



APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Angel Aramis of Naples, LLC

Project Name: Estates at Entrada

STRAP Number(s): 28-43-24-00-00001.0000, -.0020; 27-43-24-00-00023.0080, -.008A, -.008B, -.008C, -.008D

- ☐ Administrative Variance (**attach Supplement A**)
- ☐ Commercial Lot Split (**attach Supplement B**)
- ☐ Consumption On Premises (**attach Supplement C**)
- ☐ Minimum Use Determination (**attach Supplement D**)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (**attach Supplement E**)
- ☐ Relief for Designated Historic Resources (**attach Supplement F**)
- ☐ Relief for Easement Encroachment (**attach Supplement G**)
- ☒ Administrative Amendment to PUD or PD (**attach Supplement H**)
- ☐ Final Plan Approval for PD per Resolution: # _____ (**attach Supplement H**)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (**attach Supplement I**)
- ☐ Placement of Model Home/Unit or Model Display Center (**attach Supplement J**)
- ☐ Dock & Shoreline Structures (**attach Supplement K**)
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (**attach Supplement L**)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (**attach Supplement M**)
- ☐ Community Gardens (**attach Supplement N**)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (**attach Supplement O**)
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (**attach Supplement P**)
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (**attach Supplement Q**)
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Community Plan Area {Section 33-1202(b)} (**attach Supplement R**)
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (**attach Supplement S**)
- ☐ Administrative Action for Parking Reduction (non-residential) or Back Out Parking into Right-of-Way (residential) per LCLDC Sec. 34-2020(c), (d), & (e) (**attach Supplement T**)

Is this project located in the Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, Palm Beach Boulevard, Buckingham, Pine Island, Lehigh Acres, North Fort Myers, or Captiva Planning Community/Community Plan areas? ☒ YES ☐ NO

**If YES, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens (see PART 3-E, below). See also Explanations below and individual Supplement forms for specific Community requirements.*

STAFF USE ONLY

Case Number: ADD2013-00021
Current Zoning: RPO
Land Use Classification: Central Urban

Commission District: 4
Planning Community: North Fort Myers
Fee Amount: 1500.00
Intake by: AK

LEE COUNTY
COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET)
FORT MYERS, FL 33902
PHONE (239) 533-8585

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COMMUNITY DEVELOPMENT

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: ANGEL ARAMIS OF NAPLES, LLC
Address: 3845 BECK BOULEVARD, SUITE 803
City, State, Zip: NAPLES, FL 34114
Phone Number: 239.331.8854 Fax Number: _____
E-mail Address: _____

B. Relationship of Applicant to owner (check one):

☒ Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.; 34-204(a)(5)]

☒ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.; 34-204(a)(5)]

☐ Applicant has been authorized by the owner(s) to represent them for this action:

☐ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (for an individual) or **Exhibit AA-1.B.2** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A1 or A2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.; 34-204(a)(5)]

☐ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

☐ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (for an individual) or **Exhibit AA-1.B.2.** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A-1 or A-2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.; 34-204(a)(5)]

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.; 34-204(a)(5)]

1. Company Name: HENDERSON FRANKLIN STARNES & HOLT, PA
Contact Person: AMANDA L. BROCK, ESQ.
Address: 1715 MONROE STREET
City, State, Zip: FORT MYERS, FL 33901
Phone Number: 239.344.1269 Fax Number: 239.344.1543
E-mail address: Amanda.brock@henlaw.com

2. Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as **Exhibit AA-1.C.2.** [34-202(b)(1)c.; 34-204(a)(5)]

PART 2
PROPERTY OWNERSHIP

Is this request specific to a particular tract of land? ☐ NO ☒ YES. If the answer is YES, please complete the following items.

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.; 34-204(a)(5)]

1. Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
E-mail address: _____

- B. **Property Ownership: Multiple owners (Corporation, partnership, trust, association)** [34-201(a)(1); 34-204(a)(5)].
1. ☒ Disclosure of (Ownership) Interests Form is attached as **AA-2.B.1.** [34-201(b)(2); 34-204(a)(5)]
- C. **Multiple parcels:**
1. ☐ Property owners list is attached as **Exhibit AA-2.C.1.** [34-202(a)(5); 34-204(a)(5)]
2. ☐ Property owners map is attached as **Exhibit AA-2.C.2.** [34-202(a)(5); 34-204(a)(5)]
- D. **Date property was acquired by present owner(s):** MARCH 22, 2012

**PART 3
PROPERTY INFORMATION**

Is this request specific to a particular tract of land? ☐ NO ☒ YES. If the answer is **YES**, please complete the following items.

- A. **STRAP Number(s):**
- | | |
|-------------------------------|-------------------------------|
| <u>27-43-24-00-00023.008D</u> | <u>27-43-24-00-00023.0080</u> |
| <u>27-43-24-00-00023.008C</u> | <u>28-43-24-00-00001.0020</u> |
| <u>27-43-24-00-00023.008A</u> | <u>27-43-24-00-00023.008B</u> |
| <u>28-43-24-00-00001.0000</u> | |
- B. **Street Address of Property:** 16701 N CLEVELAND AVE, NORTH FORT MYERS 33903
- C. **Legal Description:**
- ☒ **Legal description** (on 8½" x 11" paper) is attached as **Exhibit AA-3.C.1.** [34-204(a)(1)]
- ☒ **Sealed sketch** of the legal description is attached as **Exhibit AA-3.C.2.** [34-204(a)(1)]
- D. **Boundary Survey:**
- ☒ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit AA-3.D.1.** [34-202(a)(2); 34-204(a)(5)]
- ☐ The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. A copy of the applicable plat is attached as **Exhibit AA-3.D.2.** [34-202(a)(2); 34-204(a)(5)]
- E. **Planning Community/Community Plan Area:** NORTH FORT MYERS
- If the application is for administrative action within the **Page Park Community Plan Area or the Captiva Planning Community (Captiva Island only)**, an informational session must be conducted within the applicable Community and a meeting summary document must be submitted. {See Explanatory Notes below.} Attach meeting summary document labelled as **Exhibit AA-3.E.** [33-1203(a)(5); 33-1203(b); 33-1612(a)(5); 33-1612(b)]
- If the application is for administrative action within certain other Planning Communities/Community Plan Areas, see the individual Supplements for meeting requirements applicable to the specific application. [34-204(a)(6); 33-54; 33-1004; 33-1203; 33-1401; 33-1482; & 33-1532; 33-1612]
- F. **General Location of Property:**
1. ☒ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4); 34-204(a)(5)]
2. **Directions to property:** [34-204(a)(5)]
FROM DOWNTOWN, TRAVEL NORTH ON US 41. TURN LEFT ONTO PLAYA DEL SOL.

- G. **Current Zoning of Property:** [34-204(a)(5)] RPD/CPD
- H. **Current use(s) of the property** [34-204(a)(4) & (5)]:
1. ☒ Current uses of the property are:
VACANT
2. ☐ If buildings or structures exist on the property, an affidavit is required stating whether the buildings & structures will be removed or retained and specific details regarding any structures proposed to

be retained. Attach as **Exhibit AA-3.H.2.** and entitle "**Structure Affidavit**". [34-204(a)(4)]

I. Property Dimensions [34-202(a)(8)]:

- | | | | |
|---|----------------|----------------------|-------------------------|
| 1. Width (average if irregular parcel): | <u>4656+/-</u> | Feet | |
| 2. Depth (average if irregular parcel): | <u>1482+/-</u> | Feet | |
| 3. Total area: | <u>292+/-</u> | Acres or square feet | |
| 4. Frontage on road or street: | <u>689+/-</u> | Feet on | <u>CLEVELAND</u> Street |
| 2 nd Frontage on road or street: | <u>N/A</u> | Feet on | <u>N/A</u> Street |

J. Property Restrictions: Are there deed restrictions or other types of covenants or restrictions currently applicable to this parcel? **NO** ☐ **YES**. If the answer is **YES**, please address the following items.

1. A copy of the deed restrictions or covenants currently applicable to this parcel is attached as **Exhibit AA-3.J.1. [34-204(a)(3)]**.
2. A statement explaining how the deed restrictions or other types of covenants or restrictions may affect the requested action is attached as **Exhibit AA-3.J.2. [34-204(a)(3)]**

**PART 4
ACTION REQUESTED**

A. Type Of Request (please check one):

- ☐ Administrative Variance (**requires Supplement A**)
- ☐ Commercial Lot Split (**requires Supplement B**)
- ☐ Consumption On Premises (**requires Supplement C**)
- ☐ Minimum Use Determination (**requires Supplement D**)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (**requires Supplement E**)
- ☐ Relief for Designated Historic Resources (**requires Supplement F**)
- ☐ Relief for Easement Encroachment (**requires Supplement G**)
- ☒ Administrative Amendment to PUD or PD (**requires Supplement H**)
- ☐ Final Plan Approval for PD per Resolution: # _____ (**requires Supplement H**)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (**requires Supplement I**)
- ☐ Placement of Model Home/Unit or Model Display Center (**requires Supplement J**)
- ☐ Dock & Shoreline Structures (**requires Supplement K**)
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (**requires Supplement L**)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (**requires Supplement M**)
- ☐ Community Gardens (**requires Supplement N**)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (**requires Supplement O**)
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (**requires Supplement P**)
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (**requires Supplement Q**)
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} (**requires Supplement R**)
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (**attach Supplement S**)
- ☐ Administrative Action for Parking Reduction (non-residential) or Back Out Parking into Right-of-Way (residential) per LCLDC Sec. 34-2020(c), (d), & (e) (**attach Supplement T**)

B. Nature Of Request:

To amend the Schedule of Uses and Master Concept Plan to allow for a variety of adult congregate living facilities. See attached Narrative for additional detail.

PART 5 – SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (LISTED BELOW) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	SUP/Exhibit Number	SUBMITTAL ITEMS
3		Completed application for Administrative Action [34-204(a)]
1		Filing Fee - [34-204(a)(8)]
SUPPLEMENTAL FORMS (select applicable request/form)		
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	SUP F	Relief for Designated Historic Resources request
3	SUP G	Easement Encroachment request
3	SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
3	SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP L	Determination of TDR Units that may be created from Wetlands
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement request
3	SUP N	Community Gardens request
3	SUP O	Modification of Existing MH/RV Park site plan
7	SUP P	Administrative Approval of Compact Community for a Mixed-Use Community in Southeast Lee County (DR/GR)
3	SUP Q	Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines
15	SUP R	Administrative Action for a Planned Development or Live-Work Units in the Page Park Community Plan Area
3	SUP S	Administrative Extension of a Master Concept Plan
3	SUP T	Administrative Action for Parking Reduction or Back Out Parking into Right-of-Way
ADDITIONAL SUBMITTAL ITEMS		
3	AA-1.B.2	Notarized Affidavit of Authorization Form [34-204(a)(5); 34-202(b)(1)c]
3	AA-1.C.2	Additional Agents [34-204(a)(5); 34-202(b)(1)c.]
3	AA-2.B.1	Disclosure of Interest Form [34-204(a)(5); 34-201(b)(2)a]
3	AA-2.C.1	Subject property owners list (if applicable) [34-204(a)(5); 34-202(a)(5)]
3	AA-2.C.2	Subject Property Owners map (if applicable) [34-204(a)(5); 34-202(a)(5)]
3	AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-204(a)(2)]
3	AA-3.C.1	Legal Description (2 originals required) [34-204(a)(1)]
3	AA-3.C.2	Sealed Sketch of the Legal Description (2 originals required) [34-204(a)(1)]
3	AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-204(a)(5); 34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more (2 originals required) [34-204(a)(5); 34-373(a)(4)a.]
3	AA-3.D.2	Copy of Plat (if applicable) [34-204(a)(1)]
3	AA-3.E	Page Park Community Plan Area or Captiva Planning Community (Captiva Island) Meeting Summary Document (if application is located in the Page Park Community Plan Area or Captiva Island) [34-204(a)(6); 33-1203(b); 33-16129a(5); 33-1612(b)]
3	AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section [34-204(a)(5); 34-202(a)(4)]
3	AA-3.H.2	Structure Affidavit (if buildings or structures exist on the property) [34-204(a)(4)]
3	AA-3.J.1	Copy of deed restrictions or covenants or other restrictions applicable to the parcel (required if answered YES to Part 3.J). [34-204(a)(3)]
3	AA-3.J.2	Explanation as to how the restrictions may affect the requested action (required if answered YES to Part 3.J). [34-204(a)(3)]

* At least one copy must be an original.

PART 1 - AFFIDAVIT A2
(EXHIBIT AA-1.B.2)

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.),
LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, ROBERT PAUL HARDY (name), as MANAGING MEMBER (title) of ANGEL ARAMIS, LLC (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

ANGEL ARAMIS, LLC

*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

MANAGING MEMBER
(title of signatory)

ROBERT PAUL HARDY
(Typed or printed name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3-1-2013 (date) by Robert Paul Hardy (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Beulah V. Ferguson
Signature of person taking oath or affirmation

Name typed, printed or stamped

Title or rank



Serial number, if any

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

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COMMUNITY DEVELOPMENT

ADD 2013-00021

AA-1.B.2

EXHIBIT AA-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. _____

CASE NO. _____

ADD 2013-00021

1. Please identify the owners of the property subject to the application. The list must include all individuals, corporations, companies, trusts, or partnerships who have an interest in the property (fee simple, tenancy by the entirety, tenancy in common, or joint tenancy). Also, indicate the percentage of ownership that each owner or entity has in the property. This Disclosure must fully identify the individual persons who have an interest in the property or the legal entities that have an ownership in the property. For additional space, you may attach a separate breakdown of the structures of all legal entities that have an ownership interest in the property owner. See Example given at the bottom of this Disclosure form.

Name and Address	Percentage of Ownership
ANGEL ARAMIS, LLC	100%
_____	_____
_____	_____
_____	_____
_____	_____

2. For each property owner listed under paragraph 1 above that is a CORPORATION of LIMITED LIABILITY COMPANY, list the officers, managers, managing members and stockholders for each corporation or company and the percentage of stock or membership interest owned by each shareholder or member. If that corporation is owned by another corporation, then you must list the officers and stockholders for each corporation that has an ownership interest in the corporation and the percentage of stock owned by each shareholder of that corporation. Listing the officers, directors, or managers is not sufficient. Providing a list of individuals and legal entities holding an ownership interest in a publicly traded company is not required.

Name and Address	Percentage of Stock
ROBERT PAUL HARDY, MANAGING MEMBER	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. For each property owner listed under paragraph 1 above that is a TRUSTEE, list the trustee and primary beneficiaries of the trust with percentage of interest. If a beneficiary of the trust is another trust, the individual trustee, and beneficiaries and percentage of interest for that trust must also be provided. A list of contingent beneficiaries is not required.

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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Page 1 of 3

AA-2.B.1

4. For each property owner listed under paragraph 1 above that is a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners. If the general or limited partners are not individuals, but are corporations, companies, trusts, partnerships, or limited partnerships, you must further identify the ownership of those entities as provided in each section of this Disclosure.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE for the subject property, whether contingent on this application or not, list the names of the contract purchasers below, including all individuals and legal entities that are the contract purchasers, including all officers, managers, members, stockholders, beneficiaries, or partners as required in each section above.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals and legal entities subject to that contingency clause or contract, including all officers, managers, members, stockholders, beneficiaries, as required in each section above.

Name and Address	Percentage of Stock

Example:

The property is owned by John Doe and ABC Corporation. Each have a 50% interest. The officers, directors and ownership interests of ABC Corporation must also be identified. If ABC Corporation was owned by Betty Smith, Barney Doe, and the John Doe, Trust. In addition to Betty and Barney, the Disclosure must also include the individual trustee and primary beneficiaries of the John Doe trust. This identification must continue to occur until the complete ownership structure of all legal entities has been broken down into all individual persons having an ownership interest in each legal entity.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of public hearing, a supplemental disclosure of interest form must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature

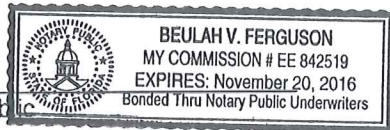
ROBERT PAUL HARDY

(Typed or printed name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3-1-2013
(date) by Robert Paul Hardy (name of person providing oath or affirmation),
who is personally known to me or who has produced _____ (type
of identification) as identification.

Beulah V. Ferguson
Signature of Notary Public



Printed Name of Notary Public

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COMMUNITY DEVELOPMENT

ADD 2013-00021

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**EXHIBIT AA-1.C.2
ADDITIONAL AGENTS**

Company Name: COMMUNITY ENGINEERING SERVICES, INC.
Contact Person: MARK MCCLEARY
Address: 2740 OAK RIDGE COURT, SUITE 301
City, State, Zip: FORT MYERS, FL 33901
Phone Number: 239.936.9777 Fax Number: 239.936.0064
Email Address: mmccleary@ces-peoplefirst.com

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email Address: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email Address: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email Address: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email Address: _____

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COMMUNITY DEVELOPMENT

ADD 2013-00021



ADMINISTRATIVE ACTION REQUEST
SUPPLEMENT H
FOR UNINCORPORATED AREAS ONLY

ADMINISTRATIVE AMENDMENT TO A PUD OR PLANNED
DEVELOPMENT PER LCLDC SECTION 34-380(b) or
FINAL PLAN APPROVAL FOR A PLANNED DEVELOPMENT

ADD 2013-00021

Case Number: _____
Project Name: ESTATES AT ENTRADA
Applicant's Name: ANGEL ARAMIS OF NAPLES, LLC
28-43-24-00-00001.0000, -.0020; 27-43-24-00-00023.0080, -.008A, -.008B, -.008C, -
STRAP Number(s): .008D

Indicate whether REQUEST is for:

☒ ADMINISTRATIVE AMENDMENT (please complete PART 1, PART 2., & PART 3.)

☐ FINAL PLAN APPROVAL (please complete PART 1, PART 2, & PART 4.)

*Planning Community/Community Plan Area: NORTH FORT MYERS

**If located within the Estero, Caloosahatchee Shores, Page Park, Palm Beach Boulevard, Buckingham, Greater Pine Island, Lehigh Acres, North Fort Myers or Captiva Planning Community or Community Plan area and the request includes administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution, please conduct an informational meeting in the applicable community and provide a meeting summary document (see PART 2.C.). See LCLDC Section 33 and The Lee Plan.*

If the request is for an administrative amendment to a PUD or to a Planned Development or Final Plan Approval please submit the "Application for Administrative Action" form for unincorporated areas and Supplement H including the following:

PART 1
APPLICATION INFORMATION

A. ORIGINAL PROJECT NAME (if different than Project Name currently used):

B. ORIGINAL REZONING RESOLUTION NUMBER: Z-06-039

C. SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning including Resolution Numbers and Case Numbers (provide added sheets, if necessary; label as **Exhibit H-1.C.**).

ADD2006-00240

ADD2007-00189

DCI2011-00054

D. DEVELOPMENT ORDER NUMBERS FOR PROJECT (if any): Please list all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary; label as **Exhibit H-1.D.**).

DOS2006-00145

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**PART 2
REQUESTED ACTION**

- A. **WRITTEN NARRATIVE:** Please provide a written narrative statement explaining exactly what is proposed. Label as **Exhibit H-2.A.**
- B. **RELIEF/DEVIATIONS:** Is any relief requested from the provisions of the Lee County Land Development Code?
X **NO**
☐ **YES** – If **YES**, provide a **written narrative statement** explaining the specific relief requested (a schedule of deviations). Include specific references to any section (number{s} and name{s}) of the Lee County Land Development Code (LCLDC) from which relief is sought including why the requested relief is necessary and how it will affect the project. Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Label narrative statement as **Exhibit H-2.B.1.**
- Also provide three (3) sets of drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) in 11" X 17" size (two originals required) and one (1) 24" x 36" size. All deviation requests must be specifically keyed to the location on the MCP. Label deviation drawing(s) as **Exhibit H-2.B.2.**
- C. Is the property located within the Estero, Caloosahatchee Shores, Page Park, Palm Beach Boulevard, Buckingham, Greater Pine Island, Lehigh Acres, North Fort Myers or Captiva Planning Community/Community Plan Area and does the request include administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution? **[33-2]**
X **NO**
☐ **YES** – If **YES**, submit a copy of the Community Meeting Summary Document (see Explanations, PART 2. Below). Label **Exhibit H-2.C.**

**PART 3
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS**

Please submit the following for all Administrative Amendment Applications:

- A. **AREA LOCATION MAP:** An Area Location Map (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-3.A. [34-204(a)(5); 34-373(a)(4)b.]**
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24" X 36". Label as **Exhibit H-3.B. [34-204(a)(5); 34-373(a)(6)]**
- C. **REDUCED SIZE MASTER CONCEPT PLAN:** Provide three (3) copies of the MASTER CONCEPT PLAN REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-3.C. [34-204(a)(5)]**
- D. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-3.D. [34-204(a)(5)]**

PART 4
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS

Please submit the following for all Final Plan Approval Applications:

- A. AREA LOCATION MAP:** An Area Location Map (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-4.A.** [34-204(a)(5); 34-373(a)(4)b.]
- B. APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED. Label as **Exhibit H-4.B.** [34-204(a)(5); 34-373(a)(6)]
- C. PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution. This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. Label as **Exhibit H-4.C.** [34-204(a)(5)]
- D. REDUCED SIZE COPY OF THE PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-4.D.** [34-204(a)(5)]
- E. ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-4.E.** [34-204(a)(5)]

**PART 5
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
		FOR ADMINISTRATIVE AMENDMENT APPLICATIONS and FOR FINAL PLAN APPROVAL APPLICATIONS
3		Completed Application for Administrative Action Form [34-204(a)]
1		Filing Fee - [34-204(a)(8)]
3	SUP H	Administrative Amendment to a PUD or Planned Development request Supplement Form [34-204(a)(5)]
3	H-1.C	Subsequent Zoning Action Resolution/Case Numbers (if any and if added sheet is necessary) [34-204(a)(5)]
3	H-1.D	Development Order Numbers for the Project (if any and if added sheets are necessary) [34-204(a)(5)]
3	H-2.A	Written Narrative explaining what, exactly, is proposed [34-204(a)(5)]
3	H-2.B.1	Schedule of Deviations and Justification Statement for each requested deviation (if YES was answered to Item # 2.B.) [34-204(a)(5)]
1	H-2.B.2	Site plan (24" X 36" size) detailing each requested deviation (if YES was answered to Item # 2.B.) [34-204(a)(5)]
3	H-2.B.2	Reduced site plans (11" X 17" size) detailing each requested deviation (if YES was answered to Item # 2.B.) - two originals required [34-204(a)(5)]
1	H-2.C	Community Meeting Summary Document (if answered YES to Item 2.C.) [34-204(a)(5); 33-3]
		ADDITIONAL SUBMITTAL ITEMS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS
3	H-3.A	Area Location Map (8 ½' X 11" size) [34-204(a)(5)]
1	H-3.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size) [34-204(a)(5)]
3	H-3.C	Master Concept Plan (11" X 17" maximum size) including detailed drawings of any proposed deviations - two originals required [34-204(a)(5)]
3	H-3.D	Zoning Resolutions/Zoning Documents [34-204(a)(5)]
		ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS
3	H-4.A	Area Location Map (8 ½' X 11" size) [34-204(a)(5)]
3	H-4.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size) [34-204(a)(5)]
1	H-4.C	Proposed Final Plan including Deviations keyed to the plan (24" X 36" size) [34-204(a)(5)]
3	H-4.D	Proposed Final Plan (11" X 17" maximum size) - two originals required [34-204(a)(5)]
3	H-4.E	Zoning Resolutions/Zoning Documents [34-204(a)(5)]

* At least one copy must be an original



ESTATES OF ENTRADA

Administrative Amendment Request

COMMUNITY DEVELOPMENT

This Administrative Amendment request is to allow a variety of adult congregate living facilities to be developed on four (4) designated parcels within the Estates of Entrada. The affected parcels would be MF Tract 1, TH Tract 2, TH Tract 3, and the CPD Tract, as shown on the attached Master Concept Plan. The uses to be added include: adult living facilities (ALF), skilled nursing facilities (SNF), continuing care facilities (CCF), and independent living units (ILU), all as defined within the Lee County Land Development Code (LDC). The requested amendment adds all four of these uses to MF Tract 1, TH Tract 3, and the CPD Tract, while only ILU would be added as a use to TH Tract 2.

Allowable densities for these types of facilities would be based upon the following:

1. For the residential tracts within Estates of Entrada, the maximum allowable density would be calculated using the conversion factors established in LDC Sections 34-1414(c) and 34-1494(b)(2). These sections allow for conversions at a rate of 4 persons = 1 du for ALF, SNF, and CCF facilities that do not have kitchens within the individual units, and 2 ILU's = 1 du for independent living units.
2. For the CPD tract (which allows Health Care Facilities, Groups I, II and III), the maximum allowable density would be based on the standard density cap of the Central Urban land use classification (10 du/acre) multiplied by the density equivalency factors specified in Sections 34-1414(c) and 34-1494(b)(2). The number of trips attributable to any adult care residential facility would result in a corresponding reduction of the amount of commercial and office space that could also be developed on the CPD tract.

Attached please find three documents in support of the request:

1. An Updated Master Concept Plan that shows the individual parcels and current density allocations.
2. A table showing the maximum conversion densities for the requested facilities for the four tracts for which these uses are requested.
3. A Trip Generation Summary for the CPD Tract that shows various scenarios for development of an assisted living or continuing care facility on this tract, with corresponding reductions in commercial and office development that would be necessary.

It would be anticipated that the following conditions would be included on any approval of this request:

1. ALF, SNF, CCF and ILU facilities may be constructed on the CPD Tract, Townhome Tract #3, and Multifamily Tract #1. ILU facilities may be constructed on

Exhibit H-2.A.

Page 1 of 2

SUPERSEDED BY SUBMITTAL REC'D 6-5-13

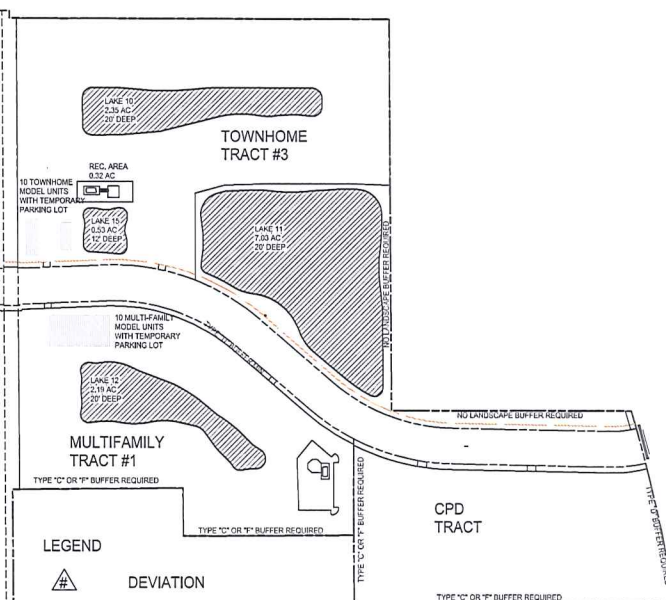
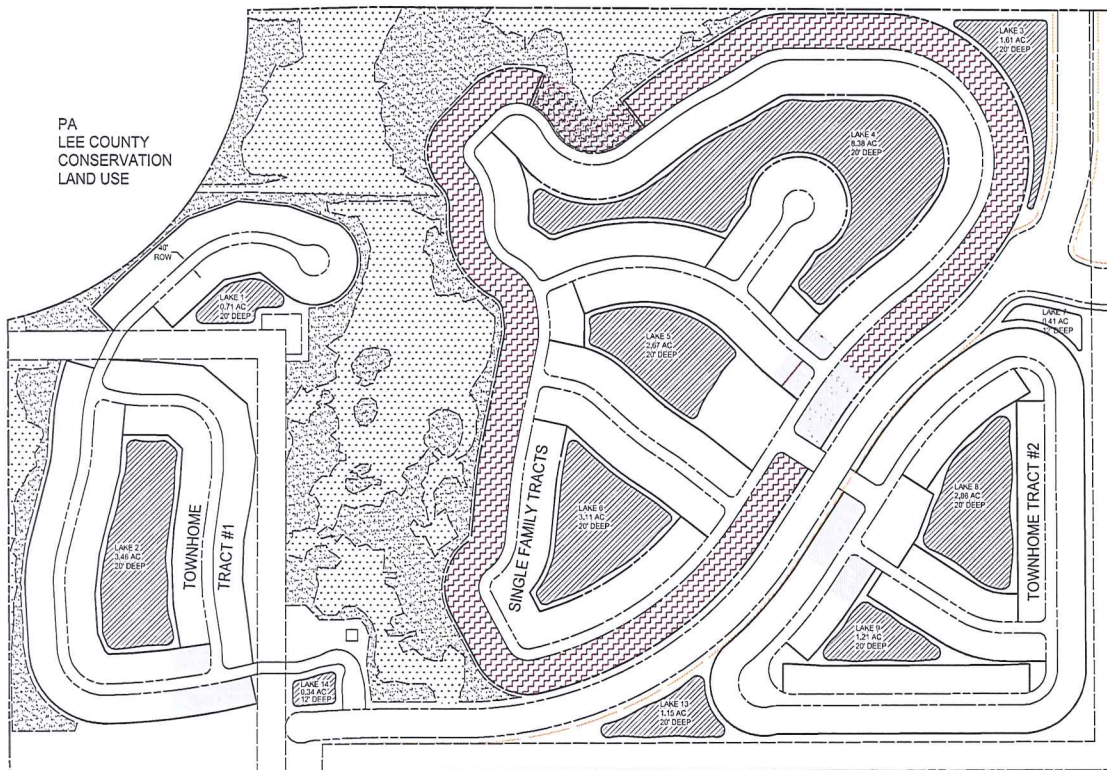
H-2.A

Townhome Tract #2. Maximum allowable densities for these facilities are shown in the attached Table.

2. Prior to issuance of a development order for any ALF, SNF, CCF, or ILU facility on the CPD Tract, an administrative amendment to the CPD Tract will be required. As part of the documentation for the administrative amendment, the applicant will submit a trip generation summary of the proposed facility to document that the trip generation for the CPD Tract does not exceed the trip generation that was reviewed during the rezoning. Approval of any ALF, SNF, CCF, or ILU facilities on the CPD Tract will result in a corresponding reduction of allowable commercial and/or office space based upon trip generation. The reduction in allowable commercial and/or office space will be reflected in the administrative amendment approving the ALF, SNF, CCF, or ILU facility. Sample calculations of commercial and office intensity reductions are shown on the attached Trip Generation Summary table.

SUPERSEDED BY SUBMITTAL REC'D 6-5-13

PA
LEE COUNTY
CONSERVATION
LAND USE



- LEGEND**
- # DEVIATION
 - [Pattern] WETLAND PRESERVE
 - [Pattern] UPLAND BUFFER
 - [Pattern] SINGLE FAMILY LOTS \geq 6500 SF
 - [Line] INDIGENOUS CREDIT BOUNDARY LINE
 - [Pattern] LAKES
 - [Pattern] MODEL UNITS

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED
 RESIDENTIAL PROJECT AREA - 40% (REQUIRED 1")
 COMMERCIAL PROJECT AREA - 30% (REQUIRED)
 * NOT APPLICABLE TO SINGLE FAMILY LOTS 6500 SF OR GREATER

TOTAL RESIDENTIAL AREA = 292.91 AC (PROPERTY AREA) - 12.35 AC (COMMERCIAL AREA)
 = 280.56 AC
 RESIDENTIAL AREA (LOTS \geq 6500 SF) = 27.28 AC
 RESIDENTIAL AREA FOR OPEN SPACE = 253.28 AC

OPEN SPACE REQUIRED
 = (253.28 AC RESIDENTIAL X 40%) + (12.35 AC COMMERCIAL X 30%)
 = 101.31 AC + 3.71 AC
 = 105.02 AC **

** 50% OF OPEN SPACE REQUIREMENTS MUST BE INDIGENOUS NATIVE VEGETATION

REQUIRED INDIGENOUS NATIVE VEGETATION = 105.02 AC X 50% = 52.51 AC

INDIGENOUS NATIVE VEGETATION BREAKDOWN

WETLAND PRESERVE	22.74 AC
UPLAND BUFFER	21.51 AC
TOTAL AREA INDIGENOUS NATIVE VEGETATION:	44.25 AC
TOTAL INDIGENOUS NATIVE VEGETATION (WITH CREDITS)	53.02 AC

PROPOSED OPEN SPACE

TOTAL INDIGENOUS NATIVE VEGETATION	44.25 AC
LAKE (25% OF TOTAL OPEN SPACE REQ.) = .25 X 102.73 AC	25.68 AC
LANDSCAPE AREA/COMMON OPEN SPACE/GREEN SPACE	25.61 AC
DRAINAGE DITCHES (25% OF AREA) = 0.25 X 2.35 AC	0.59 AC
UTILITY EASEMENT AREA (OVERHEAD POWER LINES)	15.95 AC
TOTAL:	122.08 AC

TOTAL OPEN SPACE PROVIDED = 122.08 AC
 TOTAL OPEN SPACE REQUIRED = 105.02 AC

NOTE: INDIGENOUS PRESERVE LINES SHOWN ARE CONSISTENT WITH EXHIBIT "D" OF THE APPROVED RESOLUTION 2-06-039, ADD2007-00389.

PROJECT LAND USE

PROJECT AREA: 292.91 AC
 TRACT AREA TOTAL:
 COMMERCIAL = 12.3 AC
 MULTI-FAMILY TRACT = 16.4 AC
 TOWNHOME TRACT #1 = 25.9 AC
 TOWNHOME TRACT #2 = 29.8 AC
 TOWNHOME TRACT #3 = 21.7 AC
 SINGLE FAMILY TRACT #1 = 72.0 AC

DWELLING UNIT BREAKDOWN

MULTI-FAMILY TRACT = 300 UNITS
 TOWNHOME TRACT #2 = 350 UNITS
 TOWNHOME TRACT #2 = 300 UNITS
 TOWNHOME TRACT #3 = 325 UNITS
 SINGLE FAMILY TRACT #1 = 325 UNITS

COMMERCIAL LAND USE

COMMERCIAL = 30,000 SF RETAIL
 140,000 SF OFFICE/WAREHOUSE

FLOOD ZONE

PARCEL LIES IN FLOOD ZONES AE (EL 16), AE (EL 17), AE (EL 18), AND X PER
 FLOOD INSURANCE PANEL 12071C0259F APPROVED 8/28/2008.

DENSITY

DENSITY = NUMBER DWELLING UNITS / TOTAL ACREAGE
 = 1600 UNITS / 292.91 AC = 5.46 UNITS PER ACRE

AREA TABULATION

LAKE AREA = 38.03 AC
 PRESERVED WETLAND AREA = 22.74 AC
 UPLAND BUFFER AREA = 21.51 AC

OWNER

ANGEL ARAMIS, L.L.C.
 3845 BECK BOULEVARD
 NAPLES, FL 34114
 PH: _____
 FAX: _____

RECEIVED
 MAR 11 2013

COMMUNITY DEVELOPMENT

community engineering services, inc.
 civil engineering, surveying, project management
 13650 Fiddlerslicks Blvd., PMB 202-389
 Fort Myers, Florida 33912
 Telephone (239) 936-8777 Fax (239) 936-0064

MASTER CONCEPT PLAN
 THE ESTATE OF ENTRADA

FOR
 ANGEL ARAMIS, L.L.C.
 3845 BECK BOULEVARD
 NAPLES, FL 34114

scale: 1"=200'
 SHEET

1 of 1

date

SUPERSEDED BY SUBMITTAL REC'D 6-5-13

ADD 2013-00021

Estates of Entrada Conversion Densities

<u>Tract</u>	<u>Standard D.U.</u>	<u>ALF/SNF/CCF Units***</u>	<u>ILU Units****</u>
CPD Tract	123*	492	246
MF Tract 1	300**	1200	600
TH Tract 2	300**	----	600
TH Tract 3	325**	1300	650

* Standard DU for the CPD Tract was calculated as 12.3 ac x 10 du/ac allowed in Central Urban land use classification = 123 du. This calculation is made only for purposes of determining the number of ALF/SNF/CCF units allowed for the Health Care Facilities Groups I and II allowed on this tract. Standard residential dwelling units are not permitted on the CPD Tract.

** DU for these tracts taken from revised Master Concept Plan prepared by CES.

*** Conversion ratio of 4:1 based upon LDC Section 34-1494(b)(2), which allows conversion at a ratio of 4 persons = 1 standard du, provided the ALF/SNF/CCF does not have cooking facilities in individual units. These types of units are not permitted on TH Tract 2.

**** Conversion ratio of 2:1 based upon LDC Section 34-1414(c), which allows conversion at a ratio of 2 Independent Living Units (ILU) = 1 standard residential unit.

SUPERSEDED BY SUBMITTAL REC'D 6-5-13

TRIP GENERATION SUMMARY
ESTATES at ENTRADA

Current Zoning

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	1,275 Units		
230	Residential Condo/Townhouse	325 Units	Daily Traffic (ADT) =	16,475 ADT
750	Office Park	140,000 s.f.	AM Peak Hour (vph) =	1,392 vph
820	Shopping Center	30,000 s.f.	PM Peak Hour (vph) =	1,614 vph

Scenario A

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	1,275 Units	Daily Traffic (ADT) =	16,006 ADT
230	Residential Condo/Townhouse	325 Units	AM Peak Hour (vph) =	1,434 vph
254	Assisted Living	492 Units	PM Peak Hour (vph) =	1,613 vph
255	CC Retirement Community	0 Units		
750	Office Park	140,000 s.f.		
820	Shopping Center	9,250 s.f.	<i>Less 20,750 s.f.</i>	

Scenario B

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	1,275 Units	Daily Traffic (ADT) =	16,346 ADT
230	Residential Condo/Townhouse	325 Units	AM Peak Hour (vph) =	1,337 vph
254	Assisted Living	492 Units	PM Peak Hour (vph) =	1,615 vph
255	CC Retirement Community	0 Units		
750	Office Park	68,000 s.f.	<i>Less 72,000 s.f.</i>	
820	Shopping Center	30,000 s.f.		

Scenario C

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	1,275 Units	Daily Traffic (ADT) =	16,408 ADT
230	Residential Condo/Townhouse	325 Units	AM Peak Hour (vph) =	1,419 vph
254	Assisted Living	0 Units	PM Peak Hour (vph) =	1,614 vph
255	CC Retirement Community	246 Units		
750	Office Park	140,000 s.f.		
820	Shopping Center	15,500 s.f.	<i>Less 14,500 s.f.</i>	

Scenario D

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	1,275 Units	Daily Traffic (ADT) =	16,630 ADT
230	Residential Condo/Townhouse	325 Units	AM Peak Hour (vph) =	1,356 vph
254	Assisted Living	0 Units	PM Peak Hour (vph) =	1,615 vph
255	CC Retirement Community	246 Units		
750	Office Park	93,000 s.f.	<i>Less 47,000 s.f.</i>	
820	Shopping Center	30,000 s.f.		

Scenario E

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	1,275 Units	Daily Traffic (ADT) =	16,208 ADT
230	Residential Condo/Townhouse	325 Units	AM Peak Hour (vph) =	1,381 vph
254	Assisted Living	492 Units	PM Peak Hour (vph) =	1,615 vph
255	CC Retirement Community	0 Units		
750	Office Park	100,000 s.f.	<i>Less 40,000 s.f.</i>	
820	Shopping Center	20,000 s.f.	<i>Less 10,000 s.f.</i>	

Scenario F

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	1,275 Units	Daily Traffic (ADT) =	16,530 ADT
230	Residential Condo/Townhouse	325 Units	AM Peak Hour (vph) =	1,378 vph
254	Assisted Living	0 Units	PM Peak Hour (vph) =	1,613 vph
255	CC Retirement Community	246 Units		
750	Office Park	110,000 s.f.	<i>Less 30,000 s.f.</i>	
820	Shopping Center	24,000 s.f.	<i>Less 6,000 s.f.</i>	

TABLE 1
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Current Zoning

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	1,275 Units
230	Residential Condo/Townhouse	325 Units
750	Office Park	140,000 s.f.
820	Shopping Center	30,000 s.f.

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	10,815 ADT	
	AM Peak Hour (vph) =	$T = 0.75(X) =$ 25% Enter/ 75% Exit =	956 vph	239 / 717 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$ 63% Enter/ 37% Exit =	1,039 vph	654 / 384 vph

LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	1,888 ADT	
	AM Peak Hour (vph) =	$T = .44(X) =$ 17% Enter/ 83% Exit =	143 vph	24 / 119 vph
	PM Peak Hour (vph) =	$T = 0.52(X) =$ 67% Enter/ 33% Exit =	169 vph	113 / 56 vph

LUC 750	Daily Traffic (ADT) =	$T = 11.42(X) =$	1,599 ADT	
	AM Peak Hour (vph) =	$T = 1.71(X) =$ 89% Enter/ 11% Exit =	239 ADT	213 / 26 vph
	PM Peak Hour (vph) =	$T = 1.48(X) =$ 14% Enter/ 86% Exit =	207 ADT	184 / 23 vph

LUC 820	Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	3,105 ADT	
	AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$ 61% Enter/ 39% Exit =	76 vph	46 / 30 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$ 49% Enter/ 51% Exit =	284 vph	139 / 145 vph

Pass-by Trips per County

30% Pass-by Rate

	New Daily Traffic (ADT) =	$(ADT) \times (\% \text{ of New Trips})$	2,174 ADT	
	New AM Peak Hour (vph) =	$(AM) \times (\% \text{ of New Trips})$ 61% Enter/ 39% Exit =	53 vph	32 / 21 vph
	New PM Peak Hour (vph) =	$(PM) \times (\% \text{ of New Trips})$ 49% Enter/ 51% Exit =	199 vph	97 / 101 vph

Total	Daily Traffic (ADT) =		16,475 ADT	
	AM Peak Hour (vph) =		1,392 vph	509 / 883 vph
	PM Peak Hour (vph) =		1,614 vph	1,049 / 564 vph

TABLE 1A
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Scenario A

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>			
210	Single-Family Detached Housing	1,275 Units			
230	Residential Condo/Townhouse	325 Units			
254	Assisted Living	492 Units			
255	CC Retirement Community	0 Units			
750	Office Park	140,000 s.f.			
820	Shopping Center	9,250 s.f.	<i>Less 20,750 s.f.</i>		

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>	
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	10,815 ADT		
	AM Peak Hour (vph) =	$T = 0.75(X) =$ 25% Enter/ 75% Exit =	956 vph	239 / 717	vph
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$ 63% Enter/ 37% Exit =	1,039 vph	654 / 384	vph

LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	1,888 ADT		
	AM Peak Hour (vph) =	$T = .44(X) =$ 17% Enter/ 83% Exit =	143 vph	24 / 119	vph
	PM Peak Hour (vph) =	$T = 0.52(X) =$ 67% Enter/ 33% Exit =	169 vph	113 / 56	vph

LUC 254	Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X) + 3.07 =$	693 ADT		
	AM Peak Hour (vph) =	$T = 0.14(X) =$ 65% Enter/ 35% Exit =	69 vph	45 / 24	vph
	PM Peak Hour (vph) =	$T = 0.22(X) =$ 44% Enter/ 56% Exit =	108 vph	48 / 61	vph

LUC 255	Daily Traffic (ADT) =	$T = 2.81(X) =$	0 ADT		
	AM Peak Hour (vph) =	$T = 0.18(X) =$ 64% Enter/ 36% Exit =	0 vph	0 / 0	vph
	PM Peak Hour (vph) =	$T = 0.29(X) =$ 48% Enter/ 52% Exit =	0 vph	0 / 0	vph

LUC 750	Daily Traffic (ADT) =	$T = 11.42(X) =$	1,599 ADT		
	AM Peak Hour (vph) =	$T = 1.71(X) =$ 89% Enter/ 11% Exit =	239 ADT	213 / 26	vph
	PM Peak Hour (vph) =	$T = 1.48(X) =$ 14% Enter/ 86% Exit =	207 ADT	184 / 23	vph

LUC 820	Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	1,445 ADT		
	AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$ 61% Enter/ 39% Exit =	38 vph	23 / 15	vph
	PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$ 49% Enter/ 51% Exit =	129 vph	63 / 66	vph

<i>Pass-by Trips per County=</i>		30% Pass-by Rate			
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	1,012 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips) 61% Enter/ 39% Exit =	26 vph	16 / 10	vph
	New PM Peak Hour (vph) =	(PM) x (% of New Trips) 49% Enter/ 51% Exit =	90 vph	44 / 46	vph

Total	Daily Traffic (ADT) =		16,006 ADT		
	AM Peak Hour (vph) =		1,434 vph	537 /	897 vph
	PM Peak Hour (vph) =		1,613 vph	1,044 /	570 vph

TABLE 1B
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Scenario B

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>	
210	Single-Family Detached Housing	1,275 Units	
230	Residential Condo/Townhouse	325 Units	
254	Assisted Living	492 Units	
255	CC Retirement Community	0 Units	
750	Office Park	68,000 s.f.	<i>Less 72,000 s.f.</i>
820	Shopping Center	30,000 s.f.	

<u>Land Use</u>	<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210		Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	10,815 ADT	
		AM Peak Hour (vph) =	$T = 0.75(X) =$ 25% Enter/ 75% Exit =	956 vph	239 / 717 vph
		PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$ 63% Enter/ 37% Exit =	1,039 vph	654 / 384 vph

LUC 230		Daily Traffic (ADT) =	$T = 5.81(X) =$	1,888 ADT	
		AM Peak Hour (vph) =	$T = .44(X) =$ 17% Enter/ 83% Exit =	143 vph	24 / 119 vph
		PM Peak Hour (vph) =	$T = 0.52(X) =$ 67% Enter/ 33% Exit =	169 vph	113 / 56 vph

LUC 254		Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X) + 3.07 =$	693 ADT	
		AM Peak Hour (vph) =	$T = 0.14(X) =$ 65% Enter/ 35% Exit =	69 vph	45 / 24 vph
		PM Peak Hour (vph) =	$T = 0.22(X) =$ 44% Enter/ 56% Exit =	108 vph	48 / 61 vph

LUC 255		Daily Traffic (ADT) =	$T = 2.81(X) =$	0 ADT	
		AM Peak Hour (vph) =	$T = 0.18(X) =$ 64% Enter/ 36% Exit =	0 vph	0 / 0 vph
		PM Peak Hour (vph) =	$T = 0.29(X) =$ 48% Enter/ 52% Exit =	0 vph	0 / 0 vph

LUC 750		Daily Traffic (ADT) =	$T = 11.42(X) =$	777 ADT	
		AM Peak Hour (vph) =	$T = 1.71(X) =$ 89% Enter/ 11% Exit =	116 ADT	103 / 13 vph
		PM Peak Hour (vph) =	$T = 1.48(X) =$ 14% Enter/ 86% Exit =	101 ADT	90 / 11 vph

LUC 820		Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	3,105 ADT	
		AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$ 61% Enter/ 39% Exit =	76 vph	46 / 30 vph
		PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$ 49% Enter/ 51% Exit =	284 vph	139 / 145 vph

Pass-by Trips per County=

30% Pass-by Rate

	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	2,174 ADT	
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	53 vph	32 / 21 vph
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	199 vph	97 / 101 vph

Total	Daily Traffic (ADT) =		16,346 ADT	
	AM Peak Hour (vph) =		1,337 vph	444 / 893 vph
	PM Peak Hour (vph) =		1,615 vph	1,002 / 613 vph

TABLE 1C
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Scenario C

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>			
210	Single-Family Detached Housing	1,275 Units			
230	Residential Condo/Townhouse	325 Units			
254	Assisted Living	0 Units			
255	CC Retirement Community	246 Units			
750	Office Park	140,000 s.f.			
820	Shopping Center	15,500 s.f.	<i>Less 14,500 s.f.</i>		
Land Use					
<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>	
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X)+2.71 =$	10,815 ADT		
	AM Peak Hour (vph) =	$T = 0.75(X) =$	956 vph	239 /	717 vph
		25% Enter/ 75% Exit =			
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X)+0.51 =$	1,039 vph	654 /	384 vph
		63% Enter/ 37% Exit =			

LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	1,888 ADT		
	AM Peak Hour (vph) =	$T = .44(X) =$	143 vph	24 /	119 vph
		17% Enter/ 83% Exit =			
	PM Peak Hour (vph) =	$T = 0.52(X) =$	169 vph	113 /	56 vph
		67% Enter/ 33% Exit =			

LUC 254	Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X)+3.07 =$	0 ADT		
	AM Peak Hour (vph) =	$T = 0.14(X) =$	0 vph	0 /	0 vph
		65% Enter/ 35% Exit =			
	PM Peak Hour (vph) =	$T = 0.22(X) =$	0 vph	0 /	0 vph
		44% Enter/ 56% Exit =			

LUC 255	Daily Traffic (ADT) =	$T = 2.81(X) =$	691 ADT		
	AM Peak Hour (vph) =	$T = 0.18(X) =$	44 vph	28 /	16 vph
		64% Enter/ 36% Exit =			
	PM Peak Hour (vph) =	$T = 0.29(X) =$	71 vph	34 /	37 vph
		48% Enter/ 52% Exit =			

LUC 750	Daily Traffic (ADT) =	$T = 11.42(X) =$	1,599 ADT		
	AM Peak Hour (vph) =	$T = 1.71(X) =$	239 ADT	213 /	26 vph
		89% Enter/ 11% Exit =			
	PM Peak Hour (vph) =	$T = 1.48(X) =$	207 ADT	184 /	23 vph
		14% Enter/ 86% Exit =			

LUC 820	Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X)+5.83 =$	2,021 ADT		
	AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X)+2.32 =$	51 vph	31 /	20 vph
		61% Enter/ 39% Exit =			
	PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X)+3.37 =$	182 vph	89 /	93 vph
		49% Enter/ 51% Exit =			

<i>Pass-by Trips per County=</i>			30% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	1,415 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	36 vph	22 /	14 vph
		61% Enter/ 39% Exit =			
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	128 vph	63 /	65 vph
		49% Enter/ 51% Exit =			

Total	Daily Traffic (ADT) =		16,408 ADT		
	AM Peak Hour (vph) =		1,419 vph	527 /	892 vph
	PM Peak Hour (vph) =		1,614 vph	1,049 /	565 vph

TABLE 1D
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Scenario D

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>			
210	Single-Family Detached Housing	1,275 Units			
230	Residential Condo/Townhouse	325 Units			
254	Assisted Living	0 Units			
255	CC Retirement Community	246 Units			
750	Office Park	93,000 s.f.	Less 47,000 s.f.		
820	Shopping Center	30,000 s.f.			
Land Use					
<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>	
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X)+2.71 =$	10,815 ADT		
	AM Peak Hour (vph) =	$T = 0.75(X) =$ 25% Enter/ 75% Exit =	956 vph	239 / 717	vph
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X)+0.51 =$ 63% Enter/ 37% Exit =	1,039 vph	654 / 384	vph

LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	1,888 ADT		
	AM Peak Hour (vph) =	$T = .44(X) =$ 17% Enter/ 83% Exit =	143 vph	24 / 119	vph
	PM Peak Hour (vph) =	$T = 0.52(X) =$ 67% Enter/ 33% Exit =	169 vph	113 / 56	vph

LUC 254	Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X)+3.07 =$	0 ADT		
	AM Peak Hour (vph) =	$T = 0.14(X) =$ 65% Enter/ 35% Exit =	0 vph	0 / 0	vph
	PM Peak Hour (vph) =	$T = 0.22(X) =$ 44% Enter/ 56% Exit =	0 vph	0 / 0	vph

LUC 255	Daily Traffic (ADT) =	$T = 2.81(X) =$	691 ADT		
	AM Peak Hour (vph) =	$T = 0.18(X) =$ 64% Enter/ 36% Exit =	44 vph	28 / 16	vph
	PM Peak Hour (vph) =	$T = 0.29(X) =$ 48% Enter/ 52% Exit =	71 vph	34 / 37	vph

LUC 750	Daily Traffic (ADT) =	$T = 11.42(X) =$	1,062 ADT		
	AM Peak Hour (vph) =	$T = 1.71(X) =$ 89% Enter/ 11% Exit =	159 ADT	142 / 17	vph
	PM Peak Hour (vph) =	$T = 1.48(X) =$ 14% Enter/ 86% Exit =	138 ADT	122 / 15	vph

LUC 820	Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X)+5.83 =$	3,105 ADT		
	AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X)+2.32 =$ 61% Enter/ 39% Exit =	76 vph	46 / 30	vph
	PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X)+3.37 =$ 49% Enter/ 51% Exit =	284 vph	139 / 145	vph

Pass-by Trips per County=			30% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	2,174 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips) 61% Enter/ 39% Exit =	53 vph	32 / 21	vph
	New PM Peak Hour (vph) =	(PM) x (% of New Trips) 49% Enter/ 51% Exit =	199 vph	97 / 101	vph

Total	Daily Traffic (ADT) =		16,630 ADT		
	AM Peak Hour (vph) =		1,356 vph	466 /	890 vph
	PM Peak Hour (vph) =		1,615 vph	1,022 /	594 vph

TABLE 1E
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Scenario E

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>			
210	Single-Family Detached Housing	1,275 Units			
230	Residential Condo/Townhouse	325 Units			
254	Assisted Living	492 Units			
255	CC Retirement Community	0 Units			
750	Office Park	100,000 s.f.	<i>Less 40,000 s.f.</i>		
820	Shopping Center	20,000 s.f.	<i>Less 10,000 s.f.</i>		

<u>Land Use</u>	<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210		Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	10,815 ADT	
		AM Peak Hour (vph) =	$T = 0.75(X) =$	956 vph	239 / 717 vph
			25% Enter/ 75% Exit =		
		PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$	1,039 vph	654 / 384 vph
			63% Enter/ 37% Exit =		

LUC 230		Daily Traffic (ADT) =	$T = 5.81(X) =$	1,888 ADT	
		AM Peak Hour (vph) =	$T = .44(X) =$	143 vph	24 / 119 vph
			17% Enter/ 83% Exit =		
		PM Peak Hour (vph) =	$T = 0.52(X) =$	169 vph	113 / 56 vph
			67% Enter/ 33% Exit =		

LUC 254		Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X) + 3.07 =$	693 ADT	
		AM Peak Hour (vph) =	$T = 0.14(X) =$	69 vph	45 / 24 vph
			65% Enter/ 35% Exit =		
		PM Peak Hour (vph) =	$T = 0.22(X) =$	108 vph	48 / 61 vph
			44% Enter/ 56% Exit =		

LUC 255		Daily Traffic (ADT) =	$T = 2.81(X) =$	0 ADT	
		AM Peak Hour (vph) =	$T = 0.18(X) =$	0 vph	0 / 0 vph
			64% Enter/ 36% Exit =		
		PM Peak Hour (vph) =	$T = 0.29(X) =$	0 vph	0 / 0 vph
			48% Enter/ 52% Exit =		

LUC 750		Daily Traffic (ADT) =	$T = 11.42(X) =$	1,142 ADT	
		AM Peak Hour (vph) =	$T = 1.71(X) =$	171 ADT	152 / 19 vph
			89% Enter/ 11% Exit =		
		PM Peak Hour (vph) =	$T = 1.48(X) =$	148 ADT	132 / 16 vph
			14% Enter/ 86% Exit =		

LUC 820		Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	2,386 ADT	
		AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$	60 vph	36 / 23 vph
			61% Enter/ 39% Exit =		
		PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$	216 vph	106 / 110 vph
			49% Enter/ 51% Exit =		

Pass-by Trips per County=

30% Pass-by Rate

New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	1,670 ADT		
New AM Peak Hour (vph) =	(AM) x (% of New Trips)	42 vph	25 / 16	vph
	61% Enter/ 39% Exit =			
New PM Peak Hour (vph) =	(PM) x (% of New Trips)	151 vph	74 / 77	vph
	49% Enter/ 51% Exit =			

Total	Daily Traffic (ADT) =	16,208 ADT		
	AM Peak Hour (vph) =	1,381 vph	486 /	895 vph
	PM Peak Hour (vph) =	1,615 vph	1,021 /	594 vph

TABLE 1F
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Scenario F

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>			
210	Single-Family Detached Housing	1,275 Units			
230	Residential Condo/Townhouse	325 Units			
254	Assisted Living	0 Units			
255	CC Retirement Community	246 Units			
750	Office Park	110,000 s.f.	Less 30,000 s.f.		
820	Shopping Center	24,000 s.f.	Less 6,000 s.f.		
Land Use					
<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>	
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X)+2.71 =$	10,815 ADT		
	AM Peak Hour (vph) =	$T = 0.75(X) =$	956 vph	239 / 717	vph
		25% Enter/ 75% Exit =			
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X)+0.51 =$	1,039 vph	654 / 384	vph
		63% Enter/ 37% Exit =			

LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	1,888 ADT		
	AM Peak Hour (vph) =	$T = .44(X) =$	143 vph	24 / 119	vph
		17% Enter/ 83% Exit =			
	PM Peak Hour (vph) =	$T = 0.52(X) =$	169 vph	113 / 56	vph
		67% Enter/ 33% Exit =			

LUC 254	Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X)+3.07 =$	0 ADT		
	AM Peak Hour (vph) =	$T = 0.14(X) =$	0 vph	0 / 0	vph
		65% Enter/ 35% Exit =			
	PM Peak Hour (vph) =	$T = 0.22(X) =$	0 vph	0 / 0	vph
		44% Enter/ 56% Exit =			

LUC 255	Daily Traffic (ADT) =	$T = 2.81(X) =$	691 ADT		
	AM Peak Hour (vph) =	$T = 0.18(X) =$	44 vph	28 / 16	vph
		64% Enter/ 36% Exit =			
	PM Peak Hour (vph) =	$T = 0.29(X) =$	71 vph	34 / 37	vph
		48% Enter/ 52% Exit =			

LUC 750	Daily Traffic (ADT) =	$T= 11.42(X) =$	1,256 ADT		
	AM Peak Hour (vph) =	$T= 1.71(X) =$	188 ADT	167 / 21	vph
		89% Enter/ 11% Exit =			
	PM Peak Hour (vph) =	$T= 1.48(X) =$	163 ADT	145 / 18	vph
		14% Enter/ 86% Exit =			

LUC 820	Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X)+5.83 =$	2,686 ADT		
	AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X)+2.32 =$	66 vph	40 / 26	vph
		61% Enter/ 39% Exit =			
	PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X)+3.37 =$	245 vph	120 / 125	vph
		49% Enter/ 51% Exit =			

<i>Pass-by Trips per County=</i>			30% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	1,880 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	46 vph	28 / 18	vph
		61% Enter/ 39% Exit =			
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	171 vph	84 / 87	vph
		49% Enter/ 51% Exit =			

Total	Daily Traffic (ADT) =		16,530 ADT		
	AM Peak Hour (vph) =		1,378 vph	487 /	891 vph
	PM Peak Hour (vph) =		1,613 vph	1,031 /	582 vph

TRIP GENERATION SUMMARY
ESTATES at ENTRADA

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Current Zoning		Date Prepared:	October 24, 2012	
Land Use		Prepared by:	JMB Transportation Engineering, Inc.	
<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>	761 21st Street NW	
210	Single-Family Detached Housing	325 Units	Naples, Florida 34120	
230	Residential Condo/Townhouse	1,275 Units	Daily Traffic (ADT) =	14,255 ADT
750	Office Park	140,000 s.f.	AM Peak Hour (vph) =	1,097 vph
820	Shopping Center	30,000 s.f.	PM Peak Hour (vph) =	1,372 vph

Scenario A

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	325 Units	Daily Traffic (ADT) =	13,786 ADT
230	Residential Condo/Townhouse	1,275 Units	AM Peak Hour (vph) =	1,139 vph
254	Assisted Living	492 Units	PM Peak Hour (vph) =	1,372 vph
255	CC Retirement Community	0 Units		
750	Office Park	140,000 s.f.		
820	Shopping Center	9,250 s.f.	Less 20,750 s.f.	

Scenario B

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	325 Units	Daily Traffic (ADT) =	14,126 ADT
230	Residential Condo/Townhouse	1,275 Units	AM Peak Hour (vph) =	1,043 vph
254	Assisted Living	492 Units	PM Peak Hour (vph) =	1,374 vph
255	CC Retirement Community	0 Units		
750	Office Park	68,000 s.f.	Less 72,000 s.f.	
820	Shopping Center	30,000 s.f.		

Scenario C

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	325 Units	Daily Traffic (ADT) =	14,188 ADT
230	Residential Condo/Townhouse	1,275 Units	AM Peak Hour (vph) =	1,124 vph
254	Assisted Living	0 Units	PM Peak Hour (vph) =	1,373 vph
255	CC Retirement Community	246 Units		
750	Office Park	140,000 s.f.		
820	Shopping Center	15,500 s.f.	Less 14,500 s.f.	

Scenario D

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	325 Units	Daily Traffic (ADT) =	14,410 ADT
230	Residential Condo/Townhouse	1,275 Units	AM Peak Hour (vph) =	1,061 vph
254	Assisted Living	0 Units	PM Peak Hour (vph) =	1,374 vph
255	CC Retirement Community	246 Units		
750	Office Park	93,000 s.f.	Less 47,000 s.f.	
820	Shopping Center	30,000 s.f.		

Scenario E

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	325 Units	Daily Traffic (ADT) =	13,988 ADT
230	Residential Condo/Townhouse	1,275 Units	AM Peak Hour (vph) =	1,086 vph
254	Assisted Living	492 Units	PM Peak Hour (vph) =	1,374 vph
255	CC Retirement Community	0 Units		
750	Office Park	100,000 s.f.	Less 40,000 s.f.	
820	Shopping Center	20,000 s.f.	Less 10,000 s.f.	

Scenario F

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	325 Units	Daily Traffic (ADT) =	14,310 ADT
230	Residential Condo/Townhouse	1,275 Units	AM Peak Hour (vph) =	1,084 vph
254	Assisted Living	0 Units	PM Peak Hour (vph) =	1,372 vph
255	CC Retirement Community	246 Units		
750	Office Park	110,000 s.f.	Less 30,000 s.f.	
820	Shopping Center	24,000 s.f.	Less 6,000 s.f.	

TABLE 1
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

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Current Zoning

Land Use

Date Prepared:

October 24, 2012

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	325 Units
230	Residential Condo/Townhouse	1,275 Units
750	Office Park	140,000 s.f.
820	Shopping Center	30,000 s.f.

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	3,075 ADT	
	AM Peak Hour (vph) =	$T = 0.75(X) =$	244 vph	61 / 183 vph
		25% Enter/ 75% Exit =		
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$	304 vph	191 / 112 vph
		63% Enter/ 37% Exit =		

LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	7,408 ADT	
	AM Peak Hour (vph) =	$T = .44(X) =$	561 vph	95 / 466 vph
		17% Enter/ 83% Exit =		
	PM Peak Hour (vph) =	$T = 0.52(X) =$	663 vph	444 / 219 vph
		67% Enter/ 33% Exit =		

LUC 750	Daily Traffic (ADT) =	$T = 11.42(X) =$	1,599 ADT	
	AM Peak Hour (vph) =	$T = 1.71(X) =$	239 ADT	213 / 26 vph
		89% Enter/ 11% Exit =		
	PM Peak Hour (vph) =	$T = 1.48(X) =$	207 ADT	184 / 23 vph
		14% Enter/ 86% Exit =		

LUC 820	Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	3,105 ADT	
	AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$	76 vph	46 / 30 vph
		61% Enter/ 39% Exit =		
	PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$	284 vph	139 / 145 vph
		49% Enter/ 51% Exit =		

Pass-by Trips per County

30% Pass-by Rate

	New Daily Traffic (ADT) =	$(ADT) \times (\% \text{ of New Trips})$	2,174 ADT	
	New AM Peak Hour (vph) =	$(AM) \times (\% \text{ of New Trips})$	53 vph	32 / 21 vph
		61% Enter/ 39% Exit =		
	New PM Peak Hour (vph) =	$(PM) \times (\% \text{ of New Trips})$	199 vph	97 / 101 vph
		49% Enter/ 51% Exit =		

Total	Daily Traffic (ADT) =		14,255 ADT	
	AM Peak Hour (vph) =		1,097 vph	402 / 695 vph
	PM Peak Hour (vph) =		1,372 vph	917 / 455 vph

TABLE 1A
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Page 3 of 8

Scenario A

Date Prepared:

October 24, 2012

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	325 Units
230	Residential Condo/Townhouse	1,275 Units
254	Assisted Living	492 Units
255	CC Retirement Community	0 Units
750	Office Park	140,000 s.f.
820	Shopping Center	9,250 s.f. <i>Less 20,750 s.f.</i>

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>		
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	3,075 ADT			
	AM Peak Hour (vph) =	$T = 0.75(X) =$ 25% Enter/ 75% Exit =	244 vph	61	/	183 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$ 63% Enter/ 37% Exit =	304 vph	191	/	112 vph

LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	7,408 ADT			
	AM Peak Hour (vph) =	$T = .44(X) =$ 17% Enter/ 83% Exit =	561 vph	95	/	466 vph
	PM Peak Hour (vph) =	$T = 0.52(X) =$ 67% Enter/ 33% Exit =	663 vph	444	/	219 vph

LUC 254	Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X) + 3.07 =$	693 ADT			
	AM Peak Hour (vph) =	$T = 0.14(X) =$ 65% Enter/ 35% Exit =	69 vph	45	/	24 vph
	PM Peak Hour (vph) =	$T = 0.22(X) =$ 44% Enter/ 56% Exit =	108 vph	48	/	61 vph

LUC 255	Daily Traffic (ADT) =	$T = 2.81(X) =$	0 ADT			
	AM Peak Hour (vph) =	$T = 0.18(X) =$ 64% Enter/ 36% Exit =	0 vph	0	/	0 vph
	PM Peak Hour (vph) =	$T = 0.29(X) =$ 48% Enter/ 52% Exit =	0 vph	0	/	0 vph

LUC 750	Daily Traffic (ADT) =	$T = 11.42(X) =$	1,599 ADT			
	AM Peak Hour (vph) =	$T = 1.71(X) =$ 89% Enter/ 11% Exit =	239 ADT	213	/	26 vph
	PM Peak Hour (vph) =	$T = 1.48(X) =$ 14% Enter/ 86% Exit =	207 ADT	184	/	23 vph

LUC 820	Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	1,445 ADT			
	AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$ 61% Enter/ 39% Exit =	38 vph	23	/	15 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$ 49% Enter/ 51% Exit =	129 vph	63	/	66 vph

Pass-by Trips per County=			30% Pass-by Rate			
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	1,012 ADT			
	New AM Peak Hour (vph) =	(AM) x (% of New Trips) 61% Enter/ 39% Exit =	26 vph	16	/	10 vph
	New PM Peak Hour (vph) =	(PM) x (% of New Trips) 49% Enter/ 51% Exit =	90 vph	44	/	46 vph

Total	Daily Traffic (ADT) =		13,786 ADT			
	AM Peak Hour (vph) =		1,139 vph	430	/	709 vph
	PM Peak Hour (vph) =		1,372 vph	912	/	461 vph

TABLE 1B
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Page 4 of 8

Scenario B

Date Prepared: October 24, 2012

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>		
210	Single-Family Detached Housing	325 Units		
230	Residential Condo/Townhouse	1,275 Units		
254	Assisted Living	492 Units		
255	CC Retirement Community	0 Units		
750	Office Park	68,000 s.f.	<i>Less 72,000 s.f.</i>	
820	Shopping Center	30,000 s.f.		

<u>Land Use</u>	<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210		Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	3,075 ADT	
		AM Peak Hour (vph) =	$T = 0.75(X) =$ 25% Enter/ 75% Exit =	244 vph	61 / 183 vph
		PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$ 63% Enter/ 37% Exit =	304 vph	191 / 112 vph

LUC 230		Daily Traffic (ADT) =	$T = 5.81(X) =$	7,408 ADT	
		AM Peak Hour (vph) =	$T = .44(X) =$ 17% Enter/ 83% Exit =	561 vph	95 / 466 vph
		PM Peak Hour (vph) =	$T = 0.52(X) =$ 67% Enter/ 33% Exit =	663 vph	444 / 219 vph

LUC 254		Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X) + 3.07 =$	693 ADT	
		AM Peak Hour (vph) =	$T = 0.14(X) =$ 65% Enter/ 35% Exit =	69 vph	45 / 24 vph
		PM Peak Hour (vph) =	$T = 0.22(X) =$ 44% Enter/ 56% Exit =	108 vph	48 / 61 vph

LUC 255		Daily Traffic (ADT) =	$T = 2.81(X) =$	0 ADT	
		AM Peak Hour (vph) =	$T = 0.18(X) =$ 64% Enter/ 36% Exit =	0 vph	0 / 0 vph
		PM Peak Hour (vph) =	$T = 0.29(X) =$ 48% Enter/ 52% Exit =	0 vph	0 / 0 vph

LUC 750		Daily Traffic (ADT) =	$T = 11.42(X) =$	777 ADT	
		AM Peak Hour (vph) =	$T = 1.71(X) =$ 89% Enter/ 11% Exit =	116 ADT	103 / 13 vph
		PM Peak Hour (vph) =	$T = 1.48(X) =$ 14% Enter/ 86% Exit =	101 ADT	90 / 11 vph

LUC 820		Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	3,105 ADT	
		AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$ 61% Enter/ 39% Exit =	76 vph	46 / 30 vph
		PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$ 49% Enter/ 51% Exit =	284 vph	139 / 145 vph

Pass-by Trips per County=			30% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	2,174 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	53 vph	32 / 21	vph
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	199 vph	97 / 101	vph

Total	Daily Traffic (ADT) =		14,126 ADT		
	AM Peak Hour (vph) =		1,043 vph	337 / 706	vph
	PM Peak Hour (vph) =		1,374 vph	870 / 504	vph

TABLE 1C
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

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Scenario C

Date Prepared: October 24, 2012

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>			
210	Single-Family Detached Housing	325 Units			
230	Residential Condo/Townhouse	1,275 Units			
254	Assisted Living	0 Units			
255	CC Retirement Community	246 Units			
750	Office Park	140,000 s.f.			
820	Shopping Center	15,500 s.f.	<i>Less 14,500 s.f.</i>		
Land Use					
<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>	
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X)+2.71 =$	3,075 ADT		
	AM Peak Hour (vph) =	$T = 0.75(X) =$	244 vph	61	183 vph
		25% Enter/ 75% Exit =			
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X)+0.51 =$	304 vph	191	112 vph
		63% Enter/ 37% Exit =			

LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	7,408 ADT		
	AM Peak Hour (vph) =	$T = .44(X) =$	561 vph	95	466 vph
		17% Enter/ 83% Exit =			
	PM Peak Hour (vph) =	$T = 0.52(X) =$	663 vph	444	219 vph
		67% Enter/ 33% Exit =			

LUC 254	Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X)+3.07 =$	0 ADT		
	AM Peak Hour (vph) =	$T = 0.14(X) =$	0 vph	0	0 vph
		65% Enter/ 35% Exit =			
	PM Peak Hour (vph) =	$T = 0.22(X) =$	0 vph	0	0 vph
		44% Enter/ 56% Exit =			

LUC 255	Daily Traffic (ADT) =	$T = 2.81(X) =$	691 ADT		
	AM Peak Hour (vph) =	$T = 0.18(X) =$	44 vph	28	16 vph
		64% Enter/ 36% Exit =			
	PM Peak Hour (vph) =	$T = 0.29(X) =$	71 vph	34	37 vph
		48% Enter/ 52% Exit =			

LUC 750	Daily Traffic (ADT) =	$T = 11.42(X) =$	1,599 ADT		
	AM Peak Hour (vph) =	$T = 1.71(X) =$	239 ADT	213	26 vph
		89% Enter/ 11% Exit =			
	PM Peak Hour (vph) =	$T = 1.48(X) =$	207 ADT	184	23 vph
		14% Enter/ 86% Exit =			

LUC 820	Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X)+5.83 =$	2,021 ADT		
	AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X)+2.32 =$	51 vph	31	20 vph
		61% Enter/ 39% Exit =			
	PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X)+3.37 =$	182 vph	89	93 vph
		49% Enter/ 51% Exit =			
<i>Pass-by Trips per County=</i>			30% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	1,415 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	36 vph	22	14 vph
		61% Enter/ 39% Exit =			
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	128 vph	63	65 vph
		49% Enter/ 51% Exit =			

Total	Daily Traffic (ADT) =		14,188 ADT		
	AM Peak Hour (vph) =		1,124 vph	420	705 vph
	PM Peak Hour (vph) =		1,373 vph	917	456 vph

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Date Prepared: October 24, 2012

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>	
210	Single-Family Detached Housing	325 Units	
230	Residential Condo/Townhouse	1,275 Units	
254	Assisted Living	0 Units	
255	CC Retirement Community	246 Units	
750	Office Park	93,000 s.f.	<i>Less 47,000 s.f.</i>
820	Shopping Center	30,000 s.f.	

Land Use	Code	Trip Period	Trip Generation Equation	Total Trips	Trips Enter/Exit
LUC 210		Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	3,075 ADT	
		AM Peak Hour (vph) =	$T = 0.75(X) =$	244 vph	61 / 183 vph
			25% Enter/ 75% Exit =		
		PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$	304 vph	191 / 112 vph
			63% Enter/ 37% Exit =		

LUC 230		Daily Traffic (ADT) =	$T = 5.81(X) =$	7,408 ADT	
		AM Peak Hour (vph) =	$T = .44(X) =$	561 vph	95 / 466 vph
			17% Enter/ 83% Exit =		
		PM Peak Hour (vph) =	$T = 0.52(X) =$	663 vph	444 / 219 vph
			67% Enter/ 33% Exit =		

LUC 254		Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X) + 3.07 =$	0 ADT	
		AM Peak Hour (vph) =	$T = 0.14(X) =$	0 vph	0 / 0 vph
			65% Enter/ 35% Exit =		
		PM Peak Hour (vph) =	$T = 0.22(X) =$	0 vph	0 / 0 vph
			44% Enter/ 56% Exit =		

LUC 255		Daily Traffic (ADT) =	$T = 2.81(X) =$	691 ADT	
		AM Peak Hour (vph) =	$T = 0.18(X) =$	44 vph	28 / 16 vph
			64% Enter/ 36% Exit =		
		PM Peak Hour (vph) =	$T = 0.29(X) =$	71 vph	34 / 37 vph
			48% Enter/ 52% Exit =		

LUC 750		Daily Traffic (ADT) =	$T = 11.42(X) =$	1,062 ADT	
		AM Peak Hour (vph) =	$T = 1.71(X) =$	159 ADT	142 / 17 vph
			89% Enter/ 11% Exit =		
		PM Peak Hour (vph) =	$T = 1.48(X) =$	138 ADT	122 / 15 vph
			14% Enter/ 86% Exit =		

LUC 820		Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	3,105 ADT	
		AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$	76 vph	46 / 30 vph
			61% Enter/ 39% Exit =		
		PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$	284 vph	139 / 145 vph
			49% Enter/ 51% Exit =		

Pass-by Trips per County=		30% Pass-by Rate			
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)		2,174 ADT	
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)		53 vph	32 / 21 vph
		61% Enter/ 39% Exit =			
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)		199 vph	97 / 101 vph
		49% Enter/ 51% Exit =			

Total		Daily Traffic (ADT) =		14,410 ADT	
		AM Peak Hour (vph) =		1,061 vph	359 / 703 vph
		PM Peak Hour (vph) =		1,374 vph	890 / 485 vph

TABLE 1E
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Page 7 of 8

Scenario E

Date Prepared: October 24, 2012

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	325 Units
230	Residential Condo/Townhouse	1,275 Units
254	Assisted Living	492 Units
255	CC Retirement Community	0 Units
750	Office Park	100,000 s.f.
820	Shopping Center	20,000 s.f.

Less 40,000 s.f.

Less 10,000 s.f.

<u>Land Use</u>	<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210		Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.71 =$	3,075 ADT	
		AM Peak Hour (vph) =	$T = 0.75(X) =$	244 vph	61 / 183 vph
			25% Enter/ 75% Exit =		
		PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$	304 vph	191 / 112 vph
LUC 230			63% Enter/ 37% Exit =		
		Daily Traffic (ADT) =	$T = 5.81(X) =$	7,408 ADT	
		AM Peak Hour (vph) =	$T = .44(X) =$	561 vph	95 / 466 vph
			17% Enter/ 83% Exit =		
LUC 254		PM Peak Hour (vph) =	$T = 0.52(X) =$	663 vph	444 / 219 vph
			67% Enter/ 33% Exit =		
		Daily Traffic (ADT) =	$\ln(T) = 0.56\ln(X) + 3.07 =$	693 ADT	
		AM Peak Hour (vph) =	$T = 0.14(X) =$	69 vph	45 / 24 vph
LUC 255			65% Enter/ 35% Exit =		
		PM Peak Hour (vph) =	$T = 0.22(X) =$	108 vph	48 / 61 vph
			44% Enter/ 56% Exit =		
		Daily Traffic (ADT) =	$T = 2.81(X) =$	0 ADT	
LUC 750		AM Peak Hour (vph) =	$T = 0.18(X) =$	0 vph	0 / 0 vph
			64% Enter/ 36% Exit =		
		PM Peak Hour (vph) =	$T = 0.29(X) =$	0 vph	0 / 0 vph
			48% Enter/ 52% Exit =		
LUC 820		Daily Traffic (ADT) =	$\ln(T) = 0.65\ln(X) + 5.83 =$	2,386 ADT	
		AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X) + 2.32 =$	60 vph	36 / 23 vph
			61% Enter/ 39% Exit =		
		PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X) + 3.37 =$	216 vph	106 / 110 vph
			49% Enter/ 51% Exit =		

Pass-by Trips per County=

30% Pass-by Rate

New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	1,670 ADT	
New AM Peak Hour (vph) =	(AM) x (% of New Trips)	42 vph	25 / 16 vph
	61% Enter/ 39% Exit =		
New PM Peak Hour (vph) =	(PM) x (% of New Trips)	151 vph	74 / 77 vph
	49% Enter/ 51% Exit =		

Total	Daily Traffic (ADT) =	13,988 ADT	
	AM Peak Hour (vph) =	1,086 vph	379 / 708 vph
	PM Peak Hour (vph) =	1,374 vph	889 / 485 vph

TABLE 1F
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Page 8 of 8

Scenario F

Date Prepared: October 24, 2012

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>	
210	Single-Family Detached Housing	325 Units	
230	Residential Condo/Townhouse	1,275 Units	
254	Assisted Living	0 Units	
255	CC Retirement Community	246 Units	
750	Office Park	110,000 s.f.	Less 30,000 s.f.
820	Shopping Center	24,000 s.f.	Less 6,000 s.f.

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71 =$	3,075 ADT	
	AM Peak Hour (vph) =	$T = 0.75(X) =$	244 vph	61 / 183 vph
		25% Enter/ 75% Exit =		
	PM Peak Hour (vph) =	$\text{Ln}(T) = 0.90\text{Ln}(X) + 0.51 =$	304 vph	191 / 112 vph
LUC 230	Daily Traffic (ADT) =	$T = 5.81(X) =$	7,408 ADT	
	AM Peak Hour (vph) =	$T = .44(X) =$	561 vph	95 / 466 vph
		17% Enter/ 83% Exit =		
	PM Peak Hour (vph) =	$T = 0.52(X) =$	663 vph	444 / 219 vph
LUC 254	Daily Traffic (ADT) =	$\text{Ln}(T) = 0.56\text{Ln}(X) + 3.07 =$	0 ADT	
	AM Peak Hour (vph) =	$T = 0.14(X) =$	0 vph	0 / 0 vph
		65% Enter/ 35% Exit =		
	PM Peak Hour (vph) =	$T = 0.22(X) =$	0 vph	0 / 0 vph
LUC 255	Daily Traffic (ADT) =	$T = 2.81(X) =$	691 ADT	
	AM Peak Hour (vph) =	$T = 0.18(X) =$	44 vph	28 / 16 vph
		64% Enter/ 36% Exit =		
	PM Peak Hour (vph) =	$T = 0.29(X) =$	71 vph	34 / 37 vph
LUC 750	Daily Traffic (ADT) =	$T = 11.42(X) =$	1,256 ADT	
	AM Peak Hour (vph) =	$T = 1.71(X) =$	188 ADT	167 / 21 vph
		89% Enter/ 11% Exit =		
	PM Peak Hour (vph) =	$T = 1.48(X) =$	163 ADT	145 / 18 vph
LUC 820	Daily Traffic (ADT) =	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83 =$	2,686 ADT	
	AM Peak Hour (vph) =	$\text{Ln}(T) = 0.59\text{Ln}(X) + 2.32 =$	66 vph	40 / 26 vph
		61% Enter/ 39% Exit =		
	PM Peak Hour (vph) =	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.37 =$	245 vph	120 / 125 vph
Pass-by Trips per County=		30% Pass-by Rate		
New Daily Traffic (ADT) =		(ADT) x (% of New Trips)	1,880 ADT	
New AM Peak Hour (vph) =		(AM) x (% of New Trips)	46 vph	28 / 18 vph
		61% Enter/ 39% Exit =		
New PM Peak Hour (vph) =		(PM) x (% of New Trips)	171 vph	84 / 87 vph
		49% Enter/ 51% Exit =		
Total				
Daily Traffic (ADT) =			14,310 ADT	
AM Peak Hour (vph) =			1,084 vph	380 / 703 vph
PM Peak Hour (vph) =			1,372 vph	898 / 473 vph

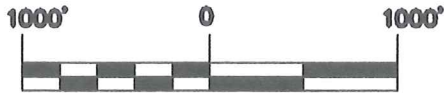
EXHIBIT

AA-3.C.1. and

AA-3.C.2.

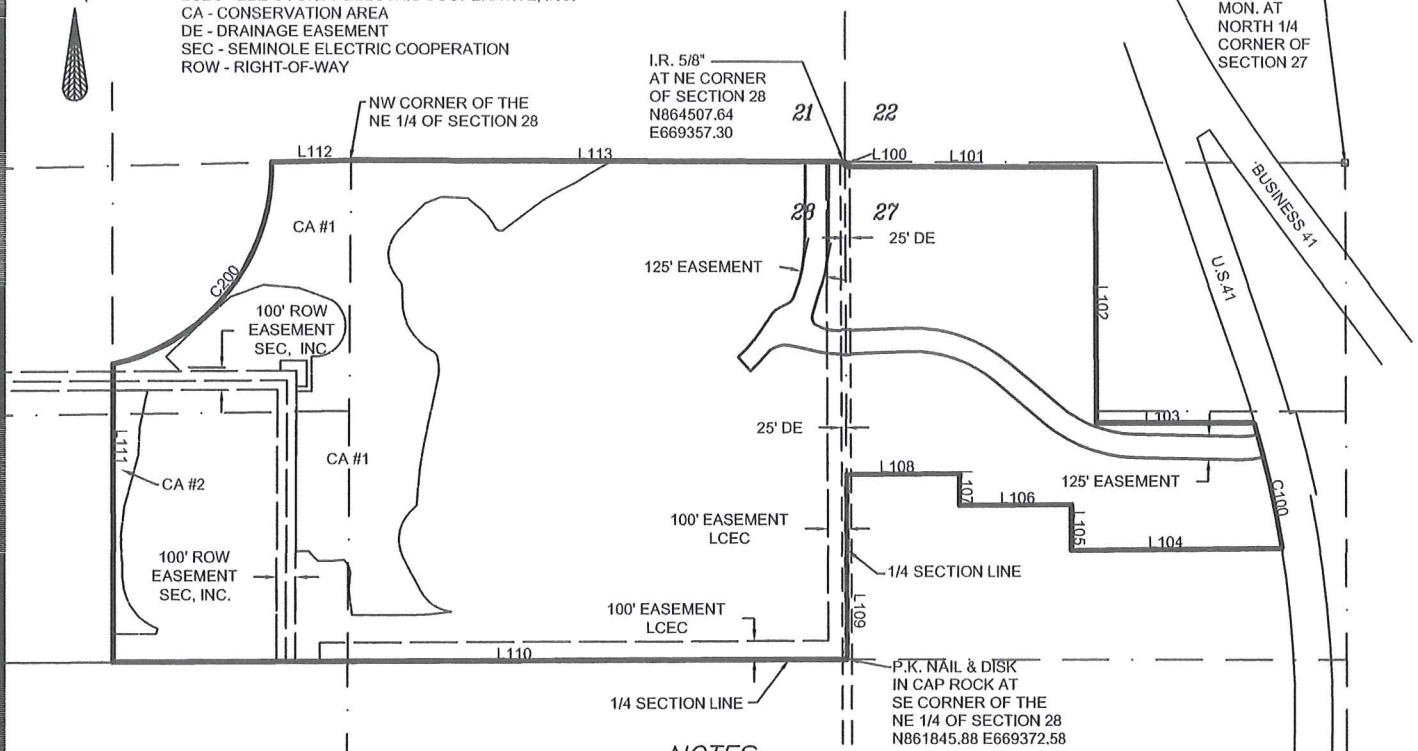
BOUNDARY SKETCH OF THE ESTATES AT ENTRADA

OF
SECTIONS 27&28, TOWNSHIP 43 SOUTH
RANGE 24 EAST



SCALE: 1" = 1000'

LEGEND
LCEC - LEE COUNTY ELECTRIC COOPERATIVE, INC.
CA - CONSERVATION AREA
DE - DRAINAGE EASEMENT
SEC - SEMINOLE ELECTRIC COOPERATION
ROW - RIGHT-OF-WAY



NOTES:

1. PREPARED AS A BOUNDARY SKETCH. BASED ON AVAILABLE RESEARCH INFORMATION.
2. PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
3. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
4. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
5. THIS SKETCH WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
6. PARCEL LIES IN FLOOD ZONE "AE" ELEV = 18.0' NAVD, AS SHOWN ON FEDERAL INSURANCE RATE MAPS NUMBER 12071C0259F AND 12071C0258F, DATED AUGUST 28, 2008.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

NUMBER	DIRECTION	DISTANCE
L15	S 89°49'10" E	125.00'
L100	S 00°19'44" E	25.00'
L101	S 89°51'02" E	1337.99'
L102	S 00°16'35" E	1368.29'
L103	S 89°56'55" E	844.93'
L104	S 89°33'08" W	1128.76'
L105	N 00°17'28" W	243.89'
L106	S 89°41'12" W	599.97'
L107	N 00°33'01" W	169.75'
L108	S 89°33'13" W	599.34'
L109	S 00°19'44" E	989.06'
L110	S 89°44'52" W	3921.74'
L111	N 00°07'52" W	1595.37'
L112	N 88°35'04" E	424.31'
L113	S 89°49'26" E	2639.07'

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C100	689.20	5597.26	07°03'18"	S 12°38'57" E	688.76
C200	1488.47	1080.00	78°57'57"	N 38°04'01" E	1373.43

RECEIVED
MAR 11 2013

COMMUNITY DEVELOPMENT

SEE SHEET 2 OF 2 FOR DESCRIPTION.

SHEET 1 of 2

REVISIONS:

PROJECT NO: VCC
SCALE: NA
DRAWN BY: CGY
CHECKED BY: MDM
DATE DRAWN: 08/23/12
FIELD BOOK/PAGE:



community engineering services, inc.
civil engineering surveying project management

EB-0006613 LB-6572

13650 Fiddlesticks Boulevard, PMB 202-389

Fort Myers, Florida 33912

Telephone (239) 936-9777 Fax (239) 936-0064

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARK D. McLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FIRM LB-6572
DATE SIGNED: 2/7/13

ADD 2013-00021

AA-3.C.1 & 2

RECEIVED
MAR 11 2013

COMMUNITY DEVELOPMENT

ADD 2013-00021

EXHIBIT

AA-3.C.1. and

AA-3.C.2.

DESCRIPTION
OF
THE ESTATES AT ENTRADA
OF

SECTIONS 27&28, TOWNSHIP 43 SOUTH
RANGE 24 EAST

DESCRIPTION

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 27 AND 28 TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S 00°19'44" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOR 25.00 FEET TO AN INTERSECTION WITH A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF THE SAID FRACTION; THENCE S 89°51'02" E ALONG SAID PARALLEL LINE FOR 1337.99 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S 00°16'35" E ALONG SAID EAST LINE FOR 1368.29 FEET; THENCE S 89°56'55" E FOR 844.93 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) 200.00 FEET WIDE (PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 12010-2121) AND AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5597.26 FEET AND TO WHICH POINT A RADIAL LINE BEARS N 73°49'24" E; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 07°03'17.6" FOR 689.20 FEET TO THE NORTHEAST CORNER OF LEESURE VILLAGE AS RECORDED IN CONDOMINIUM PLAT BOOK 3, AT PAGES 60 THROUGH 76, OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 89°33'08" W ALONG THE NORTH LINE OF SAID LEESURE VILLAGE FOR 1128.76 FEET; THENCE N 00°17'28" W ALONG SAID NORTH LINE FOR 243.89 FEET; THENCE S 89°41'12" W ALONG SAID NORTH LINE FOR 599.97 FEET; THENCE N 00°33'01" W, ALONG SAID NORTH LINE FOR 169.75 FEET; THENCE S 89°33'13" W ALONG SAID NORTH LINE FOR 599.34 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 00°19'44" E ALONG SAID EAST LINE AND THE WEST LINE OF SAID LEESURE VILLAGE FOR 989.06 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S 89°44'52" W ALONG THE EAST WEST QUARTER SECTION LINE FOR 3921.74 FEET TO AN INTERSECTION WITH A LINE 1699.90 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 00°07'52" W ALONG SAID PARALLEL LINE FOR 1595.37 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1080.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 12°27'00" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°57'57" FOR 1488.47 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N 88°35'04" E ALONG SAID NORTH LINE FOR 424.31 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 89°49'26" E ALONG THE NORTH LINE OF SAID FRACTION FOR 2639.07 FEET TO THE POINT OF BEGINNING.

SHEET 2 of 2

REVISIONS:

PROJECT NO: VCC
SCALE: NA
DRAWN BY: CGV
CHECKED BY: MDM
DATE DRAWN: 08/23/12
FIELD BOOK/PAGE:



community engineering services, inc.
civil engineering surveying project management

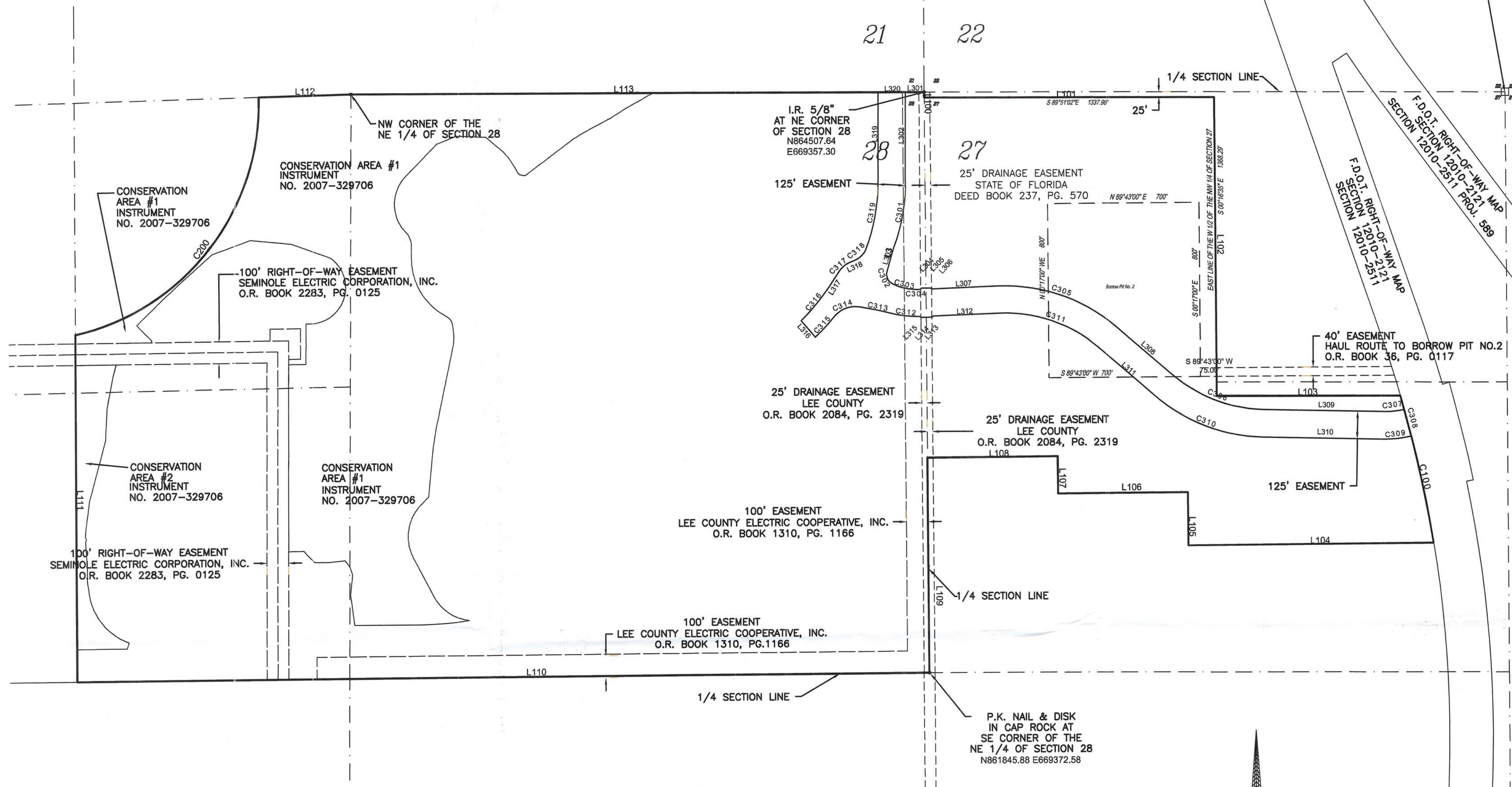
EB-0006613' LB-6572

13650 Fiddlesticks Boulevard, PMB 202-389

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Telephone (239) 936-9777 Fax (239) 936-0064

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
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Mark D. McLeary
MARK D. MCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FIRM LB-6572
DATE SIGNED: 2/7/13



BOUNDARY SKETCH AND DESCRIPTION
OF
THE ESTATES AT ENTRADA
OF
**SECTIONS 27 & 28, TOWNSHIP 43 SOUTH,
RANGE 24 EAST**

DESCRIPTION

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 27 AND 28 TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S 00°19'44" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOR 25.00 FEET TO AN INTERSECTION WITH A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF THE SAID FRACTION; THENCE S 89°51'02" E ALONG SAID PARALLEL LINE FOR 1337.99 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S 00°16'35" E ALONG SAID EAST LINE FOR 1368.29 FEET; THENCE S 89°56'55" E FOR 844.93 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) 200.00 FEET WIDE (PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 12010-2121) AND AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5597.26 FEET AND TO WHICH POINT A RADIAL LINE BEARS N 73°49'24" E; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 07°03'17.6" FOR 689.20 FEET TO THE NORTHEAST CORNER OF LEESURE VILLAGE AS RECORDED IN CONDOMINIUM PLAT BOOK 3, AT PAGES 60 THROUGH 76, OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 89°33'08" W ALONG THE NORTH LINE OF SAID LEESURE VILLAGE FOR 1128.76 FEET; THENCE N 00°17'28" W ALONG SAID NORTH LINE FOR 243.89 FEET; THENCE S 89°41'12" W ALONG SAID NORTH LINE FOR 599.97 FEET; THENCE N 00°33'01" W, ALONG SAID NORTH LINE FOR 169.75 FEET; THENCE S 89°33'13" W ALONG SAID NORTH LINE FOR 599.34 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 00°19'44" E ALONG SAID EAST LINE AND THE WEST LINE OF SAID LEESURE VILLAGE FOR 989.06 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S 89°44'52" W ALONG THE EAST WEST QUARTER SECTION LINE FOR 3921.74 FEET TO AN INTERSECTION WITH A LINE 1699.90 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 00°07'52" W ALONG SAID PARALLEL LINE FOR 1595.37 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1080.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 12°27'00" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°57'57" FOR 1488.47 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N 88°35'04" E ALONG SAID NORTH LINE FOR 424.31 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 89°49'26" E ALONG THE NORTH LINE OF SAID FRACTION FOR 2639.07 FEET TO THE POINT OF BEGINNING.

NOTES:

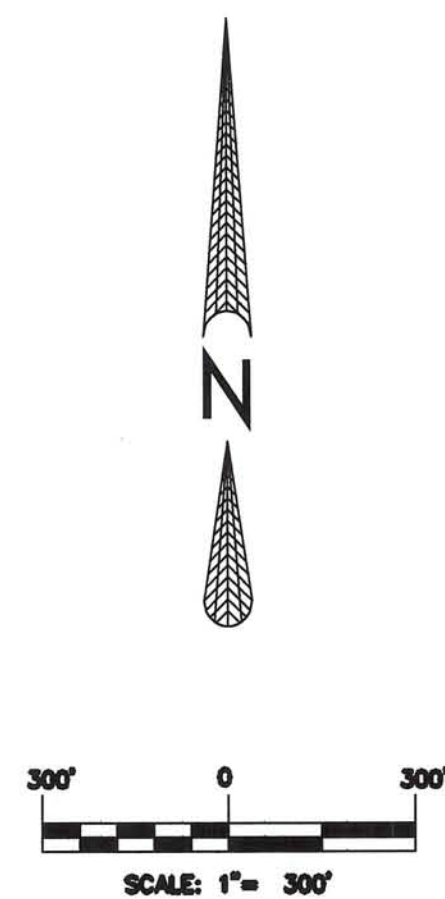
1. PREPARED AS A BOUNDARY SKETCH AND DESCRIPTION. BASED ON AVAILABLE RESEARCH INFORMATION.
2. PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
3. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
4. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
5. THIS SKETCH WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
6. PARCEL LIES IN FLOOD ZONE "AE" ELEV = 18.0' NAVD, AS SHOWN ON FEDERAL INSURANCE RATE MAPS NUMBER 12071C0259F AND 12071C0258F, DATED AUGUST 28, 2008.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

NUMBER	DIRECTION	DISTANCE
L15	S 89°49'10" E	125.00'
L100	S 00°19'44" E	25.00'
L101	S 89°51'02" E	1337.99'
L102	S 00°16'35" E	1368.29'
L103	S 89°56'55" E	844.93'
L104	S 89°33'08" W	1128.76'
L105	N 00°17'28" W	243.89'
L106	S 89°41'12" W	599.97'
L107	N 00°33'01" W	169.75'
L108	S 89°33'13" W	599.34'
L109	S 00°19'44" E	989.06'
L110	S 89°44'52" W	3921.74'
L111	N 00°07'52" W	1595.37'
L112	N 88°35'04" E	424.31'
L113	S 89°49'26" E	2639.07'

NUMBER	DIRECTION	DISTANCE
L301	N 89°49'26" W	87.50
L302	S 00°10'50" W	397.20
L303	S 16°30'43" W	111.47
L304	N 45°00'00" E	7.73
L305	N 89°33'55" E	42.84
L306	S 47°13'29" E	5.58
L307	N 87°48'05" E	305.24
L308	S 49°27'45" E	335.08
L309	S 88°51'35" E	556.53
L310	N 88°51'35" W	556.52
L311	N 49°27'45" W	335.08
L312	S 87°48'05" W	303.19
L313	S 42°43'54" W	7.12
L314	S 88°57'09" W	50.22
L315	N 45°43'31" W	5.71
L316	N 40°23'04" W	100.19
L317	N 33°34'00" E	84.6
L318	N 66°12'28" E	27.74
L319	N 00°10'50" E	399.21
L320	S 89°49'26" E	125.00

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C100	689.20	5597.26	07°03'18"	S 12°38'57" E	688.76
C200	1488.47	1080.00	78°57'57"	N 38°04'01" E	1373.43

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C301	320.67	813.61	22°34'55"	S 09°41'43" W	318.60
C302	70.28	50.00	80°32'12"	S 23°45'23" E	64.84
C303	110.32	259.50	24°21'29"	S 76°12'13" E	109.49
C304	20.21	330.61	03°30'07"	S 89°48'02" E	20.20
C305	593.35	795.50	42°44'10"	S 70°49'50" E	579.69
C306	461.09	670.50	39°24'05"	S 69°09'47" E	452.06
C307	90.98	337.56	15°26'35"	N 83°26'08" E	90.71
C308	125.02	5597.26	01°16'47"	S 14°52'52" E	125.01
C309	125.94	462.44	15°36'13"	S 83°21'10" W	125.55
C310	547.05	795.50	39°24'05"	N 69°09'47" W	536.34
C311	500.12	670.50	42°44'10"	S 70°49'50" E	488.60
C312	143.84	512.50	16°04'49"	N 83°00'18" W	143.36
C313	141.60	1274.50	06°21'56"	N 78°08'51" W	141.52
C314	129.61	125.00	59°24'30"	S 68°57'56" W	123.88
C315	128.22	1050.22	06°59'43"	S 42°45'33" W	128.14
C316	204.58	950.22	12°20'09"	N 39°44'05" E	204.19
C317	57.30	105.50	31°07'13"	S 49°07'37" W	56.60
C318	69.03	99.04	39°56'06"	S 49°22'04" W	67.64
C319	332.83	886.30	21°30'59"	N 10°18'02" E	330.88



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MAR 11 2013
COMMUNITY DEVELOPMENT

ADD 2013-00021

EXHIBIT

AA-3.D.1.

MARK D. MACLEARY FOR THE FIRM LB-6972
FLORIDA CERTIFICATE NO. 8537
DATE SIGNED: 2/17/13

**THE ESTATES
AT ENTRADA**

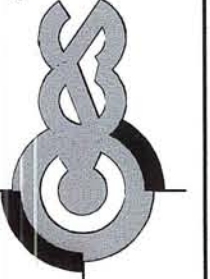
DATE:

REVISIONS:

CERTIFIED TO:

ANSEL ADAMS, LLC
3805 BECK BOULEVARD
NAPLES, FL 34114

community engineering services, inc.
civil engineering - surveying - project management
2740 Oak Ridge Court, Suite 301
Fort Myers, Florida 33901
Telephone: (941) 938-0064
7800 Florida Central Parkway Suite 312
Longwood, Florida 32750
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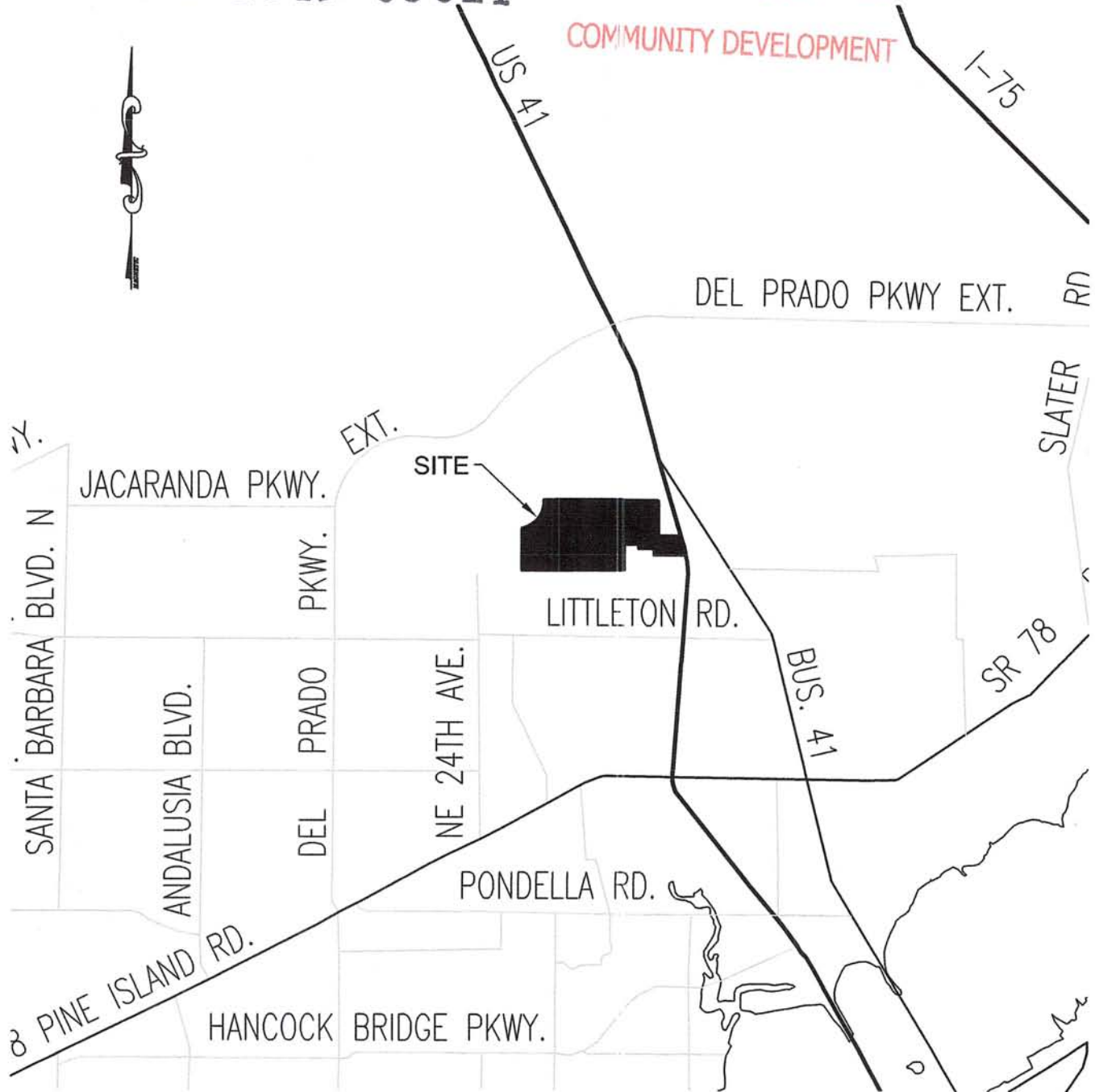


PROJECT NO. ESTATES
SCALE: 1"=300'
DRAWN BY: GBY
CHECKED BY: MDM
DATE DRAWN: 02/04/13
FIELD BOOK/PAGE:

ADD 2013-00021

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MAR 11 2013

COMMUNITY DEVELOPMENT



LOCATION MAP

EXHIBIT

AA-3.F. and
H-3.A.

PROJECT NO: ESTATES
SCALE: NA
DRAWN BY: CGY
CHECKED BY: MDM
DATE DRAWN: 02/07/13



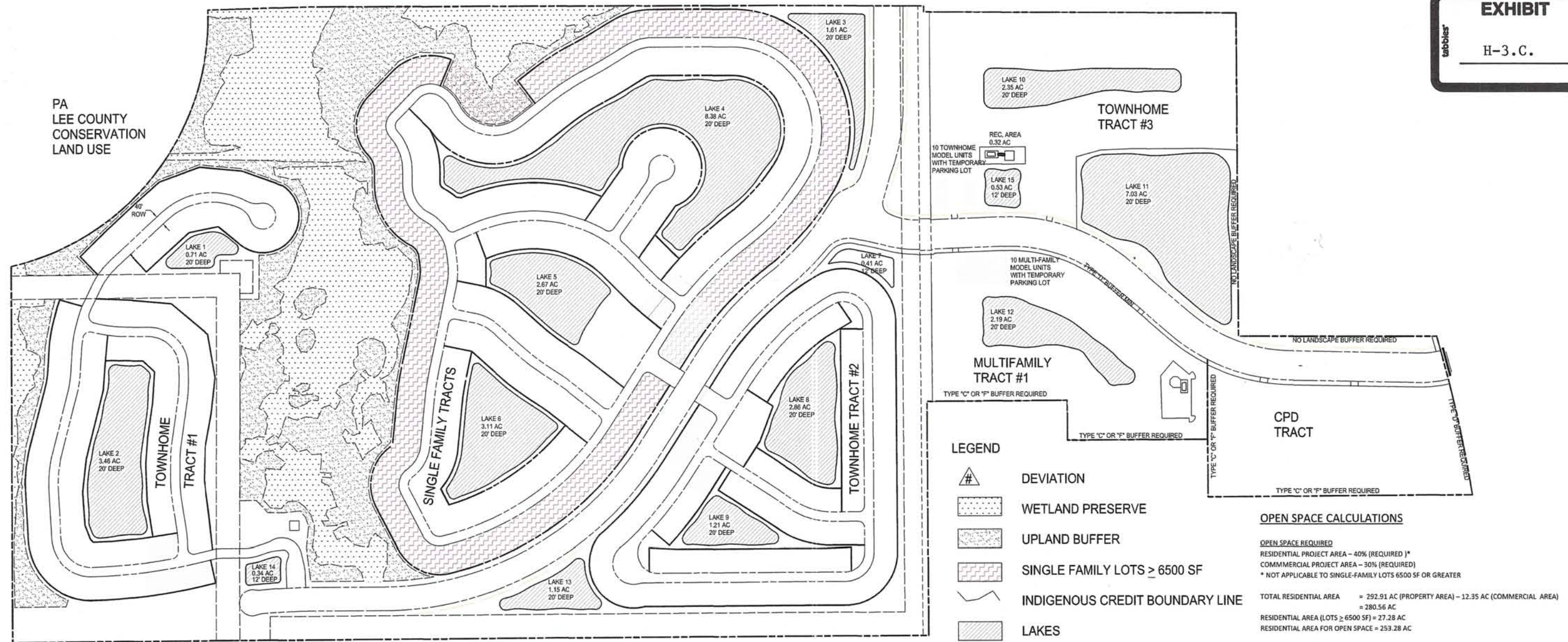
community engineering services, inc.
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EB-0006613 * LB-6572

13650 Fiddlesticks Boulevard, PMB 202-389

Fort Myers, Florida 33912

Telephone (239) 936-9777 Fax (239) 936-0064

**THE ESTATES
AT ENTRADA**

**PROJECT LAND USE**

PROJECT AREA: 292.91 AC

TRACT AREA TOTAL:

COMMERCIAL = 12.3 AC
MULTI-FAMILY TRACT = 16.4 AC
TOWNHOME TRACT #1 = 25.9 AC
TOWNHOME TRACT #2 = 29.8 AC
TOWNHOME TRACT #3 = 21.7 AC
SINGLE FAMILY TRACT #1 = 72.0 AC

DWELLING UNIT BREAKDOWN

MULTI-FAMILY TRACT = 300 UNITS
TOWNHOME TRACT #1 = 350 UNITS
TOWNHOME TRACT #2 = 300 UNITS
TOWNHOME TRACT #3 = 325 UNITS
SINGLE FAMILY TRACT #1 = 325 UNITS

COMMERCIAL LAND USE

COMMERCIAL = 30,000 SF RETAIL
140,000 SF OFFICE/WAREHOUSE

FLOOD ZONE

PARCEL LIES IN FLOOD ZONES AE (EL 16), AE (EL 17), AE (EL 18), AND X PER

FLOOD INSURANCE PANEL 12071C0259F APPROVED 8/28/2008.

DENSITY

DENSITY = NUMBER DWELLING UNITS / TOTAL ACREAGE
= 1600 UNITS / 292.91 AC = 5.46 UNITS PER ACRE

LEGEND

- # DEVIATION
WETLAND PRESERVE
UPLAND BUFFER
SINGLE FAMILY LOTS ≥ 6500 SF
INDIGENOUS CREDIT BOUNDARY LINE
LAKES
MODEL UNITS

AREA TABULATION

LAKE AREA = 38.03 AC
PRESERVED WETLAND AREA = 22.74 AC
UPLAND BUFFER AREA = 21.51 AC

OWNER

ANGEL ARAMIS, L.L.C.
3845 BECK BOULEVARD
NAPLES, FL 34114
PH:
FAX:

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED
RESIDENTIAL PROJECT AREA - 40% (REQUIRED) *
COMMERCIAL PROJECT AREA - 30% (REQUIRED)
* NOT APPLICABLE TO SINGLE-FAMILY LOTS 6500 SF OR GREATER

TOTAL RESIDENTIAL AREA = 292.91 AC (PROPERTY AREA) - 12.35 AC (COMMERCIAL AREA)
= 280.56 AC
RESIDENTIAL AREA (LOTS ≥ 6500 SF) = 27.28 AC
RESIDENTIAL AREA FOR OPEN SPACE = 253.28 AC

OPEN SPACE REQUIRED
= (253.28 AC RESIDENTIAL X 40%) + (12.35 AC COMMERCIAL X 30%)
= 101.31 AC + 3.71 AC
= 105.02 AC **

** 50% OF OPEN SPACE REQUIREMENTS MUST BE INDIGENOUS NATIVE VEGETATION

REQUIRED INDIGENOUS NATIVE VEGETATION = 105.02 AC X 50% = 52.51 AC

INDIGENOUS NATIVE VEGETATION BREAKDOWN

WETLAND PRESERVE 22.74 AC
UPLAND BUFFER 21.51 AC
TOTAL AREA INDIGENOUS NATIVE VEGETATION: 44.25 AC
TOTAL INDIGENOUS NATIVE VEGETATION (WITH CREDITS) 53.02 AC

PROPOSED OPEN SPACE

TOTAL INDIGENOUS NATIVE VEGETATION 44.25 AC
LAKE (25% OF TOTAL OPEN SPACE REQ.) = .25 X 102.73 AC 25.68 AC
LANDSCAPE AREA/COMMON OPEN SPACE/GREEN SPACE 25.61 AC
DRAINAGE DITCHES (25% OF AREA) - 0.25 X 2.35 AC 0.59 AC
UTILITY EASEMENT AREA (OVERHEAD POWER LINES) 15.95 AC
TOTAL: 122.08 AC

TOTAL OPEN SPACE PROVIDED = 122.08 AC
TOTAL OPEN SPACE REQUIRED = 105.02 AC

NOTE: INDIGENOUS PRESERVE LINES SHOWN ARE CONSISTENT WITH EXHIBIT "D" OF THE APPROVED RESOLUTION Z-06-039, ADD2007-00189.

SUPERSEDED BY PLAN SUBMITTED 6-5-13

date 041212

file name: ZONING MCP

job ENTRADA

No.	Date	Revisions



community engineering services, inc.
civil engineering • surveying • project management

EB-0006613 LB-6572
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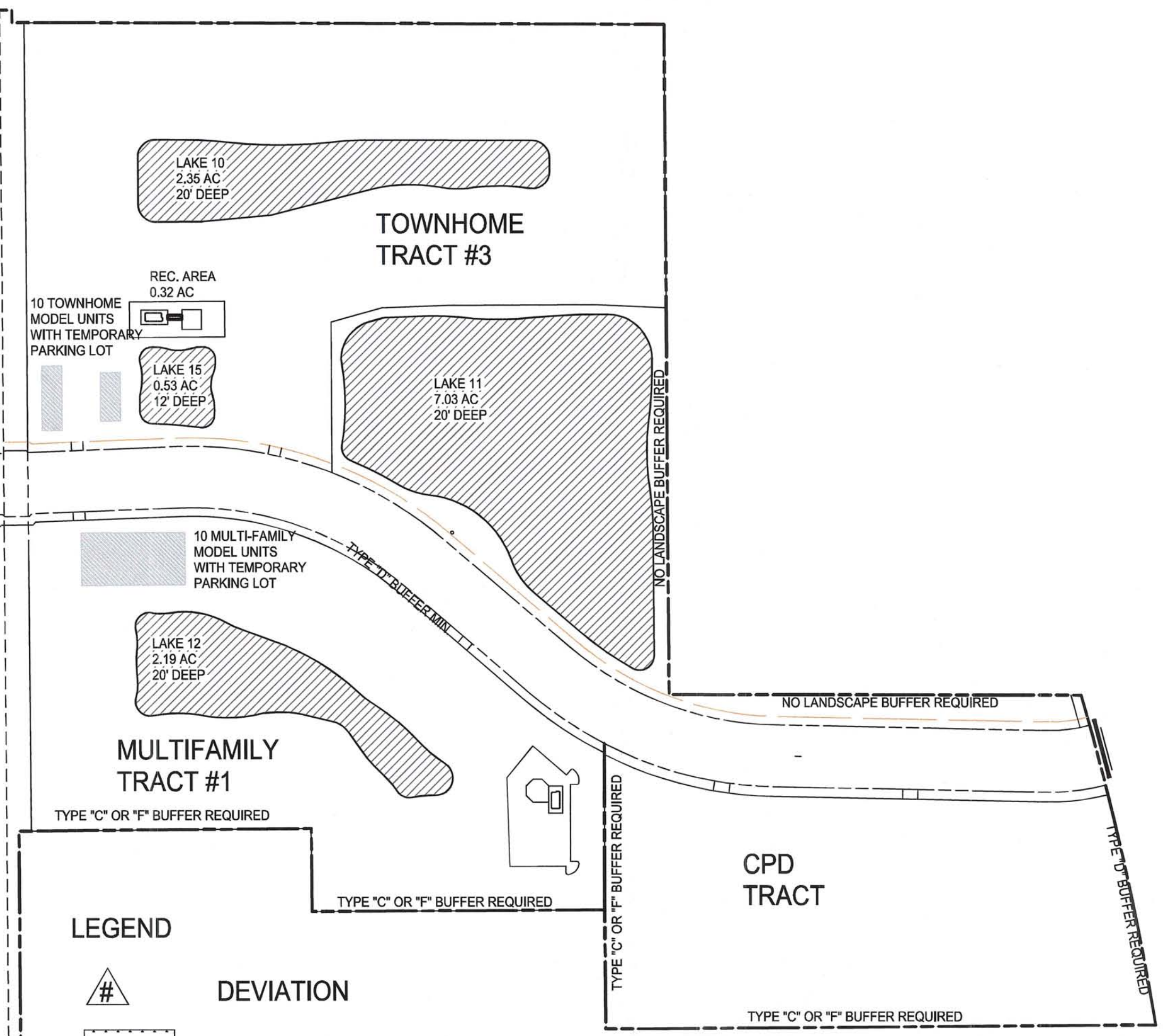
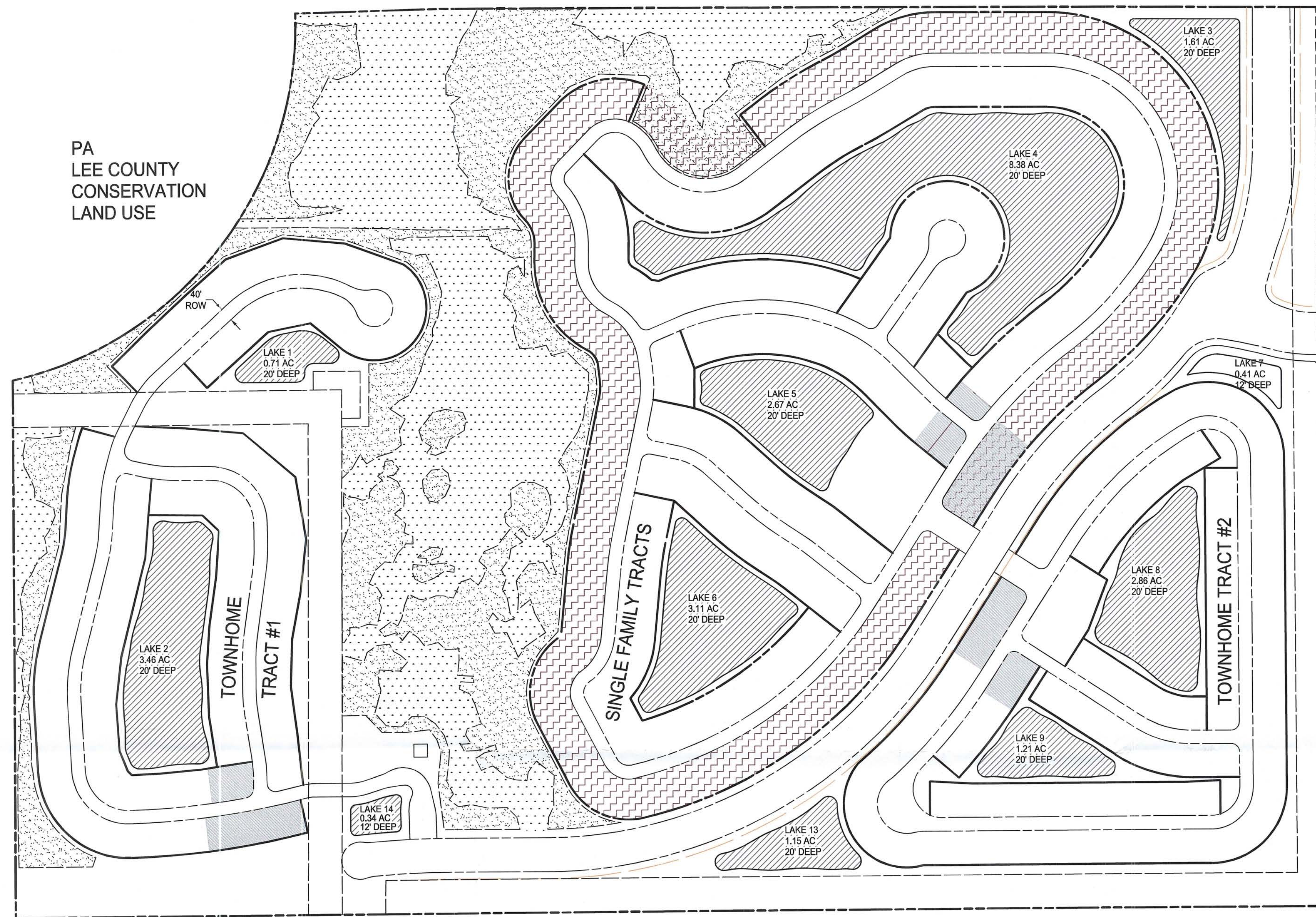
MASTER CONCEPT PLAN
OF
THE ESTATES OF ENTRADA

FOR
ANGEL ARAMIS, L.L.C.
3845 BECK BOULEVARD
NAPLES, FL 34114

scale: 1"=200'
SHEET

1 OF 1

date 2/17/13



- LEGEND**
- # DEVIATION
 - WETLAND PRESERVE
 - UPLAND BUFFER
 - SINGLE FAMILY LOTS ≥ 6500 SF
 - INDIGENOUS CREDIT BOUNDARY LINE
 - LAKES
 - MODEL UNITS

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED
RESIDENTIAL PROJECT AREA – 40% (REQUIRED) *
COMMERCIAL PROJECT AREA – 30% (REQUIRED)
* NOT APPLICABLE TO SINGLE-FAMILY LOTS 6500 SF OR GREATER

TOTAL RESIDENTIAL AREA = 292.91 AC (PROPERTY AREA) – 12.35 AC (COMMERCIAL AREA)
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RESIDENTIAL AREA FOR OPEN SPACE = 253.28 AC

OPEN SPACE REQUIRED
= (253.28 AC RESIDENTIAL X 40%) + (12.35 AC COMMERCIAL X 30%)
= 101.31 AC + 3.71 AC
= 105.02 AC **

** 50% OF OPEN SPACE REQUIREMENTS MUST BE INDIGENOUS NATIVE VEGETATION

REQUIRED INDIGENOUS NATIVE VEGETATION = 105.02 AC X 50% = 52.51 AC

INDIGENOUS NATIVE VEGETATION BREAKDOWN

WETLAND PRESERVE	22.74 AC
UPLAND BUFFER	21.51 AC
TOTAL AREA INDIGENOUS NATIVE VEGETATION:	44.25 AC
TOTAL INDIGENOUS NATIVE VEGETATION (WITH CREDITS)	53.02 AC

PROPOSED OPEN SPACE

TOTAL INDIGENOUS NATIVE VEGETATION	44.25 AC
LAKE (25% OF TOTAL OPEN SPACE REQ.) = .25 X 102.73 AC	25.68 AC
LANDSCAPE AREA/COMMON OPEN SPACE/GREEN SPACE	25.61 AC
DRAINAGE DITCHES (25% OF AREA) – 0.25 X 2.35 AC	0.59 AC
UTILITY EASEMENT AREA (OVERHEAD POWER LINES)	15.95 AC
TOTAL:	122.08 AC

TOTAL OPEN SPACE PROVIDED = 122.08 AC
TOTAL OPEN SPACE REQUIRED = 105.02 AC

NOTE: INDIGENOUS PRESERVE LINES SHOWN ARE CONSISTENT WITH EXHIBIT "D" OF THE APPROVED RESOLUTION Z-06-039, ADD2007-00189.

PROJECT LAND USE		DWELLING UNIT BREAKDOWN	
PROJECT AREA:	292.91 AC	MULTI-FAMILY TRACT =	300 UNITS
TRACT AREA TOTAL:		TOWNHOME TRACT #1=	350 UNITS
COMMERCIAL =	12.3 AC	TOWNHOME TRACT #2 =	300 UNITS
MULTI-FAMILY TRACT =	16.4 AC	TOWNHOME TRACT #3 =	325 UNITS
TOWNHOME TRACT #1=	25.9 AC	SINGLE FAMILY TRACT #1 =	325 UNITS
TOWNHOME TRACT #2 =	29.8 AC	COMMERCIAL LAND USE	
TOWNHOME TRACT #3 =	21.7 AC	COMMERCIAL =	30,000 SF RETAIL
SINGLE FAMILY TRACT #1 =	72.0 AC		140,000 SF OFFICE/WAREHOUSE

FLOOD ZONE

PARCEL LIES IN FLOOD ZONES AE (EL 16), AE (EL 17), AE (EL 18), AND X PER FLOOD INSURANCE PANEL 12071C0259F APPROVED 8/28/2008.

DENSITY

DENSITY = NUMBER DWELLING UNITS / TOTAL ACREAGE
= 1600 UNITS / 292.91 AC = 5.46 UNITS PER ACRE

AREA TABULATION

LAKE AREA = 38.03 AC
PRESERVED WETLAND AREA = 22.74 AC
UPLAND BUFFER AREA = 21.51 AC

OWNER

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NAPLES, FL 34114
PH:
FAX:

No.	Date	Revisions

date 041212
file name: ZONING_MCP
job ENTRADA



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Naples, FL 34109
Telephone (239) 936-9777 Fax (239) 936-0064

SUPERSEDED BY PLAN SUBMITTED 6-5-13

MASTER CONCEPT PLAN
OF
THE ESTATES OF ENTRADA

FOR
ANGEL ARAMIS, L.L.C.
3845 BECK BOULEVARD
NAPLES, FL 34114

scale: 1"=200'

SHEET

1 OF 1

EXHIBIT
H-3.B.

date 2/7/13

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COMMUNITY DEVELOPMENT
ADD 2013-00021