

ADMINISTRATIVE AMENDMENT (PD) ADD2013-00021

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Angel Aramis of Naples, LLC filed an application for administrative approval to amend Resolution Z-06-039, The Estates at Entrada a Residential Planned Development (RPD)/Commercial Planned Development (CPD) to add a variety of adult living facilities, ie., assisted living facilities (ALF), continuing care facilities (CCF), and independent living units (ILU) to the Schedule of Uses on property located at 16701N. Cleveland Avenue in North Fort Myers, described more particularly as:

LEGAL DESCRIPTION: In Section 28, Township 43 South, Range 24 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was originally rezoned in case number Z-06-039 (with subsequent amendments in case numbers ADD2006-00240, ADD2007-00189, DCI2011-00054; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, on August 21, 2006, Resolution Z-06-039 approved a maximum of 325 single-family homes, 975 town homes, and 300 multiple-family dwelling units, 30,000 square feet of commercial retail, and 140,000 square feet of commercial, warehouse, and office uses not to exceed a maximum height of 50 feet for multiple-family uses and 35 feet for the remainder of the uses, see Exhibit "B"; and

WHEREAS, in December of 2006, a preliminary plat application (PLT2006-00065) was submitted; however the plat never received final approval; and

WHEREAS, on January 9, 2007, ADD2006-00240 amended the RPD/CPD to reduce the separation distance requirement between multiple-family building on Tract #1 from 20 feet to 10 feet, see Exhibit "C"; and

WHEREAS, on April 24, 2007, DOS2006-00145 was approved with stipulations for 905 lots and 1,182 residential condominium units in 169 building with streets, parking, utilities, sewage pump stations with force mains, stormwater management facilities, 2 - 1,600± square feet, one story buildings for an amenity centers (Townhouse Tract 1 and multifamily Tract 1) , a 2000± square foot, one story building a for an amenity center (single

CASE NO. ADD2013-00021

family tract), five swimming pools, a tennis court and related minor site improvements, see Exhibit "D"; and

WHEREAS, on May 8, 2008, ADD2007-00189 amended the RPD to revise the right-of-way width and the road alignment of DeNavarra Parkway; revise Tract #1 from multiple-family to townhouse and rename Tract #1 to Townhome Tract #3; delete from the Site Development Regulations Table multiple-family on Tract #1 and replace it with Townhouse (Tract #3) with revised Property Development Regulations; delete multiple-family Tract #2 on the Master Concept Plan (MCP) and from the Property Development Regulations and replace with Multiple-family Tract #1; correct inconsistencies in the open space tabulations; and update the open space tabulations, see Exhibit "E"; and

WHEREAS, on December 3, 2008, DOS2006-00145 was amended to change De Navarra Parkway from a two lane to a four lane road; show Multi-family tract #1 as a vacant tract; minimal lake changes were made to accommodate the increased impervious from the change to De Navarra Parkway; and the site went from two lift stations to one, see Exhibit "F"; and

WHEREAS on January 30, 2012, a 2 year extension was granted to DOS2006-00145 and CNC2006-00216 (Concurrency) to extend those approvals to now expire on April 24, 2015 per House Bill 7207, see Exhibit "G"; and

WHEREAS, on January 31, 2012, DCI2011-00054, see Exhibit "H", granted a 2 year extension for the MCP to August 21, 2013 per House Bill 7202; however on February 12, 2013, the Board of County Commissioners approved Ordinance13-01, see Exhibit "I", which granted development rights conferred by an approved zoning resolution and MCP to remain valid until it is deemed to be inconsistent with the Lee Plan at time of development such that the MCP has no set expiration date at this time; and

WHEREAS, the applicant is requesting to amend Resolution Z-06-039 to add a variety of adult living facilities, ie., assisted living facilities (ALF), continuing care facilities (CCF), and independent living units (ILU) to the Schedule of Uses and allow them on MF Tract 1, TH Tract 3, and the CPD Tract; however only ILU use would be allowed on TH Tract 2 see Master Concept Plan stamped received June 5, 2013 attached as Exhibit "J"; and

WHEREAS, the proposed adult living facilities have a density equivalent ratio stated in LDC Sections 34-1414 (c) and 34-1494 (b) (2), depending on the type of living facility as follows:

ALF & CCF without a kitchen – 4 persons to 1 dwelling unit
ILF – 2 units to 1 dwelling unit; and

WHEREAS, there will be no cooking facilities in the individual units in the proposed ALF and CCF facilities; and

WHEREAS, the density for the CPD parcel is calculated based on the Central Urban maximum density range of 10 dwelling units per acre; and

WHEREAS, the applicant provided a conversion density ratio table that demonstrates the conversion of the approved dwelling units according to Resolution Z-06-39 to each proposed adult living facility, see Exhibit "K"; and

WHEREAS, the applicant submitted Trip Generation Summary table, see Exhibit "L" which was reviewed by Development Services who offered no objection to the table; and

WHEREAS, Environmental Sciences reviewed the proposed amendment to the RPD/CPD and offered no objection; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to amend Resolution Z-06-039, The Estates at Entrada a Residential Planned Development (RPD)/Commercial Planned Development (CPD) to add adult living facilities, ie., assisted living facilities (ALF), continuing care facilities (CCF), and independent living units (ILU) to the Schedule of Uses is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated June 5, 2013. Master Concept Plan for ADD2013-00021 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit "J".**
2. **The ALF,CCF and ILU facilities may be constructed on the CPD Tract, Townhome Tract #3, and Multifamily Tract #1. ILU facilities may be constructed on Townhome Tract #2. The maximum allowable densities for the facilities are shown in the conversion density table in Exhibit "K".**
3. **Prior to issuance of a development order for any ALF, 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, 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, CCF, or ILU facility.

4. No individual cooking facilities are allowed in the ALF or CCF units.
5. The terms and conditions of the original zoning resolutions remain in full force and effect.
6. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

DULY SIGNED this 10th day of July, A.D., 2013.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

- A – Legal Description
- B – Z-06-039
- C – ADD2006-00240
- D – DOS2006-00145
- E – ADD2007-00189
- F – Amended DOS2006-00145
- G – Two (2) year extension for DOS2006-00145
- H – Two (2) year extension for DCI2011-00054
- I – Ordinance 13-01
- J – Master Concept Plan (MCP) dated stamped received June 5, 2013
- K – Conversion Densities Table
- L – Trip Generation Summary

EXHIBIT

AA-3.C.1. and
AA-3.C.2.

RECEIVED
MAR 11 2013

COMMUNITY DEVELOPMENT

DESCRIPTION
OF
THE ESTATES AT ENTRADA
OF

SECTIONS 27&28, TOWNSHIP 43 SOUTH
RANGE 24 EAST

3-18-13

APPROVED
LEGAL
MA

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: VEC
SCALE: NA
DRAWN BY: GCV
CHECKED BY: ADM
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. McCleary
MARK D. MCCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FTH LB 4572
DATE SIGNED: 2/17/13

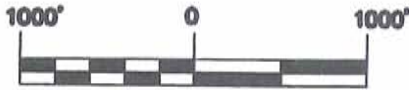
ADD 2013-00021

EXHIBIT

AA-3.C.1. and
AA-3.C.2.

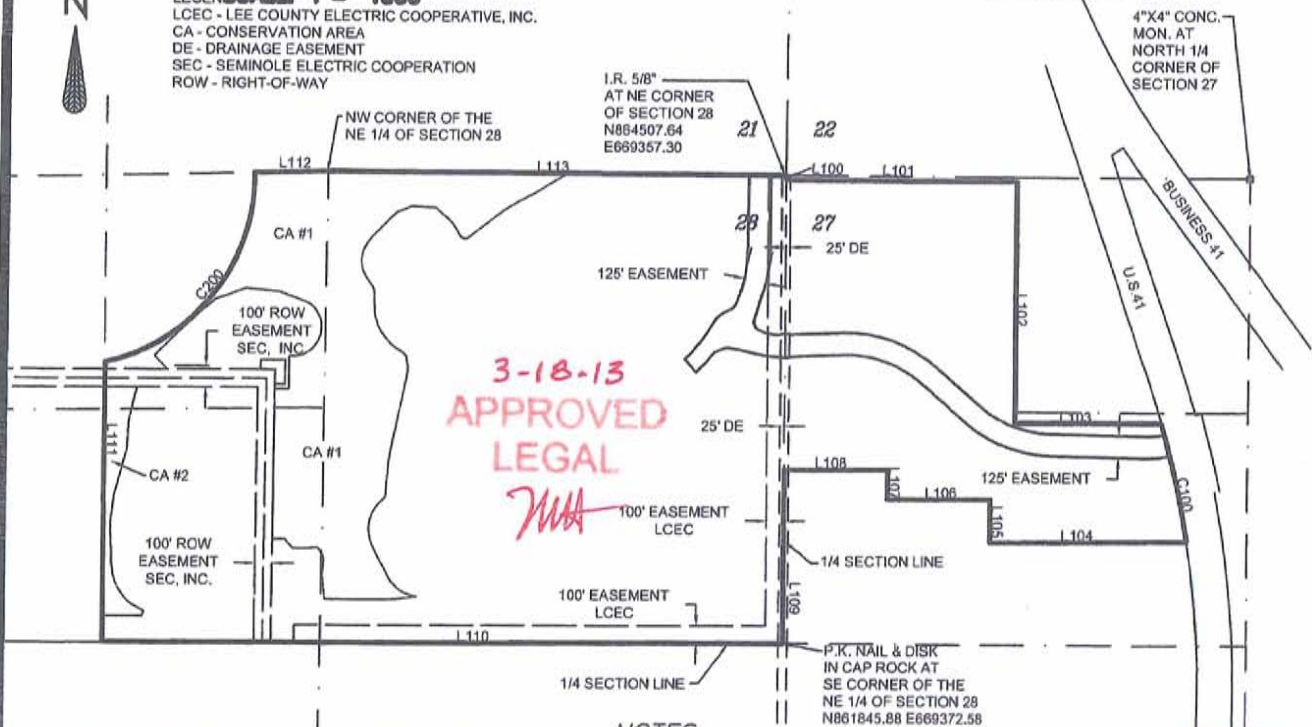
BOUNDARY SKETCH OF THE ESTATES AT ENTRADA

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

SEE SHEET 2 OF 2 FOR DESCRIPTION.

SHEET 1 of 2

REVISIONS:

PROJECT NO. VCC
SCALE: 1" = 1000'
DRAWN BY: CBY
CHECKED BY: JDM
DATE DRAWN: 08/23/12
FIELD BOOK PAGE:



community engineering services, inc.
civil engineering surveying project management

EB-0006613 LB-6572

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

Mark D. McCleary, P.S.A.
FLORIDA REGISTRATION NO. 4557
FOR THE FIDAL LB-6572
DATE SIGNED: 2/7/13

ADD 2013-00021

COMMUNITY DEVELOPMENT

RECEIVED
MAR 11 2013

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, MFA Ventures, LLC filed an application on behalf of the property owners, Hole Montes & Associates, Inc., and Realmark Group, LLC., to rezone a 292+/- acre parcel from Mobile Home Planned Development (MHPD) and Commercial (C-1A/C-2) zoning districts to a Residential and Commercial Planned Development (RPD/CPD) in reference to The Estates at Entrada; and

WHEREAS, a public hearing was advertised and held on May 4, 2006, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00080; and

WHEREAS, a second public hearing was advertised and held on August 21, 2006, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 292+/- acre parcel from MHPD and C-1A/C-2 to RPD/CPD, to allow 325 single-family, 975 town homes, and 300 multiple-family dwelling units; 30,000 square feet of commercial retail; and 140,000 square feet of commercial, warehouse, and office uses. The property is located in the Central Urban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP), Exhibit C attached hereto, entitled "Preliminary Master Concept Plan: Estates at Entrada," stamped "Received on OCT 16 2006," last revised OCT 16, 2006, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this Planned Development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

This project is limited to a maximum of 325 single-family homes, 975 town homes, and 300 multiple-family dwelling units, 30,000 square feet of commercial retail, and 140,000 square

feet of commercial, warehouse, and office uses not to exceed a maximum height of 50 feet for multiple-family uses and 35 feet for the remainder of the uses.

2. The following limits apply to the project and uses:

a. Schedule of Uses

i. Residential Planned Development (RPD):

ACCESSORY USES AND STRUCTURES

DWELLING UNIT:

Single-family

Townhouse

Multiple-family building

ENTRANCE GATES AND GATEHOUSE

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES, Group I

EXCAVATION, water retention

FENCES, WALLS

HOME OCCUPATION

PARKING LOT, accessory

MODELS:

Display center

Display group

Model home

Model unit

REAL ESTATE SALES OFFICE

RESIDENTIAL ACCESSORY USES

RECREATIONAL FACILITIES:

Personal

Private, On-Site

SIGNS, in accordance with chapter 30

ii. Commercial Planned Development (CPD) Tract:

ACCESSORY USES AND STRUCTURES

ADMINISTRATIVE OFFICES

ATM (automatic teller machine)

AUTO PARTS STORE, with or without installation facilities, limited to the most easterly 270 feet of the CPD Tract

AUTOMOBILE SERVICE STATION, limited to one, limited to the most easterly 270 feet of the CPD Tract

BANKS AND FINANCIAL ESTABLISHMENTS, Groups I and II

BAR OR COCKTAIL LOUNGE, only in conjunction with a Group III restaurant

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION

BUILDING MATERIAL SALES

BUSINESS SERVICES, Groups I

CAR WASH, limited to the most easterly 270 feet of the CPD
Tract
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, general
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES
CONTRACTORS AND BUILDERS, Groups I
CONVENIENCE FOOD AND BEVERAGE STORE, limited to one having
a maximum of 16 pumps and limited to the most easterly 270 feet of
the CPD Tract,
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
EMS, FIRE, AND/OR SHERIFFS STATION
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, Group I
EXCAVATION, water retention
FENCES, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES, Group I
GIFT AND SOUVENIR SHOP
HARDWARE STORE
—HEALTH CARE FACILITIES, Groups I, II, and III
HOBBY, TOY AND GAME SHOPS
HOUSEHOLD AND OFFICE FURNISHINGS, Groups I and II
INSURANCE COMPANIES
LAUNDROMAT
LAUNDRY OR DRY CLEANING, Group I
LAWN AND GARDEN SUPPLY STORES
MEDICAL OFFICE
NONSTORE RETAILERS, Groups I, II, and III
PACKAGE STORE
PAINT, GLASS AND WALLPAPER
PARCEL AND EXPRESS SERVICES
PARKING LOT:
Accessory
Temporary
PERSONAL SERVICES, Groups I, II, III, and IV, excluding escort services,
tattoo parlors, massage parlors, and steam and Turkish baths
PET SERVICES
PET SHOP
PHARMACY
POST OFFICE
PRINTING AND PUBLISHING
RECREATION, COMMERCIAL, Group I
RENTAL OR LEASING ESTABLISHMENT, Groups I and II, no outdoor
display
REPAIR SHOPS, Groups I and II

RESEARCH AND DEVELOPMENT LABORATORIES, Groups II and IV
RESTAURANT, FAST FOOD, limited one and to the most easterly 270 feet
of the CPD Tract
RESTAURANTS, Groups I, II, III, and IV
SCHOOLS, Commercial
SELF-SERVICE FUEL PUMPS, only in conjunction with a convenience food
and beverage store
SIGNS in accordance with chapter 30
SOCIAL SERVICES, Group I
SPECIALTY RETAIL SHOPS, Groups I, II, III, and IV
STORAGE:
Indoor
STUDIOS
TEMPORARY USES
USED MERCHANDISE STORES, Group I
VARIETY STORE
WHOLESALE ESTABLISHMENTS, Group III

b. Site Development Regulations

ESTATES AT ENTRADA RPD/CPD PROPERTY DEVELOPMENT REGULATIONS												
LAND USE	Minimum Lot Area sq. ft.	Minimum sq ft per unit	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Lot Coverage %	Minimum Setbacks (ft)					Max. Height (ft.)	Stories
						Street	Side	Rear	Water	Preserve		
RESIDENTIAL												
Townhouse (Tract #1)	5,400	1,800	18	100	60	20 ⁽⁷⁾	5/0 ⁽³⁾	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Townhouse (Tract #2)	5,400	1,800	18	100	60	20 ⁽⁷⁾	5/0 ⁽³⁾	20/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Multiple-family (Tract #1)	10,000	3,000	100	100	45	20 ⁽⁷⁾	5 ⁽⁴⁾ /0 ⁽³⁾	20/5 ⁽¹⁾	20/10 ⁽¹⁾	20 ⁽⁵⁾	50	3
Multiple-family (Tract #2)	10,000	2,000	100	100	45	20 ⁽⁷⁾	15	20/5 ⁽¹⁾	20/10 ⁽¹⁾	20 ⁽⁵⁾	50 ⁽⁶⁾	5
Single-family	5,000	-----	50	100	55	20 ⁽⁷⁾	5	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Single-family ⁽⁸⁾	6,500	-----	65	100	45	20 ⁽⁷⁾	5	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
COMMERCIAL												
CPD Tract	20,000	-----	100	100	45	20 ⁽⁷⁾	10/0 ⁽³⁾	20/5 ⁽¹⁾	-----	20 ⁽⁵⁾	35	3
RECREATIONAL FACILITIES												
Recreational Facilities, Private On-site (Amenity area)	10,000	-----	80	90	45	20 ⁽⁷⁾	5	5	10 ⁽¹⁾	20 ⁽⁵⁾	35	3

Footnotes:

- (1) Accessory structures - No accessory structures may be located in a buffer
- (2) Side opposite zero lot line
- (3) Interior side only
- (4) Exterior side only, with minimum building separation of 20 feet
- (5) Preserve Setbacks: Principal and accessory structures must be setback a minimum of ~~25~~ 20 feet from the preserves.
- (6) Multiple-family dwelling units located on multiple-family Tract #2, within 75 feet of Leesure Village Recreational Vehicle park and Leesure Village Mobile home Park, will be limited to a maximum height of 35 feet.
- (7) All other streets in accordance with Section 34-2192(a) of the Land Development code.
- (8) Property Development Regulations for single-family dwelling units in the stair-step hatched area as depicted on the master concept plan.

3. Environmental Conditions

a. GOPHER TORTOISE MANAGEMENT PLAN:

A Gopher Tortoise Management Plan must be submitted in conjunction with the indigenous preservation management plan at time of local development order review for the Division of Environmental Sciences staff review and approval. The Gopher Tortoise Management Plan must include the type of permit to be obtained from Florida Fish and Wildlife Conservation Commission, any habitat management activities required prior to relocating gopher tortoises and commensal species to the preserve, and long term management requirements.

The following steps must be followed prior to commencement of any site work to insure proper protection of gopher tortoises:

- i. A copy of the Florida Fish and Wildlife Conservation Commission gopher tortoise permit and receipt of payment if applicable, and updated gopher tortoise survey must be submitted to the Division of Environmental Sciences staff prior to issuance of a Vegetation Removal Permit; and
- ii. A Vegetation Removal Permit to install gopher tortoise fencing and burrow excavation must be obtained prior to any site work; and
- iii. Any gopher tortoises and commensal species located during burrow excavation must be moved to appropriate indigenous preserves; and
- iv. The number of tortoises and any commensal species moved to preserves must be reported to the Division of Environmental Sciences staff; and
- v. All active and inactive gopher tortoise burrows located within tracts to be cleared for development and outside of the indigenous preserves must be excavated and fully collapsed prior to issuance of a Vegetation Removal Permit for clearing and filling of the development area.

b. LIMPKIN MANAGEMENT PLAN:

The proposed preserve and created lakes will provide foraging and roosting habitat for limpkins. No additional management is required.

c. Open Space:

Prior to local development order approval, the Development Order plans must include an open space diagram demonstrating how the 105.13 acres of required open space will be met on the overall project. The provided open space may include the 45 actual acres of indigenous preserve, 26 acres of lakes (25 percent of required open space), and 34 acres of common open space. The open space diagram must highlight how the 34 acres of landscape common open space will be

provided, and include details of how a minimum of 10 percent open space will be met within each tract requiring open space. The 10 percent open space per tract may be counted toward the 34 acres of required common open space.

4. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the Planned Development.
5. A 5-foot side setbacks for single-family detached residences shall be permitted as long as one builder constructs homes in the subdivision and certifies prior to Certificate of Occupancy that the grading plan has been accomplished in accordance with the approved Development Order issued for the project. If more than one builder constructs homes in any of the parcels, this certification must be made by a licensed Professional Engineer (P.E.) prior to the issuance of a Certificate of Occupancy.
6. Agriculture is not a permitted use within this Planned Development.
7. Accessory uses, including accessory parking, must be located on the same tract, lot, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or outparcel.
8. Prior to the issuance of any Development Order, the developer must provide evidence that the property has access to central water and sanitary sewer, or that the extension of central water and sanitary sewer will coincide with the development of the property.
9. As part of the approved local development order for this development, the developer must provide for a six-foot wide pedestrian/bikepath parallel to and along both sides of the spine roads from the north connection, to Entrada PDP south to the intersection of the east/west connector road to U.S. 41. The remaining portion of the spine road, south of the intersection of the east/west connector road to U.S. 41 and the entire length of the east/west connector road, shall provide a six (6) foot pedestrian/bikepath parallel to and along one side of the road.
10. No entrance gates or gatehouses will be permitted on the spine roads within the development.
11. Model units and homes are permitted in compliance with the following conditions:
 - a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - b. All model sites must be designated on the development order plans; and
 - c. All lots within a phase proposed for models must be platted before certificates of compliance will be granted for any models; and
 - d. Dry models are prohibited.

12. A Development Order may not be issued for this project until the 40-foot-wide haul road easement (as recorded in Official Records Book 36, at page 117 of the Public Records of Lee County, Florida), shown on the Master Concept Plan, is extinguished, as depicted on the Master Concept Plan.
13. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in Lee County LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
14. Buildings exceeding 35 feet in height must maintain additional building separation or additional building setbacks as regulated by Lee County LDC §34-2174(a) and Lee County LDC §34-935(e)4.
15. Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
16. Approval of this rezoning does not guarantee local development order approval. Future Development Order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.
17. Prior to local development order approval, the billboard located along U.S. 41 must be removed.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-329(d)(1)a.3. requirement to provide excavations to be setback a minimum of 50 feet from any private property line under separate ownership; to allow a 25-foot setback as depicted on the Master Concept Plan. This deviation is APPROVED, SUBJECT TO the conditions that:
 - a. At the time of Development Order approval, the Developer must provide a minimum 4-foot-high fence on the north side of Lake 3 abutting the north property line. The fence will commence at the westerly side of the internal spine road and run westerly for 550 feet along the north property line.
 - b. The Developer, at the time of Development Order approval, must provide elements for the protection of wayward vehicles for that portion of the spine road adjacent to Lakes 1, 7, 13, and 15. The elements for the protection of wayward vehicles may include guardrails, berms, swales, vegetation or other protections as determined by the Development Services Director.
2. Deviation (2) seeks relief from the LDC §10-329(d)(6) requirement to provide that if roads, drives, or parking areas are located less than 125 feet from an existing residential

subdivision or residential lots a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped with a minimum of five trees and 18 shrubs per 100 linear feet; to eliminate the screening wall requirement in accordance with the Master Concept Plan. This deviation is APPROVED, SUBJECT TO the conditions that:

- a. At the time of local development order approval, for that portion of the spine road from its western limit to the west boundary of Lake 13, the developer will install a Type "B" buffer. Further that portion of the required buffer west of the temporary cul-de-sac, will not have to be installed until such time that the future right-of-way is extended to the west of the temporary cul-de-sac.
 - b. The deviation request is granted, adjacent to the CPD Tract, provided a Type "C" or Type "F" buffer is installed as shown on the master concept plan.
3. Deviation (3) seeks relief from the LDC §10-416(b) requirement to provide developments to provide fifty percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities; to allow the development to meet this requirement through a replanting plan for portions of the proposed indigenous preserve that do not meet the indigenous plant community definition. This deviation is APPROVED, SUBJECT TO the conditions that:
- a. Prior to the issuance of a Certificate of Compliance for Phase I (infrastructure) of the development, invasive exotic vegetation must be removed from the preserve in a manner that does not disturb the soil (e.g., hydro-ax; hand-removal) to properly evaluate the amount of restoration plantings required to establish a complete indigenous vegetation community. The invasive exotic removal must be coordinated with the Division of Environmental Sciences Staff.
 - b. Prior to the issuance of a Certificate of Compliance for Phase I (infrastructure) of the development, the development order plans must delineate the indigenous preservation and restoration areas as shown on Exhibit D as well as 2.26 acres of additional indigenous preserve, including any applicable preservation credits per the Lee County LDC. Restoration areas used to achieve the additional indigenous preserve will be at an onsite 1:1 ratio.
 - c. Prior to local development order approval for Phase II of the development:
 1. A detailed indigenous restoration plan for both the wetland and upland portion of the preserve dominated by melaleuca (FLUCFCS Codes 424 and 4241) must be submitted for the Division of Environmental Sciences staff review and approval. The wetlands must be restored to hydric pine flatwoods/wet prairie and the upland must be restored to pine flatwoods / sabal palm hammock/palmetto prairie. Trees must be a minimum three-gallon container size, and shrubs and groundcover a minimum

one-gallon container size. Sabal palms may be relocated from portions of the property outside of the preserve into the upland restoration area. Upland restoration plantings must be mulched with pine straw, and irrigated with a temporary irrigation system. The wetland restoration plantings may be required to be irrigated depending on the time of year the plants are installed; and

2. The Development Order plans must provide indigenous restoration plan details including the number of each plant to be installed in the wetland restoration area and upland restoration area separately.
3. Prior to issuance of a Certificate of Compliance for Phase II of the development, the restoration plantings must be installed.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Preservation and Restoration Plan

The applicant has indicated that the STRAP numbers for the subject property are: 27-43-24-00-00023.0080 and 28-43-24-00-00001.0000

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

- e. will not adversely affect environmentally critical areas or natural resources.
- 3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
- 4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
- 5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Albion. The vote was as follows:

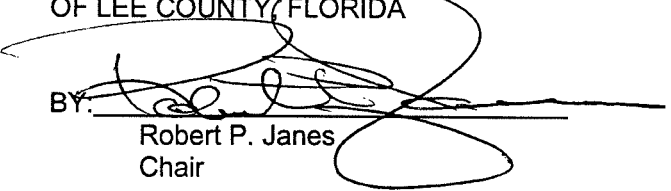
Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of August 2006.

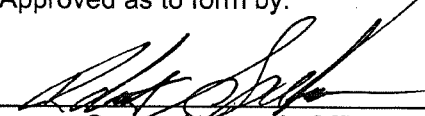
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Robert P. Janes
Chair

Approved as to form by:


County Attorney's Office


CASE NO: DCI2004-00080

RECEIVED
MINUTES OFFICE

2006 DEC 15 AM 8:56

EXHIBIT "A"

OVERALL BOUNDARY DESCRIPTION

(292.91 ACRE PARCEL)

A TRACT OR 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 NORTHEAST CORNER OF SAID SECTION 28, THENCE S 00° 19' 44" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FOR 25.00 FEET TO A LINE LYING 25.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE S 89° 51' 02" E ALONG SAID PARALLEL LINE FOR 1337.99 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 27; 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 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 12010-2121), BEING 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 BOUNDARY OF LEESURE VILLAGE AS SHOWN ON CONDOMINIUM PLAT BOOK 3, AT PAGES 60 THROUGH 76, LEE COUNTY PUBLIC RECORDS; THENCE S 89° 33' 08" W ALONG SAID BOUNDARY FOR 1128.76 FEET; THENCE N 00° 17' 28" W ALONG SAID BOUNDARY FOR 243.89 FEET; THENCE S 89° 41' 12" W ALONG SAID BOUNDARY FOR 599.97 FEET; THENCE N 00° 33' 01" W ALONG SAID BOUNDARY FOR 169.75 FEET; THENCE S 89° 33' 13" W ALONG SAID BOUNDARY FOR 599.34 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 00° 19' 44" E ALONG SAID EAST LINE AND SAID BOUNDARY OF LEESURE VILLAGE FOR 989.06 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE S 89° 44' 52" W ALONG THE EAST WEST QUARTER SECTION LINE OF SAID SECTION 28 FOR 3921.74 FEET TO AN INTERSECTION WITH A LINE LYING 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 THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE N 88° 35' 04" E ALONG SAID NORTH LINE FOR 424.31 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE S 89° 49' 26" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FOR 2639.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 292.91 ACRES MORE OR LESS.

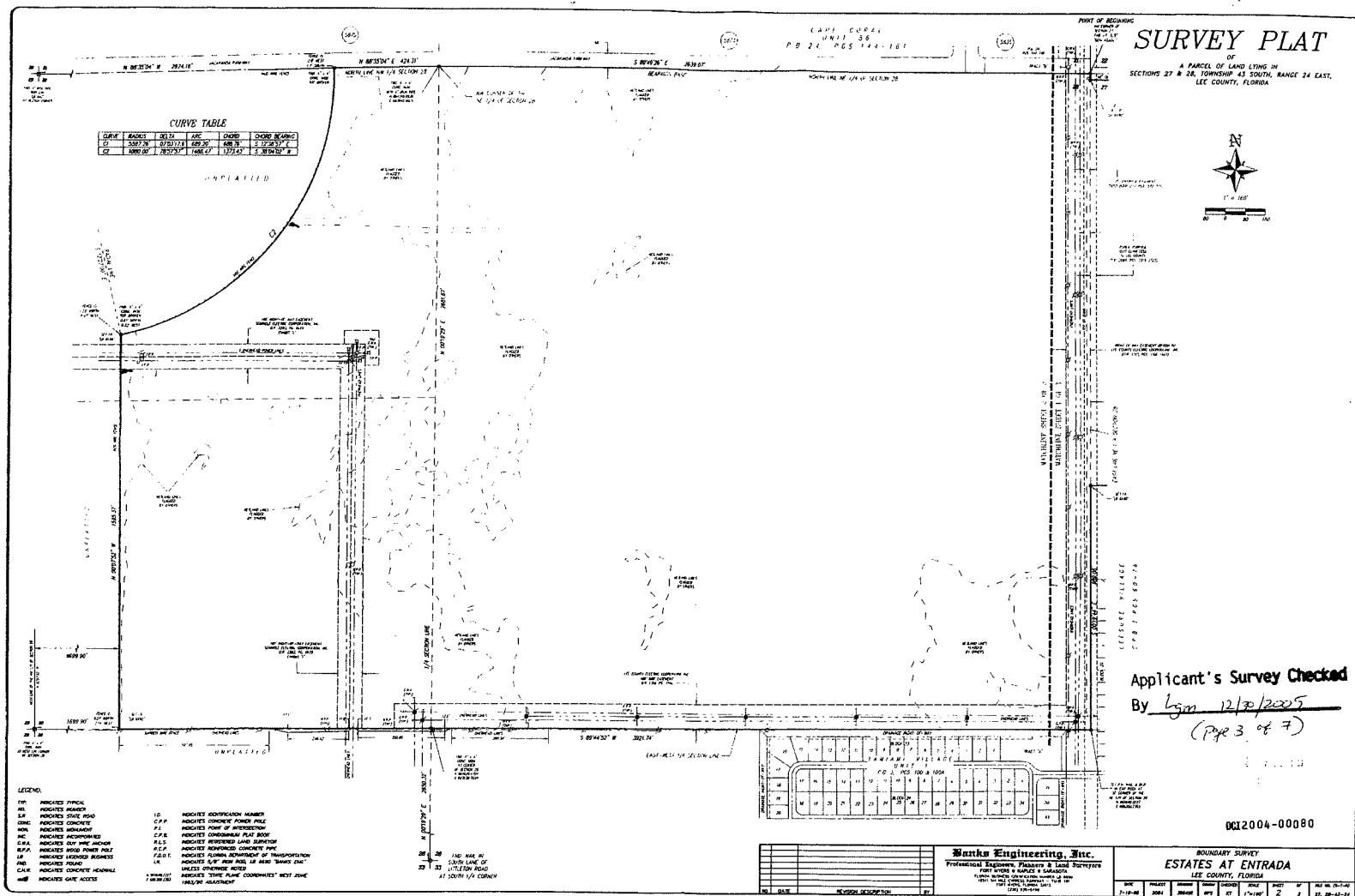
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 BEARS S 89° 49' 26" E. PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

S:\Zoning Tables\Legal Review data\Legal Cases\Legal Descriptions\Metes & Bounds\DCI2004-00080.doc

Applicant's Legal Checked

by Lgm 12/30/2005

(page 1 of 7)



OF
A PARCEL OF LAND LYING IN
SECTIONS 27 & 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA



(PREPARED BY SAS FILM)

[illegible]

THE PLAT WAS PREPARED AS A BOUNTY SURVEY

[illegible]

By Lcm 12/30/2005

(Page 2 of 7)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

PROFESSIONAL KNOWLEDGE: THIS PAGE OF THE
GENERAL INFORMATION SECTION OF THE
REGISTRATION OF A FIELD SURVEY MUST UNDER
THE DIRECTION AND SUPERVISION OF THE
FLORIDA AGRICULTURAL CREDIT BOARD, 1015-12-1
FLORIDA AGRICULTURAL CREDIT BOARD, 1015-12-1
FLORIDA AGRICULTURAL CREDIT BOARD, 1015-12-1

08-01-2005
HEATHER L. BROWN DR. DAVID
PROFESSIONAL AND SUPERVISOR
FLORIDA REGISTRATION NO. 15486

- THIS SURVEY IS NOT HELD WITHIN THE SCIENTIFIC
AND THE ORIGINAL DESIGN OF A FLORIDA
LICENSED SURVEYOR AND ENGINEER
- AGRICULTURAL SURVEYING IS SUPPORTED BY AN ACTS
BY OTHER THAN THE SURVEYING PARTY OR PARTIES
PERMITTED WITHOUT ANOTHER CONSENT OF THE SURVEYING
PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS
IDENTIFIED HEREIN
- IT IS NOT A REPRESENTATION OF TITLE, ZONING,
EASEMENTS, OR PROVISIONS OF ENCUMBRANCES.

0012004-00080

LEE COUNTY, FLORIDA

DATE	PROJECT	PROPERTY	OWNER	ORDERED	FILE	SHEET	OF	FILE NO. (3-1-74)
7-18-76	3084	3084N	DPH	ET	(1"=100')	7	8	ET, 28-43-24

[illegible]

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION OF A PARCEL
LYING IN SECTIONS 27 AND 28, T-43-S, R-24-E,
LEE COUNTY, FLORIDA

(280.07 ACRE RPD PARCEL)

A TRACT OR 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 BOUNDED AND DESCRIBED AS FOLLOWS:

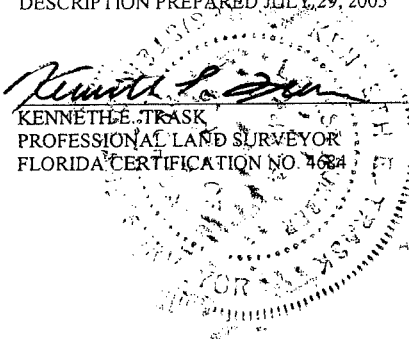
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S.00°19'44"E. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOR 25.00 FEET TO AN INTERSECTION WITH A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; 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 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 12010-2121), BEING 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 WESTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1°41'55.3" FOR 165.95 FEET; THENCE N.89°56'55"W. FOR 972.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 72.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°22'58" FOR 57.43 FEET; THENCE S.00°17'28"E. FOR 299.45 FEET TO THE NORTH LINE OF LEESURE VILLAGE AS SHOWN ON CONDOMINIUM PLAT BOOK 3, AT PAGES 60 THROUGH 76, LEE COUNTY PUBLIC RECORDS; THENCE S.89°41'12"W. ALONG SAID NORTH LINE FOR 599.97 FEET; THENCE N.00°33'01"W. FOR 169.75 FEET; THENCE S.89°33'13"W. 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 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.

PARCEL CONTAINS 280.07 ACRES MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994233 WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS S.89°49'26"E.

DESCRIPTION PREPARED JULY 29, 2005


KENNETH L. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4684

Applicant's Legal Checked

by Lgm 12/30/2005

(page 4 of 7)

SHEET 1 OF 2

DCI2004-00080

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION OF A PARCEL
LYING IN SECTIONS 27 AND 28, T-43-S, R-24-E,
LEE COUNTY, FLORIDA

(12.84 ACRE COMMERCIAL PARCEL)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 27 TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S.89°51'02"E. ALONG THE NORTH LINE OF SAID SECTION FOR 1338.01 FEET; THENCE S.00°16'35"E. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27 FOR 1553.29 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°56'55"E. FOR 888.02 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R.45) 200.00 FEET WIDE (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 12010-2121), BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5597.26 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.75°31'20"E.; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 5°21'22" FOR 523.25 FEET TO THE BOUNDARY OF LEESURE VILLAGE AS SHOWN ON CONDOMINIUM PLAT BOOK 3, AT PAGES 60 THROUGH 76, LEE COUNTY PUBLIC RECORDS; THENCE S.89°33'08"W. ALONG SAID BOUNDARY LINE FOR 1128.76 FEET; THENCE N.00°17'28"W. FOR 543.33 FEET, LEAVING SAID BOUNDARY AT 243.88 FEET, TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 72.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.45°26'03"W.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°22'58" FOR 57.43 FEET; THENCE S.89°56'55"E. FOR 84.92 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 12.84 ACRES MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994233 WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS S.89°49'26"E.

DESCRIPTION PREPARED JULY 29, 2005


KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4684

DCI 2004-00080

Applicant's Legal Checked

by L. Sym 12/30/2005

(Page 6 of 7)

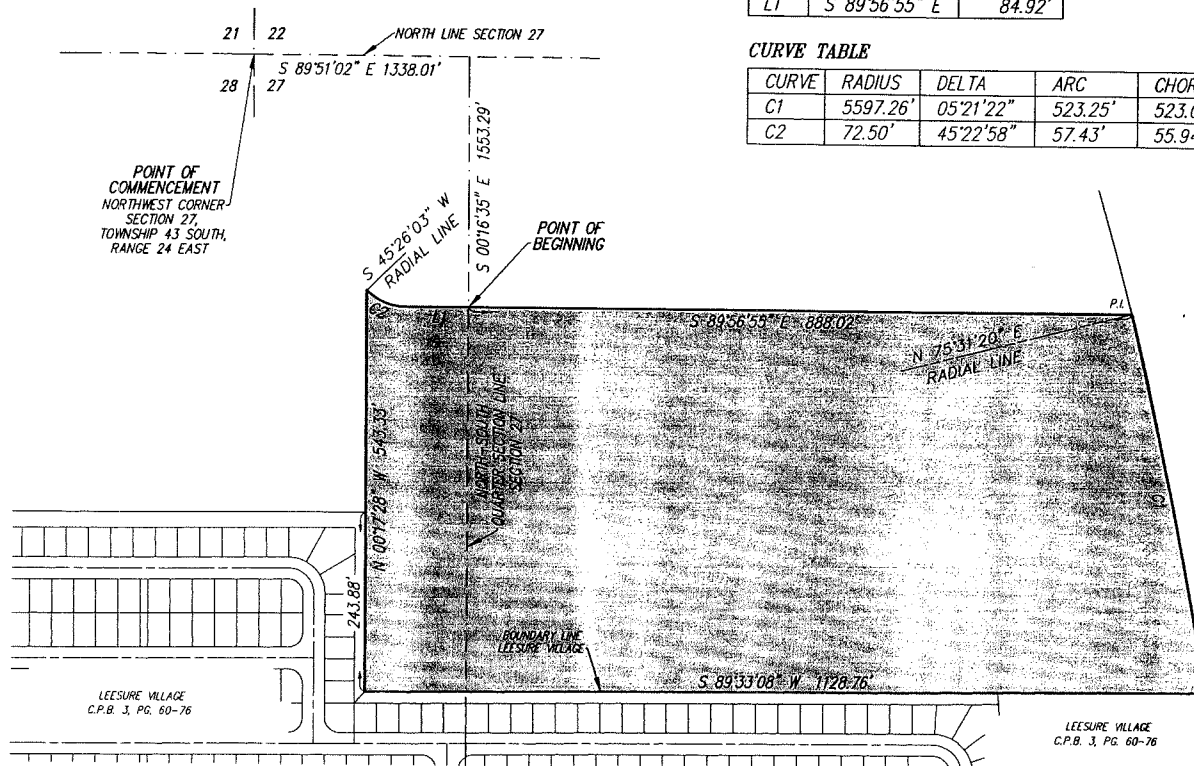
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DEC 14 2005

PERMIT COUNTER

SHEET 1 OF 2

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 27, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°56'55\" E	84.92'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5597.26'	05°21'22\"	523.25'	523.06'	S 11°47'59\" E
C2	72.50'	45°22'58\"	57.43'	55.94'	S 67°15'26\" E

Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
12653 SW COUNTY ROAD 769 - SUITE B
LAKE SUZY, FLORIDA 34269
(941) 625-1165



1" = 200'

DCI 2004-00080

RECEIVED
DEC 14 2005

PERMIT COUNTER

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Kenneth E. Trask 12-6-2005
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4684

- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994233 WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS S 89°49'26\" E.

Sketch of
Applicant's Legal Checked
by Lgm 12/30/2005
(pg 7 of 7)

PREPARED JULY 29, 2005
SHEET 2: OF 2

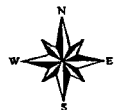
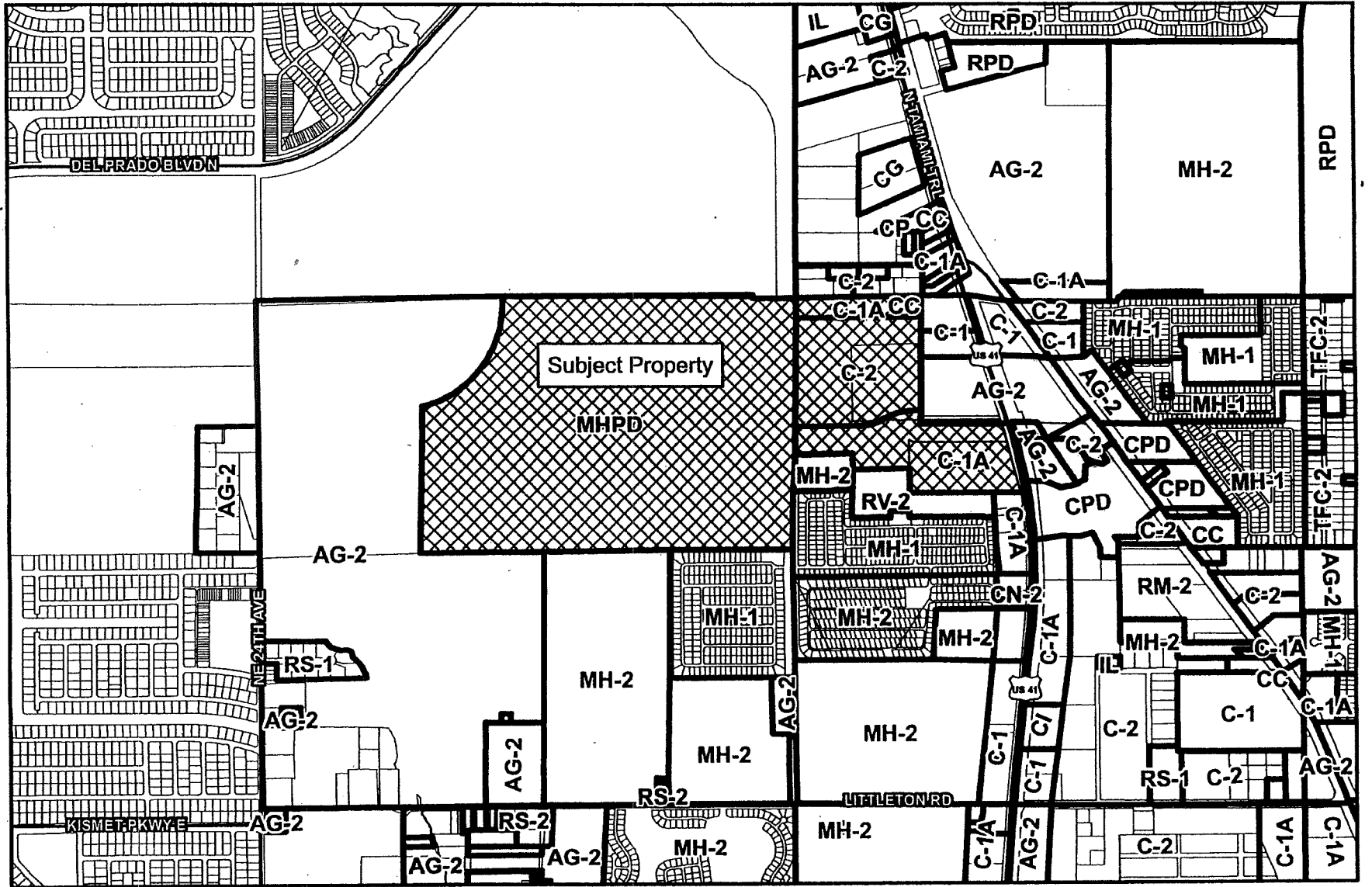
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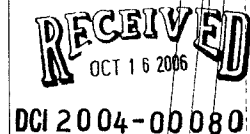
- P.G. INDICATES PAGE
- P.B. INDICATES PLAT BOOK
- S.R. INDICATES STATE ROAD
- U.S. INDICATES UNITED STATES
- P.I. INDICATES POINT OF INTERSECTION
- C.P.B. INDICATES CONDOMINIUM PLAT BOOK
- F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION

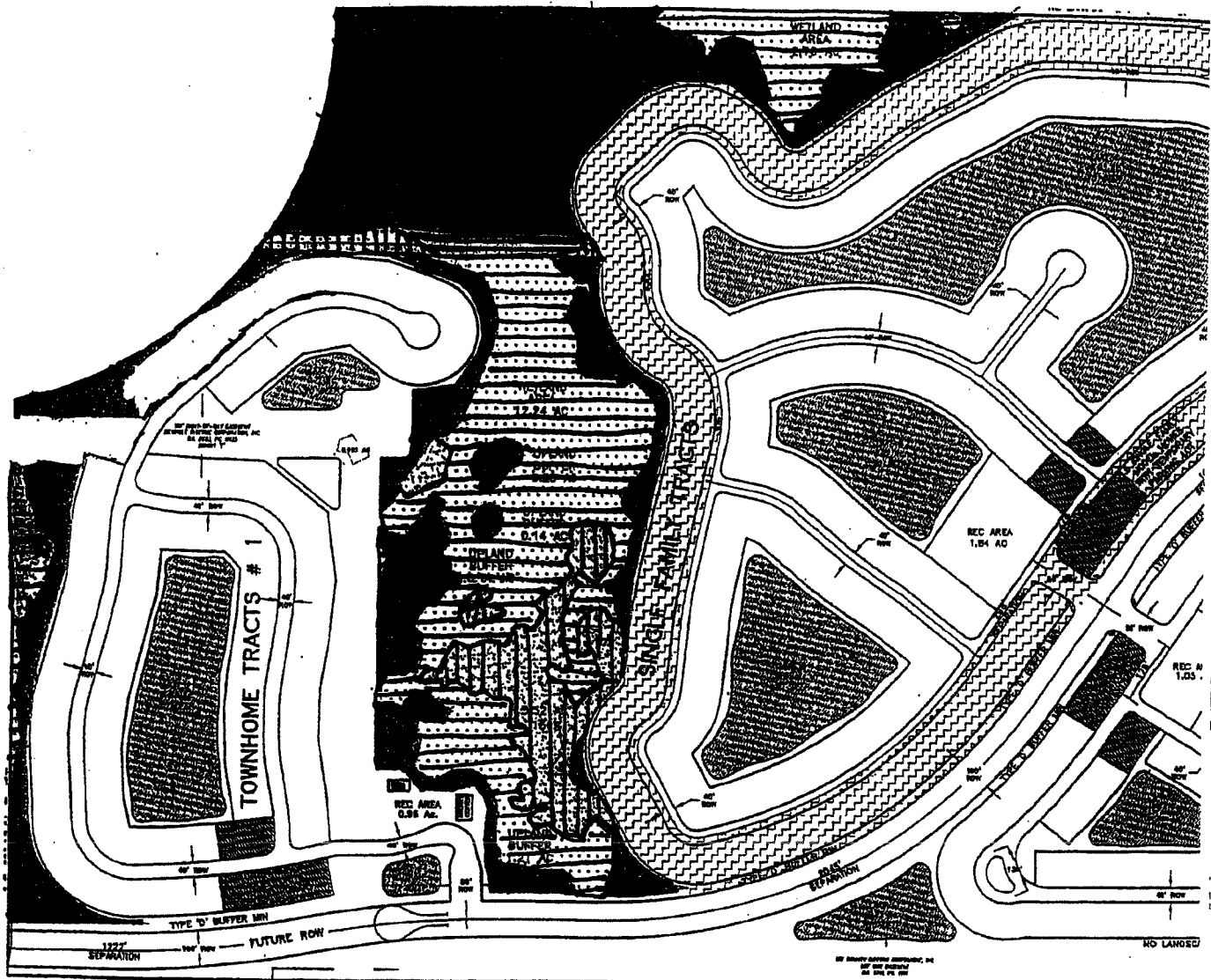
EXHIBIT B

DCI2004-00080

4/19/2006










MH-2
TAMIAMI VILLAGE
(P.B. 31, PG. 100 & 100A)
CENTRAL URBAN FLUM

CL HORIZON DRIVE
TLETON ROAD

-  = Existing Indigenous Plant Community
-  = Wetland Restoration
-  = Upland Restoration

DCI 2004-00080

EXHIBIT D

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00240

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, PGA Investment Holdings, LLC filed an application for administrative amendment approval to a Residential/Commercial Planned Development (RPD/CPD) on a project known as The Estates at Entrada to:

1. amend the Site Development Regulations Table to reduce the separation distance between multiple-family buildings on Tract #1 from 20 feet to 10 feet;

on property located at 16701 N. Cleveland Avenue, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 43 South, Range 24 East, Lee County, Florida:

See Legal Description attached hereto as Exhibit "A"

WHEREAS, the property was originally rezoned in case number 75-5-10, with subsequent amendments in case numbers 89-5-2-4 DCI, 89-5-2-4(R) DCI, 95-12-237.13A, and DCI20004-00080 and;

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant has indicated that there is a scrivener's error in the Site Development Regulations Table, wherein the applicant originally requested a building separation of 10 feet and the approved property development regulations provided for a 20 foot separation for multiple-family buildings in Tract #1; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative approval for an amendment to a Residential/Commercial Planned Development is **APPROVED** to:

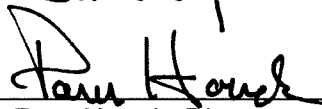
1. **amend the property development regulations, Resolution Z-06-039, to reduce the separation distance between multiple-family buildings on Tract #1 from 20 feet to 10 feet.**

Approval is subject to the following conditions:

1. **Resolution Z-06-039, Section B. Conditions, subsection 2.b., Site Development Regulations Table, is hereby amended by adding and deleting language as shown on Exhibit "B" attached hereto.**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

DULY SIGNED this 9th day of January, A.D., 2007.

BY: _____



Pam Houck, Director

Division of Zoning

Department of Community Development

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION OF A PARCEL
LYING IN SECTIONS 27 AND 28, T-43-S, R-24-E,
LEE COUNTY, FLORIDA

(ESTATES AT ENTRADA OVERALL PARCEL)

A TRACT OR 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 NORTHEAST CORNER OF SAID SECTION 28; THENCE S.00°19'44"E. ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FOR 25.00 FEET TO A LINE LYING 25.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE S.89°51'02"E. ALONG SAID PARALLEL LINE FOR 1337.99 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 27; 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 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 12010-2121), BEING 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 BOUNDARY OF LEESURE VILLAGE AS SHOWN ON CONDOMINIUM PLAT BOOK 3, AT PAGES 60 THROUGH 76, LEE COUNTY PUBLIC RECORDS; THENCE S.89°33'08"W. ALONG SAID BOUNDARY FOR 1128.76 FEET; THENCE N.00°17'28"W. ALONG SAID BOUNDARY FOR 243.89 FEET; THENCE S.89°41'12"W. ALONG SAID BOUNDARY FOR 599.97 FEET; THENCE N.00°33'01"W. ALONG SAID BOUNDARY FOR 169.75 FEET; THENCE S.89°33'13"W. ALONG SAID BOUNDARY FOR 599.34 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S.00°19'44"E. ALONG SAID EAST LINE AND SAID BOUNDARY OF LEESURE VILLAGE FOR 989.06 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE S.89°44'52"W. ALONG THE EAST WEST QUARTER SECTION LINE OF SAID SECTION 28 FOR 3921.74 FEET TO AN INTERSECTION WITH A LINE LYING 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 THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE N.88°35'04"E. ALONG SAID NORTH LINE FOR 424.31 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE S.89°49'26"E. ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FOR 2639.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 292.91 ACRES MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994233 WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS S.89°49'26"E.

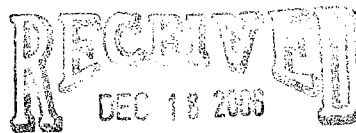
BANKS ENGINEERING, INC.

Applicant's Legal Checked

DESCRIPTION PREPARED JUNE 21, 2005

Kenneth E. Trask
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4684

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PERMIT COUNTER

SHEET 1 OF 2

ADD 2006-00240

SKETCH OF DESCRIPTION

Banks Engineering, Inc.

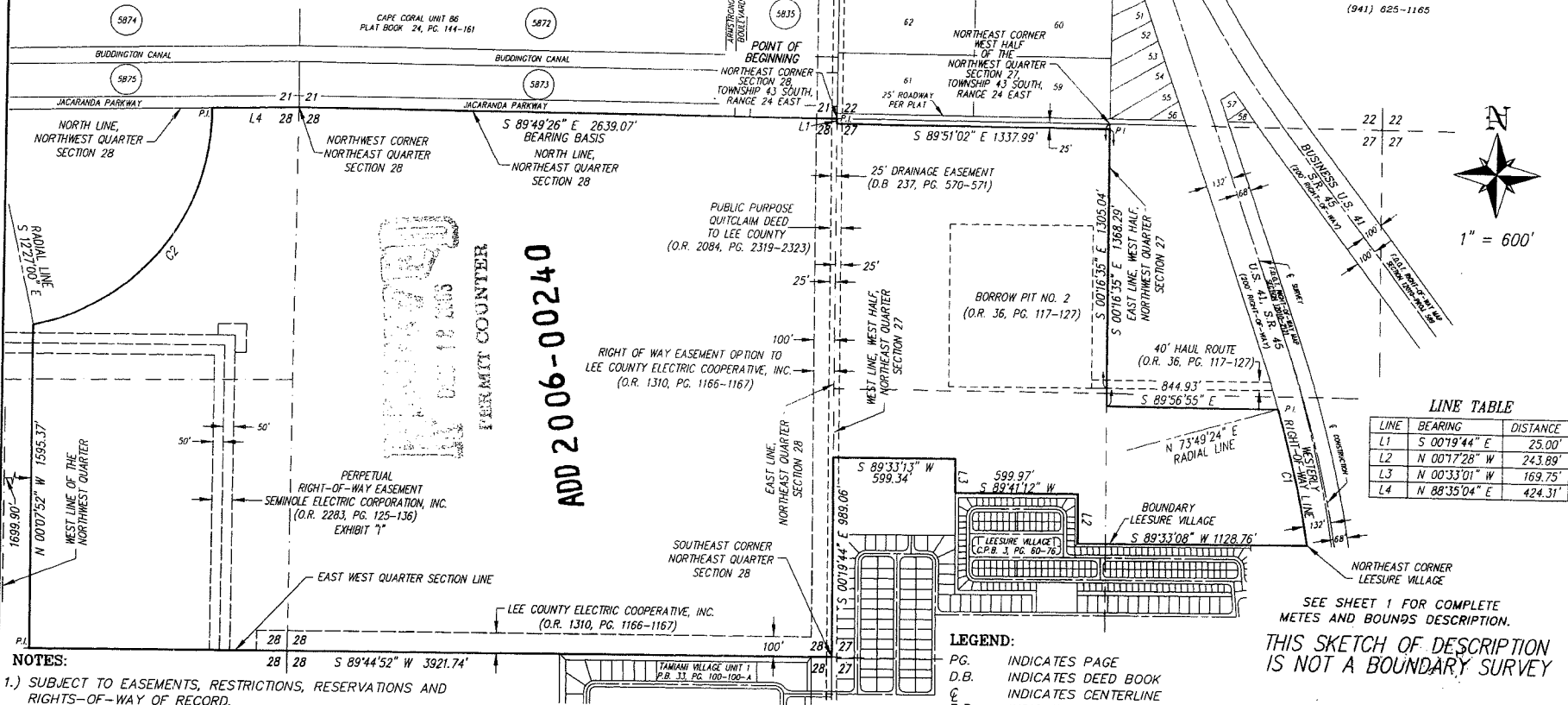
PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
12653 SW COUNTY ROAD 769 - SUITE B
LAKE SUZIE, FLORIDA 34269
(941) 625-1165

A TRACT OR PARCEL OF LAND LYING IN
SECTION 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(ESTATES AT ENTRADA OVERALL PARCEL)

ACREAGE SUMMARY

OVERALL PARCEL 269.82 ACRES MORE OR LESS
LESS PARCEL -12.85 ACRES MORE OR LESS
NET ACREAGE 256.97 ACRES MORE OR LESS

TAMAMI CITY
PLAT BOOK 9, PG. 6
BLOCK 1



LINE	BEARING	DISTANCE
L1	S 00°19'44" E	25.00'
L2	N 00°17'28" W	243.89'
L3	N 00°33'01" W	169.75'
L4	N 88°35'04" E	424.31'

NOTES:
1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
2.) BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994233 WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS S 89°49'26" E.

S:\JOBS\30XX\3084\SURVEY\3084_SK_OVL.DOC
S:\JOBS\30XX\3084\SURVEY\3084_SK_OVL.DWG

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5597.26'	07°03'17.6"	689.20'	688.76'	S 12°38'57" E
C2	1080.00'	78°57'57"	1488.47'	1373.43'	N 38°04'02" E

PREPARED JUNE 21, 2005
SHEET 2 OF 2

LEGEND:
PG. INDICATES PAGE
D.B. INDICATES DEED BOOK
C. INDICATES CENTERLINE
P.B. INDICATES PLAT BOOK
S.R. INDICATES STATE ROAD
U.S. INDICATES UNITED STATES
P.I. INDICATES POINT OF INTERSECTION
O.R. INDICATES OFFICIAL RECORDS BOOK
C.P.B. INDICATES CONDOMINIUM PLAT BOOK
F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION

SEE SHEET 1 FOR COMPLETE METES AND BOUNDS DESCRIPTION.
THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Kenneth E. Trask
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4684
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2006-00240
Date 11/9/07

EXHIBIT "B"

DCI2004-00080

Estates at Entrada

ESTATES AT ENTRADA RPD/CPD PROPERTY DEVELOPMENT REGULATIONS												
LAND USE	Minimum Lot Area sq. ft.	Minimum sq ft per unit	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Lot Coverage %	Minimum Setbacks (ft)					Max. Height (ft.)	Stories
						Street	Side	Rear	Water	Preserve		
RESIDENTIAL												
Townhouse (Tract #1)	5,400	1,800	18	100	60	20 ⁽⁷⁾	5/0 ⁽³⁾	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Townhouse (Tract #2)	5,400	1,800	18	100	60	20 ⁽⁷⁾	5/0 ⁽³⁾	20/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Multiple-family (Tract #1)	10,000	3,000	100	100	45	20 ⁽⁷⁾	5 ⁽⁴⁾ /0 ⁽³⁾	20/5 ⁽¹⁾	20/10 ⁽¹⁾	20 ⁽⁵⁾	50	3
Multiple-family (Tract #2)	10,000	2,000	100	100	45	20 ⁽⁷⁾	15	20/5 ⁽¹⁾	20/10 ⁽¹⁾	20 ⁽⁵⁾	50 ⁽⁶⁾	5
Single-family	5,000	-----	50	100	55	20 ⁽⁷⁾	5	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Single-family ⁽⁸⁾	6,500	-----	65	100	45	20 ⁽⁷⁾	5	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
COMMERCIAL												
CPD Tract	20,000	-----	100	100	45	20 ⁽⁷⁾	10/0 ⁽³⁾	20/5 ⁽¹⁾	-----	20 ⁽⁵⁾	35	3
RECREATIONAL FACILITIES												
Recreational Facilities, Private On-site (Amenity area)	10,000	-----	80	90	45	20 ⁽⁷⁾	5	5	10 ⁽¹⁾	20 ⁽⁵⁾	35	3

Footnotes:

- (1) Accessory structures - No accessory structures may be located in a buffer
- (2) Side opposite zero lot line
- (3) Interior side only
- (4) Exterior side only, with minimum building separation of ~~20~~ 10 feet
- (5) Preserve Setbacks: Principal and accessory structures must be setback a minimum of 20 feet from the preserves.
- (6) Multiple-family dwelling units located on multiple-family Tract #2, within 75 feet of Leesure Village Recreational Vehicle park and Leesure Village Mobile home Park, will be limited to a maximum height of 35 feet.
- (7) All other streets in accordance with Section 34-2192(a) of the Land Development code.
- (8) Property Development Regulations for single-family dwelling units in the stair-step hatched area as depicted on the master concept plan.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8368

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

April 24, 2007

BRYAN CLEMONS
BANKS ENGINEERING
12653 SW CR 769
SUITE B
LAKE SUZY, FL 34269

RE: ESTATES AT ENTRADA
DOS2006-00145 - DO Submittal Large
RO2 Application (Resubmittal)A

Dear BRYAN CLEMONS :

Your plans for the above-referenced project have been reviewed and approved for Concurrence and a Development Order with stipulation(s). Concurrence and the Development Order are granted for the following:

Approved for a 279 lot subdivision for SFR and 1,182 residential condominium units in 169 buildings (31 Bldgs - 4 Units/Bldgs - 5 Units/Bldgs, 8 Bldgs - 6 Units/Bldg, 38 Bldgs - 7 Units/Bldgs, 28 Bldgs - 8/Units/Bldg, 8 Bldgs - 30 Units/Bldg) with streets, parking, utilities, sewage pump stations with 6"8" and 10" force mains, stormwater management facilities, two 1,600+/- sq. ft. one story buildings for an Amenity Centers (Townhouse Tract 1 and multi family tract 1), a 2000+/- sq. ft. one story building for an amenity center (single family tract), five swimming pools, a tennis court and related minor site improvements. CNC2006-00216

THIS CERTIFICATE OF CONCURRENCE SHALL BE VALID AND EFFECTIVE UNTIL 4/24/2010. DURING THE NEXT THREE (3) YEARS, the Development Services Division is authorized to issue building permits for the construction of the building(s) indicated above without further review of the Concurrence requirements by the Division. Upon expiration of the Concurrence Certificate, the project will be subject to the concurrence program in effect at the time of expiration. No vested right to a Concurrence Certificate will exist solely due to the existence of an otherwise effective Development Order.

THIS DEVELOPMENT ORDER WILL BE VALID FOR A PERIOD OF SIX (6) YEARS AND IS SCHEDULED TO EXPIRE ON 4/24/2013.

Approval is subject to the following stipulation(s) and/or comment(s):

LC Utilities Short Checklist

2) The reviewer may be contacted for additional information regarding this Utilities checklist.

Prior to any utility construction, please revise the plans and submit to LCU showing the followings design considerations:

1. Please provide a 20' wide LCU easement up to the meter for the proposed Master Meter Assemblies along the south side of Playa del Sol Blvd.
2. Clearly delineate on the utility plan the proposed sizes of the cross connection control device. Please address sheet 49, 50, 52, 53, 59, 62, 63, 64 and 65 (Typical).
3. Please revise the utility plans to re-locate all proposed potable water or fire protection services out of the planting islands (Typical). Please address sheet 64 at or near Sta.288+00.
4. Please revise the utility plans to deflect the proposed force main underneath the water main (Typical). Please address sheet 46 at or near Sta.69+80 (Typical).
5. Please revise the utility plan as it contains conflicting information. Please address the utility note on sheet 46 at or near Sta.80+30.
6. Please note that the LCU operations manual does not allow trees, structures or encroaching of other easements within the LCU easement.

Please contact Jessica Gutierrez @ 479-8155 for further information regarding this review.

LC Environmental Sciences Checklist (Ord. 03-16)

3b) Permits Required. Prior to any activity that will affect wetlands (See LCLDC Sec. 14-293), an Environmental Resources Permit (ERP) or an exemption is required from either DEP or SFWMD in accordance with F.S. ch. 373 and F.A.C ch. 62. [10-154(22), 14-293] {See Application Form PART VI A}

Prior to site work, submit copies of the recorded conservation easement per special condition 28 of the SFWMD permit.

Prior to any site work within ACOE wetland aresa, submit copies of the ACOE permits to ES Staff.

8) Protected Species Management Plan Requirements. When listed species are found on the property, a protected species management plan, meeting the requirements of LCLDC Sec. 10-474, is required for all development order applications.[10-473(b)]

Prior to issuance of a vegetation removal permit, an updated gopher tortoise survey must be submitted which indicates the current locations and status of onsite gopher tortoise burrows. Please submit copies of the FWC permit and receipt for payment, if necessary, for the gopher tortoise relocation permit. Please submit full size FLUCCS map which indicate the burrow locations on the site.

The following steps must be followed prior to commencement of any site work to insure proper protection of gopher tortoises:

1. A copy of the Florida Fish and Wildlife Conservation Commission gopher tortoise permit and receipt of payment if applicable, and updated gopher tortoise survey must be submitted to the Division of Environmental Sciences staff prior to issuance of a Vegetation Removal Permit; and
2. A Vegetation Removal Permit to install gopher tortoise fencing and burrow excavation must be obtained prior to any site work; and
3. Any gopher tortoises and commensal species located during burrow excavation must be moved to appropriate indigenous preserves; and
4. The number of tortoises and any commensal species moved to preserves must be reported to the Division of Environmental Sciences staff; and
5. All active and inactive gopher tortoise burrows located outside of the indigenous preserves must be excavated and fully collapsed prior to issuance of a Vegetation Removal Permit for clearing and filling of the development area

8b) Management Activities. Management plan submittals must include recommended management activities. [10-474(a)(2)]

Prior to any site work, a vegetation removal permit must be obtained from ES staff at 239-479-8389. The preserve areas must be staked and point map with corresponding staking provided to ES staff prior to any onsite inspections. The exotic removal from the preserve areas must be conducted by hand and not mechanical means, unless an onsite meeting is held with ES staff to verify the exotic concentration in those areas.

Prior to plat approval, the HOA documents must include the education brochure regarding onsite preserve maintenance.

Prior to issuance of a Certificate of Compliance, post-monitoring report for the condition of the preserve must be submitted to ES staff. The CC monitoring report must describe and document ecological restoration activity that has occurred in the preserve areas. If review of the monitoring reports reveals death or significant decline to preserve vegetation, then revision of the management plan and restoration in accord with section 10-423 will be required.

14) Master Phasing Plan. For phased development orders (see LCLDC Sec.10-117), a master phasing plan must be submitted with stages numbered in sequence showing how each phase fits into the master plan for continuance of all infrastructure, and landscaping and buffers. [10-154(7)b, 10-153(5)i, 10-117] {NOTE: See Application Form PART V D}

Prior to issuance of a Certificate of Compliance for phase one, the exotic removal must be completed from the onsite preserve areas. The lake littorals, including destratification system must be installed and the buffers must be installed with phase one.

Prior to issuance of a Certificate of Compliance for phase two, the restoration plants must be installed and established. The restoration plants can not be bonded or delayed to a later phase.

No dewatering can occur within the preserve areas.

19) General Tree Requirements. Landscaping for all new developments must include, at a minimum, the number of trees specified in LCLDC Sec. 10-416(a) in addition to those required for parking and vehicle use areas and buffers. [10-416(a)]

Prior to issuance of a Certificate of Compliance, if the preserve area does not contain sufficient amount of general tree credits then a minor change must be submitted for review and approval which indicates the general tree locations.

24) Buffering - General. A buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use. The existing use, or where vacant the permitted use, of the abutting property will determine the type of buffering area required. [10-416(d)(1)]

Prior to issuance of a Certificate of Compliance for phase one, the buffers must be installed around the perimeter of the site.

33) Plantings in Easements. Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way. [10-421(a)(5)]

Prior to issuance a Certificate of Compliance, all code required plantings must be located outside any easement.

34b) Plant location. Trees may not be placed where they interfere with utilities, site drainage, views, signs, or where they require frequent pruning to avoid overhead power lines (i.e. less than 20 ft. in height at maturity under power lines). [10-421(a)(5)]

Prior to issuance of a Certificate of Compliance, all code required trees must be installed a minimum of 10' from buildings to avoid conflicts at a later date.

44d) Maintenance Covenants. The property owner must record covenants, in a form acceptable to the county attorney's office, providing that the lake management techniques, including operation of the destratification system specified in the Deep Lake Management Plan, will be maintained for the life of the lake(s). [10-329(d)(3)a.3]

Prior to plat approval, the property owner must record covenants providing that the deep lake management techniques, including operation of the destratification system specified in the Deep Lake Management Plan, will be maintained for the life of the lakes.

48) *Contact. The reviewer may be contacted for additional information regarding this Environmental Sciences checklist.*

Please contact Becky Sweigert at 239-479-8552 or via email at rsweigert@leegov.com regarding environmental comments.

LC Engineering/General Checklist (Ord. 03-16)

28) *Assurance of Completion of Improvements. Assurance of completion for all off-site improvements is required prior to commencing any off-site or on-site development. Assurance of completion for all on-site subdivision improvements is required prior to the acceptance of a subdivision plat. [10-154(26)] {See Application Form PART VIII}*

Prior to the start of any off-site construction, an assurance of completion must be submitted.

36) *Clean Water Requirements, NOI. For all projects one acre in size and larger a notice of intent (NOI) must be filed with FDEP in Tallahassee in accordance with DEP Document No. 62-621 as well as with the Director at least 48 hours prior to the start of construction. [14-476(b)(3)] {See Application Form PART VIII}*

45) *Contact. The reviewer may be contacted for additional information regarding this Engineering checklist.*

Contact Bob Rentz @ 479-8587, OR rentzrg@leegov.com

LC Zoning Checklist (Ord. 03-16)

14) *Operation and Maintenance Covenants. Operation and maintenance covenants for the operation and maintenance of common facilities must be submitted for review by the County Attorney. [10-154(23), 10-293(3), 10-327, 10-356, 10-413(f), 10-414(h), 10-417] {See Application Form PART VIII}*

Prior to the issuance of a Certificate of Compliance, all appropriate homeowner's documents must be approved and recorded.

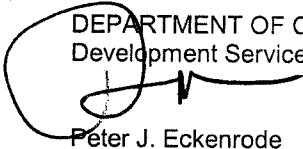
29) *Contact. The reviewer may be contacted for additional information regarding this Zoning checklist.*

Contact Bob Rentz @ 479-8587, OR rentzrg@leegov.com

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Peter J. Eckenrode
Development Services Director

PJE / BGR

Three plans

CITY OF CAPE CORAL
ENTRADA PDP (R-3 & C-1)

ZONING: C-2
CURRENT USES:
WAREHOUSING DISTRIBUTION / LIGHT MANUFACTURING / VACANT

ZONING:
AG-2
CURRENT USE:
VACANT

ZONING: C-1
CURRENT USE:
VACANT

ZONING: C-1
CURRENT USE:
AUTO / RV SALES

ZONING: AG-2
CURRENT USE:
VACANT

ZONING: MH-2
CURRENT USE:
COMMON AREA & PARK
(STORAGE & TREATMENT FACILITIES)

ZONING: MH-1
CURRENT USE:
MOBILE HOME PARK

PROJECT LAND USE

PROJECT AREA:
TRACT AREA TOTAL:
FUTURE COMMERCIAL TRACT:
MULTI-FAMILY TRACT #1:
MULTI-FAMILY TRACT #2:
TOWNHOME TRACT #1:
TOWNHOME TRACT #2:
SINGLE FAMILY TRACT:
PUBLIC R.O.W. AREA (PLAYA DEL SOL BLVD.):
PRIVATE R.O.W. AREA (DE NAVARRA PKWY.):
L.C.E.C./SEMINOLE ELECTRIC EASEMENT AREA:
LAKE AREA:
RECREATIONAL AREA TOTAL:
RECREATION AREA #1:
RECREATION AREA #2:
RECREATION AREA #3:
RECREATION AREA #4:
RECREATION AREA #5:
WETLAND/INDIGENOUS AREA:
ADDITIONAL COMMON OPEN AREA:

292.91 AC (100%)
112.72 AC (38.5%)
12.61 AC (4.3%)
12.12 AC (4.1%)
7.74 AC (2.6%)
17.97 AC (6.1%)
18.04 AC (6.2%)
44.25 AC (15.1%)
6.58 AC (2.2%)
11.88 AC (4.1%)
17.87 AC (6.1%)
18.17 AC (6.2%)
38.67 AC (13.2%)
2.93 AC (1.0%)
0.83 AC (0.3%)
0.90 AC (0.3%)
0.41 AC (0.1%)
0.55 AC (0.2%)
0.25 AC (0.1%)
44.25 AC (15.1%)
38.99 AC (13.3%)

FLOOD ZONE

PARCEL LIES IN FLOOD ZONE X (STORM SURGE CATEGORY 4)

DWELLING UNIT BREAKDOWN

SEE DEVELOPMENT STANDARDS CHART SHEET

DENSITY

DENSITY = NUMBER DWELLING UNITS / TOTAL ACREAGE
= 1461 UNITS / 292.91 AC
= 4.99 UNITS PER ACRE

PARKING CALCULATIONS

SEE SITE DEVELOPMENT PLAN DETAIL SHEETS 9-20 FOR CALCULATIONS

OPEN SPACE & INDIGENOUS PRESERVE

SEE OPEN SPACE & INDIGENOUS PRESERVE PLAN FOR OPEN SPACE & INDIGENOUS PRESERVE CALCULATIONS (SHEET 6A)

LEGEND

RIGHT OF WAY LINE
STORMWATER MANAGEMENT AREA
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE WALK
PROPERTY LINE
UPLAND WETLAND BUFFER
WETLAND AREA
REFUSE COLLECTION AREA
FENCE
GOPHER TORTOISE PRESERVE
AREA RELATED TO SINGLE-FAMILY LOTS ≥ 6500 Sq Ft

ABBREVIATIONS

W/ = WITH
REQD = REQUIRED
TYP = TYPICAL
REC = RECREATIONAL
MIN = MINIMUM
AC = ACRES
Sq Ft or SF = SQUARE FEET
LF = LINEAR FOOT
S.F.L. = SINGLE FAMILY LOT
M.F. = MULTI-FAMILY
E.O.P. = EDGE OF PAVEMENT
R.O.W. = RIGHT OF WAY
L.M.E. = LAKE MAINTENANCE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
N.W.L. = NORMAL WATER LEVEL



0 200' 400' 600'
GRAPHIC SCALE 1" = 200'

LDC
APR 24 2007
APPROVED

DEVELOPMENT STANDARDS

AREA	TOWNHOME TRACT #3	MULTI-FAMILY TRACT #1	TOWNHOME TRACT #1	TOWNHOME TRACT #2	SINGLE FAMILY TRACT	SINGLE FAMILY TRACT LOTS ≥ 6500 Sq Ft	RECREATIONAL FACILITIES	COMMERCIAL TRACT**	TOTAL
PROPOSED UNITS	18 TOWNHOMES	MIX-FAMILY	18 TOWNHOMES	27 TOWNHOMES	SINGLE FAMILY	SINGLE FAMILY	COMMUNITY AMENITIES	COMMERCIAL	N/A
# OF UNITS ALLOWED	325	300	300	350	325	325	-	-	1600
PROPOSED # OF UNITS	325	240	325	293	187	112	-	-	1461
REQUIRED PARKING	1.75 / UNIT	1.75 / UNIT + 10% GUEST	2 / UNIT	2 / UNIT	2 / UNIT	2 / UNIT	1/100 Sq Ft	-	N/A
MIN. LOT REQUIREMENT (SQ. FT.)	3,000 PER LOT	10,000 PER LOT	3,400 PER LOT	3,400 PER LOT	5,000	6,500	10,000	20,000	N/A
MIN. LOT DEPTH (FT.)	15	100	18	18	50	50	60	100	N/A
MIN. FRONT YARD (FT.)	20	100	100	100	100	100	80	100	N/A
MIN. FRONT YARD (FT.)	20	20	20	20	20	20	20	20	N/A
** SIDE YARD (FT.)	5/0**	15	5/0**	5/0**	5	5	5	10/0**	N/A
SIDE YARD (FT.)	20	20	20	20	20	20	20	20	N/A
MIN. LOT COVERAGE BY ALL BUILDINGS (%)	65	45	60	60	65	45	45	45	N/A
MAX. BUILDING HEIGHT (FT.)	35 OR 3 STORIES	60 OR 5 STORIES***	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	N/A
MIN. REAR YARD (FT.)	5	20	15	15	15	15	5	20	N/A
MIN. REAR YARD (FT.)	5	5	5	5	5	5	5	5	N/A
MIN. SETBACK FROM BODIES OF WATER FOR THE ACCESSORY STRUCTURE (FT.)	10	10	10	10	10	10	10	N/A	N/A
MIN. SETBACK FROM BODIES OF WATER (FT.)	20	20	25	25	25	25	10	N/A	N/A
MIN. SETBACK FROM BODIES OF WATER (FT.)	20	20	20	20	20	20	20	20	N/A

*ALL UNITS PROPOSED HAVE 2 BEDROOMS
**PRIMARY STRUCTURE WILL HAVE A 5 FOOT SIDE SETBACK & 0 FOOT SETBACK FOR INTERIOR WALLS.
***COMMERCIAL WILL BE PERMITTED AS A SEPARATE DEVELOPMENT ORDER.
****ANY STRUCTURE WITHIN 75' OF LEISURE VILLAGE RECREATIONAL VEHICLE PARK AND LEISURE VILLAGE MOBILE HOME PARK, WILL BE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET.

PREPARED FOR:
**EH BUILDING GROUP II
SOUTHWEST DIVISION**

12751 WESTLINKS DRIVE, UNIT 1
FORT MYERS, FLORIDA 33913
PHONE: (239) 275-0707
FAX: (239) 275-0727

NO.	DATE	REVISION DESCRIPTION	BY
3	31 OCT 2006	REVISED PER LEE COUNTY COMMENTS	CDC
2	17 SEP 2006	REVISED LAM SPIND COMMENTS DATED 4 AUG 2006	CDC
1	02-08-06	REVISED DRAINING SET PER SPMD RA-1	CDC

Banks Engineering
Professional Engineers, Planners & Land Surveyors
CHARLOTTE • FORT MYERS • NAPLES • SARASOTA
12853 SW COUNTY ROAD 769 - SUITE 8
LAKE SUZY, FLORIDA 34268
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

22 CL
3-2-07
Bryan Clemons, P.E.
P.E. # 62492

MASTER SITE DEVELOPMENT PLAN
THE ESTATES AT ENTRADA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
6 JUNE 2006	3084	_SDP	ABC	CDC	TRR	1"=200'	6	27, 28-43-24

ADMINISTRATIVE AMENDMENT (P.D.) ADD2007-00189

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, PGA Investment Holdings, LLC., filed an application for administrative approval to a Residential Planned Development on a project known as the Estates at Entrada to:

1. revise the proposed right -of-way width and road alignment of the DeNavarra Parkway extension on the master concept plan; and
2. revise Tract #1 on the master concept plan from multiple-family residential to townhouse and rename the tract "Townhome Tract #3"; and
3. delete the entire row titled "Multiple-family (Tract #1)" from the Site Development Regulations Table and replace it with "Townhouse (Tract #3)" containing revised Property Development Regulations; and
4. delete the words "Multiple-family Tract #2" on the master concept plan and Property Development Regulations and replace it with the words "Multiple-family Tract #1"; and
5. correct inconsistencies in the open space tabulations resulting from the widening and realignment of DeNavarra Parkway within the development; and
6. update the open space tabulations to ensure that the revised master concept plan is consistent with tabular data and Resolution Z-06-039

on property located at 16701 N. Cleveland Avenue, described more particularly as:

LEGAL DESCRIPTION: In Section 27 and Section 28, Township 43 South, Range 24 East, Lee County, Florida:

See Legal Description attached hereto as EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-75-123 with subsequent amendments in case numbers Z-89-045, Z-89-045A, Z-89-045AA, FPA-96-005, Z-06-039, and ADD2006-00240; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the ; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Lee County Department of Transportation, the City of Cape Coral, and the applicant (PGA Investment Holdings, LLC) have been working to revise the alignment of DeNavarra Parkway (spine road) on the subject property from the City of Cape Coral city limits

on the north to US 41 on the east in Lee County; and

WHEREAS, the right-of-way on the subject proper was widened from 100 feet to 125 feet; and

WHEREAS, the 125 foot wide right-of-way will allow the spine road to be constructed as a four lane divided facility; and

WHEREAS the revised master concept plan reflects the realignment of the spine road agreed to in concept by Lee County Department of Transportation, the City of Cape Coral, and the applicant (PGA Investment Holdings, LLC); and

WHEREAS, the increase in the width of the right-of-way of the spine road necessitated additional site modifications to the master concept plan and Resolution Z-06-039; and

WHEREAS, the project originally contained 16 Lakes number 1 through 16; and

WHEREAS, the realignment of the spine road eliminated Lake 16; and

WHEREAS, the realignment of the spine road changed the acreage and configuration of Lakes 10, 15, 11, 7, and 3; and

WHEREAS, inconsistencies on the master concept plan were corrected to ensure that the master concept plan is consistent with the tabular data on the master concept plan and Resolution Z-06-039; and

WHEREAS, the applicant is desirous of changing the residential unit type mix within the development; and

WHEREAS, the development of multiple-family dwelling units on Tract #1, is replaced by townhome dwelling units; and

WHEREAS, "Multiple-family Tract #1", on the master concept plan, is renamed "Townhome Tract #3"; and

WHEREAS, the site development regulations table, Resolution Z-06-039, are modified to include regulations for "Townhome Tract #3"; and

WHEREAS, "Multiple-family Tract #2" on the originally approved master concept plan is renamed "Multiple-family Tract #1"; and

WHEREAS, deviation (1), Resolution Z-06-039, referenced Lake 1, which is a typographical error and the correct reference is Lake 11; and

WHEREAS, deviation (1), Resolution Z-06-039, referenced Lake 15 but was not depicted on the master concept plan; and

WHEREAS, Lake 14 was depicted on the approved master concept plan as being setback 25 feet from the right-of-way; and

WHEREAS, the applicant is requesting a deviation be granted to reduce the setback for Lake 14 from 50 feet to 25 feet to correct this omission; and

WHEREAS, the proposed dwelling units on Townhome Tract#3, have a proposed minimum 13 foot front setback for all units without garages; and

WHEREAS, the proposed dwelling units on Townhome Tract#3, have a minimum rear setback of 12 feet for all units backing up to the canal to the west of the project; and

WHEREAS, the proposed dwelling units on Townhome Tract#3 backing up to the canal will be 26± feet from the canal top-of-bank; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development to:

1. **revise the proposed right-of-way width and road alignment of the DeNavarra Parkway extension on the master concept plan; and**
2. **revise Multiple-family Tract #1 on the master concept plan from multiple-family residential to townhouse and rename the tract "Townhome Tract #3"; and**
3. **delete the entire row titled "Multiple-family (Tract #1)" from the Site Development Regulations Table and replace it with "Townhouse (Tract #3)" containing revised Property Development Regulations; and**
4. **delete the words "Multiple-family Tract #2" on the master concept plan and Property Development Regulations and replace it with the words "Multiple-family Tract #1"; and**
5. **correct inconsistencies in the open space tabulations resulting from the widening and realignment of DeNavarra Parkway within the development; and**
6. **update the open space tabulations to ensure that the master concept plan is consistent with the zoning Resolution Z-06-039,**

is APPROVED.

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, last revised on March 17, 2008 and stamped received by the permit counter on March 20, 2008. Master Concept Plan for ADD2007-00189 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. Resolution Z-06-039, Section C., Deviations, 1.b., is hereby amended to correct a scrivener's error by adding and deleting language in strike-through and underline format as follows:

The Developer, at the time of Development Order approval, must provide elements for the protection of wayward vehicles for that portion of the spine road adjacent to Lakes 4, 7, 11 13, 14 and 15. The elements for the protection of wayward vehicles may include guardrails, berms, swales, vegetation or other protections as determined by the Development Services Director.

3. Resolution Z-06-039, Section B. Conditions, 2.b., Site Development Regulations, table and footnotes are amended by adding and deleting language in strike through and underline format as shown on the revised table attached hereto as EXHIBIT B.
4. The terms and conditions of the original zoning resolutions and amendments thereto remain in full force and effect.

DULY SIGNED this 5th day of May, A.D., 2008.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S. M. THOMAS E. RHODES, P.S. M.
1440 RAIL HEAD BLVD. #1 NAPLES, FLORIDA 34110
PHONE (239) 593-0570 FAX (239) 593-0581

EXHIBIT A

LEGAL DESCRIPTION (ESTATES AT ENTRADA)

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 NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00°19'44" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FOR 25.00 FEET TO A LINE LYING 25.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 89°51'02" EAST, ALONG SAID PARALLEL LINE FOR 1,337.99 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 27; THENCE SOUTH 00°16'35" EAST, ALONG SAID EAST LINE FOR 1,368.29 FEET; THENCE SOUTH 89°56'55" EAST, 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 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 12010-2121), BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,597.26 FEET AND TO WHICH A RADIAL LINE BEARS NORTH 73°49'24" EAST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 07°03'18" FOR 689.20 FEET TO THE BOUNDARY OF LEESURE VILLAGE AS SHOWN ON CONDOMINIUM PLAT BOOK 3, AT PAGES 60 THROUGH 76, LEE COUNTY PUBLIC RECORDS; THENCE SOUTH 89°33'08" WEST, ALONG SAID BOUNDARY FOR 1128.76 FEET; THENCE NORTH 00°17'28" WEST, ALONG SAID BOUNDARY FOR 243.89 FEET; THENCE SOUTH 89°41'12" WEST, ALONG SAID BOUNDARY FOR 599.97 FEET; THENCE NORTH 00°33'01" WEST, ALONG SAID BOUNDARY FOR 169.75 FEET; THENCE SOUTH 89°33'13" WEST, ALONG SAID BOUNDARY FOR 599.34 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 00°19'44" EAST, ALONG SAID EAST LINE AND SAID BOUNDARY OF LEESURE VILLAGE FOR 989.06 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE SOUTH 89°44'52" WEST, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 28 FOR 3,921.74 FEET TO AN INTERSECTION WITH A LINE LYING 1699.90 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 00°07'52" WEST, ALONG SAID PARALLEL LINE FOR 1,595.37 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 SOUTH 12°27'00" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°57'57" FOR 1488.47 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE NORTH 88°35'04" EAST ALONG SAID NORTH LINE FOR 424.31 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE SOUTH 89°49'26" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FOR 2,639.07 FEET TO THE POINT OF BEGINNING

Z:\CONST\ENTRADA\10-25-07 4 PARCEL SURVEY\2007-961 legal.doc

Page 1 of 3

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ADD 2007-00189

COMMUNITY DEVELOPMENT

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S. M.

THOMAS E. RHODES, P.S. M.

1440 RAIL HEAD BLVD. #1 NAPLES, FLORIDA 34110

PHONE (239) 593-0570

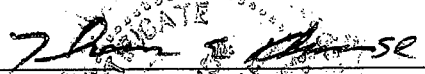
FAX (239) 593-0581

PARCEL CONTAINS 292.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEING SOUTH 89°49'26" EAST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897


THOMAS E. RHODES, SR.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LICENSE NUMBER 5854

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 2007-961
DATE: 10/31/07

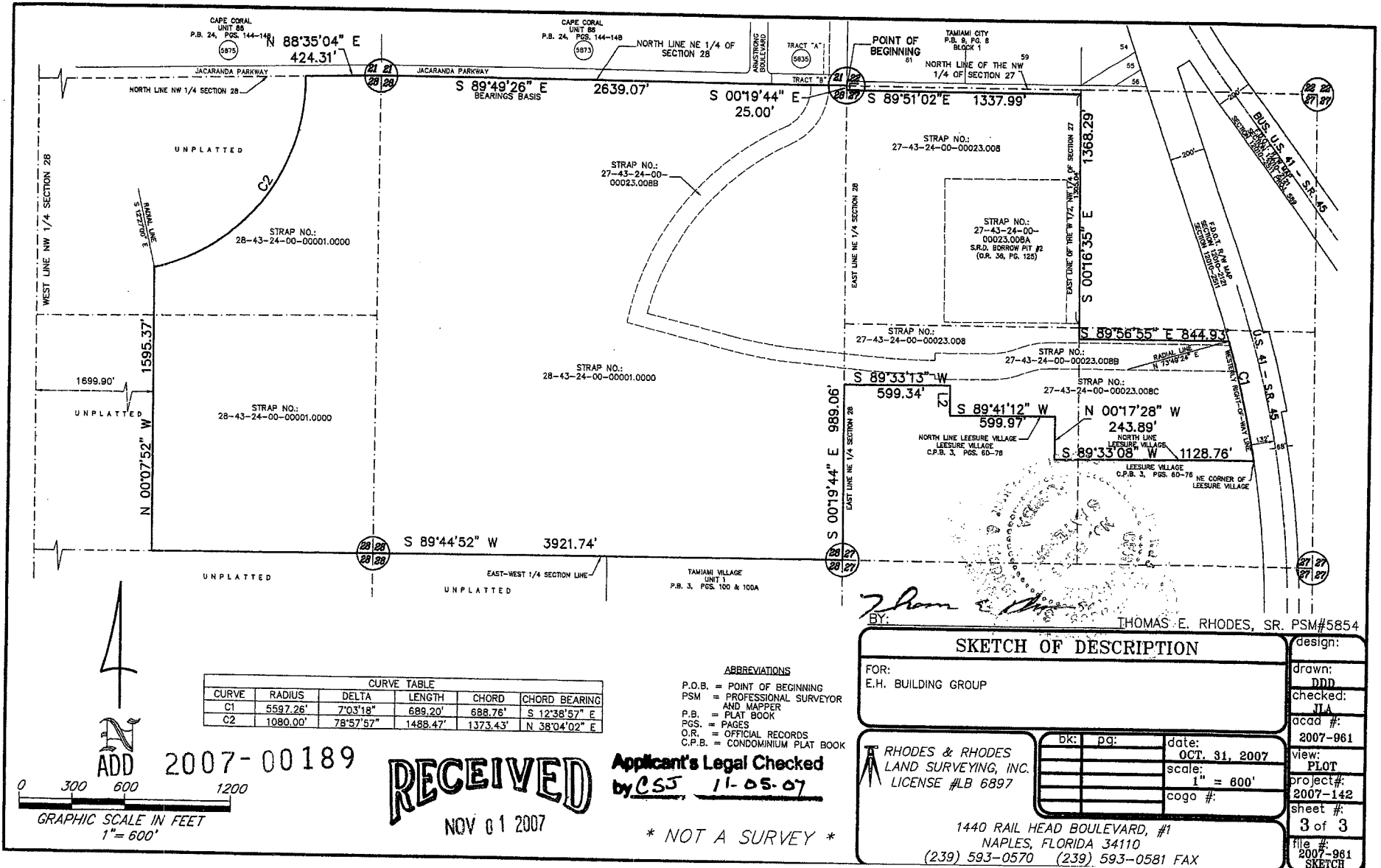
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COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by BJ 11-05-07

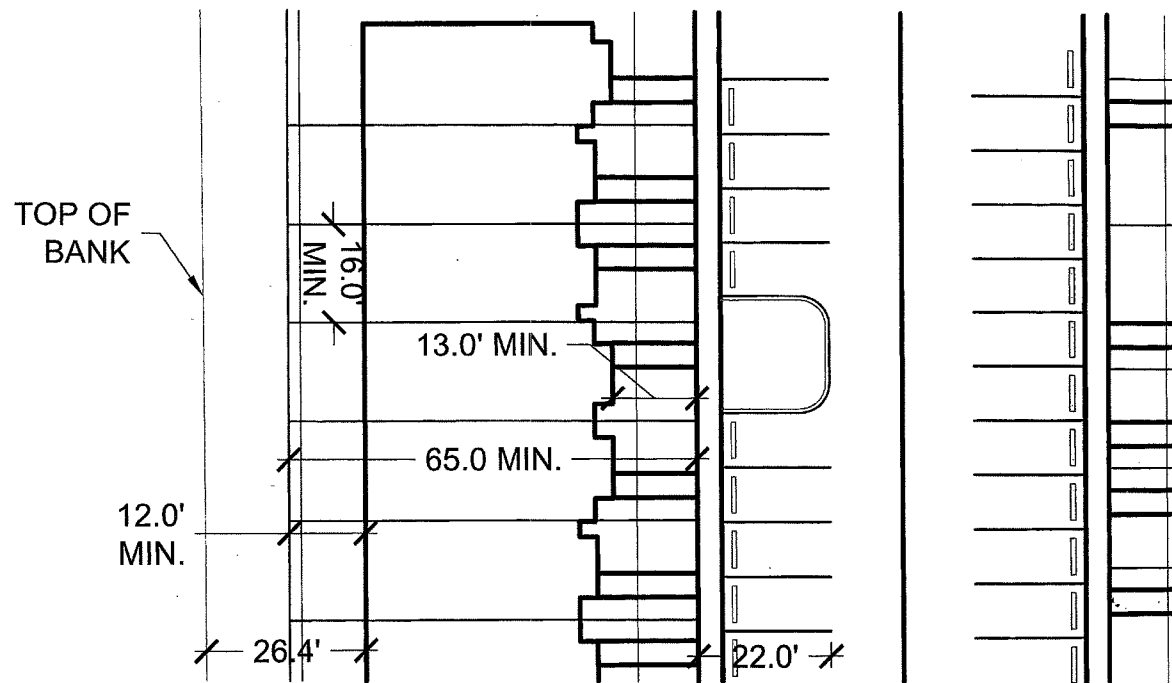
ADD 2007-00189



ESTATES AT ENTRADA RPD/CPD PROPERTY DEVELOPMENT REGULATIONS												
LAND USE	Minimum Lot Area sq. ft.	Minimum sq ft per unit	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Lot Coverage %	Minimum Setbacks (ft)					Max. Height (ft.)	Stories
						Street	Side	Rear	Water	Preserve		
RESIDENTIAL												
Townhouse (Tract #1)	5,400	1,800	18	100	60	20 ⁽⁷⁾	5/0 ⁽³⁾	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Townhouse (Tract #2)	5,400	1,800	18	100	60	20 ⁽⁷⁾	5/0 ⁽³⁾	20/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Townhouse (Tract #3)	<u>3,000</u>	<u>1,200</u>	<u>16</u>	<u>65</u>	<u>65</u>	<u>13^(7/10)</u>	<u>5⁽⁴⁾/0⁽³⁾</u>	<u>20/12⁽⁹⁾ & 5⁽¹⁾</u>	<u>20/10⁽¹⁾</u>	<u>20⁽⁵⁾</u>	<u>35</u>	<u>3</u>
Multiple-family (Tract #1)	40,000	3,000	100	100	45	20 ⁽⁷⁾	5 ⁽⁴⁾ /0 ⁽³⁾	20/5 ⁽¹⁾	20/10 ⁽¹⁾	20 ⁽⁵⁾	50	3
Multiple-family (Tract #1) Multiple-family (Tract #2)	10,000	2,000	100	100	45	20 ⁽⁷⁾	15	20/5 ⁽¹⁾	20/10 ⁽¹⁾	20 ⁽⁵⁾	50 ⁽⁶⁾	5
Single-family	5,000	-----	50	100	55	20 ⁽⁷⁾	5	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
Single-family ⁽⁸⁾	6,500	-----	65	100	45	20 ⁽⁷⁾	5	15/5 ⁽¹⁾	25/10 ⁽¹⁾	20 ⁽⁵⁾	35	3
COMMERCIAL												
CPD Tract	20,000	-----	100	100	45	20 ⁽⁷⁾	10/0 ⁽³⁾	20/5 ⁽¹⁾	-----	20 ⁽⁵⁾	35	3
RECREATIONAL FACILITIES												
Recreational Facilities, Private On-site (Amenity area)	10,000	-----	80	90	45	20 ⁽⁷⁾	5	5	10 ⁽¹⁾	20 ⁽⁵⁾	35	3

Footnotes:

- (1) Accessory structures - No accessory structures may be located in a buffer
- (2) Side opposite zero lot line
- (3) Interior side only
- (4) Exterior side only, with minimum building separation of 10 feet (Amended by ADD2006-00240)
- (5) Preserve Setbacks: Principal and accessory structures must be setback a minimum of 20 feet from the preserves.
- (6) Multiple-family dwelling units located on multiple-family Tract #2, #1 within 75 feet of Leesure Village Recreational Vehicle park and Leesure Village Mobile home Park, will be limited to a maximum height of 35 feet.
- (7) All other streets in accordance with Section 34-2192(a) of the Land Development code.
- (8) Property Development Regulations for single-family dwelling units in the stair-step hatched area as depicted on the master concept plan.
- (9) For those lots in Townhouse Tract #3, abutting the canal on the west, the minimum rear setback will be 12 feet, as shown on a sketch attached hereto as EXHIBIT C.
- (10) For those lots in Townhouse Tract #3, the minimum front setback will be 13 feet, for those units without garages, as shown on a sketch attached hereto as EXHIBIT C.



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EXHIBIT C



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-533-8585

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

December 3, 2008

TRAVIS R. RICHARDS, P.E.
CREECH ENGINEERS, INC.
1562 PARK LANE SOUTH
SUITE 700
JUPITER, FL 33458

RE: THE ESTATES AT ENTRADA
DOS2006-00145 - DO Submittal Large
A13 Appl. (Amend Resub) A

Dear TRAVIS R. RICHARDS, P.E. :

Your plans for the above-referenced project have been reviewed and approved for an Amended Development Order with stipulation(s) for the following:

De Navarra Parkway is being changed from a two lane to a four lane road. Multi-family tract #1 is now being shown as a vacant tract, the utility services shown do not constitute in any way, the approval of fee simple townhome lots. Minimal lake changes were made to accommodate the increased impervious from the changes to De Navarra Pkwy.. The site went from two lift stations to one.

Approval is subject to the following stipulation(s) and/or comment(s):

LC D.O.T. Right-of-Way Construction Checklist (Ord. 03-16)

10) Miscellaneous Items.

STIPULATIONS:

a) In addition to the deed or roadway easement for the proposed dedication in compliance with the requirements of AC-11-7, all other requirements of AC11-7 will need to be satisfied before any road is turned over to Lee County for maintenance. The Board of County Commissioners of Lee County must approve any road for County maintenance. The private roads (De Navarra Pkwy. & Playa Del Sol Blvd.) shown on the D.O. plans may or may not be approved for County maintenance per AC11-7. Please contact Howard Coachman (533-8117 or hcoachman@leegov.com) for questions and information on AC11-7.

b) The proposed project connections at STA 72+60, 87+50 and 91+40 will require further operational analysis for turn lanes prior to implementation of Phase II, III and the future commercial tract.

c) Construction of sidewalks (8' conc. shared path per AC11-9) along the project frontage of the future commercial tracts along U.S. 41 will be required per LDC10-256(b)(2)(b)(4) and will need to be located within the State Right-of-Way (not on private property) and will require an FDOT ROW Permit.

11) Contact. The LCDOT staff member may be contacted regarding this ROW checklist.

Dan Kirkpatrick (239)533-8580x48140 or kirkpado@leegov.com

The comments relate to the request for county maintenance of two roadway segments unless otherwise noted. The requested roadway segments are Playa Del Sol Boulevard from U.S. 41 to De Navarra Parkway and De Navarra Parkway from Playa Del Sol Boulevard to the Cape Coral City limit. Policies and procedures for acceptance of a roadway for maintenance are outlined in Lee County Administrative Code AC-11-7.

LC Environmental Sciences Checklist (Ord. 03-16)

8b) Management Activities. Management plan submittals must include recommended management activities. [10-474(a)(2)]

Stip: The preserve areas must be staked and point map with corresponding staking provided to ES staff prior to any onsite inspections. The exotic removal from the preserve areas must be conducted by hand and not mechanical means, unless an onsite meeting is held with ES staff to verify the exotic concentration in those areas.

Stip: Prior to issuance of a Certificate of Compliance, post-monitoring report for the condition of the preserve must be submitted to ES staff. The CC monitoring report must describe and document ecological restoration activity that has occurred in the preserve areas. If review of the monitoring reports reveals death or significant decline to preserve vegetation, then revision of the management plan and restoration in accord with section 10-423 will be required.

14) Master Phasing Plan. For phased development orders (see LCLDC Sec.10-117), a master phasing plan must be submitted with stages numbered in sequence showing how each phase fits into the master plan for continuance of all infrastructure, and landscaping and buffers. [10-154(7)b, 10-153(5)i, 10-117] {NOTE: See Application Form PART V D}

Stip: The perimeter buffers must be installed in phase one. The perimeter buffers include the Type 'D' buffer along US 41 and the Type 'C' or 'F' buffers, located in the Future Commercial and Multi-Family tracts, along the south property line up to the canal.

Stip: Prior to issuance of a Certificate of Compliance for phase one, the exotic removal must be completed from the onsite preserve areas. The lake littorals, including destraification system must be installed and the perimeter buffers must be installed with phase one.

Prior to issuance of a Certificate of Compliance for phase two, the restoration plants must be installed and established. The restoration plants can not be bonded or delayed to a later phase.

No dewatering can occur within the preserve areas.

19) General Tree Requirements. Landscaping for all new developments must include, at a minimum, the number of trees specified in LCLDC Sec. 10-416(a) in addition to those required for parking and vehicle use areas and buffers. [10-416(a)]

Stip: Prior to issuance of a Certificate of Compliance, if the preserve area does not contain sufficient amount of general tree credits then a minor change must be submitted for review and approval which indicates the general tree locations.

24) Buffering - General. A buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use. The existing use, or where vacant the permitted use, of the abutting property will determine the type of buffering area required. [10-416(d)(1)]

Stip: Prior to issuance of a Certificate of Compliance for phase one, the buffers must be installed around the perimeter of the site.

33) Plantings in Easements. Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way. [10-421(a)(5)]

Stip: Prior to issuance a Certificate of Compliance, all code required plantings must be located outside any easement.

34b) Plant location. Trees may not be placed where they interfere with utilities, site drainage, views, signs, or where they require frequent pruning to avoid overhead power lines (i.e. less than 20 ft. in height at maturity under power lines). [10-421(a)(5)]

Stip: Prior to issuance of a Certificate of Compliance, all code required trees must be installed a minimum of 10' from buildings to avoid conflicts at a later date.

44d) Maintenance Covenants. The property owner must record covenants, in a form acceptable to the county attorney's office, providing that the lake management techniques, including operation of the destratification system specified in the Deep Lake Management Plan, will be maintained for the life of the lake(s). [10-329(d)(3)a.3]

Stip: Prior to plat approval, the property owner must record covenants providing that the deep lake management techniques, including operation of the destratification system specified in the Deep Lake Management Plan, will be maintained for the life of the lakes.

48) Contact. The reviewer may be contacted for additional information regarding this Environmental Sciences checklist..

Please contact Brad Browning at 239-533-8157 or via email at bbrowning@leegov.com regarding environmental comments.

LC Engineering/General Checklist (Ord. 03-16)

7g) Sidewalks & Bikeways. The proposed location of all on-site and off-site bikeways and pedestrian ways, with ingress to and egress from the development, as well as to or from common open space areas, must be shown on the proposed development plans. {See Bikeways & Pedestrian Ways checklist} [10-154(7)g]

The sidewalk must be constructed prior to the C.C. for this amendment.

28) Assurance of Completion of Improvements. Assurance of completion for all off-site improvements is required prior to commencing any off-site or on-site development. Assurance of completion for all on-site subdivision improvements is required prior to the acceptance of a subdivision plat. [10-154(26)] {See Application Form PART VIII}

Prior to the start of any off-site construction, an assurance of completion must be submitted.

LC Zoning Checklist (Ord. 03-16)

14) Operation and Maintenance Covenants. Operation and maintenance covenants for the operation and maintenance of common facilities must be submitted for review by the County Attorney. [10-154(23), 10-293(3), 10-327, 10-356, 10-413(f), 10-414(h), 10-417] {See Application Form PART VIII}

Prior to the issuance of a Certificate of Compliance, all appropriate homeowner's documents must be approved and recorded.

LC DOS Utilities Short Checklist

2) Contact. The reviewer may be contacted for additional information regarding this LC DOS Utilities Short Checklist.

Prior to any utility construction, please revise the plans and submit to LCU showing the followings design considerations:


1. All portions of the utility infrastructure to be dedicated to LCU for ownership and maintenance needs be constructed within the road ROW or LCU easement. Please relocate the master-meter assemblies to be beyond the 10' 'UE' and provide a 20' wide LCU easement, 10' on each side, for both vs. 10' UE (Typical).

If you should have any questions regarding the above, please contact Terry Kelley at kelleyta@leegov.com.

If you have any questions concerning this matter, please contact this office.

Sincerely,

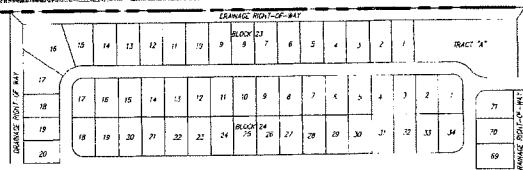
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Peter J. Eckenrode
Development Services Director

PJE / SLH

Plans

[illegible]

Master Site Development Plan

urban
design
studio

**Urban Planning & Design
Landscape Architecture
Communication Graphics**

The Lofts at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
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Job Number: 07-026.000 P.M. LAS

Submittal Dates	Drawn By	Comments
05-06-08	WJT	DO Submittal
07-18-08	LMB	DO Submittal
09-03-08	LMB	DO Submittal
10-30-08	LMB	DO Submittal


The Estates at Entrada
Lee County, Florida
Master Site Development Plan

LDC
DEC 03 2008
APPROVED



Scale: 1" = 200'-0"

0 100' 200' 400'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '100'', '200'', and '400'' at regular intervals.**Sheet SP-1**

BOARD OF COUNTY COMMISSIONERS

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Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

January 30, 2012

K'SHANA J. HAYNIE
ROETZEL AND ADDRESS
2320 FIRST STREET
SUITE 1000
FT MYERS FL 33901
Re: THE ESTATES AT ENTRADA
House Bill 7207 Extension (F)
DOS2006-00145

Dear K'SHANA J. HAYNIE:

In accord with House Bill 7207 (HB7207), development permits meeting certain criteria are entitled to one 2-year extension from the existing/initial permit expiration date. Accordingly, development order DOS2006-00145, THE ESTATES AT ENTRADA, is hereby extended for the following:

Approved for the completion of a development order for a 279 lot subdivision for SFR and 1,182 residential condominium units in 169 buildings (31 Bldgs - 4 Units/Bldgs - 5 Units/Bldgs. 8 Bldgs - 6 Units/Bldg, 38 Bldgs - 7 Units/Bldgs, 28 Bldgs - 8/Units/Bldg, 8 Bldgs - 30 Units/Bldg) with streets, parking, utilities, sewage pump stations with 6"8" and 10" force mains, stormwater management facilities, two 1,600+/- sq. ft. one story buildings for an Amenity Centers (Townhouse Tract 1 and multi family tract 1), a 2000+/- sq. ft. one story building for an amenity center (single family tract), five swimming pools, a tennis court and related minor site improvements. The new expiration date for this development order is 04/24/2015, as extended.

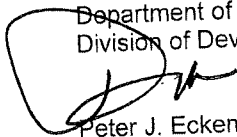
CNC2006-00216

No additional extensions under HB7207 may be granted for this Development Order. All underlying conditions of the development order remain in full force and effect. All required surety documents and agreements must remain in place and valid throughout the duration of the Development Order.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under HB7207, you must file a specific request for each qualifying development permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Department of Community Development
Division of Development Services
Peter J. Eckenrode
Director



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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January 31, 2012

K'SHANA J. HAYNIE
ROETZEL & ANDRESS, LPA
2320 FIRST ST
SUITE 1000
FT MYERS FL 33901
Re: ENTRADA ESTATES
House Bill 7207 Extension (F)
DCI2011-00054

Dear K'SHANA J. HAYNIE:

In accord with House Bill 7207 (HB7207), development permits meeting certain criteria are entitled to one 2-year extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution, Original Resolution Z-06-039, DCI2004-00080, ENTRADA ESTATES, is hereby extended for the following:

APPROVAL OF A 2-YEAR EXTENSION FROM AUGUST 21, 2011 TO AUGUST 21, 2013
FOR THE ESTATES AT ENTRADA.

No additional extensions under HB7207 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local regulations.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under HB7207, you must file a specific request for each qualifying development permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Department of Community Development
Division of Zoning

Pam Houck
Director

ORDINANCE NO. 13-01

AN ORDINANCE AMENDING LEE COUNTY LAND DEVELOPMENT CODE, CHAPTERS 2, 10, 12, 14, 22, AND 34; SPECIFICALLY AMENDING PROVISIONS APPLICABLE TO: CONDUCT OF CODE ENFORCEMENT HEARINGS, ADDITIONAL REQUIRED SUBMITTALS FOR DEVELOPMENT ORDERS, APPLICATION SUBMITTALS FOR MINING CASES, MINE SITE PLAN; SITE MAP AND ENGINEERING PLAN SET, EXISTING MINE OPERATIONS, EAGLE TECHNICAL ADVISORY COMMITTEE, STAFF PARTICIPATION IN MEETINGS OF HISTORIC PRESERVATION BOARD; MEETINGS, GENERAL SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING PUBLIC HEARING, APPLICATION, AMENDMENTS TO APPROVED MASTER CONCEPT PLANS, DURATION OF RIGHTS CONFERRED BY ADOPTED MASTER CONCEPT PLANS, AND PROVIDING A RETROACTIVE APPLICATION OF AMENDMENTS TO THE DURATION OF ALL PLANNED DEVELOPMENTS.

WHEREAS, Florida Statutes Section 125.01(1)(h) authorizes counties to establish, coordinate, and enforce development regulations necessary for the protection of the public; and,

WHEREAS, the Board of County Commissioners adopted the Lee County Land Development Code which contains regulations applicable to the development of land in Lee County; and,

WHEREAS, the Board of County Commissioners of Lee County, Florida, has adopted a comprehensive Land Development Code (LDC); and,

WHEREAS, Goal 24 of the Lee County Comprehensive Land Use Plan (Lee Plan) mandates that the County maintain clear, concise, and enforceable development regulations that fully address on-site and off-site development impacts, yet function in a streamlined manner; and,

WHEREAS, Lee Plan Policies 14.5.3, 24.1.9, 52.1.1 and 110.6.2 require county staff and private citizen committees to review existing development regulations to determine whether the regulations can be further fine tuned and streamlined in order meet the Goals, Objectives, and Policies of the Lee Plan; and,

WHEREAS, the Horizon Council, through its Business Issues Task Force, engaged in a year-long effort with the County to review and streamline permitting procedures in Lee County; and,

WHEREAS, on May 18, 2012, the Horizon Council approved recommendations to present to the Board for adoption through the LDC amendment process; and,

WHEREAS, during its Management and Planning meeting on June 4, 2012, the Board directed Staff to bring forward proposed amendments to the LDC consistent with the recommendations of the Horizon Council,

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

SECTION ONE: AMENDMENT TO LDC CHAPTER 2-ADMINISTRATION

Lee County Land Development Code Chapter 2 is amended as follows with strike through identifying deleted text and underline identifying new text.

ARTICLE VII. HEARING EXAMINER

Sec. 2-425. Conduct of hearing.

Subsection (a) remains unchanged.

(b) Prosecution of the case. Each case on the code enforcement docket will be presented to the Hearing Examiner by a county attorney familiar with the case or a member of the County's Code Enforcement department. If the county prevails in prosecuting a case before the Hearing Examiner, it will be entitled to recover all costs incurred in prosecuting the case. For purposes of this section, the issuance of an order finding violation will evidence the county has prevailed in prosecuting the case.

Subsections (c) through (e) remain unchanged.

SECTION TWO: AMENDMENT TO LDC CHAPTER 10-DEVELOPMENT STANDARDS

Lee County Land Development Code Chapter 10 is amended as follows with strike through identifying deleted text and underline identifying new text.

**CHAPTER 10 DEVELOPMENT STANDARDS
ARTICLE 1-IN GENERAL**

Sec. 10-154. Additional required submittals.

The following must be submitted with an application for development order approval:

- (1) Legal description. A legal description for the property must be submitted.
- (2) Title certification. Certification of title for property subject to development order approval must meet the following criteria:
 - a. Form. The certification of title must be in one of the following forms:

i. Title Certificate or Title Opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company.

ii. Ownership and Encumbrance Report, no greater than 30 days old at the time of the initial development order submittal.

iii. Title Insurance Policy with appropriate schedules, no greater than 5 years old at the time of the initial development order submittal and an Affidavit of No Change covering the period of time between issuance of the Policy and the application date. If submission of a complete Affidavit of No Change is not possible, a Title Certificate, Title Opinion or Ownership and Encumbrance report must be submitted in the alternative.

b. Content. The certification of title must include, at a minimum, the following:

i. the name of the owner or owners of the fee title;

ii. all mortgages secured by the property,

iii. all easements encumbering the property,

iv. the legal description of the property, and

v. the certification of title documentation must be unequivocal.

~~A document, no greater than 90 days old at the time of initial development order submittal, must be submitted to establish the following information concerning title to the subject property: (a) the owner or owners of the fee title; (b) all mortgages secured by the property; (c) all easements encumbering the property; and, (d) the legal description of the property. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company. The certification must be unequivocal. A title binder/commitment or title insurance policy is not acceptable to meet this requirement.~~

(3) Boundary survey. A boundary survey of the subject property must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with F.S. Ch. 177. The survey must be based upon the title certification of title submitted in accord with section 10-154(2). The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. All boundary surveys must meet the minimum technical standards for land surveying in the state, as set out in chapter 5J-17, Florida Administrative Code. The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current Adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed. The

Federal Emergency Management Agency flood zone and required finished floor elevations must be shown. The survey must locate and depict all existing structures and improvements on the subject parcel.

If the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of the boundary survey. However, if the dimensions of the subject property differ from those in the original plat, then a boundary survey, including a metes and bounds legal description, will be required.

Subsections (4) through (28) remain unchanged.

SECTION THREE: AMENDMENT TO LDC CHAPTER 12- RESOURCE EXTRACTION
Lee County Land Development Code Chapter 12 is amended as follows with strike through identifying deleted text and underline identifying new text.

CHAPTER 12 RESOURCE EXTRACTION
ARTICLE II. MINING AND EXCAVATION

Sec. 12-110. Application Submittals.

(a) Mine excavation planned development approval. Application for a MEPD approval must be made on a form prepared by Lee County and be submitted with the appropriate fee. Application sufficiency and resubmittal timing will be in accord with section 34-373(d). The application must address the following:

- (1) Legal description and sketch of the subject property. The legal description and accompanying sketch must comply with the requirements set forth in section 34-202(a)(1).
- (2) Boundary survey. The survey must comply with the provisions of section 34-202(a)(2). It must also be based upon the title certification required under subsection 3 below. ~~an opinion of title or certificate of title meeting the requirements set forth in Lee County Administrative Code 13-19.~~
- (3) Title certification. A document meeting the requirements of section 10-154(2) must be provided with the survey.

Subsections (a)(4) through (a)(26) remain unchanged.

Subsections (b) through (e) remain unchanged.

Sec. 12-111. Mine site plan; site map and engineering plan set.

A series of maps and engineering plans, including drawings prepared and sealed by an appropriate registered professional in the State of Florida (e.g. engineer, architect, surveyor) must be provided to obtain MDO approval in accord with the provisions of this

section. This map and plan series, known as the Mine Site Plan, must meet and include the following minimum criteria:

Subsections (1) through (5) remain unchanged.

- (6) The names and location of existing:
 - a. Streams, creeks, sloughs, natural flowways, floodways, wetlands, water bodies within the determined watershed area.
 - b. Indigenous vegetation areas.
 - c. Wildlife habitat areas.
 - d. Easements within the property boundary (as identified on the required title ~~opinion~~ certification provided pursuant to section 12-110(a)(3)) including publicly and privately owned Conservation easements and the means by which access to the easements is obtained.
 - e. Percolation ponds and drainfields within the determined watershed area.
 - f. Public and private roads; and vehicle access routes to nearest county-maintained road.
 - g. Railroad.
 - h. Utility lines and easements.
 - i. Existing buildings.
 - j. Cemeteries within 100 feet of the property boundary.
 - k. Test boring locations.
 - l. Public wellfields.
 - m. Public and permitted private wells with GPS or surveyed locations of wells along with wellhead elevations within a one mile radius around the mine project boundary.

Sec. 12-121. Existing mine operations.

Subsections (a) through (e) remain unchanged.

(f) Site map and engineer plan set for existing mine MDO or MOP renewal/approval. A series of maps and engineering plans, including drawings prepared and sealed by an appropriate registered professional in the State of Florida (e.g. engineer, architect, surveyor) must be provided to obtain MDO or MOP approval in accord with the provisions of this section. This map and plan series must meet and include the following minimum criteria:

Subsections (1) through (5) remain unchanged.

- (6) The names and location of existing:
 - a. Streams, creeks, sloughs, natural flowways, floodways, wetlands, and water bodies within the determined watershed area.
 - b. Indigenous vegetation areas.

- c. Wildlife habitat areas.
- d. Easements within the property boundary (as identified on the required title ~~opinion~~ certification provided pursuant to section 12-110(a)(3)) including publicly and privately owned Conservation easements and the means by which access to the easements is obtained.

SECTION FOUR: AMENDMENT TO LDC CHAPTER 14-ENVIRONMENTAL AND NATURAL RESOURCES

Lee County Land Development Code Chapter 14 is amended as follows with strike through identifying deleted text and underline identifying new text.

ARTICLE II. WILDLIFE AND HABITAT PROTECTION Division 3. Southern Bald Eagle

Sec. 14-116. Eagle technical advisory committee.

Subsections (a) through (d) remain unchanged.

- (e) The county department of community development, and environmental sciences division, ~~with assistance from the county attorney's office~~ will serve as support staff to the eagle technical advisory committee.

Subsections (f) and (g) remain unchanged.

SECTION FIVE: AMENDMENT TO LDC CHAPTER 22-HISTORIC PRESERVATION

Lee County Land Development Code Chapter 22 is amended as follows with strike through identifying deleted text and underline identifying new text.

ARTICLE II. ADMINISTRATION AND ENFORCEMENT Division 2. Historic Preservation Board

Sec. 22-73. Organization; meetings.

The members of the historic preservation board will elect a chairman and a vice-chairman for a one-year term each. The chairman will preside at all meetings and have the right to vote. The vice-chairman will preside in the absence of the chairman. The chairman and vice-chairman may be reelected for an additional one-year term each, but may not serve for more than two consecutive years. The county will provide adequate staff to allow the historic preservation board to perform its duties. Staff will consist of at least one historic preservation planner, and one clerical person responsible for recording and transcribing the minutes of all meetings of the historic preservation board. ~~An Assistant County Attorney will represent the Board of County Commissioners at all meetings of the Historic Preservation Board.~~

All meetings of the historic preservation board must be open to the public. A record of the minutes and resolutions of the historic preservation board will be

maintained and made available for inspection by the public. The historic preservation board will meet at least once per month, at a date and time to be decided by the historic preservation board, unless there is no business pending before the historic preservation board. Regardless of the lack of pending business, the historic preservation board must meet at least four times during any calendar year.

SECTION SIX: AMENDMENT TO LDC CHAPTER 34-ZONING

Lee County Land Development Code Chapter 34 is amended as follows with strike through identifying deleted text and underline identifying new text.

CHAPTER 34 ZONING ARTICLE I. IN GENERAL

Sec. 34-202. General submittal requirements for applications requiring public hearing.

(a) All applications. Every request for actions requiring a public hearing under this chapter must include the following. However, upon written request, on a form prepared by the County, the Director may modify the submittal requirements contained in this section where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request for a waiver or modification must be submitted to the Director prior to submitting the application. A copy of the request and the Director's written response must accompany the application and will become a part of the permanent file.

(1) Legal description and sketch to accompany legal description. A metes and bounds legal description along with a sketch of the legal description, prepared by a Florida Licensed Surveyor and Mapper, must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with Florida Statutes, Ch. 177. If the subject property is one contiguous parcel, the legal description must specifically describe the entire continuous perimeter boundary of the property subject to the zoning action with accurate bearings and distances for every line. If the application seeks to rezone undivided, platted lots, then a complete legal description (i.e. lot, block, subdivision name, public records recording information) of the platted subject property is required. A sketch of the undivided, platted lots to be rezoned is not required. The Director has the right to reject any legal description that is not sufficiently detailed so as to locate the property on County maps.

(2) Boundary survey. A boundary survey of the subject property must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with F.S. Ch. 177. The survey must be based upon the title certification submitted in accord with section 34-202(a)(3) and certified to the present owner as reflected in the title documentation submitted in accordance with section 34-202(a)(3). The boundary survey must identify and depict all easements affecting the subject property, whether recorded or

unrecorded, and all other physical encumbrances readily identified by a field inspection.

All boundary surveys must meet the minimum technical standards for land surveying in the state, as set out in chapter 5J-17, F.A.C. The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current Adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed.

If the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of the boundary survey. However, if the dimensions of the subject property differ from those in the original plat, then a boundary survey, including a metes and bounds legal description, will be required.

~~(3) Confirmation of ownership/title certification. A document, no greater than 90 days old at the time of initial zoning application submittal, must be submitted to establish the following information concerning title to the subject property: (a) the owner or owners of the fee title; (b) all easements encumbering the property; and, (c) the legal description of the property. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company. The certification must be unequivocal. A title binder/commitment or title insurance policy is not acceptable to meet this requirement.~~

(3) Certification of Title and Encumbrances. Certification of title and encumbrances submitted for property subject to zoning approval must meet the following criteria:

a. Form. The certification of title must be in one of the following forms:

i. Title Certificate or Title Opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company.

ii. Ownership and Encumbrance Report, no greater than 30 days old at the time of the initial development order submittal.

iii. Title Insurance Policy with appropriate schedules, no greater than 5 years old at the time of the initial development order submittal and an Affidavit of No Change covering the period of time between issuance of the Policy and the application date. If submission of a complete Affidavit of No Change is not

possible, a Title Certificate, Title Opinion or Ownership and Encumbrance report must be submitted in the alternative.

b. Content. The certification of title must include, at a minimum, the following:

- i. the name of the owner or owners of the fee title,
- ii. all mortgages secured by the property,
- iii. all easements encumbering the property,
- iv. the legal description of the property, and
- v. the certification of title documentation must be unequivocal.

Subsections (a)(4) through (a)(10) remain unchanged.

Sec. 34-373. Application.

Subsections (a) through (c) remain unchanged.

(d) Sufficiency.

- (1) Upon initial submission of application information for applications for planned developments, the County will have up to 20 business days to review the application to determine if the required materials, in the required form, have been included in the application or resubmission.
- (2) If the required materials have been properly submitted, the application will be found sufficient for review.
- (3) If the required materials have not been properly submitted or resubmitted, the County must provide the Applicant a letter with a brief explanation as to why the application is not complete for review and request the necessary additional information within 20 business days of the date the application is initially submitted or additional information is resubmitted.
- (4) After notice of insufficiency, the Applicant has 60 days to submit supplemental or corrected documents, unless a longer time is agreed to in writing by the Director and the Applicant prior to the expiration of the 60 days. If the supplement or corrections are not submitted within the 60 days (or other time period agreed to) the application will be deemed withdrawn.
- (5) If the County does not provide the Applicant written notice of the insufficiencies within 20 business days of the date the application is initially submitted or additional information resubmitted, the application will be deemed sufficient and ready for substantive review.
- (6) Insufficiency issues not raised during the initial sufficiency review may not serve as the basis for a finding of insufficiency during subsequent rounds of sufficiency

review. Notwithstanding, this provision is not intended to restrict new insufficiency comments generated from documents or information submitted by the Applicant in response to a prior insufficiency comment.

(7) A waiver of the time frames may be voluntarily agreed to by the Applicant and the County. The County may request, but not require, a waiver of the time frames by an Applicant, except that, with respect to a specific application, a waiver may be required in the case of a declared local, state or federal emergency that directly affects the administration of all permitting activities of the County.

(8) If the Applicant has made no less than two bona fide attempts to submit supplemental or corrected documents in response to the County's insufficiency notices and the Applicant disputes that additional supplemental documents or information is required, the Applicant may submit a written notice seeking to terminate the sufficiency review process. At that time, the County must proceed with its substantive review of the application as it exists on that date. However, if the additional information requested by County Staff is needed to find the application consistent with the Code or Lee Plan, the failure to provide the additional information requested may affect the County's ability to find the application consistent with County regulations. Termination of the sufficiency review process will not terminate the need for the Applicant to meet its burden to prove that the application is consistent with County regulations.

~~(1) All applications for planned developments will be reviewed within 15 working days of submittal of the application; and, a letter advising the Applicant of the status of the application will be provided. If insufficient, the letter will include a brief explanation as to why the application is not complete for review and request the necessary additional information.~~

~~After notice of insufficiency, the Applicant has 60 days to submit supplemental or corrected documents, unless a longer time is agreed to in writing by the Director and the Applicant prior to the expiration of the 60 days. If the supplement or corrections are not submitted within the 60 days (or other time period agreed to) the application will be deemed withdrawn. This submittal and review process will be repeated until the application is found sufficient for hearing.~~

~~Once an application has been found sufficient any new information submitted by the Applicant, or any changes made to information submitted by the Applicant may, at the discretion of the Director, be grounds for a deferral or continuance of the public hearing, depending on the advertised status of the hearing, and may result in revocation of the finding of sufficiency.~~

Subsection (2) remains unchanged.

ARTICLE IV. PLANNED DEVELOPMENTS

Sec. 34-380. Amendments to approved master concept plan.

(a) Amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development.

(b) The Division Director may approve any change to the ~~interior of the~~ development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). The Director may not approve a change that will:

(1) result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

(2) ~~In addition, the Director may not approve changes that result in a reduction of total open space provided on the master concept plan by more than 10% or that would decrease the amount of indigenous native vegetation or open space required by the Code;~~

(3) ~~decrease preservation areas. Changes to buffer and or landscaping and preservation areas are permitted but must provide equivalent or better (by comparison with the approved Master concept plan) landscaping or buffering;~~ or

(4) adversely impact on surrounding land uses.

Subsections (c) through (f) remain unchanged.

~~(g) Amendments to an approved master concept plan does not extend the duration of development rights conferred by an approved master concept plan, unless the extension is granted as part of the requested amendment.~~

Sec. 34-381. Duration of rights conferred by adopted master concept plan ~~an~~ approved planned development.

~~Duration of rights for planned development with the exception of mining, excavations: Development rights conferred by an approved planned development, including Zoning Resolution and Master Concept Plan, will remain valid until vacated by operation of Florida law or in accordance with Chapter XIII, (Procedures and Administration), of the Lee Plan, as amended. The duration of approved planned developments issued for mining excavation are subject to Chapter 12. Planned development approvals issued for mining excavation before September 1, 2008, are subject to sections 12-109 and 12-121.~~

[EDITORIAL NOTE: The amendment to the duration of approved planned developments applies retroactively to all master concept plans. See Effective Provision in Section Ten, Ordinance Number:]

~~(1) All development rights conferred by an adopted master concept plan are valid for five years from the date the planned development was approved by the Board of County Commissioners, unless a greater time is approved in accordance with the provisions below.~~

- ~~(2) — All development rights conferred by an adopted master concept plan for a large project are valid for seven years from the date the planned development was approved by the Board of County Commissioners. Large Projects, for the purpose of this provision, only include projects that contain either 200,000 square feet of office uses, 300 residential dwelling units, 200,000 square feet of retail uses, a total of 200,000 square feet of office or retail uses, 500,000 square feet of industrial uses, or projects with equivalent intensities.~~
- ~~(3) — A master concept plan that is approved as part of a development of regional impact is valid from the date the planned development was approved by the Board of County Commissioners until the initial build out date provided in the development of regional impact development order.~~
- ~~(4) — An Applicant must acquire a development order for a substantial portion of the project within five years (or seven years for Large Projects) of the date of the approval of the planned development, unless a greater time is approved in accordance with the provisions below. The development order must be issued before the master concept plan expires. A substantial portion of the project is defined as no less than 20 percent of the lots, dwelling units, square feet, or other applicable measurements of intensity as applicable unless a lesser percentage is approved by the Board of County Commissioners.~~
- ~~(5) — Master concept plans for planned developments that do not require development orders are not subject to the timeframes in this section.~~
- ~~(6) — Master concept plans issued for mining excavation before September 1, 2008, are subject to sections 12-109 and 12-121.~~
- ~~(b) — Status of expired master concept plans. When a master concept plan expires the property will remain zoned planned development, but no additional development can occur or be approved until a new master concept plan is approved in compliance with section 34-373 et seq.; the original master concept plan is reinstated in accordance with subsection (e) below, or the property is rezoned.~~
- ~~(c) — Administrative extensions of master concept plans.~~
- ~~(1) — An approved master concept plan that has not expired may be extended through an Administrative Amendment without a public hearing, provided that:~~
- ~~a. — The Applicant submits a completed application form for extension (on a form provided by the Department of Community Development) and the appropriate fee prior to the date the current master concept plan expires, but not more than one year before the expiration date. If an extension is not granted before the expiration date, no further development approvals can be issued after the expiration date and before an extension is granted. The application must include:~~
- ~~1. — All submittal requirements for a public hearing pursuant to sections 34-201 and 34-202;~~

- ~~2. A copy of the approved master concept plan amended in accordance with subsections 34-377(b)(6) and (7) reflect the uses, deviations and other modifications set forth in the approving resolution;~~
- ~~3. A copy of the approved planned development zoning resolution and all approved amendments;~~
- ~~4. A written statement describing how the criteria listed in subsection (c)(1)b. below have been met;~~
- ~~5. A current Traffic Impact Statement (TIS) pursuant to subsection 34-373(a)(7); and~~
- ~~6. A detailed narrative explaining why a development order has not been issued and the basis for the extension requested.~~
- ~~7. The Director may require additional information as described in section 34-373 if necessary to review the request.~~
- ~~b. Prior to issuance of an extension of the master concept plan, the Director of Community Development must find that:~~
 - ~~1. The master concept plan is consistent with the current Lee Plan, including allocation tables;~~
 - ~~2. The master concept plan is compatible with existing and approved development in the planning community;~~
 - ~~3. There will be sufficient capacity for potable water, sanitary sewer, surface water management, solid waste disposal, parks and recreation, roadway facilities and public schools to serve the development at the time the impacts of the development will occur without causing these facilities and services to function at a level of service below the minimum regulatory levels established in the Lee Plan; and~~
 - ~~4. The reasons the required development order is not approved is reasonably beyond the control of the Applicant and the Applicant is diligently pursuing approval of the required development order.~~
- ~~(2) Regardless of ownership of the underlying property, a master concept plan may only be extended one time through the Administrative Amendment process. Extensions granted under an Administrative Amendment may not exceed five years from the original date of expiration. Requests for extension in excess of five years must be granted through a public hearing in accordance with subsection (d) below.~~
- ~~(3) The Director may approve, deny, or limit the requested extension to a period less than five years. The decision of the Director is discretionary and is not subject to administrative appeal. If the request is not approved administratively, the Applicant must file an application for public hearing in accordance with subsection (d) below.~~
- ~~(4) The duration of a master concept plan that is part of a Development of Regional Impact ("DRI") will be automatically extended if the DRI's phasing or build out dates are extended. The MCP duration extension is limited to the length of extension of the build out date granted in the DRI. Automatic extensions~~

~~pursuant to this provision are not subject to the limitation of the number of extensions found under subsection (c)(2) above.~~

~~(d) Extensions of master concept plans through public hearing process.~~

~~(1) An approved master concept plan that is not vacated may be extended by the Board of County Commissioners at a public hearing provided that:~~

~~a. The Applicant submits a completed application form for extension (on a form provided by the Department of Community Development) not more than one year and not fewer than 120 days prior to the date the current master concept plan vacates as provided in subsection (a), above together with the appropriate fee. The application must include, at a minimum:~~

- ~~1. All submittal requirements for a public hearing pursuant to sections 34-201 and 34-202;~~
- ~~2. A copy of the approved master concept plan amended in accordance with subsections 34-377(b)(6) and (7) reflect the uses, deviations and other modifications set forth in the approving resolution (no changes may be made to the master concept plan);~~
- ~~3. A copy of the approved planned development zoning resolution and all approved amendments;~~
- ~~4. A written statement describing how the criteria listed in subsection (d)(1)b. below have been met;~~
- ~~5. A current Traffic Impact Statement (TIS) pursuant to subsection 34-373(a)(7); and~~
- ~~6. A detailed narrative explaining why the required development order is not approved and a chronology documenting that the required development order has been diligently pursued.~~

~~The Director may require additional information as described in Section 34-373 if necessary to review the request.~~

~~b. The Board of County Commissioners, after reviewing the recommendation of the staff, determines that:~~

- ~~1. The master concept plan is consistent with the current Lee Plan, including allocation tables;~~
- ~~2. The master concept plan is compatible with existing and approved development in the planning community;~~
- ~~3. There will be sufficient capacity for potable water, sanitary sewer, surface water management, solid waste disposal, parks and recreation, roadway facilities and public schools to serve the development at the time the impacts of the development will occur without causing these facilities and services to function at a level of service below the minimum regulatory levels established in the Lee Plan; and~~
- ~~4. The reasons the required development order is not approved is reasonably beyond the control of the Applicant and the Applicant is diligently pursuing approval of the required development order.~~

~~(2) The Board of County Commissioners may approve, deny, or limit the requested extension to a period less than the Applicant's request. The decision of the Board of County Commissioners is discretionary.~~

~~A master concept plan that has not received a development order and diligently pursued construction, prior to the master concept plan extension expiration, may not receive a second extension but must be reviewed in accordance with section 34-373 et seq.~~

~~(e) Reinstatement of master concept plans.~~

~~(1) An expired master concept plan or a phase of a master concept plan may only be reinstated by the Board of County Commissioners provided the Board of County Commissioners find:~~

~~a. The request meets the considerations listed in section 34-83(b)(2);~~

~~b. There are no changes to the original approved master concept plan, with the exception of changes that bring the development into compliance with current regulations; and~~

~~c. The request meets the criteria listed in subsection (d)(1)b. above.~~

~~(2) Before preparing a recommendation to the Board of County Commissioners on a reinstatement, the hearing examiner must find that:~~

~~a. The applicable criteria set forth in section 34-145(d)(2), are satisfied; and~~

~~b. The criteria listed in subsection (d)(1)(b) above are satisfied.~~

~~(3) An application for reinstatement of a master concept plan may be filed at any time after it expires and must consist of the following:~~

~~a. A completed application form provided by the Department of Community Development that will include, at a minimum:~~

~~1. All submittal requirements for a public hearing pursuant to section 34-201 and 34-202;~~

~~2. The following submittal requirements as set forth in section 34-373(a)(4):~~

~~i. A boundary survey unless the original application included one and there has been no change to the property;~~

~~ii. A map showing current zoning and uses within 500 feet;~~

~~iii. A current aerial photograph; and~~

~~iv. A FLUCGS map.~~

~~3. The submittal requirements as set forth in section 34-373(a)(6) only if they are required to indicate a reduction of uses or a decrease in the density or intensity of the development;~~

~~4. A current Traffic Impact Statement (TIS) pursuant to subsection 34-373(a)(7);~~

~~5. A schedule of uses keyed to the master concept plan ONLY if previously approved uses are being removed; and~~

~~6. A schedule of deviations keyed to the master concept plan ONLY if previously approved deviations are being removed;~~

~~b. A legible copy of the approved master concept plan (where~~

~~applicable, the master concept plan must be amended to reflect the uses, deviations and other modifications set forth in the approving resolution). See section 34-377(b)(6) and (7);~~

~~c. Legible copies of the applicable zoning resolution and all approved amendments;~~

~~d. A written statement describing how the criteria listed in subsection (d)(1) above are satisfied; and~~

~~e. The appropriate fee.~~

~~(4) A request for an extension or reinstatement may not include new uses or increase the density or intensity of the development proposed under the expired master concept plan. If an Applicant wants to include new uses or increased density or intensity, the request must be submitted and reviewed in accordance with section 34-373 et seq.~~

~~(5) Prior to reinstatement, the BOCC may remove uses or decrease the density or intensity of the master concept plan.~~

SECTION SEVEN: CONFLICTS OF LAW

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements will apply.

SECTION EIGHT: SEVERABILITY

It is the Board of County Commissioner's intent that if any section, subsection, clause or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance. The Board of County Commissioners further declares its intent that this ordinance would have been adopted if such unconstitutional provision was not included.

SECTION NINE: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code. Sections of this ordinance can be renumbered or relettered and the word "ordinance" can be changed to "section", "article," or other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Administrator, County Manager or his designee, without the need for a public hearing.

SECTION TEN: EFFECTIVE DATE

This ordinance will take effect upon its filing with the Office of the Secretary of the Florida Department of State. The provisions of this ordinance will apply to all projects or applications subject to the LDC unless the application for a development order for such project is complete or the zoning application has been found sufficient before the effective date hereof. The amendment to Sec. 34-381 regarding the duration of rights conferred by an approved planned development applies retroactively to all previously approved planned developments.

Commissioner Hall made a motion to adopt the foregoing ordinance, seconded by Commissioner Manning. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 12th day of February, 2013.

ATTEST:
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Cecil L Pendergrass
Cecil L Pendergrass, Chair



Approved as to form by:

County Attorney's Office



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 19, 2013..

Honorable Linda Doggett
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Attention: Ms. Marcia Wilson, Deputy Clerk

Dear Ms. Doggett:

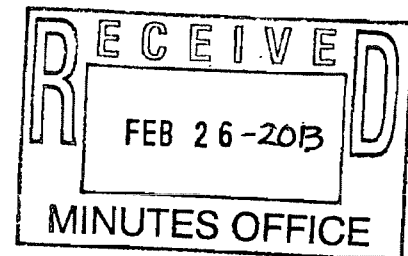
Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated February 15, 2013 and copy of Lee County Ordinance No. 13-01 which was filed in this office on February 18, 2013.

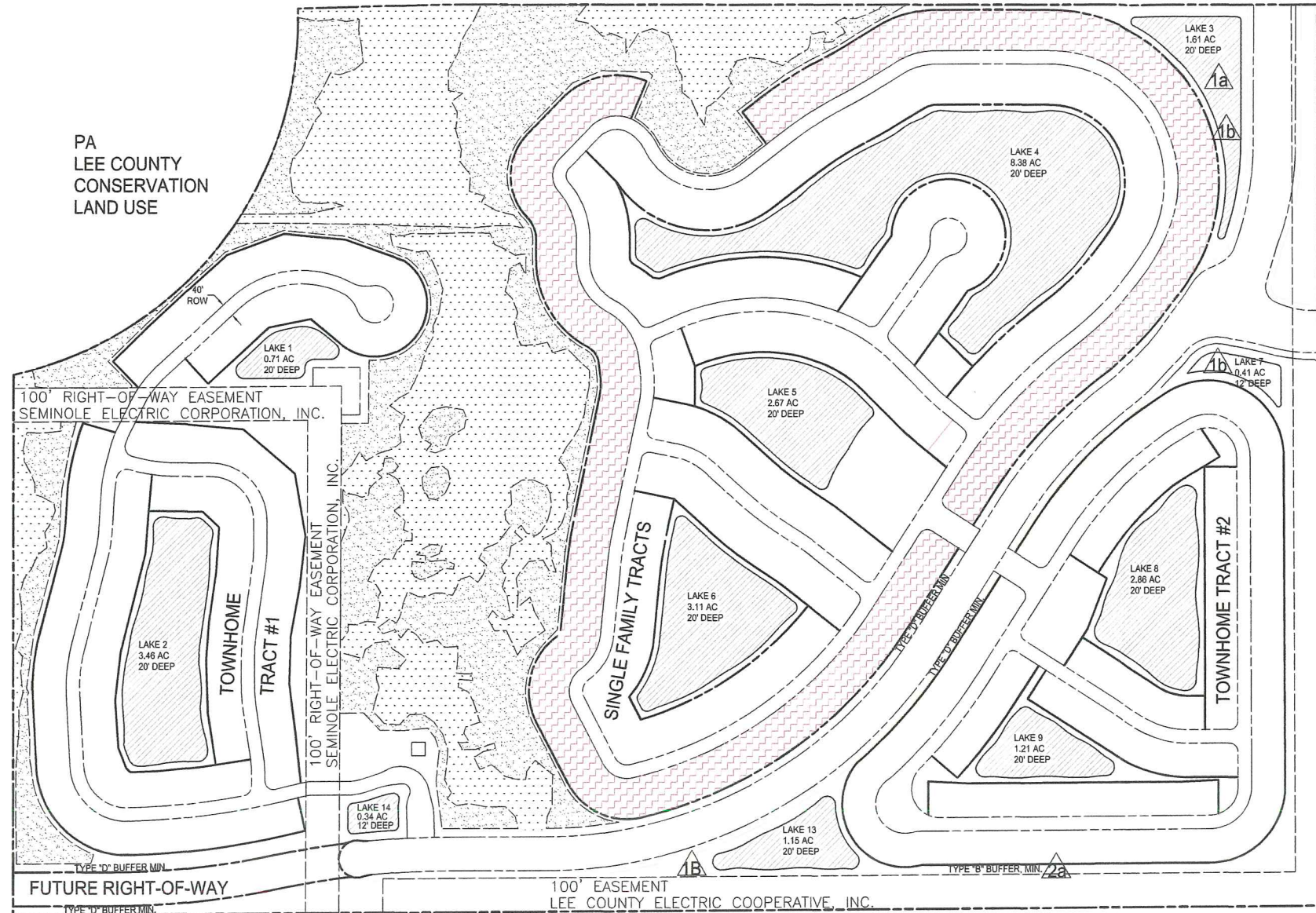
Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/elr





ADD 2013-00021

RECEIVED
JUN 05 2013
COMMUNITY DEVELOPMENT

- 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) = 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

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 35.61 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

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

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2013-00021
Date 7/18/13

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

date 041212
file name: ZONING_MCP
job ENTRADA

No.	Date	Revisions
1	5/9/13	REVISIONS PER COUNTY COMMENTS

community engineering services, inc.
civil engineering • surveying • project management
EB-0006613 LB-6572
13650 Fiddlesticks Blvd. PMB 202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064

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 06/05/13

EXHIBIT J

Estates of Entrada Conversion Densities

<u>Tract</u>	<u>Standard D.U.</u>	<u>ALF/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/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/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.

RECEIVED
JUN 5 2013

COMMUNITY DEVELOPMENT

TRIP GENERATION SUMMARY
ESTATES at ENTRADA

Current Zoning

<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.	Less 20,750 s.f.	

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.	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	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.	Less 14,500 s.f.	

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.	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	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.	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	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.	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

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.

<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 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) 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) =		16,475 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>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) =	$T = 11.42(X) =$	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

<i>Pass-by Trips per County=</i>				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) =		16,346 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

Code	Land Use Description	Build Schedule			
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.	Less 14,500 s.f.		

Land Use	Code	Trip Period	Trip Generation Equation	Total Trips	Trips Enter/Exit	
LUC 210		Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X)+2.71 =$	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 =			

Pass-by Trips per County=			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. <i>Less 47,000 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) =	$T = 0.75(X) =$	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
LUC 230			63% Enter/ 37% Exit =		
		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 =		
LUC 254		PM Peak Hour (vph) =	$T = 0.52(X) =$	169 vph	113 / 56 vph
			67% Enter/ 33% Exit =		
		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
LUC 255			65% Enter/ 35% Exit =		
		PM Peak Hour (vph) =	$T = 0.22(X) =$	0 vph	0 / 0 vph
			44% Enter/ 56% Exit =		
		Daily Traffic (ADT) =	$T = 2.81(X) =$	691 ADT	
LUC 750		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 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
Pass-by Trips per County=			49% Enter/ 51% Exit =		
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
Total			49% Enter/ 51% Exit =		
		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.	<i>Less 30,000 s.f.</i>		
820	Shopping Center	24,000 s.f.	<i>Less 6,000 s.f.</i>		

<u>Land Use 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) =	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71 =$	10,815 ADT		
	AM Peak Hour (vph) =	$T = 0.75(X) =$	956 vph	239 / 717	vph
		25% Enter/ 75% Exit =			
	PM Peak Hour (vph) =	$\text{Ln}(T) = 0.90\text{Ln}(X) + 0.51 =$	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) =	$\text{Ln}(T) = 0.56\text{Ln}(X) + 3.07 =$	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
		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) =	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83 =$	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
		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

Page 1 Of 8

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	
<u>210</u>	<u>Single-Family Detached Housing</u>	325 Units	Naples, Florida 34120	
<u>230</u>	<u>Residential Condo/Townhouse</u>	1,275 Units	Daily Traffic (ADT) =	14,255 ADT
<u>750</u>	<u>Office Park</u>	140,000 s.f.	AM Peak Hour (vph) =	1,097 vph
<u>820</u>	<u>Shopping Center</u>	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>		
<u>210</u>	<u>Single-Family Detached Housing</u>	325 Units	Daily Traffic (ADT) =	13,786 ADT
<u>230</u>	<u>Residential Condo/Townhouse</u>	1,275 Units	AM Peak Hour (vph) =	1,139 vph
<u>254</u>	<u>Assisted Living</u>	492 Units	PM Peak Hour (vph) =	1,372 vph
<u>255</u>	<u>CC Retirement Community</u>	0 Units		
<u>750</u>	<u>Office Park</u>	140,000 s.f.		
<u>820</u>	<u>Shopping Center</u>	9,250 s.f.	Less 20,750 s.f.	

Scenario B

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

Scenario C

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

Scenario D

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

Scenario E

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

Scenario F

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

TABLE 1
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

Page 2 of 8

Current Zoning

Date Prepared: October 24, 2012

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

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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

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Date Prepared: October 24, 2012

Scenario B

<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.

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) =	$T = 1.42(X) =$	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) 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) =		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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Date Prepared: October 24, 2012

Scenario C

<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	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) =	$T = 0.75(X) =$ 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) =	$\ln(T) = 0.56\ln(X)+3.07 =$	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) =	$T = 11.42(X) =$	1,599 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) =	$\ln(T) = 0.65\ln(X)+5.83 =$	2,021 ADT	
		AM Peak Hour (vph) =	$\ln(T) = 0.59\ln(X)+2.32 =$ 61% Enter/ 39% Exit =	51 vph	31 / 20 vph
		PM Peak Hour (vph) =	$\ln(T) = 0.67\ln(X)+3.37 =$ 49% Enter/ 51% Exit =	182 vph	89 / 93 vph

Pass-by Trips per County=		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) 61% Enter/ 39% Exit =	36 vph	22 / 14 vph
		New PM Peak Hour (vph) =	(PM) x (% of New Trips) 49% Enter/ 51% Exit =	128 vph	63 / 65 vph

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

TABLE 1D
TRIP GENERATION COMPUTATIONS
ESTATES at ENTRADA

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Scenario D

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.	Less 47,000 s.f.	
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) =	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71 =$	3,075 ADT	
		AM Peak Hour (vph) =	$T = 0.75(X) =$ 25% Enter/ 75% Exit =	244 vph	61 / 183 vph
		PM Peak Hour (vph) =	$\text{Ln}(T) = 0.90\text{Ln}(X) + 0.51 =$ 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) =	$\text{Ln}(T) = 0.56\text{Ln}(X) + 3.07 =$	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) =	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83 =$	3,105 ADT	
		AM Peak Hour (vph) =	$\text{Ln}(T) = 0.59\text{Ln}(X) + 2.32 =$ 61% Enter/ 39% Exit =	76 vph	46 / 30 vph
		PM Peak Hour (vph) =	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.37 =$ 49% Enter/ 51% Exit =	284 vph	139 / 145 vph

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

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

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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.	Less 40,000 s.f.	
820	Shopping Center	20,000 s.f.	Less 10,000 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) =	$\ln(T) = 0.56\ln(X) + 3.07 =$	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) =	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) =	$\ln(T) = 0.92\ln(X)+2.71 =$	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) =	$T= 11.42(X) =$	1,256 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 =		

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