples, Florida 34112.

**WITNESSETH**

WHEREAS, the Grantor and the Grantee have previously entered into that certain Easement Agreement and Non-Exclusive Access Easement dated January 17, 2002 and recorded in the public records of Collier County Florida at OR. 2970 PG. 3324 (the "Agreement"); and

WHEREAS, the Grantor and the Grantee are desirous of amending the Agreement; and

NOW THEREFORE, in consideration of the covenants and agreements provided within the Agreement and Ten Dollars (\$10.00) and other good and valuable consideration, the Agreement is hereby amended as follows:

1. Paragraph 10 of the Agreement is hereby deleted in its entirety and replaced with the following:

"10. Grantee's Property shall be used for Collier County governmental purposes or to provide affordable housing to Essential Service Personnel, as defined in SHIP Local Housing Assistance Plan, April, 2007. Grantor and Grantee further agree that such residential affordable housing will be designated for use on an equal priority basis by employees of the Grantor and the Grantee who qualify under existing affordable housing guidelines. Grantee agrees that all agreements for sale or use of Grantee's Property or use of the Easement Area shall contain these restrictions. Grantee further agrees that any transfer of ownership shall require Grantor's consent. Ordinance 2005-46, which amends Ordinance 2004-41, allows the construction of 30.66 dwelling units on that portion of Grantee's Property identified as Folio No. 00400246406. If and when the Grantee's Property shall be used to provide affordable housing, the Grantee will be required to provide, at Grantee's sole cost and expense, an eastbound sidewalk interconnect on the south side of the access road from the access connection to Calusa Park Elementary School's existing sidewalk."

Except as expressly provided herein, the Agreement between the Grantor and the Grantee remains in full force and effect according to the terms and conditions contained therein, and said terms and conditions are applicable hereto except as expressly provided otherwise herein.


THIS CONVEYANCE APPROVED BY THE  
BOARD OF COUNTY COMMISSIONERS,  
COLLIER COUNTY, FLORIDA,  
PURSUANT TO THE PROVISIONS  
OF RESOLUTION NO. 2004-209

IN WITNESS WHEREOF, the Grantor and the Grantee have hereto executed this First Amendment to Easement Agreement and Non-Exclusive Access Easement the day and year first above written.

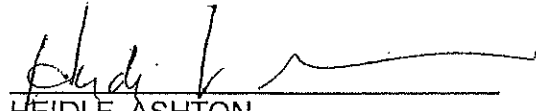
APPROVED BY THE BCC, DATED: June 29, 2004

ATTEST:

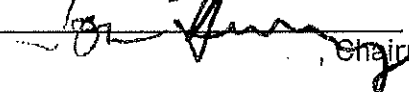
DWIGHT E. BROCK, Clerk

  
Attest as to Chairman's  
signature only. Deputy Clerk

Approved as to form and legal sufficiency:

  
HEIDI F. ASHTON,  
Assistant County Attorney

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

By:  Chairman

DATED: 1/17/08


THE SCHOOL DISTRICT OF COLLIER  
COUNTY, FLORIDA

Attest:

  
Dennis Thompson, Superintendent

By:   
LINDA ABBOTT, Chair

Approved as to form and legal sufficiency:

  
Richard W. Withers,  
School Board Attorney

COLLIER State of FLORIDA  
COUNTY of COLLIER

STATE: I HEREBY CERTIFY THAT this is a true and correct  
copy of a document recorded in the OFFICIAL  
RECORDS of Collier County. WITNESS my hand  
and official seal this Date, 3/16/08  
DWIGHT E. BROCK, CLERK OF COURTS

By: [Signature], D.C.

PROJECT: Santa Barbara/62081  
FOLIO: School Board - Access

Re: **REAL PROPERTY**  
**BY 0045**  
**INTER OFFICE**

**EASEMENT AGREEMENT AND NON-EXCLUSIVE ACCESS EASEMENT**

THIS EASEMENT AGREEMENT AND NON-EXCLUSIVE ACCESS EASEMENT (hereinafter referred to as the "Agreement") is made and entered into by and between the **DISTRICT SCHOOL BOARD OF COLLIER COUNTY, FLORIDA**, (hereinafter referred to as "Grantor"), whose post office address is 3710 Estey Avenue, Naples, Florida 33942, and **COLLIER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**, its successors and assigns, whose mailing address is 3301 Tamiami Trail East, Naples, Florida 34112 (hereinafter referred to as "Grantee").

**WITNESSETH:**

WHEREAS, Grantor is the owner of that certain real property legally described on Exhibit "A" attached hereto and made a part hereof ("Grantor's Property"); and

WHEREAS, Grantee is purchasing from Grantor that certain real property legally described on Exhibit "B" attached hereto and made a part hereof ("Grantee's Property"); and

WHEREAS, Grantee has requested that Grantor convey to Grantee a perpetual, non-exclusive access easement for the purpose of ingress and egress over, upon and across that portion of Grantor's Property described on Exhibit "C" (and from Grantee's Property (the "Easement Area")); and

WHEREAS, Grantor has agreed to convey, at no cost to the Grantee, a perpetual, non-exclusive access easement for the purpose of ingress and egress over, upon and across the Easement Area; and

WHEREAS, the easement granted herein shall constitute easements running with the land and shall burden the lands described on Exhibit "C"; and

WHEREAS, the land described on Exhibit "C" is not homestead property of the Grantor; and

WHEREAS, Grantee has agreed to construct an access connection on the terms and conditions contained herein between Grantee's Property and the future access road to be constructed by Grantor in the Easement Area; and

WHEREAS, during Grantee's construction of the access connection, Grantee shall not impede Grantor's current use of the Easement Area, as a mode of ingress and egress to Grantor's school facility; and

WHEREAS, Grantee agrees that Grantor shall be required to approve the location of the access connection, in conjunction with Grantee's transportation standards for access management; and

WHEREAS, Grantor shall not unreasonably delay the approval of the location of the access connection; and

WHEREAS, Grantor agrees to convey, at no cost to Grantee, temporary construction easements to Grantee in order to complete access improvements to Grantee's Property on the terms and conditions contained herein; and

NOW, THEREFORE, in consideration of these premises, the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, it is agreed by and between the parties as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. Grantor conveys, grants, bargains and sells unto Grantee, a perpetual, non-exclusive easement, license, and privilege for vehicular and pedestrian ingress and egress to and from Grantee's Parcel over and across the driveway to be constructed by Grantor on the Easement Area.

THIS CONVEYANCE ACCEPTED BY THE  
BOARD OF COUNTY COMMISSIONERS,  
COLLIER COUNTY, FLORIDA,  
PURSUANT TO AGENDA  
DATED: 12-11-01 ITEM NO. 16 (F) 1

3. Grantee shall be responsible at its sole cost and expense for the construction of an access connection between Grantee's Property and the future road to be constructed by Grantor within the Easement Area (the "Access Connection"). During Grantee's construction of the Access Connection, Grantee shall not impede Grantor's current use of the Easement Area, as a mode of ingress and egress to the Grantor's school facility or impede any construction activities of Grantor within the Easement Area.

4. Grantor's construction activities shall not unreasonably impede the Grantee's construction of the Access Connection or use of the Easement Area and Access Connection.

5. To ensure continued and unimpeded access by Grantor and motorist and pedestrian safety, Grantee agrees to submit to Grantor a design plan for the Access Connection (including any future modifications) for Grantor's review and consent, which consent shall not be unreasonably delayed or withheld. All design plans shall meet generally acceptable engineering standards and practices so as to provide for motorist and pedestrian safety.

(a) The parties hereto acknowledge that time is of the essence in obtaining Grantor's approval of access connection plan so that construction may commence and proceed according to scheduling, and Grantor agrees to use all due diligence in review and consent of the proposed plans.

6. Grantee agrees that the Access Connection and any future improvements or modifications thereto made by the Grantee, which are implemented or constructed in accordance with the plans to be approved now or in the future pursuant to preceding paragraph, shall be made at the sole cost and expense of the Grantee.

7. Grantor agrees to convey, at no cost to the Grantee, any necessary temporary construction easements to the Grantee in order to complete the Access Connection, provided, that such temporary easements are approved in accordance with Paragraph #5 above. No construction of the Access Connection shall commence until such time as the plan for the Access Connection has been approved. Upon completion of construction, Grantee shall restore, replace and/or repair any landscaping, fencing or irrigation damaged or removed by Grantee, or its agents or contractors, during construction. In addition, any damage to the Grantor's property caused by the Grantee as a result of the construction of the access connection shall be repaired or corrected at the expense of the Grantee.

8. Grantor will be solely responsible for the maintenance of the Easement Area; provided, however, that the Grantee shall share in the cost of maintenance of the paved roadway only (including but not limited to paving, striping, and sealing), which is utilized by the Grantee and is located within the Easement Area, based upon the estimated percentage of traffic attributable to each of the parties over and across the paved roadway. The Grantor shall provide reasonable notice to the Grantee as to any maintenance activities and the estimated cost of said maintenance activities. The parties may agree to hire an engineer or other consultant acceptable to all parties to perform a traffic study to determine the percentage of traffic attributable to each of the parties for purposes of this paragraph.

9. To the extent permitted by law, Grantee shall indemnify, defend, save and hold harmless the Grantor, the Grantor's officers, agents and/or employees from and against any suits, demands, claims, liability, losses, penalties, damages, judgments, order, decrees, and costs and expenses (including attorneys' fees and all costs of litigation) for property damage, liability, or death which may result from any willful misconduct or negligent act, error, or omission of the Grantee which occurred or is alleged to have occurred concerning the use by Grantee of the Easement Area. This indemnification provision shall not be construed as a waiver of any limitation of liability to which the Grantee may be entitled under Section 768.28, Florida Statutes.

10. In the event that Grantee's Parcel shall ever cease to be owned or used exclusively by Grantee or any governmental entity, this Agreement shall automatically terminate and the easement contained herein shall be of no further force or effect.

11. This Agreement and the terms and provisions hereof shall be effective as of the date this Agreement is executed by both parties and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, personal representatives, successors, successor trustees, and/or assignees, whenever the context so requires or admits.

12. Conveyance of the Easement Area by Grantor is contingent upon no other provisions, conditions, or premises other than those so stated above; and the written Agreement, including all exhibits attached hereto, shall constitute the entire Agreement and understanding of the parties, and there are no other prior or contemporaneous written or oral agreements, undertakings, promises, warranties, or covenants not contained herein.

13. Grantor may impose reasonable restrictions and/or requirements in connection with the use of the Easement during periods of the construction of the access connection, including limiting the time for delivery of materials, fencing or other requirements as may be deemed necessary by Grantor in order to facilitate the operations of Grantor's school facility or the safety of its students.

14. This Agreement is governed and construed in accordance with the laws of the State of Florida.

15. This Agreement shall be recorded in the Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the undersigned parties have caused these presents to be executed this 17th day of January, 2002.

DATE ACQUISITION APPROVED BY BCC: 12/11/01

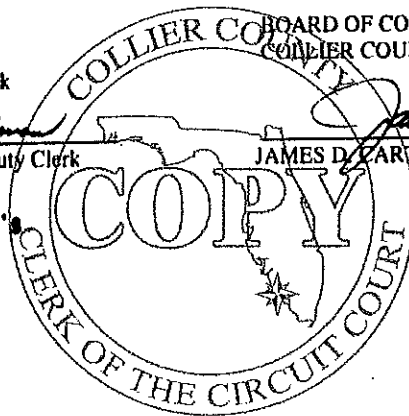
AS TO GRANTEE:

DATED: January 17, 2002

ATTEST:  
DWIGHT E. BROCK, Clerk

[Signature]  
Deputy Clerk

Attest as to Chairman's  
signature only.



BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

[Signature]  
JAMES D. CARTER, PH.D., Chairman

(H)

AS TO GRANTOR:

DATED: \_\_\_\_\_

DISTRICT SCHOOL BOARD OF COLLIER  
COUNTY, FLORIDA

THE SCHOOL BOARD OF COLLIER  
COUNTY, FLORIDA

WITNESSES:

Alice Pupo  
(Signature)

Alice Pupo  
(Printed Name)

Doris Crouse  
(Signature)

Doris Crouse  
(Printed Name)

BY: PA Sent  
ANNE GOODNIGHT, Madame Chair

STATE OF FLORIDA )

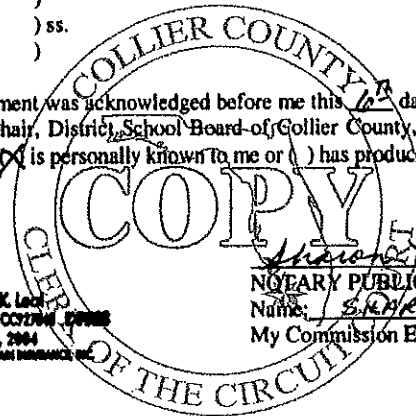
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 1st day of December, 2001 by ANNE GOODNIGHT, Chair, District School Board of Collier County, Florida, The School Board of Collier County, Florida, who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(SEAL)



Sharon K. Leal  
MY COMMISSION # CC27841 EXPIRES  
June 24, 2004  
SIGNED THIS NOTARY PUBLIC INSTRUMENT



Sharon K. Leal  
NOTARY PUBLIC  
Name: SHARON K. LEAL  
My Commission Expires: \_\_\_\_\_

ATTEST:

Dan W. White  
Superintendent of Schools and  
Ex-Officio Secretary

DAN W. White  
(Print Name)

Approved as to form and  
legal sufficiency:

Heidi F. Ashton  
Heidi F. Ashton  
Assistant County Attorney



LEGAL DESCRIPTION

All that part of Section 4, Township 50 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

The Northwest one-quarter (1/4) of the Southwest one-quarter (1/4) of said Section 4 less and except the following:

The Westerly 60 feet of the Northwest one-quarter (1/4) of the Southwest one-quarter (1/4) of said Section, and

The East 40 feet of the West 100 feet of the North 300 feet of the South one-half (1/2) of the Northwest one-quarter (1/4) of the Southwest one-quarter (1/4) of said Section, and

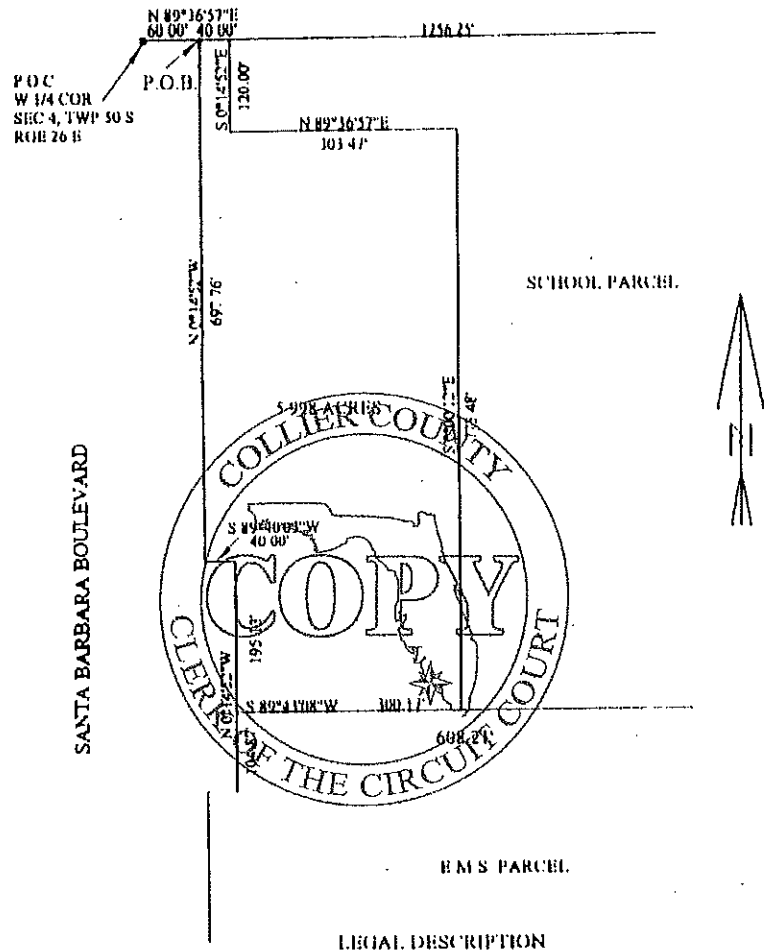
The South 30 feet of the Southwest one-quarter (1/4) of the Northwest one-quarter (1/4) of the Southwest one-quarter (1/4) of said Section 4 less the Westerly 100 feet.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE NORTH 0 DEGREES 14 MINUTES 52 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1395.42 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 08 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 14 MINUTES 52 SECONDS WEST, A DISTANCE OF 397.76 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 0 DEGREES 14 MINUTES 52 SECONDS WEST, A DISTANCE OF 14.17 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 08 SECONDS EAST, A DISTANCE OF 601.21 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 52 SECONDS EAST, A DISTANCE OF 502.67 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS WEST, A DISTANCE OF 30.93 FEET; THENCE NORTH 0 DEGREES 14 MINUTES 08 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS WEST, A DISTANCE OF 557.29 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 7.000 ACRES (304,920 SQUARE FEET), MORE OR LESS.

Commence at the West Quarter Corner of Section 4, Township 50 South, Range 26 East, Collier County, Florida, thence N 89° 36' 57" E 60.00 feet to the POINT OF BEGINNING; thence continue N 89° 36' 57" E 40.00 feet; thence S 00° 14' 52" E 120.00 feet; thence N 89° 36' 57" E 303.47 feet; thence 00° 00' 12" E 773.48 feet; thence S 89° 43' 08" W 300.17 feet; thence N 00° 14' 52" W 195.13 feet; thence S 89° 40' 03" W 40.00 feet; thence N 00° 14' 52" W 697.76 feet to the POINT OF BEGINNING.

TRANSPORTATION ENGINEERING DEPARTMENT  
3301 EAST TAMiami TRAIL. NAPLES, FLORIDA 34112  
(941) 774-8192

SKETCH OF DESCRIPTION  
NOT A SURVEY



LEGAL DESCRIPTION

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 50 SOUTH, RANGE 26, EAST COLLIER COUNTY, FLORIDA, THENCE N 89° 36' 57" E 60.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89° 36' 57" E 40.00 FEET, THENCE S 00° 14' 52" E 120.00 FEET, THENCE N 89° 36' 57" E 303.47 FEET, THENCE S 00° 00' 12" E 773.48 FEET, THENCE S 89° 41' 08" W 300.17 FEET, THENCE N 00° 14' 52" W 195.13 FEET, THENCE S 89° 40' 03" W 40.00 FEET, THENCE N 00° 14' 52" W 69.76 FEET TO THE POINT OF BEGINNING CONTAINING 3.998 ACRES MORE OR LESS.

EXHIBIT B  
Page 1 of 1

- GENERAL NOTES**
- 1) P.O.C. = POINT OF COMMENCEMENT
  - 2) P.O.B. = POINT OF BEGINNING
  - 3) SEC. = SECTION
  - 4) TWP. = TOWNSHIP
  - 5) RGE. = RANGE
  - 6) RW = RIGHT OF WAY
  - 7) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
  - 8) NOT VALID UNLESS SIGNED AND SEALED WITH THE EMBOSSED SEAL OF A PROFESSIONAL LAND SURVEYOR

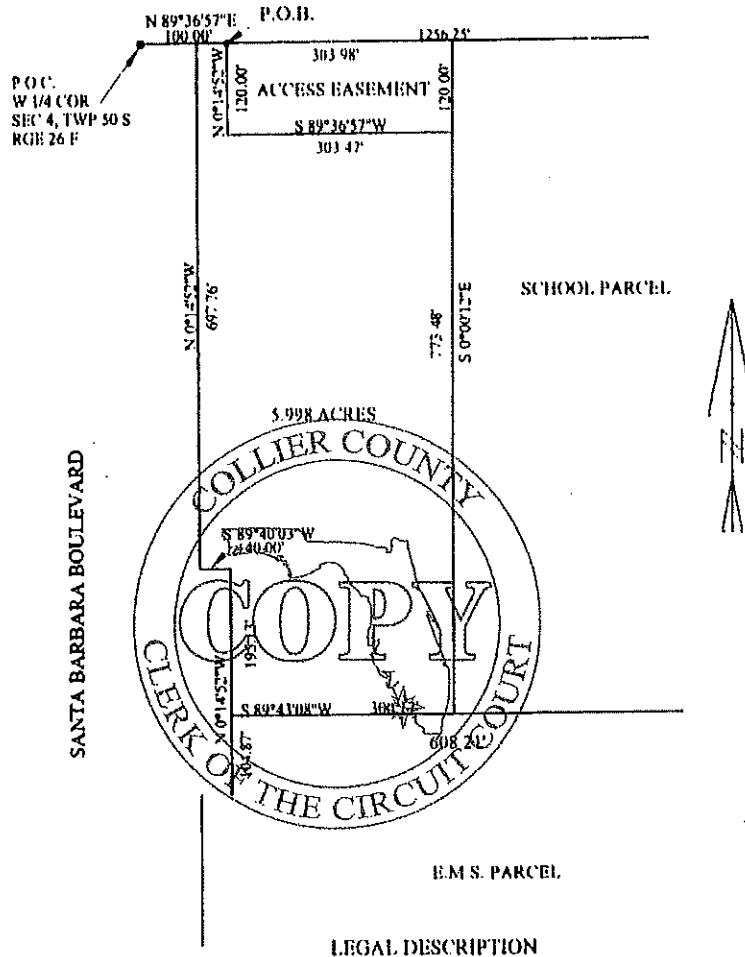
PREPARED BY:  
*George R. Richmond*  
GEORGE R. RICHMOND P.L.S. 2408  
COLLIER COUNTY PUBLIC WORKS  
3301 E. TAMiami TRAIL  
NAPLES, FLORIDA 34112

DRAWN BY	CHECKED BY	SCALE	DATE	FILE NO	
		NOT TO SCALE	OCTOBER 9, 2001	SBSCD	SHEET 1 OF 1

\*\*\* 2970 PG. 3330 \*\*\*

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

**SKETCH OF DESCRIPTION  
 NOT A SURVEY**



COMMENCE AT THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 50 SOUTH, RANGE 26, EAST COLLIER COUNTY, FLORIDA, THENCE N 89°36'57" E 100.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89°36'57" E 303.98 FEET, THENCE S 00°00'12" E 120.00 FEET, THENCE S 89°36'57" W 303.47 FEET, THENCE N 00°14'52" W 120.00 FEET, TO THE POINT OF BEGINNING CONTAINING 0.837 ACRES MORE OR LESS

**GENERAL NOTES**

- 1) P.O.C. = POINT OF COMMENCEMENT
- 2) P.O.B. = POINT OF BEGINNING
- 3) SEC. = SECTION
- 4) TWP. = TOWNSHIP
- 5) RGE. = RANGE
- 6) RW = RIGHT OF WAY
- 7) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 8) NOT VALID UNLESS SIGNED AND SEALED WITH THE EMBOSSED SEAL OF A PROFESSIONAL LAND SURVEYOR

**EXHIBIT** C  
 Page 1 of 1

PREPARED BY:

*George R. Richmond*  
 GEORGE R. RICHMOND P.L.S. 2408  
 COLLIER COUNTY PUBLIC WORKS  
 3301 E. TAMiami TRAIL  
 NAPLES, FLORIDA 34112

DRAWN BY	CHECKED BY	SCALE	DATE	FILE NO	
		NOT TO SCALE	NOVEMBER 26, 2001	SBAE	SHEET 1 OF 1

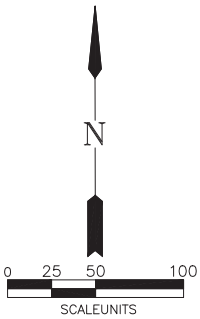
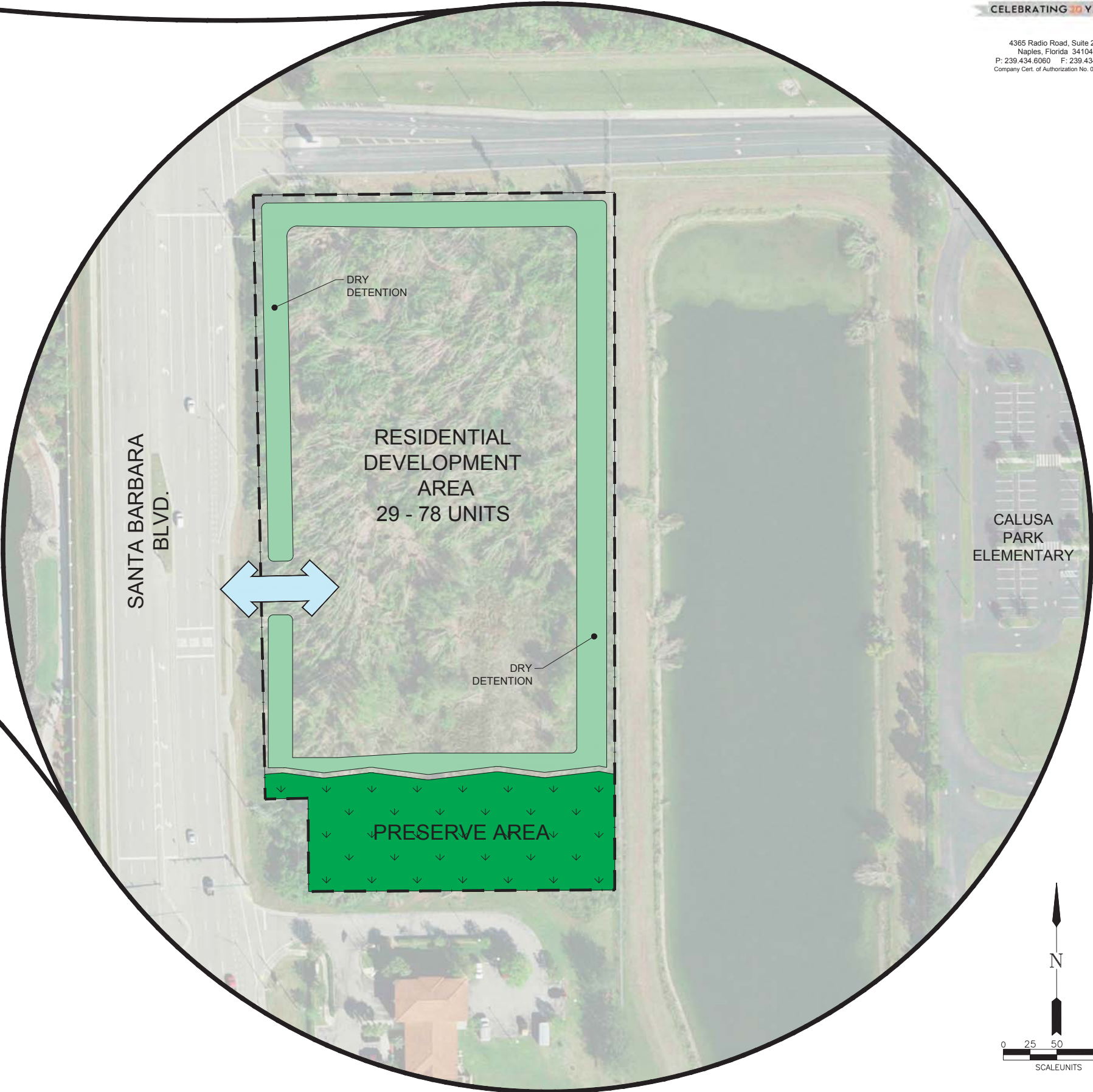
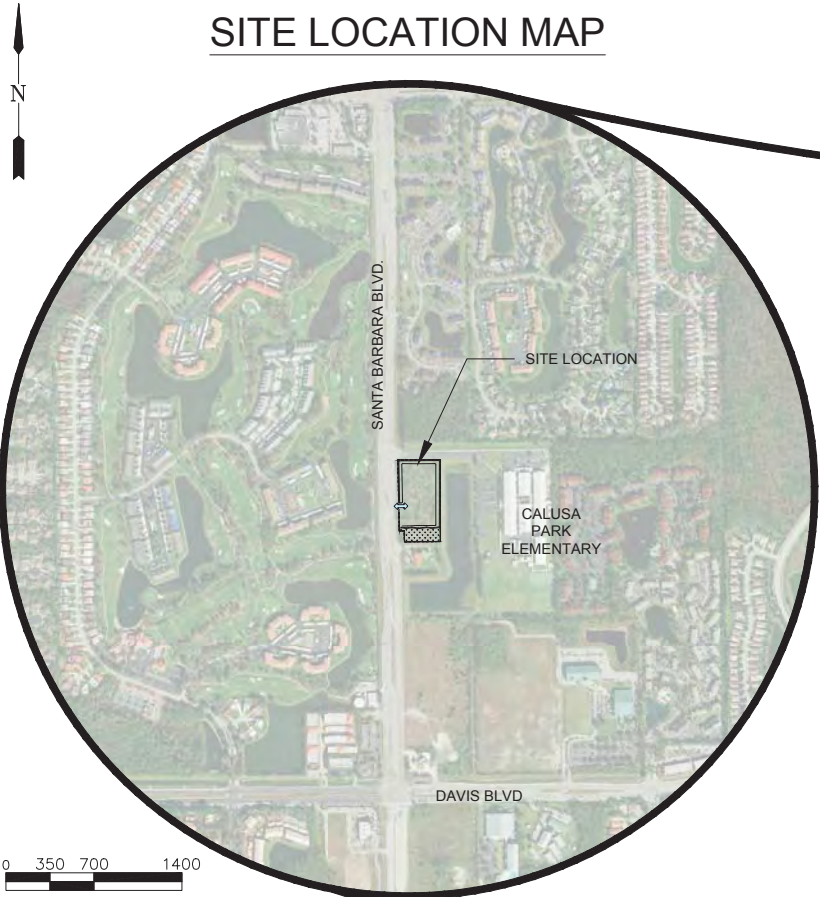
**ATTACHMENT C – Bembridge PUD**  
**Proposed Conceptual Site Plans**

SITE LOCATION MAP

BEMBRIDGE PUD



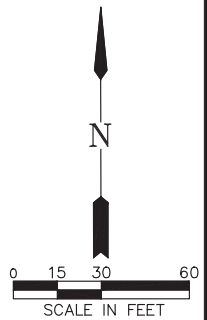
4365 Radio Road, Suite 201  
Naples, Florida 34104  
P: 239.434.6060 F: 239.434.6084  
Company Cert. of Authorization No. 00009496





IMPERVIOUS		
USE	ACRES	% OF SITE
PRESERVE AREA	±0.73 ACRES	15%
ESTIMATED STORMWATER DETENTION REMAINING	±0.42 ACRES	9%
LAND	±3.72 ACRES	76%
TOTAL SITE AREA	±4.87 ACRES	100%

USE	COUNT
NUMBER OF UNITS	28
NUMBER OF STORIES	1



TITLE: CONCEPT PLAN #1 LOW DENSITY (28 UNITS)



JEFF L. DAVIDSON, P.E. NO. 47161  
ANDREW E. RATH, P.E. NO. 73996  
RYAN A. WHITE, P.E. NO. 67400  
JENNA A. WOODWARD, P.E. NO. 84212

SHEET NO:  
CP01



USE	COUNT
NUMBER OF UNITS	54
NUMBER OF STORIES	2

**DAVIDSON**  
ENGINEERING  
4365 Radio Road, Suite 201  
Naples, Florida 34104  
239.434.6060 F: 239.434.6084  
Temporary Cert. of Authorization No. 00009496

CC BEMBRIDGE PUD

TITLE:  
CONCEPT PLAN #2 MEDIAN  
DENSITY (54 UNITS)

NT: **MANATEE AND BEMBRIDGE**

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
PROJECT NO.:  
XX-XXXX

REV. NO.		REV. DATE	DESCRIPTION
		XXXX/XXXX	XXXX FIRST SUBMITTAL

JEFF L. DAVIDSON, P.E. NO. 47161  
ANDREW E. RATH, P.E. NO. 73996  
RYAN A. WHITE, P.E. NO. 67400  
JENNA A. WOODWARD, P.E. NO. 84212

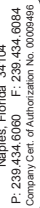
SHEET NO:  
CP02



IMPERVIOUS		
USE	ACRES	% OF SITE
PRESERVE AREA	±0.73 ACRES	15%
ESTIMATED STORMWATER DETENTION	±0.73 ACRES	15%
REMAINING BUILDABLE LAND	±3.41 ACRES	70%
TOTAL SITE AREA	±4.87 ACRES	100%

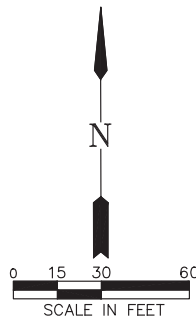
USE	COUNT
NUMBER OF UNITS	78
NUMBER OF STORIES	4

SHEET TITLE:  
CONCEPT PLAN #2 HIGH DENSITY  
(78 UNITS)



JEFF L. DAVIDSON, P.E. NO. 47161  
ANDREW E. RATH, P.E. NO. 73996  
RYAN A. WHITE, P.E. NO. 67400  
JENNA A. WOODWARD, P.E. NO. 84212

SHEET NO:  
CP03





USE	ACRES	% OF SITE
PUMP STATION	±2.00 ACRES	41%
STORMWATER DETENTION	±0.30 ACRES	6%
REMAINING DEVELOPMENT AREA	±2.57 ACRES	53%
TOTAL SITE AREA	±4.87 ACRES	100%

USE	COUNT
NUMBER OF UNITS	67
NUMBER OF STORIES	3

[illegible]

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
PROJECT NO.:  
XX-XXXX

NT: MANATEE AND BEMBRIDGE

PROJECT:	CC BEMBRIDGE PUD
SHEET TITLE:	CONCEPT PLAN #4 (67 UNITS)



JEFF L. DAVIDSON, P.E. NO. 47161  
ANDREW E. RATH, P.E. NO. 73996  
RYAN A. WHITE, P.E. NO. 67400  
JENNA A. WOODWARD, P.E. NO. 84212

SHEET NO:  
CP04

**Attachment D – Excerpt from Stantec Master Pump Station  
313.00 Alternate Site Evaluation Technical Memorandum**







## **ATTACHMENT E – Bembridge PUD School Impact Analysis**

## BEMBRIDGE PUD

### Under Current Landuse and Zoning: Estimated Impact on Level of Service Standard (LOSS) by Concurrency Service Area (CSA)

#### 29 UNITS (MULTIFAMILY)

CSA LOSS	Concurrency Service Area (CSA)	CSA FISH Cap 2018	CSA Projected Enrollment (CIP) 2022/2023 School Yr	Current Student Estimate	CSA Projected Enrollment (CIP) 2022/2023 School Yr	CSA LOS
95%	E4 Golden Gate City Area	4107	3177	6	3177	77%
95%	M2 Southwest Area	2866	2325	2	2325	81%
100%	H3 North Central Area	3995	3995	3	3995	100%

### Proposal: Estimated Impact on Level of Service Standard (LOSS) by Concurrency Service Area (CSA)

#### 54 UNITS (MULTIFAMILY)

CSA LOSS	Concurrency Service Area (CSA)	CSA FISH Cap 2018	CSA Projected Enrollment (CIP) 2022/2023 School Yr	Proposal Student Estimate	CSA Estimated Impact Enrollment	CSA LOS
95%	E4 Golden Gate City Area	4107	3177	5	3182	77%
95%	M2 Southwest Area	2866	2325	2	2327	81%
100%	H3 North Central Area	3995	3995	2	3997	100%

### Proposal: Estimated Impact on Level of Service Standard (LOSS) by Concurrency Service Area (CSA)

#### 78 UNITS (MULTIFAMILY)

CSA LOSS	Concurrency Service Area (CSA)	CSA FISH Cap 2018	CSA Projected Enrollment (CIP) 2022/2023 School Yr	Proposal Student Estimate	CSA Estimated Impact Enrollment	CSA LOS
95%	E4 Golden Gate City Area	4107	3177	10	3187	78%
95%	M2 Southwest Area	2866	2325	4	2329	81%
100%	H3 North Central Area	3995	3995	4	3999	100%

#### Notes:

1. Proposals exclude impacts of units currently allowable in the PUD
2. The CIP (Capital Improvement Plan) is a five year plan updated annually
3. New high school capacity is expected to be available in the 2023/24 school year and will be added to the CIP next year.
4. When a proposed change exceeds the LOSS for the CSA the project is located within, adjacent CSA's are evaluated for capacity availability
5. This is for informational purposes only. Concurrency is determined at time of subdivision or plat

**ATTACHMENT F – Bembridge PUD Transportation  
Report**





# Transportation Report

---

## Bembridge PUD Affordable Housing Due Diligence

**Collier County, Florida  
8/30/2018**

Prepared for:

Davidson Engineering, Inc.  
4365 Radio Road, Suite 201  
Naples, FL 34104  
Phone: 239-434-6060

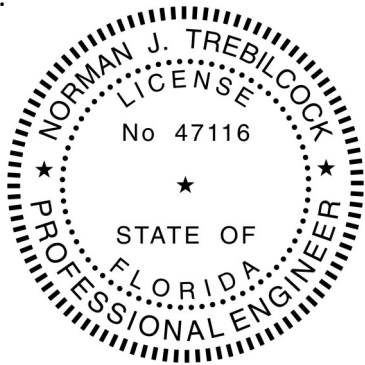
Prepared by:

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

# Statement of Certification

---

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



This item has been electronically signed and sealed by Norman J. Trebilcock, PE using a *SHA-1* authentication code.

Printed copies of this document are not considered signed and sealed, and the *SHA-1* authentication code must be verified on any electronic copies.

---

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

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Concurrency – Level of Service Considerations .....	7
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Access Management Considerations .....	10
Anticipated Developer Commitments .....	10
Identify Collier County Coordination .....	12
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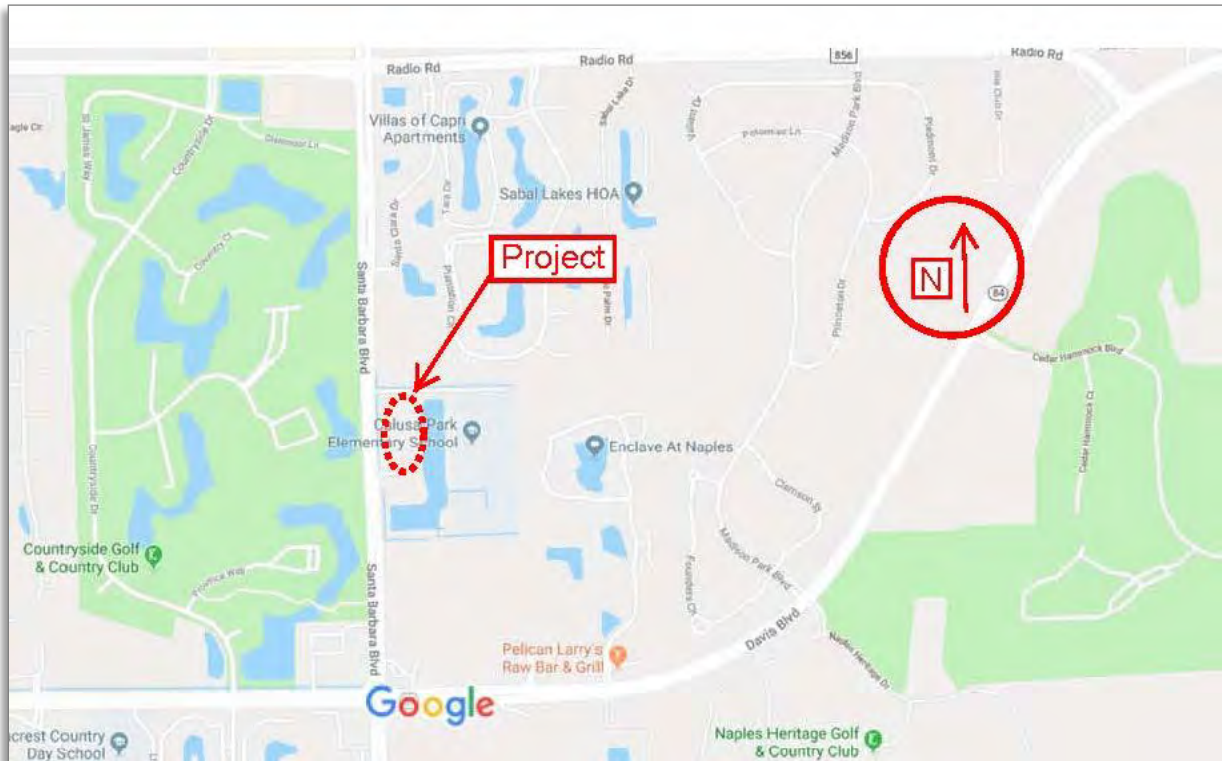
### Appendices

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## Project Description

The Bembridge Planned Unit Development (PUD) Affordable Housing project is a proposed residential development located on the east side of Santa Barbara Boulevard, north of Davis Boulevard and approximately 1/2 miles south of Radio Road, in Section 4, Township 50 South, Range 26 East, in Collier County, Florida (ref. **Figure 1 – Project Location Map**).

**Figure 1 – Project Location Map**



The subject property is currently vacant land and lies within the Bembridge Emergency Services Complex, which is currently zoned Community Facilities Planned Unit Development (CFPUD) and Residential Planned Unit Development (RPUD). Based on the approved Collier County Ordinance No. 05-46, the proposed project is part of Tract A which currently allows for Residential development.

For the purposes of this due diligence analysis, the development proposes 4 concept site plan scenarios, as illustrated in **Appendix A: Project Site Plan – Concept Scenarios**.

The traffic evaluation provides a highest and best use scenario with respect to the project's estimated trip generation. Traffic calculations are based on the Land Use Code (LUC)

descriptions as depicted in the Institute of Transportation Engineers (ITE) Trip Generation Manual. As such, the ITE LUC 220 Multifamily Housing (Low-Rise) and ITE LUC 221 Multifamily Housing (Mid-Rise) are utilized for the purposes of this analysis. The associated common recreation amenities are considered passive incidental to the residential land use, and are not included in the trip generation analysis.

A pump station reservation concept is presented as Scenario 4 development. Typically, the pumping stations operate in un-manned automatic mode. As such, traffic generation associated with the pump station use is disregarded for this analysis.

The proposed development scenarios are illustrated in **Table 1**.

**Table 1**  
**Proposed Development Concept Scenarios**

Development	Land Use Type	Total Size	ITE Land Use	ITE Land Use Code
<b>Scenario 1 Low Density</b>	Residential Duplex	28 dwelling units	Multifamily Housing (Low-Rise)	220
<b>Scenario 2 Moderate Density</b>	Residential Multifamily	54 dwelling units	Multifamily Housing (Low-Rise)	220
<b>Scenario 3* High Density</b>	Residential Multifamily	78 dwelling units	Multifamily Housing (Low-Rise)	220*
<b>Scenario 4* Pump Station Reservation Concept</b>	Residential Multifamily	67 dwelling units	Multifamily Housing (Low-Rise)	220*
	Wastewater Pumping Station	2 acres	N/A	N/A

Note(s): \*The development scenarios #3 and #4 propose 3-4 story buildings which are typically covered under ITE LUC 221 – Multifamily Mid-Rise. In order to preserve the intent of the proposed development scenarios (similar type residential units), the ITE LUC 220 Multifamily Low-Rise is conservatively utilized in this report.

For purposes of this evaluation, the project build-out year is assumed to be consistent with the Collier County 2023 planning horizon.

## Traffic Impact Statement Considerations

The purpose of a Traffic Impact Statement is to quantify potential traffic impacts, evaluate compliance with the transportation concurrency requirements consistent with the comprehensive plan, and identify site-related operational deficiencies that impact the health, safety and welfare of the travelling public.

Where applicable, the Traffic Impact Statement shall also analyze access points, median openings and intersections significantly impacted by the development on the transportation system and develop mitigation strategies to offset the impacts according to the methodologies and provisions as described in the Collier County Traffic Impact Study (TIS) Guidelines and Procedures. These guidelines are in addition to the requirements of the access-management regulations and in the event of any conflict between these guidelines and such regulations, the more stringent requirement shall apply.

## Methodology Statement, Review Fees and Study Classification

Prior to conducting any traffic related study, a methodology statement shall be submitted for review and approval by County Transportation Planning Staff. Transportation studies are classified as follows: Small Scale Study – no significant operational or roadway impacts; Minor Study – no significant operational impacts with minimal roadway impacts and work within the County right-of-way (ROW); and Major Study – significant roadway and/or operational impacts.

Collier County review fees associated with a traffic impact statement submittal are as follows: \$500 – Methodology Fee; Small Scale Study Review Fee (less than 50 net new 2-way trips) – No Fee; Minor Study Review Fee (50 or greater but less than 100 net new 2-way trips) – \$750; and Major Study Review Fee (100 net new 2-way trips or greater) – \$1,500.

The project's site trip generation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition. The Online Traffic Impact Study Software (OTISS) trip generation calculation worksheets are provided in **Appendix B: ITE Trip Generation Calculations**. Based on the Collier County TIS Guidelines and Procedures and Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition, for the purposes of the methodology meeting, this project qualifies for a Small Scale Study (Total \$500 = \$500 Methodology Fee + \$0 Study Review Fee).

## Concurrency – Level of Service Considerations

Collier County's Concurrency Management System is intended to ensure that there is adequate roadway capacity available to serve current and future development. Transportation concurrency is a measure of the capacity of the roadway system to support the adopted Level of Service (LOS) for vehicular traffic. Collier County evaluates concurrency at the time of application for rezoning, site development plan (SDP), site development plan amendment (SDPA), site improvement plan (SIP), and subdivision construction plat and plan (PPL), as applicable.

Generally, concurrency is evaluated for each link significantly impacted by a proposed application. Proportionate share payments may be used to mitigate impacts of a development on a deficient roadway link.

Collier County transportation staff will review total trip capacity available for new developments based on the PM Peak Hour trips generated by the project. Projected trip generation for the project is illustrated in **Appendix B: ITE Trip Generation Calculations**.

For the purposes of this report, a concurrency evaluation is performed for Santa Barbara Boulevard, specifically for the segment directly accessed by the project (from Radio Road to Davis Boulevard).

Santa Barbara Boulevard segment from Radio Rd. to Davis Blvd. is a six-lane divided roadway under Collier County jurisdiction and has a posted legal speed limit of 45 mph in the vicinity of project. The existing roadway conditions are consistent with the traffic data provided within the Collier County adopted 2017 Annual Update and Inventory Report (AUIR).

Roadway improvements that are currently under construction or are scheduled to be constructed within the Five-year Transportation Improvement Plan (TIP) or Capital Improvement Program (CIP) are considered to be committed improvements. As no such improvements were identified in the Collier County 2017 AUIR, the evaluated roadway segment is anticipated to remain under current capacity potential through project build-out. The existing and future roadway conditions are illustrated in **Table 2, Existing and Future Roadway Conditions**.

**Table 2**  
**Existing and Future Roadway Conditions**

Roadway Link	CC AUIR Link ID #	Roadway Link Location	Existing Conditions Roadway	Min. Standard LOS	Exist Peak Dir, Peak Hr Capacity Volume	2023 Project Build out Roadway
<b>Santa Barbara Blvd.</b>	78.0	Radio Rd. to Davis Blvd.	6D	E	3,100 (NB)	6D

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

The analyzed Santa Barbara Boulevard segment is located within the East Central Transportation Concurrency Management Area (TCMA). The TCMA's designation is provided in Policy 5.6 of the Transportation Element – Collier County Growth Management Plan (GMP).

In agreement with Policy 5.7 of the Transportation Element, the TCMA concurrency is measured on a system-wide basis such that each TCMA shall maintain 85% of its lane miles at or above the LOS standards. Based on the information contained in 2017 AUIR, the East Central TCMA percent lane miles meeting standard is 92.6%.

A significance test is performed in compliance with adopted Collier County Land Development Code (LDC), Section 6.02.02 – M and Collier County Traffic Impact Study (TIS) Guidelines and Procedures. Based on our preliminary evaluation for this parcel, the proposed development does not create a significant impact on the analyzed Santa Barbara Boulevard segment.

As illustrated in Collier County LDC, Section 6.02.02 – M.2., once traffic from a development has been shown to be less than significant on any segment using Collier County TIS criterion, the development's impact is not required to be analyzed further on any additional segments.

Level of service evaluation for a specific roadway segment is based on the projected peak hour traffic compared against its maximum adopted service volume (as illustrated in the Collier County AUIR).



Based on our preliminary evaluation, the analyzed roadway segment does not exceed the adopted LOS standard with or without the project at 2023 future build-out conditions. As such, no LOS deficiencies are expected for the surrounding area roadway network.

In conclusion, the proposed Bembridge PUD project development scenarios do not have a significant and adverse impact on the surrounding roadway network. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

## **Road Impact Fees and Certificate of Adequate Public Facilities**

Prior to approval of a Site Development Plan (SDP) application, 33% of the estimated road impact fees must be paid and a Certificate of Adequate Public Facilities (COA) for transportation concurrency issued. Upon concurrency approval and payment, a COA in perpetuity will be issued concurrently with approval of the SDP application. Final calculation of the impact fees is based upon the rates in effect when the building permit is submitted, or at issuance of a certificate of occupancy, whichever is less. The remaining road impact fees and all other impact fees are paid prior to the issuance of a Certificate of Occupancy.

The current county roadway impact fee for a Home-condo/Townhouse is \$4,844.91 per unit. Based on Collier County Impact Fee Schedule dated February 8, 2018, the total impact fees (utility impact fees are not included) associated with proposed scenarios are as follows: Scenario 1 – 28 dwelling units – \$312,243.96; Scenario 2 – 54 dwelling units – \$602,184.78; Scenario 3 – 67 dwelling units – \$657,740.34; Scenario 4 – 78 dwelling units – \$765,727.56.

Impact fee evaluation is illustrated in **Appendix C: Collier County Residential Impact Fees**.

Pursuant to the requirements established in Collier County LDC, Section 74-401, the County shall defer the payment of the impact fee for any new dwelling unit which qualifies as affordable housing. Applicable definitions for affordable housing dwelling units are depicted in Collier County LDC, Section 74-402.

## Access Management Considerations

Santa Barbara Boulevard is functionally classified as a major collector in compliance with Collier County GMP – Transportation Element – Map TR – 3.0.

In addition, consistent with the Collier County Access Management Policy inventory spreadsheet, the analyzed Santa Barbara Boulevard segment (AUIR ID #78.0) is designated as a future Access Class 5.

Collier County Resolution No. 13-257, as may be amended, establishes the adopted Collier County Access Management system for arterial and collector roadways. The adopted spacing standard is illustrated in Table 1 – Access Classification and Standards of the approved Collier County Access Management Policy. As such, the established spacing standard for the Santa Barbara Boulevard analyzed segment is 330 ft as minimum connection spacing, 440 ft for directional median openings, and 1,320 ft for full median openings.

Based on the existing access configuration along Santa Barbara Boulevard in the vicinity of project, a right-in/right-out access is allowed under the Access Management Policy provisions. The proposed access onto Santa Barbara Boulevard should be located at the center of the parcel frontage to allow for the minimum spacing standard from the neighboring driveway connections.

An access connection onto the Calusa Park Elementary school's access drive is allowed based on current provisions illustrated in the Collier County Ordinance No. 05-46. Based on the adopted Access Management Policy standards, a minimum corner clearance of 125 ft should be provided from the Santa Barbara Boulevard and school's access road intersection. To promote safe intersection operations, the proposed driveway should be located as close as feasibly possible to the eastern property line.

## Anticipated Developer Commitments

- A. It is customary for residential development projects in Collier County to establish home owner associations or condo associations to be responsible for the infrastructure. All internal roads, driveways, alleys, pathways, sidewalks, and interconnections to adjacent developments shall be operated and maintained by an entity created by the developer and Collier County shall have no responsibility for maintenance of any such on-site facilities. The cost of the site improvements are being estimated by others and are not included in this report.

- B. **Site Access Improvements:** If any required turn lane improvement requires the use of existing County ROW or easements (Santa Barbara Boulevard), compensating ROW along the development frontage may need to be provided without cost to Collier County as a consequence of such improvement.

Based on our preliminary analysis, a dedicated right-turn lane is warranted at the project access on Santa Barbara Boulevard. The minimum turn lane length is 185 ft (which includes a 50 ft taper) plus required queue, as depicted in FDOT Design Standards Index 301 (for a design speed of 45 mph). At the minimum, the turn lane should be 210 ft long (which includes a minimum of 25 ft of storage). The preliminary right-turn lane magnitude of cost estimate is \$150,000. During final development order design, the most cost effective design can be developed. The site access improvements are considered site related and would need to be covered 100% by the development. In addition, the County may require compensating ROW up to the square footage of the turn lanes pavement.

The estimated costs for turn lane improvements consider reconstruction of the existing sidewalk and potential utilities relocation.

No turn lane improvements are expected for the proposed connection onto the shared school's access drive.

- C. **Offsite Improvements:** Based on our preliminary analysis, the project estimated traffic will not trigger level of service deficiency at Santa Barbara and school's access drive signalized intersection. No turn lane improvements are anticipated at this location.

An intersection operational analysis may be required at the time of rezone and/or development order processes.

- D. **Impact Fees and Concurrency Fair Share:**

Impact fees were discussed previously in the "Road Impact Fees and Certificate of Public Facilities" section of this report. As previously illustrated the impact fee amount ranges from \$312,243.96 to \$765,727.56 (impact fee deferral for affordable housing projects per LDC regulations),

In compliance with the Collier County LDC, Section 6.02.03 – F, proportionate share payments may be used to mitigate the impacts of a development on a deficient roadway link. Based on our preliminary evaluation and consistent with the Collier County TIS Guidelines and Procedures, the analyzed roadway segment does not exceed the adopted LOS standard with or without the project at 2023 future build-out conditions (no LOS

deficiencies are projected). As such, concurrency mitigation proportionate share payments are not expected in conjunction with the proposed development.

## Identify Collier County Coordination

Coordination with Collier County staff is recommended as a condition of future development approval. The specific details of the site and offsite improvements would be determined during the development approval process and would be further defined in the future Traffic Impact Statement prepared at the time of SDP application.

A Collier County ROW Permit will be required for any improvements on Santa Barbara Boulevard. The Collier County ROW Permit can run concurrent with the SDP permitting process.

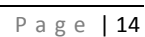
## Potential Contribution Requirements

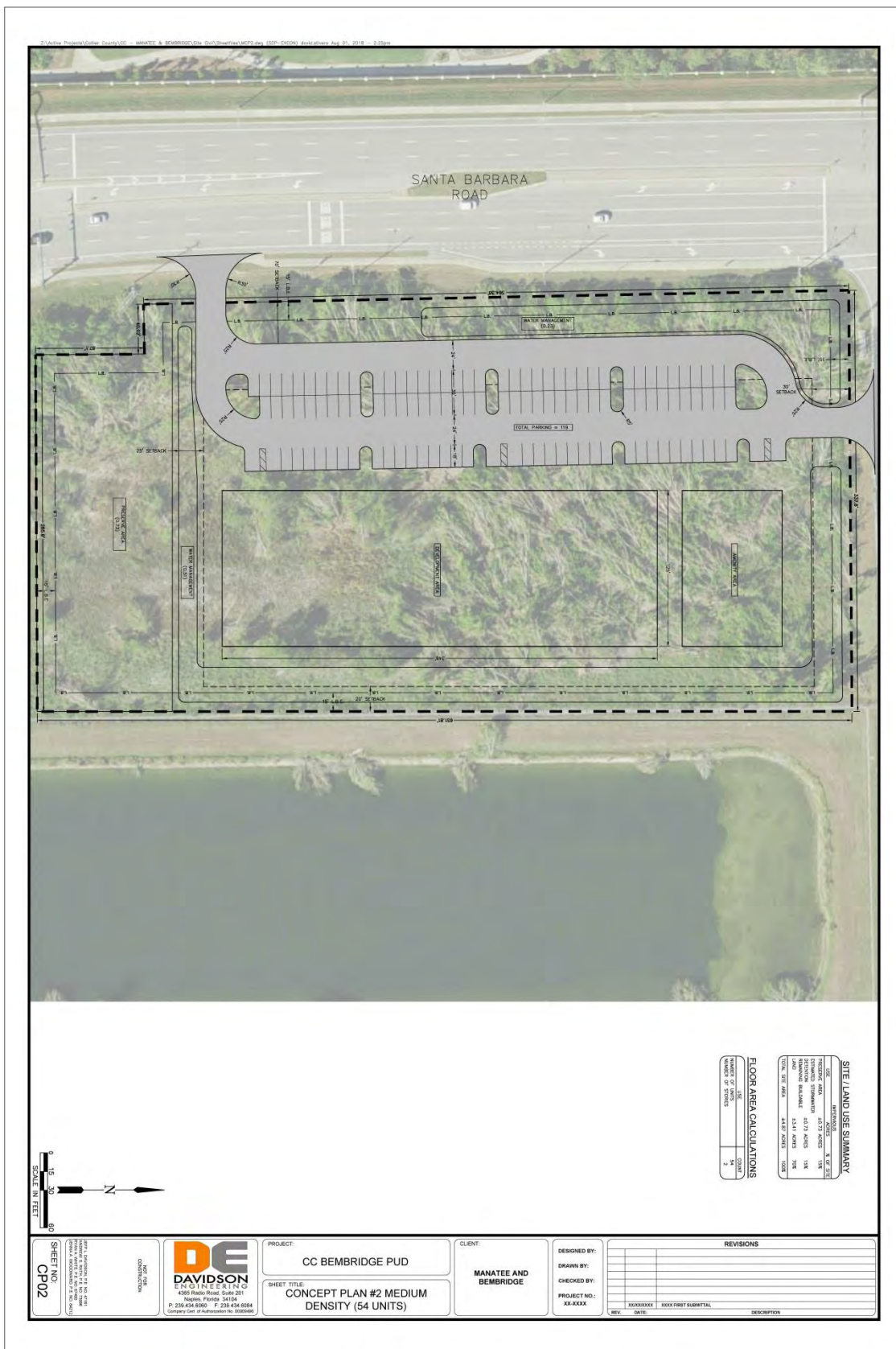
Contribution requirements for transportation related impacts have been identified and explained in the developer commitments section of this report and are illustrated in the table below:

Item	Development Location	Description of Improvement	Total Improvement Cost*	Contribution Requirement/Developer Cost
1	Santa Barbara Boulevard	Santa Barbara Project Access – Turn Lane Improvements	\$150,000	100%/\$150,000

Note(s): \*Costs are applicable regardless of which development scenario is pursued in permitting.

## **Appendix A: Project Site Plan – Concept Scenarios**













## **Appendix B: ITE Trip Generation Calculations**

Project Information	
<b>Project Name:</b>	Bembridge - Due Dilligence
<b>No:</b>	
<b>Date:</b>	8/22/2018
<b>City:</b>	
<b>State/Province:</b>	
<b>Zip/Postal Code:</b>	
<b>Country:</b>	
<b>Client Name:</b>	
<b>Analyst's Name:</b>	
<b>Edition:</b>	ITE-TGM 10th Edition

Land Use	Size	Weekday		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>220 - Multifamily Housing (Low-Rise)</b> <b>(General Urban/Suburban)</b>	28 Dwelling Units	86	85	3	11	12	7
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		86	85	3	11	12	7
<b>220 - Multifamily Housing (Low-Rise) - 1</b> <b>(General Urban/Suburban)</b>	54 Dwelling Units	184	183	6	21	21	13
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		184	183	6	21	21	13
<b>220 - Multifamily Housing (Low-Rise) - 2</b> <b>(General Urban/Suburban)</b>	67 Dwelling Units	233	233	8	25	26	15
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		233	233	8	25	26	15
<b>220 - Multifamily Housing (Low-Rise) - 3</b> <b>(General Urban/Suburban)</b>	78 Dwelling Units	275	274	9	29	30	17
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		275	274	9	29	30	17

## PERIOD SETTING

**Analysis Name :** Weekday  
**Project Name :** Bembridge - Due Diligence **No :**  
**Date:** 8/22/2018 **City:**  
**State/Province:** **Zip/Postal Code:**  
**Country:** **Client Name:**  
**Analyst's Name:** **Edition:** ITE-TGM 10th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	28	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	86 50%	85 50%	171
220 - Multifamily Housing (Low-Rise) - 1 (General Urban/Suburban)	Dwelling Units	54	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	184 50%	183 50%	367
220 - Multifamily Housing (Low-Rise) - 2 (General Urban/Suburban)	Dwelling Units	67	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	233 50%	233 50%	466
220 - Multifamily Housing (Low-Rise) - 3 (General Urban/Suburban)	Dwelling Units	78	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	275 50%	274 50%	549

## PERIOD SETTING

**Analysis Name :** AM Peak Hour  
**Project Name :** Bembridge - Due Dilligence **No :**  
**Date:** 8/22/2018 **City:**  
**State/Province:** **Zip/Postal Code:**  
**Country:** **Client Name:**  
**Analyst's Name:** **Edition:** ITE-TGM 10th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	28	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	3 21%	11 79%	14
220 - Multifamily Housing (Low-Rise) - 1 (General Urban/Suburban)	Dwelling Units	54	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	6 22%	21 78%	27
220 - Multifamily Housing (Low-Rise) - 2 (General Urban/Suburban)	Dwelling Units	67	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	8 24%	25 76%	33
220 - Multifamily Housing (Low-Rise) - 3 (General Urban/Suburban)	Dwelling Units	78	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	9 24%	29 76%	38

## PERIOD SETTING

**Analysis Name :** PM Peak Hour  
**Project Name :** Bembridge - Due Dilligence **No :**  
**Date:** 8/22/2018 **City:**  
**State/Province:** **Zip/Postal Code:**  
**Country:** **Client Name:**  
**Analyst's Name:** **Edition:** ITE-TGM 10th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	28	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X)$ +/-0.02	12 63%	7 37%	19
220 - Multifamily Housing (Low-Rise) - 1 (General Urban/Suburban)	Dwelling Units	54	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X)$ +/-0.02	21 62%	13 38%	34
220 - Multifamily Housing (Low-Rise) - 2 (General Urban/Suburban)	Dwelling Units	67	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X)$ +/-0.02	26 63%	15 37%	41
220 - Multifamily Housing (Low-Rise) - 3 (General Urban/Suburban)	Dwelling Units	78	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X)$ +/-0.02	30 64%	17 36%	47



## **Appendix C: Collier County Residential Impact Fees**

**COLLIER COUNTY  
RESIDENTIAL IMPACT FEES  
EFFECTIVE FEBRUARY 8, 2018**  
Changes to School

LAND USE	COMMUNITY PARKS	REGIONAL PARKS	ROADS	EMS	SCHOOLS	GOVERNMENT BUILDINGS	LIBRARIES	LAW ENFORCEMENT	JAIL	SUBTOTAL	WATER <sup>1</sup>	SEWER <sup>1</sup>	TOTAL PER UNIT WITHOUT FIRE <sup>2</sup>
Assisted Living Facility	\$455.20	\$1,230.24	\$805.19	\$79.27	\$0.00	\$524.81	\$145.83	\$400.34	\$231.67	\$3,813.55	\$2,562.00	\$2,701.00	\$9,076.55
Condo, Duplex or Single Family Attached	\$455.20	\$1,230.24	\$4,844.91	\$67.50	\$2,844.19	\$443.94	\$159.78	\$296.56	\$259.25	\$10,601.57	\$2,562.00	\$2,701.00	\$15,864.57
Hi-Rise Condominium (9+ Stories)	\$455.20	\$1,230.24	\$3,510.36	\$67.50	\$2,844.19	\$443.94	\$159.78	\$296.56	\$9,267.02	\$2,562.00	\$2,562.00	\$2,701.00	\$14,530.02
Mobile Home (in Mobile Home Park)	\$716.28	\$2,145.29	\$3,146.48	\$113.81	\$7,238.45	\$748.50	\$270.11	\$457.20	\$397.15	\$15,233.27	\$2,562.00	\$2,701.00	\$20,496.27
Mobile Home (Not in Mobile Home Park)*	\$716.28	\$2,145.29	\$7,443.99	\$113.81	\$7,238.45	\$748.50	\$270.11	\$457.20	\$397.15	\$19,530.78	\$2,562.00	\$2,701.00	\$24,793.78
Multi-Family (Apts.) 1-10 Stories and Guest House	\$455.20	\$1,230.24	\$5,541.89	\$67.50	\$2,844.19	\$443.94	\$159.78	\$296.56	\$228.91	\$11,268.21	\$2,562.00	\$2,701.00	\$16,531.21
Multi-Family (Apts.) >10 Stories	\$455.20	\$1,230.24	\$3,531.57	\$67.50	\$2,844.19	\$443.94	\$159.78	\$296.56	\$228.91	\$9,257.89	\$2,562.00	\$2,701.00	\$14,530.89
Retirement Community (Condo/MF/SF Attached)	\$455.20	\$1,230.24	\$2,787.92	\$62.01	\$2,844.19	\$407.81	\$145.83	\$265.67	\$215.12	\$8,413.99	\$2,562.00	\$2,701.00	\$13,676.99
Retirement Community (SF Detached <4000 s.f.)	\$933.83	\$2,694.32	\$2,787.92	\$62.01	\$8,389.54	\$407.81	\$145.83	\$265.67	\$215.12	\$16,303.05	\$2,562.00	\$2,701.00	\$21,565.05
RV Park Parks, Schools and Libraries only on Tree-Dom)	\$716.28	\$2,145.29	\$1,226.54	\$39.25	\$7,238.45	\$260.30	\$270.11	\$156.12	\$137.90	\$12,190.04	\$2,562.00	\$2,701.00	\$17,453.04
Single Family Addition/Replacement													
Original less than 4000 sq. ft. living area.	\$133.89	\$386.35	\$1,514.90	\$17.26	\$0.00	\$113.57	\$40.48	\$74.14	\$71.71	\$2,352.40	\$0.00	\$0.00	\$2,352.40
Single Family Detached <4000 Sq. Ft. Living	\$933.83	\$2,694.32	\$7,443.99	\$142.07	\$8,389.54	\$934.34	\$336.05	\$486.95	\$499.19	\$22,360.28	\$2,562.00	\$2,701.00	\$27,633.28
Single Family Detached 4000+ Sq. Ft. Living	\$1,067.72	\$3,080.67	\$8,958.89	\$159.33	\$8,389.54	\$1,047.91	\$376.63	\$661.09	\$770.90	\$24,712.68	\$2,562.00	\$2,701.00	\$29,975.68

\*Road rate used is for Single-Family Detached <4000 sq. ft.

<sup>1</sup>Rate used is for individually metered 0 to 4,999 square feet living space and no more than four toilets. Master Meter rates listed below. Please contact 252-6237 if greater than 4,999 sq. ft. or four toilets

<sup>2</sup>Total does not include Fire Impact Fees. See rates below depending upon Fire District.

<sup>3</sup>Assumes no change in meter size.

WATER & WASTEWATER (SEWER) IMPACT FEES - MULTI-FAMILY MASTER METERED				
Living Space (SQ.FT.)	Basic of Fee	ERC Factor	Water Fee	Wastewater Fee
0 TO 750	Per Unit	0.33	\$845	\$891
751 TO 1,500	Per Unit	0.67	\$1,716	\$1,809
1,501 OR MORE	Per Unit	1	\$2,562	\$2,701

FIRE IMPACT FEES				
	NORTH COLLIER FIRE	GREATER NAPLES FIRE	IMMOKALEE FIRE	OCHOPE FIRE
Use	Per Unit (Living Area)	Per Sq. Ft. Under Roof	Per Sq. Ft. Under Roof	Per Sq. Ft. Under Roof
Single-Family <4,000 Sq. Ft.	\$598.26	\$0.22	\$1.11	\$0.60
Single-Family 4,000 Sq. Ft. +	\$682.23	\$0.22	\$1.11	\$0.60
Multi-Family	\$304.38	\$0.22	\$1.11	\$0.60
Mobile Home/RV	\$465.31	\$0.22	\$1.11	\$0.60

CITY OF NAPLES AND CITY OF MARCO ISLAND; Collier County Community Parks, Law Enforcement, Fire, Water and Sewer are not assessed. Check with the City for their impact fees.

Impact Fee Administration  
2685 S. Horseshoe Drive, Unit 103  
Naples, FL 34104  
239-252-2991

### Impact Fee Calculation Summary

The current date and time is 8/30/2018 3:40:57 PM

#### Your Selection:

Use: Home-Condo/Townhouse  
Location: Collier County (Default)  
Fire District: East Naples (aka Greater Naples)  
Living Area Sq. Ft. per Unit: 2000  
Total Area Sq. Ft. per Unit: 2500  
# of Units: 28  
# of Floors: 1  
Common Area Sq. Ft.: 0

Utility Impact fee NOT INCLUDED. Please  
contact Utilities at 252-6237 for water and  
sewer Impact fees.

Impact Fee	Cost
Parks Regional	\$34,446.72
Parks Community	\$12,745.60
Library	\$4,473.84
Fire	\$15,400.00
School	\$79,637.32
Road	\$135,657.48
Jail	\$7,259.00
Emergency Medical Service	\$1,890.00
Government Building	\$12,430.32
Law Enforcement	\$8,303.68
<b>Total Fee</b>	<b>\$312,243.96</b>

Disclaimer: This calculator was designed as a tool to enable an applicant to estimate impact fees. The impact fee rates provided are consistent with the adopted Impact Fee Ordinance. There are many factors that may affect the total assessment, including determination of land use and credits for previous structures. Estimates derived from this module shall not substitute for the final fees calculated by County staff. Water and Sewer Impact Fees are not included in these calculations. Please see fee schedules or call 252-6237.

### Impact Fee Calculation Summary

The current date and time is 8/30/2018 3:44:18 PM

#### Your Selection:

Use: Home-Condo/Townhouse  
Location: Collier County (Default)  
Fire District: East Naples (aka Greater Naples)  
Living Area Sq. Ft. per Unit: 2000  
Total Area Sq. Ft. per Unit: 2500  
# of Units: 54  
# of Floors: 2  
Common Area Sq. Ft.: 0

Utility impact fee NOT INCLUDED. Please  
contact Utilities at 252-6237 for water and  
sewer impact fees.

Impact Fee	Cost
Parks Regional	\$66,432.96
Parks Community	\$24,580.80
Library	\$8,628.12
Fire	\$29,700.00
School	\$153,586.26
Road	\$261,625.14
Jail	\$13,999.50
Emergency Medical Service	\$3,645.00
Government Building	\$23,972.76
Law Enforcement	\$16,014.24
Total Fee	\$602,184.78

Disclaimer: This calculator was designed as a tool to enable an applicant to estimate impact fees. The impact fee rates provided are consistent with the adopted Impact Fee Ordinance. There are many factors that may affect the total assessment, including determination of land use and credits for previous structures. Estimates derived from this module shall not substitute for the final fees calculated by County staff. Water and Sewer Impact Fees are not included in these calculations. Please see fee schedules or call 252-6237.

### Impact Fee Calculation Summary

The current date and time is 8/30/2018 3:50:16 PM

#### Your Selection:

Use: Home-Condo/Townhouse  
Location: Collier County (Default)  
Fire District: East Naples (aka Greater Naples)  
Living Area Sq. Ft. per Unit: 2000  
Total Area Sq. Ft. per Unit: 2500  
# of Units: 67  
# of Floors: 3  
Common Area Sq. Ft.: 0

Utility impact fee NOT INCLUDED. Please  
contact Utilities at 252-6237 for water and  
sewer impact fees.

Impact Fee	Cost
Parks Regional	\$82,426.08
Parks Community	\$30,498.40
Library	\$10,705.26
Fire	\$36,850.00
School	\$190,560.73
Road	\$235,194.12
Jail	\$17,369.75
Emergency Medical Service	\$4,522.50
Government Building	\$29,743.98
Law Enforcement	\$19,869.52
Total Fee	\$657,740.34

Disclaimer: This calculator was designed as a tool to enable an applicant to estimate impact fees. The impact fee rates provided are consistent with the adopted Impact Fee Ordinance. There are many factors that may affect the total assessment, including determination of land use and credits for previous structures. Estimates derived from this module shall not substitute for the final fees calculated by County staff. Water and Sewer Impact Fees are not included in these calculations. Please see fee schedules or call 252-6237.

### Impact Fee Calculation Summary

The current date and time is 8/30/2018 3:52:34 PM

#### Your Selection:

Use: Home-Condo/Townhouse  
Location: Collier County (Default)  
Fire District: East Naples (aka Greater Naples)  
Living Area Sq. Ft. per Unit: 2000  
Total Area Sq. Ft. per Unit: 2500  
# of Units: 78  
# of Floors: 4  
Common Area Sq. Ft.: 0

Utility impact fee NOT INCLUDED. Please  
contact Utilities at 252-6237 for water and  
sewer impact fees.

Impact Fee	Cost
Parks Regional	\$95,958.72
Parks Community	\$35,505.60
Library	\$12,462.84
Fire	\$42,900.00
School	\$221,846.82
Road	\$273,808.08
Jail	\$20,221.50
Emergency Medical Service	\$5,265.00
Government Building	\$34,627.32
Law Enforcement	\$23,131.68
Total Fee	\$765,727.56

Disclaimer: This calculator was designed as a tool to enable an applicant to estimate impact fees. The impact fee rates provided are consistent with the adopted Impact Fee Ordinance. There are many factors that may affect the total assessment, including determination of land use and credits for previous structures. Estimates derived from this module shall not substitute for the final fees calculated by County staff. Water and Sewer Impact Fees are not included in these calculations. Please see fee schedules or call 252-6237.



**ATTACHMENT G – Bembridge PUD Environmental  
Assessment**



# BEMBRIDGE PUD

## Environmental Assessment

SECTION 04, TOWNSHIP 50 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA



Prepared For:



Davidson Engineering  
4365 Radio Road  
Suite #201  
Naples, FL 34104



Prepared By:



Earth Tech Environmental, LLC  
10600 Jolea Avenue  
Bonita Springs, FL 34135  
239.304.0030  
[www.eteflorida.com](http://www.eteflorida.com)

August 16, 2018

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## 1.0 INTRODUCTION

Earth Tech Environmental (ETE) has conducted a field investigation of the Bembridge PUD parcel (Subject Property). The purpose of the investigation was to:

1. Review Parcel History
2. Identify the presence and approximate location of any environmentally sensitive lands such as wetlands
3. Evaluate the property for potential listed species concerns
4. Make recommendations for environmental permitting

The Bembridge PUD parcel is located immediately east of Santa Barbara Boulevard and approximately 0.50 miles north of Davis Boulevard, in Collier County. According to the Collier County Property Appraiser, the Subject Property is approximately 4.87 acres. See Figure 1 below for the property location.

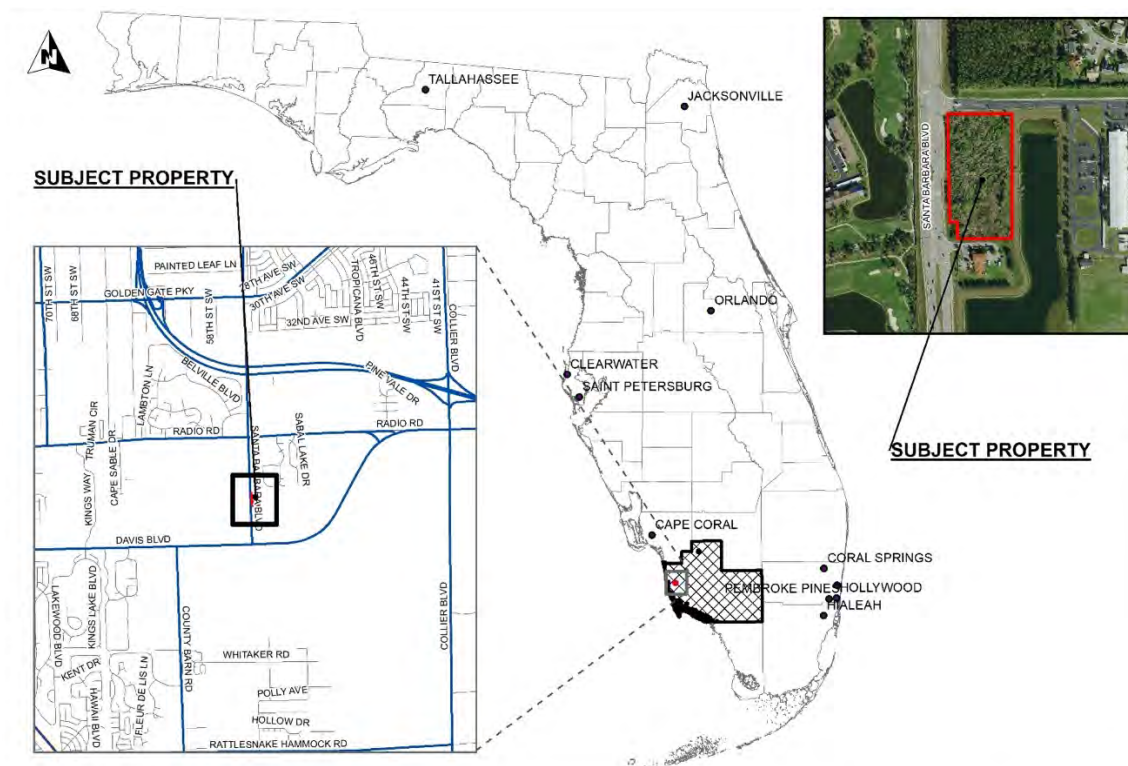


Figure 1. Location Map

## 2.0 EXISTING SITE CONDITIONS

The Subject Property is currently undeveloped and contains the following surrounding land uses:

West:	Santa Barbara Boulevard
South:	Fire Station/Pond
North:	Undeveloped/Residential (across Calusa Park Elementary School access road)
East:	Pond/ Calusa Park Elementary School





Figure 2. Site Vicinity

### 3.0 PARCEL HISTORY

Based on a review of historic aerals, the Subject Property was fully cleared prior to 1985. By 1993, the property appears to be in active agricultural use. Figure 3 illustrates the status of the property in 1985 and 1993.



Figure 3. 1985 & 1993 Aerial Comparisons

Agricultural operations on the property had ceased by the early 2000's and the property has remained fallow, allowing increasing densities of exotic vegetation to dominate the property. Old furrows from the prior agricultural activities on the property are still evident.

#### 4.0 PRELIMINARY WETLAND ASSESSMENT

The U.S. Army Corps of Engineers (ACOE) and SFWMD are the regulatory agencies that handle development activities in wetlands. In general, to be considered wetland by the ACOE or the SFWMD, the area should exhibit wetland hydrology, wetland vegetation, and hydric soils. Because hydric soil, wetland hydrology, and wetland vegetation are needed for an area to be considered as wetland, ETE searched the Subject Property for indicators of these parameters.

##### 4.1 Soils

The soils on the property have been mapped by the Natural Resources Conservation Service (NRCS). See Figure 4 for NRCS mappings on the Subject Property. 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 NRCS, the majority of the property is underlain by Boca fine sand (non-hydric), with one small area of Pineda fine sand (hydric) in the southeast corner of the property.



Figure 4. NRCS Soils Map

##### 4.2 Wetland hydrology

Wetland hydrology is normally present if the soil is saturated or inundated for a long duration, which in South Florida normally occurs during the rainy season. In our region, the rainy season occurs in the summer and early fall. Therefore, if an area exhibits soil saturation or is inundated for an extended period of time, the area is considered to have wetland hydrology. In the absence of visual signs of saturation or inundation, one may use secondary indicators of hydrology such as adventitious rooting, lichen lines, or algal matting.



On the Subject Property, hydrologic indicators observed include standing water, drift water-lines, matting, and bleaching. Standing water was noted in the south-central portion of the Subject Property and in many of the low-lying agricultural furrows.

#### 4.3 FLUCCS Vegetation Mapping

Vegetation communities were mapped on the property according to the classification system used by the regulatory agencies. Vegetation is one parameter used in determining the presence of a wetland. Wetland vegetation is present if the majority of the plants present in the habitat are those which are adapted to saturated soil conditions.

Listed below are the FLUCCS communities identified on the site. The community descriptions correspond to the mappings on the FLUCCS map in Figure 5. See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Exotic Pest Plant Council's (FLEPPC) list of invasive species contains Category 1 species that may be found on the Subject Property. Category 1 species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives (FLEPPC). A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as Brazilian pepper, ear leaf acacia, and melaleuca. Levels of exotic density were mapped by using field observations and photo interpretation as shown in Figure 5. Modifiers are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy, as follows:

E1 = Exotics 0-25% of total cover

E2 = Exotics 26-50% of total cover

E3 = Exotics 51-75% of total cover

E4 = Exotics >75% of total cover

#### Vegetation Community Summary:

FLUCCS	DESCRIPTION	ACREAGE
513	Ditch	0.09
619	Exotic Wetland Hardwood	2.98
641-E2	Freshwater Marsh (26-50% Exotics)	0.82
740	Disturbed Land	0.98
	TOTAL:	4.87

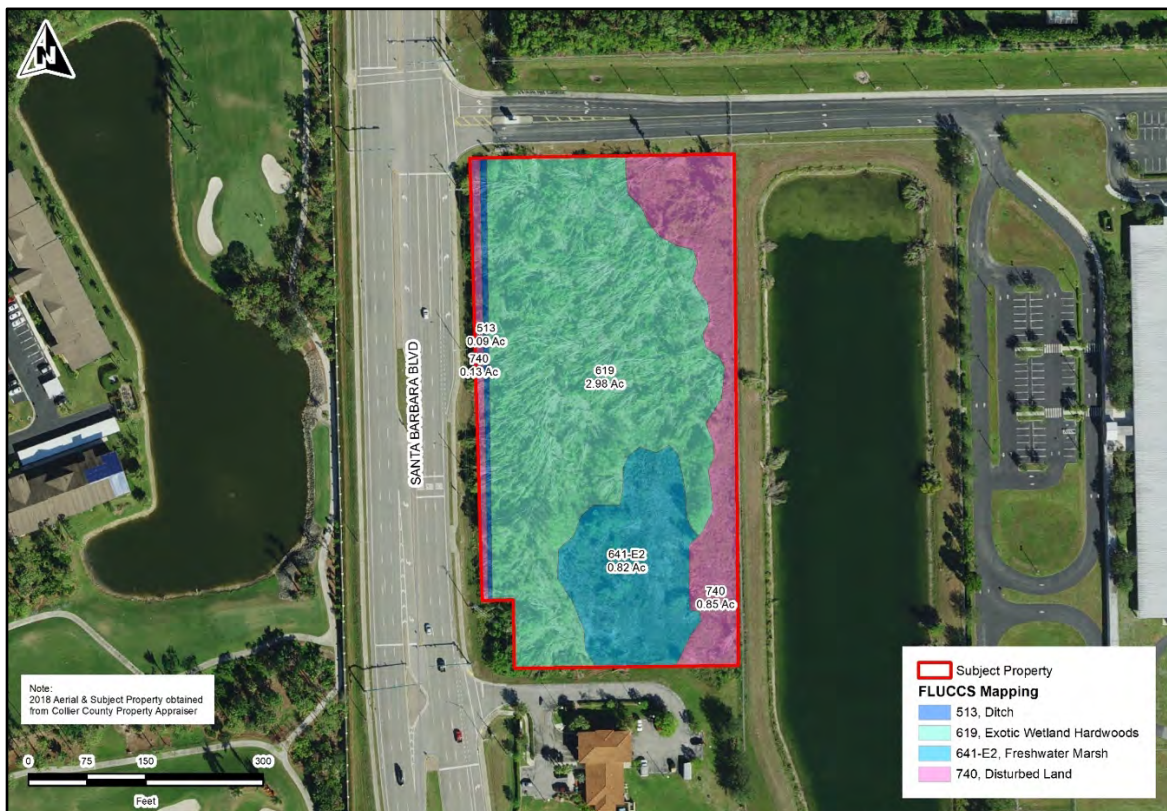


Figure 5. FLUCCS Mapping

#### 4.4 Upland Communities

Very little native vegetation exists on the Subject Property. The majority of the parcel consists of dense Brazilian pepper (*Schinus terebinthifolia*) and earleaf acacia (*Acacia auriculiformis*) with scattered cabbage palm (*Sabal palmetto*). Upland communities on the property are limited to disturbed areas which border the east and west property boundaries.

The following communities would likely be considered upland, based on vegetation and hydrologic indicators:

##### FLUCCS 740, Disturbed Land (0.98 Acres)

This community consists of previously cleared areas which border the east and west property boundaries. They are heavily inundated with exotic vegetation including canopy level Brazilian pepper. Groundcover consists of ragweed (*Ambrosia artimisiifolia*), dog fennel (*Eupatorium capillifolium*), Spanish needle (*Bidens alba*), balsam apple (*Momordica charantia*), and grapevine (*Vitis riparia*).

#### 4.5 Wetland Communities

Based on the overwhelming dominance of wetland vegetation and signs of hydrology, the following communities would likely be considered as wetlands by the regulatory agencies:

FLUCCS 513, Ditch (0.09 Acres)

A ditch is located parallel to the western property boundary. It contains standing water bordered by Carolina willow (*Salix caroliniana*).

FLUCCS 619, Exotic Wetland Hardwoods (2.98 Acres)

This community is found throughout the majority of the property. It consists of dense Brazilian pepper with lesser amounts of earleaf acacia and scattered cabbage palm. Groundcover consists of sedges (*Cyperus spp.*), dog fennel, balsam apple and a variety of vines, with cogon grass (*Imperata cylindrica*) and torpedograss (*Panicum repens*) along the edges.

FLUCCS 641-E2, Freshwater Marsh (0.82 Acres)

This community is found in the southern portion of the property. It is largely void of canopy-level vegetation. The understory contains small earleaf acacia, Carolina willow, sedges, golden rod (*Solidago sempervirens*), lobelia (*Lobelia spp.*), and cogon grass. Drift lines and bleaching were apparent within this community.

Based on the habitat descriptions above, Figure 6 shows the approximate limits of wetlands on the Subject Property.



Figure 6. Approximate Wetland Limits

## 5.0 LISTED SPECIES

The site does have community types in which protected species could reside, primarily threatened wading birds. During ETE's preliminary investigation, no listed species were observed utilizing the property. A



formal Protected Species Survey would be needed prior to development to document the presence or absence of any listed species utilizing the property. During permitting for development, the following listed species concerns may be raised by the agencies:

### 5.1 Wood Stork (*Mycteria americana*)

The Subject Property does fall within the core foraging area (estimated at 18.6 miles) of at least three (3) wood stork colonies in Lee and Collier Counties. See Figure 7 for wood stork colony and foraging information as it relates to the property. The dense/overgrown nature of the wetland habitat on the property may preclude wood stork foraging. For impacts to wetlands on the property, consultation with USFWS may be necessary for wood stork.

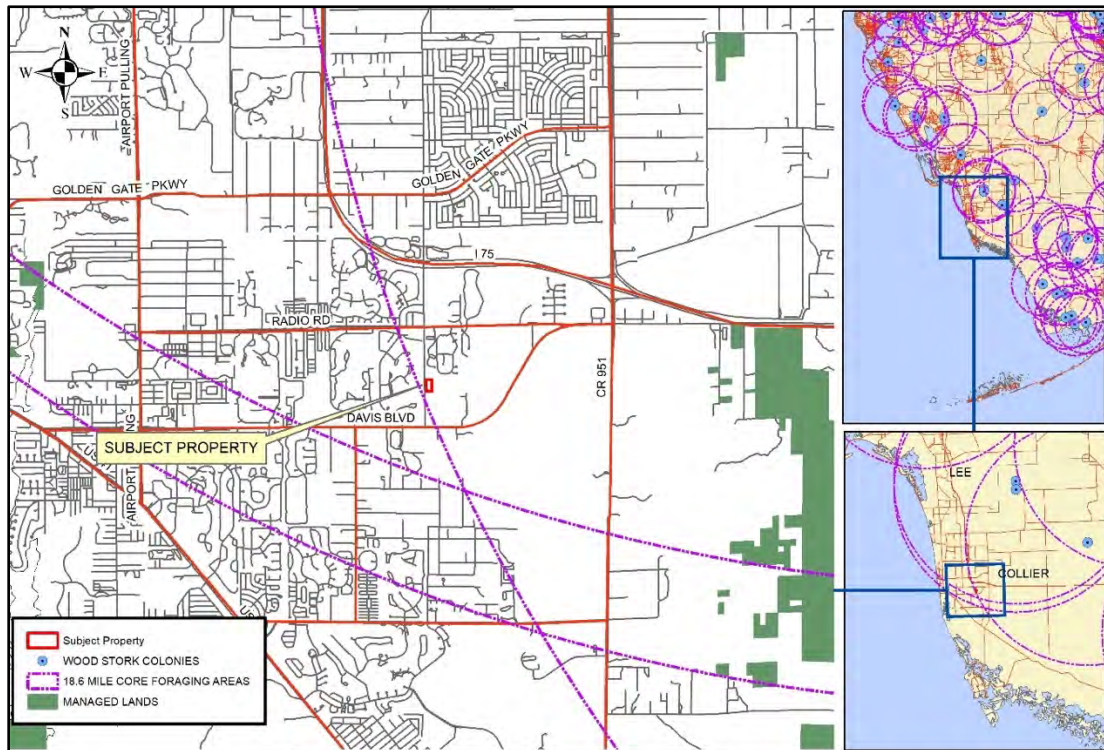


Figure 7. Wood Stork Information

### 5.2 Florida Panther (*Felis concolor coryi*)

The property does not fall within the US Fish & Wildlife Service (USFWS) Florida panther consultation area; however, telemetry points from tracked panthers do fall within a 2-mile radius of the property. See Figure 8 for Florida panther information as it relates to the Subject Property. As illustrated by Figure 8, the property does not fall in an area mapped as Primary or Secondary Panther Habitat by the USFWS. As such, the project is likely to have “no effect” on the Florida panther, and consultation with the USFWS should not be necessary for Florida panther.

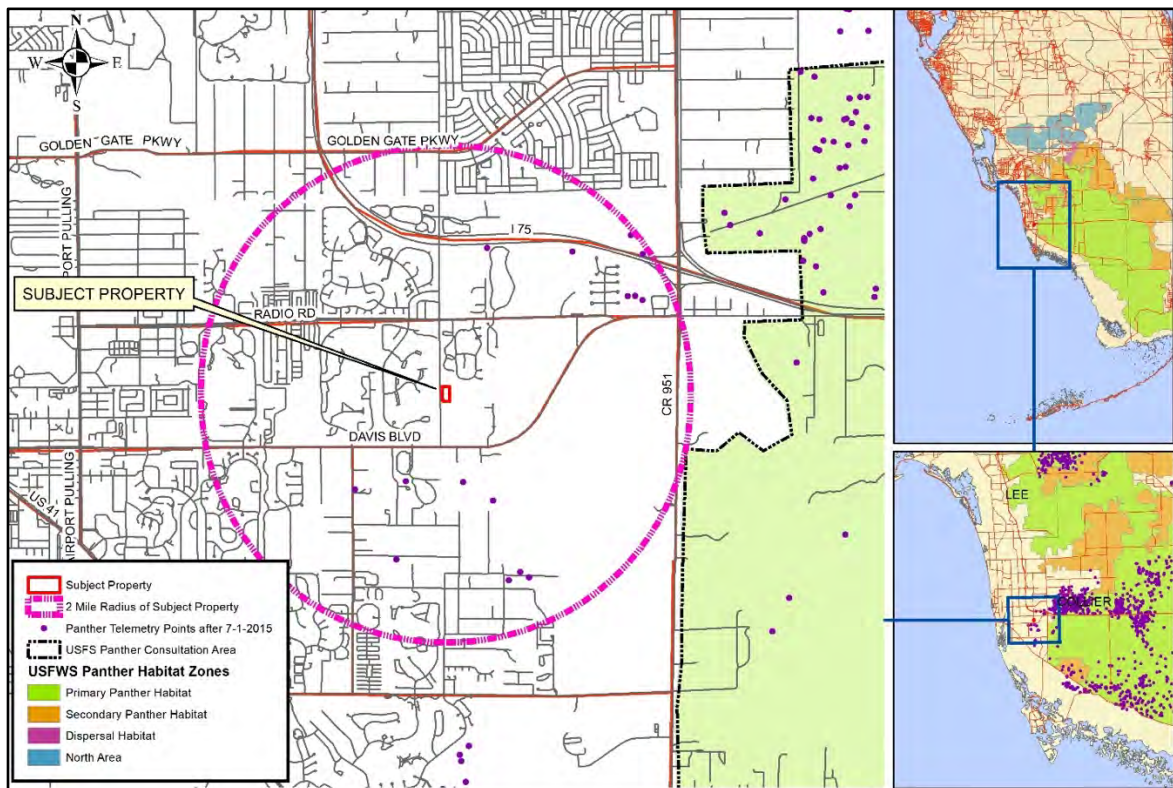


Figure 8. Florida Panther Information

### 5.3 Florida Bonneted Bat (*Eumops floridana*)

The Subject Property falls within the USFWS consultation for the Florida bonneted bat. If any snags or cavities are observed during a formal protected species survey, they would be scoped for bat activity. Canopy trees on the Subject Property are minimal, so the USFWS should make a determination of “no effect” for bonneted bats.

## 6.0 DISCUSSION

Wetland locations were estimated and drawn using a non-rectified aerial with approximate property boundaries; hence, their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the wetland lines be flagged, approved by the agencies and subsequently surveyed by a professional land surveyor.

Per ETE’s FLUCCS mapping, site contains approximately 3.89 acres of jurisdictional wetlands (Figure 6). The wetlands onsite are very low-quality habitat, dominated by exotic vegetation. The South Florida Water Management District (SFWMD) is the regulatory agency that handles wetlands and storm water management permitting on the state level. A wetland jurisdictional determination is required during the environmental resource permitting process if impacts to wetlands are proposed. An Environmental Resource Permit from the SFWMD and US Army Corps of Engineers (ACOE) will be required for authorization to fill and/or dredge onsite wetlands. Any impact to onsite wetlands will require mitigation to offset the impacts. Mitigation would be provided through the purchase of off-site wetland credits at an approved wetland mitigation bank prior to commencement of construction. A Uniform Mitigation Assessment Methodology (UMAM) worksheet along with the acreage of wetland impacts would be used

to calculate the exact number of wetland credits required for purchase. The cost of each forested freshwater wetland credit is currently \$95,000 at Panther Island Mitigation Bank.

For the Subject Property, wetland quality is very low. The wetlands on the site are the result of past agricultural activity and fill from surrounding development causing this property to act as a “bowl”. ETE would not expect resistance from the regulatory agencies for impacts to most or all of the wetlands on the property and quality assessments for the wetlands should score on the low end of the UMAM scale.

From an environmental perspective, the next steps for this property would be to:

1. Flag the wetland/upland limits in the field and request informal wetland jurisdictional determinations from the SFWMD & ACOE.
2. Have an official protected species survey completed to rule out any listed species concerns.
3. Determine proposed development limits and calculate potential mitigation costs.



**ATTACHMENT H – Manatee Road  
Proposed Conceptual Site Plans**

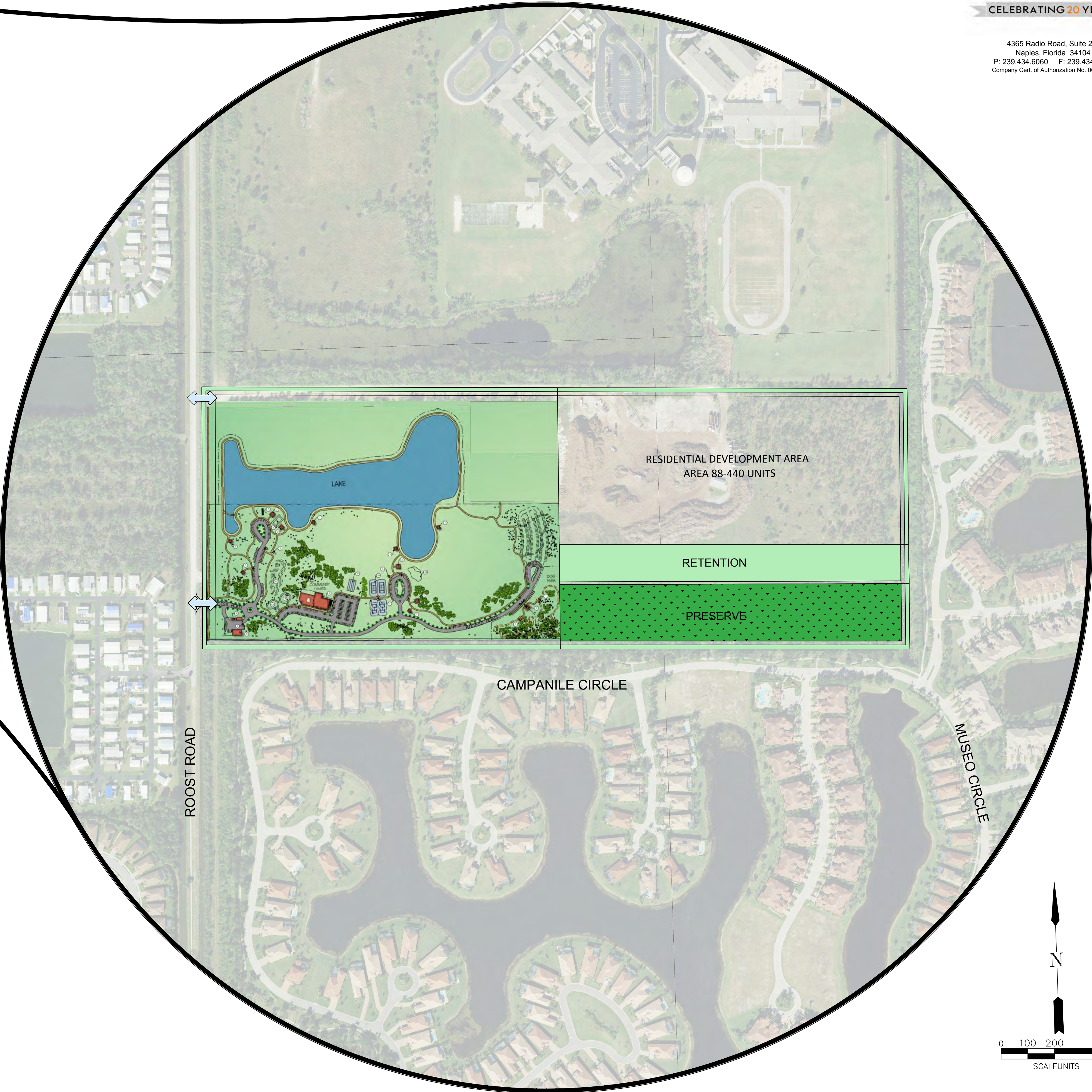
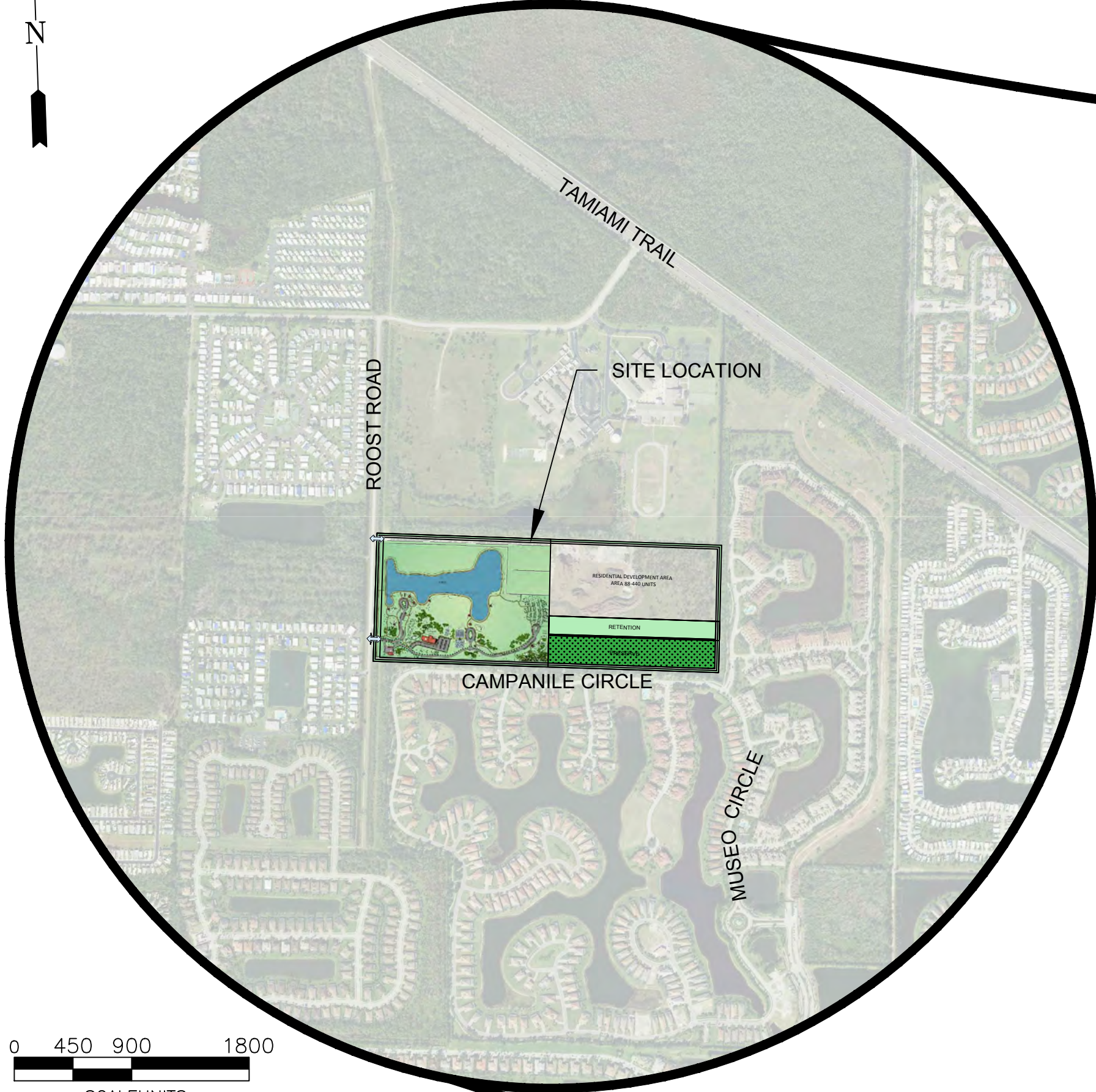


SITE LOCATION MAP

MANATEE ROAD

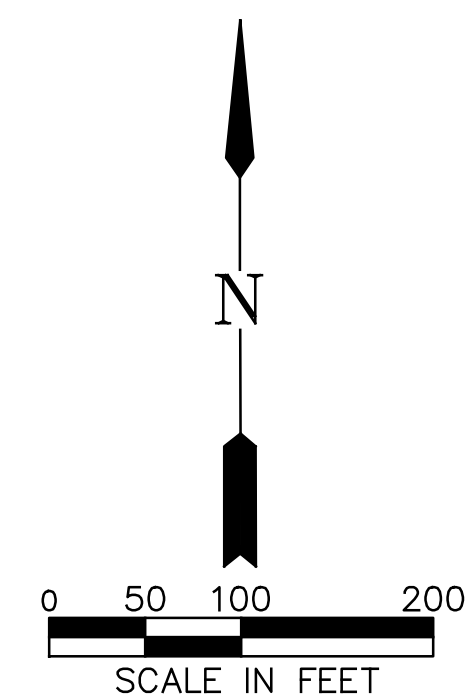


4365 Radio Road, Suite 201  
Naples, Florida 34104  
P: 239.434.6060 F: 239.434.6084  
Company Cert. of Authorization No. 00009496





USE	ACRES	% OF SITE
PRESERVE AREA	±7.33 ACRES	25%
PARK LAND RESERVE	±30.00 ACRES	
ESTIMATED STORMWATER RETENTION	±4.40 ACRES	15%
REMAINING BUILDABLE LAND	±17.57 ACRES	60%
TOTAL SITE AREA	±59.3 ACRES	100%

[illegible]

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
PROJECT NO.:  
XX-XXXX

NT: **MANATEE AND BEMBRIDGE**

PROJECT: CC MANATEE RD

SHEET TITLE: CONCEPT PLAN #4 LOW DENSITY



**DAVIDSON**  
ENGINEERING

4385 Radio Road, Suite 201  
Portland, Oregon 97206  
P: 239.434.6060 F: 239.434.6084  
Company Cert. of Authorization No. 00009496

NOT FOR  
CONSTRUCTION

JEFF L. DAVIDSON, P.E. NO. 47161  
ANDREW E. RATH, P.E. NO. 73996  
RYAN A. WHITE, P.E. NO. 67400  
JENNA A. WOODWARD, P.E. NO. 84212

SHEET NO. \_\_\_\_\_

CP04



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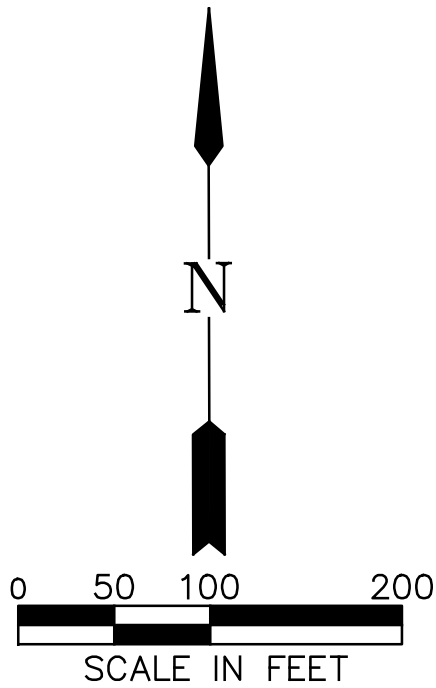


FLOOR AREA CALCULATIONS

USE	COUNT
NUMBER OF UNITS	264
NUMBER OF STORIES	2

SITE / LAND USE SUMMARY

USE	IMPERVIOUS	
	ACRES	% OF SITE
PRESERVE AREA	±7.33 ACRES	25%
PARK LAND RESERVE	±30.00 ACRES	
ESTIMATED STORMWATER		
RETENTION	±4.40 ACRES	15%
REMAINING BUILDABLE LAND	±17.57 ACRES	60%
TOTAL SITE AREA	±59.3 ACRES	100%



REVISIONS	
REV.	DESCRIPTION
XX/XX/XX	XXX FIRST SUBMITTAL
XX/XX/XX	DATE

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
PROJECT NO.: XX-XXXX

CLIENT:  
**MANATEE AND BEMBRIDGE**

PROJECT:  
**CC MANATEE RD**

SHEET TITLE:  
**CONCEPT PLAN #5 MEDIUM DENSITY**



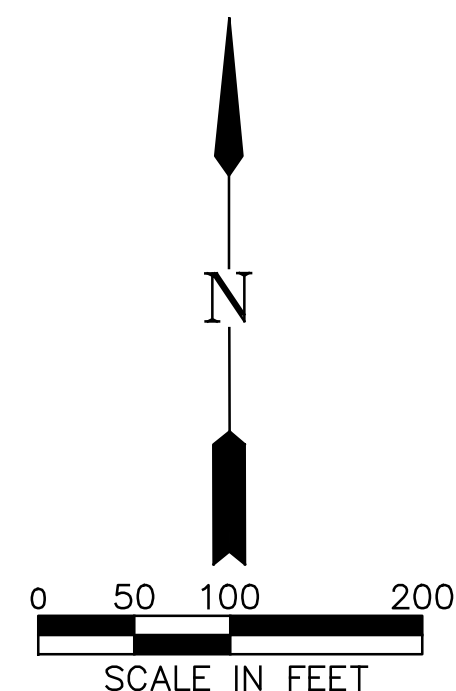
NOT FOR CONSTRUCTION

JEFF L. DAVIDSON, P.E. NO. 47161  
ANDREW E. RATH, P.E. NO. 73996  
RYAN A. WHITE, P.E. NO. 67450  
JENNA A. WOODWARD, P.E. NO. 84212

SHEET NO:  
**CP05**



IMPERVIOUS		
USE	ACRES	% OF SITE
PRESERVE AREA	±7.33 ACRES	25%
PARK LAND RESERVE	±30.00 ACRES	
ESTIMATED STORMWATER RETENTION	±4.40 ACRES	15%
REMAINING BUILDABLE LAND	±17.57 ACRES	60%
TOTAL SITE AREA	±59.3 ACRES	100%

[illegible]

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
PROJECT NO.:  
XX-XXXX

NT: **MANATEE AND BEMBRIDGE**

CC MANATEE RD

TITLE: CONCEPT PLAN #6 HIGH DENSITY



NOT FOR  
CONSTRUCTION

JEFF L. DAVIDSON, P.E. NO. 47161  
ANDREW E. RATH, P.E. NO. 73996  
RYAN A. WHITE, P.E. NO. 67400  
JENNA A. WOODWARD, P.E. NO. 84212

SHEET NO:  
**CP06**



## **ATTACHMENT I – Manatee Road School Impact Analysis**

## MANATEE ROAD PROPERTY

### Under Current Landuse and Zoning: Estimated Impact on Level of Service Standard (LOSS) by Concurrency Service Area (CSA)

#### 88 UNITS (MULTIFAMILY)

CSA LOSS	Concurrency Service Area (CSA)	CSA FISH Cap 2018	CSA Projected Enrollment (CIP) 2022/2023 School Yr	Current Student Estimate	CSA Projected Enrollment (CIP) 2022/2023 School Yr	CSA LOS
95%	E2 Southwest Area South	2114	2059	18	2059	97%
95%	M2 Southwest Area	2866	2325	7	2325	81%
100%	H2 Southwest Area	4091	3595	8	3595	88%

### Proposal: Estimated Impact on Level of Service Standard (LOSS) by Concurrency Service Area (CSA)

#### 264 UNITS (MULTIFAMILY)

CSA LOSS	Concurrency Service Area (CSA)	CSA FISH Cap 2018	CSA Projected Enrollment (CIP) 2022/2023 School Yr	Proposal Student Estimate	CSA Estimated Impact Enrollment	CSA LOS
95%	E2 Southwest Area South	2114	2059	35	2094	99%
95%	M2 Southwest Area	2866	2325	14	2339	82%
100%	H2 Southwest Area	4091	3595	16	3611	88%

### Proposal: Estimated Impact on Level of Service Standard (LOSS) by Concurrency Service Area (CSA)

#### 440 UNITS (MULTIFAMILY)

CSA LOSS	Concurrency Service Area (CSA)	CSA FISH Cap 2018	CSA Projected Enrollment (CIP) 2022/2023 School Yr	Proposal Student Estimate	CSA Estimated Impact Enrollment	CSA LOS
95%	E2 Southwest Area South	2114	2059	70	2129	101%
95%	M2 Southwest Area	2866	2325	28	2353	82%
100%	H2 Southwest Area	4091	3595	32	3627	89%

#### Notes:

1. Proposal student estimates exclude impacts of units currently allowed in PUD
2. The CIP (Capital Improvement Plan) is a five year plan updated annually
3. The current CIP does not include any new elementary schools or classroom additions
4. When a proposed change exceeds the LOSS for the CSA the project is located within, adjacent CSA's are evaluated for capacity availability
5. This is for informational purposes only. Concurrency is determined at time of subdivision or plat

## **ATTACHMENT J – Manatee Road Transportation Report**



# Transportation Report

---

## Manatee Road Affordable Housing Due Diligence

**Collier County, Florida  
8/30/2018**

Prepared for:

Davidson Engineering, Inc.  
4365 Radio Road, Suite 201  
Naples, FL 34104  
Phone: 239-434-6060

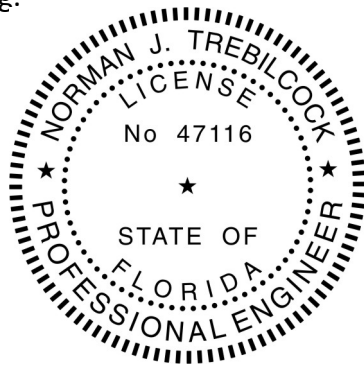
Prepared by:

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

# Statement of Certification

---

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



This item has been electronically signed and sealed by Norman J. Trebilcock, PE using a *SHA-1* authentication code.

Printed copies of this document are not considered signed and sealed, and the *SHA-1* authentication code must be verified on any electronic copies.

---

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



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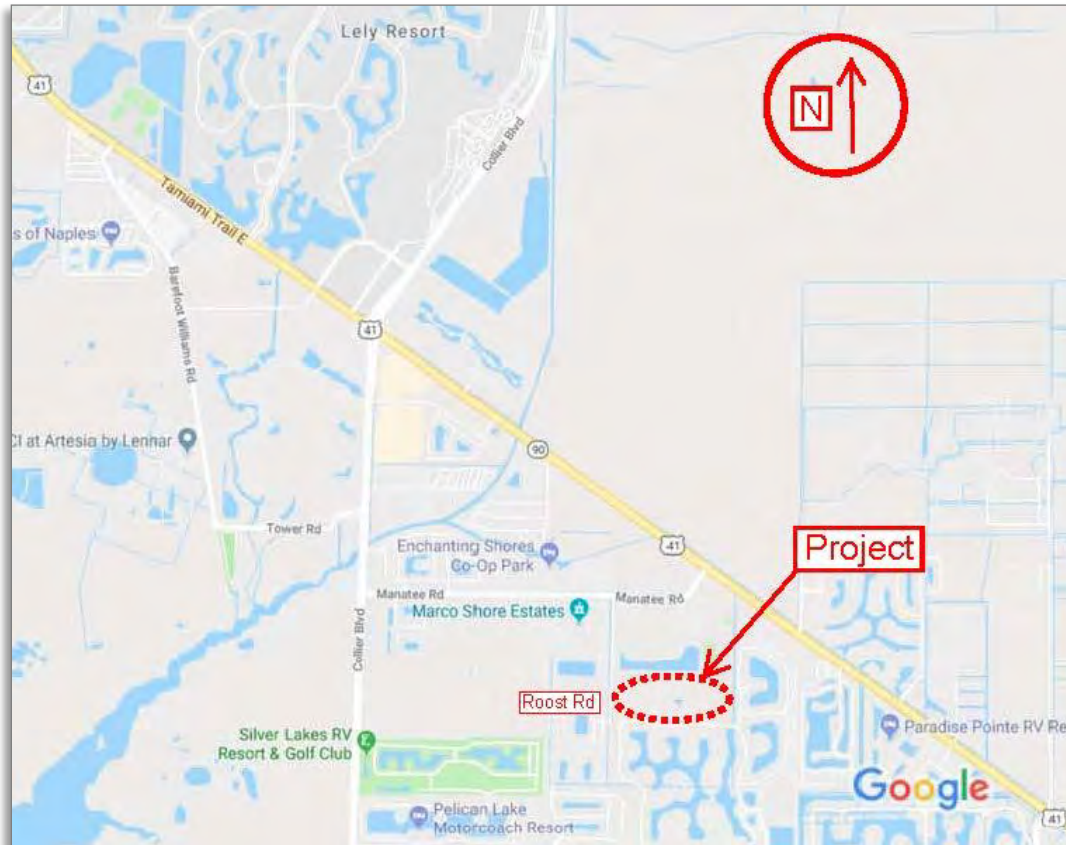
### Appendices

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## Project Description

The Manatee Road Affordable Housing project is a proposed residential development located east of Collier Boulevard, on the east side of Roost Road and approximately 0.4 miles south of Manatee Road and Roost Road intersection, in Section 11, Township 51 South, Range 26 East, in Collier County, Florida (ref. **Figure 1 – Project Location Map**).

**Figure 1 – Project Location Map**



The subject property is currently vacant land and it is currently zoned as Public Use District (P). As illustrated in the Collier County adopted Land Development Code (LDC), Section 2.03.05 – A, the purpose and intent of P District is to accommodate only local, state and federally owned or leased and operated government facilities that provide essential public services.

The proposed site development considers residential affordable housing and a public park concept (30 acre park land reserved). For the purposes of this due diligence analysis, the development proposes 3 concept site plan scenarios, as illustrated in **Appendix A: Project Site Plan – Concept Scenarios**.

The traffic evaluation provides a highest and best use scenario with respect to the project's estimated trip generation. Traffic calculations are based on the Land Use Code (LUC) descriptions as depicted in Institute of Transportation Engineers (ITE) Trip Generation Manual. As such, the ITE LUC 220 Multifamily Housing (Low-Rise), ITE LUC 221 Multifamily Housing (Mid-Rise), ITE LUC 411 Public Park and ITE LUC 495 Recreational Community Center are considered for the purposes of this analysis. The associated residential common recreation amenities are considered passive incidental to the residential land use, and are not included in the trip generation analysis.

The traffic associated with the proposed 30 ac Public Park is evaluated based on a hybrid trip generation as follow: ITE LUC 495 – variable size – 19,048 square feet (sf) center (utilized to model 10 ac active area within the Park); and ITE LUC 411 – variable size – 20 ac.

The proposed development scenarios are illustrated in **Table 1**.

**Table 1**  
**Proposed Development Concept Scenarios**

Development	Land Use Type	Total Size	ITE Land Use	ITE Land Use Code
<b>Residential Low Density</b>	Residential Duplex	88 dwelling units	Multifamily Housing (Low-Rise)	220
<b>Residential Moderate Density</b>	Residential Multifamily	264 dwelling units	Multifamily Housing (Low-Rise)	220
<b>Residential* High Density</b>	Residential Multifamily	440 dwelling units	Multifamily Housing (Low-Rise)	220*
<b>Community Complex**</b>	Public Park	20 Acres	Public Park	411
	Community Center	19,048 square feet	Recreational Community Center	495

Note(s): \*This scenario proposes 3 story buildings which are typically covered under ITE LUC 221 – Multifamily Mid-Rise. In order to preserve the intent of the proposed development scenarios (similar type residential units), the ITE LUC 220 Multifamily Low-Rise is conservatively utilized in this report.

\*\* Included with each Residential scenario.

For purposes of this evaluation, the project build-out year is assumed to be consistent with the Collier County 2023 planning horizon.

## Traffic Impact Statement Considerations

The purpose of a Traffic Impact Statement is to quantify potential traffic impacts, evaluate compliance with the transportation concurrency requirements consistent with the comprehensive plan, and identify site-related operational deficiencies that impact the health, safety and welfare of the travelling public.

Where applicable, the Traffic Impact Statement shall also analyze access points, median openings and intersections significantly impacted by the development on the transportation system and develop mitigation strategies to offset the impacts according to the methodologies and provisions as described in the Collier County Traffic Impact Study (TIS) Guidelines and Procedures. These guidelines are in addition to the requirements of the access-management regulations and in the event of any conflict between these guidelines and such regulations, the more stringent requirement shall apply.

## Methodology Statement, Review Fees and Study Classification

Prior to conducting any traffic related study, a methodology statement shall be submitted for review and approval by County Transportation Planning Staff. Transportation studies are classified as follows: Small Scale Study – no significant operational or roadway impacts; Minor Study – no significant operational impacts with minimal roadway impacts and work within the County right-of-way (ROW); and Major Study – significant roadway and/or operational impacts.

Collier County review fees associated with a traffic impact statement submittal are as follows: \$500 – Methodology Fee; Small Scale Study Review Fee (less than 50 net new 2-way trips) – No Fee; Minor Study Review Fee (50 or greater but less than 100 net new 2-way trips) – \$750; and Major Study Review Fee (100 net new 2-way trips or greater) – \$1,500.

The project's site trip generation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition. The Online Traffic Impact Study Software (OTISS) trip generation calculation worksheets are provided in **Appendix B: ITE Trip Generation Calculations**. Based on the Collier County TIS Guidelines and Procedures and Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition, for the purposes of the methodology meeting, this project qualifies for a Minor Scale Study (Total \$1,250 = \$500 Methodology Fee + \$750 Study Review Fee) for the proposed Low Density Scenario, and a Major Scale Study (Total \$2,000 = \$500 Methodology Fee + \$1,500 Study Review Fee) for the proposed Moderate and High Density Scenarios.

## Concurrency – Level of Service Considerations

Collier County's Concurrency Management System is intended to ensure that there is adequate roadway capacity available to serve current and future development. Transportation concurrency is a measure of the capacity of the roadway system to support the adopted Level of Service (LOS) for vehicular traffic. Collier County evaluates concurrency at the time of application for rezoning, site development plan (SDP), site development plan amendment (SDPA), site improvement plan (SIP), and subdivision construction plat and plan (PPL), as applicable.

Generally, concurrency is evaluated for each link significantly impacted by a proposed application. Proportionate share payments may be used to mitigate impacts of a development on a deficient roadway link.

Collier County transportation staff will review total trip capacity available for new developments based on the PM Peak Hour trips generated by the project. Projected trip generation for the project is illustrated in **Appendix B: ITE Trip Generation Calculations**.

The proposed site access is located on Roost Road which connects to Manatee Road to the north. Manatee Road is presently a public roadway to the west of Roost Road. The portion of Manatee Road to the east of Roost Road is a private roadway associated with the Manatee Education Center. There are gates at each end of the private roadway that are left open during the day allowing public access. Public use of this roadway is not discouraged. A shared access easement to the school's access roadway is recommended.

Roost Road and Manatee Road are not Collier County concurrency monitored roadways. For the purposes of this report, a preliminary concurrency evaluation is performed for the Collier Boulevard and US 41 (Tamiami Trail East) segments accessed by Manatee Road.

The existing roadway conditions are consistent with the traffic data provided within the Collier County adopted 2017 Annual Update and Inventory Report (AUIR).

Collier Boulevard segments located north and south of Manatee Road are four-lane divided roadways under Florida Department of Transportation (FDOT) jurisdiction and have a posted legal speed limit of 45 mph in the vicinity of their intersections with Manatee Road.

US 41 segments located north and south of Manatee Road are six-lane divided roadways under FDOT jurisdiction and have a posted legal speed limit of 50 mph in the vicinity of their intersections with Manatee Road.

Roadway improvements that are currently under construction or are scheduled to be constructed within the Five-year Transportation Improvement Plan (TIP) or Capital Improvement Program (CIP) are considered to be committed improvements. As no such improvements were identified in the Collier County 2017 AUIR, the evaluated roadway segments are anticipated to remain under current capacity potential through project build-out. The existing and future roadway conditions are illustrated in **Table 2, Existing and Future Roadway Conditions**.

**Table 2**  
**Existing and Future Roadway Conditions**

Roadway Link	CC AUIR Link ID#	Roadway Link Location	Existing Conditions Roadway	Min. Standard LOS	Exist Peak Dir, Peak Hr Capacity Volume	2023 Project Build out Roadway
<b>Collier Blvd</b>	36.2	Wal-Mart Driveway to Manatee Road	4D	D	2,000 (NB)	4D
<b>Collier Blvd</b>	37.0	Manatee Road to Mainsail Drive	4D	D	2,200 (NB)	4D
<b>Tamiami Trail East</b>	95.1	Collier Boulevard to Manatee Road	6D	D	3,100 (EB)	6D
<b>Tamiami Trail East</b>	95.1	Manatee Road to Joseph Lane	6D	D	3,100 (EB)	6D

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

The analyzed roadway segments are not located within the Collier County's Transportation Concurrency Exception Area (TCEA). In addition, the proposed development is not situated within the County's designated Transportation Concurrency Management Areas (TCMAs). The TCEA's and TCMA's designations are provided in Policy 5.4 and 5.6 of the Transportation Element – Collier County Growth Management Plan (GMP).

A significance test is performed in compliance with adopted Collier County Land Development Code (LDC), Section 6.02.02 – M and Collier County Traffic Impact Study (TIS) Guidelines and Procedures. Based on our preliminary evaluation for this parcel, the proposed development scenarios do not create a significant impact on the analyzed roadway segments.

As illustrated in Collier County LDC, Section 6.02.02 – M.2., once traffic from a development has been shown to be less than significant on any segment using Collier County TIS criterion, the development's impact is not required to be analyzed further on any additional segments.



Level of service evaluation for a specific roadway segment is based on the projected peak hour traffic compared against its maximum adopted service volume (as illustrated in the Collier County AUIR).

Consistent with Collier County 2017 AUIR, Collier Boulevard segment from Wal-Mart Driveway to Manatee Road is expected to go deficient in the year 2020 under background traffic conditions (all vested developments included).

Based on our preliminary evaluation, all other analyzed roadway segments do not exceed the adopted LOS standard with or without the project at 2023 future build-out conditions. As such, no LOS deficiencies are expected for the surrounding area roadway network.

In conclusion, the proposed development scenarios do not have a significant and adverse impact on the analyzed US 41 segments and on Collier Boulevard segment located south of Manatee Road. At the time of future zoning applications, Collier County may request fair share deficiency mitigation for the Collier Boulevard segment from Wal-Mart Driveway to Manatee Road.

In addition, the developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

## **Road Impact Fees and Certificate of Adequate Public Facilities**

Prior to approval of a Site Development Plan (SDP) application, 33% of the estimated road impact fees must be paid and a Certificate of Adequate Public Facilities (COA) for transportation concurrency issued. Upon concurrency approval and payment, a COA in perpetuity will be issued concurrently with approval of the SDP application. Final calculation of the impact fees is based upon the rates in effect when the building permit is submitted, or at issuance of a certificate of occupancy, whichever is less. The remaining road impact fees and all other impact fees are paid prior to the issuance of a Certificate of Occupancy.

The current county roadway impact fee for a Home-Condo/Townhouse is \$4,844.91 per unit. Based on Collier County Impact Fee Schedule dated February 8, 2018, the total impact fees (utility impact fees are not included) associated with proposed scenarios are as follows: Low Density – 88 dwelling units – \$981,338.16; Moderate Density – 264 dwelling units – \$2,944,014.48; High Density – 440 dwelling units – \$4,319,488.80.

Impact fee evaluation is illustrated in **Appendix C: Collier County Residential Impact Fees**.

Pursuant to the requirements established in Collier County LDC, Section 74-401, the County shall defer the payment of the impact fee for any new dwelling unit which qualifies as affordable housing. Applicable definitions for affordable housing dwelling units are depicted in Collier County LDC, Section 74-402.

## **Access Management Considerations**

Collier County's roadway network is comprised of State, County, City and privately maintained roadways. As illustrated in Collier County LDC, Section 110-122, roadways are classified as arterial, collector, or local.

Collier County Resolution No. 13-257, as may be amended, establishes the adopted Collier County Access Management system for arterial and collector roadways.

Based on our review of the LDC (roadways classification definitions) and County's Access Management Policy, Roost Road is functionally classified as a local road.

From a transportation access management standpoint, local roads are typically classified as Access Class 7, in compliance with the Collier County Transportation Planning Development Guidebook

The adopted spacing standard is illustrated in Table 1 – Access Classification and Standards of the approved Collier County Access Management Policy. As such, the established spacing standard for Roost Road is 125 ft as minimum connection spacing, 330 ft for directional median openings, and 440 ft for full median openings.

Based on these access management considerations, one or more driveway connections are allowed from Roost Road.

## **Anticipated Developer Commitments**

- A. It is customary for residential development projects in Collier County to establish home owner associations or condo associations to be responsible for the infrastructure. All internal roads, driveways, alleys, pathways, sidewalks, and interconnections to adjacent developments shall be operated and maintained by an entity created by the developer and Collier County shall have no responsibility for maintenance of any such on-site facilities. The cost of the site improvements are being estimated by others and are not included in this report.

- B. **Site Access Improvements:** If any required turn lane improvement requires the use of existing County ROW or easements (Roost Road), compensating ROW along the development frontage may need to be provided without cost to Collier County as a consequence of such improvement.

The site access improvements are considered site related and would need to be covered 100% by the development. In addition, the County may require compensating ROW up to the square footage of the turn lanes pavement.

Based on our preliminary analysis, dedicated turn lanes are not recommended at the project access on Roost Road, as this facility is a no outlet roadway. This recommendation is consistent with the existing access configurations along Roost Road.

- C. **Offsite Improvements:** Intersection operational analyses may be required at the time of rezone and/or development order processes.

#### **Manatee Road and Roost Road Intersection**

Based on our preliminary analysis, the project estimated traffic will not trigger level of service deficiency at Manatee Road and Roost Road intersection. Currently, this is an all-way stop controlled intersection.

Consistent with the Collier County Construction Standards Handbook, Section III – A, turn lane improvements may be anticipated at Manatee Road and Roost Road intersection. These intersection upgrades will improve safety and will increase traffic capacity on Manatee Road.

Due to substantial safety characteristics and potentially significant operational and capacity advantages, a modern roundabout traffic control mode may be considered for the reconstruction of Manatee Road and Roost Road intersection.

Preliminary Manatee Road and Roost Road intersection improvements can be estimated at approximately \$300,000 - \$400,000. A fair share contribution of 25% of the construction costs is estimated to be allocated to this project.

#### **Manatee Road and Collier Boulevard Intersection**

Based on our preliminary analysis, the project estimated traffic will not trigger a level of service deficiency at this intersection. Generally, lower level of service characteristics may be expected on minor street (Manatee Road).

Based on future coordination with Collier County, operational improvements may be desired at this location as follows: Collier Boulevard – southbound left-turn lane – extend to

accommodate new traffic (threshold traffic volume for a dual-left turn lane may be reached with the proposed moderate and high density scenarios); Manatee Road approach – turn lane improvements, and signal timing adjustments.

Preliminary intersection improvements associated with proposed project can be estimated at approximately \$100,000 - \$200,000.

#### **Manatee Road and US 41 Intersection**

This is currently a signalized intersection that was recently improved as part of the US 41 widening project at this location.

Based on our preliminary analysis, the project estimated traffic will not a trigger level of service deficiency at this intersection. Minor turn lane improvements (re-stripping operations; queue extension) may be anticipated on Manatee Road approach to accommodate proposed increased traffic. Construction costs allocated to this project are estimated at \$50,000 - \$100,000.

#### **D. Impact Fees and Concurrency Fair Share:**

Impact fees were discussed previously in the “Road Impact Fees and Certificate of Public Facilities” section of this report. As previously illustrated the impact fee amount ranges from \$981,338.16 to \$4,319,488.80 (impact fee deferral for affordable housing projects per LDC regulations),

In compliance with the Collier County LDC, Section 6.02.03 – F, proportionate share payments may be used to mitigate the impacts of a development on a deficient roadway link.

As previously described in this report, Collier County may request fair share deficiency mitigation at the time of rezoning for Collier Boulevard segment from Wal-Mart Driveway to Manatee Road. A 4 to 6 lane widening if deemed required would then necessitate, a minimum fair share contribution estimated at a percentage of the construction costs and at a percentage of the traffic on the roadway. Consistent with FDOT database, the projected 2% to 4% fair share contribution toward widening of the 0.75 mile section is estimated at \$50,000 to \$100,000.

Concurrency mitigation proportionate share payments are not expected for all other analyzed roadway links based on estimated traffic impacts associated with the proposed development.

## Identify Collier County and FDOT Coordination

Coordination with Collier County and FDOT staff is recommended as a condition of future development approval. Early coordination during the rezone process will help define the later transportation requirements. The specific details of the site and offsite improvements would be determined during the development approval process and would be further defined in the future Traffic Impact Statement prepared at the time of development order application.

A Collier County ROW Permit will be required for any improvements on Manatee Road and Roost Road. The Collier County ROW Permit can run concurrent with the development order permitting process.

Coordination with Manatee Education Center is encouraged in order to secure a shared access easement to the school's access roadway (Manatee Road, east of Roost Road).

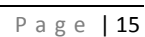
## Potential Contribution Requirements

Contribution requirements for transportation related impacts have been identified and explained in the developer commitments section of this report and are illustrated in the table below:

Item	Location	Description of Improvement	Total Improvement Cost	Contribution Requirement/Developer Cost
1	Collier Blvd. from Wal-Mart Driveway to Manatee Rd.	Widening 4 lane to 6 lane	\$2,500,000	2% to 4%/\$50,000 – \$100,000
2	Collier Blvd. and Manatee Rd. Intersection	Intersection Improvements	\$100,000 – \$200,000	100%/\$100,000 – \$200,000
3	Roost Road. and Manatee Rd. Intersection	Intersection Improvements	\$300,000 – \$400,000	25%/\$75,000 – \$100,000
4	US 41 and Manatee Rd. Intersection	Intersection Improvements	\$50,000 – \$100,000	100%/\$50,000 – \$100,000
	Total		\$2,950,000 – \$3,200,000	\$475,000 – \$500,000

## **Appendix A: Project Site Plan – Concept Scenarios**











## **Appendix B: ITE Trip Generation Calculations**

Project Information	
Project Name:	Manatee - Low
No:	
Date:	8/16/2018
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	
Edition:	Edition

Land Use	Size	Weekday		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>220 - Multifamily Housing (Low-Rise)</b> <b>(General Urban/Suburban)</b>	88 Dwelling Units	312	312	10	32	33	20
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		312	312	10	32	33	20
<b>411 - Public Park (General Urban/Suburban)</b>	20 Acres	51	50	0	0	1	1
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		51	50	0	0	1	1
<b>495 - Recreational Community Center</b> <b>(General Urban/Suburban)</b>	19.05 1000 Sq. Ft. GFA	275	274	22	12	21	23
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		275	274	22	12	21	23
<b>Total</b>		638	636	32	44	55	44
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		0	0	0	0	0	0
<b>Total Non-pass-by</b>		638	636	32	44	55	44

PERIOD SETTING							
<b>Analysis Name :</b>	Weekday						
<b>Project Name :</b>	Manatee - Low Density						
<b>Date:</b>	8/16/2018						
<b>State/Province:</b>							
<b>Country:</b>							
<b>Analyst's Name:</b>							
<b>No :</b>							
<b>City:</b>							
<b>Zip/Postal Code:</b>							
<b>Client Name:</b>							
<b>Edition:</b>	ITE-TGM 10th Edition						
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	88	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	312 50%	312 50%	624
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday	Best Fit (LIN) $T = 0.64 (X) + 88.46$	51 <sup>(1)</sup> 50%	50 <sup>(1)</sup> 50%	101 <sup>(1)</sup>
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05 <sup>(0)</sup>	Weekday	Average 28.82	275 <sup>(1)</sup> 50%	274 <sup>(1)</sup> 50%	549 <sup>(1)</sup>
<sup>(0)</sup> indicates size out of range. <sup>(1)</sup> indicates small sample size, use carefully.							

PERIOD SETTING							
<b>Analysis Name :</b>	AM Peak Hour						
<b>Project Name :</b>	Manatee - Low Density						
<b>Date:</b>	8/16/2018						
<b>State/Province:</b>							
<b>Country:</b>							
<b>Analyst's Name:</b>							
<b>No :</b>							
<b>City:</b>							
<b>Zip/Postal Code:</b>							
<b>Client Name:</b>							
<b>Edition:</b>	ITE-TGM 10th Edition						
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	88	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	10 24%	32 76%	42
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.02	0 <sup>(1)</sup> 0%	0 <sup>(1)</sup> 0%	0 <sup>(1)</sup>
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 1.76	22 65%	12 35%	34
<sup>(0)</sup> indicates size out of range. <sup>(1)</sup> indicates small sample size, use carefully.							



PERIOD SETTING							
<b>Analysis Name :</b>		PM Peak Hour					
<b>Project Name :</b>		Manatee - Low Density		<b>No :</b>			
<b>Date:</b>		8/16/2018		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b>		ITE-TGM 10th Edition	
<b>Land Use</b>	<b>Independent Variable</b>	<b>Size</b>	<b>Time Period</b>	<b>Method</b>	<b>Entry</b>	<b>Exit</b>	<b>Total</b>
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	88	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X) + -0.02$	33 62%	20 38%	53
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.11	1 50%	1 50%	2
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 2.31	21 48%	23 52%	44

Project Information	
Project Name:	Manatee Moderate
No:	
Date:	8/16/2018
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	
Edition:	ITE-TGM 10th Edition

Land Use	Size	Weekday		AM Peak Hour		PM Peak	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>220 - Multifamily Housing (Low-Rise)</b>							
<b>(General Urban/Suburban)</b>	264 Dwelling Units	978	977	28	92	88	52
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		978	977	28	92	88	52
<b>411 - Public Park (General</b>							
<b>Urban/Suburban)</b>	20 Acres	51	50	0	0	1	1
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		51	50	0	0	1	1
<b>495 - Recreational Community Center</b>							
<b>(General Urban/Suburban)</b>	19.05 1000 Sq. Ft. GFA	275	274	22	12	21	23
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		275	274	22	12	21	23
<b>Total</b>		1304	1301	50	104	110	76
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		0	0	0	0	0	0
<b>Total Non-pass-by</b>		1304	1301	50	104	110	76

PERIOD SETTING							
<b>Analysis Name :</b>		Weekday					
<b>Project Name :</b>		Manatee - Moderate Density		<b>No :</b>			
<b>Date:</b>		8/16/2018		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b>		ITE-TGM 10th Edition	
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	264	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	978 50%	977 50%	1955
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday	Best Fit (LIN) $T = 0.64 (X) + 88.46$	51 <sup>(1)</sup> 50%	50 <sup>(1)</sup> 50%	101 <sup>(1)</sup>
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05 <sup>(0)</sup>	Weekday	Average 28.82	275 <sup>(1)</sup> 50%	274 <sup>(1)</sup> 50%	549 <sup>(1)</sup>
(0) indicates size out of range.							
(1) indicates small sample size, use carefully.							

PERIOD SETTING							
<b>Analysis Name :</b>		AM Peak Hour					
<b>Project Name :</b>		Manatee - Moderate Density		<b>No :</b>			
<b>Date:</b>		8/16/2018		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b>		ITE-TGM 10th Edition	
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	264	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	28 23%	92 77%	120
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.02	0 <sup>(1)</sup> 0%	0 <sup>(1)</sup> 0%	0 <sup>(1)</sup>
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 1.76	22 65%	12 35%	34
(0) indicates size out of range.							
(1) indicates small sample size, use carefully.							



PERIOD SETTING							
<b>Analysis Name :</b>		PM Peak Hour					
<b>Project Name :</b>		Manatee - Moderate Density		<b>No :</b>			
<b>Date:</b>		8/16/2018		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b>		ITE-TGM 10th Edition	
<b>Land Use</b>	<b>Independent Variable</b>	<b>Size</b>	<b>Time Period</b>	<b>Method</b>	<b>Entry</b>	<b>Exit</b>	<b>Total</b>
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	264	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X)$ $\pm 0.02$	88 63%	52 37%	140
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.11	1 50%	1 50%	2
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 2.31	21 48%	23 52%	44

Project Information	
Project Name:	Manatee - High
No:	
Date:	8/16/2018
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	
Edition:	Edition

Land Use	Size	Weekday		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>220 - Multifamily Housing (Low-Rise)</b> <b>(General Urban/Suburban)</b>	440 Dwelling Units	1643	1643	45	150	139	82
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		1643	1643	45	150	139	82
<b>411 - Public Park (General Urban/Suburban)</b>	20 Acres	51	50	0	0	1	1
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		51	50	0	0	1	1
<b>495 - Recreational Community Center</b> <b>(General Urban/Suburban)</b>	19.05 1000 Sq. Ft. GFA	275	274	22	12	21	23
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		275	274	22	12	21	23
<b>Total</b>		1969	1967	67	162	161	106
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		0	0	0	0	0	0
<b>Total Non-pass-by</b>		1969	1967	67	162	161	106

PERIOD SETTING							
<b>Analysis Name :</b>		Weekday					
<b>Project Name :</b>		Manatee - High Density		<b>No :</b>			
<b>Date:</b>		8/16/2018		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b> ITE-TGM 10th Edition			
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	440	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	1643 50%	1643 50%	3286
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday	Best Fit (LIN) $T = 0.64 (X) + 88.46$	51 <sup>(1)</sup> 50%	50 <sup>(1)</sup> 50%	101 <sup>(1)</sup>
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05 <sup>(0)</sup>	Weekday	Average 28.82	275 <sup>(1)</sup> 50%	274 <sup>(1)</sup> 50%	549 <sup>(1)</sup>
(0) indicates size out of range.							
(1) indicates small sample size, use carefully.							

PERIOD SETTING							
<b>Analysis Name :</b>		AM Peak Hour					
<b>Project Name :</b>		Manatee - High Density		<b>No :</b>			
<b>Date:</b>		8/16/2018		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b> ITE-TGM 10th Edition			
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	440	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	45 23%	150 77%	195
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.02	0 <sup>(1)</sup> 0%	0 <sup>(1)</sup> 0%	0 <sup>(1)</sup>
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 1.76	22 65%	12 35%	34
(0) indicates size out of range.							
(1) indicates small sample size, use carefully.							



PERIOD SETTING							
<b>Analysis Name :</b>		PM Peak Hour					
<b>Project Name :</b>		Manatee - High Density		<b>No :</b>			
<b>Date:</b>		8/16/2018		<b>City:</b>			
<b>State/Province:</b>				<b>Zip/Postal Code:</b>			
<b>Country:</b>				<b>Client Name:</b>			
<b>Analyst's Name:</b>				<b>Edition:</b>		ITE-TGM 10th Edition	
<b>Land Use</b>	<b>Independent Variable</b>	<b>Size</b>	<b>Time Period</b>	<b>Method</b>	<b>Entry</b>	<b>Exit</b>	<b>Total</b>
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	440	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X)$ +/-0.02	139 63%	82 37%	221
411 - Public Park (General Urban/Suburban)	Acres	20	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.11	1 50%	1 50%	2
495 - Recreational Community Center (General Urban/Suburban)	1000 Sq. Ft. GFA	19.05	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 2.31	21 48%	23 52%	44

## **Appendix C: Collier County Residential Impact Fees**

COLLIER COUNTY  
RESIDENTIAL IMPACT FEES  
EFFECTIVE FEBRUARY 8, 2018  
Changes to School

LAND USE	COMMUNITY PARKS	REGIONAL PARKS	ROADS	EMS	SCHOOLS	GOVERNMENT BUILDINGS	LIBRARIES	LAW ENFORCEMENT	JAIL	SUBTOTAL	WATER <sup>1</sup>	SEWER <sup>1</sup>	TOTAL PER UNIT WITHOUT FIRE <sup>2</sup>
Assisted Living Facility	\$455.20	\$1,230.24	\$805.19	\$79.27	\$0.00	\$524.81	\$145.83	\$340.34	\$231.67	\$3,813.55	\$2,562.00	\$2,701.00	\$9,076.55
Condo, Duplex or Single Family Attached	\$455.20	\$1,230.24	\$4,844.91	\$67.50	\$2,844.19	\$443.94	\$159.78	\$296.56	\$259.25	\$10,601.57	\$2,562.00	\$2,701.00	\$15,864.57
Hi-Rise Condominium (9+ Stories)	\$455.20	\$1,230.24	\$3,510.36	\$67.50	\$2,844.19	\$443.94	\$159.78	\$296.56	\$259.25	\$9,267.02	\$2,562.00	\$2,701.00	\$14,530.02
Mobile Home (in Mobile Home Park)	\$716.28	\$2,145.29	\$3,146.48	\$113.81	\$7,238.45	\$748.50	\$270.11	\$457.20	\$397.15	\$15,231.27	\$2,562.00	\$2,701.00	\$20,496.27
Mobile Home (Not in Mobile Home Park)*	\$716.28	\$2,145.29	\$7,443.99	\$113.81	\$7,238.45	\$748.50	\$270.11	\$457.20	\$397.15	\$19,530.78	\$2,562.00	\$2,701.00	\$24,793.78
Multi-Family (Apts.) 1-10 Stories and Guest House	\$455.20	\$1,230.24	\$5,541.89	\$67.50	\$2,844.19	\$443.94	\$159.78	\$296.56	\$228.91	\$11,268.21	\$2,562.00	\$2,701.00	\$16,531.21
Multi-Family (Apts.) >10 Stories	\$455.20	\$1,230.24	\$3,531.57	\$67.50	\$2,844.19	\$443.94	\$159.78	\$296.56	\$228.91	\$9,257.89	\$2,562.00	\$2,701.00	\$14,530.89
Retirement Community (Condo/MF/SF Attached)	\$455.20	\$1,230.24	\$2,787.92	\$62.01	\$2,844.19	\$407.81	\$145.83	\$265.67	\$215.12	\$8,413.99	\$2,562.00	\$2,701.00	\$13,676.99
Retirement Community (SF Detached <4000 s.f.)	\$933.83	\$2,694.32	\$2,787.92	\$62.01	\$8,389.54	\$407.81	\$145.83	\$265.67	\$215.12	\$16,303.05	\$2,562.00	\$2,701.00	\$21,565.05
RV Park Parks, Schools and Libraries only on Tree-Dom)	\$716.28	\$2,145.29	\$1,226.54	\$39.25	\$7,238.45	\$260.30	\$270.11	\$156.12	\$137.90	\$12,190.04	\$2,562.00	\$2,701.00	\$17,453.04
Single Family Addition/Replacement													
Original less than 4000 sq. ft. living area.	\$133.89	\$386.35	\$1,514.90	\$17.26	\$0.00	\$113.57	\$40.48	\$71.14	\$71.71	\$2,352.40	\$0.00	\$0.00	\$2,352.40
Single Family Detached <4000 Sq. Ft. Living	\$933.83	\$2,694.32	\$7,443.99	\$142.07	\$8,389.54	\$931.34	\$336.05	\$486.95	\$499.19	\$22,360.28	\$2,562.00	\$2,701.00	\$27,633.28
Single Family Detached 4000+ Sq. Ft. Living	\$1,067.72	\$3,080.67	\$8,958.89	\$159.33	\$8,389.54	\$1,047.91	\$376.63	\$661.09	\$770.90	\$24,712.68	\$2,562.00	\$2,701.00	\$29,975.68

\*Road rate used is for Single-Family Detached <4000 sq. ft.

<sup>1</sup>Rate used is for individually metered 0 to 4,999 square feet living space and no more than four toilets. Master Meter rates listed below. Please contact 252-6237 if greater than 4,999 sq. ft. or four toilets

<sup>2</sup>Total does not include Fire Impact Fees. See rates below depending upon Fire District.

<sup>3</sup>Assumes no change in meter size.

WATER & WASTEWATER (SEWER) IMPACT FEES - MULTI-FAMILY MASTER METERED				
Living Space (SQ.FT.)	Basic of Fee	ERC Factor	Water Fee	Wastewater Fee
0 TO 750	Per Unit	0.33	\$845	\$891
751 TO 1,500	Per Unit	0.67	\$1,716	\$1,809
1,501 OR MORE	Per Unit	1	\$2,562	\$2,701

FIRE IMPACT FEES				
	NORTH COLLIER FIRE	GREATER NAPLES FIRE	IMMOBILE FIRE	OCHOPE FIRE
Use	Per Unit (Living Area)	Per Sq. Ft. Under Roof	Per Sq. Ft. Under Roof	Per Sq. Ft. Under Roof
Single-Family <4,000 Sq. Ft.	\$598.26	\$0.22	\$1.11	\$0.60
Single-Family 4,000 Sq. Ft. +	\$682.23	\$0.22	\$1.11	\$0.60
Multi-Family	\$304.38	\$0.22	\$1.11	\$0.60
Mobile Home/RV	\$465.31	\$0.22	\$1.11	\$0.60

CITY OF NAPLES AND CITY OF MARCO ISLAND; Collier County Community Parks, Law Enforcement, Fire, Water and Sewer are not assessed. Check with the City for their impact fees.

Impact Fee Administration  
2685 S. Horseshoe Drive, Unit 103  
Naples, FL 34104  
239-252-2991



### Impact Fee Calculation Summary

The current date and time is 8/30/2018 4:24:06 PM

#### Your Selection:

Use: Home-Condo/Townhouse  
Location: Collier County (Default)  
Fire District: East Naples (aka Greater Naples)  
Living Area Sq. Ft. per Unit: 2000  
Total Area Sq. Ft. per Unit: 2500  
# of Units: 88  
# of Floors: 1  
Common Area Sq. Ft.: 0

Utility Impact fee NOT INCLUDED. Please  
contact Utilities at 252-6237 for water and  
sewer Impact fees.

Impact Fee	Cost
Parks Regional	\$108,261.12
Parks Community	\$40,057.60
Library	\$14,060.64
Fire	\$48,400.00
School	\$250,288.72
Road	\$426,352.08
Jail	\$22,814.00
Emergency Medical Service	\$5,940.00
Government Building	\$39,066.72
Law Enforcement	\$26,097.28
<b>Total Fee</b>	<b>\$981,338.16</b>

Disclaimer: This calculator was designed as a tool to enable an applicant to estimate impact fees. The impact fee rates provided are consistent with the adopted Impact Fee Ordinance. There are many factors that may affect the total assessment, including determination of land use and credits for previous structures. Estimates derived from this module shall not substitute for the final fees calculated by County staff. Water and Sewer Impact Fees are not included in these calculations. Please see fee schedules or call 252-6237.

### Impact Fee Calculation Summary

The current date and time is 8/30/2018 4:25:25 PM

#### Your Selection:

Use: Home-Condo/Townhouse  
Location: Collier County (Default)  
Fire District: East Naples (aka Greater Naples)  
Living Area Sq. Ft. per Unit: 2000  
Total Area Sq. Ft. per Unit: 2500  
# of Units: 264  
# of Floors: 2  
Common Area Sq. Ft.: 0

Utility impact fee NOT INCLUDED. Please  
contact Utilities at 252-6237 for water and  
sewer impact fees.

Impact Fee	Cost
Parks Regional	\$324,783.36
Parks Community	\$120,172.80
Library	\$42,181.92
Fire	\$145,200.00
School	\$750,866.16
Road	\$1,279,056.24
Jail	\$68,442.00
Emergency Medical Service	\$17,820.00
Government Building	\$117,200.16
Law Enforcement	\$78,291.84
Total Fee	\$2,944,014.48

Disclaimer: This calculator was designed as a tool to enable an applicant to estimate impact fees. The impact fee rates provided are consistent with the adopted Impact Fee Ordinance. There are many factors that may affect the total assessment, including determination of land use and credits for previous structures. Estimates derived from this module shall not substitute for the final fees calculated by County staff. Water and Sewer Impact Fees are not included in these calculations. Please see fee schedules or call 252-6237.

### Impact Fee Calculation Summary

The current date and time is 8/30/2018 4:26:50 PM

#### Your Selection:

Use: Home-Condo/Townhouse  
Location: Collier County (Default)  
Fire District: East Naples (aka Greater Naples)  
Living Area Sq. Ft. per Unit: 2000  
Total Area Sq. Ft. per Unit: 2500  
# of Units: 440  
# of Floors: 3  
Common Area Sq. Ft.: 0

Utility impact fee NOT INCLUDED. Please  
contact Utilities at 252-6237 for water and  
sewer impact fees.

Impact Fee	Cost
Parks Regional	\$541,305.60
Parks Community	\$200,288.00
Library	\$70,303.20
Fire	\$242,000.00
School	\$1,251,443.60
Road	\$1,544,558.40
Jail	\$114,070.00
Emergency Medical Service	\$29,700.00
Government Building	\$195,333.60
Law Enforcement	\$130,486.40
Total Fee	\$4,319,488.80

Disclaimer: This calculator was designed as a tool to enable an applicant to estimate impact fees. The impact fee rates provided are consistent with the adopted Impact Fee Ordinance. There are many factors that may affect the total assessment, including determination of land use and credits for previous structures. Estimates derived from this module shall not substitute for the final fees calculated by County staff. Water and Sewer Impact Fees are not included in these calculations. Please see fee schedules or call 252-6237.



## **ATTACHMENT K – Manatee Road Environmental Assessment**



# MANATEE ROAD PUD

## Environmental Assessment

SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA



Prepared For:



Davidson Engineering  
4365 Radio Road  
Suite #201  
Naples, FL 34104



Prepared By:



Earth Tech Environmental, LLC  
10600 Jolea Avenue  
Bonita Springs, FL 34135  
239.304.0030  
[www.eteflorida.com](http://www.eteflorida.com)

August 27, 2018

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## 1.0 INTRODUCTION

Earth Tech Environmental (ETE) has conducted a field investigation of the Manatee Road PUD parcel (Subject Property). The purpose of the investigation was to:

1. Review Parcel History
2. Identify the presence and approximate location of any environmentally sensitive lands such as wetlands
3. Evaluate the property for potential listed species concerns
4. Make recommendations for environmental permitting

The Manatee Road PUD parcel is located immediately east of Roost Road and approximately 0.30 miles south of Manatee Road, in Collier County (Figure 1). According to the Collier County Property Appraiser, the Subject Property is approximately 59 acres.

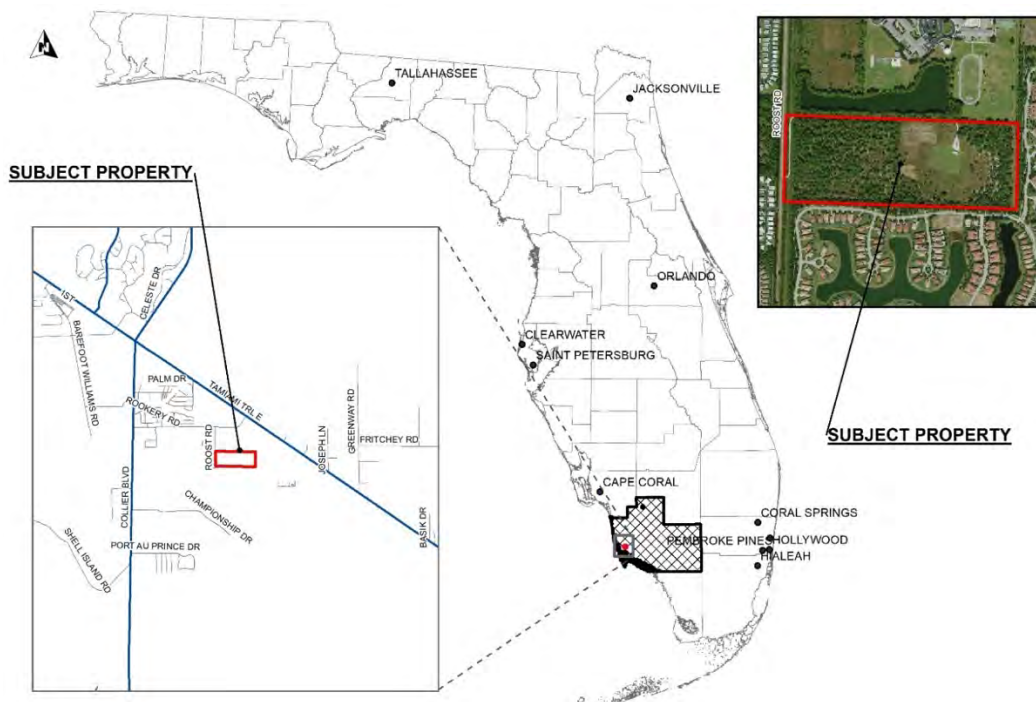


Figure 1. Location Map

## 2.0 EXISTING SITE CONDITIONS

The Subject Property is largely forested and undeveloped. A large area of cleared land containing excavated fill material can be found in the central portion of the property. Various drainage ditches, likely associated with past agricultural use, are located in the western portion. An excavated borrow area is in the center of the property and contains standing water. A shelter and mowed area are present in the north central portion of the property, which are used for flying remoted controlled planes. The 2018 aerial, taken in January 2018, shows pile of horticultural debris that were a result of the site being temporarily used for hurricane debris processing. All this material has since been removed.

The Subject Property is bordered the following surrounding land uses, see Figure 2:

West:	Undeveloped/Residential Community (across Roost Road)
South:	Residential Community
North:	Manatee Elementary School
East:	Residential Community



Figure 2. Aerial Vicinity Map

### 3.0 PARCEL HISTORY

Based on a review of historic aerials, the Subject Property was fully cleared and in agricultural use prior to 1984. By 1995, it appears the agricultural use may have lapsed. Figure 3 illustrates the status of the property in 1985 and 1993. All vegetation currently on the property is regrowth that has occurred since the mid to late 1980's.

Based on the Subject Property's location, ETE also reviewed the exhibits associated with the Deltona Settlement Agreement. The property does appear to be covered by the settlement agreement- see Figure 4. According to the agreement, the property is classified as an approved development area. Multiple State agencies and environmental groups were parties to the agreement and as such cannot object or place further restrictions on development of parcels located within the portions identified as approved development areas. ETE recommends that the property owner meet with a land use attorney familiar with the Deltona Agreement to explore any implications the agreement has on development of the property.



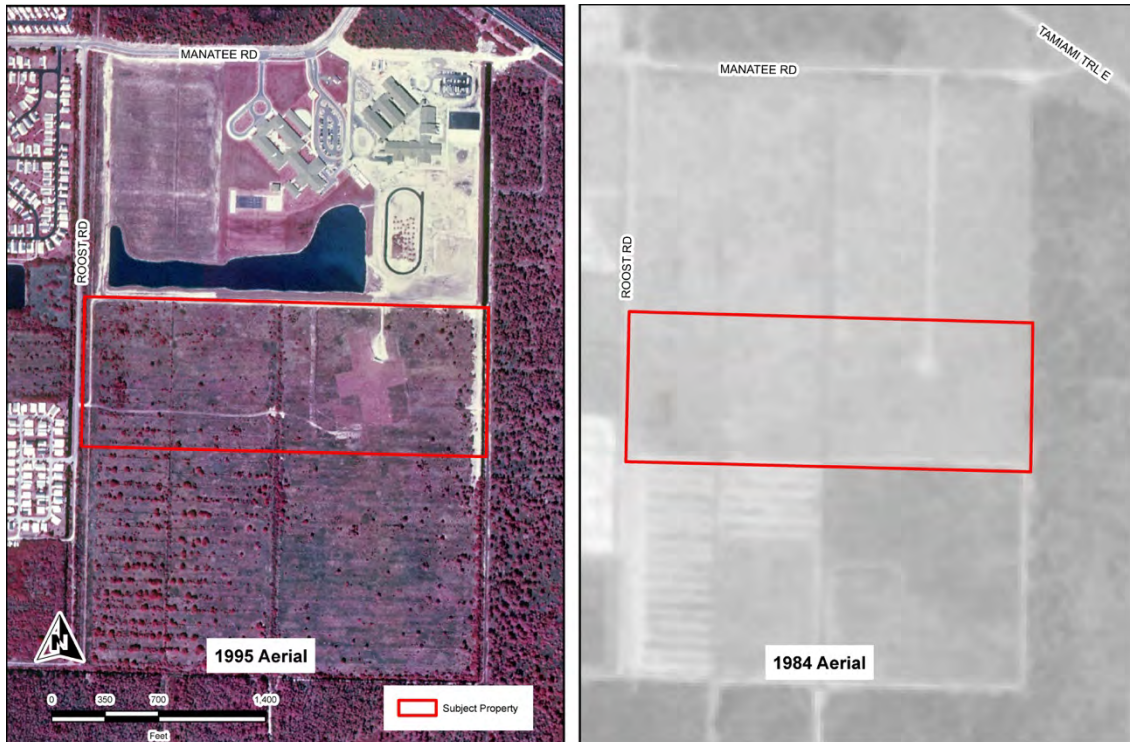


Figure 3. 1984 & 1995 Aerial Comparison

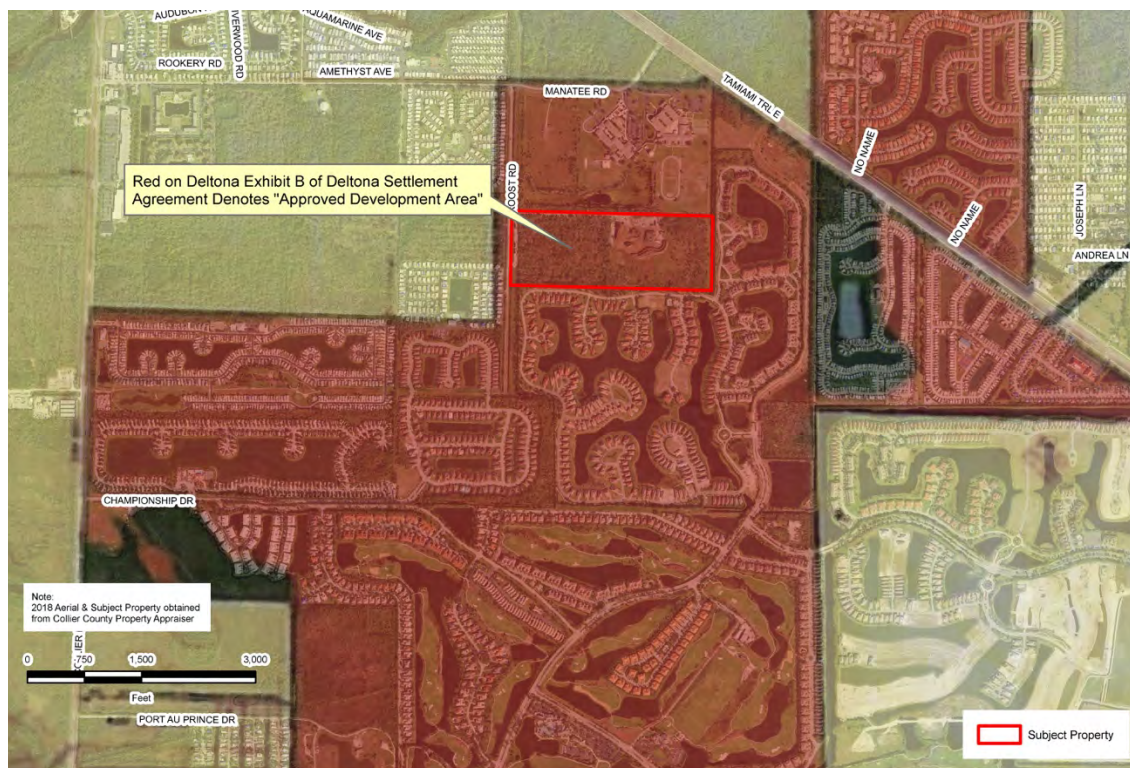


Figure 4. Deltona Settlement Exhibit



#### 4.0 PRELIMINARY WETLAND ASSESSMENT

The U.S. Army Corps of Engineers (ACOE) and the South Florida Water Management District (SFWMD) are the agencies that regulate development activities in wetlands. In general, to be considered wetland by the ACOE or the SFWMD, the area should exhibit wetland hydrology, wetland vegetation, and hydric soils. Because hydric soil, wetland hydrology, and wetland vegetation are needed for an area to be considered as wetland, ETE searched the property for indicators of these parameters.

##### 4.1 Soils

The soils on the property have been mapped by the Natural Resources Conservation Service (NRCS). See Figure 5 below for NRCS mappings on the Subject Property. 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 NRCS, the majority of the property is underlain by Malabar fine sand (hydric), with one small area of Pineda fine sand (hydric) in the southeast corner of the property.

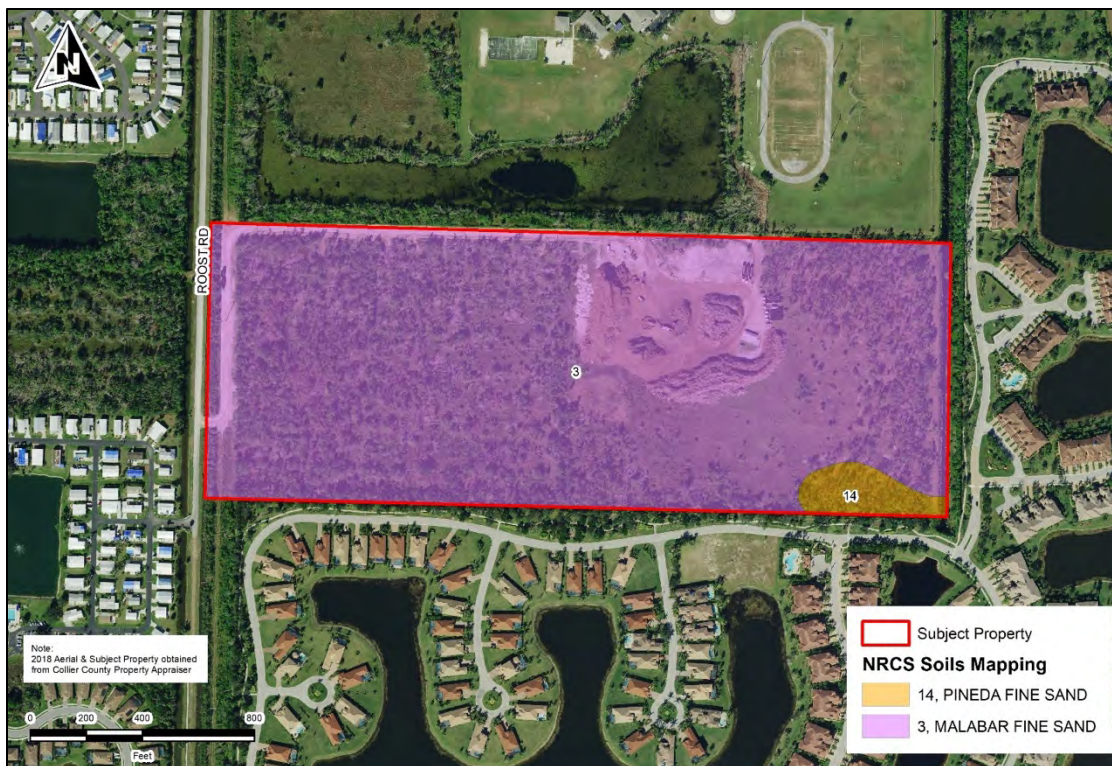


Figure 5. NRCS Soils Map

##### 4.2 Wetland hydrology

Wetland hydrology is normally present if the soil is saturated or inundated for a long duration, which in South Florida normally occurs during the rainy season. In our region, the rainy season occurs in the summer and early fall. Therefore, if an area exhibits soil saturation or is inundated for an extended period of time, the area is considered to have wetland hydrology. In the absence of visual signs of saturation or inundation, one may use secondary indicators of hydrology such as adventitious rooting, lichen lines, or algal matting. On the Subject Property, hydrologic indicators observed in portions of the site included standing water, algal matting, and bleaching.

### 4.3 FLUCCS Vegetation Mapping

Vegetation communities were mapped on the property according to the classification system used by the regulatory agencies. Vegetation is one parameter used in determining the presence of a wetland. Wetland vegetation is present if the majority of the plants present in the habitat are those which are adapted to saturated soil conditions.

Listed below are the FLUCCS communities identified on the site. The community descriptions correspond to the mappings on the FLUCCS map in Figure 6. See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Exotic Pest Plant Council's (FLEPPC) list of invasive species contains Category 1 species that may be found on the Subject Property. Category 1 species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives (FLEPPC). A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as Brazilian pepper, ear leaf acacia, and melaleuca. Levels of exotic density were mapped by using field observations and photo interpretation as shown in Figure 6. Modifiers are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy, as follows:

- E1 = Exotics 0-25% of total cover
- E2 = Exotics 26-50% of total cover
- E3 = Exotics 51-75% of total cover
- E4 = Exotics >75% of total cover

#### Vegetation Community Summary:

FLUCCS	DESCRIPTION	ACREAGE
411-E2	Pine Flatwoods (26-50% Exotics)	9.86
414-E3	Pine-Mesic Oak (51-75% Exotics)	16.85
414H-E3	Hydric Pine-Mesic Oak	11.48
740	Disturbed Land	16.92
742H	Borrow Area-Hydric	1.05
814	Roadways	1.01
832	FPL Easement	2.25
	TOTAL:	59.42



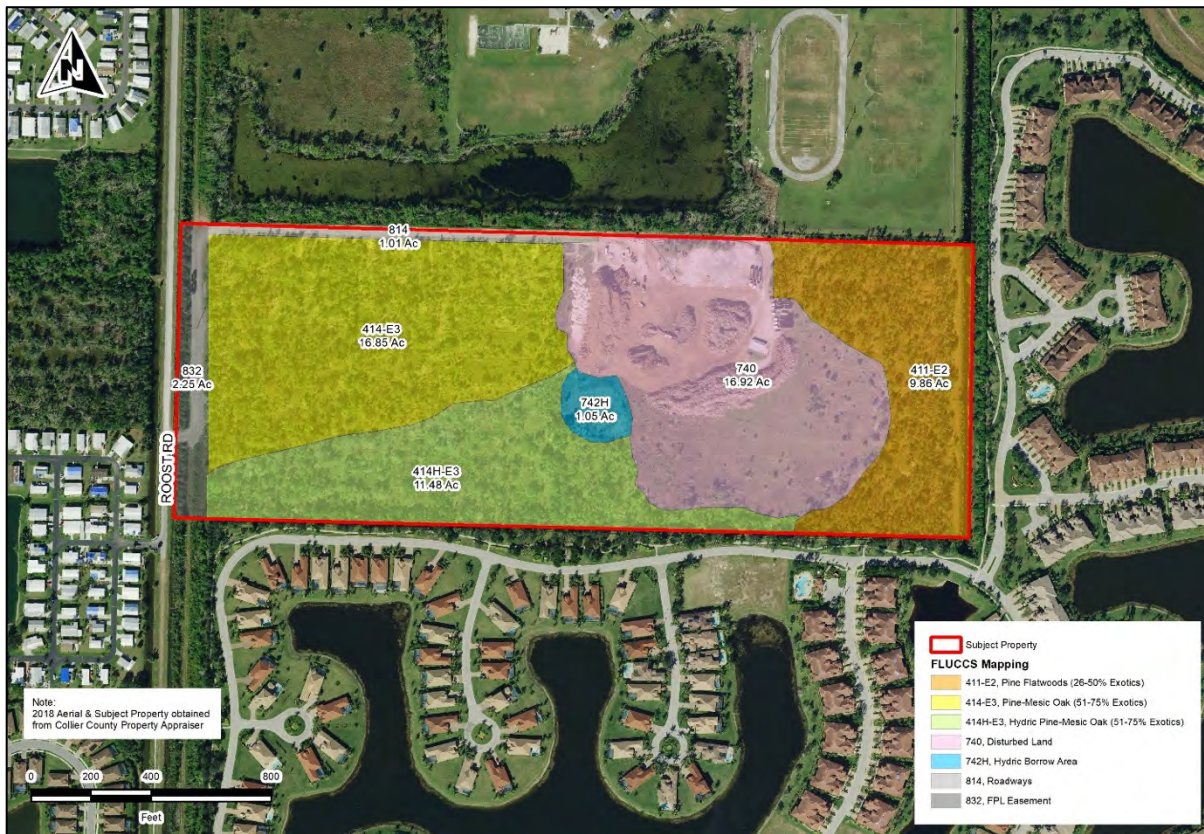


Figure 6. FLUCCS Mapping

#### 4.4 Upland Communities

The property consists primarily of forested upland habitat with exotic vegetation ranging from 26-75%, and disturbed areas which are largely void of canopy-level trees. The following communities would likely be considered upland, based on vegetation and lack of hydrologic indicators:

##### FLUCCS 411-E2, Pine Flatwoods (26-50% Exotics) (0.98 Acres)

This community is located along the eastern portion of the Subject Property. The canopy consists of predominantly slash pine (*Pinus elliottii*) with lesser amounts of earleaf acacia (*Acacia auriculiformis*). The mid-story consists of cabbage palm (*Sabal palmetto*) and saw palmetto (*Serenoa repens*). Groundcover consists of swamp sedge (*Carex acutiformis*), muscadine (*Vitis rotundifolia*), false button weed (*Spermacose*), dog fennel (*Eupatorium capillifolium*), bushy broomsedge (*Andropogon glomeratus*), ceaser weed (*Urena lobata*), yellow-eyed grass (*Sisyrinchium californicum*), and cocoplum (*Chrysobalanus icaco*).

##### FLUCCS 414-E3, Pine-Mesic Oak (51-75% Exotics) (16.85 Acres)

This community is located in the northwestern portion of the Subject Property. The canopy and mid-story vegetation consists of slash pine, cabbage palm, laurel oak (*Quercus laurifolia*), earleaf acacia, melaleuca (*Melaleuca quinquenervia*), saw palmetto, and downy rose-myrtle (*Rhodomyrtus tomentosa*). Groundcover consists of dog fennel, saw palmetto, finger grass (*Digitaria*), false button weed, flat sedge (*Cyperus odoratus*), swamp sedge, earleaf acacia, downy rose-myrtle, muscadine, and foxtail (*Hordeum murinum*).



**FLUCCS 740, Disturbed Land (16.92 Acres)**

This community is located in the central-eastern portion of the Subject Property. The northern portion of this community is void of vegetation. The southern portion contains swamp sedge, bahia grass (*Paspalum notatum*), crows foot (*Dactyloctenium aegyptium*), Mexican clover (*Richardia brasiliensis*), dog fennel, false button weed, sparse torpedo grass (*Panicum repens*), yellow-eyed grass, and small patches of cogon grass (*Imperata cylindrica*).

**FLUCCS 814, Roadways (1.01 Acres)**

This community consists of the access road that runs along a majority of the northern boundary of the Subject Property.

**FLUCCS 832, FPL Easement (2.25 Acres)**

This community consists of a portion of the access road that runs along the western boundary of the Subject Property and contains overhead electrical power transmission lines.

**4.5 Wetland Communities**

Based on the presence of wetland vegetation and signs of wetland hydrology, the following communities may be considered wetlands by the regulatory agencies:

**414H-E3, Hydric Pine-Mesic Oak (51-75% Exotics) (11.48 Acres)**

This community is located in the southwestern portion of the Subject Property. The canopy and mid-story vegetation consists of slash pine, cabbage palm, laurel oak, earleaf acacia, melaleuca, widely scattered saw palmetto, and downy rose-myrtle. Groundcover consists of dog fennel, saw palmetto, finger grass, false button weed, flat sedge, swamp sedge, earleaf acacia, downy rose-myrtle, muscadine, foxtail, swamp fern (*Acrostichum aureum*), torpedo grass, and maidencane (*Panicum hemitomon*).

**FLUCCS 742H, Borrow Area-Hydric (1.05 Acres)**

This community is located in the center of the Subject Property. Vegetation within this community includes cattail, melaleuca, lobelia, coin vine, Carolina willow, swamp sedge, dog fennel, arrowhead (*Syngonium podophyllum*), primrose willow (*Ludwigia*), downy rose-myrtle, meadow beauty (*Rhexia virginica*). Standing water was present in this area.

Based on the habitat descriptions above, Figure 7 shows the approximate limits of wetlands on the Subject Property.

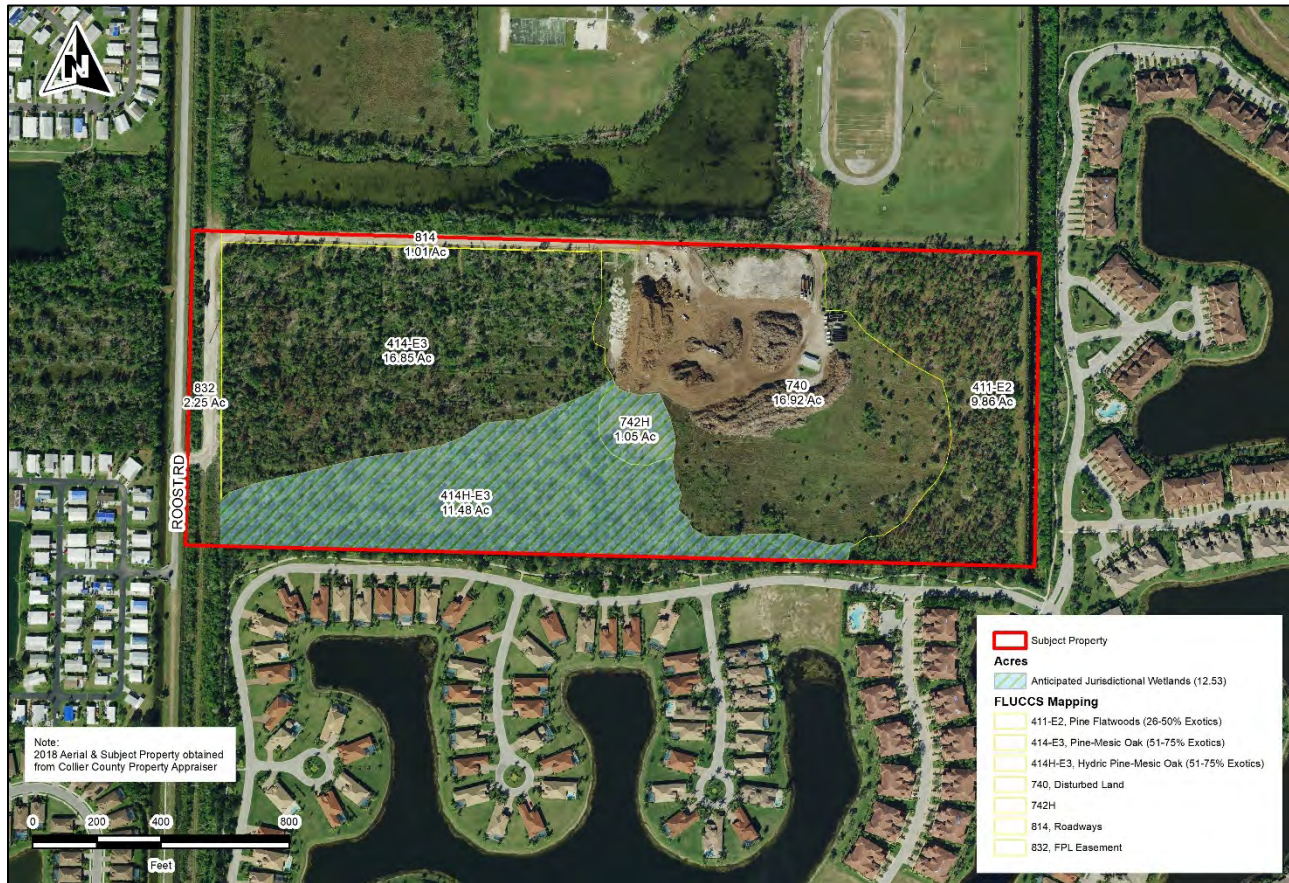


Figure 7. Approximate Wetland Limits

## 5.0 LISTED SPECIES

The site does have community types in which protected species could reside. During ETE's preliminary investigation, no listed species were observed utilizing the property. A formal Protected Species Survey would be needed prior to development to document the presence or absence of any listed species utilizing the property. During permitting, the following listed species concerns may be raised by the agencies:

### 5.1 Wood Stork (*Mycteria americana*)

The Subject Property does not fall within the core foraging area (estimated at 18.6 miles) of any wood stork colonies in Lee and Collier Counties. See Figure 8 for wood stork colony and foraging information as it relates to the property. Consultation with USFWS should not be necessary for wood stork.

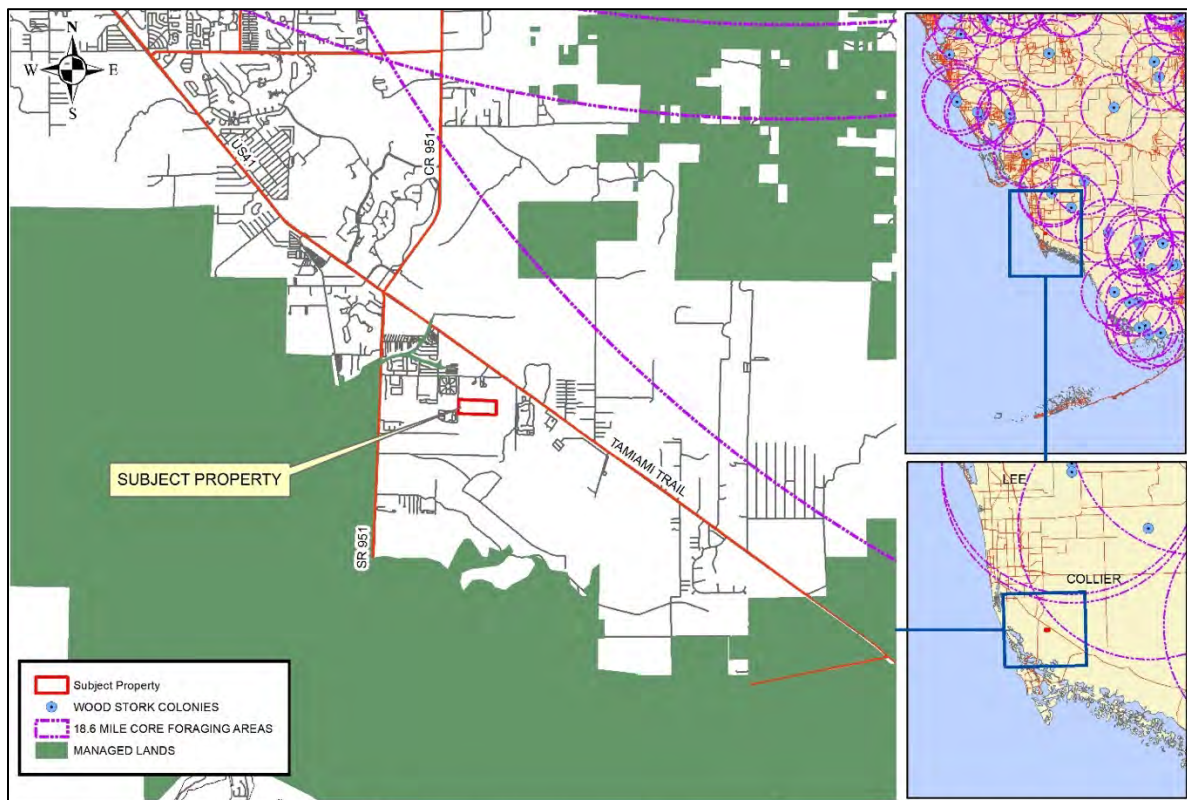


Figure 8. Wood Stork Information

## 5.2 Florida Panther (*Felis concolor coryi*)

The property does not fall within the US Fish & Wildlife Service (USFWS) Florida panther consultation area; however, telemetry points from tracked panthers do fall within a 2-mile radius of the property. See Figure 9 for Florida panther information as it relates to the Subject Property. As illustrated by Figure 5 below, the property does not fall in an area mapped as Primary or Secondary Panther Habitat by the USFWS. As such, the project is likely to have “no effect” on the Florida panther, and consultation with the USFWS should not be necessary for Florida panther.



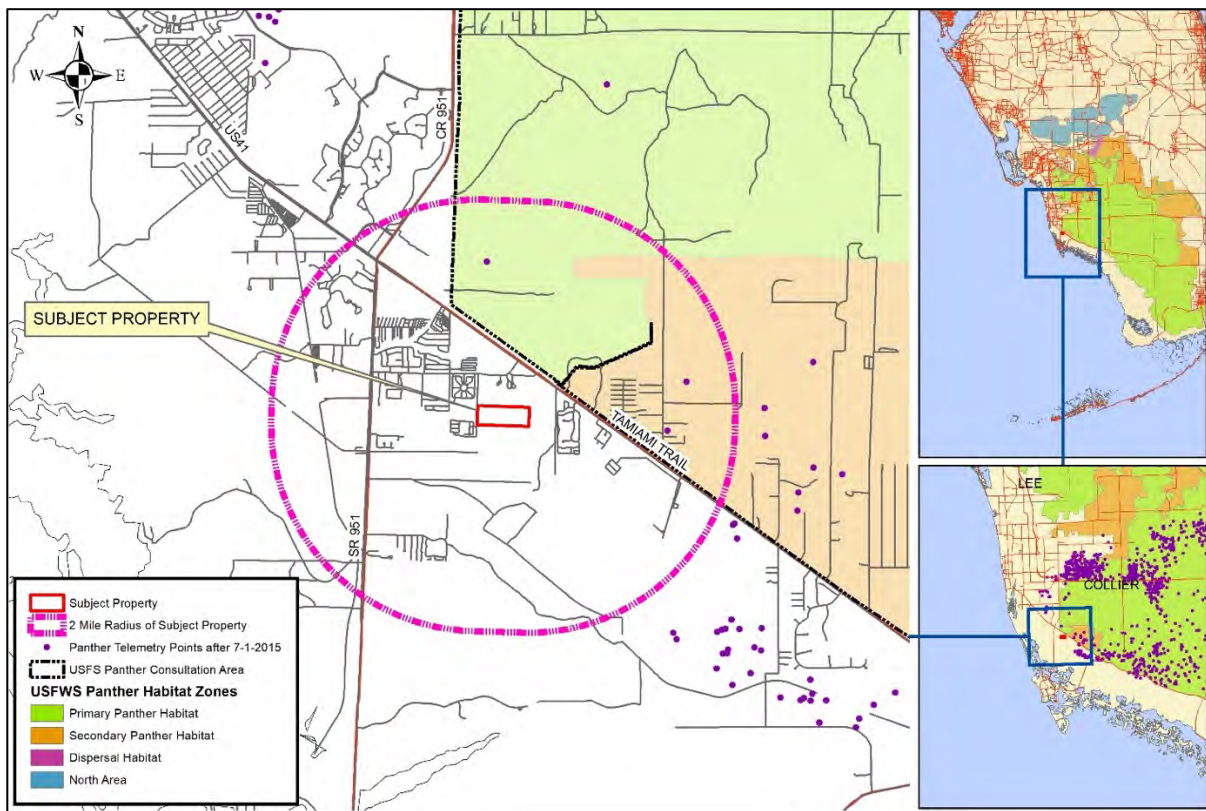


Figure 9. Florida Panther Information

### 5.3 Florida Bonneted Bat (*Eumops floridana*)

The Subject Property falls within the USFWS consultation for the Florida bonneted bat. If any snags or cavities are observed during a formal protected species survey, they would be scoped for bat activity. From what ETE observed in the field, snag and potential roost sites on the Subject Property are minimal, so the USFWS should make a determination of “no effect” for bonneted bats. During permitting, acoustic surveys for bonneted bat may be required by the USFWS in order to prove there is no bat activity on the site.

## 6.0 DISCUSSION

Wetland locations were estimated and drawn using a non-rectified aerial with approximate property boundaries; hence, their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the wetland lines be flagged, approved by the agencies and subsequently surveyed by a professional land surveyor.

Per ETE’s FLUCCS mapping, the site contains approximately +/-12.53 acres of jurisdictional wetlands (Figure 7). The wetlands onsite are low-quality habitat and dominated by exotic vegetation. The South Florida Water Management District (SFWMD) is the regulatory agency that handles wetlands and storm water management permitting on the state level. A wetland jurisdictional determination is required during the environmental resource permitting process if impacts to wetlands are proposed. An Environmental Resource Permit from the SFWMD and US Army Corps of Engineers (ACOE) will be required for authorization to fill and/or dredge onsite wetlands. Any impact to onsite wetlands will require mitigation to offset the impacts. Mitigation would be

provided through the purchase of off-site wetland credits at an approved wetland mitigation bank prior to commencement of construction. A Uniform Mitigation Assessment along with the acreage of wetland impacts is used to calculate the exact number of wetland credits required for purchase.

As stated previously, the Subject Property is part of the Deltona Settlement Agreement. This agreement should negate the mitigation requirements for impacts to SFWMD delineated wetlands on the property, however impacts to ACOE determined wetlands would still require mitigation.

#### SUMMARY & RECOMMENDATIONS

Per ETE's FLUCCS mapping, the site contains approximately +/-12.53 acres of jurisdictional wetlands.

From an environmental perspective, the next steps for this property would be to:

1. Flag the wetland/upland limits in the field and request jurisdictional determinations from the SFWMD and ACOE.
2. Have an official protected species survey completed to rule out any listed species concerns.
3. Gather additional information on the applicability of the Deltona Settlement Agreement
4. Determine proposed development limits and calculate potential mitigation costs.