

INITIAL CERTIFICATE OF CAPACITY ROADS

PROJECT: ENCLAVE AT TERRA BELLA

PROJECT NO. : SDU06-035

ROADS ONLY

- Unexpired DRI applied for or approved prior to December 1, 2006
- Unexpired Traffic Study completed after June 4, 1999
- Unexpired approved Traffic Study Methodology prior to December 1, 2006 (apply old TIS Guidelines)
- Unexpired approved Development Agreement exempt from transportation concurrency

Exemption Expires On:

Exemption Revoked On:

Comp. Plan Element	Meets LOS Std.			Review Standards
	Yes	No	Conditional Approval	
Roads	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines

CONDITIONS: Site-Access Related Conditions of Approval

The developer(s)/applicant(s) shall construct a westbound-to-northbound right-turn lane on the State Road 54 approach to Project Access "B" (where Project Access "B" is the site access connection immediately east of Livingston Road) at a total length of 375 feet (including a 50 foot taper). (THIS IMPROVEMENT HAS BEEN COMPLETED)

Off-Site Improvement Conditions of Approval -- SR 54/Collier Parkway

The developer(s)/applicant(s) shall mitigate project impacts to the S.R. 54 / Collier Parkway intersection through the construction of:

- (a) a third eastbound-to-northbound left-turn lane, which when implemented will result in triple eastbound-to-northbound left-turns at a total length of 575 feet (including taper),
- (b) a second westbound-to-northbound right-turn lane, which when implemented will result in dual westbound-to-northbound right-turns at a total length of 700 feet (including taper),
- (c) a third southbound-to-eastbound left-turn lane, which when implemented will result in triple southbound-to-eastbound left-turns at a total length of 540 feet (including taper),
- (d) a third northbound through lane with a third northbound receiving lane at a total combined length of approximately one-half mile,
- (e) lengthening of the northbound left-turn lanes from 325 feet to 540 feet (including taper),
- (f) roadway transitions in accordance with the latest edition of the Florida Department of Transportation Design Standards, and
- (g) traffic signal modifications as necessary.

In lieu of the above-mentioned off-site improvements, the developer/applicant shall pay a proportionate share in the amount of \$640,015 (entire proportionate share amount for all Terra Bella entitlements) for the improvements specified above. The proportionate share amount for just the 259 single family units for The Enclave at Terra Bella is \$127,182.50 (which this initial certificate is being issued for). This proportionate share shall be paid prior to the issuance of the first building permit for commercial development, prior to the first record plat for residential development, or within 60 days of the County's written request, whichever occurs first. This amount is based upon 2009 dollars. The required proportionate-share contribution shall be indexed by the latest adopted Impact Fee Ordinance should payment not be received within the 90 day time frame.

Since the proportionate share for the Enclave at Terra Bella is less than the anticipated, estimated transportation impact fees, the developer/owner shall pay the transportation impact fee in lieu of the proportionate share amount. The impact fees shall be paid at the time impact fees are due per the Transportation Impact Fee Ordinance. The transportation impact fee shall be based on the latest impact fee schedule depending on the year payment is made.

Road - Certificate of Capacity Valid for: December 31, 2013 (Length of Time)

Reviewed by: *Ahsan Khalil*
Trans. Planner II 5/6/2010
Title/Date

Authorized Signature: *Ahsan Khalil*

Title/Date