

CITY OF BONITA SPRINGS
ZONING RESOLUTION NO. 21-03

A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST FOR A SPECIAL EXCEPTION WITHIN THE US 41 OVERLAY TO ALLOW A VEHICLE AND EQUIPMENT DEALER GROUP II AND III USE ON APPROXIMATELY 11+/- ACRES WITHIN AN EXISTING COMMERCIAL PLANNED DEVELOPMENT ZONING DISTRICT; LOCATED AT 28450 SOUTH TAMIAMI TRAIL, BONITA SPRINGS, FL 34134; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Bonita Springs City Council adopted Zoning Ordinance No. 15-27, establishing the U.S. 41 Overlay District to guide future growth and redevelopment along U.S. 41 in a manner that maintains the aesthetic quality of the corridor, makes efficient use of public infrastructure, and balances automobile-oriented patterns with pedestrian development with the intent to limit strip commercial development; and

WHEREAS, the U.S. 41 Overlay District requires that certain uses otherwise permitted by a property's underlying zoning are required to obtain a special exception pursuant to Section 4-891 of the land development code ("LDC"); and

WHEREAS, a Public Hearing was advertised and heard on May 18, 2021 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case SPE20-75828-BOS who unanimously recommended approval after giving full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all parties; and

WHEREAS, City Council at their June 16, 2021 zoning meeting considered the record of the Zoning Board on Case SPE20-75828-BOS, as well as a transcript of the Zoning Board hearing submitted as part of the City Council hearing record, and gave full consideration of the Staff Recommendation, the evidence and testimony, including the expert opinion of the Applicant, Tom, Dehn.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request for a special exception with the following conditions:

Conditions:

1. The special exception will be valid for this specific application only.
2. The site will be developed generally consistent with the attached site plan (Attachment A) and landscape plan (Attachment B), and all outdoor display areas are to be located on the east side of the existing building.
3. Any testing or test drives of inventory shall **not** be permitted on the west side of the building, closest to the existing residential neighborhood.
4. The City of Bonita Springs Noise Control Ordinance shall govern associated noise from the project, but with the following modification:
 - a. Noise measurements that are taken in response to a documented noise complaint that is the result of activity by Power Lodge shall be taken from the property line of the subject property, in the direction closest to the origination of the complaint.
5. Additional changes not covered by this approval may require additional approvals or hearings, as outlined in the Land Development Code.
6. Unless modified by this approval, the property shall be developed consistent with the regulations of the Land Development Code and the US 41 Overlay.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of special exception, Bonita Springs City Council makes the following findings and conclusions:

1. The Applicant has proven entitlement for the requested special exception by demonstrating compliance with the Bonita Springs Comprehensive Plan; and
2. The Applicant has specifically proven:
 - i. Consistency with the intent of the U.S. 41 Overlay District in protecting and enhancing viewsheds from U.S. 41 and other public roadways.
 - ii. The building and site design standards incorporate innovative techniques to address the project's visual impact on the U.S. 41 corridor and demonstrate enhancements to the minimum standards.


- iii. The request addresses the balance between auto-oriented design and pedestrian access through enhanced design standards.
- iv. Exceptional or extraordinary conditions exist which warrant the proposed use, including but not limited to demonstrated market demand and a variance was granted with regard to minimum spatial separation of 500 feet from a similar use.
- v. Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- vi. Will be compatible with existing or planned uses.
- vii. Will not cause damage, hazard, nuisance or other detriment to persons or property.
- viii. Will protect, conserve or preserve environmentally critical areas and natural resources.
- ix. Consistency with the goals, objectives, policies and intent of the Bonita Plan.
- x. In compliance with all general zoning provisions, supplemental regulations and performance standards pertaining to the use set forth in this chapter.

SECTION TWO: EFFECTIVE DATE


This Resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 16th day of June, 2021.

AUTHENTICATION:

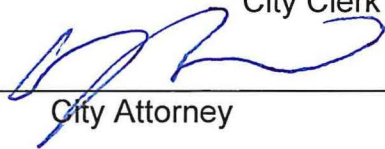


 Mayor



 City Clerk

APPROVED AS TO FORM:



 City Attorney

Vote:

Carr	Aye	Corrie	Aye
Purdon	Aye	Quaremba	Aye
Forbes	Aye	Steinmeyer	May
Gibson	Aye		

Date filed with City Clerk: 6/16/2021

9



THIS LOT SPLIT APPROVAL IS FOR
RECOMBINATION OF LOTS AS NOTED HEREIN

INSTR # 5906824
 Official Records BK 04005 PG 3591
 RECORDED 07/25/2003 03:52:11 PM
 CHARLIE GREEN, CLERK OF COURT
 LEE COUNTY
 RECORDING FEE 42.00
 DEPUTY CLERK D Schaefer

NOTICE OF LOT SPLIT APPROVAL

Lee County hereby gives notice of approval of a lot split pursuant to Section 10-217 of the Lee County Land Development Code, upon the following property:

04-48-25-B2-01800.0040;04-48-25-B3-180B.0010

(Clerk Of Court Use

Only)

The property owner and applicant for the lot split approval is **DEVOE FAMILY L. P.** A reduced copy of the approved site plan is attached to this notice as "Exhibit A". For further details on this matter, any interested person should refer to file # **LDO2003-00231** located in the offices of the Lee County Development Services Division.

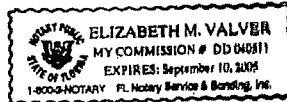
Peter J. Eckenrode
Director
Development Services Division

State of Florida
County of Lee

The foregoing Instrument was acknowledged before me this 23 day of July 2003 by Peter J. Eckenrode, who is personally known to me, and who did not take an oath.

Notary Public, State of Florida

Elizabeth M. Valver
Printed Name



My commission expires _____

This instrument prepared by and to be returned to:

Lee County Development Services
Division
1500 Monroe Street
Fort Myers, FL 33901

EXHIBIT: D

LEGAL DESCRIPTION

ALL OF LOT 5 AND A PORTION OF TRACT "B" OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "B" OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE TAMiami TRAIL (STATE ROAD NO. 45, U.S. 41) AND THE CENTERLINE OF LAKE SHORE DRIVE OF SAID WOODS EDGE PLAT; THENCE RUN SOUTH 85°58'00" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 16.27 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THE SAME BEING THE SOUTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 16°35'45", SUBTENDED BY A CHORD OF 101.02 FEET AT A BEARING OF SOUTH 77°40'08" WEST, FOR AN ARC LENGTH OF 101.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THE SAME BEING THE SOUTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 28°12'26", SUBTENDED BY A CHORD OF 194.94 FEET AT A BEARING OF SOUTH 83°28'28" WEST, FOR AN ARC LENGTH OF 196.92 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THE SAME BEING THE SOUTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 17°42'32", SUBTENDED BY A CHORD OF 92.35 FEET AT A BEARING OF NORTH 73°34'03" WEST, FOR AN ARC LENGTH OF 92.72 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 64°42'47" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 117.36 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THE SAME BEING THE SOUTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 07°48'27", SUBTENDED BY A CHORD OF 54.46 FEET AT A BEARING OF NORTH 68°37'00" WEST, FOR AN ARC LENGTH OF 54.51 FEET TO THE END OF SAID CURVE, THE SAME BEING THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE RUN NORTH 02°30'19" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 38.19 FEET; THENCE RUN NORTH 33°30'19" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 02°30'19" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 400.00 FEET; THENCE RUN NORTH 39°42'06" EAST FOR A DISTANCE OF 339.43 FEET; THENCE RUN NORTH 00°35'42" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 39.15 FEET TO THE NORTHEAST CORNER OF TRACT "N" OF SAID WOODS EDGE; THENCE RUN NORTH 89°33'06" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 72.17 FEET; THENCE RUN SOUTH 00°26'54" EAST, FOR A DISTANCE OF 9.00 FEET; THENCE RUN NORTH 89°33'06" EAST, FOR A DISTANCE OF 123.68 FEET; THENCE RUN NORTH 00°26'54" WEST, FOR A DISTANCE OF 9.00 FEET; THENCE RUN NORTH 89°33'06" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 64.15 FEET; THENCE RUN NORTH 48°33'42" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 47.67 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS NORTH 48°33'52" EAST, A DISTANCE OF 170.00 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THE SAME BEING THE NORTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 38°55'49", SUBTENDED BY A CHORD OF 113.30 FEET AT A BEARING OF NORTH 21°58'13" WEST, FOR AN ARC LENGTH OF 115.51 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 02°30'19" WEST FOR A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "O" OF SAID WOODS EDGE; THENCE RUN NORTH 87°29'41" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 40.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS NORTH 87°29'41" EAST, A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THE SAME BEING THE NORTHERLY LINE OF SAID TRACT "B" HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF NORTH 42°29'41" EAST, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 87°29'41" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 70.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B", THE SAME BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE TAMiami TRAIL (STATE ROAD NO. 45, U.S. 41); THENCE RUN SOUTH 02°30'19" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 1,120.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 12.816 ACRES, MORE OR LESS.

SUBJECT TO:

ALL OF THE ROADWAY EASEMENT WITHIN TRACT "B" OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, CONTAINING 1.516 ACRES, MORE OR LESS.

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

BEARINGS REFER TO WOODS EDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 6-30-03

Stephen V. Burgess
STEPHEN V. BURGESS

P.S.M. #6408
STATE OF FLORIDA

DRAWN BY: CDB	SHEET: 1 OF 3	JOB CODE: DV44
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LEGAL DESCRIPTION

LOT 5 AND A PORTION OF TRACT "B" WOODS EDGE
(PLAT BOOK 49, PAGES 50-56)
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE: JUNE 2003	DRAWING: B-2617
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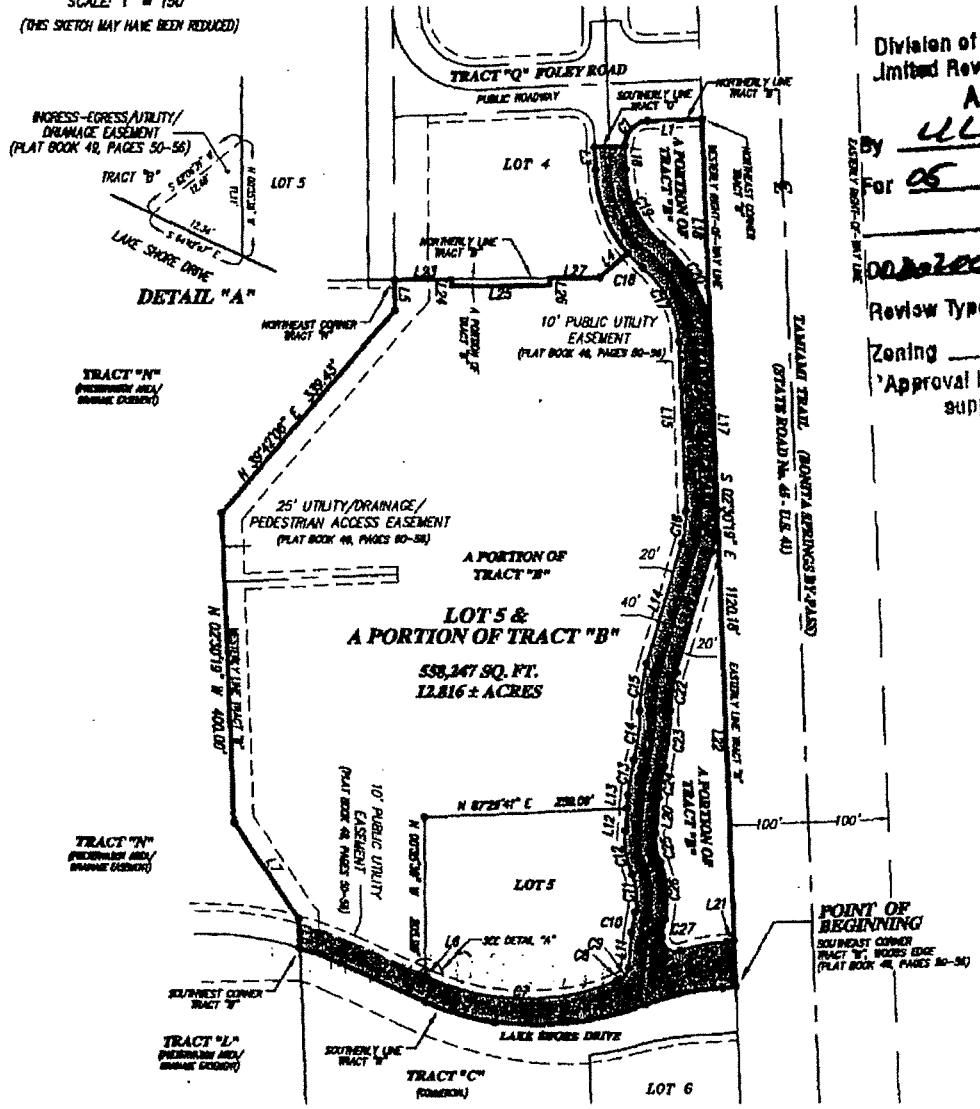


Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134

PHONE: (239) 947-1144 FAX: (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**LOT 5 AND A PORTION OF TRACT "B"
WOODS EDGE
PLAT BOOK 49, PAGES 50-56**

0' 75' 150'
SCALE: 1" = 150'
(THIS SKETCH MAY HAVE BEEN REDUCED)



Division of Development Services
Limited Review Development Order
APPROVED
By LL Date 7-11-03
For 05
0002005-0032
Review Type Lot Split
Zoning FE.M.A.
Approval based on site information supplied by applicant.

NOTES

1. BEARINGS SHOWN HEREON REFER TO WOODS EDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
2. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

*** THIS IS NOT A SURVEY ***

DRAWN BY: CDB SHEET: 2 OF 3 JOB CODE: DV4A

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 6161

SKETCH TO ACCOMPANY
LOT 5 AND A PORTION OF TRACT "B", WOODS EDGE
(PLAT BOOK 49, PAGES 50-56)
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 26 EAST
BONITA SPRINGS, LEE COUNTY, FLORIDA
DATE: JUNE 2003 DRAWING: B-2617

Official Records BK 04005 PG 3593

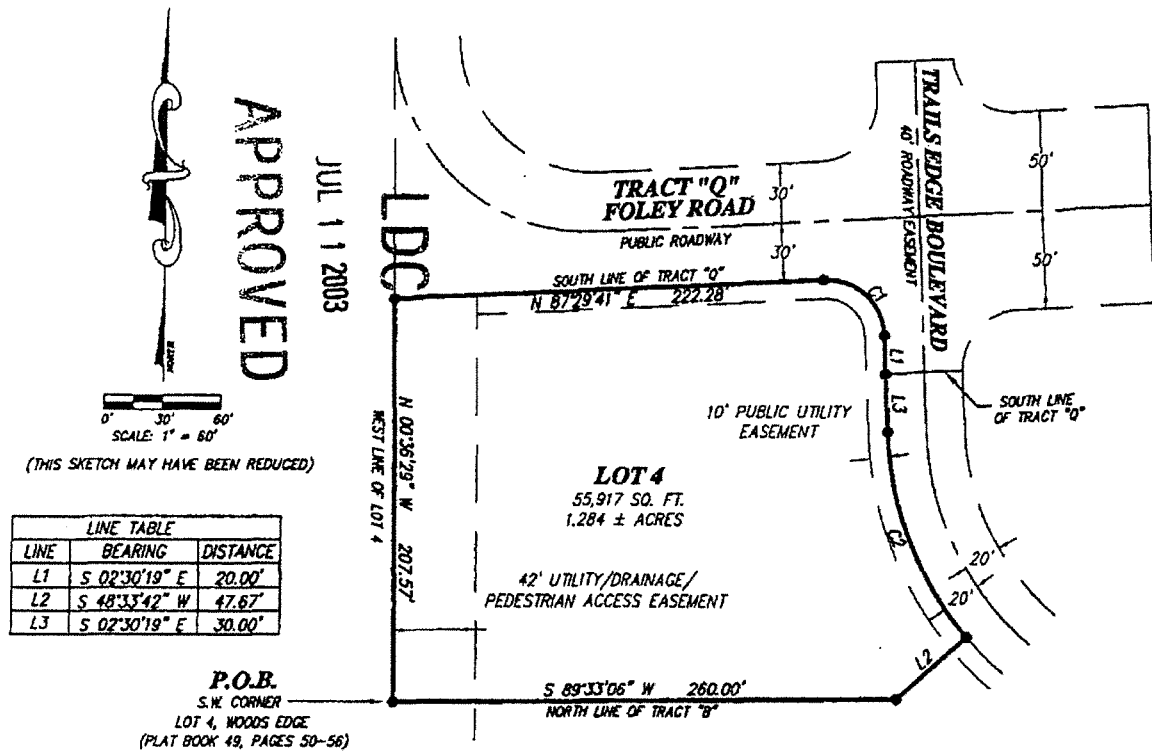
EXHIBIT: A

PROPERTY DESCRIPTION

OFFICIAL RECORDS BOOK 3198, PAGES 3398-3399

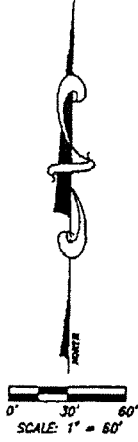
LOT 4, WOODS EDGE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 56, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MARGIN AT THE SOUTHWEST CORNER OF LOT 4 OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 00°36'29" WEST, ALONG THE WEST LINE OF SAID LOT 4, FOR A DISTANCE OF 207.57 FEET TO THE SOUTHWEST CORNER OF TRACT "Q" OF SAID WOODS EDGE; THENCE RUN NORTH 87°29'41" EAST, ALONG THE SOUTH LINE OF SAID TRACT "Q", FOR A DISTANCE OF 222.28 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID TRACT "Q" AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF SOUTH 47°30'19" EAST, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 02°30'19" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "Q", FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF TRAILS EDGE BOULEVARD, A 40 FOOT WIDE ROADWAY EASEMENT, ACCORDING TO THE PLAT OF WOODS EDGE, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 02°30'19" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE EAST; THENCE RUN SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 38°56'02", SUBTENDED BY A CHORD OF 113.31 FEET AT A BEARING OF SOUTH 21°58'20" EAST, FOR AN ARC LENGTH OF 115.52 FEET TO THE END OF SAID CURVE, THE SAME BEING A POINT ON THE NORTH LINE OF TRACT "B", WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN SOUTH 48°33'42" WEST, ALONG THE NORTH LINE OF SAID TRACT "B", FOR A DISTANCE OF 47.67 FEET; THENCE RUN SOUTH 89°33'06" WEST, ALONG THE NORTH LINE OF SAID TRACT "B", FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 1.284 ACRES, MORE OR LESS.



APPROVED

JUL 11 2003



(THIS SKETCH MAY HAVE BEEN REDUCED)

LINE	BEARING	DISTANCE
L1	S 02°30'19" E	20.00'
L2	S 48°33'42" W	47.67'
L3	S 02°30'19" E	30.00'

P.O.B.
S.W. CORNER
LOT 4, WOODS EDGE
(PLAT BOOK 49, PAGES 50-56)

TRACT "B"
COMMERCIAL

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	30.00'	47.12'	90°00'00"	42.43'	S 47°30'19" E
C2	170.00'	115.52'	38°56'02"	113.31'	S 21°58'20" E

*** THIS IS NOT A SURVEY ***

Q. GRADY MINOR AND ASSOCIATES, P.A.
SIGNED 6-30-03
Stephen V. Burges
STEPHEN V. BURGESS, P.S.M. #6408
STATE OF FLORIDA

NOTES

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2. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

SHEET 1 OF 1
DRAWN BY: CDB
JOB CODE: DV4A
SCALE: 1" = 60'

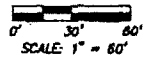
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION AND SKETCH
LOT 4, WOODS EDGE
(PLAT BOOK 49, PAGES 50-56)
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
BONITA SPRINGS, LEE COUNTY, FLORIDA
DATE: JUNE 2003
DRAWING: B-2608

G:\DWGSP\p\hcds\DEV\HUMMER\dwg\B-2608.dwg, 06/27/2003 11:25:00 AM, ncoh_26000.q.plt

APPROVED

JUL 11 2008



(THIS SKETCH MAY HAVE BEEN REDUCED)

LINE	BEARING	DISTANCE
L1	S 02°30'19" E	20.00'
L2	S 48°33'42" W	47.67'
L3	S 02°30'19" E	30.00'
L4	S 89°33'06" W	64.15'
L5	S 00°26'54" E	9.00'
L6	S 89°33'06" W	123.68'
L7	N 00°26'54" W	9.00'
L8	S 89°33'06" W	72.17'

P.O.B.
S.W. CORNER
LOT 4, WOODS EDGE
(PLAT BOOK 49, PAGES 50-56)

NOTES

1. BEARINGS SHOWN HEREON REFER TO WOODS EDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
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3. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

TRACT "B"
COMMERCIAL

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	30.00'	47.12'	90°00'00"	42.43'	S 47°30'19" E
C2	170.00'	115.52'	38°56'02"	113.31'	S 21°58'20" E

*** THIS IS NOT A SURVEY ***

SHEET 1 OF 1
DRAWN BY: CDB
JOB CODE: DV4A
SCALE: 1" = 60'



Q. GRADY MINOR AND ASSOCIATES, P.A.
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3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0376
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION AND SKETCH	
LOT 4 AND A PORTION OF TRACT "B", WOODS EDGE (PLAT BOOK 49, PAGES 50-56)	
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST BONITA SPRINGS, LEE COUNTY, FLORIDA	
DATE: JUNE 2008	DRAWING: B-2611

PROPERTY DESCRIPTION

ALL OF LOT 4 AND A PORTION OF TRACT "B" OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 56, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 4 OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 00°36'29" WEST, ALONG THE WEST LINE OF SAID LOT 4, FOR A DISTANCE OF 207.57 FEET TO THE SOUTHWEST CORNER OF TRACT "Q" OF SAID WOODS EDGE; THENCE RUN NORTH 87°29'41" EAST, ALONG THE SOUTH LINE OF SAID TRACT "Q", FOR A DISTANCE OF 222.28 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID TRACT "Q" AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF SOUTH 47°30'19" EAST, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 02°30'19" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "Q", FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF TRAILS EDGE BOULEVARD, A 40 FOOT WIDE ROADWAY EASEMENT, ACCORDING TO THE PLAT OF WOODS EDGE, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 02°30'19" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE EAST; THENCE RUN SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 38°56'02", SUBTENDED BY A CHORD OF 113.31 FEET AT A BEARING OF SOUTH 21°58'20" EAST, FOR AN ARC LENGTH OF 115.52 FEET TO THE END OF SAID CURVE, THE SAME BEING A POINT ON THE NORTH LINE OF TRACT "B", WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN SOUTH 48°33'42" WEST, ALONG THE NORTH LINE OF SAID TRACT "B", FOR A DISTANCE OF 47.67 FEET; THENCE RUN SOUTH 89°33'06" WEST, ALONG THE NORTH LINE OF SAID TRACT "B", FOR A DISTANCE OF 64.15 FEET; THENCE RUN SOUTH 00°26'54" EAST FOR A DISTANCE OF 9.00 FEET; THENCE RUN SOUTH 89°33'06" WEST FOR A DISTANCE OF 123.68 FEET; THENCE RUN NORTH 00°26'54" WEST FOR A DISTANCE OF 9.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B"; THENCE RUN SOUTH 89°33'06" WEST, ALONG THE NORTH LINE OF SAID TRACT "B", FOR A DISTANCE OF 72.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 1.309 ACRES, MORE OR LESS.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 6-30-08

STEPHEN V. BURGESS, P.S.M. #6408
STATE OF FLORIDA

EXHIBIT: C

LEGAL DESCRIPTION

ALL OF LOT 5 AND TRACT "B" OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "B" OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE TAMAMI TRAIL (STATE ROAD NO. 45, U.S. 41) AND THE CENTERLINE OF LAKE SHORE DRIVE OF SAID WOODS EDGE PLAT; THENCE RUN SOUTH 85°58'00" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 16.27 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THE SAME BEING THE SOUTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 16°35'45", SUBTENDED BY A CHORD OF 101.02 FEET AT A BEARING OF SOUTH 77°40'08" WEST, FOR AN ARC LENGTH OF 101.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THE SAME BEING THE SOUTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 28°12'26", SUBTENDED BY A CHORD OF 194.94 FEET AT A BEARING OF SOUTH 83°28'28" WEST, FOR AN ARC LENGTH OF 195.92 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THE SAME BEING THE SOUTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 17°42'32", SUBTENDED BY A CHORD OF 92.35 FEET AT A BEARING OF NORTH 73°34'03" WEST, FOR AN ARC LENGTH OF 92.72 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 64°42'47" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 117.36 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THE SAME BEING THE SOUTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 07°48'27", SUBTENDED BY A CHORD OF 54.46 FEET AT A BEARING OF NORTH 68°37'00" WEST, FOR AN ARC LENGTH OF 54.51 FEET TO THE END OF SAID CURVE, THE SAME BEING THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE RUN NORTH 02°30'19" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 38.19 FEET; THENCE RUN NORTH 33°30'19" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 02°30'19" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 400.00 FEET; THENCE RUN NORTH 39°42'06" EAST FOR A DISTANCE OF 339.43 FEET; THENCE RUN NORTH 00°35'42" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 39.15 FEET TO THE NORTHEAST CORNER OF TRACT "N" OF SAID WOODS EDGE; THENCE RUN NORTH 89°33'06" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 48°33'42" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 47.67 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS NORTH 48°33'52" EAST, A DISTANCE OF 170.00 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THE SAME BEING THE NORTHERLY LINE OF SAID TRACT "B", HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 38°55'49", SUBTENDED BY A CHORD OF 113.30 FEET AT A BEARING OF NORTH 21°58'13" WEST, FOR AN ARC LENGTH OF 115.51 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 02°30'19" WEST FOR A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "O" OF SAID WOODS EDGE; THENCE RUN NORTH 87°29'41" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 40.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS NORTH 87°29'41" EAST, A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THE SAME BEING THE NORTHERLY LINE OF SAID TRACT "B" HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF NORTH 42°29'41" EAST, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 87°29'41" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 70.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B", THE SAME BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE TAMAMI TRAIL (STATE ROAD NO. 45, U.S. 41); THENCE RUN SOUTH 02°30'19" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "B", FOR A DISTANCE OF 1,120.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 12.841 ACRES, MORE OR LESS.

SUBJECT TO:

ALL OF THE ROADWAY EASEMENT WITHIN TRACT "B" OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49 AT PAGES 50 THROUGH 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, CONTAINING 1.516 ACRES, MORE OR LESS.

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

BEARINGS REFER TO WOODS EDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

O. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 6-30-03

STEPHEN V. BURGESS

P.S.M. #6408
STATE OF FLORIDA

DRAWN BY: ODB SHEET: 1 OF 2 JOB CODE: DV4A



O. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134

PHONE: (239) 947-1144 FAX: (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

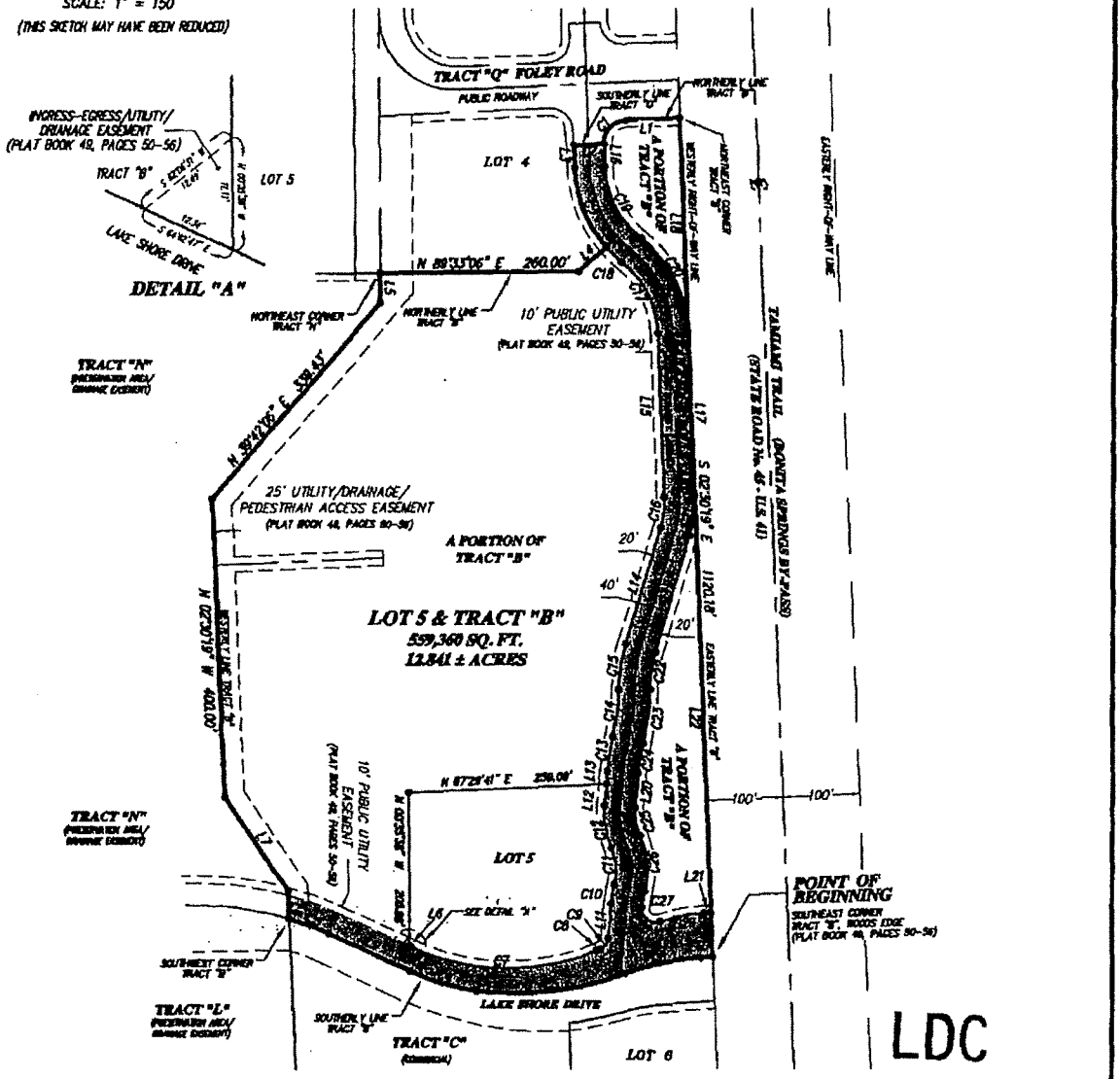
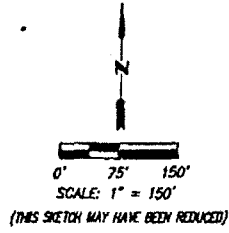
LEGAL DESCRIPTION

LOT 5 AND TRACT "B" WOODS EDGE
PLAT BOOK 49, PAGES 50-56
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE: JUNE 2003

DRAWING: B-2613

**LOT 5 AND TRACT "B"
WOODS EDGE
PLAT BOOK 49, PAGES 50-56**



LDC

JUL 11 2003

APPROVED

NOTES

1. BEARINGS SHOWN HEREON REFER TO WOODS EDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
2. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

*** THIS IS NOT A SURVEY ***

DRAWN BY: CDB	SHEET: 2 OF 3	JOB CODE: DV4A
SKETCH TO ACCOMPANY		
LOT 5 AND TRACT "B", WOODS EDGE (PLAT BOOK 49, PAGES 50-56) SECTION 4, TOWNSHIP 48 SOUTH, RANGE 26 EAST BONITA SPRINGS, LEE COUNTY, FLORIDA		
DATE: JUNE 2003	DRAWING: B-2613	

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE: (239) 947-1144 FAX: (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5161

Map Services Center, 11000 Highway 1, Suite 200, Ft. Myers, FL 33903, (813) 938-1100

Official Records BK 04005 pg 3598

**LOT 5 AND TRACT "B"
WOODS EDGE
PLAT BOOK 49, PAGES 50-56**

DIMENSION SHEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°29'41" E	70.01'
L2	N 87°29'41" E	40.00'
L3	N 02°30'19" W	30.01'
L4	N 48°33'42" E	47.67'
L5	N 00°35'42" W	39.15'
L6	N 64°42'47" W	2.21'
L7	N 33°30'19" W	150.00'
L8	N 02°30'19" W	38.19'
L9	N 64°42'47" W	117.36'
L10	S 85°58'00" W	16.27'
L11	N 04°29'51" E	46.99'
L12	N 04°35'28" E	29.11'
L13	N 04°35'28" E	17.33'
L14	N 15°58'03" E	161.48'
L15	N 02°30'19" W	218.18'
L16	S 02°30'19" E	30.01'
L17	S 02°30'19" E	218.18'
L18	S 02°30'18" E	283.62'
L19	N 15°58'03" E	161.48'
L20	N 04°35'28" E	46.44'
L21	S 85°58'00" W	8.89'
L22	S 02°30'21" E	559.35'

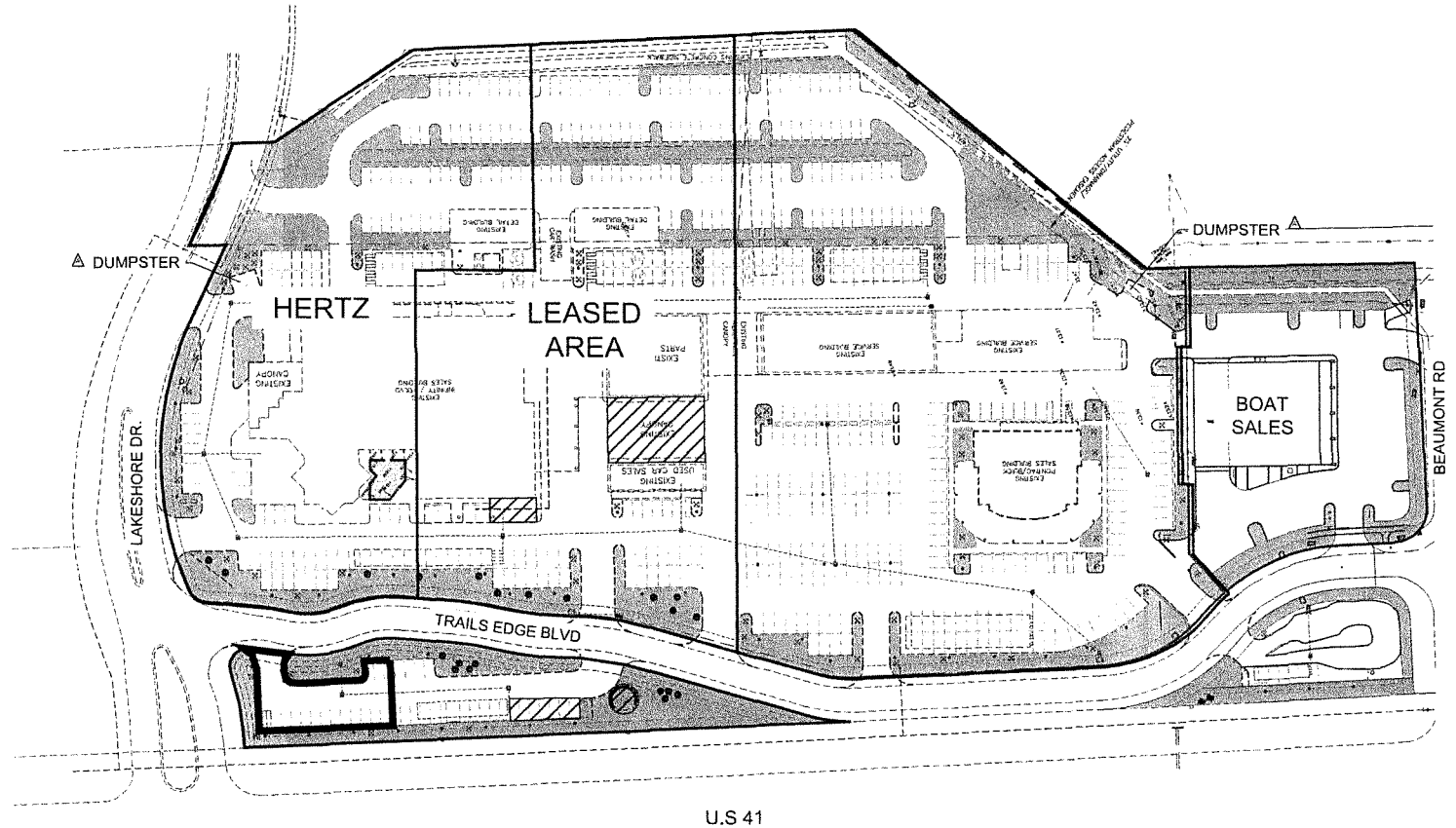
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	30.00'	47.12'	90°00'00"	42.43'	N 42°29'41" E
C2	170.00'	115.51'	38°55'49"	113.30'	N 21°58'13" W
C3	400.00'	54.51'	07°48'27"	54.46'	N 68°37'00" W
C4	300.00'	92.72'	17°42'32"	92.35'	N 73°34'03" W
C5	400.00'	196.92'	28°12'26"	194.94'	S 83°28'28" W
C6	350.00'	101.38'	16°35'45"	101.02'	S 77°40'08" W
C7	300.00'	250.14'	47°46'26"	242.96'	S 88°36'00" E
C8	242.00'	4.76'	01°07'39"	4.76'	N 66°56'57" E
C9	18.00'	19.44'	61°53'17"	18.51'	N 35°26'29" E
C10	170.00'	25.86'	08°43'02"	25.84'	N 08°51'22" E
C11	80.00'	50.48'	36°09'09"	49.65'	N 04°51'42" W
C12	120.00'	57.66'	27°31'44"	57.10'	N 09°10'24" W
C13	320.00'	46.78'	08°22'35"	46.74'	N 08°46'45" E
C14	280.00'	63.82'	13°03'30"	63.68'	N 06°26'18" E
C15	220.00'	61.66'	16°03'30"	61.46'	N 07°56'18" E
C16	130.00'	41.91'	18°28'22"	41.73'	N 06°43'52" E
C17	130.00'	109.34'	48°11'23"	106.14'	N 26°36'00" W
C18	170.00'	27.47'	09°15'34"	27.44'	N 46°03'55" W
C19	130.00'	109.34'	48°11'23"	106.14'	S 26°36'00" E
C20	170.00'	142.98'	48°11'23"	138.80'	S 26°36'00" E
C21	170.00'	54.81'	18°28'22"	54.57'	N 06°43'52" E
C22	180.00'	50.45'	16°03'30"	50.28'	N 07°56'18" E
C23	320.00'	72.93'	13°03'30"	72.77'	N 06°26'18" E
C24	280.00'	40.93'	08°22'35"	40.90'	N 08°46'45" E
C25	80.00'	38.44'	27°31'44"	38.07'	N 09°10'24" W
C26	120.00'	75.72'	36°09'09"	74.47'	N 04°51'42" W
C27	130.00'	19.78'	08°43'02"	19.76'	N 08°51'22" E
C28	18.00'	35.42'	112°45'06"	29.98'	N 51°52'42" W
C29	242.00'	60.06'	147°3'15"	59.91'	S 78°51'23" W

SHEET: 3 OF 3
 APPROVED: S.F.B.
 DRAWN: C.D.B.
 JOB CODE: DFM

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 3800 PIA DEE BLVD
 BONITA SPRINGS, FLORIDA 34134
 PHONE: (888) 947-1144 FAX: (941) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 8161

DIMENSION SHEET
 LOT 5 AND TRACT "B", WOODS EDGE
 (PLAT BOOK 49, PAGES 50-56)
 SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
 BONITA SPRINGS, LEE COUNTY, FLORIDA
 DATE: JUNE 2003 DRAWING: B-2613

ATTACHMENT A



Parking required: 2.5 spaces per 1,000 SF of total floor area per LDC Sec. 4-1732 (2)n.4.
 35,000 SF/1,000 x 2.5 = 88 spaces required
 131 parking spaces provided
 5 accessible parking spaces must be provided

▲ NOTES:
 A CROSSWALK ACROSS TRAILS EDGE BLVD WILL BE LOCATED AT TIME OF DEVELOPMENT ORDER

▨ OUTDOOR DISPLAY (6,657 SQUARE FEET)

▲		
▲	REVISED PER COUNTY COMMENTS	2/12/21
▲	REVISED PER COUNTY COMMENTS	1/19/21
LETTER	REVISIONS	DATE

DIAMOND
RIDGE CPD

DESIGNED BY	BATC
DRAWN BY	BATC
CHECKED BY	BATC
VERTICAL SCALE	HORIZONTAL SCALE



950 Encore Way
 Naples, FL 34110
 Phone: (239) 254-2000
 Florida Certificate of
 Authorization No. 1772

POWER LODGE
SPECIAL EXCEPTION

DATE	REFERENCE NO.	DRAWING NO.
	PROJECT NO.	SHEET NO.
	2020.057	0F

\P\WORK\CPD\2020\2020057\POWER LODGE SPECIAL EXCEPTION.dwg User: BATTALION Date: 1/19/21 10:48:11 AM Plot Date: 2/12/21

