JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC STATEMENT

Enbrook PUD

(a/k/a Tuscany Isles and a/k/a Journey's End)

(Manatee Road, Collier County, Florida)

December 19, 2018

James M. Banks

Digitally signed by James M. Banks
Date: 2018.12.19 08:42:23 -05'00'

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 180516)

JAMES M. BANKS LICENSE No 43860 STATE OF FLORIDA PROFESSIONAL ENGINEER

12-19-2018

JAMES M. BANKS, P.E. DATE
FLORIDA REG. NO. 43860

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Conclusions
Based upon the findings of this report, it was determined that the proposed rezoning of the subject property (*currently entitled for 526 multi-family units)* to allow either the development of 265 single-family dwelling units, or 526 multi-family units or a combination of single-family and multi-family dwelling units, so long as the trip cap of 259 two-way PM peak hour trips is not exceeded, will result in no net new impacts to the surrounding roadway network. More specifically, the previously approved 526 multi-family dwelling units will generate no more than 259 two-way PM peak hour trips, and the option of developing 265 single-family units will not generate more than 259 two-way PM trips, and the option of developing a mix of those two dwelling unit types will be limited to a trip cap of no more than 259 two-way PM trips. Therefore, no further analysis of the project's impacts to the adjacent roadways is required.

Forthcoming SDP Application
Unrelated to the zoning application is the vested development limitation placed upon the SDP application as follows:

> If the Developer constructs more than the project's number of vested dwelling units (i.e., 483 multi-family units) per the PUD's DCA Agreement, dated July 21, 2005 and as amended by COA# 06-0148-09, or either constructs single-family units or a combination of single-family and multi-family units that generate more than the vested trip cap of 240 two-way PM peak hour trips but less than the zoning trip cap of 259 two-way Pm peak hour trips, then additional off-site impact analysis may be required at the time of acquiring SDP approval.

Methodology
The TIS methodology was established during the rezoning pre-application meeting, which was conducted for the specific purpose of amending the zoning to include the option of single-family dwelling units to the schedule of land uses. During the meeting, staff indicated that the applicant needed to demonstrate that the proposed amendment will not result in any additional site-generated trips than previously approved by the Collier County BCC. If determined that the trips will be net neutral or less, then no additional analysis was needed for the purpose of amending the project's schedule of uses to include single-family units. *The $500.00 methodology meeting fee will be paid at the time of submitting the zoning application.*

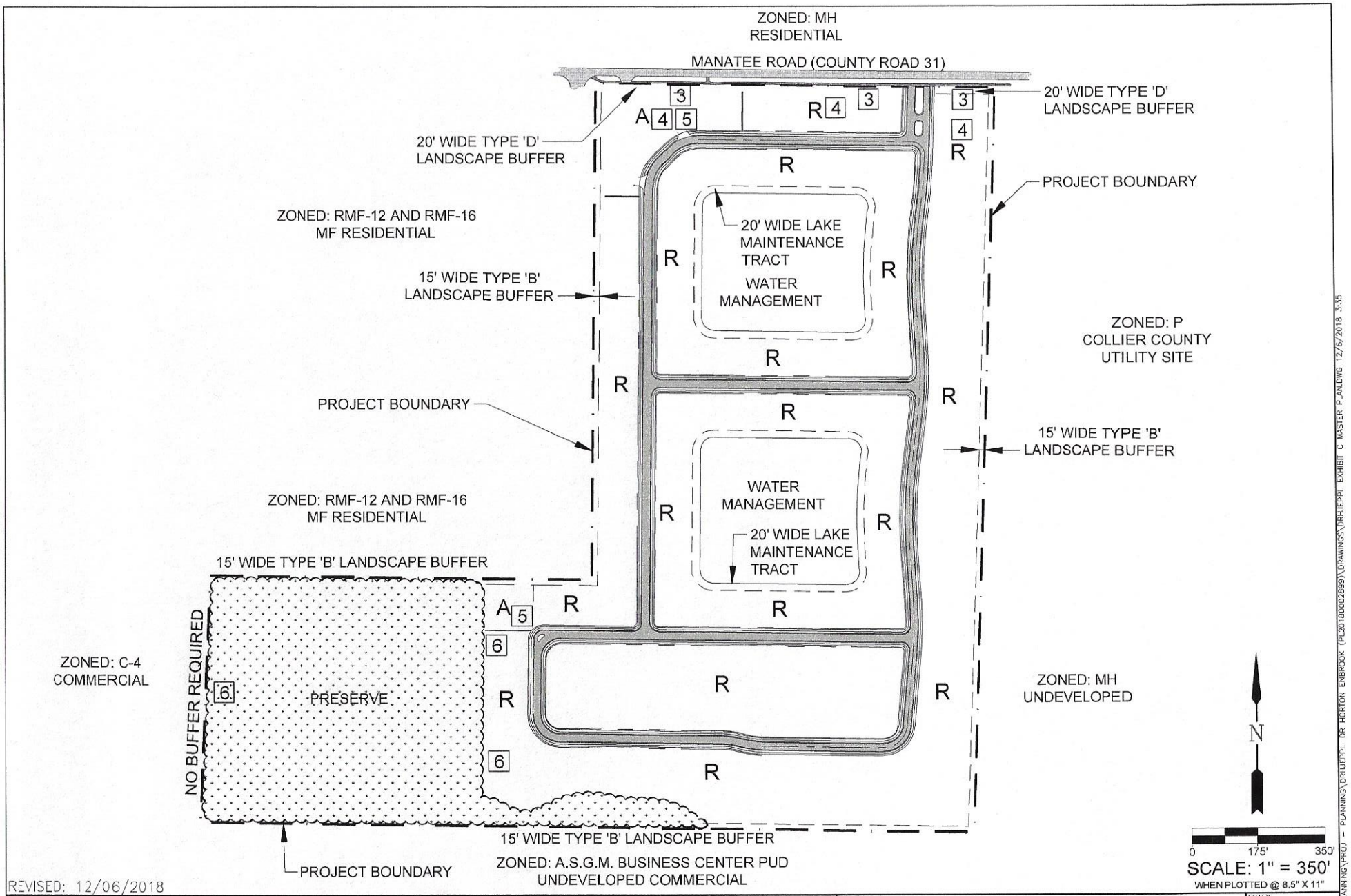
Scope of Project
Enbrook PUD (a/k/a Tuscany Isles, a/k/a Journey's End) is an approved residential project that is currently entitled to develop up to 526 multi-family dwelling units and via the project's DCA Agreement is vested to develop up to 483 multi-family units. The applicant is requesting approval to amend the PUD's schedule of land uses to allow the development of no more than 265 single-family units. By doing so, the Developer will have the option of developing either 526 multi-family, or 265 single-family, or a combination of multi-family and single-family units so long as the project does not exceed 259 two-way PM peak hour trips.

However, if the Developer constructs more than the vested 483 multi-family units, or either constructs single-family units or a combination of single-family and multi-family units that generate more than the vested trip cap of 240 two-way PM peak hour trips, then additional off-site impact analysis may be required at the time of acquiring SDP approval.

The site is located on the south side of Manatee Road and approximately one-half mile east of Collier Boulevard, within Collier County.

Table A
Existing & Proposed Land Uses

Development Scenario	Land Use	Maximum Number of Dwelling Units
Scenario A	Single-Family	265 d.u.'s
Scenario B	Multi-Family	526 d.u.'s
Scenario C	Single-Family and Multi-Family	TBD *(Total new trips **NTE 259 vph**)*
Vested Development per DCA	*Multi-Family*	*483 d.u.'s*



REVISED: 12/06/2018

# = DEVIATION
A = AMENITY AREA
R = RESIDENTIAL AREA

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

ENBROOK RPUD

EXHIBIT C
MASTER PLAN

SCALE: 1" = 350'
JOB CODE: DRHJEPPL
DATE: NOVEMBER 2018
FILE NAME: DRHJEPPL EXHIBIT C MASTER PLAN
SHEET 1 OF 2

PM \\GGM\LOCAL\FILES\PLANNING\PROJ - PLANNING\DRHJEPPL-DR HORTON ENBROOK (PL20180002899)\DRAWINGS\DRHJEPPL EXHIBIT C MASTER PLAN.DWG 12/6/2018 3:35

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that Land Use Code "Single-Family" (LUC 210) and "Multi-Family" (LUC 220) were most appropriate in estimating the project traffic.

Table 1 provides a detail of the estimated total trips. Table B provides a summary of the results.

Table B
Net New Trips Generated

Development Scenario	AM Peak Hour (vph)	PM Peak Hour (vph)
Scenario A Single-Family (265 Dwelling Units)	**193**	**259**
Scenario B Multi-Family (526 Dwelling Units)	**231**	**259**
Scenario C Single-Family & Multi-Family	**NTE** **231**	**NTE** **259**
Vested Development per DCA *Multi-Family* *(483 Dwelling Units)*	*213*	*240*

It can be concluded that the proposed rezoning of the subject property (*currently entitled for 526 multi-family units)* to allow either the development of 265 single-family dwelling units, or 526 multi-family units or a combination of single-family and multi-family dwelling units, so long as the trip cap of 259 two-way PM peak hour trips is not exceeded, will result in no net new impacts to the surrounding roadway network. More specifically, the previously approved 526 multi-family dwelling units will generate no more than 259 two-way PM peak hour trips, and the option of developing 265 single-family units will not generate more than 259 two-way PM trips, and the option of developing a mix of those two dwelling unit types will be limited to a trip cap of no more than 259 two-way PM trips. Therefore, no further analysis of the project's impacts to the adjacent roadways is required.

TABLE 1

TRIP GENERATION COMPUTATIONS

Enbrook PUD

Land Use Code	Land Use Description		Build Schedule
210	**Single-Family Detached Housing**		265 Units
220	**Multi-Family (Low Rise)**	Entitled Units	526 Units
220	**Multi-Family (Low Rise)**	Vested Units	483 Units

Land Use Code	Trip Period	Trip Generation Equation	Total Trips	Trips Enter/Exit
LUC 210	Daily Traffic (ADT) =	Ln(T) = 0.92Ln(X)+2.71 =	**2,549 ADT**	
	AM Peak Hour (vph) =	T = 0.71(X)+ 4.80 =	**193 vph**	48 / 145 vph
		25% Enter/ 75% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.96Ln(X)+0.20 =	**259 vph**	163 / 96 vph
		63% Enter/ 37% Exit =		

****

Entitled Units

LUC 220	Daily Traffic (ADT) =	T = 7.56(X) - 40.86 =	**3,936 ADT**	
	AM Peak Hour (vph) =	Ln(T) = 0.95Ln(X)-0.51 =	**231 vph**	53 / 178 vph
		23% Enter/ 77% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.89Ln(X)-0.02 =	**259 vph**	163 / 96 vph
		63% Enter/ 37% Exit =		

****

Vested Units

LUC 220	Daily Traffic (ADT) =	T = 7.56(X) - 40.86 =	**3,611 ADT**	
	AM Peak Hour (vph) =	Ln(T) = 0.95Ln(X)-0.51 =	**213 vph**	49 / 164 vph
		23% Enter/ 77% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.89Ln(X)-0.02 =	**240 vph**	151 / 89 vph
		63% Enter/ 37% Exit =		

APPENDIX

Support Documents

Collier County
Growth Management Division
Planning & Regulation

June 24, 2011

Mr. Rafael Reyes, President
Rimar Enterprises
1150 NW 72 Avenue, PH2
Miami, FL 33126

RE: Journey's End
AR #6048
COA #06-0148-09

A five-year Temporary Certificate of Adequate Public Facility (COA) was previously issued which certified that adequate transportation facilities were available and that capacity was allocated for the above-referenced project. A total of five annual payments of 20% of the estimated road impact fees were required to be paid in order for the COA to remain valid. The Board of County Commissioners has recently approved a modification related to the payments required to obtain and maintain a COA. The modification allows for a COA to be issued "in perpetuity" upon payment of 33% of the estimated Road Impact Fees as long as there is capacity available for the project.

All required annual payments to date have been submitted and capacity is still allocated for the project. Based on current rates, the Road Impact Fees that have been paid meet or exceed the 33% requirement; therefore, the remaining annual payments are no longer required and a new COA in perpetuity has been issued. A copy of the new COA is enclosed. The original COA must be signed for and can be picked up anytime during normal business hours at the address listed below.

I can be reached at 239-252-2924 should have any questions or if you need any additional information.

Sincerely,

Paula Fleishman

Paula Fleishman
Impact Fee Coordinator

Enclosures

CERTIFICATE OF PUBLIC FACILITY ADEQUACY

COA #: 06-0148-09-01 **AR #: 6048 (Journeys End)** **ORIGINAL ISSUED DATE: August 12, 2009**

OWNER NAME: **RIMAR ENTERPRISES, INC.** **REISSUE DATE: June 24, 2011**

OWNER ADDRESS: **1150 NW 72nd Avenue, Airport Executive Tower 1, Miami, Florida 33126**

LEGAL DESCRIPTION: SECTION 10 TOWNSHIP 51 SOUTH RANGE 26 EAST, COLLIER COUNTY, FL; COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SR 951 & THE NORTHERLY LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, SOUTH 30.01 FEET, NORTH 88°42'20" EAST 500 FEET, SOUTH 706.32 FEET, NORTH 88°42'20" EAST 849.37 FEET, NORTH 1°17'40" WEST 706.05 FEET, NORTH 88°40'46" EAST 170.93 FEET TO THE POINT OF BEGINNING, CONTINUE EASTERLY 1,091.84 FEET SOUTH 1,339.16 FEET, SOUTH 684.81 FEET, SOUTH 88°45'40" WEST 1,369.16 FEET, SOUTH 88°45'54" WEST 739.18 FEET, NORTH 684.81 FEET, EASTERLY 1,039.52 FEET, NORTH 1,350.18 FEET TO THE POINT OF BEGINNING, LESS OR 2039 PAGE 949 (FOLIO#: 736200103); COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SR 951 & THE NORTHERLY LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, SOUTH 30.01 FEET TO THE SOUTH LINE OF MANATEE ROAD, EAST 500 FEET, SOUTH 706.32 FEET, EAST 849.37 FEET, NORTH 1°WEST 706.05 FEET, NORTH 88°EAST 170.93 FEET TO THE POINT OF BEGINNING, NORTH 88°EAST 199 FEET, SOUTH 01°EAST 219 FEET, SOUTH 88° WEST 199 FEET, NORTH 01° WEST 219 FEET TO THE POINT OF BEGINNING (FOLIO #: 736200404).

A2

This is to certify that adequate Transportation facilities have been determined to be available pursuant to the Collier County Adequate Public Facilities Ordinance and capacities are hereby allocated for the following use(s):

ZONING	ACRES	UNITS	COMMERCIAL SQ. FT.	NUMBER OF PARKING SPACES
RMF-16	N/A	483	N/A	N/A

This certificate is issued pursuant to the Agreement made and entered into on June 28, 2005 by and between RIMAR ENTERPRISES, INC., *et al.*, and The Board of County Commissioners of Collier County, Florida, recorded in Official Record Book 3859, Pages 3211 through 3226, inclusive, of the Public Records of Collier County, Florida. This certificate of adequate public facilities "runs with the land" as described herein. This certificate is therefore transferable with the property, but may not be transferred to any other property.

This Certification Expires: In Perpetuity

Collier County Authorized Agent
Nick Casalanguida, Deputy Administrator
Growth Management Division