

**Goodlette/Pine Ridge Commercial
Infill Subdistrict
(PL20160002360/CP-2016-3)**

**Application and Supporting
Documents**

November 16, 2017 CCPC Hearing

Prepared October 26, 2017



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

APPLICATION NUMBER PL20160002360 DATE RECEIVED _____

PRE-APPLICATION CONFERENCE DATE _____

DATE SUFFICIENT _____

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

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

SUBMISSION REQUIREMENTS

I. GENERAL INFORMATION

- A. Name of Applicant David Genson
Company Trail Boulevard LLLP
Address 2600 Golden Gate Parkway
City Naples State Florida Zip Code 34105
Phone Number 239-262-2600 Fax Number _____
- B. Name of Agent * D. Wayne Arnold, AICP
• THIS WILL BE THE PERSON CONTACTED FOR ALL BUSINESS RELATED TO THE PETITION.
Company Q. Grady Minor and Associates, P.A.
Address 3800 Via Del Rey
City Bonita Springs State Florida Zip Code 34134
Phone Number 239-947-1144 Fax Number _____
- B1. Name of Agent * Richard D. Yovanovich
• THIS WILL BE THE PERSON CONTACTED FOR ALL BUSINESS RELATED TO THE PETITION.
Company Coleman, Yovanovich and Koester, P.A.
Address 4001 Tamiami Trail North, Suite 300
City Naples State Florida Zip Code 34103
Phone Number 239-435-3535 Fax Number _____
- C. Name of Owner (s) of Record Trail Boulevard LLLP
Address 2600 Golden Gate Parkway
City Naples State Florida Zip Code 34105
Phone Number 239-262-2600 Fax Number _____
- C1. Name of Owner (s) of Record Goodlette Pine Ridge II LLC

Address 2600 Golden Gate Parkway
 City Naples State Florida Zip Code 34105
 Phone Number 239-262-2600 Fax Number _____

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

II. Disclosure of Interest Information:

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

Name and Address	Percentage of Ownership
<u>Not Applicable</u>	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Stock
<u>Please see Exhibit II</u>	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Interest
<u>Not Applicable</u>	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Ownership
<u>Please see Exhibit II</u>	_____
_____	_____

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

Name and Address	Percentage of Ownership
<u>Not Applicable</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

Name and Address
Not Applicable

G. Date subject property acquired (X 12/2010, 12/2009, 10/2002) leased (): _____ Term of lease _____ yrs./mos.

If, Petitioner has option to buy, indicate date of option: _____ and date option terminates: _____, or anticipated closing: _____.

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

III. DESCRIPTION OF PROPERTY:

A. LEGAL DESCRIPTION Please see Exhibit III.A

B. GENERAL LOCATION Northeast quadrant of Goodlette-Frank Road and Pine Ridge Road

C. PLANNING COMMUNITY North Naples D. TAZ 116 and 117

- E. SIZE IN ACRES 31± acres F. ZONING Pine Ridge Commons PUD
- G. SURROUNDING LAND USE PATTERN Developed residential, commercial, school and Church
- H. FUTURE LAND USE MAP DESIGNATION(S) Urban Designation, Commercial District, Goodlette/Pine Ridge Commercial Infill Subdistrict

IV. TYPE OF REQUEST:

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

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

B. AMEND PAGE (S) v, 11, 26, 47, 65, 66 and 145 OF THE Future Land Use ELEMENT AS FOLLOWS: (Use ~~Strike through~~ to identify language to be deleted; Use Underline to identify language to be added). Attach additional pages if necessary:

Please see Exhibit IV.B

C. AMEND FUTURE LAND USE MAP(S) DESIGNATION FROM Goodlette/Pine Ridge Commercial Infill Subdistrict TO Goodlette/Pine Ridge Mixed Use Subdistrict

D. AMEND OTHER MAP(S) AND EXHIBITS AS FOLLOWS: (Name & Page #)
Goodlette/Pine Ridge Commercial Infill Subdistrict to Goodlette/Pine Ridge Mixed Use Subdistrict

E. DESCRIBE ADDITINAL CHANGES REQUESTED: Not applicable

V. REQUIRED INFORMATION:

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

- A. **LAND USE**
Exhibit V.A Provide general location map showing surrounding developments (PUD, DRI's, existing zoning) with subject property outlined.
Exhibit V.A Provide most recent aerial of site showing subject boundaries, source, and date.
Exhibit V.A Provide a map and summary table of existing land use and zoning within a radius of 300 feet from boundaries of subject property.

B. FUTURE LAND USE AND DESIGNATION

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

C. ENVIRONMENTAL

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

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

D. GROWTH MANAGEMENT

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

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

N Is the proposed amendment located in an Area of Critical State Concern? (Reference 9J-11.006(1)(a)(5), F.A.C.). IF so, identify area located in ACSC.

N Is the proposed amendment directly related to a proposed Development of Regional Impact pursuant to Chapter 380 F.S. ? (Reference 9J-11.006(1)(a)7.a, F.A.C.)

N/N Is the proposed amendment directly related to a proposed Small Scale Development Activity pursuant to Subsection 163.3187 (1)(c), F.S. ? (Reference 9J-11.006(1)(a)7.b, F.A.C.) Does the proposed amendment create a significant impact in population which is defined as a potential increase in County-wide population by more than 5% of population projections? (Reference Capital Improvement Element Policy 1.1.2). If yes, indicate mitigation measures being proposed in conjunction with the proposed amendment.

Y, ** Does the proposed land use cause an increase in density and/or intensity to the uses permitted in a specific land use designation and district identified (commercial, industrial, etc.) or is the proposed land use a new land use designation or district? (Reference Rule 9J-5.006(5) F.A.C.). If so, provide data and analysis to support the suitability of land for the proposed use, and of environmentally sensitive land, ground water and natural resources. (Reference Rule 9J-11.007, F.A.C.)

** Please see Market Study prepared by Michael J. Timmerman

E. PUBLIC FACILITIES

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

Exhibit V.E. Potable Water

Exhibit V.E. Sanitary Sewer

*** Arterial & Collector Roads; Name specific road and LOS

Pine Ridge Road

Goodlette-Frank Road

*** Please see Traffic Impact Analysis prepared by Trebilcock Consulting Solutions, P.A.

- Exhibit V.E. Drainage
- Exhibit V.E. Solid Waste
- Exhibit V.E. Parks: Community and Regional

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

(Reference Capital Improvement Element Objective 1 and Policies)

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

F. OTHER

Identify the following areas relating to the subject property:

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

G. SUPPLEMENTAL INFORMATION

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

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

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN

I hereby authorize Trail Boulevard LLLP
(Name of Agent)

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

Signed:  Date: 10-13-2016
Brian Goguen as Chief Operating Officer of Barron Collier Management, LLC, Authorized Agent of Goodlette Pine Ridge II, LLC

STATE OF (FLORIDA)
COUNTY OF (COLLIER)

Sworn to and subscribed before me this 13 day of OCTOBER, 2016

by 
Notary Public



CHOOSE ONE OF THE FOLLOWING:

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

did take an Oath
 did not take an Oath

NOTICE - BE AWARE THAT:

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

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN

I hereby authorize Q. Grady Minor and Associates, P.A. and Coleman, Yovanovich and Koester, P.A.
(Name of Agent)
to serve as my Agent in a request to amend the Collier County Growth Management Plan affecting
property identified in this Application.

Signed:  Date: 10-13-2016
Trail Boulevard LLLP

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


Signature of Applicant

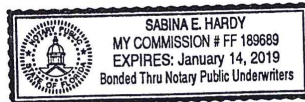
Brian Goguen as Chief Operating Officer of Barron Collier
Management, LLC, Authorized Agent of Trail Boulevard LLLP

STATE OF (FLORIDA)
COUNTY OF (COLLIER)

Sworn to and subscribed before me this 13 day of OCTOBER, 2016

by 
Notary Public

MY COMMISSION EXPIRES:



CHOOSE ONE OF THE FOLLOWING:

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

did take an Oath
 did not take and Oath

NOTICE - BE AWARE THAT:

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

Goodlette/Pine Ridge Commercial Infill Subdistrict

163.3177(6)(2) and (8), F.S. Criteria

Chapter 163.3177

(6) 2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.

The subject property is already designated for urban land use intensity and is located in the Pine Ridge Commercial Infill Subdistrict of the Future Land Use Element. In addition to the various commercial uses permitted by this land use category, all other uses permitted in the Urban Residential Future Land Use District are also permitted. Residential is one of those permitted land uses. The property owner proposes to permit a higher residential density than that currently permitted by the Future Land Use Element. The proposed maximum number of units proposed within this 31 acre Subdistrict are supported by a market analysis identifying the need for the proposed number of dwelling units.

- b. The projected permanent and seasonal population of the area.

The analysis of public facility impacts submitted in support of the application makes assumptions of the total estimated additional population that will reside within the Subdistrict. The proposed maximum of 400 multi-family dwelling units will result in an estimated total population of approximately 960 full time residents.

- c. The character of undeveloped land.

The property within the Subdistrict has been largely cleared and filled and supports a variety of retail and office development. A portion of an existing retail building will need to be raised in order to provide sufficient land area to support the proposed 400 units.

- d. The availability of water supplies, public facilities, and services.

Public facilities with adequate capacities to serve the proposed 400 units are available at the site.

- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

The proposed development of multi-family dwelling units would represent a redevelopment of a site in order to respond to a changing market. There is great demand for dwelling units in close proximity to other urban services and employment

Goodlette/Pine Ridge Commercial Infill Subdistrict

163.3177(6)(2) and (8), F.S. Criteria

areas. The redevelopment of the site as a mixed-use project is also consistent with other goals, objectives and policies of the Growth Management Plan which promote mixed use development patterns.

- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

NA, no military installations are near the subject property.

- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

NA, the site is not proximate to an airport.

- h. The discouragement of urban sprawl.

The redevelopment of the site will discourage urban sprawl consistent with the goals, objectives and policies of the State, Regional, and Collier County Growth Management Plan.

- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

The proposed multi-family dwellings support job creation and capital investment during construction phases, and after construction, the dwellings will provide needed housing for employees to support the local economy. The provision of a variety of housing types is supported by the Future Land Use Element and Economic Element of the Growth Management Plan.

- j. The need to modify land uses and development patterns within antiquated subdivisions.

Although the project is not a typical subdivision, there is a demand for housing in close proximity to urban services and employment opportunities.

- 8. Future land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.

The applicant has analyzed the proposed impacts of the addition of dwelling units on all public facilities. There are no existing or projected deficiencies on public facilities resulting from the proposed amendment.

Goodlette/Pine Ridge Commercial Infill Subdistrict

163.3177(6)(2) and (8), F.S. Criteria

- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

The subject Subdistrict consists of 31 acres of land located at the intersection of two 6-lane arterial roadways. The site is located adjacent to additional commercial development and is within walking distance of public and private school, making the site an ideal candidate for higher density residential development. There are no natural resource constraints impacting development potential of the site.

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

A market feasibility analysis has been prepared which identifies the demand in this area of Collier County for increased dwelling units. The proposed mixed-use project on the 31 acres does represent the minimum area necessary to support the proposed mix of residences and non-residential development.

Exhibit I.D
Professional Consultants

Planning/Project Management: D. Wayne Arnold, AICP
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134
239.947.1144
239.947.0375 fax
warnold@gradymminor.com

Richard D. Yovanovich, Esq
Coleman, Yovanovich and Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103
239.435.3535
239.435.1218 fax
ryovanovich@cyklawfirm.com

Transportation: Norman J. Trebilcock, AICP, PE
Trebilcock Consulting Solutions, PA
1205 Piper Boulevard, Suite 202
Naples, FL 34110
239-566-9551
ntrebilcock@trebilcock.biz

Market Analysis: Michael J. Timmerman, CRE, FRICS, SRA
CEO & President
MJT Realty Economic Advisors, Inc.
1415 Panther Lane, Ste 428
Naples, FL 34109
239.269.0769
mtimmerman@mjtrea.com

D. Wayne Arnold, AICP
Principal, Director of Planning



Education

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

Professional Registrations/Affiliations

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



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

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

Relevant Projects

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

Richard D. Yovanovich

Rich Yovanovich is one of the firm's shareholders. He moved to Naples in 1990 and was an Assistant County Attorney for Collier County from 1990-1994. As an Assistant County Attorney he focused on land development and construction matters. Since entering private practice in 1994, Mr. Yovanovich has represented property owners through the entitlement process before local and state agencies. His representation includes project ranging from small residential and commercial projects to large developments of regional impact.

Professional Activities/Associations

The Florida Bar
Collier County Bar Association

Civic/Charitable Activities/Associations

Member, Furman University Trustees Council, 2007 -
Chairman, Leadership Collier Foundation Alumni Assoc.
Member, Board of Directors, Holocaust Museum 2007 -
Member, Leadership Collier, Class of 2000
Member, Board of Directors, CBIA (Director 2004-2008,
Vice President 2006-2007)
Member, Board of Director, Immokalee Friendship House
Member, Board of Director, Avow Hospice 2011-
Member, Florida Trend Legal Elite
Elder, Vanderbilt Presbyterian Church

Bar & Court Admission

Florida, 1988
U.S District Court, Middle District of Florida
U.S. Court of Appeals, Eleventh Circuit

Education

University of South Carolina
J.D., 1987
J. Ed., 1986
Furman University
B.A., cum laude, 1983

Norman Trebilcock, AICP, P.E.

Trebilcock Consulting Solutions, PA



Mr. Trebilcock directs plan production, design development and permitting efforts on public works and private sector projects. Offering 26 years of professional experience, he specializes in transportation engineering, including highway design, signalization, utility relocation, drainage design, street and Site lighting, access management and permitting projects. He prepares and reviews traffic impact statements and related reports. The firm is registered by the Florida Department of Transportation (FDOT) and South Florida Water Management District (SFWMD) as a Small Business Enterprise (SBE), and certified by FDOT in several work groups. Mr. Trebilcock manages team members and various sub-consultants through contract negotiations, preliminary engineering, permitting, final design, and construction administration. He has attended numerous transportation seminars, and has held leadership positions on many transportation-related task forces and in professional societies.

Consulting Engineering Services

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

Representative Projects

City of Bonita Springs Old 41 Downtown Improvements Design-Build; Bonita Springs, FL

As part of a Design-Build team headed by Wright Construction Group (WCG), Trebilcock Consulting Solutions provided traffic design for the roadway improvements. The main feature of the improvements was to reconstruct Old 41 as a complete street with sidewalks, bike lanes, possible narrow median and two travel lanes. Traffic calming features were proposed, as were roundabouts at Terry St and Pennsylvania Ave. Mini roundabouts were anticipated on Old 41. Project length is 4,414 lf (0.84 miles). Parking improvements were proposed along Felts and the cross streets (Wilson, Childers, Ragsdale, Abernathy, Hampton, Crockett, and Dean) within the project limits.

City of Naples Design-Build Decorative Mast-arm at 5th Ave and 3rd St; OnPower

The project provided design and construction services to replace the existing traffic signal span wire system at the intersection of 5th Ave and 3rd St with a decorative mast-arm assembly with pedestrian crossing signals. Trebilcock Consulting Solutions provided plan production and design development for the project. Responsibilities included signalization, signing and marking plans, maintenance of traffic plans, and coordination with the project team and City staff.

Mercato – Strada Place and Vanderbilt Beach Road Signalization; Collier County, FL

Trebilcock Consulting Solutions prepared a traffic study and provided design for a new traffic signal at the intersection of Strada Place and Vanderbilt Beach Road, roadway realignment, signing and marking modifications, traffic control plans, and resurfacing for nearly 0.5 miles of roadway. Multi-modal improvements included bike lanes, sidewalks, and vehicle accommodation.

Total Years of Experience

26

Education

University of Florida
M.E. in Public Works, 1989

University of Miami
B.S. in Civil Engineering, 1988

US Army Engineering School
Engineer Officer Basic Course, 1988

Licenses / Certifications

Professional Engineer, Florida
#47116

Certified Planner, American
Institute of Certified Planners
Certification, FDOT Advanced Work
Zone Traffic Control

Affiliations

American Planning Association
American Institute of Certified
Planners

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

FDOT Pre-qualifications

Group 3	Highway Design - Roadway
3.1	Minor Highway Design
Group 6	Traffic Engineering & Operations Studies
6.1	Traffic Engineering Studies
6.2	Traffic Signal Timing
Group 7	Traffic Operations Design
7.1	Signing, Pavement Marking & Channelization
7.2	Lighting
7.3	Signalization
Group 13	Planning
13.4	Systems Planning
13.5	Subarea/Corridor Planning
13.6	Land Planning/Engineering



Michael J. Timmerman, CRE, FRICS, SRA



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

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

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

EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS

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

CIVIC RESPONSIBILITY

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

Exhibit II
Disclosure of Interest Information

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

Goodlette Pine Ridge II LLC 100%
2600 Golden Gate Parkway
Naples, FL 34105

Name and Address	Percentage of Stock
------------------	---------------------

Manager	
<u>The Residences at the Mercato, Inc.</u>	<u>50%</u>
<u>Juliet C. Sproul Family Inheritance Trust</u>	<u>12.50%</u>
<u>1998 Barron Collier III Irrev Children's Trust</u>	<u>12.50%</u>
<u>Phyllis G. Alden Irrevocable Trust</u>	<u>6.25%</u>
<u>R. Blakeslee Gable</u>	<u>3.125%</u>
<u>Michael Wells Gable</u>	<u>3.125%</u>
<u>Christopher D. Villere</u>	<u>2.08333%</u>
<u>Mathilde V. Currence</u>	<u>2.08333%</u>
<u>Lamar G. Villere</u>	<u>2.08333%</u>
<u>S Brent Keller</u>	<u>1.25%</u>
<u>Chelsea Keller Kunde</u>	<u>1.25%</u>
<u>Ashleigh N Keller</u>	<u>1.25%</u>
<u>Matthew D Keller</u>	<u>1.25%</u>
<u>Kathryn E Keller</u>	<u>1.25%</u>

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

Trail Boulevard LLLP 100%
2600 Golden Gate Parkway
Naples, FL 34105

Name and Address	Percentage of Ownership
------------------	-------------------------

<u>Barron Collier Corporation</u>	<u>0.1000%</u>
<u>Juliet C. Sproul Family Inheritance Trust</u>	<u>24.9750%</u>
<u>1998 Barron Collier III Irrev Children's Trust</u>	<u>37.4625%</u>
<u>Phyllis G. Alden Irrevocable Trust</u>	<u>12.4875%</u>

Exhibit II
Disclosure of Interest Information

<u>R. Blakeslee Gable</u>	<u>6.2438%</u>
<u>M. Wells Gable</u>	<u>6.2438%</u>
<u>Christopher D. Villere</u>	<u>4.1625%</u>
<u>Mathilde V. Currence</u>	<u>4.1625%</u>
<u>Lamar G. Gable</u>	<u>4.1625%</u>

Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit III.A Legal Description

All that part of Section 10, Township 49 South, Range 25 East, Collier County Florida, being more particularly described as follows:

COMMENCING at the southerly 1/4 comer of Section 10, Township 49 South, Range 25 East, Collier County, Florida;

thence along the north-south 1/4 section line of said Section 10, North 01°18'35" West 69.79 feet to a point on the northerly boundary of Pine Ridge Road (S.R. 896) and the POINT OF BEGINNING of the parcel herein described;

thence along said boundary, South 89°07'52" West 9.57 feet to a point of curvature on the easterly right of way of Frank Boulevard, 100 foot right-of-way as recorded in Plat Book 13, Page 58 of the Public Records of Collier County, Florida:

thence along said right of way 454.08 feet along the arc of a circular curve concave the east, having a radius of 5679.65 feet, through a central angle of 04°34'51" and being subtended by a chord which bears North 04°48'48" East 453.96 feet;

thence continuing along said right-of-way North 07°06'13" East 1102.02 feet;

thence leaving said right-of-way North 89°29'57" East 783.65 feet to a point on the boundary of the parcel of land described in O.R. Book 503, page 206;

thence along said boundary South 00°46'24" East 1324.29 feet to a point on the boundary of the parcel described in O.R. Book 1037, pages 1602-1605;

thence along said boundary South 89°29'57" West 190.00 feet

thence continuing along said boundary South 00°46'24" East 232.40 feet to the northerly boundary of said Pine Ridge Road;

thence along the northerly boundary of Pine Ridge Road, North 89°35'25" West 779.46 feet to a point on the north/south 1/4 section line of Section 10 and the POINT OF BEGINNING of the parcel herein described;

Parcel contains 30.65 acres more or less.

Subject to easements, restrictions and reservations of record.

Bearings are based on the northerly boundary line of Pine Ridge Road (SR 896) being South 89°35'25" West.

Goodlette/Pine Ridge Commercial Infill Subdistrict

**Exhibit IV.B
Amendment Language**

**Revise the
FUTURE LAND USE ELEMENT**

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- * Mixed Use & Interchange Activity Centers Maps
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- * Collier County Wetlands Map
- * Collier County Wellhead Protection Areas and Proposed Wellfields and ASRs Map
- * Future Land Use Map Rivers and Floodplains Map
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- * Future Land Use Map Soils
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- * Bayshore/Gateway Triangle Redevelopment Overlay Map
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September 20, 2017



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Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit IV.B Amendment Language

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- * Coastal High Hazard Area Comparison Map
- * Gordon River Greenway Conservation Area Designation Map
- * Hibiscus Residential Infill Subdistrict Map
- * Vincentian Mixed Use Subdistrict Map
- * Davis – Radio Commercial Subdistrict Map

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II. IMPLEMENTATION STRATEGY

A. URBAN - MIXED USE DISTRICT

1. Urban Residential Subdistrict
2. Urban Residential Fringe Subdistrict
3. Urban Coastal Fringe Subdistrict
4. Business Park Subdistrict
5. Office and Infill Commercial Subdistrict
6. PUD Neighborhood Village Center Subdistrict
7. Residential Mixed Use Neighborhood Subdistrict
8. Orange Blossom Mixed-Use Subdistrict
9. Vanderbilt Beach/Collier Boulevard Commercial Subdistrict
10. Henderson Creek Mixed-Use Subdistrict
11. Research and Technology Park Subdistrict
12. Buckley Mixed-Use Subdistrict
13. Commercial Mixed Use Subdistrict
14. Livingston/Radio Road Commercial Infill Subdistrict
15. Vanderbilt Beach Road Neighborhood Commercial Subdistrict
16. Collier Boulevard Community Facility Subdistrict
17. Hibiscus Residential Infill Subdistrict
18. Vincentian Mixed Use Subdistrict
- ~~19. Davis—Radio Commercial Subdistrict~~
- [19. Goodlette/Pine Ridge Mixed Use Subdistrict](#)

B. URBAN - COMMERCIAL DISTRICT

1. Mixed Use Activity Center Subdistrict
2. Interchange Activity Center Subdistrict
3. Livingston/Pine Ridge Commercial Infill Subdistrict
4. Business Park Subdistrict
5. Research and Technology Park Subdistrict
6. Livingston Road/Eatonwood Lane Commercial Infill Subdistrict
7. Livingston Road Commercial Infill Subdistrict
8. Commercial Mixed Use Subdistrict
9. Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict
- ~~10. Goodlette/Pine Ridge Commercial Infill Subdistrict~~
- ~~11~~[10](#). Orange Blossom/Airport Crossroads Commercial Subdistrict

Goodlette/Pine Ridge Commercial Infill Subdistrict

**Exhibit IV.B
Amendment Language**

11. Davis – Radio Commercial Subdistrict

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FUTURE LAND USE DESIGNATION

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I. URBAN DESIGNATION

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b. Non-residential uses including:

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12. Commercial uses subject to criteria identified in the Urban - Mixed Use District, PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Residential Mixed Use Neighborhood Subdistrict, Orange Blossom Mixed-Use Subdistrict, Buckley Mixed Use Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Commercial Mixed Use Subdistrict, Goodlette/Pine Ridge Mixed Use Subdistrict, Henderson Creek Mixed Use Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, Vanderbilt Beach Road Neighborhood Commercial Subdistrict, Vincentian Mixed Use Subdistrict, Davis – Radio Commercial Subdistrict; and, in the Urban Commercial District, Mixed Use Activity Center Subdistrict, Interchange Activity Center Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill Subdistrict, Commercial Mixed Use Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, ~~Goodlette/Pine Ridge Commercial Infill Subdistrict~~; Orange Blossom/Airport Crossroads Commercial Subdistrict, in the Bayshore/Gateway Triangle Redevelopment Overlay; and, as allowed by certain FLUE policies.

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A. Urban Mixed Use District

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19. Goodlette/Pine Ridge Mixed Use Subdistrict:

This Subdistrict consists of 31 acres and is located at the northeast quadrant of two major arterial roadways, Pine Ridge Road and Goodlette-Frank Road. In addition to uses generally allowed in the Urban designation, the intent of the Goodlette/Pine Ridge Mixed Use Subdistrict is to provide shopping, person services and employment for the surrounding residential areas within a convenient travel distance. The Subdistrict also permits multi-family rental residential dwelling units. The Subdistrict is intended to be compatible with the neighboring Pine Ridge Middle School and nearby residential

Goodlette/Pine Ridge Commercial Infill Subdistrict

**Exhibit IV.B
Amendment Language**

development and therefore, emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.

Access to the Goodlette/Pine Ridge Mixed Use Subdistrict may feature a signalized traffic access point on Goodlette-Frank Road, which may provide for access to the neighboring Pine Ridge Middle School. Other site access locations will be designed consistent with the Collier County access management criteria.

Commercial development intensity within the Subdistrict will be limited to single-story retail commercial uses, while professional or medical related offices, including financial institutions, may occur in three-story buildings. A maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution development may occur within this Subdistrict. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the south +/- 23 acres. No individual retail commercial use may exceed 65,000 square feet of gross leasable area. Residential development within the Subdistrict will be a maximum of 375 multi-family rental dwelling units. The maximum height for residential buildings shall be 4 stories over parking.

Unless otherwise required by the South Florida Water Management District, the .87± acre wetland area located on the northeastern portion of the site will be preserved. A total of 1.47 acres of native vegetation shall be provided within this subdistrict.

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C. Urban Commercial District

*** *** *** *** *** **Text break** *** *** *** *** ***

~~10. Goodlette/Pine Ridge Commercial Infill Subdistrict:~~

~~This Subdistrict consists of 31 acres and is located at the northeast quadrant of two major arterial roadways, Pine Ridge Road and Goodlette-Frank Road. In addition to uses generally allowed in the Urban designation, the intent of the Goodlette/Pine Ridge Commercial Infill Subdistrict is to provide shopping, person services and employment for the surrounding residential areas within a convenient travel distance. The Subdistrict is intended to be compatible with the neighboring Pine Ridge Middle School and nearby residential development and therefore, emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.~~

~~Access to the Goodlette/Pine Ridge Commercial Infill Subdistrict may feature a signalized traffic access point on Goodlette-Frank Road, which may provide for access to the neighboring Pine Ridge Middle School. Other site access locations will be designed consistent with the Collier County access management criteria.~~

~~Development intensity within the Subdistrict will be limited to single-story retail commercial uses, while professional or medical related offices, including financial institutions, may occur in three-~~

Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit IV.B Amendment Language

~~story buildings. A maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution development may occur within this Subdistrict. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the south +/- 23 acres. No individual retail commercial use may exceed 65,000 square feet of gross leasable area.~~

~~Unless otherwise required by the South Florida Water Management District, the .87 ± acre wetland area located on the northeastern portion of the site will be preserved.~~

~~11~~10. Orange Blossom/Airport Crossroads Commercial Subdistrict

*** *** *** *** *** **Text break** *** *** *** *** ***

~~12~~11. Davis – Radio Commercial Subdistrict

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FUTURE LAND USE MAP SERIES

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Activity Center Index Map
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September 20, 2017



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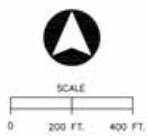
Page 5 of 6

Goodlette/Pine Ridge Commercial Infill Subdistrict


**Exhibit IV.B
Amendment Language**

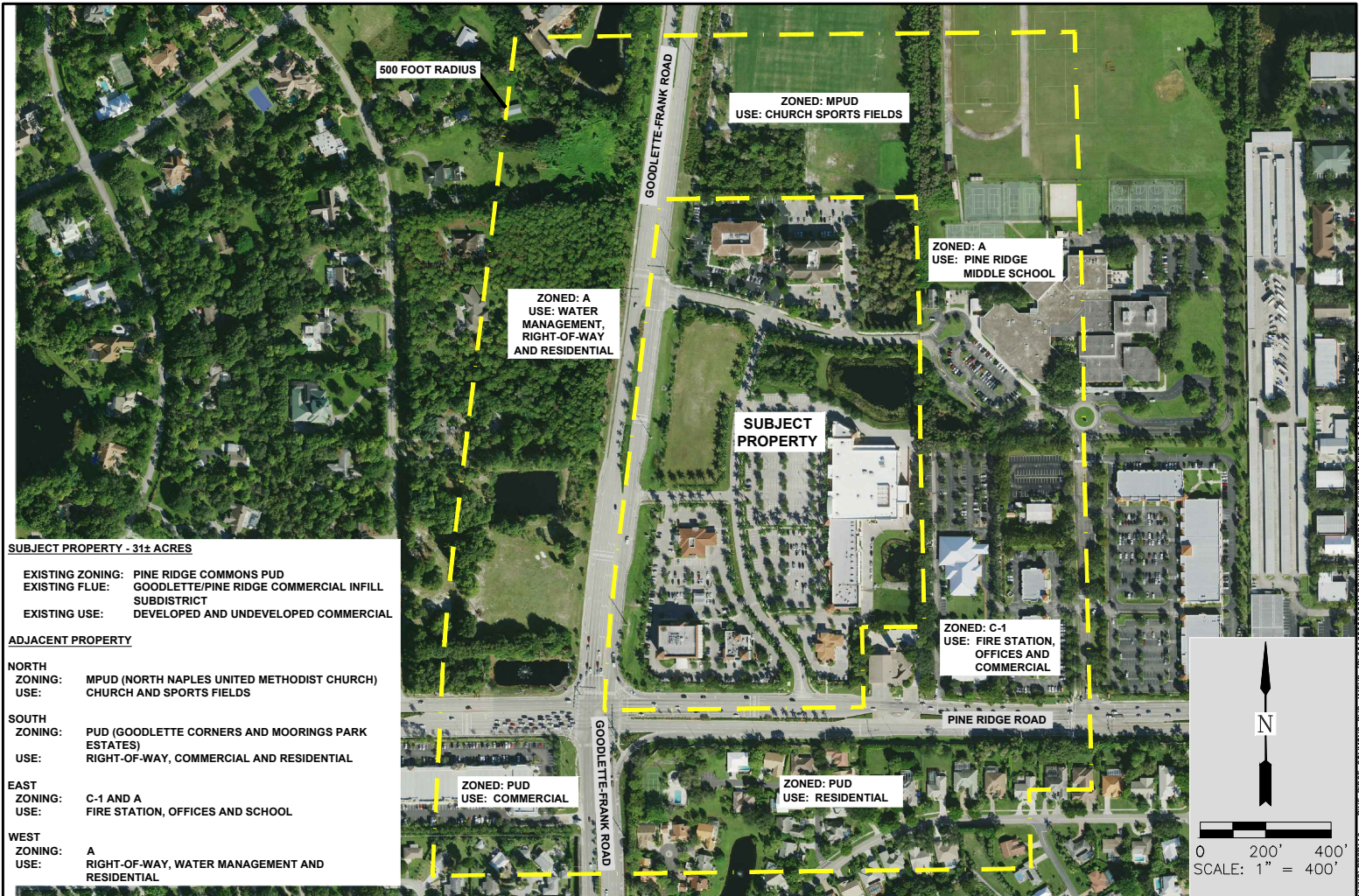
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Davis – Radio Commercial Subdistrict Map

COLLIER COUNTY, FLORIDA



AMENDED - OCTOBER 14, 2008
(Ord. No. 2008-59)

LEGEND	
	



SUBJECT PROPERTY - 31± ACRES

EXISTING ZONING: PINE RIDGE COMMONS PUD
 EXISTING FLUE: GOODLETTE/PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
 EXISTING USE: DEVELOPED AND UNDEVELOPED COMMERCIAL

ADJACENT PROPERTY

NORTH
 ZONING: MPUD (NORTH NAPLES UNITED METHODIST CHURCH)
 USE: CHURCH AND SPORTS FIELDS

SOUTH
 ZONING: PUD (GOODLETTE CORNERS AND MOORINGS PARK ESTATES)
 USE: RIGHT-OF-WAY, COMMERCIAL AND RESIDENTIAL

EAST
 ZONING: C-1 AND A
 USE: FIRE STATION, OFFICES AND SCHOOL

WEST
 ZONING: A
 USE: RIGHT-OF-WAY, WATER MANAGEMENT AND RESIDENTIAL

LEGEND

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

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 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

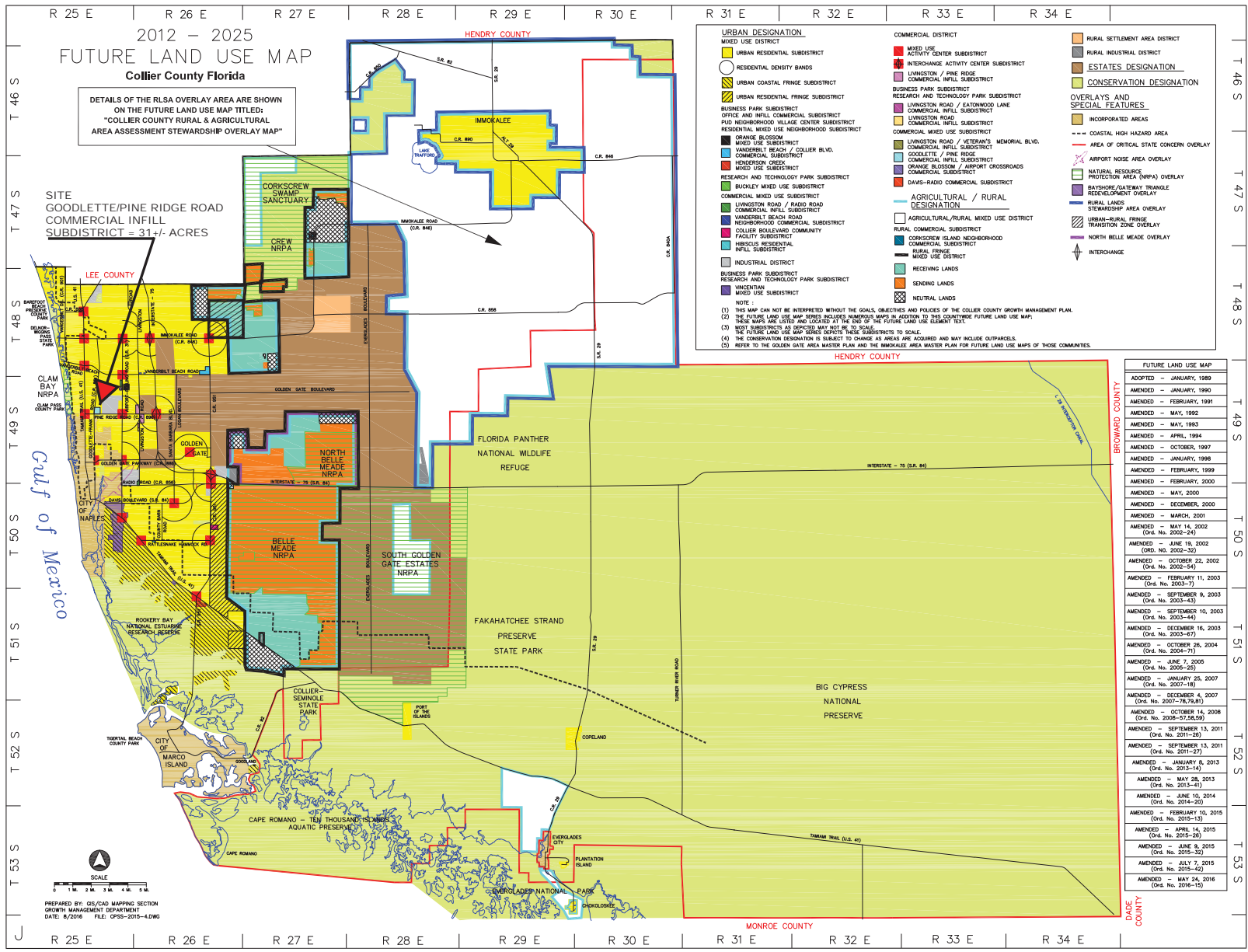
GOODLETTE/PINE RIDGE COMMERCIAL

INFILL SUBDISTRICT
 EXHIBIT VA
 DATE AERIAL FLOWN: JAN 2016

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JOB CODE:	PRCPA16
DATE:	OCTOBER 2016
FILE NAME:	PRCPA16 EXHIBIT VA
SHEET	1 OF 1

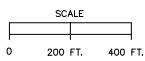
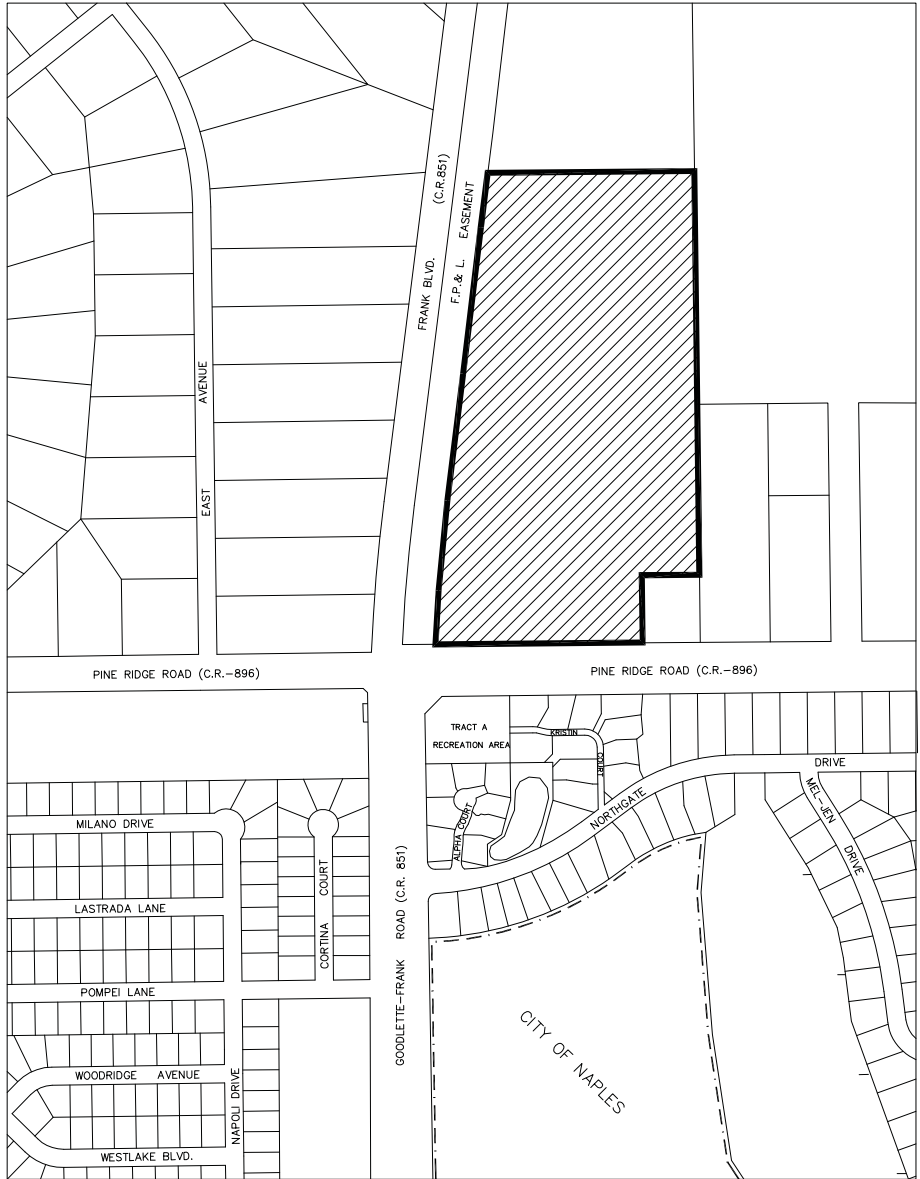
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EXHIBIT V.B. - EXISTING FUTURE LAND USE MAP
SUBJECT SITE: URBAN DESIGNATION COMMERCIAL DISTRICT, GOODLETTE/PINE RIDGE COMMERCIAL INFILL SUBDISTRICT = 31± ACRES




**EXHIBIT V.B. - EXISTING FUTURE LAND USE MAP
 SUBJECT SITE: URBAN DESIGNATION COMMERCIAL DISTRICT,
 GOODLETTE/PINE RIDGE COMMERCIAL INFILL SUBDISTRICT = 31± ACRES**

**GOODLETTE/PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
 COLLIER COUNTY, FLORIDA**



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
 DATE: 10/2008 FILE: CPSP-2006-13A-1.DWG

AMENDED - OCTOBER 14, 2008
 (Ord. No. 2008-59)

LEGEND	
	GOODLETTE/PINE RIDGE COMMERCIAL INFILL SUBDISTRICT

Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit V.E Public Facilities Level of Service Analysis

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

The Goodlette/Pine Ridge Commercial Infill Subdistrict is a partially developed commercial development. The Subdistrict currently authorizes up to 125,000 square feet of retail commercial space and up to 150,000 square feet of office use on approximately 31 acres. To date, 205,878 square feet of commercial has been constructed within the project. The growth management plan amendment proposes to retain all of the commercial entitlements and to add a maximum of 375 multi-family dwelling units within the sub-district.

The public facilities analysis evaluates the project impacts on potable Water, wastewater, drainage, parks, schools, roadways, fire/EMS, and solid waste. The source for the LOS information is the 2016 AUIR.

Potable Water

The property is located within the Collier County potable water service area. The County has existing plant capacity of approximately 52 mgd. The proposed addition of 375 multi-family dwelling units will not create any LOS issues in the 5-year planning horizon. This Project will have no significant impact on the potable water system and capacity is available in Collier County. A comparison of the existing and proposed uses are shown below.

Water Demand:

Existing: Retail 125,000 x 0.15 gpd/sf = 18,750 gpd
Retail 125,000 x 0.15 gpd/sf x 1.5 max. month = 28,125 gpd
Office 150,000 x 0.15 gpd/sf = 22,500 gpd
Office 150,000 x 0.15 gpd/sf x 1.5 max. month = 33,750 gpd

Proposed: Retail 125,000 x 0.15 gpd/sf = 18,750 gpd
Retail 125,000 x 0.15 gpd/sf x 1.5 max. month = 28,125 gpd
Office 150,000 x 0.15 gpd/sf = 22,500 gpd
Office 150,000 x 0.15 gpd/sf x 1.5 max. month = 33,750 gpd
Multi-family 375 x 150 gpd x 1.8 = 101,250 gpd
Multi-family 375 x 150 gpd x 1.8 x 1.2 max. month = 121,500 gpd

Collier County LOS: 150 gpcd/(0.15) gpd/sf*
Permitted Capacity: 52.75 mgd
Required Plant Capacity FY26: 41.9 mgd

*Based on EP Estimates

Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit V.E Public Facilities Level of Service Analysis

Data Source: Collier County 2016 AUIR

Sanitary Sewer

The subject project is located within the urban boundary with standards for Sanitary Sewer established in the Capital Improvement Element of the Collier County Growth Management Plan. The subdistrict is located in the north sewer service area of the Collier County Water/Sewer District. This Project will have no significant impact on the Collier County Regional Sewer System. A comparison of the existing and proposed uses are shown below.

Sewer Demand:

Existing: Retail 125,000 x 0.15 gpd/sf = 18,750 gpd
Retail 125,000 x 0.15 gpd/sf x 1.5 max. month = 28,125 gpd
Office 150,000 x 0.15 gpd/sf = 22,500 gpd
Office 150,000 x 0.15 gpd/sf x 1.5 max. month = 33,750 gpd

Proposed: Retail 125,000 x 0.15 gpd/sf = 18,750 gpd
Retail 125,000 x 0.15 gpd/sf x 1.5 max. month = 28,125 gpd
Office 150,000 x 0.15 gpd/sf = 22,500 gpd
Office 150,000 x 0.15 gpd/sf x 1.5 max. month = 33,750 gpd
Multi-family 375 x 100 gpd x 1.8 = 67,500 gpd
Multi-family 375 x 100 gpd x 1.8 x 1.2 max. month = 81,000 gpd

Collier County LOS: 100 gpcd/(0.15) gpd/sf*
Permitted Capacity: 24.7 mgd
Required Plant Capacity FY26: 16.8 mgd

*Based on EP Estimates

Data Source: Collier County 2016 AUIR

Arterial and Collector Roads

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

Drainage

The County has adopted a LOS standard for private developments which requires development to occur consistent with water quantity and quality standards established in Ordinances 74-50, 90-10, 2001-27, and LDC Ordinance 2004-41, as may be amended. The single project within the proposed subdistrict has been issued a surface water management permit by the South Florida

Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit V.E Public Facilities Level of Service Analysis

Water Management District which has established criteria for the volume of water stored on site as well as the quality of the water which may be discharged from the site. The development within the subdistrict is consistent with the County LOS standards.

Solid Waste

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

Existing:	Retail 125,000 x 5 lbs/1,000 sq ft = 625 lbs/day x 365 = 228,125 lbs/year or 228.12 tons/year Office 150,000 x 5 lbs/1,000 sq ft = 750 lbs/day x 365 = 273,750 lbs/year or 273.75 tons/year
Proposed:	Retail 125,000 x 5 lbs/1,000 sq ft = 625 lbs/day x 365 = 228,125 lbs/year or 228.12 tons/year Office 150,000 x 5 lbs/1,000 sq ft = 750 lbs/day x 365 = 273,750 lbs/year or 273.75 tons/year Multi-family 375 x 0.54 tons per person x 2.4 = 486 tons

Current landfill capacity in 2017 is anticipated to be 16,309,943 tons.

Available Inventory as of July 2012:	2,236,272 tons
Required Inventory as of July 2015:	446,042 tons
Available Inventory as of July 2015:	3,186,107 tons
Surplus Capacity as of July 2015:	2,740,065 tons

Source: Collier County 2012 AUIR
Cal Recycle

Parks: Community and Regional

The proposed 375 multi-family dwellings will pay park impact fees to mitigate for their impacts on this public facility.

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

Schools

June 14, 2017

Page 3 of 4

Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit V.E Public Facilities Level of Service Analysis

The proposed 375 multi-family dwellings will pay school impact fees to mitigate for their impacts.

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

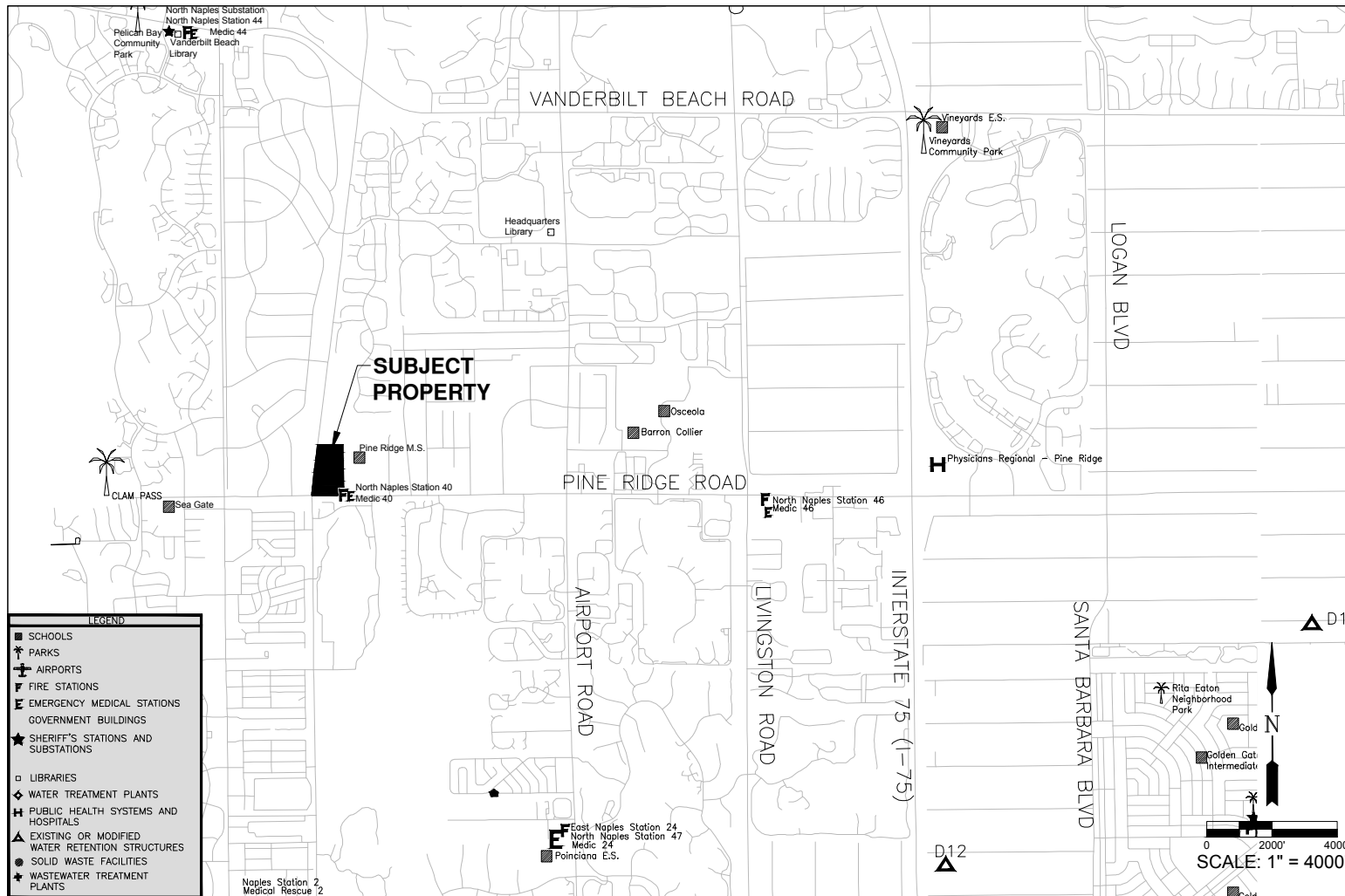
Fire Control and EMS

The proposed project lies within the North Collier Fire and Rescue District. The North Collier Fire and Rescue District - Station #40 is located at 1441 Pine Ridge Road, which is adjacent to the southeastern property boundary. No significant impacts to Fire Control level of service are anticipated due to the proposed project. Estimated impact fees for EMS and fire would be determined at time of SDP based on each unit.

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

North Collier Fire and Rescue District - Station #40
1441 Pine Ridge Road

Collier County Sheriff North Naples Substation
776 Vanderbilt Beach Rd



LEGEND

- SCHOOLS
- 🌴 PARKS
- ✈ AIRPORTS
- 🚒 FIRE STATIONS
- 🏥 EMERGENCY MEDICAL STATIONS
- 🏛 GOVERNMENT BUILDINGS
- ★ SHERIFF'S STATIONS AND SUBSTATIONS
- LIBRARIES
- 💧 WATER TREATMENT PLANTS
- 🏠 PUBLIC HEALTH SYSTEMS AND HOSPITALS
- ⚠ EXISTING OR MODIFIED WATER RETENTION STRUCTURES
- ♻ SOLID WASTE FACILITIES
- ♻ WASTEWATER TREATMENT PLANTS

LEGEND

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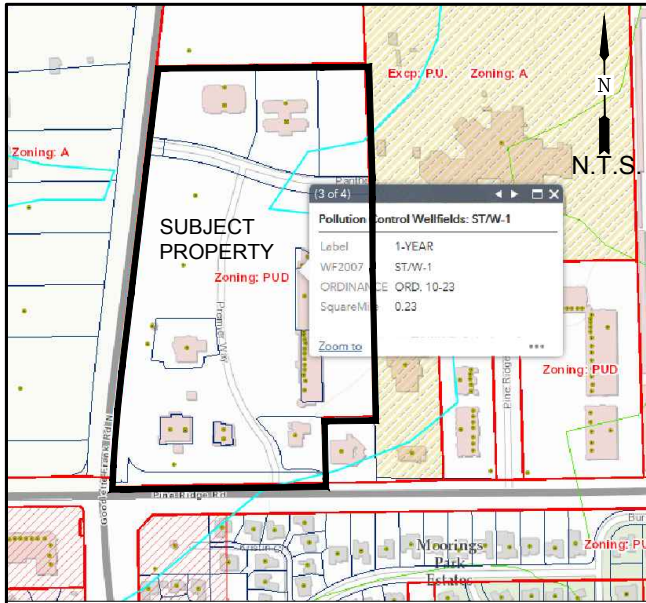
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 Bonita Springs, Florida 34134
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GOODLETTE/PINE RIDGE COMMERCIAL

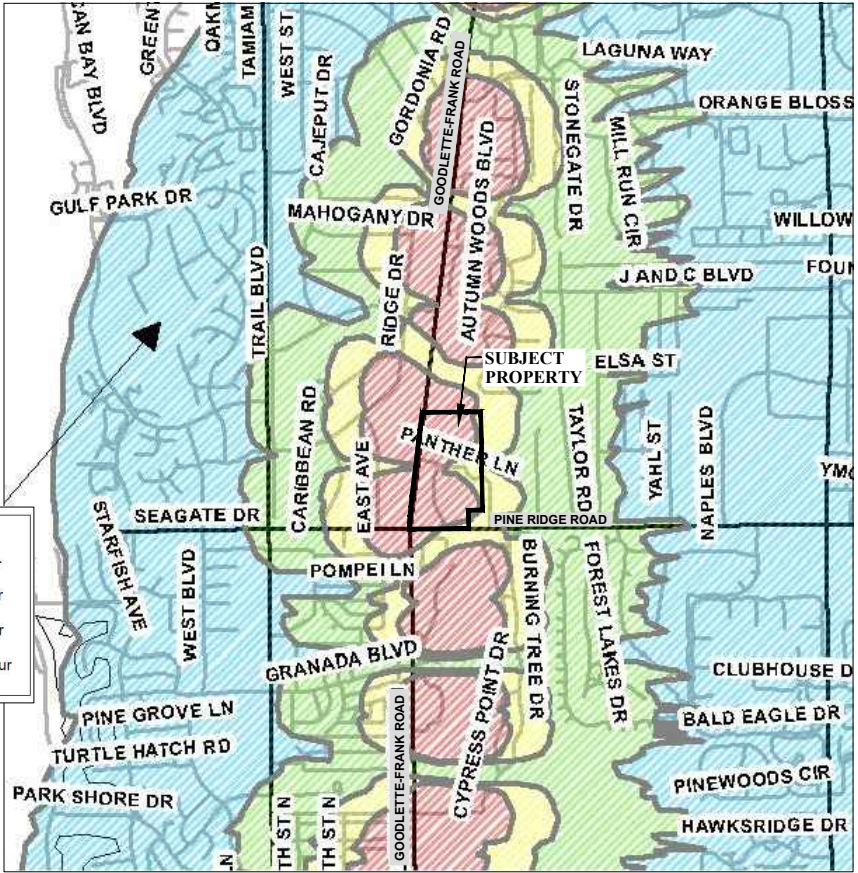
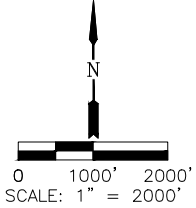
INFILL SUBDISTRICT
 EXHIBIT V.E.
 PUBLIC FACILITIES MAP

SCALE: 1" = 4,000'
JOB CODE: PRCPA16
DATE: OCTOBER 2016
FILE NAME: PRCPA16 EXHIBIT VE
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Well Field Protection Zones	
	W - 1 Zone = 1 Year Travel Time Isocontour
	W - 2 Zone = 2 Year Travel Time Isocontour
	W - 3 Zone = 5 Year Travel Time Isocontour
	W - 4 Zone = 20 Year Travel Time Isocontour



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GOODLETTE/PINE RIDGE INFILL SUBDISTRICT

**EXHIBIT F
WELLFIELD PROTECTION ZONES**

SCALE:	1" = 2000'
JOB CODE:	PROJ16
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, Suite 205

-269-0769

Market Study of
Magnolia Square Apartments
Naples, Collier County FL

Effective Date of report
October 21, 2016
Revised January 20, 2017

Prepared by:

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



August 8, 2017

Mr. David Genson, PE
Barron Collier Companies.
2600 Golden Gate Parkway
Naples, FL 34105

Dear Mr. Genson,

Per your request, we have completed the market study on the Magnolia Square Apartments, a proposed market rate rental apartment community located on the northeast corner of Goodlette Road and Pine Ridge Road in Naples, Collier County, Florida. Our objective is to research the market to measure the demand for additional rental apartment supply in Collier County. Market demand is measured by reviewing the historical pricing and occupancy trends and relating those trends to the current and future supply of market rate rental apartment units in the County.

The proposed rental apartment community is in the North Naples submarket which is close to employment, retail, entertainment facilities as well as public and private schools. This established area is very desirable as evidenced by the recent redevelopment of homes in Pine Ridge, Pelican Bay and other residential communities. The proposed rental apartment community is a partial redevelopment of an existing community shopping center that no longer viable and, in consultant's opinion, does not represent the sites highest and best use.

The study evaluated the occupancy and rental rate trends from January 2011 to today and found the rental rate and occupancy metrics have increased significantly over that timeframe indicating strong demand for market rate rental apartments in the county. The delivery of 860 new rental units in the past 2 years has had no significant measurable impact on the rental rate and occupancy trends, which continue to rise. The future delivery of 296 units at Milano Lakes is not anticipated to have a significant impact on the market demand metrics, especially considering its location off Collier Blvd where the largest concentration of market rate rental apartments exists.

Orchid Run is the most comparable new market rate rental apartment community in terms of location and general appeal. This community is achieving the highest rental rate and saw the fastest lease up of the three new communities delivered over the past two years. This community's location and superior quality has attracted a more upscale clientele who desire better access to the locational amenities of Naples and better quality apartments and amenities. The Magnolia Square location is a major influence that will attract a similar upscale clientele to that of Orchid Run.

The unit sizes proposed for the Magnolia Square Apartments are consistent with the most recently developed rental apartments. The introduction of a small number of Studio apartments in Magnolia Square will help to draw a new tenant profile as this will be the first new community to offer this efficient design.

Based on the analysis of the market rate rental apartment market, it is my conclusion that sufficient demand exists to support the development of the proposed 400 units at Magnolia Square. The sites location and proposed quality will attract an audience that desires these features which can't be found anywhere else in the county.

Please review the report and let me know if you have any questions or clarifications. It was a pleasure to work with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Timmerman", with a stylized flourish at the end.

Michael J. Timmerman, CRE, FRICS
Principal

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Introduction

As we understand it, **BARRON COLLIER COMPANIES** ("Client") would like MJT Realty Economic Advisors, Inc. ("Consultant") to prepare a Market Study for the proposed 400-unit Magnolia Square Apartment community located on the northeast corner of Goodlette Rd and Pine Ridge Rd in Naples, Collier County, FL.

The property is currently developed with a community shopping center which is planned to be removed and redeveloped with a new 400-unit rental apartment community.

1.0 Conditions of the Report

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

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

1.1 Intended Use of This Report

The intended use of the study is to provide **BARRON COLLIER COMPANIES** ("Client") with market supported conclusions of demand for the proposed apartments based on its construction quality and location within the Naples market.

1.2 Intended User of This Report

The intended user of this analysis is **BARRON COLLIER COMPANIES** ("Client") for the purpose of changing the land use to legally permit the proposed use. No other users are authorized to use the report for any other purpose.

2.0 SCOPE OF STUDY

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

2.1 Task Plan

We will perform the following scope of professional services in order to meet the objectives of this assignment:

1. Research, profile and map all market rate rental apartment complexes in Collier County and provide occupancy data associated with the current rental rates.
2. Research and map any newly developing or planned rental apartment communities in the market to evaluate the potential competition.

3. Based on the findings from the research above, provide conclusions and recommendations regarding the following;
 - a. Recommended pricing per square foot for each Bedroom Plan.
 - b. Forecast absorption rate to stabilized occupancy.
 - c. Profile additional supply that may be under construction or planned that could be future competition.

2.2 Site Inspection

The site was inspected on October 19, 2016 by Michael Timmerman, therefore October 19, 2016 will be the effective date of this study. The site photos are in the addendum to this report.

3.0 PROPOSED DEVELOPMENT ASSESSMENT

3.1 Development Site Attributes and Surrounds

The project known as the Magnolia Square Apartments is proposed on a site located on the northeast corner of Goodlette Road and Pine Ridge Road in Naples, Collier County, FL. A portion of the site is currently improved with a structure formerly occupied by a Sweet Bay grocery, with the remainder of the development parcel currently vacant. The proposed rental apartment community will be constructed on two separate parcels connected by a pedestrian bridge over the existing Premier Way vehicular roadway.

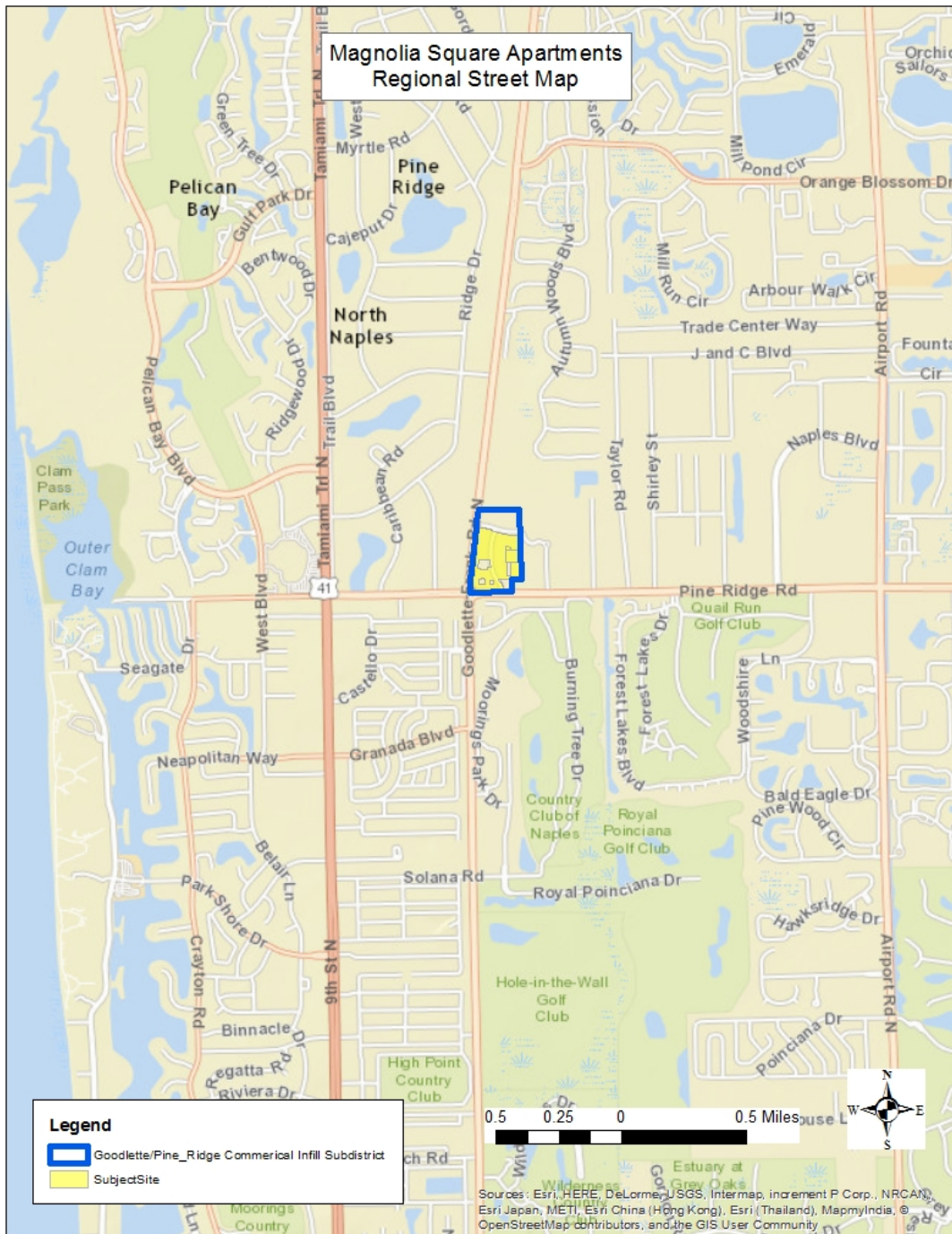
Based on the Collier County Property Appraiser's office the site is currently owned by Trail Boulevard LLLP and consists of a total of 19.42 acres. The development site for the proposed rental apartment community is planned on approximately 12 +/- acres of the site. The site's future land use is classified as the Goodlette/Pine Ridge Commercial Infill Subdistrict. The intent of this future land use designation is to provide shopping, personal services and employment for the surrounding residential areas. The uses allowed are those generally found in the Urban FLU designation and include retail, office and multifamily.

The site is currently zoned as a PUD under the Collier County zoning classifications and is known as Pine Ridge Commons. This ordinance was approved on December of 1999 and allows the development of 275,000 sqft of commercial development on 31 total acres of land. Per the most recent PUD list from Collier County, approximately 205,000 sqft has been developed. This includes the existing structure that is planned for removal to develop the subject apartment complex.

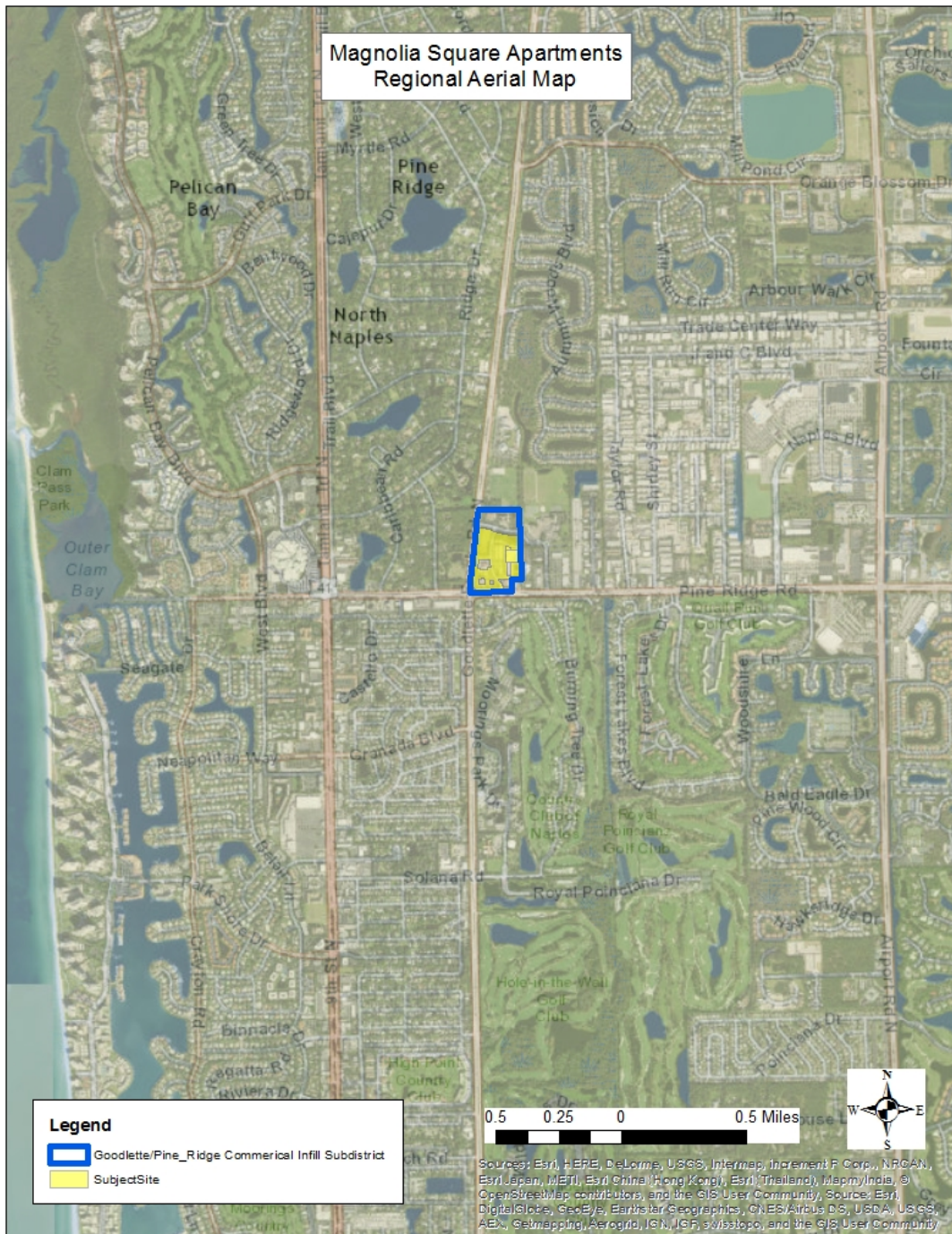
The site is generally rectangular and has three access points, the north at Panther Lane and Goodlette Road is a signalized intersection, an unnamed access road between Pine Ridge and Panther Lane and a southern access point off Pine Ridge Road just east of the intersection with Goodlette Road.

The site's location on Pine Ridge Road and Goodlette Road offers good access to the employment, shopping and recreational amenities of North Naples. The sites transportation infrastructure is very good and allows for easy access north to Bonita Springs via Tamiami Trail and to I-75, which is 3.75 miles east of the site on Pine Ridge Road. The NCH Hospital is located 4.5 miles north of the site on Goodlette Road with the Mercato Entertainment Center located 3.5 miles northwest of the site at the intersection of Vanderbilt Beach Road and Tamiami Trail. The Waterside Shops is another upscale shopping center with restaurants located $\frac{3}{4}$ of a mile west of the site at the intersection of Pine Ridge Road and Tamiami Trail.

Located below are several maps showing the location of the subject site from a regional perspective and arials showing the existing developments in the immediate area.







Magnolia Square Apartments Local Aerial Map



Legend

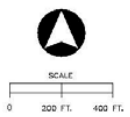
- Goodlette/Pine_Ridge Commercial Infill Subdistrict
- SubjectSite

0.1 0.05 0 0.1 Miles



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IPR, Swisstopo, and the GIS User Community

GOODLETTE/PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
COLLIER COUNTY, FLORIDA

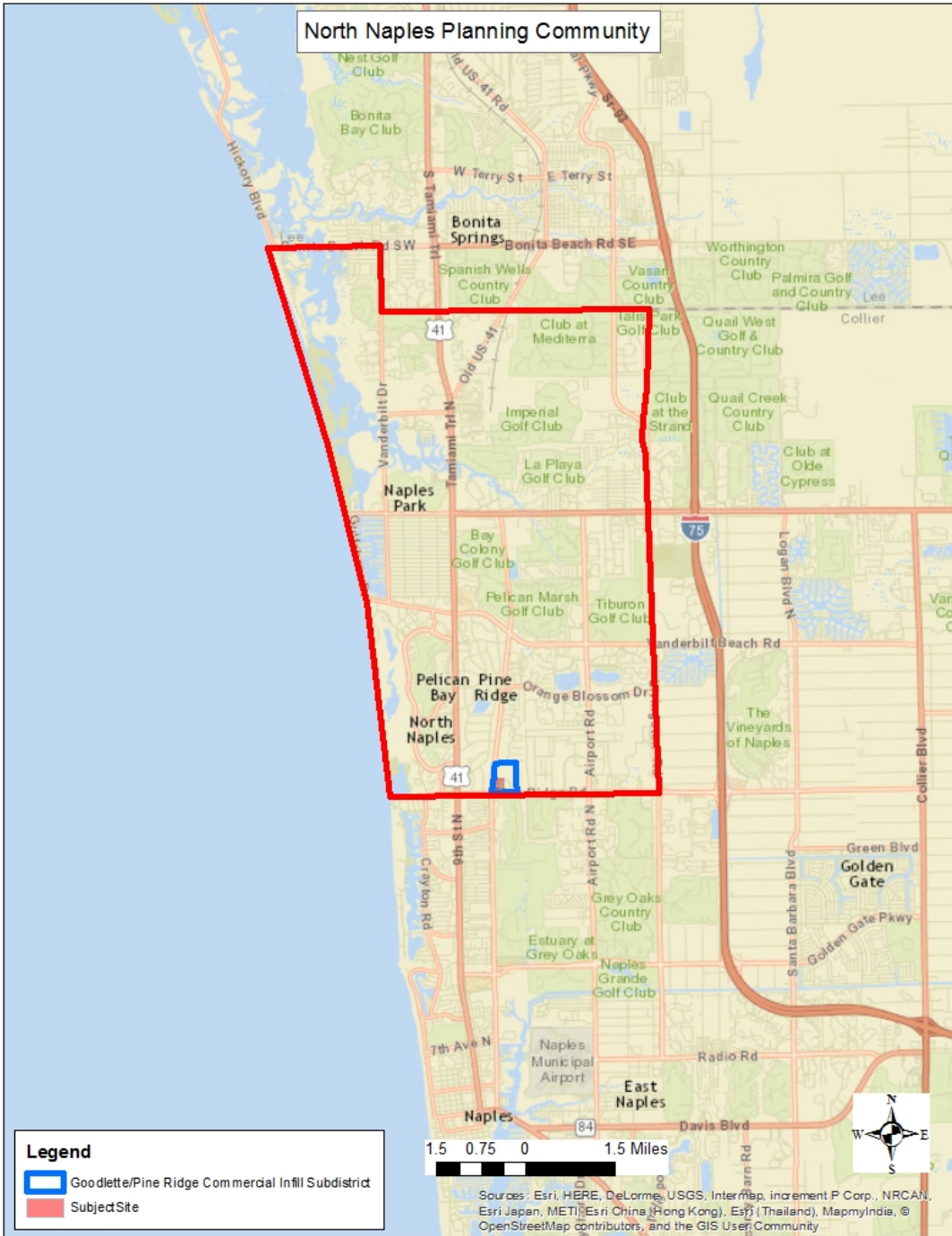


AMENDED — OCTOBER 14, 2008
 (Ord. No. 2008-59)

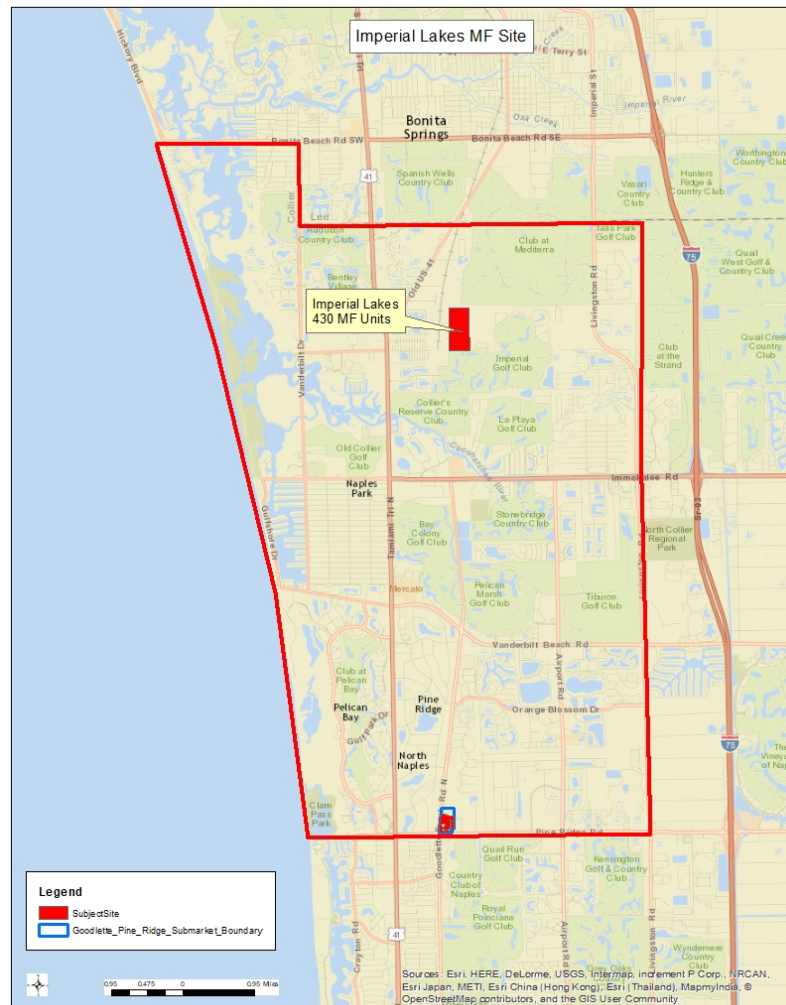
LEGEND	
	GOODLETTE/PINE RIDGE COMMERCIAL INFILL SUBDISTRICT

PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
 DATE: 10/2008 FILE: CPSP-2006-13A-1.DWG

The site is located in the larger North Naples Planning Community, which will serve as the primary trade area for the analysis of current and future supply and demand analysis. Located below is a map showing the boundary of the North Naples Planning Community.



Within the North Naples Planning Community, only the Imperial Lakes PUD, located north of the subject site, has approval for 430 multifamily sites. It should be noted that the sites multifamily approval does not specify rental units, therefore the true potential of land with approval may be none. Located below is a map showing the location of the Imperial Lakes PUD and the subject site.



Product Mix

The introductory unit mix includes four floorplans offering Studios, 1, 2 and 3 bedroom units with 1 and 2 bathrooms. Unit sizes range from 600 sqft for a Studio unit to 1,361 sqft for a 3 bedroom 2 bath unit. The proposed unit sizes are consistent with the current market offerings of new and existing rental apartment projects in the area.

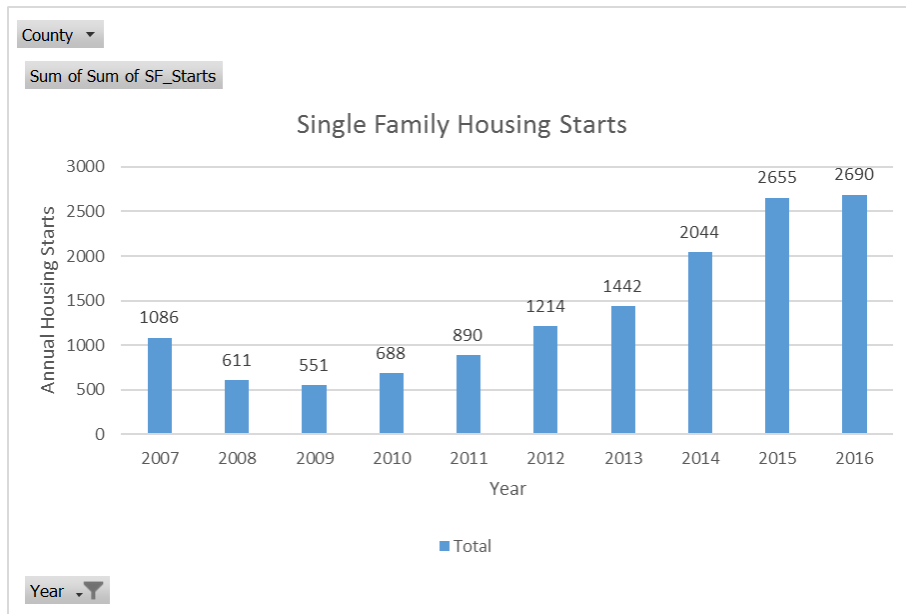
Located below is a summary of the preliminary unit mix followed by a tentative site plan.

Unit Type	Unit Count	Size
Studio	20	600
1 Bed / 1 Bath	145	850
2 Bed / 2 Bath	158	1,125
3 Bed / 2 Bath	52	1,361
Total Units	375	
Wtg Avg Size		1,023

4.0 COLLIER COUNTY RESIDENTIAL TRENDS

The charts below provide an overview of historical residential develop trends for Collier County. The overview is in terms of single family and multifamily housing starts and residential price and volume trends. The analysis of both single family and multifamily growth trends is an important attribute in understanding the overall housing market.

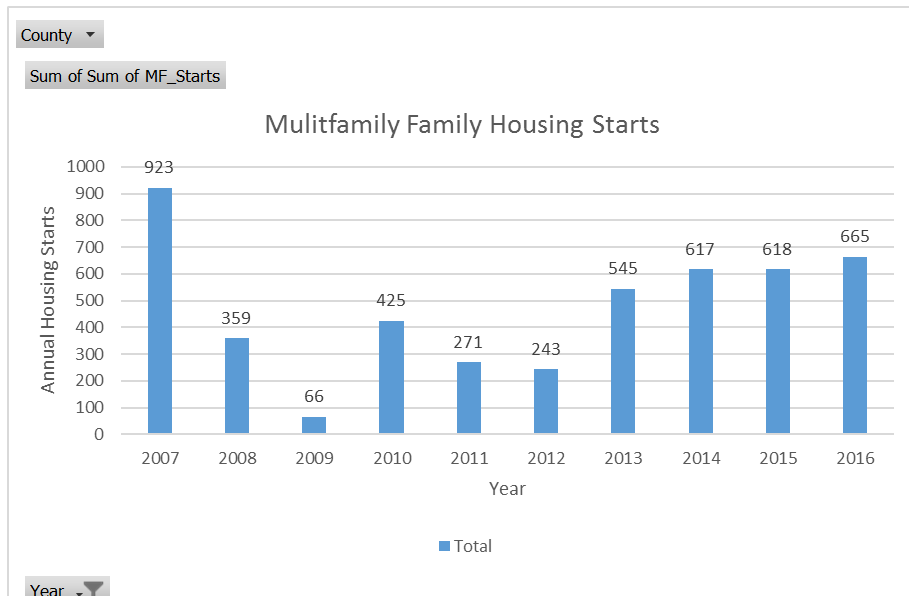
Figure 4.1 – Collier County SF Housing Starts



Source: Bureau of Economic and Business Research

The chart above reflects annual single family housing start trends for Collier County from January 2007 to through the end of 2016. Single Family Housing starts have increased steadily over the past 5 years and have averaged approximately 2500 starts between 2015 and 2016.

Figure 4.2 – Collier County MF Housing Starts



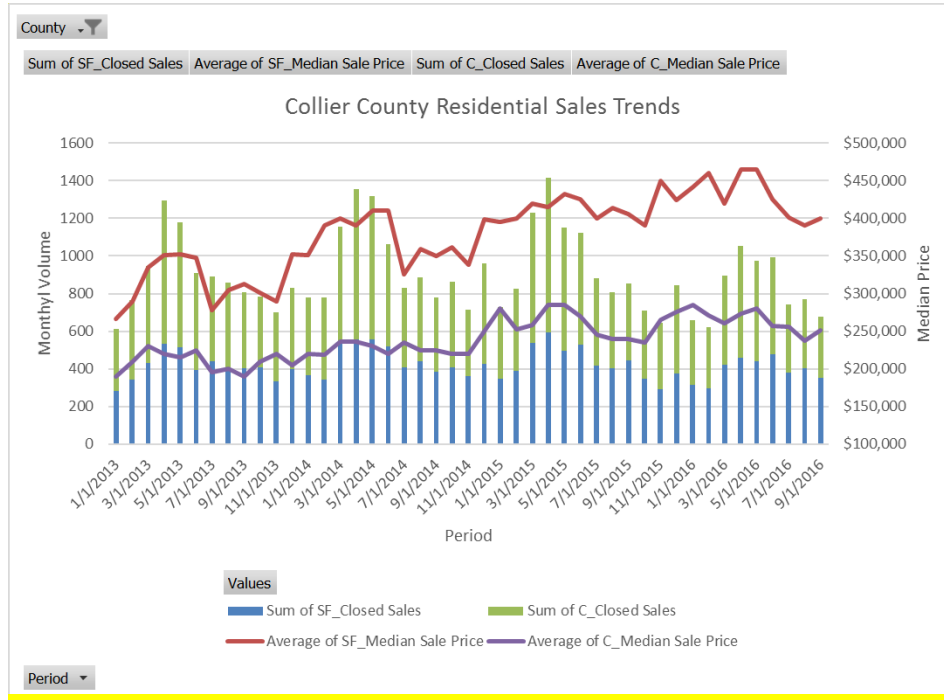
Source: Bureau of Economic and Business Research

The chart above reflects monthly multifamily housing start trends for Collier County from January 2007 through end of 2016. Multifamily housing starts include both condominium development and rental apartments. Over the past four years, multifamily housing starts have averaged approximately 600 units per year, of which the majority are new fee simple condominium developments.

Milano Lakes, off Collier Blvd on Lords Way, is the most recent rental apartment community being developed in Collier County. This community will consist of 296 units and cater to young professionals and families. Construction started on this community in late 2016.

The recent growth of single family and multifamily housing starts has kept pace with population growth, indicated a balanced market.

Table 4.3– Collier County Residential Sales Trends



Source: Florida Association of Realtors

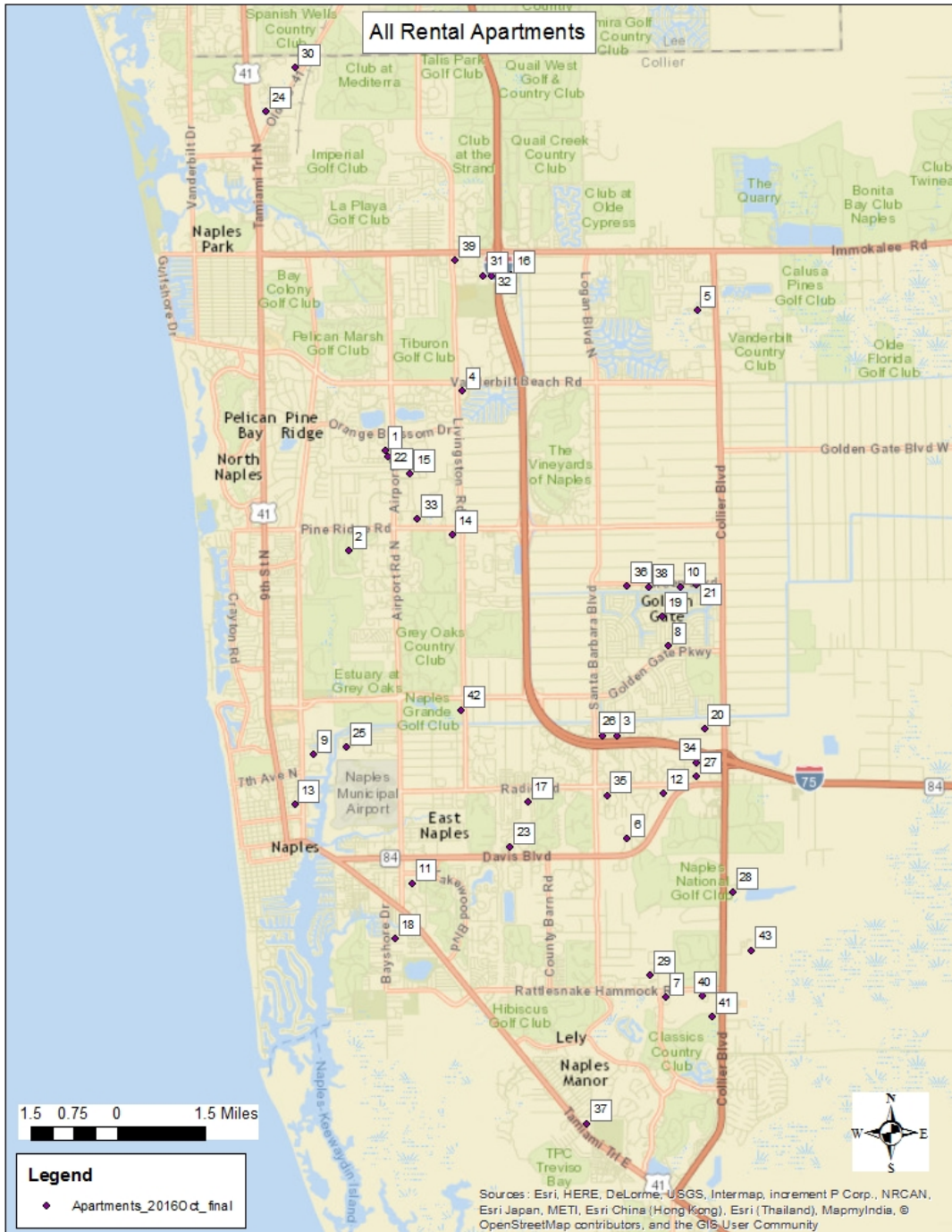
The chart above reflects the monthly sales volume for single family homes and condominiums as well as the median home price for each design since January 2013. We can see the sales volume of condominiums typically outpaces that of single family homes, due primarily to the lower product pricing. Sales of all residential product has slowed since the beginning of 2015 due to the rapid price increases over the past several years and the increased supply of new product offerings.

Year over year, the median single family home price has decreased slightly at 1.48% while condominium home pricing has increased 4.6% for the same period. On an annual basis, both single family and condominium pricing increased 4% over the same period in 2015.

5.0 COLLIER COUNTY RENTAL APARTMENT MARKET

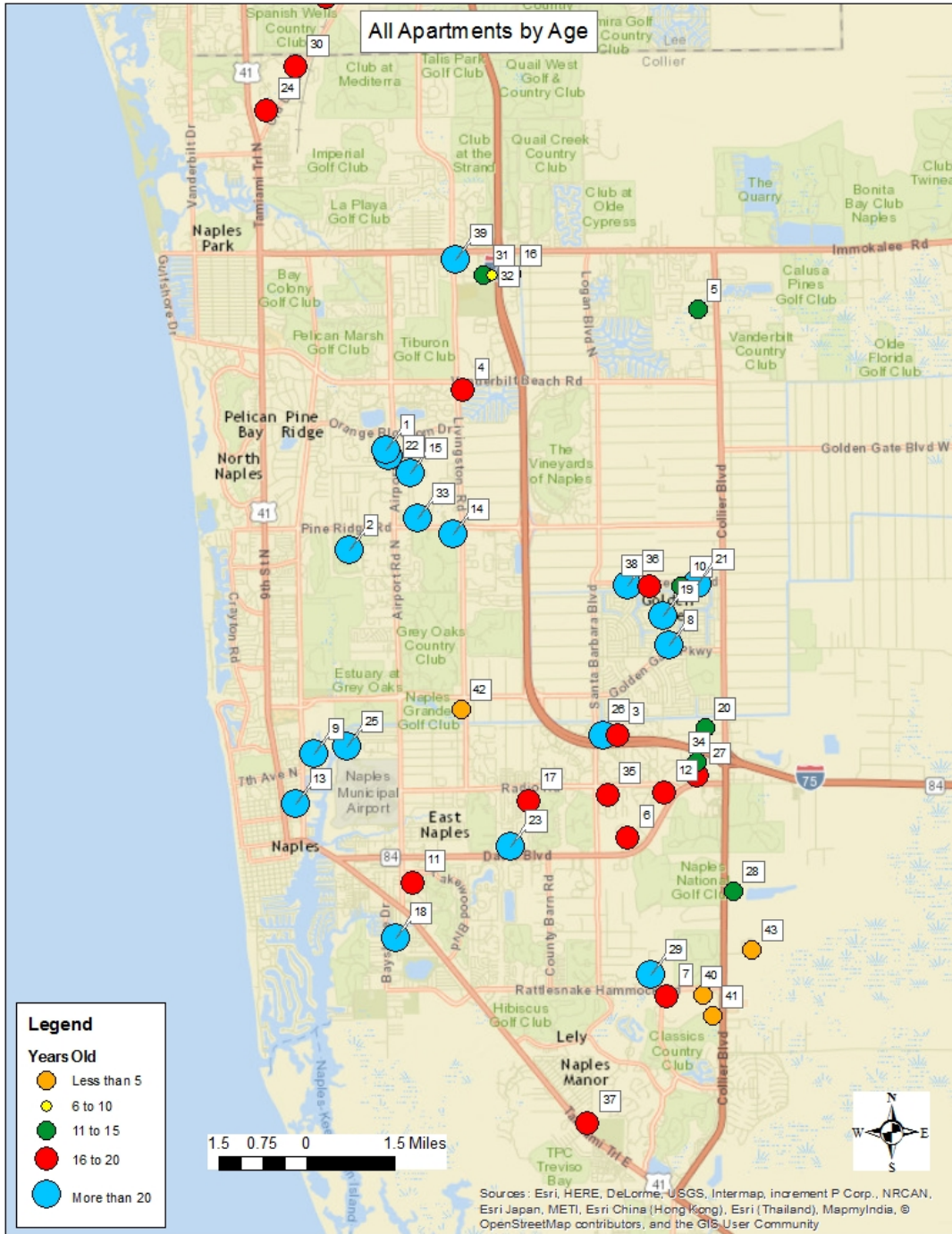
A review of 43 rental apartments in Collier County was conducted to estimate the overall supply within the market. The apartments utilized in this sample are those with 100 or more units, range in age from new to 40 years old and represent both subsidized rental and market rental communities. Collier County has a total of 10,462 total rental units of which 4,814 or 46% are subsidized in some way. The following data includes the total supply with Market Rate apartments analyzed later in the report.

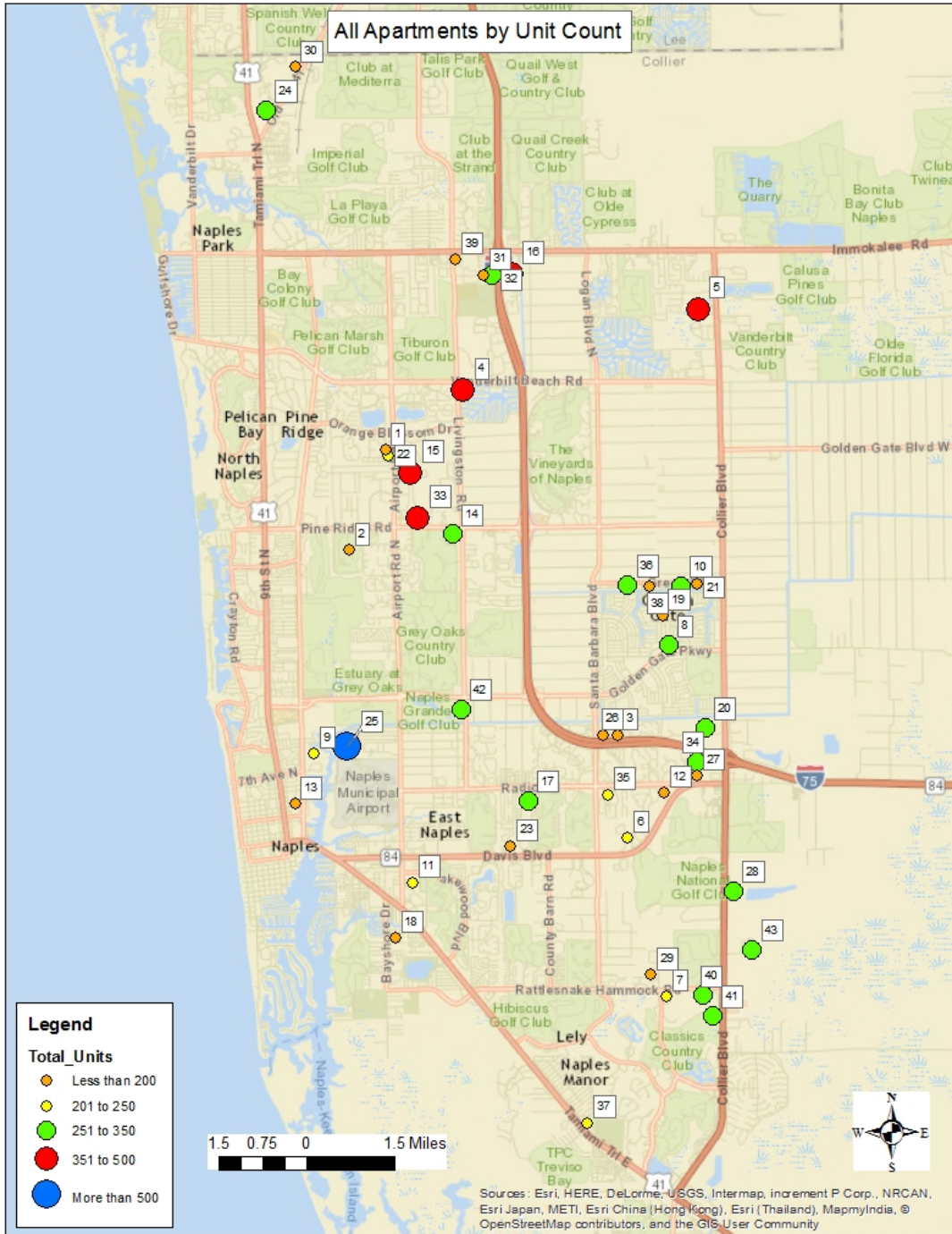
Located below is a map showing the location of the apartments researched for this study followed by a map key.



MapID	Apartment Name	MapID	Apartment Name
1	Bear Creek	22	Oasis of Naples (Arbor Walk)
2	Belvedere	23	Ospreys Landing
3	Berkshire Reserve	24	Meadow Brook Preserve (Turtle Creek)
4	Bermuda Island	25	River Reach
5	Brittany Bay I & II	26	Sabal Key
6	Bryn Mawr	27	Saddlebrook Village
7	College Park	28	San Marino (Aventine)
8	Coral Palms	29	Shadowood Park
9	Goodlette Arms	30	Somerset Palms (Arbor View)
10	Heritage (MerSoleil)	31	Summer Lakes I
11	Heron Park	32	Summer Lakes II
12	Ibis Club	33	Summer Wind
13	Jasmine Cay	34	Tuscan Isle
14	La Costa	35	Villas of Capri
15	Lagu Bay	36	Waverley Place
16	Malibu Lakes	37	Whistler's Cove
17	Meadow Lakes (Saxon Manor)	38	Whistler's Green
18	Naples 701	39	Windsong Club
19	Naples Place I-III	40	Aster Lely
20	Noah's Landing	41	Sierra Grande
21	Northgate Club	42	Orchid Run
		43	Milano Lakes

The apartments surveyed include both market and subsidized housing and are all included to provide a census of the rental apartment market. Located below is a summary of all the rental apartments within the market based on their age and total number of units.

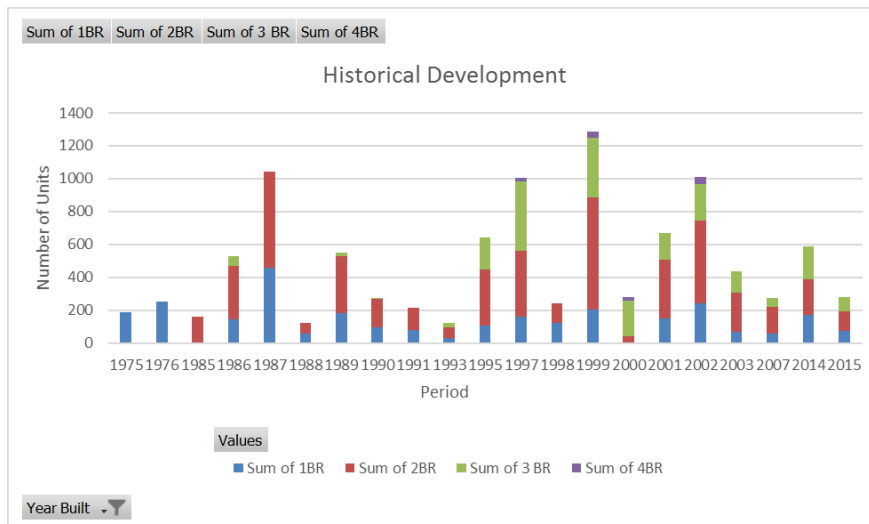




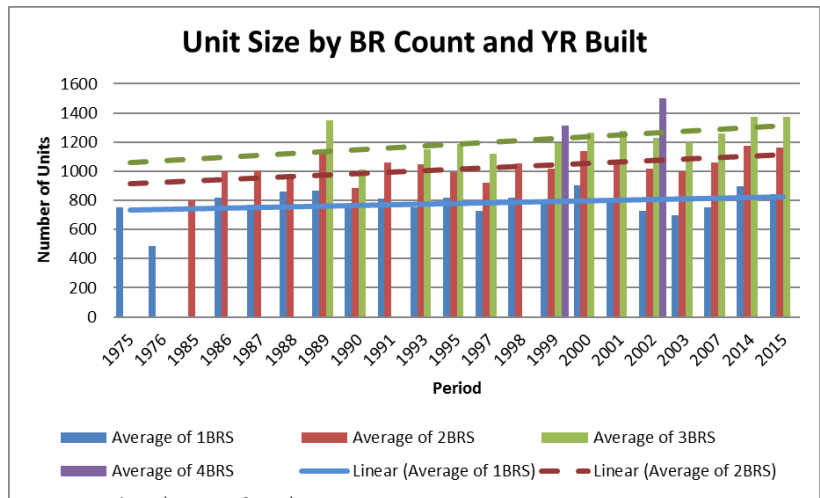
The first map shows all the rental apartments based on their age. The supply of rental apartments in the county is generally older with the majority being developed more than 20 years ago. Many have been renovated, however their floorplan design, amenities and general appeal reflect their aging criteria. The newest communities are located primarily off Collier Blvd in South Naples with the Orchid Run community located closest to employment centers and support facilities located on the southwest corner of Livingston Road and Golden Gate Parkway.

The second map shows all the rental apartments based on the total number of units within each complex. The majority have between 250 and 400 units with the newest communities averaging 300 units each.

The development of rental apartments in Collier County started in the mid 1970's with a surge of new development occurring in the mid 1980's which coincided with the first wave of new residential development. As we can see from the graph below, most the apartments built consisted of 1 and 2 bedroom designs. The first real influx of 3 bedroom units did not begin until the mid 1990's, following that decade's recession. Development of rental units from the mid 1990's through today consisting primarily of 2 and 3 bedroom units with a very limited supply of 4 bedroom units.

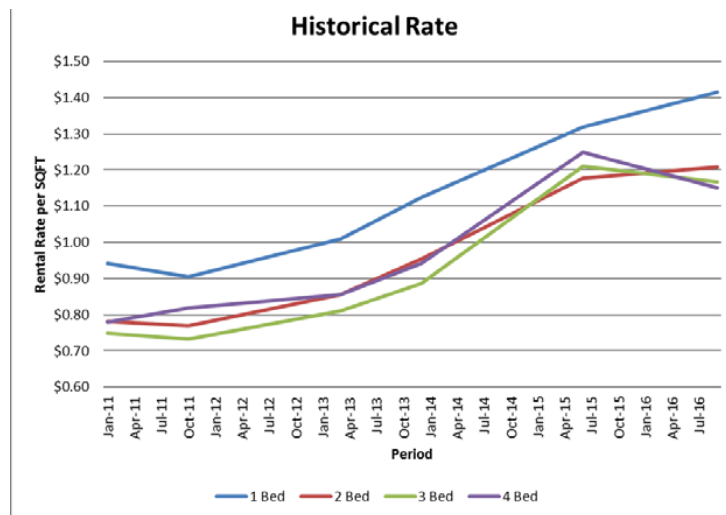


Product size by bedroom count has stayed relatively consistent for the 1 bedroom design, with the 2, 3 and 4 bedroom designs getting slightly larger over time. The subject will a very small number of 600 sqft Studio Apartment which is a new design for the Collier County market.



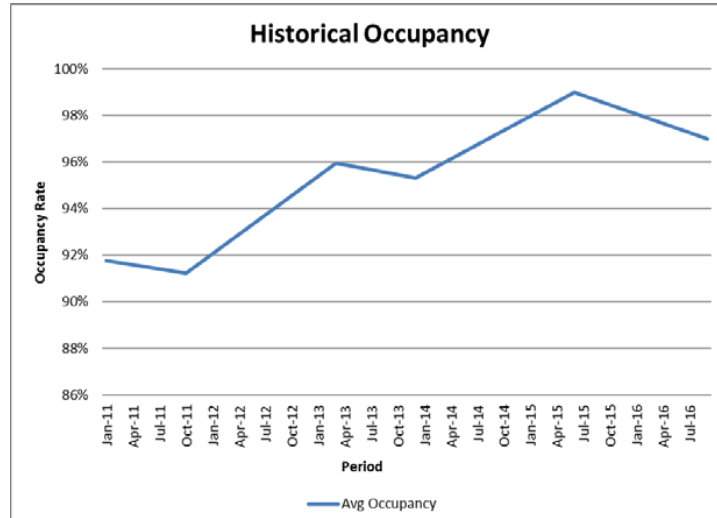
Located below we will analyze the projects based on their location, age and rental rate per sqft. The chart and graph below represent the weighted rate per sqft based on the unit mix of both the subsidized and market rate apartments. As we can see the rate has increased significantly over the past four years.

Average Rate by Bedroom Count						
Bedroom Count	Jan-11	Oct-11	Mar-13	Dec-13	Jun-15	Sep-16
1 Bed	\$0.94	\$0.91	\$1.01	\$1.12	\$1.32	\$1.42
2 Bed	\$0.78	\$0.77	\$0.86	\$0.95	\$1.18	\$1.21
3 Bed	\$0.75	\$0.73	\$0.81	\$0.89	\$1.21	\$1.17
4 Bed	\$0.78	\$0.82	\$0.86	\$0.94	\$1.25	\$1.15



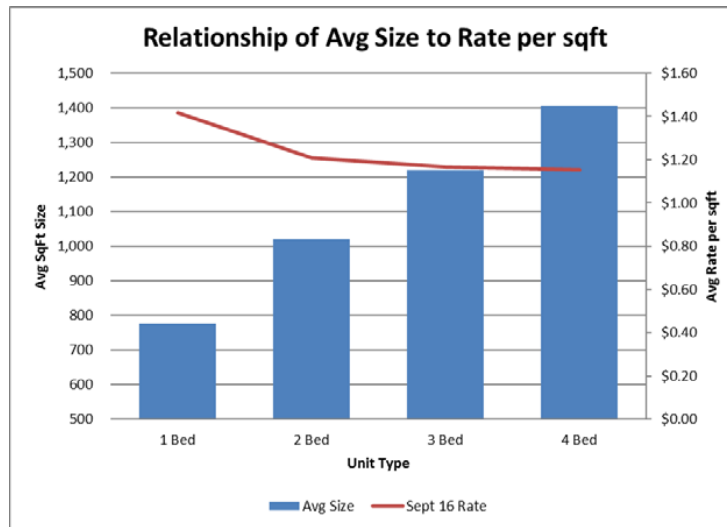
Occupancy has also risen significantly over the past 4 years to the current 97% which represents stabilized occupancy when you consider a typical 5% turnover rate. Located below is a chart and graph showing the historical occupancy from January 2011 to present.

	Jan-11	Oct-11	Mar-13	Dec-13	Jun-15	Sep-16
Avg Occupancy	92%	91%	96%	95%	99%	97%



The overall occupancy rate has fallen slightly due to the introduction of new supply into the market. The chart and graph below show the rental rates and size by bedroom count for the current period.

Bedroom Count	Avg Size	Sept 16 Rate
1 Bed	775	\$1.42
2 Bed	1,020	\$1.21
3 Bed	1,220	\$1.17
4 Bed	1,407	\$1.15

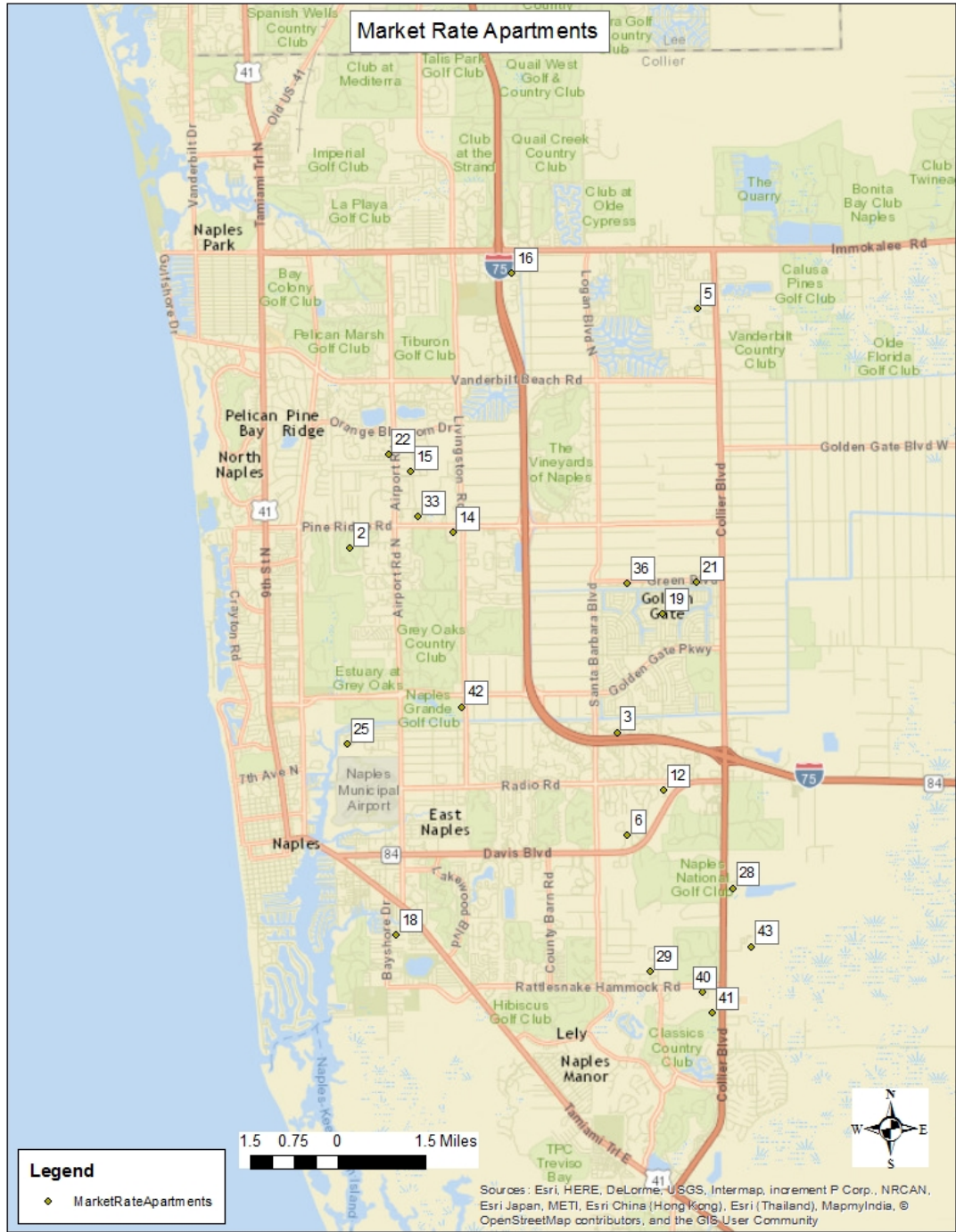


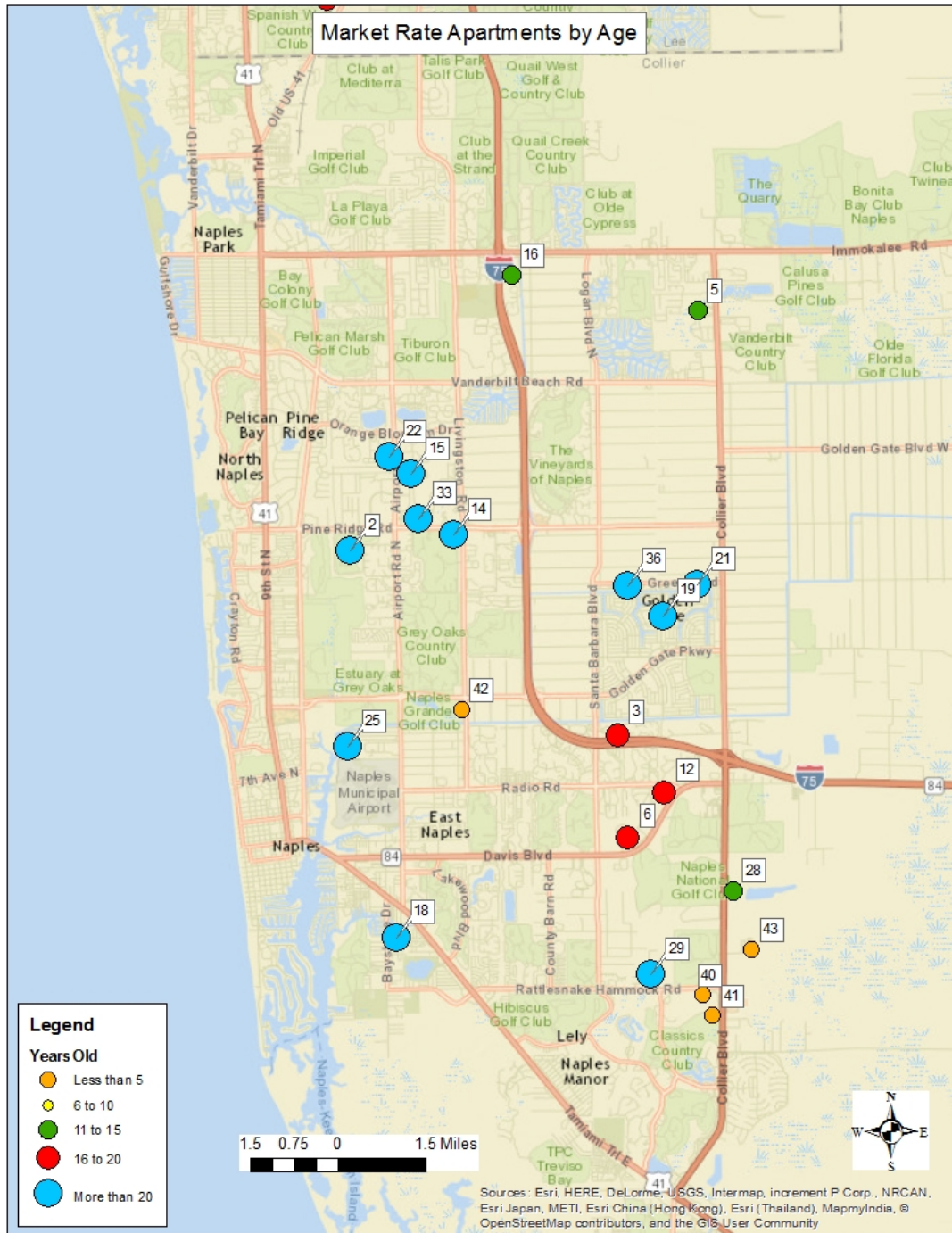
5.1 Market Rate Apartments

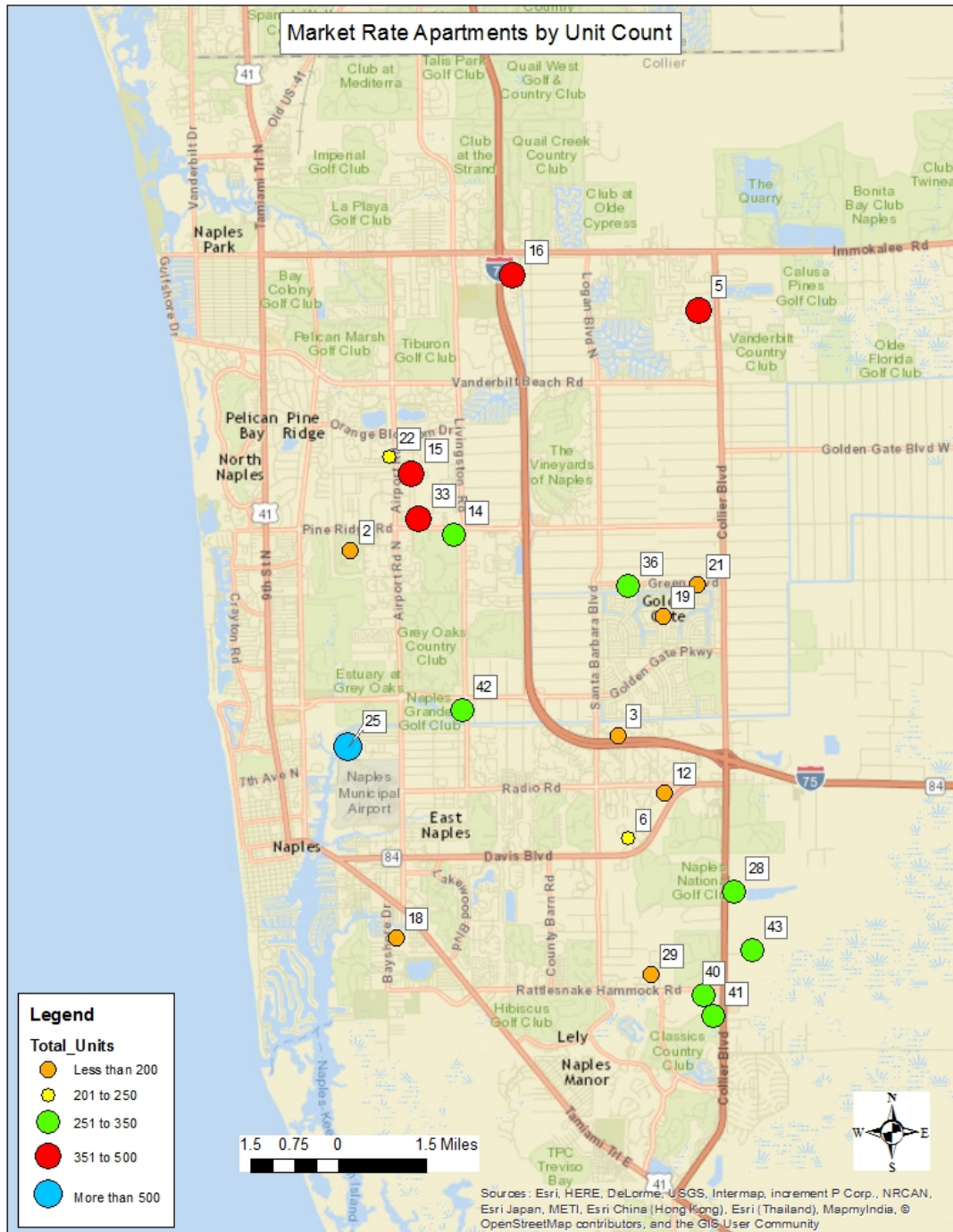
Market rate apartments were the first developed in the county, with subsidized housing starting in the late 1980's to accommodate the increasing employment for hotels and other hospitality related industries. There is a total of 5,648 market rate rental units in Collier County which accounts for 54% of the total. The mix of market rate units by bedroom count is consistent with the overall supply in the county. The increase in supply of 3 and 4 bedroom units did not begin until 2000 when the availability of affordable family accommodations was restricting due to rapidly rising home prices.

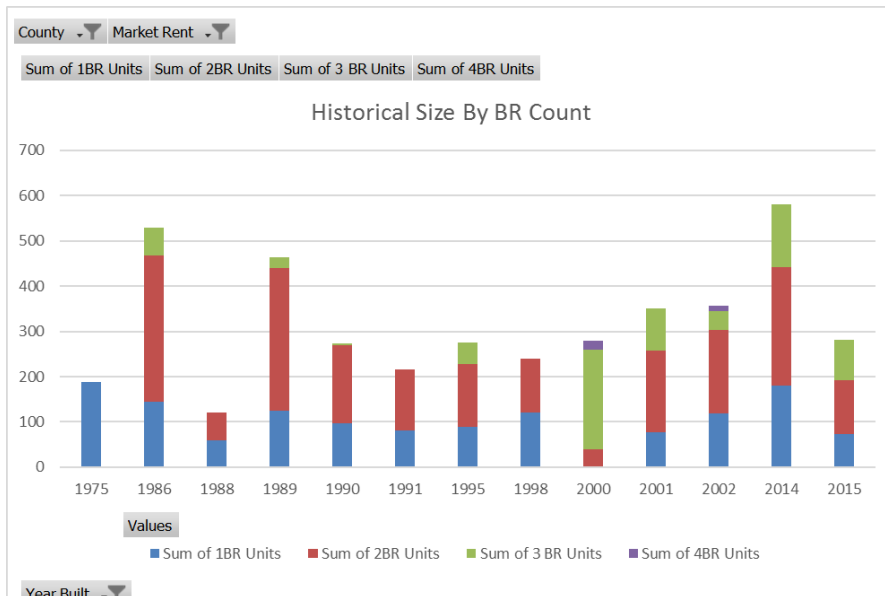
Most of the market rate rental apartment communities are located on major arterial roadways allowing for easy access to a wider market area. Market rate rental apartment complexes prefer to be located closer to employment centers, entertainment venues and other support facilities to attract tenants.

Located below is are maps showing the age and size of the market rate apartments followed by graphs and charts summarizing these rental communities.

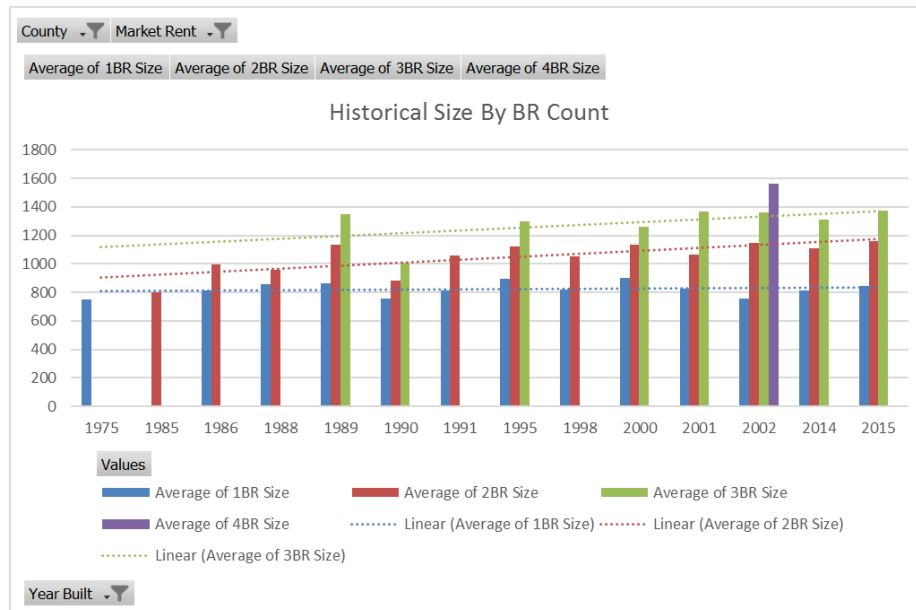








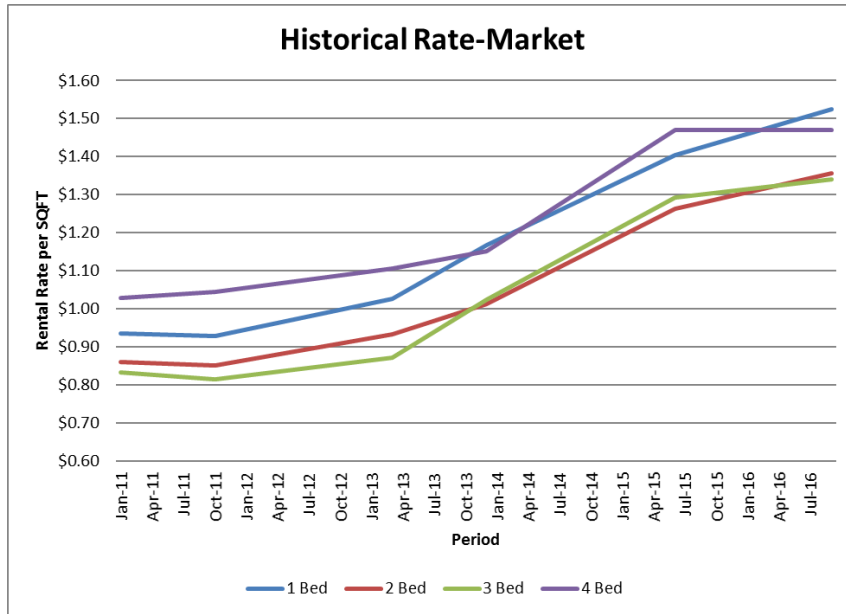
Product size by bedroom count has stayed relatively consistent for the 1 bedroom and has increased slightly for 2 and 3 bedroom units.



Located below we will analyze the projects based on their location, age and rental rate per sqft. The chart and graph below represent the weighted rate per sqft based on the unit mix of the market rate projects only. As we can see the rate has increased significantly over the past four years.

Average Rate by Bedroom Count - Market

Bedroom Count	Jan-11	Oct-11	Mar-13	Dec-13	Jun-15	Sep-16
1 Bed	\$0.93	\$0.93	\$1.02	\$1.17	\$1.40	\$1.52
2 Bed	\$0.86	\$0.85	\$0.93	\$1.01	\$1.26	\$1.36
3 Bed	\$0.83	\$0.81	\$0.87	\$1.02	\$1.29	\$1.34
4 Bed	\$1.03	\$1.04	\$1.11	\$1.15	\$1.47	\$1.47

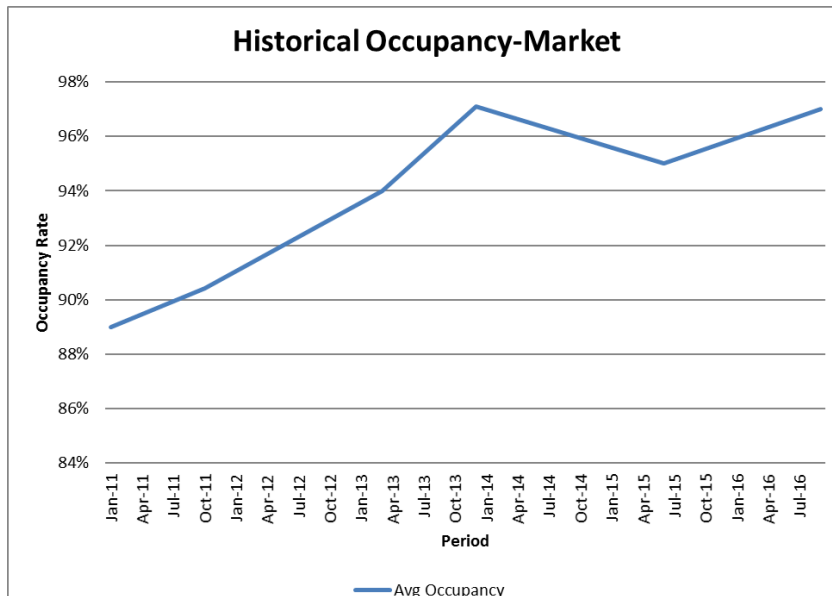


The rental rate per square foot between 2014 and 2015 has increased at an average of 6% per year for each bedroom design. This annualized rate is lower than previous years due to the limited supply of new product.

Occupancy has also risen significantly over the past 4 years to the current 97% which represents stabilized occupancy when you consider a typical 5% turnover rate. Located below is a chart and graph showing the historical occupancy from January 2011 to present.

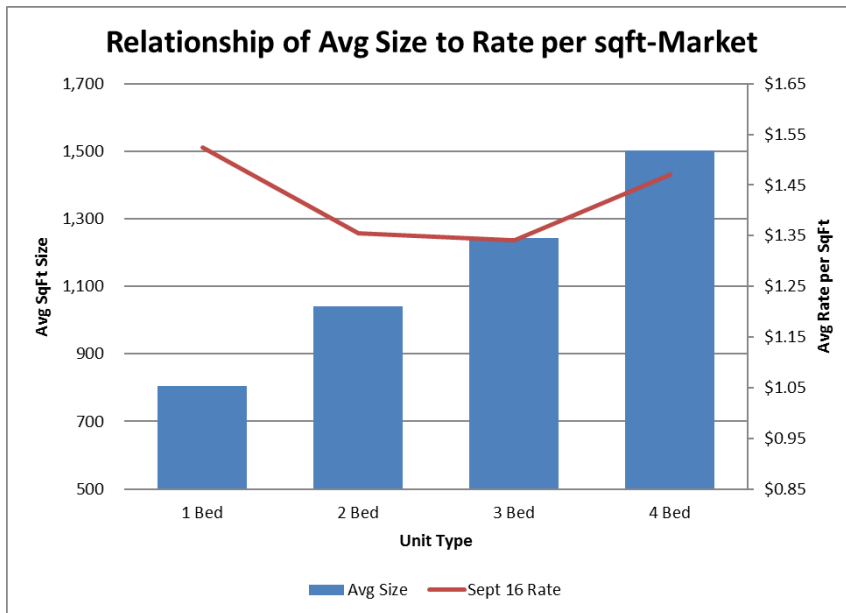
Market Rate

	Jan-11	Oct-11	Mar-13	Dec-13	Jun-15	Sep-16
Avg Occupancy	89%	90%	94%	97%	95%	97%



The chart and graph below show the market rental rates and size by bedroom count for the current period.

Bedroom Count	Avg Size	Sept 16 Rate
1 Bed	804	\$1.52
2 Bed	1,040	\$1.36
3 Bed	1,244	\$1.34
4 Bed	1,501	\$1.47



The market rate apartments are located throughout the county with the majority south of Golden Gate Parkway. Three of the four newest communities are located off Collier Blvd near the intersection with Rattlesnake Hammock Road. Orchid Run is the 1st market rate rental community developed west of I-75 in more than 20 years. Its locational influence has resulted in the highest rental rates and quickest lease up in Collier County. This community is currently under contract for sale. Orchid Run’s market performance provides evidence that well located rental communities in Collier County are in demand.

5.2 Market performance score

The consultant developed a market performance score for each rental apartment complex using age, average occupancy and average rental rate per sqft as criteria. After the score has been determined, each sites score is mapped to see the spatial distribution of the best performing complexes.

For this study, we are only reporting on the market rate rental apartment communities as Magnolia Square will compete with these communities. After we have determined the criteria for the score, we developed a ranking system for each criterion. In this case, a score of between 1 and 5 was selected for each criterion with assigned thresholds for each. The thresholds range from one, which represents an older or lower attribute to five, which represents newer and/or a higher ranking. Located below are the criteria and the ranking for each criterion.

Age (yrs)	lo	hi	score
	0	5	5
	6	10	4
	11	15	3
	16	20	2
	20	1000	1
Occupancy (%)	lo	hi	score
		95.00%	5
	90.00%	94.90%	4
	80.00%	89.90%	3
	75.00%	79.90%	2
	75.00%		1
Rent/Sqft (\$)	lo	hi	score
		\$1.40000	5
	\$1.20000	\$1.39999	4
	\$1.10000	\$1.19999	3
	\$0.80000	\$1.09000	2
	\$0.80000		1

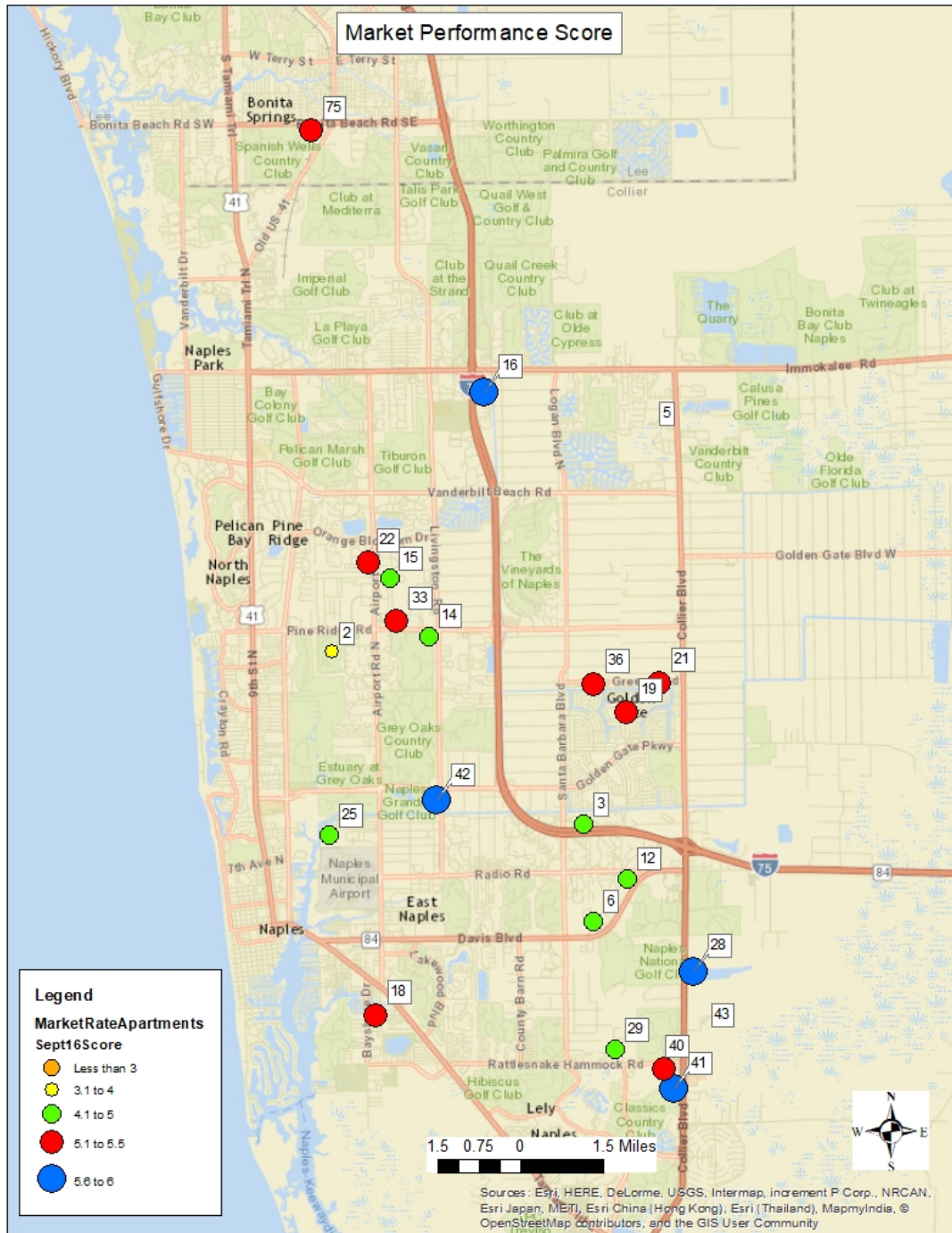
A score was assigned to each attribute for each rental apartment complex. Once each attribute is assigned for each rental apartment complex, we weighted each to calculate a final score. Located below is the weighting we assigned to each attributes score.

Weights	
Age	15%
Occupancy	50%
Rent/Sqft	35%
	100%

Below are the individual scores for age, occupancy and rental rate per sqft for each of the market rate complexes and the final weighted average score.

Project	Map	Age	Occupancy	Rate sqft	Market	9/2016 score
Belvedere	2	1	5	1	1	4.0
Berkshire Reserve	3	2	5	3	1	4.9
Bryn Mawr	6	2	5	1	1	4.2
Ibis Club	12	2	5	1	1	4.2
La Costa	14	1	4	4	1	4.6
Laguna Bay	15	1	4	4	1	4.6
Malibu Lakes	16	3	5	5	1	5.7
Naples 701	18	1	5	4	1	5.1
Naples Place I-III	19	1	5	4	1	5.1
Northgate Club (Avesta Elderado)	21	1	5	4	1	5.1
Oasis of Naples (Arbor Walk)	22	1	5	4	1	5.1
River Reach	25	1	4	5	1	4.9
San Marino (Aventine)	28	2	5	5	1	5.6
Shadowood Park	29	1	5	2	1	4.4
Summer Wind (ARIUM Gulfshore)	33	1	5	5	1	5.4
Waverley Place	36	1	5	4	1	5.1
Aster Lely	40	5	4	5	1	5.5
Sierra Grande	41	5	5	5	1	6.0
Orchid Run	42	5	5	5	1	6.0

The final weighted scores range from a low of 4.0 for Belvedere an older community to a high of 6.0 for Sierra Grande and Orchid Park due to their newer age, higher rental rates and high occupancy. In order to identify the spatial distribution of the best performing sites, we mapped each of the market rate rental apartment communities and delineated the score range by color code. Located below is a map of the market rate apartment complexes by final weighted score.



The highest scoring apartment complexes are Sierra Grande, Aster at Lely, located on Collier Blvd, south of Rattlesnake Hammock Road, Malibu Lakes, located off Immokalee Road at the intersection of I-75, and the newest community, Orchid Run, located on Golden Gate Parkway and Livingston Road. Of the four highly rated communities, Malibu Lakes is the oldest, however is achieving high rental rates and a high occupancy due to its location and easy access to I-75.

Orchid Run is the newest of the stabilized rental apartment communities in Collier County. This community is achieving the highest rental rates in the market due to its superior quality, unit design, amenities and most importantly its location. Its central location near the employment and entertainment centers of Naples as proved the market demand for a better-quality community in a superior location. Orchid Run is currently under contract for a reported \$75,000,000 or \$265,000 per unit. This would be the highest sale of a rental apartment community in Collier County.

The existing supply of market rate apartment complexes are enjoying high occupancies and increasing rental rates due to the lack of apartment complexes in the market and more importantly an increase fee simple housing cost which is directing the consumer to the few rental market options available. The introduction of Milano Lakes and the proposed Magnolia Square Apartments will increase supply to the currently market restricted area.

6.o MARKET DEMAND CONCLUSIONS

The demand for market rate rental apartments is not isolated to a specific area of Collier County, however, the rental communities within the North Naples planning district are some of the oldest in the county. The demand for rental apartments is based in part on the lack of available supply, resulting in record occupancy of the existing facilities and on the size of the population that primarily occupies them.

Rental apartment demand is a function of population growth. Most the occupants for rental apartments are single and/or couples who are employed who vary in age from millennials to baby boomers.

The forecast for rental apartment demand started with a review of the current market status. Data used to support this forecast is based on Collier County Population forecast, the American Community Survey (ACS) Housing Summary and the National Multifamily Housing Council. The supporting documentation is included in the addendum of this report. Located below is the calculation of demand for market rate rental apartments in Collier County. This is followed by an explanation and support of the forecast.

A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Population	Total Households	Persons per HH	Pct Rental	Rental Households	Pct with Income between 30K and 99K	Annual Demand for Market Rate Units	Pct of Rental Units with rent between \$800 and \$1,900	Market Demand	Current Supply	Annual Need	Cumulative Demand
2012	328,209	122,972	2.67									
2015	343,802	128,765	2.67	16%	20,602	49.0%	10,095	61%	6,158	5,648	510	510
2016	350,514	131,279	2.67	16%	21,005	49.0%	10,292	61%	6,278	5,648	630	1,140
2017	357,358	133,842	2.67	16%	21,415	49.0%	10,493	61%	6,401	5,648	753	1,893
2018	364,335	136,455	2.67	16%	21,833	49.0%	10,698	61%	6,526	5,648	878	2,771
2019	371,448	139,119	2.67	16%	22,259	49.0%	10,907	61%	6,653	5,648	1,005	3,776
2020	378,700	141,835	2.67	16%	22,694	49.0%	11,120	61%	6,783	5,648	1,135	4,911

The estimate of market rate rental unit demand, is based on the relationship of rental units to population and the associated rental housing units. **Column B** starts with the 2012 Population estimate from the US Census, with estimates through 2015 and forecast through 2020. Based on the Collier County Planning department, the forecast is reflective of the BEBR Medium population estimate. **Column C** reflects the total households taken from the 2013 ACS report. **Column D** is the calculation of the persons per household which is the total population divided by the total households, which is 2.67. The 2.67 persons per household figure will be used in the forecast to calculate the estimate household growth in relation to the Population estimates.

Column E is the percentage of households in Collier County that are identified as reserved for rental. There are a total of 31,899 units in Collier County that are identified as use for rentals. This represent 16% of the total 198,345 housing units in the County. This percentage will be used to estimate the total Households that rent units in Collier County.

Column F reflects the percentage of households that have income between \$30,000 and \$99,000 within the County. The households with income in this range are most likely to rent apartments in the county. The household income range represents 49% of the total within the county.

Column G is the calculation of the total rental households would be made up of the households that make between 30K and 99K annual income. The resulting number reflects the total households that, based on their income would be most likely to occupy market rate rental housing.

Column H is the estimate of total market rate rental households based on the household income range and is calculated by multiplying Column F by Column G.

Column I reflects the percentage of rental units that have rental rates between \$800 and \$1,900 per month. This is obtained from page 2 of the ACS housing Summary and provides support for the percent of units with rental rates in this range. This is considered the general rental range for market rate rental apartments in Collier County. Based on this data, 61% of the

rental units in Collier County have a monthly rental rate between \$800 and \$1900 per month., Those units with rental rates below are considered subsidized housing and those with rate above are considered other types of rental product.

Column J is the estimate of total market rate rental households based on the data provided. It is calculated by multiplying Column H, Annual Market Rate Demand by, Column I, the percentage of rentals that have a rental rate that is consistent with market rates from the survey above.

Column K reflects the total market number of market rate rental units in Collier County.

Column L is the difference between the Column J, the total market demand, and Column K, the current market rate supply. This therefore reflects the undersupply of market rate rental units needed.

Column M is simply the cumulative number of rental units needed until 2020.

Based on the demand analysis, there is an estimate demand for an additional 1,893 market rate rental apartments in Collier County, growing to a total of 4,911 by 2020.

7.0 PROPOSED RENTAL APARTMENT SUPPLY

In addition to the existing market rate rental apartment supply, there are currently two properties that are approved for the development of rental apartments. The approved units must be subtracted from the supply to estimate the net demand for new market rate rental apartments. The two proposed apartments are summarized below.

NAME	STATUS	Ord. #	Date App'd	Est. Buildout	TOTAL SIZE ACRES	RES. MF TOTAL
NEW HOPE MINISTRIES	ACTIVE	16-41	01/29/08	2021	39.89	319
FIRST ASSY. MINST. EDU. & REHAB.	ACTIVE	15-55	07/22/08	2020	69.10	296

These two properties are located in the south Naples submarket. The First Assembly of God parcel is currently being developed with a 296-unit rental apartment know as Milano Lakes. These units are expected to be completed by mid-2017. The New Hope Ministries parcel is approved for development, but has not started construction.

8.0 DEMAND SUPPLY CONCLUSIONS

The analysis above indicated an increasing demand for market rate rental apartments in Collier County. Currently two facilities are approved for the development of additional market rate rental apartments that will help to satisfy some of the current demand. Located below is a summary chart that shows the net demand for additional units in Collier County.

Year	Current Supply	Annual Need	Cumulative Demand	Approved Units	Net Demand
2015	5,648	510	510		510
2016	5,648	630	1,140		1,140
2017	5,648	753	1,893	296	1,597
2018	5,648	878	2,771	300	2,175
2019	5,648	1,005	3,776		3,180
2020	5,648	1,135	4,911		4,315

Based on our analysis, there is ample demand for market rate rental apartments in Collier County. The increased demand is driven by the population growth and corresponding employment. The lack of sites with adequate size and functional utility will continue to limit the development of new facilities. The repurposing of sites with improvements that do not represent the highest and best use, like the subject, are the alternatives to help satisfy demand in the future.

9.0 CONCLUSIONS AND RECOMMENDATIONS

The Magnolia Square Apartments Apartment site located on the Northeast corner of Goodlette Road and Pine Ridge Road in northern Collier County, FL. The site’s size and functional utility are adequate for development of the proposed rental apartment community. The development site consists of approximately 12 +/- acres and is proposed for the development of 400 residential units.

Currently the site is proposed for a mix of Studio, 1, 2 and 3 bedroom units ranging in size from 600 sqft to 1,361 sqft. This proposed living area square footage is consistent with the existing rental apartments in the Collier County and is also consistent with the newly developing rental apartments profiled above.

9.1 Rental Rate Conclusions

The rental analysis was prepared based on a survey of all market rental apartments in Collier County performed in September of 2016 and reflects the current rates and occupancy as of that date. The analysis started with a census of the rental apartments in Collier County and was then refined to include only the market rate apartments. The survey proved a significant undersupply of market rate rental units in the market area. Based on our analysis and taking into consideration the Magnolia Square Apartments location, quality of community and amenities, we estimated current initial market rental rates for each floorplan.

Unit Type	Unit Count	Size	Rate/ SQFT	Monthly Rate
Studio	20	600	\$2.00	\$ 1,200
1 Bed / 1 Bath	145	850	\$1.80	\$ 1,530
2 Bed / 2 Bath	158	1125	\$1.75	\$ 1,969
3 Bed / 2 Bath	52	1,361	\$1.70	\$ 2,313
Total Units	375			
Wtg Avg Size		1,023		
Weighted Avg Rate			\$ 1.78	\$ 1,806

The estimated initial rental rate averages \$1.78 per sqft on a monthly basis which is consistent with the highest rate in the newest market rate rental apartment communities in the immediate market area.

9.2 Absorption Conclusions

The three most recently developed rental apartment complexes to obtain lease up absorption rates are in the immediate area of the subject.

Sierra Grand, located on Rattlesnake Hammock Road, has a total of 270 units that began pre-leasing in January of 2014 with occupancy starting in March of 2014 and full occupancy reached in March of 2015. This reflects a monthly lease absorption rate of 19 units per month.

Aster at Lely Resort, located on Acacia Street in Lely Resort in south Naples, has a total of 308 units that also began pre-leasing in January of 2014 with occupancy starting in May of 2014 and full occupancy reached in May of 2015. This reflects a monthly lease absorption rate of 19 units per month.

Orchid Run, located on the southwest corner of Livingston Road and Golden Gate Parkway, has a total of 282 units that also began pre-leasing in January of 2015 with occupancy starting in July of 2015 and stabilized occupancy reached in August of 2016. This reflects a monthly lease absorption rate of 21 units per month.

Sierra Grande and Aster at Lely are both located in South Naples and are the first new rental apartments developed in over a decade. Their location is 10 miles from the subject site in an area of lower land cost and has the highest concentration of rental apartments in the county.

Orchid Run is the first market based rental apartment community developed west of I-75 in more than 20 years. This community is closest to the subject at approximately 3.5 miles and is achieving the highest rental rates in the market and had the quickest lease up of any market rate apartment in the county. Its superior location, quality and amenities have proven the market demand exist for well-located rental communities.

Considering the location and project quality that will be delivered at Magnolia Square Apartments, it is my option the monthly rental lease up will be consistent with the three project above and average between 18 and 20 units per month.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

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

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

14. The consultant has relied upon the demographic data provided by the Collier County Community Development Department in order to project population trends, housing trends, gross sales trends, and economic trends for the subject area. The information relied upon is referenced within the applicable section of this report. The consultant does not warrant its accuracy.
15. The consultant has obtained data regarding building permits for single family and multi family products from the US Census. It is the consultant's understanding that multi family permits are those for condominiums and for rental apartment complexes.
16. The consultant has obtained data regarding building sales for single family and multi family products from the Property Appraiser's office for the county in which the subject is located or adjoining county Property Appraiser offices. This data includes Developer sales to end users and does not include on your lot sales or construction end loan sales. The consultant cannot warrant the accuracy of the data from this source. The consultant has segmented and amended the data based on market knowledge of the general market; however, no individual sales have been verified. The sales used from these sources reflect statistical trends, with larger samples of data providing a heavier weighting and smaller sample size results in less weighted percentage of the total market.
17. The consultant has obtained data from each of the projects outlined in this report. A physical inspection of each community was made, along with data for each community obtained from a representative of the owner. The data obtained for each project is assumed to be true and correct; however, the accuracy cannot be warranted or guaranteed.

Appraisal Consulting

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

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



Signature _____

Date _____

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Countywide

COLLIER COUNTY PERMANENT POPULATION ESTIMATES and PROJECTIONS -- COUNTYWIDE														
October 1st 2000 & 2010 - 2034														
FISCAL YEAR														
	estimates 2000	estimates 2010	estimates 2011	estimates 2012	estimates 2013	estimates 2014	projections 2015	projections 2016	projections 2017	projections 2018	projections 2019	projections 2020		
COUNTYWIDE	257,920	322,853	329,817	331,756	335,223	340,293	347,158	353,936	360,846	367,892	375,074	381,722	387,814	
	projections 2021	projections 2022	projections 2023	projections 2024	projections 2025	projections 2026	projections 2027	projections 2028	projections 2029	projections 2030	projections 2031	projections 2032	projections 2033	projections 2034
COUNTYWIDE	384,004	400,282	406,681	412,822	417,800	423,146	428,559	434,042	438,159	443,901	448,665	453,540	458,438	

COLLIER COUNTY PERMANENT POPULATION ESTIMATES and PROJECTIONS -- COUNTYWIDE														
April 1st 2000 & 2010 - 2035														
CENSUS YEAR (Decennial)														
	estimates 2000	estimates 2010	estimates 2011	estimates 2012	estimates 2013	estimates 2014	estimates 2015	projections 2016	projections 2017	projections 2018	projections 2019	projections 2020	projections 2021	projections 2022
COUNTYWIDE	257,377	321,520	323,785	329,849	333,663	336,783	343,802	350,514	357,358	364,335	371,448	378,700	384,744	390,885
	projections 2023	projections 2024	projections 2025	projections 2026	projections 2027	projections 2028	projections 2029	projections 2030	projections 2031	projections 2032	projections 2033	projections 2034	projections 2035	
COUNTYWIDE	397,123	403,461	409,900	415,144	420,456	425,835	431,283	436,800	441,517	446,295	451,104	455,978	460,900	

Notes:
 (1) Estimates and projections are derived from data available from 2000 Census and 2010 Census, Bureau of Economic and Business Research (BEBR) projection systems, Collier County Comprehensive Planning and Economic Planning and the Metro and Micro Areas.
 (2) E-mail: BEER@collier.gov for more information.

Prepared by Collier County Comprehensive Planning Section May 26, 2016.



ACS Housing Summary

Collier County, FL 2
 Collier County, FL (12021)
 Geography: County

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	328,209		0	High
Total Households	122,972		1,840	High
Total Housing Units	198,345		347	High
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	91,073	100.0%	1,422	High
Less than \$10,000	890	1.0%	194	Medium
\$10,000 to \$14,999	594	0.7%	204	Medium
\$15,000 to \$19,999	361	0.4%	109	Medium
\$20,000 to \$24,999	555	0.6%	173	Medium
\$25,000 to \$29,999	563	0.6%	177	Medium
\$30,000 to \$34,999	394	0.4%	106	Medium
\$35,000 to \$39,999	296	0.3%	140	Medium
\$40,000 to \$49,999	719	0.8%	174	Medium
\$50,000 to \$59,999	1,216	1.3%	220	High
\$60,000 to \$69,999	1,414	1.6%	308	Medium
\$70,000 to \$79,999	1,991	2.2%	342	High
\$80,000 to \$89,999	2,089	2.3%	332	High
\$90,000 to \$99,999	1,725	1.9%	248	High
\$100,000 to \$124,999	6,389	7.0%	614	High
\$125,000 to \$149,999	4,422	4.9%	485	High
\$150,000 to \$174,999	6,934	7.6%	631	High
\$175,000 to \$199,999	4,088	4.5%	497	High
\$200,000 to \$249,999	9,167	10.1%	668	High
\$250,000 to \$299,999	7,665	8.4%	704	High
\$300,000 to \$399,999	11,338	12.4%	663	High
\$400,000 to \$499,999	6,757	7.4%	627	High
\$500,000 to \$749,999	9,546	10.5%	615	High
\$750,000 to \$999,999	4,126	4.5%	428	High
\$1,000,000 or more	7,834	8.6%	457	High
Median Home Value	\$261,300		N/A	
Average Home Value	\$434,237		\$14,504	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	91,073	100.0%	1,422	High
Housing units with a mortgage/contract to purchase/similar debt	47,924	52.6%	1,372	High
Second mortgage only	1,423	1.6%	297	Medium
Home equity loan only	10,452	11.5%	786	High
Both second mortgage and home equity loan	379	0.4%	108	Medium
No second mortgage and no home equity loan	35,670	39.2%	1,385	High
Housing units without a mortgage	43,149	47.4%	1,225	High
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$396,803		\$22,321	High
Housing units without a mortgage	\$475,814		\$31,288	High

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

July 29, 2015

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Page 1 of 4



ACS Housing Summary

Collier County, FL 2
 Collier County, FL (12021)
 Geography: County

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	31,899	100.0%	1,298	High
With cash rent	29,548	92.6%	1,238	High
Less than \$100	280	0.9%	115	Medium
\$100 to \$149	89	0.3%	58	Medium
\$150 to \$199	172	0.5%	86	Medium
\$200 to \$249	334	1.0%	119	Medium
\$250 to \$299	249	0.8%	112	Medium
\$300 to \$349	432	1.4%	145	Medium
\$350 to \$399	282	0.9%	123	Medium
\$400 to \$449	555	1.7%	170	Medium
\$450 to \$499	222	0.7%	89	Medium
\$500 to \$549	788	2.5%	191	Medium
\$550 to \$599	532	1.7%	182	Medium
\$600 to \$649	1,189	3.7%	275	Medium
\$650 to \$699	1,574	4.9%	294	High
\$700 to \$749	2,024	6.3%	317	High
\$750 to \$799	2,097	6.6%	307	High
\$800 to \$899	4,878	15.3%	498	High
\$900 to \$999	3,232	10.1%	489	High
\$1,000 to \$1,249	4,275	13.4%	445	High
\$1,250 to \$1,499	2,581	8.1%	420	High
\$1,500 to \$1,999	2,006	6.3%	338	High
\$2,000 or more	1,757	5.5%	317	High
No cash rent	2,351	7.4%	377	High
Median Contract Rent	\$881		N/A	
Average Contract Rent	\$1,020		\$62	High
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	31,899	100.0%	1,298	High
Pay extra for one or more utilities	27,489	86.2%	1,190	High
No extra payment for any utilities	4,410	13.8%	518	High
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	198,345	100.0%	347	High
1, detached	80,616	40.6%	1,390	High
1, attached	10,440	5.3%	682	High
2	6,081	3.1%	711	High
3 or 4	14,891	7.5%	974	High
5 to 9	19,485	9.8%	979	High
10 to 19	20,474	10.3%	1,006	High
20 to 49	18,109	9.1%	976	High
50 or more	17,313	8.7%	750	High
Mobile home	10,725	5.4%	697	High
Boat, RV, van, etc.	211	0.1%	81	Medium

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

July 29, 2015

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ACS Housing Summary

Collier County, FL 2
 Collier County, FL (12021)
 Geography: County

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	198,345	100.0%	347	High
Built 2010 or later	685	0.3%	194	Medium
Built 2000 to 2009	47,671	24.0%	1,499	High
Built 1990 to 1999	61,784	31.1%	1,691	High
Built 1980 to 1989	53,172	26.8%	1,488	High
Built 1970 to 1979	24,324	12.3%	986	High
Built 1960 to 1969	7,454	3.8%	565	High
Built 1950 to 1959	2,261	1.1%	291	High
Built 1940 to 1949	455	0.2%	154	Medium
Built 1939 or earlier	539	0.3%	151	Medium
Median Year Structure Built	1992		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	122,972	100.0%	1,840	High
Owner occupied				
Moved in 2010 or later	8,651	7.0%	638	High
Moved in 2000 to 2009	49,287	40.1%	1,322	High
Moved in 1990 to 1999	23,554	19.2%	839	High
Moved in 1980 to 1989	7,378	6.0%	540	High
Moved in 1970 to 1979	1,778	1.4%	249	High
Moved in 1969 or earlier	425	0.3%	132	Medium
Renter occupied				
Moved in 2010 or later	14,020	11.4%	991	High
Moved in 2000 to 2009	16,127	13.1%	960	High
Moved in 1990 to 1999	1,312	1.1%	284	Medium
Moved in 1980 to 1989	327	0.3%	127	Medium
Moved in 1970 to 1979	80	0.1%	51	Medium
Moved in 1969 or earlier	33	0.0%	35	Low
Median Year Householder Moved Into Unit	2004		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	122,972	100.0%	1,840	High
Utility gas	2,390	1.9%	280	High
Bottled, tank, or LP gas	825	0.7%	175	Medium
Electricity	117,797	95.8%	1,849	High
Fuel oil, kerosene, etc.	86	0.1%	62	Low
Coal or coke	0	0.0%	32	Low
Wood	37	0.0%	32	Low
Solar energy	5	0.0%	17	Low
Other fuel	32	0.0%	36	Low
No fuel used	1,800	1.5%	295	High

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

July 29, 2015

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ACS Housing Summary

Collier County, FL 2
 Collier County, FL (12021)
 Geography: County

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	122,972	100.0%	1,840	High
Owner occupied				
No vehicle available	2,385	1.9%	346	High
1 vehicle available	36,380	29.6%	1,170	High
2 vehicles available	40,688	33.1%	1,104	High
3 vehicles available	9,571	7.8%	761	High
4 vehicles available	1,533	1.2%	269	High
5 or more vehicles available	516	0.4%	137	Medium
Renter occupied				
No vehicle available	4,439	3.6%	522	High
1 vehicle available	16,709	13.6%	1,027	High
2 vehicles available	8,860	7.2%	832	High
3 vehicles available	1,445	1.2%	301	Medium
4 vehicles available	403	0.3%	168	Medium
5 or more vehicles available	43	0.0%	69	Low
Average Number of Vehicles Available	1.6		0.0	High

Data Note: N/A means not available.

2009-2013 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High medium low

July 29, 2015

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PHOTOS



View of Existing Grocery Improvement from Premier Lane.



View of Mid Access Point toward Goodlette Road. Subject to the right of Photo.



View of subject site from Premier Way.



View of Panther Lane looking west toward Goodlette Road. Subject is left of Photo.



View of Goodlette Road facing south at the interchange of Panther Lane. Subject is left of photo.



Traffic Impact Analysis

Pine Ridge Commons Planned Unit Development Amendment (PUDA) Growth Management Plan Amendment (GMPA)

Collier County, FL
10/24/2016

Prepared for:

Barron Collier Companies
2600 Golden Gate Parkway
Naples, FL 34105

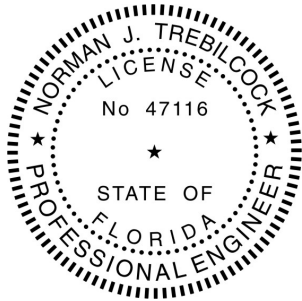
Prepared by:

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Email: ntrebilcock@trebilcock.biz

Collier County Transportation Review Fee – Small Scale Study – No Fee

Statement of Certification

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



Norman J. Trebilcock, AICP, P.E.
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Company Cert. of Auth. No. 27796

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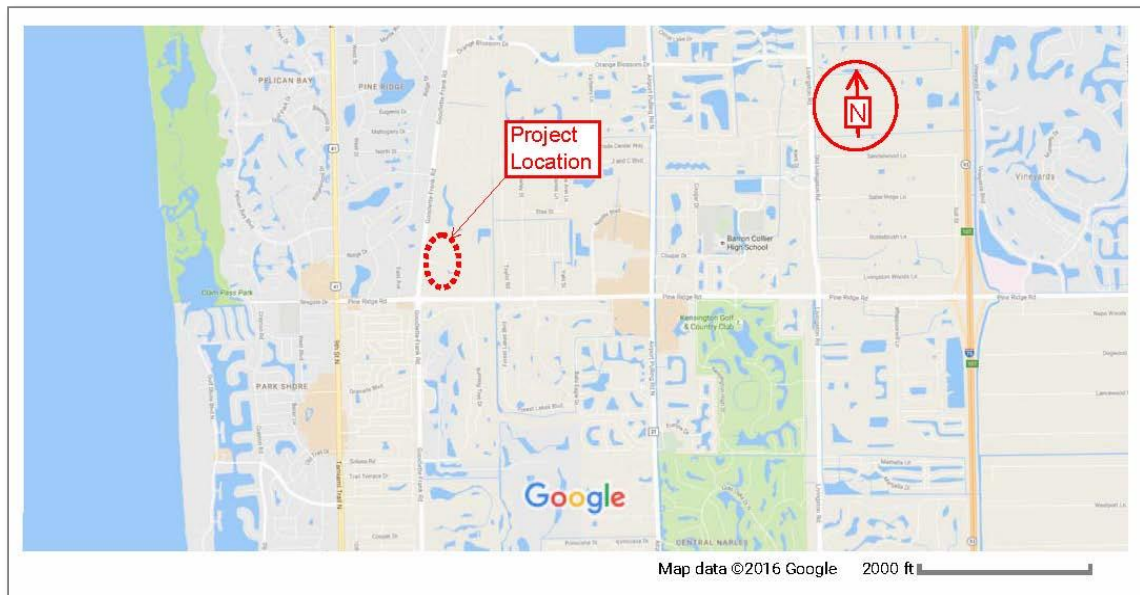
Project Description

The Pine Ridge Commons project is an existing approved Planned Unit Development (PUD) pursuant to Collier County Ordinance No. 1999–94, as may be amended. The subject parcel has a total gross area of approximately 31.00 acres.

The project site is located on the northeast quadrant of the intersection of Goodlette-Frank Road (CR 851) and Pine Ridge Road (CR 896), approximately 0.5 miles east of US 41, in Section 10, Township 49 South, Range 25 East, Collier County.

Refer to **Fig. 1 – Project Location Map**, which follows, and **Appendix A: Goodlette/Pine Ridge Commercial Infill Subdistrict**.

Fig. 1 – Project Location Map



The Collier County approved ordinance currently allows the site to be developed for a maximum of 275,000 square feet of retail and commercial uses. Consistent with the approved Pine Ridge Commons PUD Traffic Impact Statement (TIS) prepared by Wilson Miller, dated August, 1999, the site is approved to be developed for up to a maximum 125,000sf gross leasable area of retail shopping and 150,000sf gross floor area of office financial institution space.

As this development has been under construction for a number of years, the built uses are as follows: Retail – 75,243sf, and General Office – 129,099sf (Office – 36,140sf, Valley National

Bank – Out Parcel – 3,600sf, Naples Trust – Out Parcel – 6,000sf, Quarles & Brady office building – 43,993sf, and Premier Executive office building – 39,366sf).

The Pine Ridge Commons PUDA – GMPA proposes to retain the option to develop as currently allowed by zoning and add a potential development option consisting of existing developed commercial uses and 400 residential multi-family dwelling units.

The development program is illustrated in **Table 1**.

**Table 1
Development Program**

Potential Development	ITE Land Use	ITE Land Use Code	Total Size
Approved PUD ⁽¹⁾	Shopping Center	820	125,000sf
	General Office Building	710	150,000sf
Proposed PUDA Scenario ⁽²⁾	Shopping Center	820	75,243sf
	General Office Building	710	129,099sf
	Residential Condominium/Townhouse	230	400 dwelling units

Note(s): ⁽¹⁾ per approved Pine Ridge Commons PUD TIS, dated August, 1999. ⁽²⁾ existing built to date conditions and 400 Multi-Family residential dwelling units.

Access to the site is approved from both Goodlette-Frank Road and Pine Ridge Road. For the purposes of this rezone application, no changes to the previously approved accesses are requested.

Trip Generation

The project provides the highest and best use scenario with respect to the project’s proposed trip generation. The project’s site trip generation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, and the software program OTISS (Online Traffic Impact Study Software, most current version). The ITE rates and equations are used for the trip generation calculations, as applicable. The ITE – OTISS trip generation calculation worksheets are provided in **Appendix B: Trip Generation Calculations ITE 9th Edition**.

The residential associated common recreation amenities are considered passive incidental to residential use, and are not included in the trip generation analysis.

The **internal capture** accounts for a reduction in external traffic because of the interaction between the multiple land uses in a site. Per Collier County TIS Guidelines and Procedures, the internal capture trips should be reasonable and should not exceed 20% of the total project trips.

For this project, the software program OTISS is used to generate associated internal capture trips. The OTISS process follows the trip balancing approach as recommended in the ITE Trip Generation Manual, 9th Edition (Volume 1): User’s Guide and Handbook, Chapter 7 – procedure for estimating multi-use trip generation internal capture, aka “triangle method”.

The resulting internal capture rates are below the county limits.

The **pass-by trips** account for traffic that is already on the external roadway network and stops at the project on the way to a primary trip destination.

It should be noted that the driveway volumes are not reduced as a result of the pass-by reduction, only the traffic added to the surrounding streets and intersections. As such, pass-by trips are not deducted for operational-access analysis (all external traffic is accounted for).

Consistent with Collier County TIS Guidelines and Procedures, shopping center pass-by rates should not exceed 25% for the peak hour and the daily capture rates are assumed 10% lower than the peak hour capture rate. This analysis calculates Shopping Center LUC 820 pass-by daily rates at 15% and AM and PM peak hour rates at 25%.

The new PUDA – GMPA development scenario trip generation is illustrated in **Table 2A**. The trip generation analysis based on approved conditions is shown in **Table 2B**. The net new proposed trip generation (**Table 2C**) shows total proposed conditions versus existing allowed (the difference between **Table 2A** and **Table 2B**).

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

Development	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed PUDA⁽¹⁾	9,388	315	208	523	401	504	905
Total Internal	1,556	18	18	36	68	68	136
Total External	7,832	297	190	487	333	436	769
Total Pass-By	732	18	11	29	53	55	108
Total Non-Pass-By	7,100	279	179	458	280	381	661

Note(s): ⁽¹⁾ Existing built to date and 400 Multi-Family residential dwelling units.

**Table 2B
Trip Generation (Approved PUD Allowed) – Average Weekday**

Development	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Approved PUD	9,638	344	100	444	376	566	942
Total Internal	550	4	4	8	18	18	36
Total External	9,088	340	96	436	358	548	906
Total Pass-By	1,136	27	17	44	82	88	170
Total Non-Pass-By	7,952	313	79	392	276	460	736

In agreement with the Collier County TIS guidelines, significantly impacted roadways are identified based on the proposed project highest peak hour trip generation and consistent with the peak hour of the adjacent street traffic. Based on the information contained in Collier County 2015 Annual Update and Inventory Report (AUIR), the peak hour for adjacent roadway network is PM.

For the purpose of this TIS, the potential project’s traffic impact is analyzed based on projected PM peak hour non-pass-by trips generated as a result of the proposed PUDA-GMPA (as shown in **Table 2C**).

**Table 2C
Trip Generation (Proposed Net New Traffic) – Average Weekday**

Development	24 Hour Two-Way Volume	PM Peak Hour		
		Enter	Exit	Total
Proposed PUDA (Total Non-Pass-By)	7,100	280	381	661
Approved PUD (Total Non-Pass-By)	7,952	276	460	736
Proposed Net New Total Non-Pass-By Net Increase /(Net Decrease)	(852)	4	(79)	(75)

Conclusions

As illustrated in **Table 2C**, from a traffic stand point, the proposed rezone development scenario is less intensive when compared to the maximum allowed under current zoning conditions.

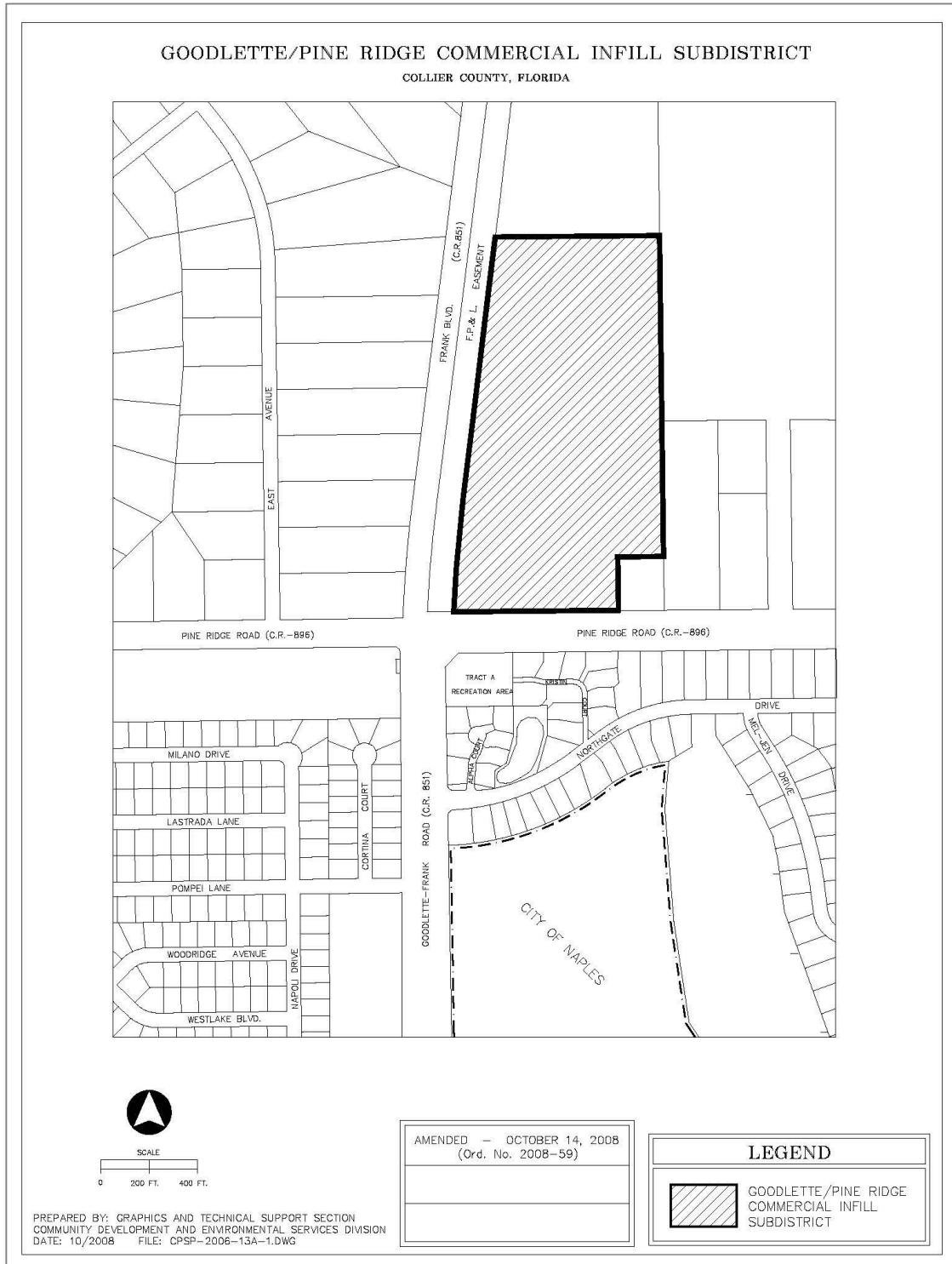
A detailed evaluation of applicable access points will be performed at the time of site development permitting/platting to determine turn lane requirements, as applicable.

Mitigation of Impact

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

Appendix A: Goodlette/Pine Ridge Commercial Infill Subdistrict

(1 Sheet)



Appendix B: Trip Generation Calculations
ITE 9th Edition
(9 Sheets)

Project Name:	Pine Ridge Commons - Zoning Allowed		No:	
Date:	10/21/2016		City:	
State/Province:			Zip/Postal Code:	
Country:			Client Name:	
Analyst's Name:			Edition:	ITE-TGM 9th Edition

LAND USE	SIZE	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
820 - Shopping Center	125 ⁽¹⁾	3926	3925	111	68	334	362
Reduction		0	0	0	0	0	0
Internal		157	118	2	2	7	11
Pass-by		565	571	27	17	82	88
Non-pass-by		3204	3236	82	49	245	263
710 - General Office Building	150 ⁽²⁾	894	893	233	32	42	204
Reduction		0	0	0	0	0	0
Internal		118	157	2	2	11	7
Pass-by		0	0	0	0	0	0
Non-pass-by		776	736	231	30	31	197
Total		4820	4818	344	100	378	566
Total Reduction		0	0	0	0	0	0
Total Internal		275	275	4	4	18	18
Total Pass-by		565	571	27	17	82	88
Total Non-pass-by		3980	3972	313	79	276	460

(1) 1000 Sq. Feet Gross Leasable Area
 (2) 1000 Sq. Feet Gross Floor Area

PERIOD SETTING

DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: PINE RIDGE COMMONS - ZONING ALLOWED
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	1000 Sq. Feet Gross	125	Weekday	Best Fit (LOG) $\ln(T) = 0.65\ln(X) + 5.83$	3926	3925	7851
710 - General Office Building	1000 Sq. Feet Gross	150	Weekday	Best Fit (LOG) $\ln(T) = 0.76\ln(X) + 3.68$	894	893	1787

TRAFFIC REDUCTIONS

INTERNAL TRIPS

Specify the percentage of trips that occur between the Land Use on the left and the Land Use on the right. The table below displays the total number of trips that have been reduced from a particular Land Use. The total number of Internal Trips for each Land Use will be deducted from the adjusted Entry Trips and Exit Trips from the previous section. To record any notes, click the icon above. For recommended values see the [ITE Handbook](#) or [NCHRP 684](#).

820 - Shopping Center			710 - General Office Building			
Exit	3925	Demand Exit <input type="text" value="3"/> % (118)	Balanced	118	Demand Entry: <input type="text" value="15"/> % (134)	Entry 894
Entry	3926	Demand Entry <input type="text" value="4"/> % (157)	Balanced	157	Demand Exit: <input type="text" value="22"/> % (196)	Exit 893

	TOTAL TRIPS	INTERNAL TRIPS		EXTERNAL TRIPS
		710 - General Office Building	Total	
Entry	3926 (100%)	157 (4%)	157 (4%)	3769 (96%)
Exit	3925 (100%)	118 (3%)	118 (3%)	3807 (97%)
Total	7851 (100%)	275 (4%)	275 (4%)	7576 (96%)

	TOTAL TRIPS	INTERNAL TRIPS		EXTERNAL TRIPS
		820 - Shopping Center	Total	
Entry	894 (100%)	118 (13%)	118 (13%)	776 (87%)
Exit	893 (100%)	157 (18%)	157 (18%)	736 (82%)
Total	1787 (100%)	275 (15%)	275 (15%)	1512 (85%)

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click Add Notes above.

The icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
820 - Shopping Center	7576	<input type="text" value="15"/> %	1136	6440
710 - General Office Building	1512	<input type="text" value="0"/> %	0	1512

PERIOD SETTING DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: PINE RIDGE COMMONS - ZONING ALLOWED
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	<input type="text" value="1000 Sq. Feet Gros"/>	125	<input type="text" value="Weekday, Peak Ho"/>	<input type="text" value="Best Fit (LOG)"/> <small>$Ln(T) = 0.61Ln(X) + 2.24$</small>	111	68	179
710 - General Office Building	<input type="text" value="1000 Sq. Feet Gros"/>	150	<input type="text" value="Weekday, A.M. Pea"/>	<input type="text" value="Best Fit (LOG)"/> <small>$Ln(T) = 0.8Ln(X) + 1.57$</small>	233	32	265

The time periods do not match.

TRAFFIC REDUCTIONS
INTERNAL TRIPS

Specify the percentage of trips that occur between the Land Use on the left and the Land Use on the right. The table below displays the total number of trips that have been reduced from a particular Land Use. The total number of Internal Trips for each Land Use will be deducted from the adjusted Entry Trips and Exit Trips from the previous section. To record any notes, click the icon above. For recommended values see the [ITE Handbook](#) or [NCHRP 684](#).

820 - Shopping Center				710 - General Office Building			
Exit	68	Demand Exit	<input type="text" value="3"/> % (2)	Balanced:	2	Demand Entry:	<input type="text" value="31"/> % (72)
Entry	111	Demand Entry:	<input type="text" value="2"/> % (2)	Balanced:	2	Demand Exit:	<input type="text" value="23"/> % (7)

	TOTAL TRIPS	INTERNAL TRIPS		EXTERNAL TRIPS
		710 - General Office Building	Total	
Entry	111 (100%)	2 (2%)	2 (2%)	109 (98%)
Exit	68 (100%)	2 (3%)	2 (3%)	66 (97%)
Total	179 (100%)	4 (2%)	4 (2%)	175 (98%)

	TOTAL TRIPS	INTERNAL TRIPS		EXTERNAL TRIPS
		820 - Shopping Center	Total	
Entry	233 (100%)	2 (1%)	2 (1%)	231 (99%)
Exit	32 (100%)	2 (6%)	2 (6%)	30 (94%)
Total	265 (100%)	4 (2%)	4 (2%)	261 (98%)

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click Add Notes above.

The icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
820 - Shopping Center	175	<input type="text" value="25"/> %	44	131
710 - General Office Building	261	<input type="text" value="0"/> %	0	261

PERIOD SETTING DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: PINE RIDGE COMMONS - ZONING ALLOWED
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	<input type="text" value="1000 Sq. Feet Gros"/>	125	<input type="text" value="Weekday, Peak Hou"/>	<input type="text" value="Best Ft (LOG)"/> <small>$Ln(T) = 0.67Ln(X) + 3.31$</small>	334	362	696
710 - General Office Building	<input type="text" value="1000 Sq. Feet Gros"/>	150	<input type="text" value="Weekday, P.M. Peak"/>	<input type="text" value="Best Ft (LIN)"/> <small>$T = 1.12(X) + 78.45$</small>	42	204	246

The time periods do not match.

TRAFFIC REDUCTIONS

INTERNAL TRIPS

Specify the percentage of trips that occur between the Land Use on the left and the Land Use on the right. The table below displays the total number of trips that have been reduced from a particular Land Use. The total number of Internal Trips for each Land Use will be deducted from the adjusted Entry Trips and Exit Trips from the previous section. To record any notes, click the icon above. For recommended values see the [ITE Handbook](#) or [NCHRP 684](#).

820 - Shopping Center			710 - General Office Building		
Exit	362	Demand Exit: <input type="text" value="3"/> % (11)	Balanced:	11	Demand Entry: <input type="text" value="31"/> % (13)
Entry	334	Demand Entry: <input type="text" value="2"/> % (7)	Balanced:	7	Demand Exit: <input type="text" value="23"/> % (47)

	TOTAL TRIPS	INTERNAL TRIPS		EXTERNAL TRIPS
		710 - General Office Building	Total	
Entry	334 (100%)	7 (2%)	7 (2%)	327 (98%)
Exit	362 (100%)	11 (3%)	11 (3%)	351 (97%)
Total	696 (100%)	18 (3%)	18 (3%)	678 (97%)

	TOTAL TRIPS	INTERNAL TRIPS		EXTERNAL TRIPS
		820 - Shopping Center	Total	
Entry	42 (100%)	11 (26%)	11 (26%)	31 (74%)
Exit	204 (100%)	7 (3%)	7 (3%)	197 (97%)
Total	246 (100%)	18 (7%)	18 (7%)	228 (93%)

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click Add Notes above.

The icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
820 - Shopping Center	678	<input type="text" value="25"/> %	170	508
710 - General Office Building	228	<input type="text" value="0"/> %	0	228

Project Name:	Pine Ridge Commons - Existing plus Residential	No.:	
Date:	10/21/2016	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	ITE-TGM 9th Edition

LAND USE	SIZE	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
820 - Shopping Center	75,243 ⁽¹⁾	2823	2822	81	50	238	257
Reduction		0	0	0	0	0	0
Internal		367	395	9	8	26	39
Pass-by		368	364	18	11	53	55
Non-pass-by		2088	2063	54	31	159	163
710 - General Office Building	129,1 ⁽²⁾	797	797	207	28	38	185
Reduction		0	0	0	0	0	0
Internal		85	129	2	3	8	8
Pass-by		0	0	0	0	0	0
Non-pass-by		712	668	205	25	30	177
230 - Residential Condominium/Townhouse	400 ⁽³⁾	1075	1074	27	130	125	62
Reduction		0	0	0	0	0	0
Internal		326	254	7	7	34	21
Pass-by		0	0	0	0	0	0
Non-pass-by		749	820	20	123	91	41
Total		4695	4693	315	208	401	504
Total Reduction		0	0	0	0	0	0
Total Internal		778	778	18	18	68	68
Total Pass-by		368	364	18	11	53	55
Total Non-pass-by		3549	3551	279	179	280	381

(1) 1000 Sq. Feet Gross Leasable Area
 (2) 1000 Sq. Feet Gross Floor Area
 (3) Dwelling Units

PERIOD SETTING

DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: PINE RIDGE COMMONS - EXISTING PLUS RESIDENTIAL

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	<input type="text" value="1000 Sq. Feet Gros"/>	75,243	<input type="text" value="Weekday"/>	<input type="text" value="Best Fit (LOG)"/> <small>$Ln(T) = 0.65Ln(X) + 5.83$</small>	2823	2822	5645
710 - General Office Building	<input type="text" value="1000 Sq. Feet Gros"/>	129.1	<input type="text" value="Weekday"/>	<input type="text" value="Best Fit (LOG)"/> <small>$Ln(T) = 0.76Ln(X) + 3.68$</small>	797	797	1594
230 - Residential Condominium/Townhouse	<input type="text" value="Dwelling Units"/>	400	<input type="text" value="Weekday"/>	<input type="text" value="Best Fit (LOG)"/> <small>$Ln(T) = 0.87Ln(X) + 2.46$</small>	1075	1074	2149

TRAFFIC REDUCTIONS

INTERNAL TRIPS

Specify the percentage of trips that occur between the Land Use on the left and the Land Use on the right. The table below displays the total number of trips that have been reduced from a particular Land Use. The total number of Internal Trips for each Land Use will be deducted from the adjusted Entry Trips and Exit Trips from the previous section. To record any notes, click the icon above. For recommended values see the [ITE Handbook](#) or [NCHRP 684](#).

820 - Shopping Center				710 - General Office Building			
Exit	2822	Demand Exit:	<input type="text" value="3"/> % (85)	Balanced:	85	Demand Entry:	<input type="text" value="15"/> % (120)
Entry	2823	Demand Entry:	<input type="text" value="4"/> % (113)	Balanced:	113	Demand Exit:	<input type="text" value="22"/> % (175)
820 - Shopping Center				230 - Residential Condominium/Townhouse			
Exit	2822	Demand Exit:	<input type="text" value="11"/> % (310)	Balanced:	310	Demand Entry:	<input type="text" value="33"/> % (355)
Entry	2823	Demand Entry:	<input type="text" value="9"/> % (254)	Balanced:	254	Demand Exit:	<input type="text" value="38"/> % (408)
710 - General Office Building				230 - Residential Condominium/Townhouse			
Exit	797	Demand Exit:	<input type="text" value="2"/> % (16)	Balanced:	16	Demand Entry:	<input type="text" value="3"/> % (32)
Entry	797	Demand Entry:	<input type="text" value="0"/> % (0)	Balanced:	0	Demand Exit:	<input type="text" value="0"/> % (0)


	TOTAL TRIPS	INTERNAL TRIPS			EXTERNAL TRIPS
		710 - General Office Building	230 - Residential Condominium/Townhouse	Total	
Entry	2823 (100%)	113 (4%)	254 (9%)	367 (13%)	2456 (87%)
Exit	2822 (100%)	85 (3%)	310 (11%)	395 (14%)	2427 (86%)
Total	5645 (100%)	198 (4%)	564 (10%)	762 (13%)	4883 (87%)

	TOTAL TRIPS	INTERNAL TRIPS			EXTERNAL TRIPS
		820 - Shopping Center	230 - Residential Condominium/Townhouse	Total	
Entry	797 (100%)	95 (11%)	0 (0%)	95 (11%)	712 (89%)
Exit	797 (100%)	113 (14%)	16 (2%)	129 (16%)	668 (84%)
Total	1594 (100%)	198 (12%)	16 (1%)	214 (13%)	1380 (87%)

230 - Residential Condominium/Townhouse

	TOTAL TRIPS	INTERNAL TRIPS			EXTERNAL TRIPS
		820 - Shopping Center	710 - General Office Building	Total	
Entry	1075 (100%)	310 (29%)	16 (1%)	326 (30%)	749 (70%)
Exit	1074 (100%)	254 (24%)	0 (0%)	254 (24%)	820 (76%)
Total	2149 (100%)	564 (26%)	16 (1%)	580 (27%)	1569 (73%)

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click  Add Notes above.

The  icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
820 - Shopping Center	4883	<input type="text" value="15"/> %	732	4151
710 - General Office Building	1380	<input type="text" value="0"/> %	0	1380
230 - Residential Condominium/Townhouse	1569	<input type="text" value="0"/> %	0	1569

Print Preview

Save Analysis

Analysis: AM Peak Hour
Page 1 of 2

PERIOD SETTING DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: PINE RIDGE COMMONS - EXISTING PLUS RESIDENTIAL
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	<input type="text" value="1000 Sq. Feet Gros"/>	75,243	<input type="text" value="Weekday, Peak Ho"/>	<input type="text" value="Best Fit (LOG)"/> <small>Ln(T) = 0.61Ln(X) + 2.24</small>	81	50	131
710 - General Office Building	<input type="text" value="1000 Sq. Feet Gros"/>	129.1	<input type="text" value="Weekday, A.M. Pea"/>	<input type="text" value="Best Fit (LOG)"/> <small>Ln(T) = 0.8Ln(X) + 1.57</small>	207	28	235
230 - Residential Condominium/Townhouse	<input type="text" value="Dwelling Units"/>	400	<input type="text" value="Weekday, Peak Ho"/>	<input type="text" value="Best Fit (LOG)"/> <small>Ln(T) = 0.8Ln(X) + 0.26</small>	27	130	157

The time periods do not match.

TRAFFIC REDUCTIONS

INTERNAL TRIPS

Specify the percentage of trips that occur between the Land Use on the left and the Land Use on the right. The table below displays the total number of trips that have been reduced from a particular Land Use. The total number of Internal Trips for each Land Use will be deducted from the adjusted Entry Trips and Exit Trips from the previous section. To record any notes, click the icon above. For recommended values see the [ITE Handbook](#) or [NCHRP 684](#).

820 - Shopping Center				710 - General Office Building	
Exit 50	Demand Exit: <input type="text" value="3"/> % (2)	Balanced: 2	Demand Entry: <input type="text" value="31"/> % (64)	Entry 207	
Entry 81	Demand Entry: <input type="text" value="2"/> % (2)	Balanced: 2	Demand Exit: <input type="text" value="23"/> % (6)	Exit 28	
820 - Shopping Center				230 - Residential Condominium/Townhouse	
Exit 50	Demand Exit: <input type="text" value="12"/> % (6)	Balanced: 6	Demand Entry: <input type="text" value="31"/> % (8)	Entry 27	
Entry 81	Demand Entry: <input type="text" value="9"/> % (7)	Balanced: 7	Demand Exit: <input type="text" value="53"/> % (69)	Exit 130	
710 - General Office Building				230 - Residential Condominium/Townhouse	
Exit 28	Demand Exit: <input type="text" value="2"/> % (1)	Balanced: 1	Demand Entry: <input type="text" value="2"/> % (1)	Entry 27	
Entry 207	Demand Entry: <input type="text" value="0"/> % (0)	Balanced: 0	Demand Exit: <input type="text" value="0"/> % (0)	Exit 130	

		INTERNAL TRIPS			
TOTAL TRIPS		710 - General Office Building	230 - Residential Condominium/Townhouse	Total	EXTERNAL TRIPS
Entry	81 (100%)	2 (2%)	7 (9%)	9 (11%)	72 (89%)
Exit	50 (100%)	2 (4%)	6 (12%)	8 (16%)	42 (84%)
Total	131 (100%)	4 (3%)	13 (10%)	17 (13%)	114 (87%)

		INTERNAL TRIPS			
TOTAL TRIPS		820 - Shopping Center	230 - Residential Condominium/Townhouse	Total	EXTERNAL TRIPS
Entry	207 (100%)	2 (1%)	0 (0%)	2 (1%)	205 (99%)
Exit	28 (100%)	2 (7%)	1 (4%)	3 (11%)	25 (89%)
Total	235 (100%)	4 (2%)	1 (0%)	5 (2%)	230 (98%)

<https://otisstraffic.com/projectstudy?projectid=14852&study=44693>
10/21/2016

230 - Residential Condominium/Townhouse

	TOTAL TRIPS		INTERNAL TRIPS		EXTERNAL TRIPS
		820 - Shopping Center	710 - General Office Building	Total	
Entry	27 (100%)	6 (22%)	1 (4%)	7 (26%)	20 (74%)
Exit	130 (100%)	7 (5%)	0 (0%)	7 (5%)	123 (95%)
Total	157 (100%)	13 (8%)	1 (1%)	14 (9%)	143 (91%)

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click  Add Notes above.

The  icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
820 - Shopping Center	114	<input type="text" value="25"/> %	29	85
710 - General Office Building	230	<input type="text" value="0"/> %	0	230
230 - Residential Condominium/Townhouse	143	<input type="text" value="0"/> %	0	143

[Print Preview](#)

[Save Analysis](#)

PERIOD SETTING

DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: PINE RIDGE COMMONS - EXISTING PLUS RESIDENTIAL

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	<input type="text" value="1000 Sq. Feet Gros"/>	75,243	<input type="text" value="Weekday, Peak Ho"/>	<input type="text" value="Best Fit (LOG)"/> <small>$\ln(T) = 0.67\ln(X) + 3.31$</small>	238	257	495
710 - General Office Building	<input type="text" value="1000 Sq. Feet Gros"/>	129.1	<input type="text" value="Weekday, P.M. Pea"/>	<input type="text" value="Best Fit (LIN)"/> <small>$T = 1.12(X) + 78.45$</small>	38	185	223
230 - Residential Condominium/Townhouse	<input type="text" value="Dwelling Units"/>	400	<input type="text" value="Weekday, Peak Ho"/>	<input type="text" value="Best Fit (LOG)"/> <small>$\ln(T) = 0.82\ln(X) + 0.32$</small>	125	62	187

The time periods do not match.

TRAFFIC REDUCTIONS

INTERNAL TRIPS

Specify the percentage of trips that occur between the Land Use on the left and the Land Use on the right. The table below displays the total number of trips that have been reduced from a particular Land Use. The total number of Internal Trips for each Land Use will be deducted from the adjusted Entry Trips and Exit Trips from the previous section. To record any notes, click the icon above. For recommended values see the [ITE Handbook](#) or [NCHRP 684](#).

820 - Shopping Center				710 - General Office Building	
Exit 257	Demand Exit: <input type="text" value="3"/> % (8)	Balanced: 8	Demand Entry: <input type="text" value="31"/> % (12)	Entry 38	
Entry 238	Demand Entry: <input type="text" value="2"/> % (5)	Balanced: 5	Demand Exit: <input type="text" value="23"/> % (43)	Exit 185	
820 - Shopping Center				230 - Residential Condominium/Townhouse	
Exit 257	Demand Exit: <input type="text" value="12"/> % (31)	Balanced: 31	Demand Entry: <input type="text" value="31"/> % (39)	Entry 125	
Entry 238	Demand Entry: <input type="text" value="9"/> % (21)	Balanced: 21	Demand Exit: <input type="text" value="53"/> % (33)	Exit 62	
710 - General Office Building				230 - Residential Condominium/Townhouse	
Exit 185	Demand Exit: <input type="text" value="2"/> % (4)	Balanced: 3	Demand Entry: <input type="text" value="2"/> % (3)	Entry 125	
Entry 38	Demand Entry: <input type="text" value="0"/> % (0)	Balanced: 0	Demand Exit: <input type="text" value="0"/> % (0)	Exit 62	

		INTERNAL TRIPS			EXTERNAL TRIPS	
TOTAL TRIPS		710 - General Office Building	230 - Residential Condominium/Townhouse	Total		
Entry	238 (100%)	5 (2%)	21 (9%)	26 (11%)	212 (89%)	
Exit	257 (100%)	8 (3%)	31 (12%)	39 (15%)	218 (85%)	
Total	495 (100%)	13 (3%)	52 (11%)	65 (13%)	430 (87%)	

		INTERNAL TRIPS			EXTERNAL TRIPS	
TOTAL TRIPS		820 - Shopping Center	230 - Residential Condominium/Townhouse	Total		
Entry	38 (100%)	8 (21%)	0 (0%)	8 (21%)	30 (79%)	
Exit	185 (100%)	5 (3%)	3 (2%)	8 (4%)	177 (96%)	
Total	223 (100%)	13 (6%)	3 (1%)	16 (7%)	207 (93%)	

230 - Residential Condominium/Townhouse

	TOTAL TRIPS		INTERNAL TRIPS		EXTERNAL TRIPS	
		820 - Shopping Center	710 - General Office Building	Total		
Entry	125 (100%)	31 (25%)	3 (2%)	34 (27%)		91 (73%)
Exit	62 (100%)	21 (34%)	0 (0%)	21 (34%)		41 (66%)
Total	187 (100%)	52 (28%)	3 (2%)	55 (29%)		132 (71%)

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click [Add Notes](#) above.

The  icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
820 - Shopping Center	430	<input checked="" type="checkbox"/> 25%	108	322
710 - General Office Building	207	<input type="checkbox"/> 0%	0	207
230 - Residential Condominium/Townhouse	132	<input type="checkbox"/> 0%	0	132

[Print Preview](#)

[Save Analysis](#)

3071405 OR: 3143 PG: 2466

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
10/31/2002 at 04:19PM DWIGHT H. BROCK, CLERK

CONS 1770000.00
REC FEE 51.00
INDEXING 2.00
DOC-.70 12390.00

Tax ID No. _____
RECORD & RETURN TO:
Laura L. Casey
Cummings & Lockwood LLC
3001 Tamiami Trail North
Naples, FL 34103

WARRANTY DEED

Re: CUMMINGS & LOCKWOOD
P O BOX 413032
NAPLES FL 34101 3032

THIS WARRANTY DEED, made and entered into this 7th day of October, 2002, by G-4 PARTNERSHIP, a Florida general partnership, duly organized and authorized to conduct business in the State of Florida, KATHERINE G. SPROUL, JULIET A. SPROUL, AND JENNIFER S. SULLIVAN, as Trustees under that certain Trust created for the benefit of Juliet C. Sproul, under Article SIXTH C of the will of Barron Collier, Jr., deceased, and BARRON COLLIER III, (hereinafter called the Grantor), whose mailing address is 2600 Golden Gate Parkway, Naples, Florida 34105, to the GOODLETTE PINE RIDGE II, LLC, a Florida limited liability company (hereinafter called the Grantee), whose mailing address is 2600 Golden Gate Parkway, Naples, Florida 34105.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Collier County, Florida, to wit:

See attached Exhibit "A" which is incorporated herein by reference.

Subject to easements, restrictions, and reservations of record.

THIS IS NOT HOMESTEAD PROPERTY

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants against all persons claiming by, through, or under the Grantor, that the property is free of all encumbrances, except as noted above, that lawful seisin of, and good right to convey that property, is vested in the Grantor, and that the Grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons claiming by, through, or under the Grantor.

BARRON COLLIER CO
FILE NUMBER
9979

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

G-4 PARTNERSHIP, a Florida general partnership

Carolyn A. Shaw
Witness:

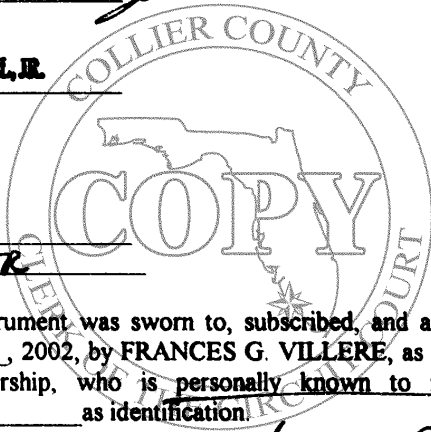
By: Frances G. Villere
Frances G. Villere, as a Partner

CAROLYN A. SHAW
Print Name:

Thomas L. Treadwell, Jr.
Witness:

THOMAS L. TREADWELL, JR.
Print Name:

STATE OF FLORIDA
COUNTY OF COLLIER



7th The foregoing instrument was sworn to, subscribed, and acknowledged before me this day of October, 2002, by FRANCES G. VILLERE, as a Partner of G-4 Partnership, a Florida general partnership, who is personally known to me or who has produced as identification.

Susan L. Maturo
Notary Public
Print Name: SUSAN L. MATURO
My Commission Expires:



Susan L. Maturo
Commission # CC 967137
Expires Oct. 13, 2004
Bundled thru
Atlantic Bonding Co., Inc.

BARBON COLLIER CO
FILE NUMBER
9979

G-4 PARTNERSHIP, a Florida general partnership

Carolyn A. Shaw
Witness:

CAROLYN A. SHAW
Print Name:

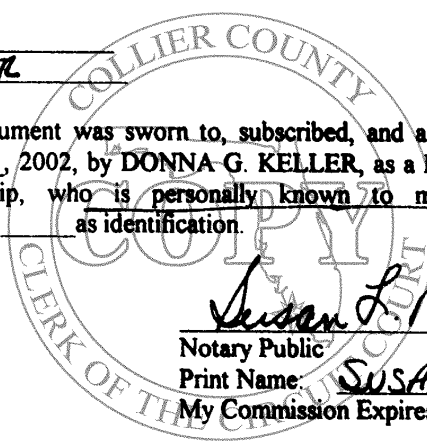
By: Donna G. Keller
Donna G. Keller, as a Partner

Thomas L. Treadwell, Jr.
Witness:

THOMAS L. TREADWELL, JR.
Print Name:

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 7th day of October, 2002, by DONNA G. KELLER, as a Partner of G-4 Partnership, a Florida general partnership, who is personally known to me or who has produced as identification.



Susan L. Maturo
Notary Public
Print Name: SUSAN L. MATURO
My Commission Expires:

 Susan L. Maturo
Commission # CC 967157
Expires Oct. 15, 2004
Resides: Tallahassee, Florida
Athletic Training Co., Inc.

EA-180N COLLIER CO.
FILE NUMBER
9979

G-4 PARTNERSHIP, a Florida general partnership

Carolyn A. Shaw
Witness:

CAROLYN A. SHAW
Print Name:

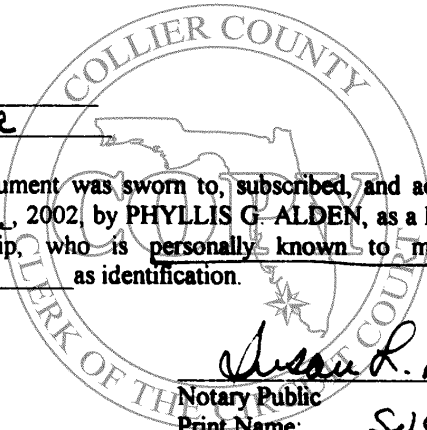
By: Phyllis G. Alden
Phyllis G. Alden as a Partner

Thomas L. Treadwell, Jr.
Witness:

THOMAS L. TREADWELL, JR.
Print Name:

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 7th day of OCTOBER, 2002, by PHYLLIS G. ALDEN, as a Partner of G-4 Partnership, a Florida general partnership, who is personally known to me or who has produced as identification.



Susan L. Maturo
Notary Public
Print Name: SUSAN L. MATURO
My Commission Expires:

 Susan L. Maturo
Commission # CC 967157
Expires Oct. 15, 2004
Resides There
Atlantic Bonding Co., Inc.

BARRON COLLIER CO.
FILE NUMBER
9979

OR: 3143 PG: 2470

G-4 PARTNERSHIP, a Florida general partnership

Carolyn A. Shaw
Witness:

By: Lamar Gable
Lamar Gable, as a Partner

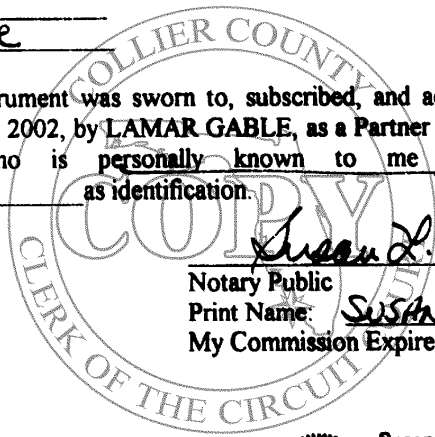
CAROLYN A. SHAW
Print Name:

Thomas L. Treadwell, Jr
Witness:

THOMAS L. TREADWELL, JR
Print Name:

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 7th day of October, 2002, by LAMAR GABLE, as a Partner of G-4 Partnership, a Florida general partnership, who is personally known to me or who has produced as identification.



Susan L. Maturro
Notary Public
Print Name: SUSAN L. MATURRO
My Commission Expires:

 Susan L. Maturro
Commission # CC 967137
Expires Oct. 15, 2004
Bonded Through
Atlantic Bonding Co., Inc.

BARRON COLLIER CO.
FILE NUMBER
9979

By: KATHERINE G. SPROUL, JULIET A. SPROUL, and JENNIFER S. SULLIVAN, as Trustees for JULIET C. SPROUL under the Will of Barron Collier, Jr., deceased, and as confirmed by Change of Trustees dated January 1, 2002, and filed March 5, 2002, in, Official Records Book 2992, Page 2016 of the Public Records of Collier County, Florida as a General Partner.

Carolyn A. Shaw
Witness

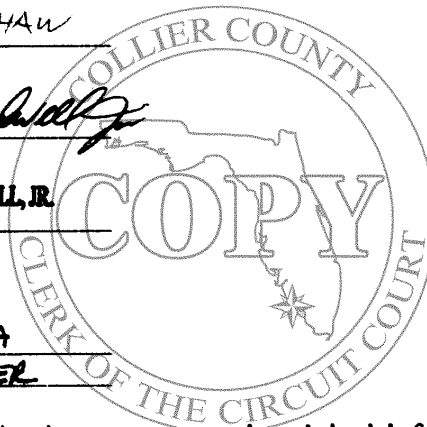
Katherine G. Sproul
Katherine G. Sproul, as Trustee

CAROLYN A. SHAW
Print Name

Thomas L. Treadwell, Jr.
Witness

THOMAS L. TREADWELL, JR.
Print Name

STATE OF FLORIDA
COUNTY OF COLLIER



The foregoing instrument was acknowledged before me this 7th day of October, 2002, by KATHERINE G. SPROUL, AS TRUSTEE, for JULIET C. SPROUL under the Will of Barron Collier, Jr., deceased, and as confirmed by Change of Trustees dated January 1, 2002, and filed March 5, 2002, in, Official Records Book 2992, Page 2016 of the Public Records of Collier County, Florida, who is personally known to me or who has produced _____ as identification.

Susan L. Maturro
Notary Public
Print Name: SUSAN L. MATURO
My Commission Expires:



BARRON COLLIER CO.
FILE NUMBER
9979

Carolyn A. Shaw
Witness

CAROLYN A. SHAW
Print Name

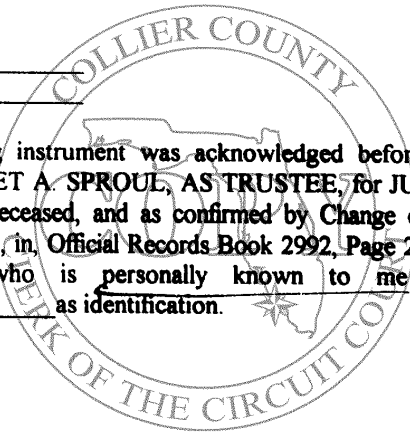
Juliet A. Sproul
Juliet A. Sproul, as Trustee

Thomas L. Treadwell Jr
Witness

THOMAS L. TREADWELL, JR
Print Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 7th day of October, 2002, by JULIET A. SPROUL, AS TRUSTEE, for JULIET C. SPROUL under the Will of Barron Collier, Jr., deceased, and as confirmed by Change of Trustees dated January 1, 2002, and filed March 5, 2002, in Official Records Book 2992, Page 2016 of the Public Records of Collier County, Florida, who is personally known to me or who has produced as identification.



Susan L. Maturo
Notary Public
Print Name: SUSAN L. MATURO
My Commission Expires:



Susan L. Maturo
Commission # CC 987157
Expires Oct. 15, 2004
Board of Trust
Athletic Building Co., Inc.

BARRON COLLIER CO.
FILE NUMBER
9979

Carolyn A. Shaw
Witness

CAROLYN A. SHAW
Print Name

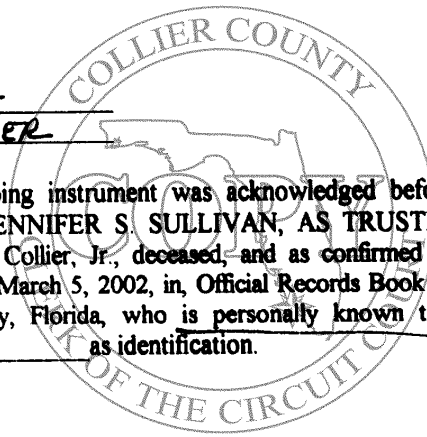
Jennifer S. Sullivan
Jennifer S. Sullivan, as Trustee

Thomas L. Treadwell, Jr.
Witness

THOMAS L. TREADWELL, JR.
Print Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 7th day of October, 2002, by JENNIFER S SULLIVAN, AS TRUSTEE, for JULIET C. SPROUL under the Will of Barron Collier, Jr., deceased, and as confirmed by Change of Trustees dated January 1, 2002, and filed March 5, 2002, in, Official Records Book 2992, Page 2016 of the Public Records of Collier County, Florida, who is personally known to me or who has produced as identification.



Susan L. Maturo
Notary Public
Print Name: SUSAN L. MATURO
My Commission Expires:



Susan L. Maturo
Commission # CC 987137
Expires Oct. 15, 2004
Dated This
Atlantic Bonding Co., Inc.

BARRON COLLIER CO
FILE NUMBER
9979

Carolyn A. Shaw
Witness:

By: Barron Collier III
Barron Collier, III, Individually

CAROLYN A. SHAW
Print Name:

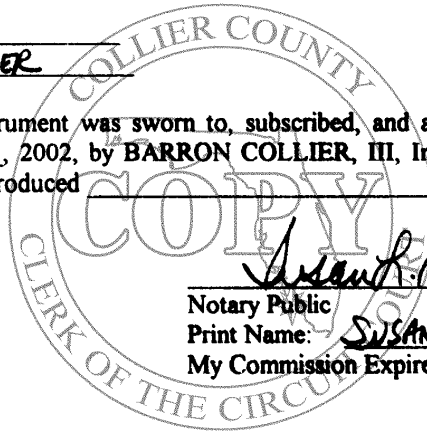
Thomas L. Treadwell, Jr.
Witness:

THOMAS L. TREADWELL, JR.

Print Name:

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 7th day of October, 2002, by BARRON COLLIER, III, Individually, who is personally known to me or who has produced _____ as identification.



Susan L. Maturro
Notary Public
Print Name: SUSAN L. MATURO
My Commission Expires _____



Susan L. Maturro
Commission # OC 967157
Expires Oct. 15, 2004
Based There
Atlantic Funding Co., Inc.

BARRON COLLIER CO
FILE NUMBER
9979

WilsonMiller

New Directions In Planning, Design & Engineering

EXHIBIT A Page 1 of 2

Description of part of
Section 10, Township 49 South, Range 25 East,
Collier County, Florida
(Tract "Building A" Pine Ridge Commons P.U.D.)
(Revised 10-31-02)

All that part of Section 10, Township 49 South, Range 25 East, Collier County Florida, being more particularly described as follows:

COMMENCING at the southerly 1/4 corner of Section 10, Township 49 South, Range 25 East, Collier County, Florida; thence along the north-south 1/4 section line of said Section 10, North 01°18'35" West 69.79 feet to a point on the northerly Right-of-way of Pine Ridge Road (S.R. 896); thence along said Right-of-way, South 89°07'52" West 9.57 feet to a point of curvature on the easterly right-of-way of Goodlette-Frank Road, 100 foot right-of-way as recorded in Plat Book 13, Page 58 of the Public Records of Collier County, Florida; thence northeasterly along said right of way 454.07 feet along the arc of a circular curve concave easterly, having a radius of 5679.65 feet, through a central angle of 04°34'50" and being subtended by a chord which bears North 04°48'49" East 453.96 feet; thence continuing along said right-of-way North 07°06'13" East 861.19 feet to the Point of Beginning of the parcel herein described; thence continuing along said right-of-way North 07°06'13" East 240.84 feet; thence leaving said right of way North 89°29'57" East 369.41 feet; thence South 00°53'23" East 235.82 feet; thence southwesterly 22.49 feet along the arc of a tangential circular curve concave westerly, having a radius of 62.00 feet, through a central angle of 20°47'11" and being subtended by a chord which bears South 09°30'13" West 22.37 feet; thence South 19°53'48" West 94.63 feet; thence North 70°47'53" West 83.82 feet; thence northwesterly 164.02 feet along the arc of a non-tangential circular curve concave southerly, having a radius of 1194.00 feet, through a central angle of 07°52'14" and being subtended by a chord which bears North 77°21'54" West 163.89 feet; thence North 82°51'17" West 106.99 feet; thence northwesterly 39.25 feet along the arc of a circular curve concave northeasterly, having a radius of 25.00 feet, through a central angle of 89°57'30" and being subtended by a chord which bears North 37°52'32" West 35.34 feet to the Point of Beginning;

Parcel contains 2.65 acres more or less.

Subject to easements, restrictions and reservations of record.

Measurements are based on the easterly right-of-way line of Goodlette-Frank Road being North 07°06'13" East.

WILSONMILLER, INC.

Professional Engineers and Land Surveyors

John E. Maloney 10-31-02
John E. Maloney, PSM LS #4493

Professional authorization LB #43.

Not valid unless embossed with the Professional's seal.

Ref. 2G-649A

OR: 3143 PG: 2475

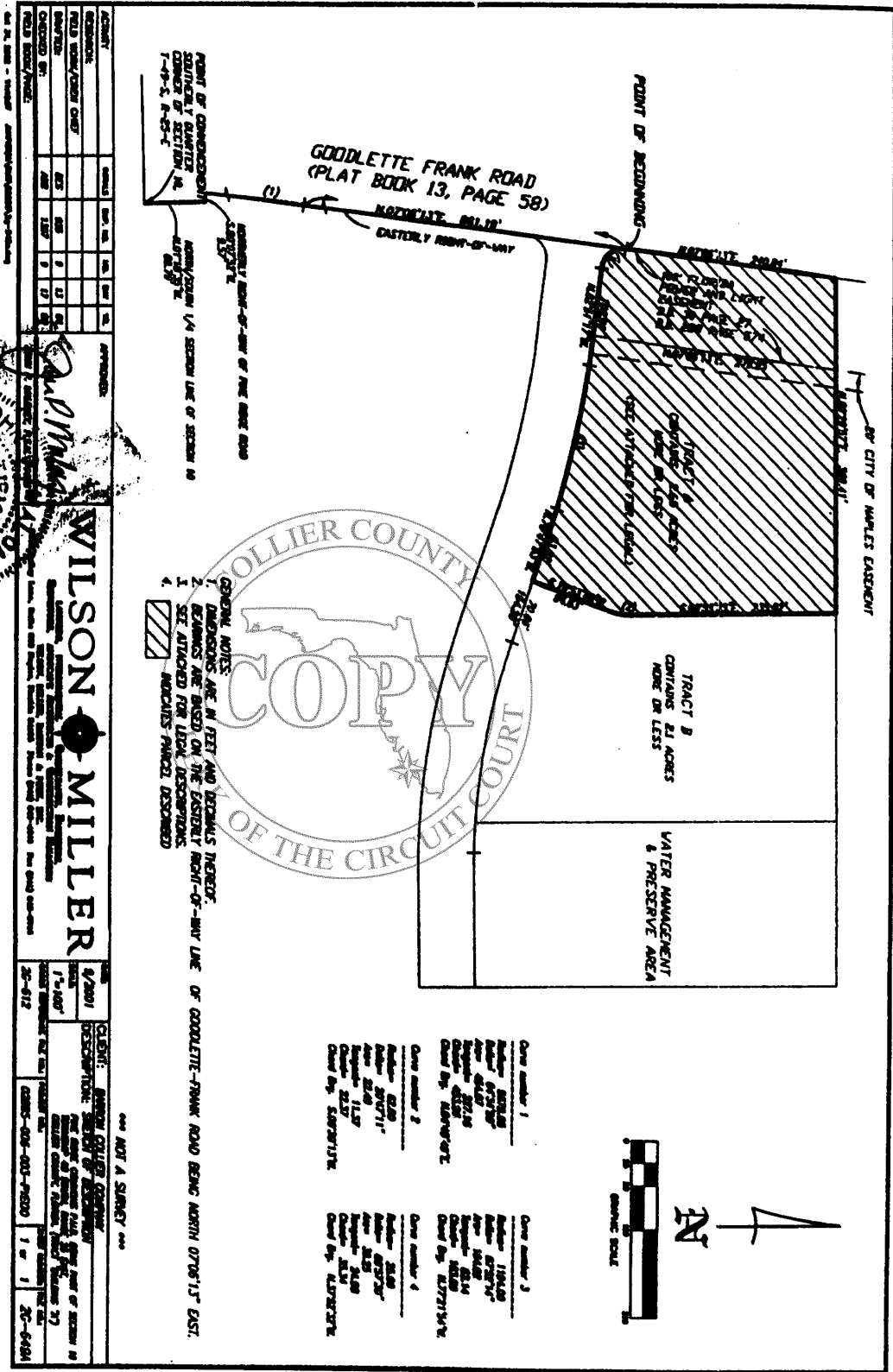
Naples Fort Myers Sarasota Tampa Tallahassee Panama City Beach

3200 Bailey Lane, Suite 200 Naples, Florida 34105 941-649-4040 941-643-5716

www.wilsonmiller.com

WilsonMiller, Inc. — FL Lic. # LC-C000170

100-100-10000, Ver. 00-10000
0000-000-000-0



ACRES	SECTION	TOWNSHIP	RANGE	SECTION	TOWNSHIP	RANGE	SECTION
1.00	36	10N	15W	36	10N	15W	36
1.00	37	10N	15W	37	10N	15W	37
1.00	38	10N	15W	38	10N	15W	38
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1.00	99	10N	15W	99	10N	15W	99
1.00	100	10N	15W	100	10N	15W	100

This instrument prepared by:
G. Helen Athan, Esq.
Grant, Fridkin, Pearson, Athan & Crown, P.A.
5551 Ridgewood Drive - Suite 501
Naples, Florida 34108
239.514.1000

(space above line for official use only)

WARRANTY DEED

THIS INDENTURE, made this 23rd day of DECEMBER, 2009, between DOUGLAS E. BAIRD, BRADLEY A. BOAZ and ANDREW R. MEULENBERG, as Trustees of the Lamar Gable Revocable Trust dated August 29, 2008, BARRON G. COLLIER III, FRANCES G. VILLERE, PHYLLIS G. ALDEN, DONNA G. KELLER, and JULIET A. SPROUL, KATHERINE G. SPROUL and JENNIFER S. SULLIVAN, as Trustees of the Trust Under the Will of Barron Collier, Jr., FBO Juliet C. Sproul, (collectively the "Grantor") and TRAIL BOULEVARD, LLLP, a Florida limited liability limited partnership (the "Grantee"), whose mailing address is 2600 Golden Gate Parkway, Naples, FL 34105

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells to the said Grantee, Grantee's heirs, successors and assigns forever, the following described land, situate and being in the County of Collier, State of Florida, to wit:

See attached Exhibit "A".

SUBJECT TO conditions, limitations, restrictions, reservations and easements of record which are common to the subdivision in which the property is located and taxes for the year 2009 and subsequent years.

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

The subject property is not the homestead of any of the Grantors, their spouses or any minor children.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed as provided by law, on this, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Tiffany Matteau
Witness #1

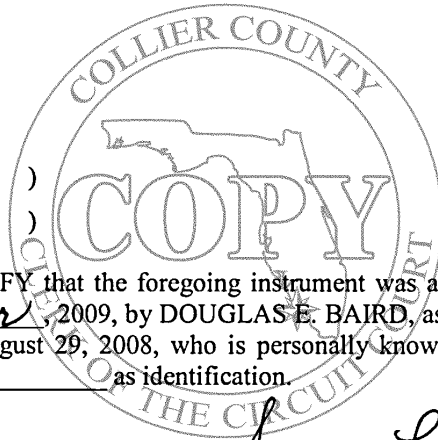
Tiffany Matteau
Printed Name of Witness #1

Diane L. Vigneri
Witness #2

DIANE L. VIGNERI
Printed Name of Witness #2

DOUGLAS E. BAIRD, as Trustee of the
Lamar Gable Revocable Trust dated August
29, 2008

STATE OF FLORIDA)
COUNTY OF COLLIER)



I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this
1st day of December, 2009, by DOUGLAS E. BAIRD, as Trustee of the Lamar Gable
Revocable Trust dated August 29, 2008, who is personally known to me (Yes) (No) or who
produced _____ as identification.

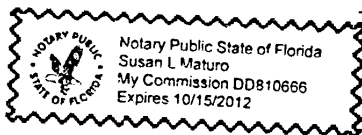
(Seal)

Susan L. Maturo

Notary Public, State of Florida

SUSAN L. MATURO

Printed Name of Notary Public



Tiffany Matteau
Witness #1

Tiffany Matteau
Printed Name of Witness #1

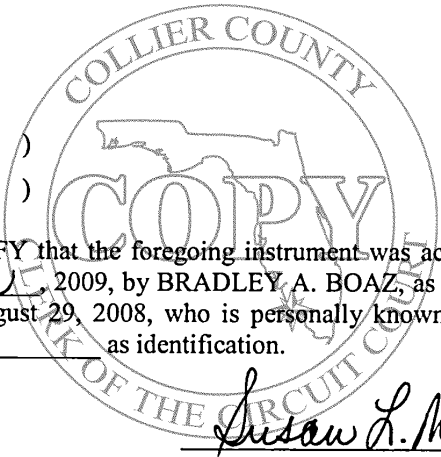
Diane L. Vigneri
Witness #2

DIANE L. VIGNERI
Printed Name of Witness #2

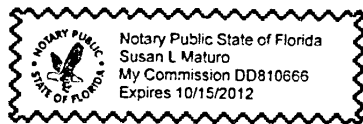
Bradley A. Boaz
BRADLEY A. BOAZ, as Trustee of the
Lamar Gable Revocable Trust dated August
29, 2008

STATE OF FLORIDA)
COUNTY OF COLLIER)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this
1st day of December, 2009, by BRADLEY A. BOAZ, as Trustee of the Lamar Gable
Revocable Trust dated August 29, 2008, who is personally known to me (Yes) (No) or who
produced _____ as identification.



(Seal)



Susan L. Maturo
Notary Public, State of Florida
SUSAN L. MATURO
Printed Name of Notary Public

Tiffany Matteau
Witness #1

Tiffany Matteau
Printed Name of Witness #1

Diane L. Vignier
Witness #2

DIANE L. VIGNIER
Printed Name of Witness #2

Andrew R. Meulenberg
ANDREW R. MEULENBERG, as Trustee of
the Lamar Gable Revocable Trust dated
August 29, 2008

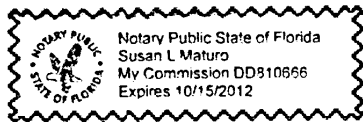
STATE OF FLORIDA)
COUNTY OF COLLIER)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of December, 2009, by ANDREW R. MEULENBERG, as Trustee of the Lamar Gable Revocable Trust dated August 29, 2008, who is personally known to me (Yes) (No) or who produced _____ as identification.

Susan L. Maturo
Notary Public, State of Florida

SUSAN L. MATURO
Printed Name of Notary Public

(Seal)



Tiffany Mattean
Witness #1

Barron G. Collier III
BARRON G. COLLIER III, Individually

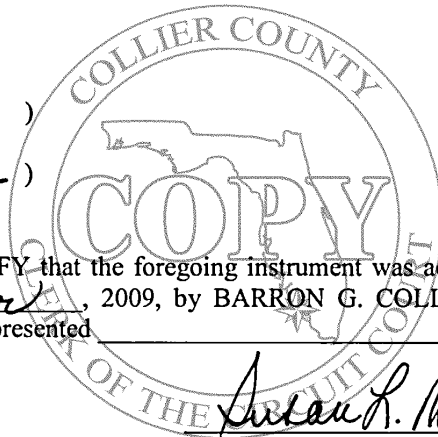
Tiffany Mattean
Printed Name of Witness #1

Diane L. Vigneri
Witness #2

DIANE L. VIGNERI
Printed Name of Witness #2

STATE OF FLORIDA)

COUNTY OF COLLIER)

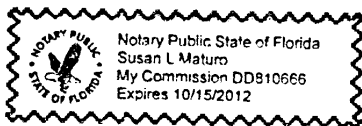


I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of December, 2009, by BARRON G. COLLIER III, who is personally known to me [] or who presented _____ as identification.

(Seal)

Susan L. Maturo
Notary Public, State of FLORIDA
SUSAN L. MATURO

Printed Name of Notary Public
My Commission Expires:



Tiffany Matteau
Witness #1

Frances G. Villere
FRANCES G. VILLERE, Individually

Tiffany Matteau
Printed Name of Witness #1

Diane L. Vigneri
Witness #2

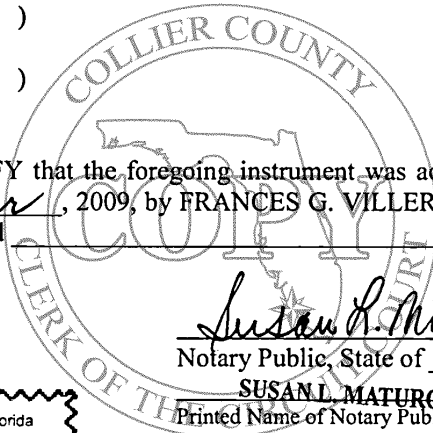
DIANE L. VIGNERI
Printed Name of Witness #2

STATE OF FLORIDA)

COUNTY OF COLLIER)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of December, 2009, by FRANCES G. VILLERE, who is personally known to me [] or who presented _____ as identification.

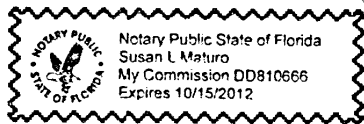
(Seal)



Susan L. Maturo
Notary Public, State of FLORIDA

SUSAN L. MATURO
Printed Name of Notary Public

My Commission Expires:



Tiffany Mattean Witness #1
Phyllis G. Alden PHYLLIS G. ALDEN, Individually

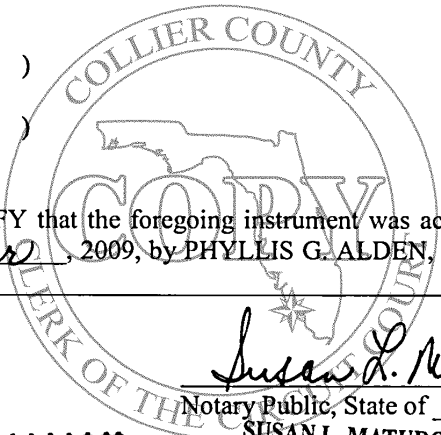
Tiffany Mattean
Printed Name of Witness #1

Marie L. Vigneri
Witness #2

DIANE L. VIGNERI
Printed Name of Witness #2

STATE OF FLORIDA)

COUNTY OF COLLIER)

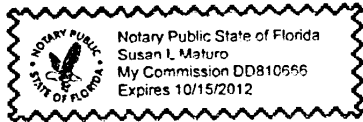


I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of December, 2009, by PHYLLIS G. ALDEN, who is personally known to me [] or who presented _____ as identification.

(Seal)

Susan L. Maturo
Notary Public, State of FLORIDA
SUSAN L. MATURO

Printed Name of Notary Public
My Commission Expires:



Tiffany Matteau
Witness #1

Donna G. Keller
DONNA G. KELLER, Individually

Tiffany Matteau
Printed Name of Witness #1

Diane L. Vigneri
Witness #2

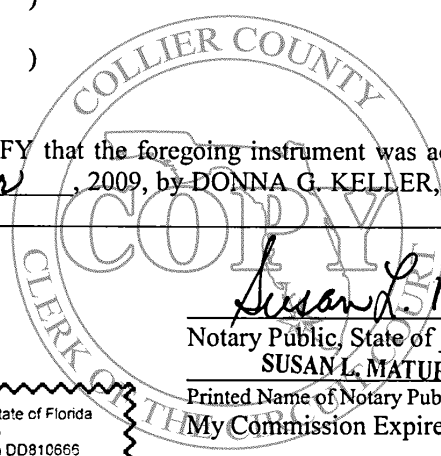
DIANE L. VIGNERI
Printed Name of Witness #2

STATE OF FLORIDA)

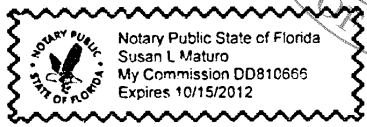
COUNTY OF COLLIER)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of December, 2009, by DONNA G. KELLER, who is personally known to me [] or who presented _____ as identification.

(Seal)



Susan L. Maturo
Notary Public, State of _____
SUSAN L. MATURO
Printed Name of Notary Public
My Commission Expires:



Tiffany Mattean
Witness #

Tiffany Mattean
Printed Name of Witness #1

Diane L. Vigneri
Witness #2

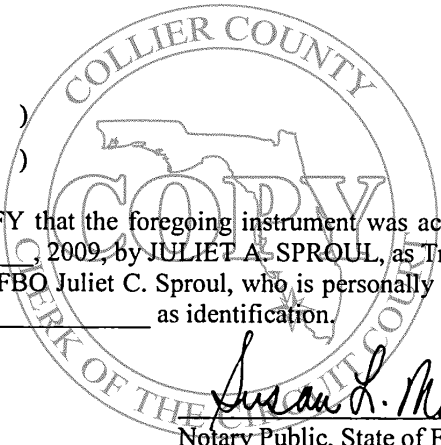
DIANE L. VIGNERI
Printed Name of Witness #2

Juliet A. Sproul
JULIET A. SPROUL, as Trustee of the Trust
under the Will of Barron Collier, Jr., FBO
Juliet C. Sproul

STATE OF FLORIDA)
COUNTY OF COLLIER)

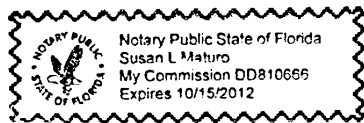
I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of December, 2009, by JULIET A. SPROUL, as Trustee of the Trust under the Will of Barron Collier, Jr., FBO Juliet C. Sproul, who is personally known to me (Yes) (No) or who produced _____ as identification.

(Seal)



Susan L. Maturo
Notary Public, State of Florida
SUSAN L. MATURO

Printed Name of Notary Public



Tiffany Matthean
Witness #1

Tiffany Matthean
Printed Name of Witness #1

Diane L. Vigneri
Witness #2

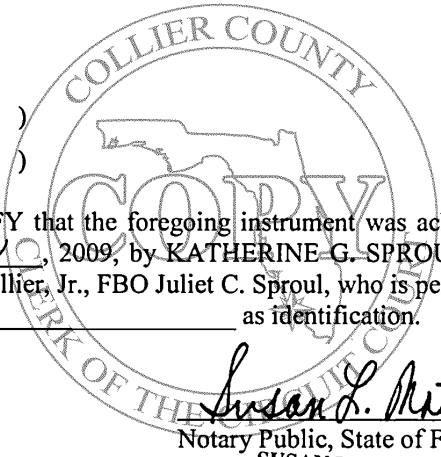
DIANE L. VIGNERI
Printed Name of Witness #2

Katherine G. Sproul
KATHERINE G. SPROUL, as Trustee of the
Trust under the Will of Barron Collier, Jr.,
FBO Juliet C. Sproul

STATE OF FLORIDA)
COUNTY OF COLLIER)

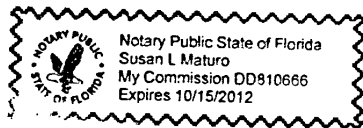
I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of December, 2009, by KATHERINE G. SPROUL, as Trustee of the Trust under the Will of Barron Collier, Jr., FBO Juliet C. Sproul, who is personally known to me (Yes) (No) or who produced _____ as identification.

(Seal)



Susan L. Maturo
Notary Public, State of Florida
SUSAN L. MATURO

Printed Name of Notary Public



Tiffany Mattean
Witness #1

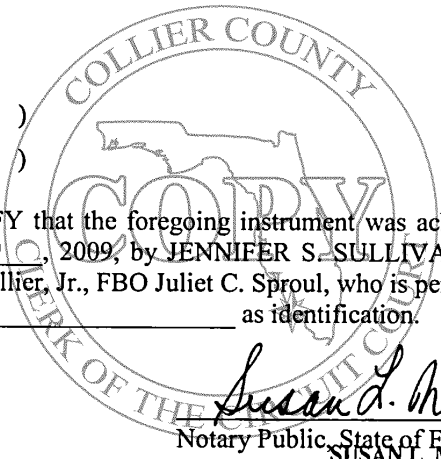
Tiffany Mattean
Printed Name of Witness #1

Jennifer S Sullivan
JENNIFER S. SULLIVAN, as Trustee of the
Trust under the Will of Barron Collier, Jr.,
FBO Juliet C. Sproul

Diane L. Vigneri
Witness #2

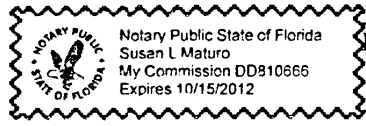
DIANE L. VIGNERI
Printed Name of Witness #2

STATE OF FLORIDA)
COUNTY OF COLLIER)



I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of December, 2009, by JENNIFER S. SULLIVAN, as Trustee of the Trust under the Will of Barron Collier, Jr., FBO Juliet C. Sproul, who is personally known to me (Yes) (No) or who produced _____ as identification.

(Seal) Susan L. Maturo
Notary Public, State of Florida
SUSAN L. MATURO



Printed Name of Notary Public

r:\data\wd_corp\trail blvd corp\warranty deed to trail.docx

Exhibit A

1 of 6

Legal Description

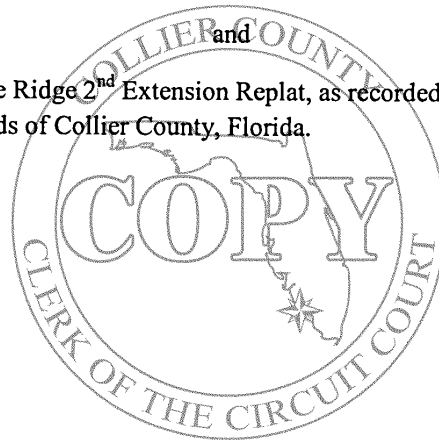
Units 102, 103, 104 and 105, of Vanderbilt Condominium, according to the Declaration of Condominium, recorded in Official Records Book 2239, Page 1412 of the Public Records of Collier County, Florida; as amended by Certificate of Amendment and Restatement of Declaration of Condominium of Vanderbilt Commercial Condominium, recorded on April 9, 1998, in Official Records Book 2407, Page 2712 of said Public Records.

and

Lots 1, 2 and 3, Block A, Pine Ridge 2nd Extension Replat, as recorded in Plat Book 12, Pages 57 and 58 of the Public Records of Collier County, Florida.

and

Lots 4 and 5, Block A, Pine Ridge 2nd Extension Replat, as recorded in Plat Book 12, Pages 57 and 58 of the Public Records of Collier County, Florida.



BARROW & BARNER CO.
FILE NUMBER
8211

"Exhibit A"
(Bonita Beach Road)
2 of 6

(1 of 2)

The North 300 feet of Section 3, Township 48 South, Range 25 East, lying South of C.R. 865 and West of the westerly boundary line of the NE 1/4 of the NE 1/4 of the NE 1/4 of the NW 1/4, less the West 660 feet thereof; less the lands described in O.R. Book 2007, Page 3797, and less the lands described in O.R. Book 2442, Page 3186; subject to easements recorded in O.R. Book 1282, Page 881, O.R. Book 1136, Page 119, Public Records of Lee County, Florida, and less the lands described as follows:

A parcel of land lying in Section 3, Township 48 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, Run South 00°45'38" East along the West line of said Section 3 for a distance of 427.49 feet; thence run North 88°27'40" East for a distance of 664.08 feet to the Point of Beginning of lands herein described; thence continue North 88°27'40" East for a distance of 540.00 feet; thence run South 01°32'20" East for a distance of 57.70 feet; thence run South 88°27'40" West for a distance of 540.00 feet; thence run North 01°32'20" West for a distance of 57.70 feet to the Point of Beginning,

and

A parcel of land lying in Section 3, Township 48 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, run South 00°45'38" East along the West line of said Section 3 for a distance of 127.46 feet; to a point on the southerly right-of-way line of Bonita Beach Road (CR 865); thence run North 88°27'40" East along said southerly right-of-way line of CR 865 for a distance of 1550.00 feet to a point on the easterly right-of-way line of Spanish Wells Drive, S.W., as recorded in the plat of "Spanish Wells Unit One", in Plat Book 32, Pages 137 thru 140 in the Public Records of Lee County, Florida; thence run South 01°32'20" East along said easterly right-of-way line for a distance of 300.00 feet to the Point of Beginning of lands herein described; thence run North 88°27'40" East for a distance of 756.62 feet; thence run South 00°40'28" East for a distance of 57.70 feet; thence run South 88°27'40" West for a distance of 755.75 feet; thence run North 01°32'20" West for a distance of 57.70 feet to the Point of Beginning.

OR2458 PG2696

Exhibit A
3 of 6

Wilson Miller

New Directions In Planning, Design & Engineering

Description of part of
Section 10, Township 49 South, Range 25 East,
Collier County, Florida
(Tract "Building B" Pine Ridge Commons P U D)

All that part of Section 10, Township 49 South, Range 25 East, Collier County Florida, being more particularly described as follows:

COMMENCING at the southerly 1/4 corner of Section 10, Township 49 South, Range 25 East, Collier County, Florida, thence along the north-south 1/4 section line of said Section 10, North 01°18'35" West 69.79 feet to a point on the northerly boundary of Pine Ridge Road (S.R. 896); thence along said boundary, South 89°07'52" West 9.57 feet to a point of curvature on the easterly right-of-way of Goodlette-Frank Road, 100 foot right-of-way as recorded in Plat Book 13, Page 38 of the Public Records of Collier County, Florida. thence northeasterly along said right of way 454.08 feet along the arc of a circular curve concave easterly, having a radius of 5679.65 feet, through a central angle of 04°34'51" and being subtended by a chord which bears North 04°48'48" East 453.96 feet; thence continuing along said right-of-way North 07°06'13" East 361.19 feet; thence leaving said right-of-way southeasterly 39.25 feet along the arc of a non-tangential circular curve concave northeasterly, having a radius of 2500 feet, through a central angle of 89°57'30" and being subtended by a chord which bears South 37°52'32" East 35.34 feet; thence South 32°51'17" East 106.99 feet; thence southeasterly 164.02 feet along the arc of a non-tangential circular curve concave southerly, having a radius of 1194.00 feet, through a central angle of 07°52'14" and being subtended by a chord which bears South 77°21'34" East 163.39 feet; thence South 70°47'53" East 33.82 feet to the Point of Beginning of the Parcel herein described; thence North 19°53'48" East 94.63 feet; thence northeasterly 22.49 feet along the arc of a tangential circular curve concave westerly, having a radius of 62.00 feet, through a central angle of 26°47'11" and being subtended by a chord which bears North 09°30'13" East 22.37 feet; thence North 00°53'23" West 235.82 feet; thence North 89°29'57" East 230.34 feet; thence South 00°46'24" East 412.76 feet; thence northwesterly 206.11 feet along the arc of a non-tangential circular curve concave northeasterly, having a radius of 756.00 feet, through a central angle of 15°37'14" and being subtended by a chord which bears North 78°35'45" West 205.47 feet; thence North 70°47'53" West 70.66 feet to the POINT OF BEGINNING of the parcel herein described;

Parcel contains 2.1 acres more or less.
Subject to easements, restrictions and reservations of record.
Bearings are based on the easterly right-of-way line of Goodlette-Frank Road being North 07°06'13" East.

WILSON, MILLER, BARTON & PEEK, INC.
Registered Engineers and Land Surveyors

By: *Andrew B. Beck* 12/06/2000
Andrew B Beck, PSM # 6065

Certificate of authorization LB-#43.
Not Valid unless embossed with the Professional's seal

Ref 2G-648
W O . 02335-007-000-PYE00
Date: DECEMBER 6, 2000



EXHIBIT "A"
Naples Fort Myers Sarasota Bradenton Tampa
3200 Bailey Lane Suite 200 Naples, Florida 34105-2507 941-649-4040 941-643-5715

POOR QUALITY ORIGINAL

Exhibit A
4 of 6

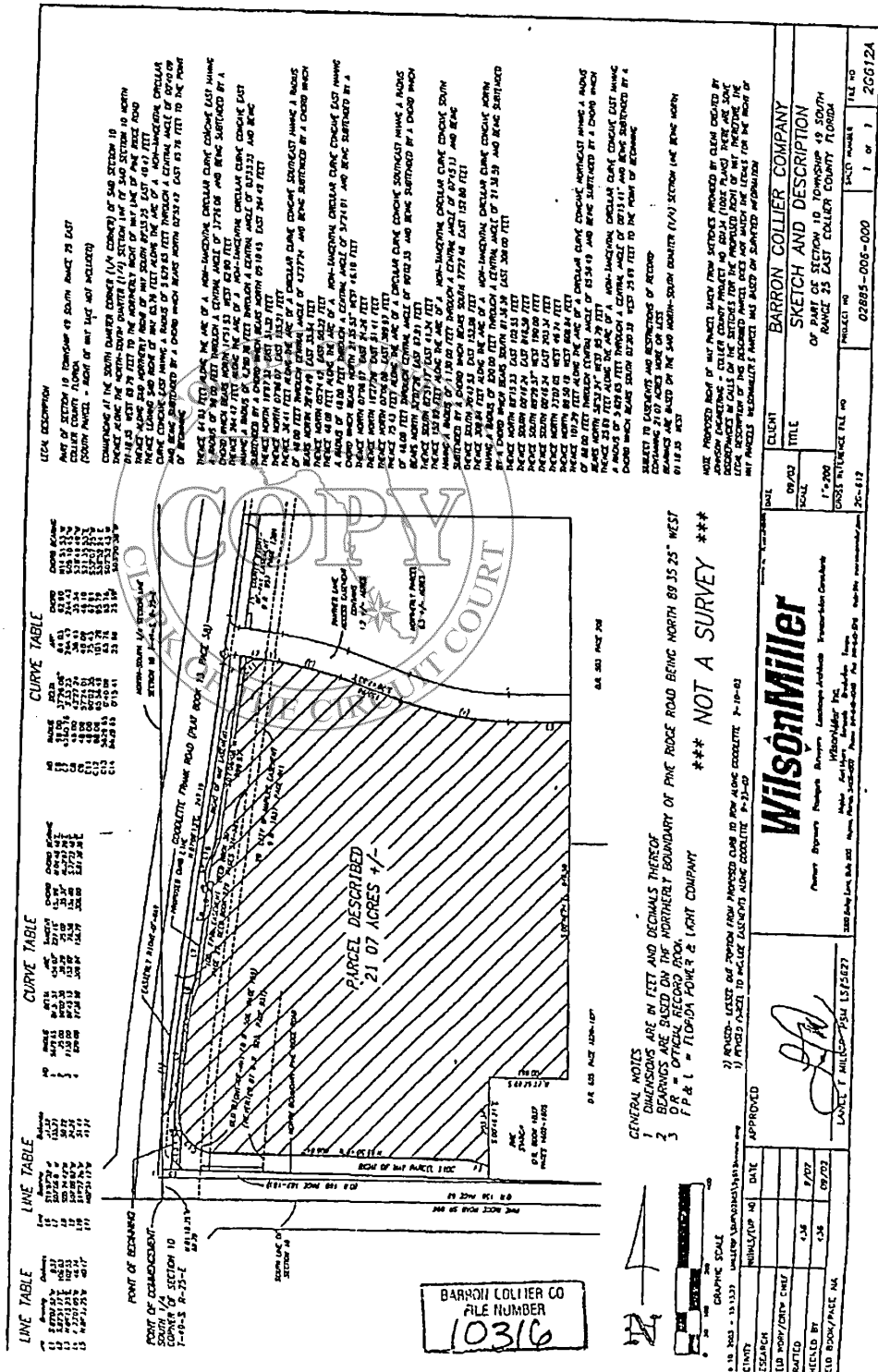


Exhibit A
5 of 6
Description of Additional Property

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY FLORIDA; THENCE RUN S 01°09'43" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4

OF SAID SECTION 27, FOR A DISTANCE OF 1,090.50 FEET; THENCE RUN S 89°48'50" W FOR A DISTANCE OF 594.85 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S 42°38'46" W FOR A DISTANCE OF 21.60 FEET; THENCE RUN S 50°40'23" W FOR A DISTANCE OF 24.41 FEET; THENCE RUN S 38°41'41" W FOR A DISTANCE OF 58.72 FEET; THENCE RUN S 00°55'14" E FOR A DISTANCE OF 69.01 FEET; THENCE RUN S 66°42'59" W FOR A DISTANCE OF 17.23 FEET; THENCE RUN S 05°35'39" E FOR A DISTANCE OF 301.69 FEET; THENCE RUN S 90°00'00" W FOR A DISTANCE OF 400.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOODLETTE-FRANK RD. (C.R. 851), A 130.00 FOOT WIDE RIGHT-OF-WAY, AS THE SAME IS SHOWN ON THE PLAT OF FRANK BOULEVARD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGE 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN N 05°35'39" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GOODLETTE-FRANK RD., FOR A DISTANCE OF 134.59 FEET; THENCE RUN N 07°28'04" E FOR A DISTANCE OF 53.10 FEET; THENCE RUN N 05°35'39" W FOR A DISTANCE OF 163.79 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'44", SUBTENDED BY A CHORD OF 70.73 FEET AT A BEARING OF N 39°25'13" E, FOR A DISTANCE OF 78.57 FEET TO THE END OF SAID CURVE; THENCE RUN N 84°26'05" E FOR A DISTANCE OF 391.04 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 17°17'54", SUBTENDED BY A CHORD OF 45.12 FEET AT A BEARING OF N 75°47'08" E, FOR A DISTANCE OF 45.29 FEET TO THE POINT OF BEGINNING; CONTAINING 3.869 ACRES, MORE OR LESS.

Wilson Miller

New Directions in Planning, Design & Engineering

EXHIBIT "A"

6 of 6

DESCRIPTION OF PART OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
COLLIER COUNTY, FLORIDA.
(6.0 ACRE PARCEL.)

ALL THAT PART OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE ALONG THE EAST LINE OF SAID SECTION 27, SOUTH 01°09'43" EAST 1314.62 FEET;
THENCE LEAVING SAID LINE SOUTH 89°48'50" WEST 677.35 FEET;
THENCE SOUTH 05°35'39" EAST 229.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 05°35'39" EAST 656.12 FEET;
THENCE SOUTH 89°48'50" WEST 400.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GOODLETTE FRANK ROAD AS RECORDED IN PLAT BOOK 13, PAGE 58, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;
THENCE ALONG SAID LINE NORTH 05°35'39" WEST 657.43 FEET;
THENCE LEAVING SAID LINE NORTH 90°00'00" EAST 400.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL CONTAINS 6.0 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE ASSUMED AND BASED ON THE EAST LINE OF SAID SECTION 27 BEING SOUTH 01°09'43" EAST.

WILSONMILLER, INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION # LB-43.

By: Marcus L. Berman
MARCUS L. BERMAN, PSM 5086

NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.

Ref. 2L-674
W.O.: 02318-002-001-CSUDA
Date: AUGUST 18, 1999

BARROW COLLIER CO.
FILE NUMBER
9343

This instrument prepared by:
G. Helen Athan, Esq.
Grant, Fridkin, Pearson, Athan & Crown, P.A.
5551 Ridgewood Drive - Suite 501
Naples, Florida 34108
239.514.1000

(space above line for official use only)

WARRANTY DEED

THIS INDENTURE, made this 16th day of December 2010, between G-4 PARTNERSHIP, a Florida general partnership, BARRON G. COLLIER, III, and KATHERINE G. SPROUL and JENNIFER S. SULLIVAN, as Trustees of the Trust Under the Will of Barron Collier, Jr., FBO Juliet C. Sproul, (collectively the "Grantor"), and TRAIL BOULEVARD, LLLP, a Florida limited liability limited partnership, whose mailing address is 2600 Golden Gate Parkway, Naples, FL 34105 (collectively the "Grantee").

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells to the said Grantee, Grantee's heirs, successors and assigns forever, the following described land, situate and being in the County of Collier, State of Florida, to wit:

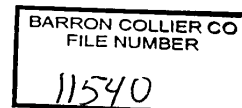
See attached Exhibit "A".

SUBJECT TO conditions, limitations, restrictions, reservations and easements of record which are common to the subdivision in which the property is located and taxes for the year 2010 and subsequent years.

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

The subject property is not the homestead of any of the Grantors, their spouses or any minor children.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed as provided by law, on this, the day and year first above written.



Documentary stamp taxes on this deed are based on the fair market value of the subject property in the amount of \$100.

Signed, Sealed and Delivered
in the presence of:

G-4 PARTNERSHIP,
a Florida general partnership

Carolyn A Shaw
Witness #1

By: Bradley A. Boaz
Bradley A. Boaz, as Authorized Agent

CAROLYN A. SHAW

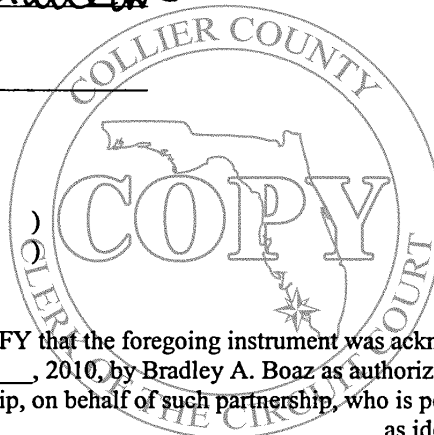
Printed Name of Witness #1

Tiffany Matteau
Witness #2

Tiffany Matteau

Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF COLLIER



I HEREBY CERTIFY that the foregoing instrument was acknowledged before me on this 13th day of December, 2010, by Bradley A. Boaz as authorized agent of G-4 Partnership, a Florida general partnership, on behalf of such partnership, who is personally known to me (yes) (no) OR who produced _____ as identification.

(Seal)

Kate Zeto
Notary Public

Kate Zeto
Typed, stamped, or Printed Name of Notary
My Commission Expires: 10/5/14



BARRON COLLIER CO
FILE NUMBER
11540

Signed, Sealed and Delivered
in the presence of:

G-4 PARTNERSHIP,
a Florida general partnership

Carolyn A. Shaw
Witness #1

By: Lamar Gable
Lamar Gable, as Authorized Agent

CAROLYN A. SHAW

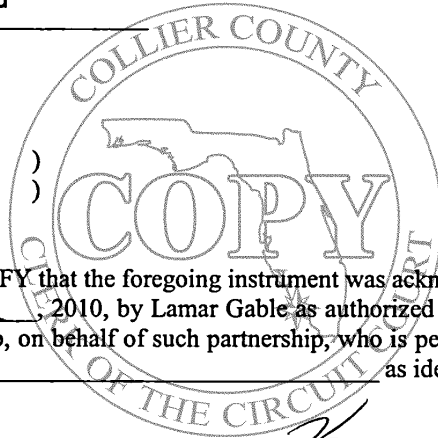
Printed Name of Witness #1

Tiffany Matteau
Witness #2

Tiffany Matteau

Printed Name of Witness #2

STATE OF FLORIDA)
COUNTY OF COLLIER)

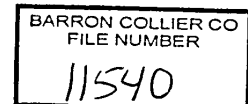


I HEREBY CERTIFY that the foregoing instrument was acknowledged before me on this 13th day of December, 2010, by Lamar Gable as authorized agent of G-4 Partnership, a Florida general partnership, on behalf of such partnership, who is personally known to me (yes) (no) OR who produced _____ as identification.

(Seal)

Kate Zeto
Notary Public

Kate Zeto
Typed, stamped, or Printed Name of Notary
My Commission Expires: 10/5/14



Carolyn A. Shaw
Witness #1

CAROLYN A. SHAW

Printed Name of Witness #1

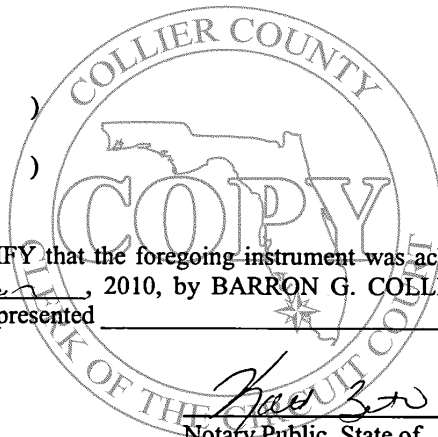
Barron G. Collier III
BARRON G. COLLIER III, Individually

Tiffany Matteau
Witness #2

Tiffany Matteau

Printed Name of Witness #2

STATE OF Florida)
COUNTY OF Collier)



I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 13th day of December, 2010, by BARRON G. COLLIER III, who is personally known to me [i] or who presented _____ as identification.

(Seal)

Kate Zeto
Notary Public, State of Florida
Kate Zeto

Printed Name of Notary Public

My Commission Expires: 10/5/14



BARRON COLLIER CO
FILE NUMBER
11590

Carolyn A. Shaw
Witness #1
CAROLYN A. SHAW

Printed Name of Witness #1

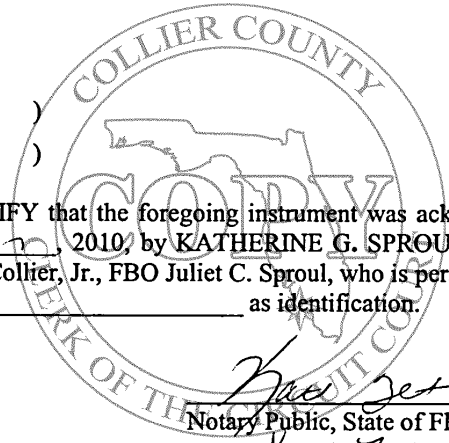
Katherine G. Sproul
KATHERINE G. SPROUL, as Trustee of the
Trust under the Will of Barron Collier, Jr.,
FBO Juliet C. Sproul

Tiffany Matteau
Witness #2
Tiffany Matteau
Printed Name of Witness #2

STATE OF FLORIDA)
COUNTY OF COLLIER)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 13th day of December, 2010, by KATHERINE G. SPROUL, as Trustee of the Trust under the Will of Barron Collier, Jr., FBO Juliet C. Sproul, who is personally known to me (Yes) (No) or who produced _____ as identification.

(Seal)



Kate Zeto
Notary Public, State of Florida

Kate Zeto
Printed Name of Notary Public



BARRON COLLIER CO
FILE NUMBER
11540

Carolyn A. Shaw
Witness #1

CAROLYN A. SHAW

Printed Name of Witness #1

Jennifer S. Sullivan
JENNIFER S. SULLIVAN, as Trustee of the
Trust under the Will of Barron Collier, Jr.,
FBO Juliet C. Sproul

Kate Zeto
Witness #2

Kate Zeto
Printed Name of Witness #2

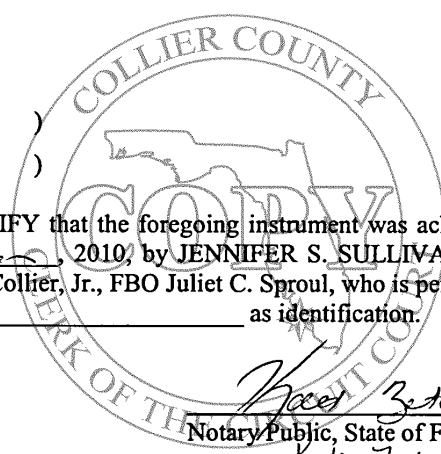
STATE OF FLORIDA)
COUNTY OF COLLIER)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 15 day of December, 2010, by JENNIFER S. SULLIVAN, as Trustee of the Trust under the Will of Barron Collier, Jr., FBO Juliet C. Sproul, who is personally known to me (YES) (No) or who produced _____ as identification.

(Seal)

Kate Zeto
Notary Public, State of Florida

Kate Zeto
Printed Name of Notary Public



BARRON COLLIER CO
FILE NUMBER
11540



Exhibit 'A'



3200 Bailey Lane, Suite 200
Naples, FL 34105
Tel: (239) 649-4040

Description of part of
Section 10, Township 49 South, Range 25 East,
Collier County, Florida
(Water Management & Preserve Area- Pine Ridge Commons P.U.D.)

All that part of Section 10, Township 49 South, Range 25 East, Collier County Florida, being more particularly described as follows:
COMMENCING at the southerly 1/4 corner of Section 10, Township 49 South, Range 25 East, Collier County, Florida;
thence along the north-south 1/4 section line of said Section 10, North 01°18'35" West 69.79 feet to a point on the northerly Right-of-way of Pine Ridge Road (S.R. 896);
thence along said Right-of-way, South 89°07'52" West 9.57 feet to a point of curvature on the easterly right-of-way of Goodlette-Frank Road, 100 foot right-of-way as recorded in Plat Book 13, Page 58 of the Public Records of Collier County, Florida;
thence northeasterly along said right of way 454.07 feet along the arc of a circular curve concave easterly, having a radius of 5679.65 feet, through a central angle of 04°34'50" and being subtended by a chord which bears North 04°48'49" East 453.96 feet;
thence continuing along said right-of-way North 07°06'13" East 861.19 feet;
thence leaving said right-of-way line, southeasterly 39.25 feet along the arc of a circular curve concave to the north having a radius of 25.00 feet through a central angle of 89°57'30" and being subtended by a chord which bears South 37°52'32" East 35.34 feet;
thence South 82°51'17" East 106.99 feet;
thence easterly 164.02 feet along the arc of a circular curve concave to the south having a radius of 1194.00 feet through a central angle of 07°52'14" and being subtended by a chord which bears South 77°21'54" East 163.89 feet;
thence South 70°47'53" East 154.28 feet;
thence easterly 206.11 feet along the arc of a circular curve concave to the north having a radius of 756.00 feet through a central angle of 15°37'14" and being subtended by a chord which bears South 78°35'45" East 205.47 feet to the Point of Beginning of the parcel herein described;
thence North 00°46'24" West 412.76 feet;
thence North 89°29'57" East 183.91 feet;
thence South 00°46'25" East 413.78 feet;
thence South 89°15'23" West 149.97 feet;
thence westerly 33.99 feet along the arc of a circular curve concave to the north having a radius of 756.00 feet through a central angle of 02°34'34" and being subtended by a chord which bears North 87°41'39" West 33.99 feet to the Point of Beginning;

Parcel contains 1.75 acres more or less.
Subject to easements, restrictions and reservations of record.
Bearings are based on the easterly right-of-way line of Goodlette-Frank Road being North 07°06'13" East.

WILSONMILLER, INC.
Registered Engineers and Land Surveyors

By: Michael H. Maxwell
Michael H. Maxwell, PSM/LS #4650

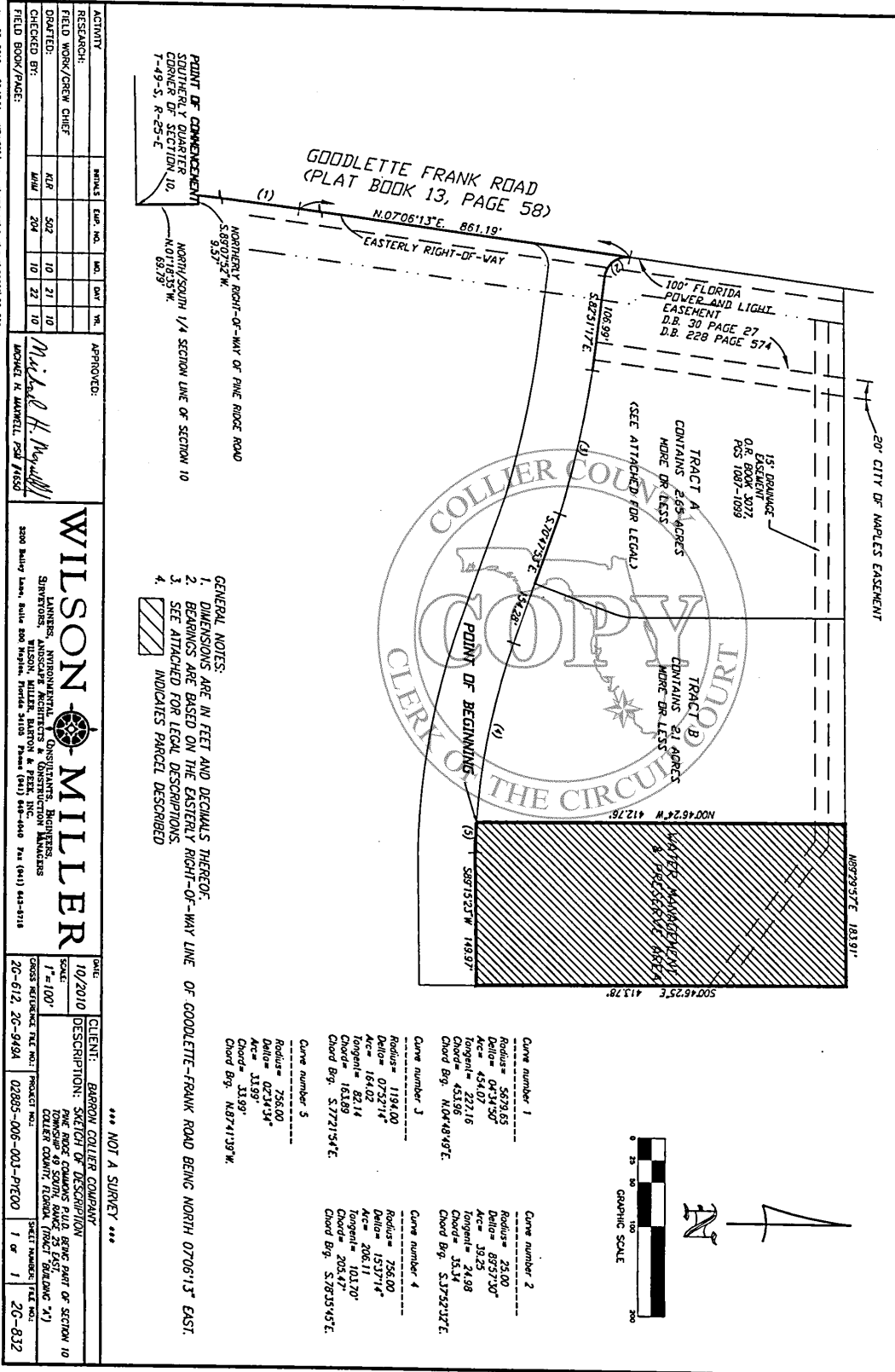
Certificate of authorization LB-#43.
Not Valid unless embossed with the Professional's seal.

Ref. 2G-832

10/31/02 - 113532 Var. 02 - LMiller
CA#43
02885-006-000 - 0

BARRON COLLIER CO
FILE NUMBER
11540

Exhibit 'A'




WILSON MILLER
 FILE NUMBER
 04511

AFFIDAVIT OF COMPLIANCE

**Petitions PL20160002360/CP-2016-3, Goodlette/Pine Ridge Commercial Infill Subdistrict (GMPA) and
PL20160002306, Pine Ridge Commons PUD (PUDA)**

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen’s description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

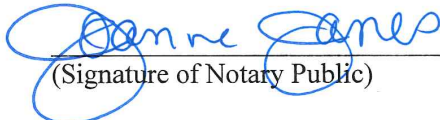
Per the attached letters, property owner’s list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance



Sharon Umpenhour, Senior Planning Technician

State of Florida
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this 10th day of April, 2017 by Sharon Umpenhour as Senior Planning Technician of Q. Grady Minor and Associates, P.A who is personally known to me or who has produced _____ as identification.



(Signature of Notary Public)

Joanne Janes
Printed Name of Notary

(Notary Seal)



JOANNE JANES
MY COMMISSION # FF 090820
EXPIRES: March 14, 2018
Bonded Thru Budget Notary Services



Civil Engineers • Land Surveyors • Planners • Landscape Architects

April 7, 2017

**RE: Neighborhood Information Meeting (NIM)
Petitions PL20160002360/CP-2016-3, Goodlette/Pine Ridge Commercial Infill Subdistrict
(GMPA) and PL20160002306, Pine Ridge Commons PUD (PUDA)**

Dear Sir or Madam:

Formal applications have been submitted to Collier County, seeking approval of a Planned Unit Development (PUD) Amendment and Growth Management Plan (GMP) Amendment, by Trail Boulevard LLLP, represented by D. Wayne Arnold, AICP of Q. Grady Minor and Associates, P.A. and Richard D. Yovanovich, Esq. of Coleman, Yovanovich and Koester, P.A., for the following described property:

The subject property is comprised of approximately 31± acres, located near the northeast quadrant of Pine Ridge Road and Goodlette-Frank Road in Section 10, Township 49 South, Range 25 East, Collier County, Florida.

Trail Boulevard LLLP is asking the County to approve these applications, which propose to amend the previously approved PUD, PUD Master Plan and Growth Management Plan to permit up to 400 multi-family/townhouse residential dwelling units to be developed on the property. These units will be in addition to the previously approved commercial development.

You are invited to attend a neighborhood information meeting hosted by the applicant to inform nearby property owners, neighbors and the public of the proposed amendments for the subject property. The NIM is for informational purposes only, it is not a public hearing, and will be held on **Monday, April 24, 2017, 5:30 pm at Naples Area Board of Realtors, 1455 Pine Ridge Road, Naples, FL 34109.**

If you have questions or comments, they can be directed to Sharon Umpenhour: sumpenhour@gradyminor.com, phone **239-947-1144**, fax **239-947-0375**, **Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134**. Project information is posted online at www.gradyminor.com/planning.

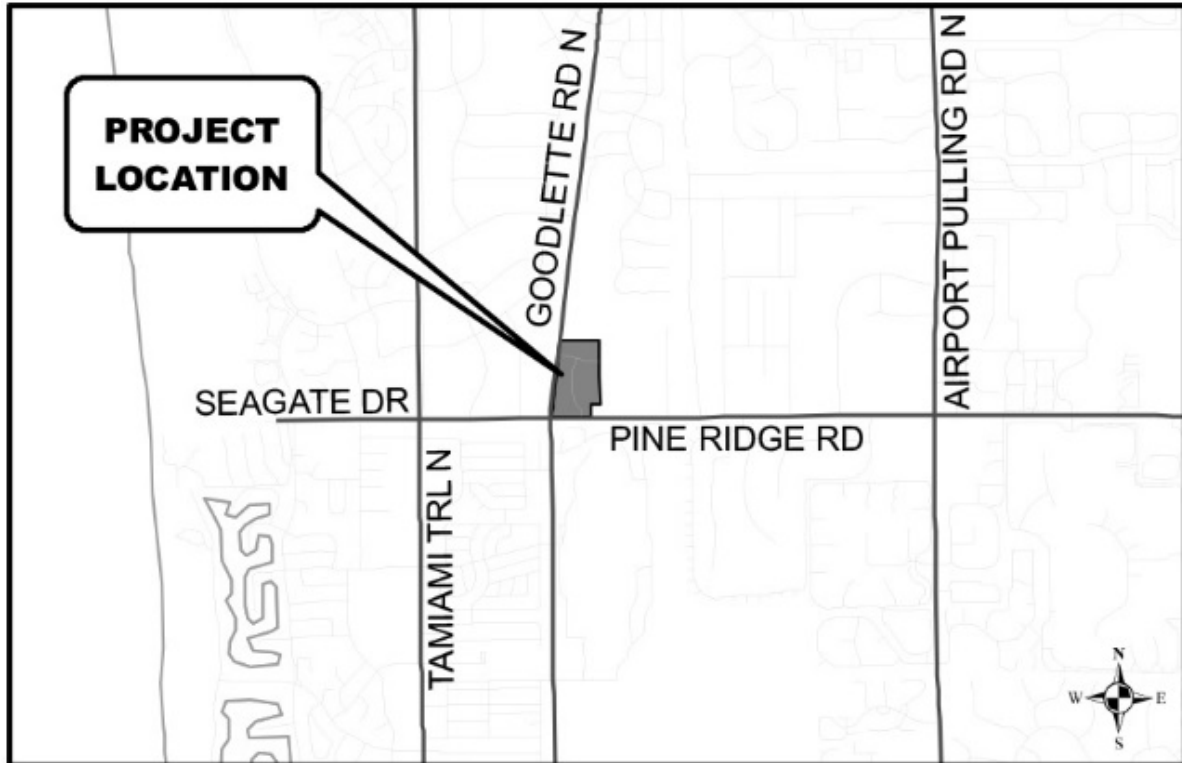
Sincerely,

Sharon Umpenhour
Senior Planning Technician

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 Fax. 239-947-0375
EB 0005151 LB 0005151 LC 26000266
www.gradyminor.com

Project Location Map:



RECKEY	NAME1	NAME2	NAME3	NAME4	NAMES	NAME6	LEGA	LOT/UNIT	SECT	TWP	RANGE
24004000	24 HOUR CLUB OF NAPLES	1509 PINE RIDGE RD				NAPLES, FL 34109--2127	10 49 25 COMM SE CNR, W 1100FT, N 550FT TO POB, W 200FT, N 300FT, E 200FT, S 300FT TO POB 1.38 AC OR 529		10	49	25
6396050400	AKHMOEV, MIKHAIL	5138 KRISTIN CT				NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT TWO BLK C LOT 31		31	15	49 25
6718460000	ASLI, ABBAS AHRABI	DANKA A ASLY	98 EAST AVE			NAPLES, FL 34108--3420	PINE RIDGE BLK I LOT 8		8	10	49 25
6396050360	AURELIO, HILARIO INBIANG	TEDDORA C AURELIO	1535 NORTHGATE DR			NAPLES, FL 34105--2181	NORTHGATE VILLAGE UNIT TWO BLK B LOT 23 OR 1927 PG 2321		23	15	49 25
6194260000	BENSON, ROBERT T & CLARICE B	JOHNA & CAROL E PULLING	5610 YAHL ST STE 6			NAPLES, FL 34109--1921	N I C L F 15 49 25 PARCEL IN LOT 51 DESC IN OR 165 PG 250		15	15	49 25
7393108000	BORRUSO SR, JOSEPH P	5186 CORTINA CT				NAPLES, FL 34103--8930	SORRENTO GARDENS UNIT 3 BLK I LOT 12 OR 1694 PG 1757		12	15	49 25
7393104000	CARDENAS, SALOMON J	EUGENIE HAMMER CARDENAS	5199 CORTINA CT			NAPLES, FL 34103--0000	SORRENTO GARDENS UNIT 3 BLK I LOT 11 OR 1642 PG 823		11	15	49 25
6398550100	COCHRANE, STUART J	JACQUELINE A COCHRANE	1617 NORTHGATE DR			NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT THREE TRACT "B" LOT 38		38	15	49 25
6718436000	COLLIER CNTY	C/O REAL PROPERTY MANAGEMENT	3335 TAMiami TR E, STE 101			NAPLES, FL 34112--0000	PINE RIDGE BLK I LOT 1 LESS R/W LESS ORDER OF TAKING DESC IN OR 3111 PG 615		1	10	49 25
6194180000	COUNTRY CLUB OF NAPLES	185 BURNING TREE DR				NAPLES, FL 34105--6308	N I C L F 15 49 25 OR 1371 PG 2363 & OR 228 PG 789-798, LESS LOTS 20-22, BLOCK I, BIG C G & C C ESTATES, ADDED OR 228 PG		3	15	49 25
6396050380	COUSINEAU HOYNE, PATRICIA J	5143 KRISTIN CT				NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT TWO BLK B LOT 27		27	15	49 25
6396050385	D'ANJOU, PAUL WADE & LINDA B	5150 KRISTIN CT				NAPLES, FL 34105--2113	NORTHGATE VILLAGE UNIT TWO BLK C LOT 28		28	15	49 25
6396050390	D'ARCO, CHRIS & GAIL	5146 KRISTIN CT				NAPLES, FL 34105--2113	NORTHGATE VILLAGE UNIT TWO BLK C LOT 29		29	15	49 25
6718480000	FOX, ELIZABETH	110 RIDGE DR				NAPLES, FL 34108--0000	PINE RIDGE BLK I LOTS 13 & 14		13	10	49 25
6398550025	FREYDAYS DONEGAN PROPERTY LLC	1581 NORTHGATE DR				NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT THREE TRACT "B" LOT 35		35	15	49 25
6398550150	FUSARO, PATRICK J	1641 NORTHGATE DR				NAPLES, FL 34105--2183	NORTHGATE VILLAGE UNIT THREE TRACT "B" LOT 40		40	15	49 25
24028060	GOODLETTE PINE RIDGE II LLC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105--3227	10 49 25 UNREC'D BLDG A PINE RIDGE COMMONS PUD DESC AS: COMM AT SLY 1/4 CNR SEC 10, N01DEG W 69.79FT, S89DEG W 9.57FT,		10	49	25
6396050410	HOWE, ERIK D & ERIN E	5130 KRISTIN CT				NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT TWO BLK C LOT 33		33	15	49 25
6718448000	JOHNSTON, DANIEL F	CHARLOTTE JOHNSTON	68 EAST AVE			NAPLES, FL 34108--3420	PINE RIDGE BLK I LOT 5 OR 1488 PG 1783		5	10	49 25
6398550075	KINSTLER, MITCHELL J	KINSTLER, CONSTANCE P	1605 NORTHGATE DR			NAPLES, FL 34105--2183	NORTHGATE VILLAGE UNIT THREE TRACT "B" LOT 37		37	15	49 25
24000000	KLCRT LLC	NECST LLC	42 MARKET ST			PORTLAND, ME 04101--5022	10 49 25 COMM SE CNR, W 1100FT, N 50FT TO POB, N 500FT, S 500FT, E 200FT TO POB LESS ORDER OF		10	49	25
6718468000	LEHN, MICHAEL D	120 EAST AVE				NAPLES, FL 34108--3422	PINE RIDGE BLK I LOT 10		10	10	49 25
6718464000	LUPU, SORIN J & SYLVIA A	112 EAST AVE				NAPLES, FL 34108--3422	PINE RIDGE BLK I LOT 9 OR 1501 PG 1606		9	10	49 25
23996000	M L S OF NAPLES INC	1455 PINE RIDGE RD				NAPLES, FL 34109--2139	10 49 25 COMM SE CNR OF SEC W 1300FT TO POB, N 850FT, W 245FT, S 850FT, E 245FT TO POB, LESS 5 50FT FOR R/W &		10	49	25
6396050340	MCCANN, CAROL M	1570 NORTHGATE DR				NAPLES, FL 34105--2180	NORTHGATE VILLAGE UNIT TWO BLK A LOT 19 OR 1677 PG 1431		19	15	49 25
6396022600	MEALY, GIGI	5125 ALPHA CT				NAPLES, FL 34105--2176	NORTHGATE VILLAGE UNIT 1 THAT PORTION OF ALPHA TRACT SOUTH DESC IN OR 1774 PG 652		7	15	49 25
6396050370	MEINCKE, HEINZ O & HELGA E	5135 KRISTIN CT				NAPLES, FL 34105--2113	NORTHGATE VILLAGE UNIT TWO BLK B LOT 25		25	15	49 25
6396022200	MELICK JR TR, JOHN V	5130 ALPHA CT				NAPLES, FL 34105--2175	NORTHGATE VILLAGE UNIT 1 THAT PORTION OF ALPHA TR SOUTH (REF AS PAR 3) DESC IN OR 1162 PG 1197		3	15	49 25
6396050345	MILLER, WILLIAM MED	LYNN CARLSON MILLER	1582 NORTHGATE DR			NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT TWO BLK A LOT 20		20	15	49 25
24028090	N NAPLES UNITED MED CHURCH INC	6000 GOODLETTE RD N				NAPLES, FL 34109--7206	10 49 25 COM AT S1/4 CNR SEC 10, N1DEG W 69.79FT, S89DEG W 9.57FT, NELY ALG CURVE 454.08 FT, N7DEG E 1111.19FT TO POB,		10	49	25
24020000	NFN/NORTH COLLIER FIRE RESCUE	1885 VETERANS PARK DR				NAPLES, FL 34109--0492	10 49 25 COMM SE CNR SEC 10, RUN WLY 1545' TO POB, N'LY 290', WLY 190', SLY 290' TO SEC LI, ELY ALG SEC LI 190'		10	49	25
6396012000	NORTHGATE VILLAGE	HOMEOWNERS ASSOCIATION	% NEWELL PROPERTY MANAGEMENT	5435 JAEGER RD STE 4		NAPLES, FL 34109--5802	NORTHGATE VILLAGE UNIT 1 THAT PORTION OF ALPHA TR SOUTH AS DESC IN OR 1108 PG 640, LESS PARCELS (REF AS 1-3, 7 & 8)	PORT	15	49	25
6396050305	NORTHGATE VLG HOMEOWNERS ASSOC	% NEWELL PROPERTY MANAGEMENT	5435 JAEGER RD STE 4			NAPLES, FL 34109--5802	NORTHGATE VILLAGE UNIT TWO TRACT D OR 1637 PG 800		0	15	49 25
6396022300	PACE, BARBARA	5140 ALPHA CT				NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT 1 THAT PORTION OF ALPHA TR NORTH DESC AS: COM NW CNR ALPHA TR NORTH, N 89DEG 55'30"E 183FT TO POB,		4	15	49 25
6396050335	PARMELEE, DONALD R & JANICE C	1558 NORTHGATE DR				NAPLES, FL 34105--2180	NORTHGATE VILLAGE UNIT TWO BLK A LOT 18 OR 1628 PG 1396		18	15	49 25
6396050415	PARMELEE, GARY L & DIANE J	5126 KRISTIN CT				NAPLES, FL 34105--2113	NORTHGATE VILLAGE UNIT TWO BLK C LOT 34		34	15	49 25
6718456000	PEEK TR, THOMAS R & NORA R	THOMAS R PEEK REV TRUST	NORA R PEEK REV TRUST	UTD 8/29/90 BOTH	90 EAST AVE	NAPLES, FL 34108--3420	PINE RIDGE BLK I LOT 7		7	10	49 25
6398550050	PIACENTE III, RAYMOND JOSEPH	RACHEL ELANA PIACENTE	1593 NORTHGATE DR			NAPLES, FL 34105--2181	NORTHGATE VILLAGE UNIT THREE TRACT "B" LOT 36		36	15	49 25
6396050355	PISANI, CYNTHIA W	1606 NORTHGATE DR				NAPLES, FL 34105--2182	NORTHGATE VILLAGE UNIT TWO BLK A LOT 22		22	15	49 25
7393100000	PTYLK, PETER J & KIM M	173 WEST ST				NAPLES, FL 34108--2907	SORRENTO GARDENS UNIT 3 BLK I LOT 10 OR 1455 PG 599		10	15	49 25
6396022100	RUSSELL, EDWARD V	5120 ALPHA CT				NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT 1 THAT PORTION OF ALPHA TR SOUTH AS DESC IN OR 1716 PG 2002		2	15	49 25
6398550125	SAVOW, JORDAN D	1629 NORTHGATE DR				NAPLES, FL 34105--2183	NORTHGATE VILLAGE UNIT THREE TRACT "B" LOT 39		39	15	49 25
23988000	SCHOOL DISTRICT-PRM	PINE RIDGE MIDDLE	% SUPERINTENDENT	5775 OSCEOLA TRL		NAPLES, FL 34109--0919	10 49 25 COMM SE CNR SEC, W 1000FT, N 50FT TO NLY R/W SR 31 TO POB, CONT N 800FT, E 445FT, N 1540FT, W 990FT, S		10	49	25
6396050350	SHEA, MAURICE E	SUSAN M GRANDSTAFF	1594 NORTHGATE DR			NAPLES, FL 34105--2180	NORTHGATE VILLAGE UNIT TWO BLK A LOT 21		21	15	49 25
6718478000	SORHEGUI, ANTONIO & EVA	8057 VERA CRUZ WAY				NAPLES, FL 34109--0000	PINE RIDGE BLK I LOT 12, LESS N 183.41FT OF W 292.5FT		12.1	10	49 25
7393112000	STEARNS, BRAD R & ALITIA	5174 CORTINA CT				NAPLES, FL 34103--8930	SORRENTO GARDENS UNIT 3 BLK I LOT 13		13	15	49 25
6718440000	STREET, EDITH G	PO BOX 459				ABINGDON, VA 24212--0459	PINE RIDGE BLK I LOT 4 OR		4	10	49 25
6396050375	TAMARA R SCHNEIDER REV TRUST	5139 KRISTIN COURT				NAPLES, FL 34105--0000	NORTHGATE VILLAGE UNIT TWO BLK B LOT 26		26	15	49 25
24028700	TRAIL BOULEVARD LLLP	2600 GOLDEN GATE PKWY				NAPLES, FL 34105--3227	10 49 25 COM AT THE SE CNR OF THE PARCEL OF LAND DESC IN OR 3233 PG 2809; THEN RUN S 00DEG 46'24"E FOR 767.81FT, THEN RUN		10	49	25
6396022400	WIGGINS, RICK & MARY	5150 ALPHA CT				NAPLES, FL 34105--2175	NORTHGATE VILLAGE UNIT 1 THAT PORTION OF ALPHA TR NORTH AS DESC IN OR 1428 PG 782		5	15	49 25
6396050395	WITCZAK, KEVIN A & ELLEN C	5142 KRISTIN CT				NAPLES, FL 34105--2113	NORTHGATE VILLAGE UNIT TWO BLK C LOT 30 OR 1513 PG 2221		30	15	49 25
6396022500	WOOD, ROBERT TODD	5135 ALPHA CT				NAPLES, FL 34105--2176	NORTHGATE VILLAGE UNIT 1 THAT PORTION OF ALPHA TR NORTH AS DESC IN OR 1719 PG 1278		6	15	49 25
6396050405	WYTTENBACH, MARY J & JOHN A	702 22ND AVE				MONROE, WI 53566--000	NORTHGATE VILLAGE UNIT TWO BLK C LOT 32		32	15	49 25
6396050365	YIDA, CLAUDIA A	5131 KRISTIN CT				NAPLES, FL 34105--2113	NORTHGATE VILLAGE UNIT TWO BLK B LOT 24		24	15	49 25

PINE RIDGE CIVIC ASSOCIATION - pineridgenaples@hotmail.com

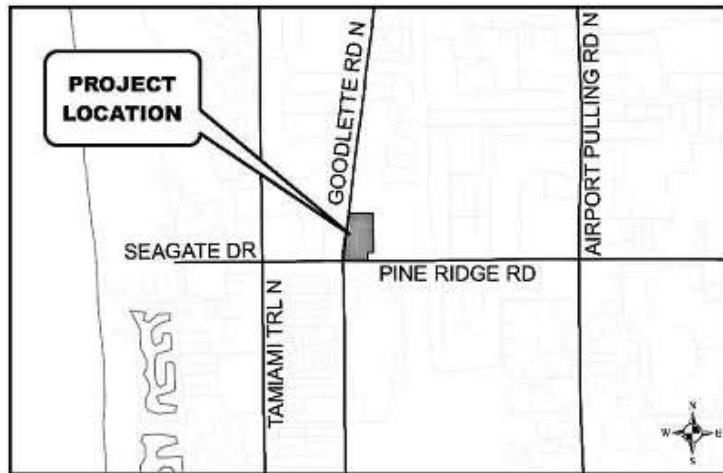
NEIGHBORHOOD INFORMATION MEETING
**Petitions PL20160002360/CP-2016-3, Goodlette/
Pine Ridge Commercial Infill Subdistrict (GMPA) and
PL20160002306, Pine Ridge Commons PUD (PUDA)**

The public is invited to attend a neighborhood meeting held by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A. and Richard D. Yovanovich, Esq. of Coleman, Yovanovich and Koester, P.A., representing Trail Boulevard LLLP on:

Monday, April 24, 2017, 5:30 pm
at

Naples Area Board of Realtors, 1455 Pine Ridge Road, Naples, FL 34109

The subject property is comprised of approximately 31± acres, located near the northeast quadrant of Pine Ridge Road and Goodlette-Frank Road in Section 10, Township 49 South, Range 25 East, Collier County, Florida.



Trail Boulevard LLLP is asking the County to approve Planned Unit Development (PUD) Amendment and Growth Management Plan (GMP) Amendment applications, which propose to amend the previously approved PUD, PUD Master Plan and Growth Management Plan to permit up to 400 multi-family/townhouse residential dwelling units to be developed on the property. These units will be in addition to the previously approved commercial development.

Business and property owners, residents and visitors are welcome to attend the presentation. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing. Project information is posted online at www.gradymenor.com/planning. If you have questions or comments, they can be directed by mail, phone, fax or e-mail to:

Sharon Umpenhour, Senior Planning Technician
Q. Grady Minor and Associates, P.A., 3800 Via Del Rey
Bonita Springs, Florida 34134
Phone: 239.947.1144 Fax: 239.947.0375
sumpenhour@gradymenor.com

April 7, 2017

ND-1559293

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Pine Ridge Commons Neighborhood PUD Meeting
April 24, 2017

1 IN RE: PINE RIDGE COMMONS PUD NEIGHBORHOOD
2 INFORMATION MEETING

3 CASE NO.: N/A
4 -----

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PINE RIDGE COMMONS PUD
NEIGHBORHOOD INFORMATION MEETING
APRIL 24, 2017

U.S. LEGAL SUPPORT
866-339-2608

1 (Thereupon:)

2 MR. ARNOLD: We're gonna go ahead
3 and get started. Sharon, are you ready?
4 We have to record this meeting per the
5 county rules, so we have to create a
6 transcript of the meeting so we can let the
7 county staff know what comments were made
8 by the attendees. So Sharon will be
9 recording the meeting tonight.

10 So I'm Wayne Arnold, and I'm with
11 Grady Minor & Associates. I'm a
12 professional planner that's helping the
13 property owner go through the rezoning and
14 planning in the process. So we're here for
15 two applications. With me tonight is
16 Sharon Umpenhour who is with our office,
17 and she's recording the meeting.

18 David Genson is with Barron Collier
19 company. David is here to answer any
20 questions that you may have. We have Norm
21 Trebilcock who is a local traffic engineer
22 who prepared our traffic analyses, and Mike
23 Timmerman who's a local economist who is
24 helping us with some market analysis for
25 the project.

1 So with that, I'll get started.
2 We're here to deal with a zoning
3 application and a comprehensive plan
4 amendment allocation that we filed with
5 Collier County. This area that's known as
6 PINE RIDGE COMMONS, it's about a 31-acre
7 site partially developed with retail and
8 office facilities today.

9 We are proposing to amend the
10 documents that relate to the plan, comp
11 plan, and the zoning designation to add --
12 for an opportunity to add up to 400
13 multifamily dwelling units.

14 We've asked for both multifamily
15 which could be rental and town homes that
16 would be for-sale product, and we're going
17 through the process to amend both of those
18 documents and the local master plan to go
19 ahead and make provisions for that
20 residential component.

21 The project was previously approved
22 for 275,000 square feet of retail and
23 office space, and we're proposing to add
24 the 400 multifamily dwelling units to the
25 project. And obviously, the site has been

1 partially developed. You can see some work
2 to -- to actually construct the multifamily
3 dwelling units. A portion of the existing
4 retail would have to be demolished in order
5 to make room for those.

6 So in our documentation we've added
7 residential development standards for the
8 multifamily units, and so we put in the
9 typical building setbacks and height and
10 things like that. We're asking for a
11 55-foot zone height or 60 feet maximum
12 height, and the county considers the
13 maximum height to be kind of the tippy-top,
14 the highest point of any of those. Right
15 now the project has approvals for 50 feet
16 commercial building, just so you're aware.

17 So we're in the process of amending
18 these documents. We've submitted the
19 applications to Collier County.
20 We received initial feedback and comments
21 from -- we're in the process of amending
22 our submittal to address some of their
23 comments, and we're required to hold these
24 neighborhood informational meetings before
25 we can hold any public hearings before the

1 Collier County Planning Commission.

2 So this process is still likely a
3 few months off for being -- for any public
4 body for public hearing, but these meetings
5 are helpful to both us and staff by
6 allowing us to get some feedback from the
7 community, if we need to make amendments to
8 our submittals to accommodate things that
9 you've asked and we can do, then that's a
10 good time for us all to do that, so there's
11 still plenty of time in the review process
12 for staff to analyze those changes.

13 I should introduce a couple of the
14 Collier County staff people who are here.
15 Sue Faulkner is with the comprehensive
16 planning section for Collier County, and
17 she's the reviewing person for Collier
18 County that's looking at our application,
19 too.

20 And then in the back of the room is
21 Ray Bellows. Ray is the zoning manager for
22 Collier County, and he's kind of filling in
23 for one of the employees that's been
24 assigned to our case, but Ray has been
25 around the county a long time and can

1 answer any questions.

2 UNKNOWN SPEAKER: (Inaudible.)

3 MR. ARNOLD: So we can try to answer
4 any questions that you may have. Our
5 applications from the procedurally
6 paperwork standpoint are pretty simple.
7 We are simply adding the multifamily
8 residential component, and with that,
9 though, we have to do an economic analysis
10 to demonstrate that there's a market for
11 additional multifamily residential.
12 We have to, of course, do a traffic
13 analysis to demonstrate that we don't have
14 negative impacts on the surrounding road
15 network.

16 So both of those components have
17 been completed, and based on our analysis,
18 we don't have negative impacts to the
19 surrounding roadway, and Mike Timmerman,
20 who did the economic analysis, believes
21 that there's plenty of supply opportunities
22 for more residential in this location.

23 Its -- its time has come. Things
24 are changing in our community. There's
25 more infill opportunities, and this is a

1 very (Inaudible) and highly sought after
2 location for residential as most of you
3 know, because you probably live close by.

4 So with that, that's in a nutshell
5 our presentation. I'm happy to answer
6 questions you may have. I know it's not a
7 lot of details. I know David is here.
8 We don't have architectural details of the
9 buildings designed yet and things of that
10 nature, so we're dealing with a conceptual
11 plan that's on the left, and that's the
12 zoning plan that's been approved with some
13 additional notations to reflect the
14 multifamily dwellings.

15 So I'll just try to take questions
16 in the order I saw them come up. The
17 gentleman standing in the back.

18 MR. KEETING: Hi, my name is George
19 Keeting. I live in pine ridge. My
20 daughter goes to Seagate Elementary, and
21 she'll be going to middle school next year.
22 I just wanted to understand what are the
23 estimated impact fees that will be paid by
24 the developer to the school district.
25 I assume they'll be some load on the

1 schools, and I just want to make sure that
2 the schools are protected. So how much
3 money are the schools getting?

4 MR. ARNOLD: I -- I don't know off
5 the top of my head the impact fee
6 calculation for the school impact fees, but
7 we're also required to do an impact
8 analysis for the school district so they
9 can get an estimate of how many school-age
10 children might actually reside here so they
11 can accommodate future growth of their
12 schools in that regard, and I believe they
13 indicated they don't have a (Inaudible)
14 school district to date.

15 MR. KEETING: When will we know that
16 information?

17 MR. ARNOLD: Well, I can give you an
18 estimate on the impact fees based on the
19 400 dwelling units. If you provide me an
20 email address or somewhere where Sharon and
21 I can do it, there's a calculator on the
22 county website. You plug in the number of
23 units, and it tells you what your impact
24 fees are (Inaudible) fees.

25 Ma'am?

1 UNKNOWN SPEAKER: I'm trying to
2 understand the traffic flow pattern. You
3 said you've done an analysis, you figured
4 out that it's -- all will be good. How do
5 you know that? You're going to put
6 probably 800 new cars on the road
7 (Inaudible) Pine Ridge Estates, and traffic
8 is already a nightmare on Pine Ridge
9 Estates. How -- how do you know? Can
10 someone explain that to me.

11 MR. ARNOLD: Well, Norm Trebilcock
12 prepared that analysis, and as I indicated,
13 part of the square footage of commercial
14 will go away to accommodate the new
15 multifamily residential, so there's a
16 tradeoff here. Norm's prepared that
17 analysis, and I'll let him address it.

18 MR. TREBILCOCK: Thank you. For the
19 record, my name is Norm Trebilcock, and I'm
20 the traffic engineer that prepared the
21 traffic study for the project, and so what
22 we looked at in the analysis is there's
23 about 275,000 square feet have commercial
24 that's approved for the property from a
25 zoning standpoint, they built about 204,000

1 square feet of commercial property, so
2 there's a fair amount of additional
3 commercial being built and developed there.

4 So when you compare that potential
5 build out versus what's there today and,
6 say, adding 400 units, it's a -- it's
7 basically a wash or it's actually a slight
8 lesser impact from a traffic standpoint
9 there.

10 When you go into actually develop,
11 though, we have to look at specific impacts
12 of the development itself and get into more
13 detail, it's called, "linked analysis," and
14 take care of any mitigation of impacts at
15 that time, but from a zoning standpoint,
16 comparing it to what's -- what's currently
17 allowed on the property versus what we're
18 proposing as a development scenario,
19 it's -- it's a wash or slightly less of an
20 impact.

21 Yes, sir.

22 UNKNOWN SPEAKER: Well, if it's
23 something that's currently allowed, what's
24 the present traffic pattern? Not that it's
25 allowed, you know what I mean?

1 MR. TREBILCOCK: Yes.

2 UNKNOWN SPEAKER: Because you're
3 going to put 400 residents there with one
4 or two cars per home. That's going to be
5 there, but right now there's very little
6 traffic.

7 UNKNOWN SPEAKER: I can't hear the
8 question.

9 UNKNOWN SPEAKER: So what do you
10 think it really is now.

11 MR. TREBILCOCK: The question was
12 regarding what the impact is now, and
13 really what we're looking at (Inaudible) is
14 really like what they call a "build-out
15 scenario" as a comparative.

16 We weren't looking at look like
17 specifically the existing condition of the
18 land itself. We did a comparative, what
19 we call the highest and best use of the
20 zoning standpoint of comparing it, but part
21 of what we do when you go to develop is
22 exactly what you're saying, you take a
23 snapshot of what the capacity is of the
24 roadways and make sure what you're
25 proposing doesn't create, you know, a

1 negative impact on there or something you
2 have to mitigate for, and you would pay,
3 you know, impact fees for the roadways as
4 well for any impacts.

5 Yes, sir.

6 UNKNOWN SPEAKER: You know, but as
7 the gentleman said -- my name is
8 (Inaudible) Pine Ridge Estates. There's --
9 there's a difference between your
10 projections of what the commercial current
11 PUD allows and the current reality, and
12 if you add 400 dwelling units, if those are
13 occupied, that adds a definite 600, 800
14 more vehicles, not to mention the fact that
15 you have a fire station right around the
16 corner.

17 Now, minutes and seconds count. I'm
18 a retired physician, so I know that. It's
19 bad enough when firemen and ambulances get
20 stuck behind traffic now with the major
21 intersection at Goodland Frank and Pine
22 Ridge Road, there's no way that can be as
23 good as it is now, which is not that good
24 to begin with.

25 I mean, you got a fire station right

1 around the corner. I don't see any other
2 fair stations being located in high-density
3 residential areas. They're all in areas
4 that have more scattered residences, you
5 know, so to say that the current proposal
6 would be a slightly lower impact than what
7 might be involved with the existing PUD
8 defies the reality of what we actually have
9 now.

10 We know what kind of traffic we have
11 now. You add 400 residences, there is
12 going to be a zoo.

13 UNKNOWN SPEAKER: You're making an
14 odd comparison here with what it would have
15 been had it -- had you built out to the
16 maximum compared to what you're suggesting
17 now. We're trying to compare with what
18 we've got now compared to what you want to
19 do.

20 UNKNOWN SPEAKER: There is no --
21 there is no way that this intersection can
22 handle 400 more families, number one,
23 number one question. Second question
24 I have: Do they intend to knock down the
25 buildings that are -- that are on the

1 property now?

2 MR. ARNOLD: That's really something
3 that they would -- they would look at and
4 evaluate.

5 UNKNOWN SPEAKER: And you saw the
6 traffic, the way it is on Goodland and Pine
7 Ridge --

8 UNKNOWN SPEAKER: (Inaudible) now.

9 UNKNOWN SPEAKER: -- I can't believe
10 that it can handle -- no way can it handle
11 another 400 families. No way.

12 UNKNOWN SPEAKER: Well, it could be,
13 but it would come to a stand -- traffic
14 would come to a stand still.

15 MR. TREBILCOCK: Just -- just so you
16 know, I mean, I'm also present of Autumn
17 Woods, and I've lived in the area for a
18 while, so I'm familiar with the roadways as
19 well, and, you know, I understand. One of
20 the key things is when you do go to
21 develop, you have to -- whether -- whether
22 it's what we can currently do or a proposed
23 different idea, you have to make sure that
24 there's not a capacity -- capacity issue or
25 you have to mitigate for that and resolve

1 it, yeah.

2 UNKNOWN SPEAKER: I think as I --
3 I was a builder --

4 MR. TREBILCOCK: Yes.

5 UNKNOWN SPEAKER: -- and I see
6 what's going on down here. If I see that
7 going on, I see them building an overpass
8 here to handle the traffic. That's the
9 only way they're going to handle it, and
10 that will drive down -- I -- I live right
11 across the street in North Gate Village,
12 and that will certainly drive down the
13 value of the property. All right?
14 It can't handle 400 more families.

15 MR. ARNOLD: Okay. Yes.

16 UNKNOWN SPEAKER: Hi. I live in the
17 area. My kids go to Pine Ridge Middle
18 School, and aside from the added traffic
19 concerns compared to what they are now,
20 understanding that it's based on the
21 current zoning --

22 MR. TREBILCOCK: Sure.

23 UNKNOWN SPEAKER: -- my concern is
24 has the traffic taken into account there
25 are two driveways with oversight by Collier

1 County Public Schools, those are children
2 driveways, those are not Corals and Brady
3 and (Inaudible) and Sweet Bay driveways,
4 those are Collier County Public School,
5 which is Panther Lane, and I forget the
6 name of the other one -- Pine Ridge
7 Driveway, Pine Ridge Middle School
8 driveway, those are going to be affected,
9 and those are school safe passage for
10 children.

11 MR. TREBILCOCK: Right, and that's
12 what Wayne had mentioned. One of the
13 things that the school folks will look at,
14 what they see as impacts of the project for
15 them, and we'll work to, you know, resolve
16 any -- any issues there as far as that to
17 make sure, like you said, you know, there
18 aren't issues being created with the
19 proposed development.

20 Yes, sir, I'm sorry.

21 UNKNOWN SPEAKER: (Inaudible.)

22 MR. TREBILCOCK: Yes, sir.

23 UNKNOWN SPEAKER: Two quick
24 questions. One is what's the current
25 zoning there right now?

1 UNKNOWN SPEAKER: Flood zone.

2 MR. ARNOLD: You can answer.

3 MR. TREBILCOCK: Zoning, it's a
4 P & E zoning that allows the commercial
5 uses that are there.

6 UNKNOWN SPEAKER: And the density
7 that is permitted now is?

8 MR. TREBILCOCK: Wayne.

9 MR. ARNOLD: The current PUD permits
10 no residential dwelling. That's the
11 essence of our amendment.

12 UNKNOWN SPEAKER: Okay. So there's
13 no residence -- resident permitted now, so
14 you're going from a zoning change to change
15 it, correct?

16 MR. ARNOLD: That's correct.

17 UNKNOWN SPEAKER: Okay. Now, that
18 was one point I wanted to make. Number
19 two, in light of traffic study, Goodland
20 Road right now goes up to where Arthrex is
21 going to change -- going to close the road.
22 In addition to that, the Arthrex traffic
23 hasn't even begun yet, and Arthrex is going
24 before the planning committee to request a
25 hotel to be built there now that was turned

1 down on the original Arthrex.

2 So you are going to have a disaster
3 on Goodland Road, and Goodland Road goes to
4 two lanes. It may be six lanes out here,
5 but it goes to two lanes before it gets to
6 the hospital.

7 MR. ARNOLD: That's correct, and --

8 UNKNOWN SPEAKER: (Inaudible.)

9 MR. ARNOLD: That's correct. Yeah,
10 Norm actually did the traffic analysis for
11 the Arthrex building that he and I were
12 both involved in that PUD amendment, and
13 Norm is well aware of the traffic impacts
14 on Goodland Road. The modelling efforts is
15 a little different. They're in a different
16 segment of (Inaudible) road where you
17 distribute traffic for zoning cases, but
18 we're well aware of the traffic impacts
19 associated with (Inaudible.)

20 UNKNOWN SPEAKER: I don't know how
21 you measure the traffic now when the
22 Arthrex complex has not been built. So
23 that's going to be added to it, and what
24 everybody here is concerned with is the
25 traffic on Goodland Road, and this is --

1 I don't know if it's the worst
2 intersection. Maybe Airport and Pine Ridge
3 Road is the worst, but this ranks up there
4 as the second or third worst in all of
5 Collier County.

6 MR. ARNOLD: Yes, ma'am.

7 UNKNOWN SPEAKER: Have you already
8 done traffic studies? I live in Pine Ridge
9 as well. Have you already done traffic
10 studies? And if so, are those results
11 public, and are there times of day that you
12 used them more in one day of the week in
13 the year?

14 MR. TREBILCOCK: Yeah, at this point
15 we prepared a traffic impact statement, and
16 that's -- that's available. That's public
17 record, and --

18 MR. ARNOLD: Sorry to interrupt.
19 For any of you who would like, there's a
20 link on our Grady Minor website to all the
21 application submittal documents that are
22 being evaluated by the county, and those
23 will be continually updated by Sharon as
24 we update those and make submittals back to
25 the county.

1 So if you left your email address on
2 the sign-in sheet or you didn't and you
3 want to leave a business card or email
4 address to make sure we send you those
5 links, we'll be happy to do that.

6 MR. TREBILCOCK: What the county
7 does when -- when we go to develop -- like
8 at this point what we're doing is we're
9 really doing a comparative to show that
10 there's no net increase over what -- what's
11 permitted, but when you actually go to
12 develop, what the county requires, they --
13 they have a -- kind of a -- they keep track
14 of all the roadways and the conditions of
15 the roads and monitor the traffic volumes,
16 and they look at future developments as the
17 gentleman had talked about, and they'll --
18 they'll start to add those trips on from a
19 planning standpoint, add those on.

20 So that we when we go to do the
21 actual development itself, we'll then need
22 to add our traffic onto, say, a given
23 roadway link to make sure that there's not
24 a failure and what we say a "significant
25 impact." So then if that's the case, then

1 we have to do some other measures to
2 address that.

3 UNKNOWN SPEAKER: (Inaudible.)

4 UNKNOWN SPEAKER: (Inaudible) Autumn
5 Woods, you have an exit out on Airport Road
6 and an exit out on Goodland Frank. These
7 people have one entrance and one exit, and
8 that's on Goodland.

9 MR. TREBILCOCK: For --

10 UNKNOWN SPEAKER: To get in and out
11 of this place you're proposing, which is
12 ridiculous.

13 MR. TREBILCOCK: For outside.

14 UNKNOWN SPEAKER: (Inaudible.)

15 MR. TREBILCOCK: Yeah, we have
16 several accesses in the development.

17 UNKNOWN SPEAKER: Well, I live on
18 Pompeii --

19 MR. TREBILCOCK: Okay.

20 UNKNOWN SPEAKER: -- and they
21 changed Goodland Frank.

22 MR. TREBILCOCK: Right.

23 UNKNOWN SPEAKER: We used to be able
24 to shoot across into North Gate.

25 MR. TREBILCOCK: Yes.

1 UNKNOWN SPEAKER: People still do
2 that.

3 MR. TREBILCOCK: Right.

4 UNKNOWN SPEAKER: So what -- I mean,
5 you're talking -- you're going to create a
6 nightmare, not you personally.

7 MR. TREBILCOCK: I understand.

8 Yes, ma'am.

9 MR. TREBILCOCK: I'm sorry, back to
10 my original question.

11 MR. ARNOLD: Yes, I'm sorry, yes.

12 UNIDENTIFIED SPEAKER: (Inaudible)
13 traffic study, can you give us the days,
14 the weeks, the times. I mean, is
15 it multiple days, multiple weeks? Is
16 it one day, one time (Inaudible.)

17 MR. TREBILCOCK: No, this study, as
18 Wayne had mentioned, there's a study that's
19 available. We looked at it as a trip
20 generation of the development versus what
21 is existing out there, and then when we go
22 to do the final development where you do
23 the more detailed analysis of existing road
24 links, and what the county does there is
25 they look at in their -- their road -- each

1 of the roads, they look at what they call
2 is the peak capacity of road, and they
3 determine, you know, highest peak level of
4 traffic as they exist today, and then they
5 add on what it being planned out in the
6 area that they know.

7 It's kind of -- they call it kind of
8 a checkbook concurrency thing where they --
9 they add on the planned future developments
10 and add that on so that way when we look at
11 our development, we -- we make sure that
12 there's not a break of link of roadway.

13 UNKNOWN SPEAKER: Okay. So if --
14 if we have concerns about the data in the
15 study, is there an avenue for us to express
16 those concerns having had a chance to look
17 at the information.

18 MR. TREBILCOCK: Yes, no, that's a
19 good point. The county has traffic
20 transportation planners on staff that would
21 definitely receive that information and
22 then they'll identify any concerns that
23 they have as well to us, too.

24 So that -- you know, so you're able
25 to take a look at the reports and voice any

1 concerns you have with that information or
2 concerns you have, you know, like --
3 because you do know the area well, you can
4 identify the specific areas of concern such
5 as an intersection here and there, so that
6 way you make sure it does get addressed for
7 you, so yes, ma'am.

8 UNKNOWN SPEAKER: Okay. Thank you.

9 MR. TREBILCOCK: Yes.

10 UNKNOWN SPEAKER: And in addition to
11 that, there's two churches, and they had to
12 have police to let people get in and out of
13 those two churches every single Sunday
14 morning. You're talking about putting 400
15 apartments in. Who is going to direct the
16 traffic to get these people in and out of
17 the complex?

18 UNKNOWN SPEAKER: God.

19 MR. TREBILCOCK: Well, that, again,
20 that's a an important thing that we can
21 address specifically, but you know -- yes,
22 Ray, back in the corner.

23 UNKNOWN SPEAKER: Hey, what is the
24 reduction you can take for having mixed use
25 development with the residential?

1 MR. TREBILCOCK: As far as what
2 we do is we look -- you just look at what
3 you call internal capture between the
4 development.

5 UNKNOWN SPEAKER: And what's the
6 internal capture rate?

7 MR. TREBILCOCK: I'd have to look.
8 It's in the report I have, I don't have
9 that off the top of my head, but it's --
10 the county has accepted standards that they
11 permit for that.

12 UNKNOWN SPEAKER: Okay.

13 MR. TREBILCOCK: So we won't go
14 above those accepted standards or anything.

15 UNKNOWN SPEAKER: I've got another
16 question. On your proposed
17 (Inaudible) traffic analysis --

18 MR. TREBILCOCK: Yes.

19 UNKNOWN SPEAKER: -- it talks about
20 the existing square footage.

21 MR. TREBILCOCK: Yes.

22 UNKNOWN SPEAKER: Would the intent
23 of this report indicate that the existing
24 commercial square footage is going to
25 remain as is or is that just the allocated

1 square footage to date?

2 MR. TREBILCOCK: That's -- what --
3 what we did is, from a conservative
4 standpoint, is we looked at if -- if in a
5 situation where we had built the 400 units
6 and the existing square footage was not
7 removed, what that impact would be as
8 compared to the 275,000 square feet that's
9 allowed.

10 UNKNOWN SPEAKER: Okay.

11 MR. TREBILCOCK: So, you know, as
12 I said, realistically, they would probably
13 see some existing building being
14 demolished, but if that weren't the case
15 and they could put those on, then that's a
16 situation where we, like I said, basically
17 have a wash in the traffic compared to
18 what's allowed. It just allows just a
19 mixed use of development.

20 UNKNOWN SPEAKER: Just a follow-up,
21 and this might be a question for Wayne,
22 just for the record, I'm Ray (Inaudible),
23 I'm a resident of North Gate Village, and
24 I'm also a board member of North Gate.

25 What is the extent or can the owner

1 elaborate on what they're demolishing and
2 what will remain?

3 MR. ARNOLD: Let's see if David
4 Genson from Barron Collier can take a shot
5 at that. I know they've done some
6 conceptual planning.

7 MR. GENSON: As you're all aware,
8 we've had Sweet Bay vacant for many, many
9 years. All right? So we're looking --
10 we've had people trying to get in there and
11 look at that space, see if we can rent
12 it out or lease it out, I should say, and
13 there hasn't been a lot of interest in that
14 corner from a commercial perspective.
15 So --

16 UNKNOWN SPEAKER: (Inaudible) out of
17 Germany.

18 MR. GENSON: Excuse me.

19 UNKNOWN SPEAKER: (Inaudible)
20 Germany. It's a grocery store.

21 MR. GENSON: Okay. Well --

22 UNKNOWN SPEAKER: (Inaudible.)

23 MR. GENSON: I'll tell you we've --
24 we've talked to at least 25 different
25 groceries around that -- national grocers.

1 All right?

2 UNKNOWN SPEAKER: (Inaudible.)

3 MR. GENSON: So there hasn't been a
4 lot of interest because of the density
5 around there, because Pine Ridge Estates is
6 very -- it's not as dense as some of the
7 other things. They look at it from -- from
8 how many homes are within a certain radius
9 and where other supermarkets are in
10 proximity to them.

11 We are not planning anything
12 definitive right now. We want the option
13 if we -- if -- so be it, that we get
14 someone from a residential perspective that
15 wants to do something, then we would --
16 we could do it, because we have the zoning.

17 Right now if we had to do --
18 if we did 400 units there, the old Sweet
19 Bay -- from Sweet Bay north, that would be
20 demolished, and we would be putting those
21 units in that area.

22 UNKNOWN SPEAKER: Okay.

23 MR. GENSON: Let me just finish.
24 You know, the other thing that you got to
25 keep in mind is you're all talking about

1 the traffic today. Keep in mind that that
2 traffic today doesn't include Sweet Bay.
3 It doesn't include a large grocer, so
4 you're all maybe used to that grocery, but
5 we have the entitlements for 275,000 square
6 feet of which we have just over 200,000
7 built right now.

8 So we can be putting that up there
9 which would, you know, to what Norm is
10 saying, we already have that right and
11 we already have that, and what I wanted to
12 make sure is what we did, and it's part of
13 this proposal, is not to do anything more
14 than what we are entitled to do.

15 I didn't -- I understand your
16 concerns. I drive home, I live in Mill Run
17 off of Orange Blossom. I drive home
18 Goodland Frank Road everyday, and I'm
19 struck behind three signals at Pine Ridge
20 and Goodland. It's the most frustrating
21 thing, but that's why -- and being that
22 it's --

23 UNKNOWN SPEAKER: It's not getting
24 better.

25 MR. GENSON: And it's not getting

1 any better, but there are other options as
2 far as why make it Goodland Frank and why
3 make it north of (Inaudible), but that's
4 not in our purview. That's not what
5 we address. We address the impacts that
6 are identified by our project.

7 And I made it clear to our
8 consultants that I did not want to increase
9 the traffic on Goodland Frank Road or Pine
10 Ridge more than what we were previously
11 entitled for back in 1999 or 1998, whenever
12 we did the original entitlements. So --
13 yes, sir.

14 UNKNOWN SPEAKER: Have you thought
15 about putting 30 houses there similar to
16 the zoning across the street in Pine Ridge
17 and having much less of an impact and being
18 more of a hero with the community and
19 having a little bit of good will as opposed
20 to a lot of developers --

21 UNKNOWN SPEAKER: It's all about
22 money.

23 UNKNOWN SPEAKER: -- who are just
24 overpopulating this place.

25 MR. ARNOLD: Well, I appreciate

1 that, but, you know, we have -- we haven't
2 been around for 111 years as a company by
3 making bad financial decisions. We're
4 going to do what makes most sense, and
5 we're very cognizant of our presence in the
6 community and want to do the right thing.
7 We really do. I --

8 UNKNOWN SPEAKER: (Inaudible.)

9 MR. ARNOLD: -- I hear -- trust me,
10 I'll tell you right now, I'm hearing every
11 one of you, and I'll take your concerns
12 back, and we'll talk about them, and we'll
13 see how we can address most if not all
14 these concerns.

15 Yes, sir.

16 UNKNOWN SPEAKER: How many of those
17 400 units would be government subsidized
18 housing or low-cost housing?

19 MR. ARNOLD: None.

20 UNKNOWN SPEAKER: None. What would
21 be the retail prices you propose on those
22 units, then, a ballpark?

23 MR. ARNOLD: A ballpark, I couldn't
24 say. We talk about what the market rent is
25 right now. Market rents are going for

1 around here about 60 about 70 a square foot
2 for -- for rental apartments is what you
3 see. So we would have a mix of anywhere
4 between 700 square feet for, you know, a
5 one bedroom to 1,500 square feet for three
6 bedrooms, so yeah.

7 You're next.

8 MS. CHENEY: I'm Ellen Cheney, I'm
9 with the Parkinson Association. We just
10 four months ago rented a unit in what
11 you're proposing to take down. If you take
12 it down, how much warning are we going to
13 get that we have to leave that. We have a
14 three-year contract.

15 MR. ARNOLD: You rented a unit in
16 where?

17 MS. CHENEY: In Sweet Bay, between
18 Sweet Bay and (Inaudible.)

19 MR. ARNOLD: We're not taking that
20 down.

21 MS. CHENEY: Oh, you're not?

22 MR. ARNOLD: No.

23 MS. CHENEY: You're leaving that
24 section.

25 MR. ARNOLD: We're not taking that

1 down.

2 MS. CHENEY: (Inaudible.)

3 MR. ARNOLD: Everything --
4 everything from the south of Sweet Bay
5 would still remain. (Inaudible.)

6 UNKNOWN SPEAKER: Okay. (Inaudible)
7 north unit (Inaudible), so I'm right on the
8 end of Sweet Bay, and I've been trying to
9 acquire the space next to me since
10 November.

11 MR. ARNOLD: Okay.

12 UNKNOWN SPEAKER: And I've been
13 given the runaround since November that
14 nobody knows who holds the lease on that to
15 the point where I went from Sweet Bay to
16 (Inaudible) to Southeastern Groceries, and
17 I even contacted CEO of Southeastern
18 Groceries --

19 MR. ARNOLD: Okay.

20 UNKNOWN SPEAKER: -- to find out
21 about subletting that space.

22 MR. ARNOLD: Sure.

23 UNKNOWN SPEAKER: And nothing. I'd
24 like to be able to expand my business --

25 MR. ARNOLD: Okay.

1 UNKNOWN SPEAKER: -- but you're now
2 telling me that my business is one of the
3 ones that --

4 MR. ARNOLD: Potentially,
5 potentially.

6 UNKNOWN SPEAKER: So I've got a
7 ten-year lease.

8 MR. ARNOLD: Right.

9 UNKNOWN SPEAKER: And I've only been
10 in there a year. I just spent almost
11 200,000 on my buildout. What happens to
12 me?

13 MR. ARNOLD: Well, we would make
14 certain provisions to either relocate you.
15 There are other opportunities to be in that
16 development. We certainly are not going to
17 sit there and do anything at that would be
18 detrimental to you or your business.

19 UNKNOWN SPEAKER: When? Like what
20 am I looking at?

21 MR. ARNOLD: Ma'am, I don't know.
22 Again, folks, we don't know if we're even
23 going to do this. Okay?

24 UNKNOWN SPEAKER: Right, a
25 hypothetical.

1 MR. ARNOLD: So tomorrow, Lucky's
2 could come to us and say, hey, we want
3 Sweet Bay. We're doing Lucky's, we're not
4 doing residential. We're just wanting the
5 flexibility, and whatever impact we would
6 have on existing retail customers, we would
7 make sure that we would treat you fairly
8 and right.

9 Ma'am in the back.

10 UNKNOWN SPEAKER: A similar
11 situation with people that have come
12 through me for reasons of proximity and
13 questions about pursuing the sublets lease
14 or exchange of the Sweet Bay space under
15 the zoning allowances currently.

16 And whatever signs are in that
17 window to call, they gave the same
18 information that is not available. We are
19 paying out our lease, and we're finding
20 somebody, we've got somebody in mind who's
21 one response. It's inconsistent with what
22 you're saying is what I'm tell you.

23 MR. ARNOLD: We don't handle the
24 lease. Whatever is there, that's a
25 long-term lease by Sweet Bay, and that is

1 something that they have to deal with.
2 They're -- they're still paying us for that
3 space.

4 UNKNOWN SPEAKER: And that's -- that
5 was said, and in the response to contacting
6 people that they relayed us to in the
7 county and said that the space is not
8 available, because I guess by your
9 statement, they are. They're getting
10 their -- they're getting their money from
11 Sweet Bay at the moment, so there is
12 nothing available because there's a tenant
13 in there at the moment, but I'm interested
14 to fill the space. That message has not
15 been available.

16 MR. ARNOLD: It's in the best
17 interest of Sweet Bay to make that space
18 available, and what they're doing we don't
19 control, because they -- they're the ones
20 that have signed on the lease.
21 I appreciate what you're saying.

22 Yes, sir.

23 UNKNOWN SPEAKER: What other
24 considerations have you given for the space
25 besides housing.

1 MR. ARNOLD: We have not given any
2 other considerations.

3 UNKNOWN SPEAKER: Nothing else?

4 MR. ARNOLD: I mean, just other than
5 retail and office that's already permitted
6 in there, so --

7 UNKNOWN SPEAKER: (Inaudible) you
8 already said you were pursuing a number of
9 different things, you didn't get any
10 interest. What did you pursue?

11 MR. ARNOLD: Uh-huh, like I said,
12 we pursued other supermarkets that would
13 maybe be interested in this space.

14 UNKNOWN SPEAKER: Would you be
15 interested in hearing something other than
16 something that's going to bring a lot of
17 traffic such as your 400 units?

18 MR. ARNOLD: Sir, you know, again,
19 I can't -- I have to speak by what my
20 consultants are telling me with respect to
21 the traffic and what I told them that
22 I wanted there to be no net increase in the
23 traffic over what's previously (Inaudible),
24 so --

25 UNKNOWN SPEAKER: Sweet Bay hasn't

1 been in there for years --

2 MR. ARNOLD: Right.

3 UNKNOWN SPEAKER: -- so we really
4 don't have a good measure of how much
5 (Inaudible.)

6 MR. ARNOLD: That's why we use --
7 that's why they use models to do
8 everything. So I -- I appreciate what you
9 guys see today.

10 UNKNOWN SPEAKER: There's been a lot
11 added since Sweet Bay -- in the area since
12 Sweet Bay's closed. So if you open even
13 Sweet Bay again, it would be a whole
14 different matter than it was five years
15 ago.

16 MR. ARNOLD: Understood, but again,
17 to the point of that goes -- that's 275,000
18 square feet of uses that are already
19 approved, they're already accounted for in
20 the county's models.

21 UNKNOWN SPEAKER: That was approved
22 before there was a lot of additional stuff
23 going around.

24 MR. ARNOLD: And that all has been
25 added into the model, and so now the new

1 model that we're using already has those
2 approved uses since we were approved in
3 there.

4 The gentleman in the black t-shirt,
5 sure.

6 UNKNOWN SPEAKER: If I understand
7 this correct, the general consensus of most
8 people here is there's plenty of traffic
9 out there that -- already (Inaudible.)

10 MR. ARNOLD: Right, and I concur
11 with that.

12 UNKNOWN SPEAKER: So we have the
13 33-acre piece of land, and it's just really
14 not doing very well commercially, that's
15 the (Inaudible.)

16 MR. ARNOLD: Right.

17 UNKNOWN SPEAKER: Okay. So
18 (inaudible) here is thinking what's the
19 highest and best use? Well, it looks like
20 it might very well be residential would be
21 the highest and best.

22 MR. ARNOLD: Uh-huh.

23 UNKNOWN SPEAKER: What you're
24 saying, you got 275,000 square feet
25 approved, you've only done 205,000, you

1 said?

2 MR. ARNOLD: Right.

3 UNKNOWN SPEAKER: So you could build
4 another 60,000 foot of square -- of retail.
5 Why do that when you haven't rented out the
6 rest of it anyway, so that's not going to
7 happen.

8 MR. ARNOLD: Right.

9 UNKNOWN SPEAKER: So what you're
10 saying, then, is if you were successful in
11 building that out with retail and filling
12 it up, which doesn't look like it's going
13 to happen, the amount of traffic that would
14 then be generated by a completely full
15 33-acre retail spot would be actually less
16 than doing what you are planning, which is
17 adding more -- or could do, you know,
18 it would actually be less. That's what
19 you're saying.

20 MR. ARNOLD: No, I'm saying --

21 UNKNOWN SPEAKER: (Inaudible.)

22 MR. ARNOLD: -- 400 units plus the
23 200,000 square feet we have built here
24 today.

25 UNKNOWN SPEAKER: Right.

1 MR. ARNOLD: Right.

2 UNKNOWN SPEAKER: Right.

3 MR. ARNOLD: Is actually about --
4 is a wash, and I can tell you right now the
5 205,000 would actually be less, because
6 we would have to demolish part of that --
7 part of that center to put 400 units. So
8 in reality the traffic would be less from a
9 build out standpoint.

10 UNKNOWN SPEAKER: It would be
11 less -- it would be less if it was built
12 out. The problem we have here is that
13 we're used -- we're used to dealing with 33
14 acres that's not hardly built out at all.

15 MR. ARNOLD: Right.

16 UNKNOWN SPEAKER: That's generated
17 very little traffic.

18 MR. ARNOLD: Uh-huh.

19 UNKNOWN SPEAKER: And we still think
20 it's too busy. It is too busy. So when
21 you do this, there's just no getting around
22 it.

23 MR. ARNOLD: Right.

24 UNKNOWN SPEAKER: It's going to
25 generate a lot more traffic.

1 MR. ARNOLD: Yeah, yes, sir.

2 UNKNOWN SPEAKER: Just from an
3 understanding perspective, is this
4 basically approved and we're tweaking it,
5 or is it not approved and it can be killed?

6 UNKNOWN SPEAKER: That's what I want
7 to know.

8 MR. ARNOLD: It is -- the 275,000
9 square feet that we're allowed today is
10 already approved. There's no killing that.

11 UNKNOWN SPEAKER: So what does it --
12 what does that mean? What's approved?
13 I mean, the housing is approved?

14 MR. ARNOLD: No, the 275,000 square
15 feet --

16 UNKNOWN SPEAKER: What's there now?

17 MR. ARNOLD: -- of retail and
18 office.

19 UNKNOWN SPEAKER: What's there now?

20 MR. ARNOLD: No, not even what's
21 there now. We have vacant parcels that
22 we can still build on in there. The --
23 what's not approved right now is the
24 additional 400 units. That's the -- that's
25 the one thing that we ultimately have to go

1 before the Collier County Planning
2 Commission as well as the board of county
3 commissioners on.

4 UNKNOWN SPEAKER: How many more
5 square feet is that, the residential part?

6 MR. ARNOLD: We haven't done that
7 kind of analysis of how much square footage
8 that adds. I would have -- again,
9 we really -- we're doing this to look out
10 into the future and provide flexibility.
11 I can't -- I can't say for certain with any
12 degree of certainty of how much --
13 if we are even going to do it.

14 UNKNOWN SPEAKER: My point is that
15 right now you have -- you have the right to
16 do 270 square feet, 270,000 square feet
17 that you can build commercially, but
18 we don't know how many square feet you can
19 build that you're going to try to go and
20 build. You don't know how much square
21 footage of those 400 units would be.

22 MR. ARNOLD: Well, sir, the county
23 doesn't measure the intensity of
24 residential by square feet. They measure
25 it by the type of dwelling unit. So Norm

1 has prepared his traffic analysis based on
2 the number of units. That's 400 units, and
3 that's how the county --

4 UNKNOWN SPEAKER: Well, I believe
5 that the 270,000 square feet of commercial
6 would be -- would be a lot less traffic
7 than 400 families moving in.

8 MR. ARNOLD: Well, that's the point
9 that David was indicating, that the traffic
10 analysis that Norm has used which utilizes
11 the IET traffic standards as well as the
12 county's methodology for zoning is that
13 it's neutral what we're proposing to do
14 regarding traffic.

15 UNKNOWN SPEAKER: (Inaudible.)

16 MR. ARNOLD: Can you -- can we have
17 some questions from folks that haven't had
18 an opportunity yet. This woman back here.

19 UNKNOWN SPEAKER: (Inaudible) you
20 don't have a conceptual layout of what
21 you're proposing or where you're actually
22 proposing it at this point in time. My
23 question is the properties, the (Inaudible)
24 properties that were (Inaudible) at this
25 point in time, you're talking about only

1 demolishing things north of Sweet Bay; is
2 that correct?

3 UNIDENTIFIED SPEAKER: (Inaudible.)

4 UNIDENTIFIED SPEAKER: So that
5 the -- the bank and then Starbucks shopping
6 center and then the building that's on the
7 corner, those are all going to stay where
8 they are?

9 MR. ARNOLD: Correct.

10 UNKNOWN SPEAKER: I think my concern
11 is, part of it is the height of the
12 building, and we live in North Gate
13 Village, and having those buildings really
14 close to Pine Ridge Road at that height
15 would be having them look directly into our
16 backyard kind of thing.

17 How far north would you actually set
18 these buildings? I think for our area that
19 would be one of the -- one of the things
20 that (Inaudible) to look at.

21 MR. ARNOLD: Well, here's an aerial,
22 and can you see here's where the -- where
23 the Sweet Bay -- I'm sorry, and here's
24 where Sweet Bay was. So we were looking at
25 doing -- doing it in here as well as a

1 portion over here in this vacant lot. So
2 not -- nothing closer to Pine Ridge.

3 UNKNOWN SPEAKER: So the higher
4 buildings that you're talking about putting
5 in there would not --

6 MR. ARNOLD: They wouldn't --

7 UNKNOWN SPEAKER: (Inaudible.)

8 MR. ARNOLD: You know, from my hand
9 above.

10 UNKNOWN SPEAKER: 100 units plus
11 your commercial areas.

12 MR. ARNOLD: Right.

13 UNKNOWN SPEAKER: If (Inaudible)
14 building and those -- the other buildings
15 stay?

16 MR. ARNOLD: Yeah.

17 UNKNOWN SPEAKER: Okay. All right.

18 MR. ARNOLD: (Inaudible.)

19 UNKNOWN SPEAKER: So the only
20 entrance, then, going into those commercial
21 areas is going to be off Pine Ridge Road?

22 UNKNOWN SPEAKER: No.

23 MR. ARNOLD: No.

24 UNKNOWN SPEAKER: (Inaudible.)

25 MR. ARNOLD: We're going to maintain

1 all the access points.

2 UNKNOWN SPEAKER: (Inaudible.)

3 MR. ARNOLD: School Road. This
4 gentleman's had his hand up for a while.

5 UNKNOWN SPEAKER: With what you're
6 proposing, does that essentially open up
7 the door for a Mercado on a smaller scale
8 type development where you have the mixed
9 use, you have the retail on the bottom and
10 then apartments, condos, rentals on the top
11 where you have this commercial (Inaudible)
12 kind of concept, is that what the ultimate
13 goal is, that is what is going to come in
14 there or is it going to be an apartment
15 complex, gated apartment complex or senior
16 living, assisted living with the retail
17 commercial that's already existing and
18 there. Like what's -- what's the -- what's
19 the grand scheme or is this what you're
20 trying to push through?

21 MR. ARNOLD: Well, what we're
22 proposing is to make this a true mixed use
23 right now. The county considers it mixed
24 use because it has retail and office, but
25 the insertion of residential would make

1 it true mixed use, and whether that meant
2 there would be some lighter retail
3 buildings below some of the multifamily,
4 we don't know. Nothing we're doing is
5 precluding that from occurring, but I'm not
6 sure it's going to be Mercado like in that
7 instance, but it will be truly mixed use
8 if the residential component is built.

9 Anybody not asked their question
10 yet? Yes, ma'am.

11 UNKNOWN SPEAKER: What will the
12 price of these units cost?

13 MR. ARNOLD: I think it's a little
14 too early for us to say. I mean, it's --
15 it's proposed to be market rate, so
16 whatever the market is going to be when
17 they would come out of the ground with
18 this, at the earliest, it's going to be a
19 year plus, something like that, so whatever
20 the market is going to be in 2018, perhaps.

21 UNKNOWN SPEAKER: So it wouldn't be
22 (Inaudible) by people (Inaudible) but
23 people who visit here?

24 MR. ARNOLD: Well, it's -- it's all
25 whatever the market will bear for the real

1 estate market for anything else in the
2 community.

3 Yes, ma'am.

4 UNKNOWN SPEAKER: When you talk
5 about you're zoned right now for 275,000
6 square feet and of commercial use, and then
7 you -- but you don't measure residential
8 400 units by square feet, then is there in
9 your proposal a plan to cut that number of
10 275 down to something lower, so some lower
11 number, I don't know, 100 plus 400 units,
12 is it some proposal like that?

13 MR. ARNOLD: That's not exactly how
14 we've structured it.

15 UNKNOWN SPEAKER: Or is it 275 plus
16 400?

17 MR. ARNOLD: Let me let Norm address
18 how (Inaudible) analysis.

19 MR. TREBILCOCK: Right, the -- what
20 I did on that traffic analysis is
21 conservatively said if the existing -- all
22 the existing buildings stayed, which is
23 about, say, 205,000 square feet, and then
24 we add the 400 units, so that would be that
25 development scenario. So that is, in fact,

1 70,000 square feet less of commercial than
2 what's currently there.

3 UNKNOWN SPEAKER: (Inaudible) the
4 county is we cut back to 205 plus 400
5 units?

6 MR. TREBILCOCK: Right, they're just
7 looking to have an alternative way to
8 develop the property is really what they're
9 looking at, as -- as Wayne would say, in a
10 true mixed use, not just office and
11 commercial, but office, commercial, and
12 residential, if that would in fact be a
13 better way to develop the property, uh-huh.

14 UNKNOWN SPEAKER: (Inaudible.)

15 UNKNOWN SPEAKER: I'm not sure --
16 I'm not sure who would answer this
17 question --

18 MR. ARNOLD: Ask.

19 UNKNOWN SPEAKER: But I guess we all
20 would be interested in knowing, this is an
21 informational meeting, I guess, is there
22 something we can do to prevent this density
23 from happening? What -- what are we here
24 as residents in the area entitled to object
25 to and what can we push through on our own?

1 What -- you know, what kind of a say do
2 we have here? You're telling us what
3 we think is going to happen, what can we do
4 to prevent it?

5 MR. ARNOLD: Well, a project of this
6 type requires two public hearings which are
7 advertised in notes publicly, and every
8 person who appears at those meetings has
9 the right to tell the planning commission
10 and/or their county commissioners what they
11 think about the project.

12 UNKNOWN SPEAKER: And then what
13 happens? You say, oh, that's very
14 interesting, now we'll just go ahead and do
15 what we planned.

16 MR. ARNOLD: Well, that's obviously
17 up to them. I mean, we have to gain their
18 approval to build any of the residential
19 units we're talking about. So the planning
20 commission makes a recommendation to the
21 board of county commissioners. The
22 ultimate decision rests with the board of
23 county commissioners.

24 UNKNOWN SPEAKER: Hey, Wayne, is
25 there any meeting been scheduled yet?

1 MR. ARNOLD: We do not have any
2 public hearing date scheduled yet. We're
3 very likely a couple of months away at
4 least from the first meeting.

5 UNKNOWN SPEAKER: (Inaudible) a
6 couple of months so it's not during the
7 summer where people (Inaudible.)

8 MR. ARNOLD: We really don't have
9 control over when those meetings occur.
10 The county --

11 UNKNOWN SPEAKER: (Inaudible.)

12 MR. ARNOLD: I wish I can make them
13 work that way, but it never seems to
14 happen.

15 UNKNOWN SPEAKER: (Inaudible.)

16 MR. ARNOLD: Yes, sir.

17 UNKNOWN SPEAKER: I want to answer
18 your question a little bit, and you need a
19 change of zoning. Right now you can't
20 build any residential here; is that
21 correct?

22 MR. ARNOLD: That's correct.

23 UNKNOWN SPEAKER: You need to change
24 the zoning. In order to change the zoning,
25 the county commissioners need a

1 supermajority, they need four votes to
2 change the zoning. If they get three, this
3 doesn't happen. Okay? So for all of you
4 people to go to meetings, that's what you
5 need. You need two county commissioners to
6 vote no.

7 UNKNOWN SPEAKER: Do you keep this
8 (Inaudible) not exactly centrally -- well,
9 centrally involved, but do you keep us
10 informed as to the projection of the
11 meetings in different places?

12 MR. ARNOLD: We can. Sharon is
13 going to create a link on our website,
14 GradyMinor.com website that will link you
15 to the submittal documents that are under
16 review by Collier County.

17 UNKNOWN SPEAKER: Is that the only
18 place, the only announcement you'll have?

19 UNKNOWN SPEAKER: (Inaudible.)

20 MR. ARNOLD: Well, this -- this is
21 our meeting. All the future meetings are
22 Collier County's meetings. This is an
23 informational meeting for the developer.
24 All the following meetings will be publicly
25 noticed county meetings.

1 UNKNOWN SPEAKER: Okay.

2 MR. ARNOLD: So if you received a
3 notice for this meeting, you should receive
4 a notice for that through the newspaper
5 ads, and when it goes to the zoning and
6 hearing schedule for planning commission
7 and the board, you'll see the 4 by 8 poster
8 boards that will probably have several
9 fronting Pine Ridge Road and Goodland Frank
10 Road noticing the dates and times for those
11 public meetings.

12 Yes, ma'am.

13 MS. MARTINO: Yes, sorry, I didn't
14 introduce myself before. My name is
15 Caroline Martino, I'm president of the Pine
16 Ridge Civic Association at the moment, and
17 I want to go on the record with the tape
18 with two concerns that Pine Ridge residents
19 have voiced. One is water. We're on
20 wells.

21 MR. ARNOLD: Okay.

22 MS. MARTINO: And they're already --
23 because we're obviously in a drought,
24 however severe you consider it, we're in a
25 drought, and some people are already

1 starting to experience with the older
2 wells, failure in their wells. So we have
3 a real concern about the amount of water
4 that 500 or 400 new residences would use,
5 which surely would be more than commercial
6 space because of, well, I'm won't go into
7 that but anyway.

8 And the other is concern, I think,
9 that we all should at least take
10 (Inaudible) of the build height.
11 Permission is 50 feet. You're talking
12 about asking for 55, probably 60. That's
13 an extra 10 square -- 10 feet. So how high
14 would the buildings be, how many stories
15 are you thinking, because 10 feet is quite
16 a lot of extra to what's permitted now,
17 so --

18 MR. ARNOLD: (Inaudible) zone height
19 and actually height of 60 feet would allow
20 us to do five stories. The -- to the
21 gentlemen's question before about this
22 being a mixed use, we did have intentions
23 for some of the buildings have to
24 commercial on the bottom floor with then
25 the residences above it.

1 So, yes, we are looking at this as a
2 true mixed use. It's not going to be
3 Mercadoesque, trust me, because we're not
4 going to sell them for \$1 million, that's
5 for sure, but it is going to be more of
6 that type.

7 UNKNOWN SPEAKER: That's even more
8 traffic if there's commercial density
9 (Inaudible.) That place is a mess.

10 UNKNOWN SPEAKER: Can't hear the
11 question.

12 UNKNOWN SPEAKER: Not just
13 residence.

14 MR. ARNOLD: Ma'am, do you have a
15 question?

16 UNKNOWN SPEAKER: I was asking about
17 the size. You said that they're going to
18 be market value, but how about the size,
19 what would be the smallest unit you would
20 build and the biggest unit?

21 MR. ARNOLD: I think the minimum
22 square footage we have for an apartment
23 single, we have one-bedroom apartment is
24 700 square feet, and then typically you're
25 seeing, you know, 13 -- 1,300 square feet,

1 you know, 1,400 square feet for a
2 three-bedroom. Mike, maybe you know
3 better, but --

4 UNKNOWN SPEAKER: So this would be
5 rental units?

6 MR. TIMMERMAN: (Inaudible.)

7 MR. ARNOLD: What's that?

8 MR. TREBILCOCK: Yeah, that's pretty
9 typical.

10 MR. ARNOLD: That's pretty typical,
11 so 13 to 1,500 square feet.

12 UNKNOWN SPEAKER: So that would be
13 the rental, and then you said you're going
14 to have also residences for sale?

15 MR. ARNOLD: We have the option.
16 Right now we haven't looked at anything for
17 for-sale products. It's all been rental.

18 UNKNOWN SPEAKER: Okay.

19 MR. ARNOLD: Ma'am?

20 UNKNOWN SPEAKER: I have a question
21 about traffic.

22 UNKNOWN SPEAKER: Repeat the
23 question.

24 MR. ARNOLD: Yes.

25 UNKNOWN SPEAKER: A few days ago

1 I -- I live in Pine Ridge Estates, and
2 exiting on Pine Ridge Estates most of the
3 streets you have to make a right turn.
4 If you want to go the opposite direction,
5 you make a right turn, and then you have to
6 make a u-turn. It took me, I think, over
7 ten minutes before traffic -- I got into
8 the lane, and it took me over ten minutes
9 before traffic cleared and I could make
10 that u-turn.

11 And -- and I don't know if you were
12 aware of that problem, people trying to go
13 this the opposite direction to make u-turns
14 with 400 more residents coming, you're
15 going to be waiting very long to make a
16 u-turn to go where you're going. And also
17 a lot of the snowbirds do not (Inaudible)
18 Florida, u-turn has right-of-way over right
19 turn, I believe, and you're making a u-turn
20 and a right turn is cutting you off, and
21 this is a safety issue, so are you aware of
22 that?

23 MR. ARNOLD: Yeah, one of the
24 things, especially when you go to do like
25 detailed development plans and things is

1 what we have to always look at is look at
2 any impacts on like you're saying, our
3 traffic, we do a circulation of it, and
4 if we add what they call a "queue" to a
5 turn lane, you have to extend that turn
6 lane to accommodate that or --

7 UNKNOWN SPEAKER: (Inaudible.)

8 MR. ARNOLD: -- or make -- well,
9 that we haven't gotten into those specific
10 details for the uses, because you've got to
11 put those into -- into play, but all
12 that -- just from my own experience out
13 there, that would really be some, you know,
14 manageable items.

15 The area that you've identified is
16 kind of going the opposite direction.
17 I mean, there's some benefits. There is a
18 signal there that is -- is available.

19 UNKNOWN SPEAKER: There's no signal
20 in the (Inaudible.)

21 MR. ARNOLD: Right, no, exactly,
22 but -- but the traffic from this
23 development would be not directly going out
24 to, say, Center Street itself. It's -- you
25 know, they have a full median opening

1 available right there at the access road,
2 you know, Panther Lane right there. So
3 anybody that wants to go, say, in the
4 opposite direction to head southbound can
5 go to that, they don't need to go up to,
6 say, Center Street to make a u-turn to go
7 back, because you're already there.

8 UNKNOWN SPEAKER: (Inaudible.)

9 UNKNOWN SPEAKER: We're talking
10 about Pine Ridge Estates, if you want to
11 go -- if you're exiting on Center Street at
12 Goodland Frank --

13 MR. ARNOLD: Yes.

14 UNKNOWN SPEAKER: -- you have to
15 make a right turn, which is southbound.

16 MR. ARNOLD: Yes.

17 UNKNOWN SPEAKER: But then if you
18 want to go north, then you have to make a
19 u-turn (Inaudible.)

20 MR. ARNOLD: Yeah, no, and you're
21 right, yeah, and I remember that being put
22 in. It used to be a full median opening
23 there, and they had, unfortunately, some
24 accidents and stuff that really
25 necessitated the need to put that in, but

1 that's something that would need to be
2 addressed.

3 UNKNOWN SPEAKER: Your issue about
4 Panther Lane was not addressed (Inaudible)
5 because there's much more traffic there.

6 UNKNOWN SPEAKER: It will be more
7 traffic.

8 MR. ARNOLD: Right, but we really
9 wouldn't be adding the traffic that you're
10 saying on that Center Street. That would
11 be the key thing.

12 UNKNOWN SPEAKER: (Inaudible.)

13 UNKNOWN SPEAKER: (Inaudible.)

14 UNKNOWN SPEAKER: One at a time
15 please. Please, we have to record this.

16 MR. ARNOLD: Yeah. Yes, ma'am.

17 UNKNOWN SPEAKER: I am a Pine Ridge
18 Estates resident.

19 MR. ARNOLD: Yes.

20 UNKNOWN SPEAKER: I've lived there
21 18 years.

22 MR. ARNOLD: Uh-huh.

23 UNKNOWN SPEAKER: When I first moved
24 there, I could make a left off of Pine
25 Ridge.

1 MR. ARNOLD: Correct.

2 UNKNOWN SPEAKER: Then I could
3 make -- you know, I couldn't -- you
4 couldn't make a left, you couldn't make a
5 left anymore. I had to go down to the next
6 one, very hard. Then 41, no more u-turn.
7 I have to go across to make a u-turn to get
8 out of -- to get out of most places now you
9 have to make a u-turn or do something.

10 MR. ARNOLD: Right.

11 UNKNOWN SPEAKER: Okay. Also I work
12 at Pine Ridge. There's no empty classrooms
13 in Pine Ridge. I'm not speaking as a
14 representative of the school, but I work
15 there.

16 MR. ARNOLD: Right.

17 UNKNOWN SPEAKER: And I know there's
18 already no room.

19 MR. ARNOLD: Gotcha.

20 UNKNOWN SPEAKER: So that's going to
21 have a huge impact along with Panther Lane.

22 MR. ARNOLD: Uh-huh.

23 UNKNOWN SPEAKER: There's already
24 traffic there. I'm going there three days
25 a week.

1 MR. ARNOLD: Right.

2 UNKNOWN SPEAKER: I can tell you
3 morning, the afternoon, and so forth, and
4 I don't really even see that there's 31
5 acres. Are you going to like take that
6 lake and fill it in, because, I mean,
7 there's really not much land. I was
8 looking at it today when I was at Pine
9 Ridge Middle. There's not that much space.
10 You're talking about a lot of people, and
11 I know you did your study, but I also think
12 there's common sense.

13 MR. ARNOLD: Right.

14 UNKNOWN SPEAKER: When you look at
15 this traffic out here, it's horrendous.
16 How can -- it's going to have an impact.
17 It's going to impact.

18 MR. ARNOLD: Okay. No, there is a
19 site plan that can kind of help you.
20 It outlines the property, it may be helpful
21 to you.

22 Yes, sir, in the back.

23 UNKNOWN SPEAKER: It's obviously
24 that everyone's concern is the traffic.

25 MR. ARNOLD: Yes.

1 UNKNOWN SPEAKER: This is probably
2 the worst development you can put in here
3 is 400 units, so unless you come back with
4 something else, people aren't satisfied.
5 So are you going to have another meeting
6 with an additional -- some other plan, an
7 alternate plan? People are not going to
8 accept the traffic that comes out of 400
9 units. It's not going to work.

10 UNKNOWN SPEAKER: In addition to the
11 (Inaudible.)

12 UNKNOWN SPEAKER: Yeah.

13 MR. ARNOLD: Well, we appreciate
14 your comments, and as Mr. Genson indicated,
15 he's going to take the feedback
16 (Inaudible.)

17 UNKNOWN SPEAKER: How do you get to
18 this point without considering some
19 alternative?

20 MR. ARNOLD: Well, we're here
21 tonight discussing our proposed plans with
22 you.

23 UNKNOWN SPEAKER: But you didn't --
24 you didn't present us with anything other
25 than 400 units.

1 MR. ARNOLD: Well --

2 UNKNOWN SPEAKER: It doesn't appear
3 as if you've given any other alternative
4 any consideration.

5 MR. ARNOLD: Well, the alternative
6 is that he continues to build out all of
7 the commercial development that's currently
8 unbuilt which has an additional traffic
9 impact, but you get no say in it, sorry
10 (Inaudible.)

11 UNKNOWN SPEAKER: But there's a
12 reason why that retail failed. It's
13 because it's a lousy place to get into and
14 out of.

15 MR. ARNOLD: (Inaudible) economics
16 of why it failed (Inaudible.)

17 UNKNOWN SPEAKER: (Inaudible.)

18 MR. ARNOLD: I'm going to try to
19 wrap up. Anybody who hasn't asked a
20 question that would like to that didn't get
21 a chance to?

22 Yes, ma'am.

23 UNKNOWN SPEAKER: I think the main
24 concern that everybody has is the traffic
25 patterns for residential is totally

1 different than the traffic patterns for
2 commercial. At eight o'clock in the
3 morning, I don't care where you go in this
4 town, there aren't 400 cars in a grocery
5 store, people shopping at the same time.
6 So when I'm trying to get to work and
7 there's a Sweet Bay up there, that never
8 interfered with me.

9 Now you're changing the pattern of
10 traffic. You're putting residential. Now
11 they're competing with me when I'm trying
12 to get to work early in the morning,
13 they're competing with the kids trying to
14 get to school.

15 Most stores don't open up -- well,
16 grocery stores open early, but all the
17 other adjacent stores, a lot of them don't
18 open until ten o'clock. So it's a totally
19 different traffic pattern here, and I think
20 that's what everybody's griping about.

21 UNKNOWN SPEAKER: (Inaudible.)

22 UNKNOWN SPEAKER: We don't want to
23 compete with that.

24 MR. ARNOLD: No, we appreciate that
25 feedback, and Norm and David are going to

1 go back and discuss all of your feedback.

2 UNKNOWN SPEAKER: That's the bottom
3 line.

4 MR. ARNOLD: Any -- any topic
5 we haven't covered yet that somebody wants
6 to make sure we hear from?

7 UNKNOWN SPEAKER: (Inaudible) you're
8 saying that you're going to destroy
9 commercial and build residential, but then
10 you also mention that the first level will
11 be commercial, so you basically are not
12 losing much commercial space, you're just
13 adding residential.

14 MR. ARNOLD: Yeah, in our -- in
15 our -- again, the (Inaudible) to be
16 conservative or high on impacts and things
17 in looking at it, so what we did is we made
18 the broad assumption that none of the
19 commercial would -- would change and that
20 we add the residential to it. What they're
21 talking about that they anticipate is more
22 of a practical matter, they would
23 anticipate reduce -- you know, eliminating
24 some of that commercial, but -- but in
25 reality, in terms of the analysis I looked

1 at, at least, I compared the 275,000 that's
2 allowed by right and compared it to what's
3 there on the ground today plus 400 units,
4 and it's, you know, basically a wash.

5 UNKNOWN SPEAKER: But in addition to
6 the 400 units you're saying you're going to
7 add other first level also commercial.

8 MR. ARNOLD: No, it really just --
9 what they're saying is it potentially would
10 just be replaced. You know, you can't like
11 build, say, the units on top of the
12 existing structures, because they weren't
13 designed for that, so if they redeveloped,
14 they would -- they would kind of maintain
15 that same amount of square footage and put
16 the units on top above that if that makes
17 sense. Okay?

18 UNKNOWN SPEAKER: Are you also doing
19 studies on infrastructure like the
20 Walgreens on 41? I go to the Walgreens on
21 41 and it's ten people already just because
22 the snowbirds are here, and I have to wait
23 for my prescription. I know you know that,
24 because you probably do the same
25 (Inaudible.)

1 MR. ARNOLD: I live here too,
2 uh-huh.

3 UNKNOWN SPEAKER: You're going to
4 add 400 more people there? Where -- where
5 are those people going to go to get their
6 prescriptions? Where are they going to go
7 to get their groceries? Where are they
8 going to go? Where are they going to go?

9 MR. ARNOLD: That's part of the
10 whole (Inaudible.)

11 UNKNOWN SPEAKER: (Inaudible) give
12 us any studies (Inaudible.) I got traffic,
13 I got the square footage, but that's it.
14 That's it. Is that going to be on your
15 link -- your link to the city, because
16 I bet a lot of us would like to know that.

17 MR. ARNOLD: Any other comments?

18 UNKNOWN SPEAKER: (Inaudible)
19 contract lease expire? I understand
20 they're paying for the Sweet Bay
21 (Inaudible) as the parent company, they're
22 paying for that?

23 MR. ARNOLD: Dave, do you have any
24 idea?

25 MR. GENSON: I don't remember.

1 I think it was a 30-year lease.

2 UNKNOWN SPEAKER: Okay.

3 MR. GENSON: So it's quite some
4 time.

5 UNKNOWN SPEAKER: 2027.

6 MR. GENSON: 2027.

7 UNKNOWN SPEAKER: (Inaudible.)

8 UNKNOWN SPEAKER: They own the lease
9 until 2027.

10 MR. GENSON: Yes, someone else could
11 come in and do that, yes.

12 UNKNOWN SPEAKER: Do you own the
13 (Inaudible) building now? Does Barron
14 Collier own the two buildings across
15 Panther.

16 MR. GENSON: We own the (Inaudible)
17 building.

18 UNKNOWN SPEAKER: Right.

19 MR. GENSON: And then it's JV for
20 the executive offices, joint venture,
21 sorry.

22 UNKNOWN SPEAKER: Right, I knew what
23 that meant. Thank you, though.

24 MR. GENSON: (Inaudible.)

25 MR. ARNOLD: Anything else from

1 anybody?

2 UNKNOWN SPEAKER: How big of a
3 project is this? Let's assume you got
4 through all of the hurdles and all the
5 requirements and all the meetings, once
6 dirt started to fly, how long do you expect
7 that to take to get to that point when dirt
8 starts to fly, and how long would the
9 project be?

10 MR. ARNOLD: Well, not knowing
11 whether or not the residents are going to
12 occur or not --

13 UNKNOWN SPEAKER: Right.

14 MR. ARNOLD: -- we're not through
15 zoning probably until late summer, fall,
16 so --

17 UNKNOWN SPEAKER: If everything goes
18 as planned, if you get everything you want,
19 because there's Collier's on the board as
20 well, so that's kind of a (Inaudible.)

21 MR. ARNOLD: Probably be late 2018.

22 UNKNOWN SPEAKER: Late '18 we're
23 starting, and then --

24 UNKNOWN SPEAKER: That's for your
25 demo.

1 MR. ARNOLD: It's probably another
2 years, don't you think that, David?

3 MR. GENSON: Easily, probably two
4 years, yeah.

5 UNKNOWN SPEAKER: Two years.

6 MR. GENSON: Yeah.

7 MR. ARNOLD: Yes, sir.

8 MR. GENSON: Three years.

9 UNKNOWN SPEAKER: (Inaudible) I'm
10 the president North Gate Village. Before
11 the next meeting, you know, this is my
12 suggestion. There's been a lot of comments
13 here about impacts, you know, on lifestyles
14 and such, but I really want to have a
15 better understanding, if you do move
16 forward with the multifamily, is there
17 apartment structure involved, okay? More
18 of (Inaudible) on how many buildings, how
19 many five-story buildings, you know, start
20 getting into a (Inaudible) design,
21 something that we can visually take back
22 and absorb and really, really think about
23 this.

24 We do all understand that the Sweet
25 Bay is empty, there's no traffic there.

1 We all understand that the pattern of, you
2 know, traffic might impact, you know, at
3 eight o'clock in the morning, but at ten
4 o'clock in the morning it might be less
5 traffic because of the residential, but
6 it's just that issue of what are the
7 options, what's going to happen with the
8 existing buildings that (Inaudible) has,
9 are you going to keep that architecture?

10 You know, what is the noise impact
11 to North Gate Village, to the Pine Ridge
12 Village. Not necessarily noise, but even
13 air pollution with all these vehicles
14 around.

15 MR. ARNOLD: Well, we appreciate the
16 feedback and we'll look into the details.
17 I appreciate that very much. So everybody
18 thank you for the feedback. We appreciate
19 you coming out and taking your time, and
20 like I said, if you are emailable, let
21 Sharon know, we'll be happy you have a link
22 to our website.

23 UNKNOWN SPEAKER: Absolutely.

24 MR. ARNOLD: Thank you very much.

25 (End of recording.)

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CERTIFICATE

- - -

I, Matthew J. Haas, Court Reporter and
Transcriptionist, do hereby certify that I was
authorized to and did listen to and
stenographically transcribe the foregoing
recorded proceedings and that the transcript is a
true record to the best of my professional
ability.

Dated this 5th day of May, 2017.



MATTHEW J. HAAS
Court reporter

SIGN POSTING INSTRUCTIONS

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s)

NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF COLLIER

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Sharon Umpenhour
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 10.03.00 OF THE
COLLIER COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN PETITION NUMBER
PL20160002360, Goodlette/Pine Ridge Commercial Infill Subdistrict

Sharon Umpenhour
SIGNATURE OF APPLICANT OR AGENT

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
STREET OR P.O. BOX

Sharon Umpenhour, Senior Planning Technician

Bonita Springs, FL 34134
CITY, STATE ZIP

NAME (TYPED OR PRINTED)

#

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to and subscribed before me this 24th day of October, 2017, by
Sharon Umpenhour, personally known to me or who produced _____ as identification
and who ~~did~~ did not take an oath.

Joanne Janes
Signature of Notary Public
Joanne Janes
Printed Name of Notary Public



My Commission Expires:
(Stamp with serial number)

Rev. 3/4/2015



TUESDAY, OCTOBER 24, 2017