

Table of Contents
VAR20- 73335-BOS
Aspen Dental Sign Variance

Case A:

Staff Report.....2

Exhibits

Exhibit A-Legal Description.....9

Attachments

Attachment A- Site Plan.....10

Attachment B- Sign Site Plan and Proposed Elevations.....11

Attachment C- Variance Application16

**BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT**

PROJECT NAME: ASPEN DENTAL SIGN VARIANCE

TYPE OF CASE: VARIANCE

CASE NUMBER: VAR20-73335-BOS

HEARING DATE: NOVEMBER 17, 2020

PLANNER: MARY ZIZZO, ESQ., PLANNER II

REQUEST AND STAFF RECOMMENDATION

A variance from LDC 6-113(4), which allows two wall signs where there is double frontage on a public right-of-way, to allow four wall signs for a proposed medical building on a through lot in Bonita Springs. Staff recommends DENIAL of the variance as requested.

I. APPLICATION SUMMARY:

A. Applicant: Anchor Sign, Inc.

B. Agent: Megan Jackson and Mike Cohen, Anchor Sign, Inc.

C. Request: A variance from LDC 6-113(4), which allows two wall signs where there is double frontage on a public right-of-way, to allow four wall signs for a proposed medical building on a through lot in Bonita Springs.

D. Location: 28120 S. Tamiami Trail, Bonita Springs, Florida 34134

E. Future Land Use Plan Designation, Current Zoning and Use of Property:

Future Land Use: General Commercial

Current Zoning: Community Commercial (CC),
Commercial Zone of Bonita Beach Road Corridor, and the U.S.
41 Overlay District

Current Use: Proposed Medical Building

F. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Designation</u>
North: CC, Community Commercial/ U.S. 41 Overlay District/Bonita Beach Corridor Overlay; Walgreen's.	General Commercial
East: CC, Community Commercial/ U.S. 41 Overlay District/ Bonita Beach Road Corridor Overlay; U.S. 41/Tamiami Trail Right-of-Way, followed by Springs Plaza Commercial Complex.	General Commercial
South: CC, Community Commercial/Bonita Beach Road Corridor Overlay; Wendy's.	General Commercial
West: C-1A, Commercial/Bonita Beach Road Corridor Overlay; Beaumont Road Right-of-Way, followed by a multi-story office building.	General Commercial

II. **BACKGROUND AND INFORMATIONAL ANALYSIS:**

Introduction/Synopsis

The property is located at 28120 S. Tamiami Trail, located adjacent to the Walgreens on Bonita Beach Road to the North. To the South is Wendy's. To the East is U.S. 41/Tamiami Trail S and then Springs Plaza and to the West is Beaumont Road followed by an office complex.

The Applicant is requesting approval of a variance to permit two (2) additional wall signs, one on along the Western façade (facing Beaumont Road) (Sign C), and one along the Southern façade of the building (facing Wendy's) (Sign D).

Currently, a 3,748 square foot (sf) medical building is being constructed on site to house the client, Aspen Dental. The building is located on a through lot, abutting U.S. 41/Tamiami Trail to the East and Beaumont Road to the West. Sign permits for the Northern (Sign A) and Eastern (Sign B) façade wall signs have previously been approved for this site, as well as a ground sign along U.S. 41 (Sign E). Requested elevations for the proposed additional signage are on the following page.

Sign	Sign Type	Elevation	Size
Sign A	Wall Sign- Logo (Approved)	North	53.7 sf
Sign B	Wall Sign- Logo (Approved)	East	68 sf
Sign C	Wall Sign- Logo	West	68 sf
Sign D	Wall Sign- Logo	South	53.7 sf
Sign E	Ground Sign (Approved)	East	38.5

AspenDental



Right Elevation (West)
Scale: 1/8" = 1'-0"

(Sign C, Facing Beaumont Road)



Rear Elevation (South)
Scale: 1/8" = 1'-0"

(Sign D, Facing Wendy's)

Variance Review Criteria – Analysis

As outlined in LDC 4-131(b)(3), the following standard of review is applied to variance cases:

- (3) *Findings. Before making a recommendation to grant any variance, the zoning board must find that all of the following exist:*
 - a. *There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question;*
 - b. *The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding the adoption of the ordinance from which this chapter is derived will not be considered self-created);*
 - c. *The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to their property;*
 - d. *The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and*
 - e. *The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make it more reasonable and practical to amend the ordinance.*

(a) It is Staff's opinion the Applicant has a hardship that is not self-imposed – *i.e.*, being located on a through lot with multiple facades. However, it is also Staff's opinion that multiple other structures/users have complied with this provision and have not alleged hardship, that other businesses afforded this right prior to the adoption of this regulation (last amended in Ordinance 15-03) is not an example of a hardship.

(b) Further, the current structure was legally permitted and constructed in accordance with the applicable setbacks at that time and in accordance with the Bonita Beach Road Corridor and the U.S. 41 Overlay. However, these extraordinary circumstances being the result of an action pursuant to lawfully adopted regulations shall not be considered self-created.

(c and d) Further, it is Staff's opinion that the Applicant has not demonstrated how this additional signage would not be injurious to the neighborhood nor that this is the minimum relief requested. It should be noted that an additional ground sign is permitted along Beaumont Road, and has not been requested.

(e) The intended use of the property is for a dental facility, a commercial medical use, most often not used for emergency situations. It is Staff's opinion, that if this variance is approved, this would pave the way for many additional requests, making this a more recurrent request and not a unique situation, inappropriate for a variance request but rather a recommendation for a sign code change.

Surrounding Zoning

The subject property is in an area surrounded by other commercial properties. The parcel to the North (Walgreen's) has signage on all sides of their building. The Jiffy Lube across the street also has signage on all sides of their building. All other parcels comply with the current sign code requirements (only two wall signs maximum on a double frontage street).

Neighborhood Compatibility

The proposed variance would not change the character of the neighborhood. While few buildings do have additional signage, the majority of the surrounding structures comply with the current LDC Chapter 6 sign code.

Comprehensive Plan Considerations

The subject property is designated General Commercial according to the City's Future Land Use Map. The Future Land Use Element of the Comprehensive Plan describes the General Commercial land use as follows:

Policy 1.1.14: General Commercial - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.

- a. *Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*
- b. *If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
- c. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modifications of existing structures is located on the islands west of the mainland may be constructed in excess of 35 feet in height.*

- d. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The proposed variance will not increase density or provide for additional development. It is Staff's opinion that the proposed variance does not conflict with the General Commercial future land use category.

Findings & Conclusions:

Based upon an analysis of the application and the standards for approval of a variance, Staff makes the following findings and conclusions:

1. There are exceptional or extraordinary conditions or circumstances inherent to the subject property, specifically the double frontage of the lot and the visibility of the building from all four directions.
2. The exceptional or extraordinary conditions or circumstances are not the result of actions of the Applicant taken subsequent to the adoption of the ordinance. These lots were intended for double frontage. However, it can also be noted that this is a newly created lot, as requested by the Owners of the parcel, aware of the circumstances that their occupants would be required to comply with.
3. The variance, if granted, is not the minimum variance that will relieve the Applicant of an unreasonable burden caused by the application of the regulations in question to the subject property. Additional permitted signage may be sought. The proposed use does not appear to require extraordinary signage beyond the sign code.
4. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
5. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought may result in a general or recurrent nature, which would make it more practicable to amend the ordinance.

III. RECOMMENDATION:

Staff recommends **DENIAL** of the Applicant's requested variances to allow for two additional wall signs along the southern and western facades of the property as discussed herein. This recommendation of denial is based on the *Findings & Conclusions* contained herein. However, should an approval be recommended by the Zoning Board, Staff recommends it be subject to the following conditions:

1. The variance is limited to the lot in question, known as 28120 S. Tamiami Trail, STRAP #04-48-25-B2-U1951.1239, as described in the legal description, "**Exhibit A**", attached hereto.
2. The lot in question is permitted two additional wall signs, one on the southern elevation and one on the western elevation of the building.
3. The variance is granted for the proposed user only, Aspen Dental.
4. Any additional signage requested not covered by this variance action shall comply with LDC Chapter 6.
5. No ground sign be permitted along Beaumont Road so long as a western wall sign is installed.

IV. SUBJECT PROPERTY

The Applicant indicates the STRAP number is: 04-48-25-B2-U1951.1239.

V. EXHIBITS

A. Legal Description

VI. ATTACHMENTS

A. Site Plan

B. Proposed Sign Site Plan and Elevations

C. Variance Application

EXHIBIT A

RECEIVED
CITY OF BONITA SPRINGS

SEP 08 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

EXHIBIT A

Legal Description of Land

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 (ALSO REFERRED TO AS THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4), SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 S 00°16'24" E A DISTANCE OF 637.17 FEET; THENCE LEAVING SAID WEST LINE S 89°35'19" E A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF BEAUMONT ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED; THENCE S 89°35'19" E ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN O.R. BOOK 3032, PAGE 1790 A DISTANCE OF 284.76 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF S.R. 45 (U.S. 41) AND THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 86°05'28" W AND HAVING A RADIUS OF 34277.47 FEET; THENCE ALONG SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'08" AN ARC DISTANCE OF 200.83 FEET; THENCE S 85°45'18" W A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 85°45'20" W AND HAVING A RADIUS OF 34272.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'33" AN ARC DISTANCE OF 35.33 FEET; THENCE LEAVING SAID WESTERLY LINE S 85°39'42" W A DISTANCE OF 39.79 FEET; THENCE N 04°29'25" W A DISTANCE OF 22.56 FEET; THENCE S 85°31'42" W A DISTANCE OF 223.22 FEET TO AN INTERSECTION WITH AFORESAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE S 00°16'24" E A DISTANCE OF 235.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

Attachment A

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LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP LANDSCAPE BUFFER
- PROP SAWCUT
- PROP TYPE 'F' CURB
- PROP TYPE 'D' CURB
- PROP SIGN
- PROP BOLLARD
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROP ADA PARKING SPACE
- PROP ASPHALT PAVEMENT
- PROP MILL AND RESURFACE
- PROP BIKE RACK

BOHLER ENGINEERING

SITE CIVIL AND CONSTRUCTION ENGINEERING
LAND SURVEYING
PROFESSIONAL ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

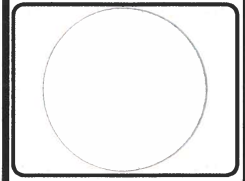
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DRAWN BY: L.L. AS
CHECKED BY: AS
DATE: 12/28/2018
SCALE: 1" = 20'
CAD/D.: SPO

PROJECT:
ENGINEERING PLANS
FOR
ENCORE REAL ESTATE

LOCATION OF SITE
28100 S TAMAMI TRAIL
BONITA SPRINGS, FL 34134
LEE COUNTY, FLORIDA

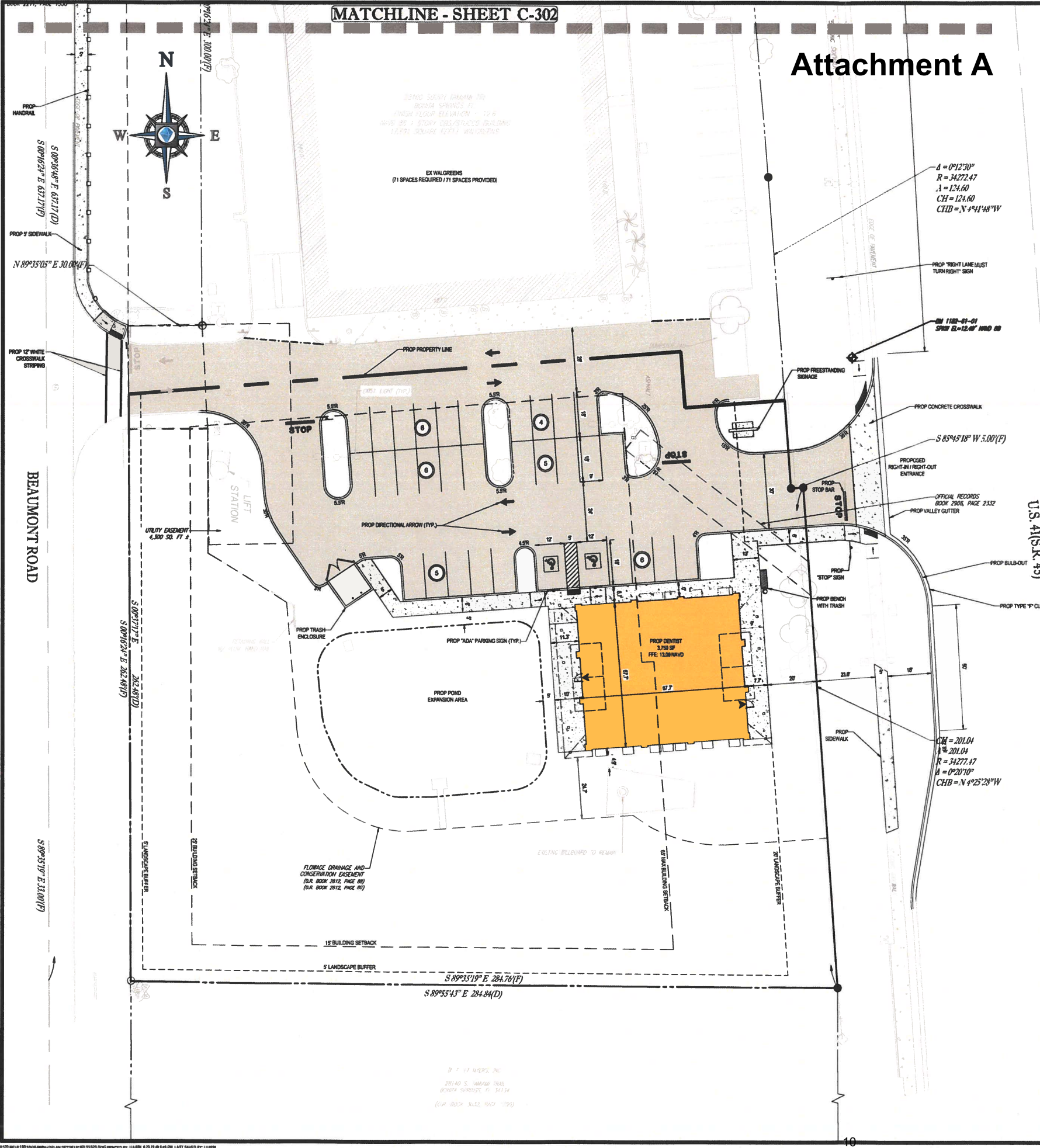
BOHLER ENGINEERING

3820 NORTHDAL BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA LICENSE NO. 141074, 141075, 141076
LANDSCAPE ARCHITECTURE LICENSE NO. 141077, 141078, 141079



SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C-301



SITE DATA TABLE

FOLIO NUMBER	10296310
ADDRESS	28100 S TAMAMI TRAIL
JURISDICTION	CITY OF BONITA SPRINGS
EXISTING ZONING	CC (COMMUNITY COMMERCIAL)
PROPOSED ZONING	CC
SITE AREA	1.54 AC (87,282 SF)
PROPOSED PERMITTED USES	MEDICAL
TOTAL SITE AREA	3.14 AC
PROJECT SITE AREA	1.54 AC
PROPOSED BUILDING AREA	3,750 SF
EXISTING GREEN SPACE	0.85 AC (41,373 SF)
PROPOSED GREEN SPACE	
EXISTING IMPERVIOUS AREA	0.59 AC (25,909 SF)
PROPOSED IMPERVIOUS AREA	0.58 AC (25,154 SF)
EXISTING VUA	
PROPOSED VUA	
INTENSITY:	
NET F.A.R.	2%
PARKING REQUIREMENTS	
MEDICAL	4.5 SPACES PER 1,000 SF OF TOTAL AREA
REQUIRED PARKING	17
STANDARD PARKING PROVIDED	30
HANDICAP PARKING PROVIDED	2
PARKING PROVIDED (TOTAL)	32
LANDSCAPE BUFFERS	
NORTH	5'
EAST	20'
SOUTH	5'
WEST	5'
BUILDING SETBACKS	
NORTH	15'
EAST	65'
SOUTH	15'
WEST	25'
BUILDING HEIGHT:	
MAX BUILDING HEIGHT:	45' 55" W VARIANCE

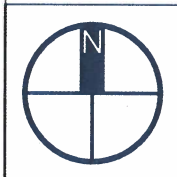
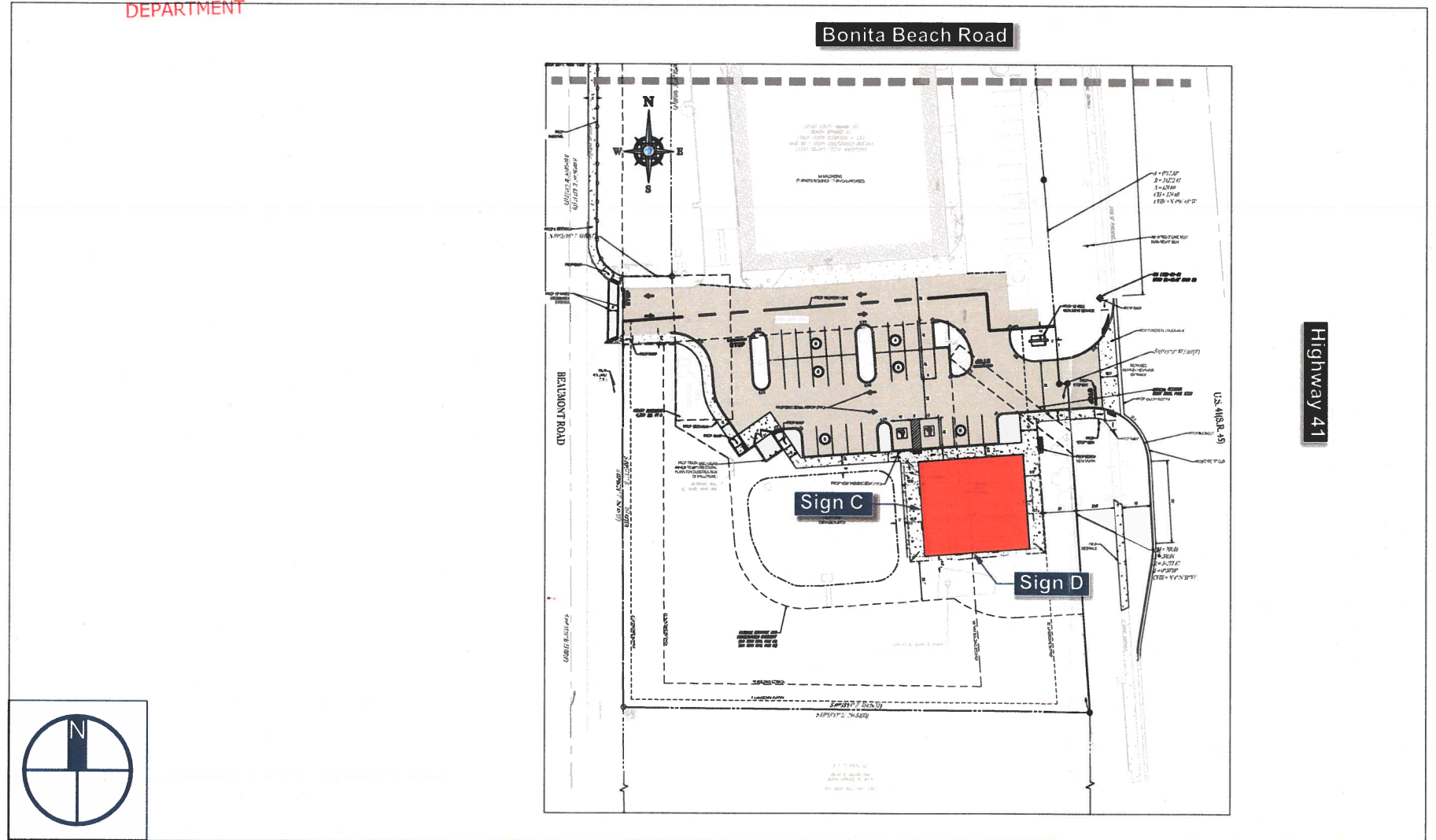


B.T. MAPS, INC.
28140 S TAMAMI TRAIL
BONITA SPRINGS, FL 34134
(813) 812-4100

COMMUNITY DEVELOPMENT
DEPARTMENT

SIGN C	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of sign to grade = 18'-9 3/4" Bottom of sign to grade = 15'-3 1/4"

SIGN D	32" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	53.67
To Grade:	Top of sign to grade = 18'-7 1/2" Bottom of sign to grade = 15'-5 3/4"



Qualifier -David W. Jackson - ES-000291

1.800.213.3331

	Client: Aspen Dental	07/14/2020	Original Renderings	NB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: AN-A24655				
	Address: 28100 S Tamiami Trail				
	Bonita Springs, FL 34134				
	Retail at Bonita				
REVISION INFO		11			

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SIGN C	36" Aspen Dental
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1.800.213.3331



Right Elevation (West)

Scale: 1/8" = 1'-0"

Large Canopies to be done by LL

Allowable Square Footage:	46.40
Formula: 80% of sign band width	
Actual Square Footage this Elevation:	67.99



Client:	Aspen Dental
Site #:	AN-A24655
Address:	28100 S Tamiami Trail Bonita Springs, FL 34134 Retail at Bonita

REVISION INFO	DATE	DESCRIPTION	BY
	07/14/2020	Original Renderings	NB

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19'-2 3/8" [230 3/8"]

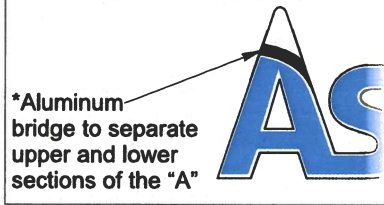
42 1/2"
36"

AspenDental

Sign Layout Detail

Scale: 1/4" = 1'-0"

*Note for letter "A":



Electrical Detail:

White LEDs
(2) 60w Transformer @ 1.1 amps
Total Amps: 2.2
(1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of NEC-2014 Article 600.6(A)(2) & FBC-2017, 6th Edition of the National Electrical Code.

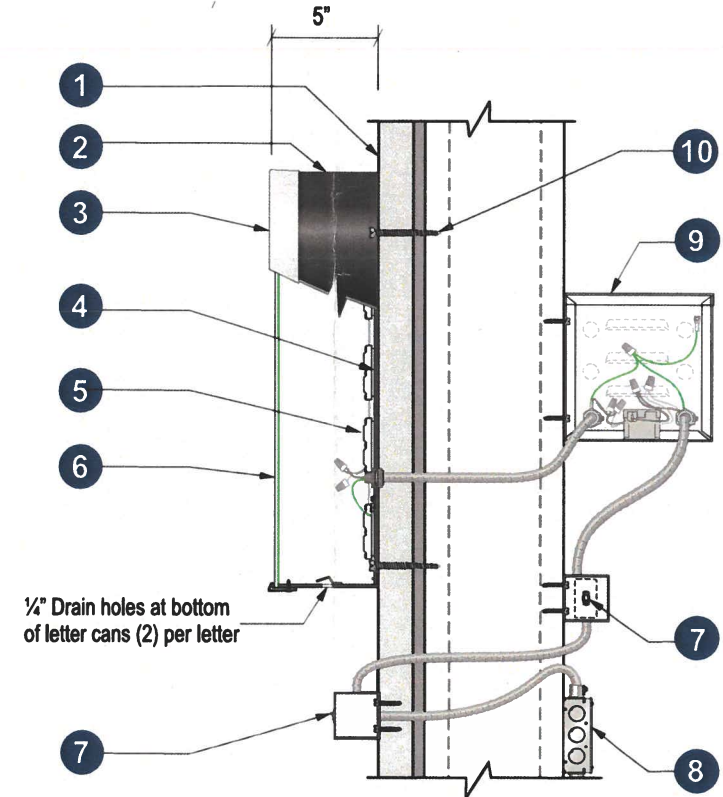
- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC-2014 Article 600.6(A)(1) required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section



Specifications: Channel Letters

1. Existing Facade: Brick / Plywood / Metal Studs
2. 0.040" Aluminum letter returns painted to match Black
3. 1" Jewelite trimcap (White) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl
■ Arlon Bright Blue 2500-67 with White outline border for 'Aspen'
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2014 Article 600.6(A)(1)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting Hardware #12 sheet metal screws



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.



Client: Aspen Dental
Site #: AN-A24655
Address: 28100 S Tamiami Trail
Bonita Springs, FL 34134
Retail at Bonita

REVISION INFO	07/14/2020	Original Renderings	NB

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SIGN D	32" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	53.67
To Grade:	Top of sign to grade = 18'-7 1/2" Bottom of sign to grade = 15'-5 3/4"

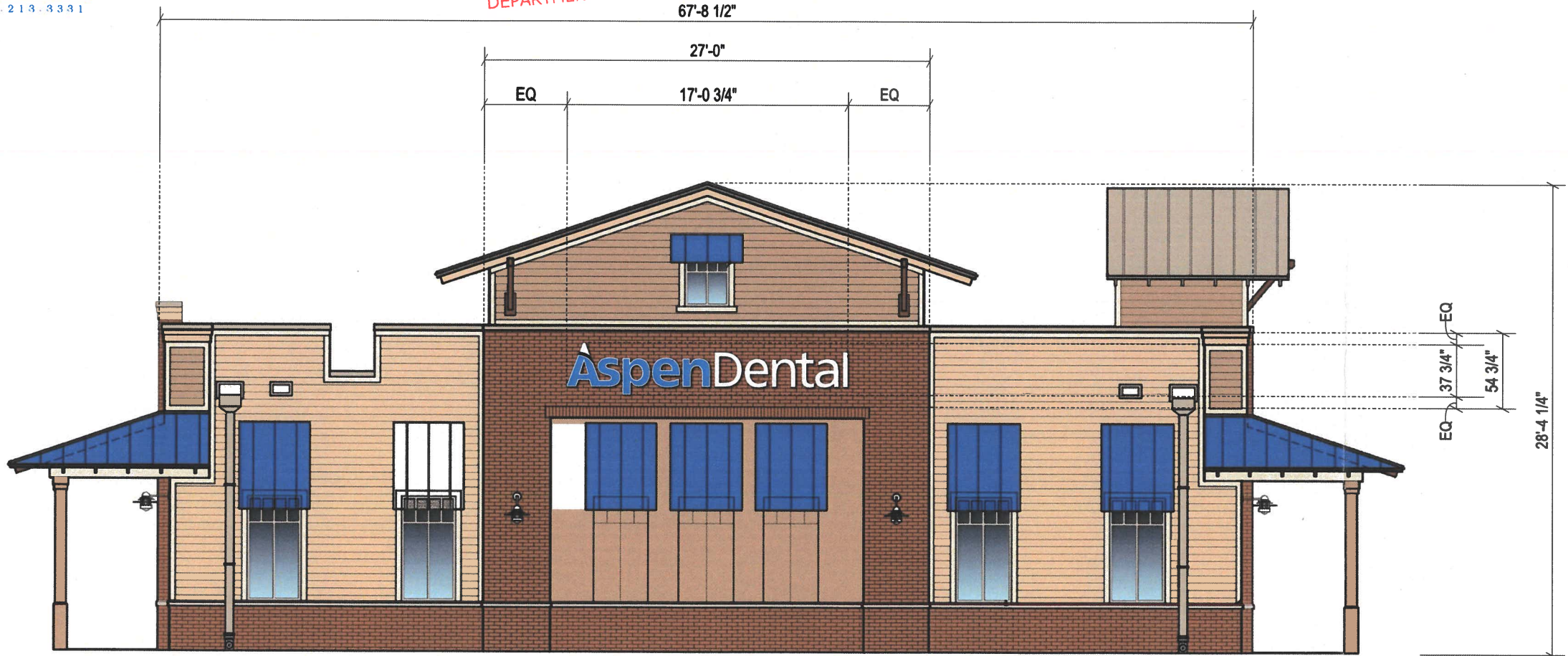
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COMMUNITY DEVELOPMENT
DEPARTMENT

Qualifier -David W. Jackson - ES-0000291

1-800-213-3331



Rear Elevation (South)

Scale: 1/8" = 1'-0"

Allowable Square Footage:	54.40
Formula: 80% of sign band width	
Actual Square Footage this Elevation:	53.67



Client: Aspen Dental
Site #: AN-A24655
Address: 28100 S Tamiami Trail
Bonita Springs, FL 34134
Retail at Bonita

REVISION INFO	DATE	DESCRIPTION
	07/14/2020	Original Renderings

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COMMUNITY DEVELOPMENT
DEPARTMENT

17'-0 3/4" [204 3/4"]



AspenDental

Qualifier -David W. Jackson - ES-0000291
1.800.213.3331

Sign Layout Detail

Scale: 3/8" = 1'-0"

*Note for letter "A":

*Aluminum bridge to separate upper and lower sections of the "A"

Electrical Detail:

White LEDs
(2) 60w Transformer @ 1.1 amps
Total Amps: 2.2
(1) 20 amp 120V Circuit Req.

General Notes:

This sign is to be installed in accordance with the requirements of NEC-2014 Article 600.6(A)(2) & FBC-2017, 6th Edition of the National Electrical Code.

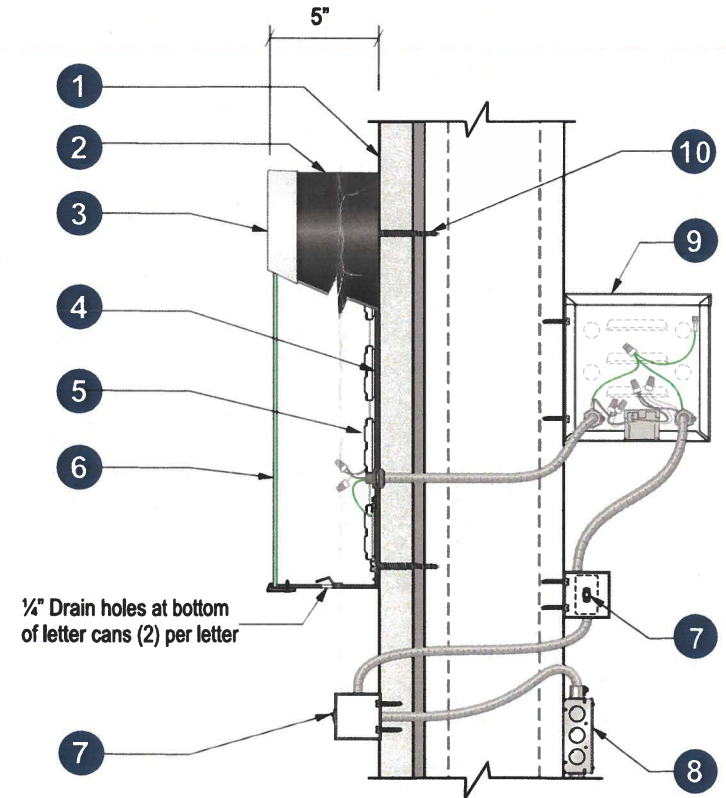
- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC-2014 Article 600.6(A)(1) required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section



Specifications: Channel Letters

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5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl
■ Arlon Bright Blue 2500-67 with White outline border for 'Aspen'
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2014 Article 600.6(A)(1)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting Hardware #12 sheet metal screw



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.



Client:	Aspen Dental
Site #:	AN-A24655
Address:	28100 S Tamiami Trail Bonita Springs, FL 34134 Retail at Bonita

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1.800.213.3331



Attachment C

PUBLIC HEARING APPLICATION FOR VARIANCES

Community Development Department | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: (239) 444-6150 | Fax: (239) 444-6140

Applicant's Name: Anchor Sign, Inc. Phone #: (843)576-3209

Email: mcjackson@anchorsign.com

Project Name: Aspen Dental (AN-A24655)

RECEIVED CITY OF BONITA SPRINGS

STRAP Number: 04-48-25-B2-U1951.1239

SEP 08 2020

Application Form: Computer Generated* X City Printed

COMMUNITY DEVELOPMENT DEPARTMENT

* By signing this application, the applicant affirms that the form has not been altered.

STAFF USE ONLY

Case Number: VAR20-73335-BOS

Date of Application: 9-8-2020

Fee: 1,500

Current Zoning:

Land Use Classification(s):

Comp. Plan Density:

Date of Zoning Public Hearing:

Date of City Council Public Hearing:

Planner Assigned:

Staff Recommendation:

**PART I
APPLICANT/PROPERTY OWNERSHIP INFORMATION**

A. Name of applicant: Anchor Sign, Inc.
Mailing Address: Street: PO BOX 22737 (Attn: Megan Jackson)
City: Charleston State: SC Zip: 29413
Contact Person: Mike Cohen or Megan Jackson
Phone Number: Area Code: 843 Number: 576-3215 Ext. _____
Fax Number: Area Code: 843 Number: 576-7215 Ext. _____
E-mail: mcjackson@anchorsign.com

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B. Relationship of applicant to property:
 Owner Trustee* Option holder* Lessee*
 Contract Purchaser* Other (indicate)* _____

COMMUNITY DEVELOPMENT
DEPARTMENT

*If applicant is NOT the owner, submit a **notarized** Authorization Form from the owner to the applicant labeled Exhibit I-B.

C. Name of owner of property: Encore-Bonita, LLC
Mailing Address: Street: 600 Cleveland St, Ste. 316
City: Clearwater State: FL Zip: 33755
Phone Number: Area Code: _____ Number: _____ Ext. _____
Fax Number: Area Code: _____ Number: _____
Email: _____

D. Date property was acquired by present owner(s): 08/27/2019

E. Is the property subject to a sales contract or sales option? NO YES

F. Are owner(s) or contract purchasers required to file a disclosure form? NO YES
If yes, please complete and submit Exhibit I-F (attached).

G. Authorized Agent(s): List names of authorized agents.

Name: Anchor Sign, Inc.
Address: 2200 Discher Avenue, Charleston, SC 29405
Contact Person: Megan Jackson or Mike Cohen
Phone: (843)576-3209 or (843)576-3215 Fax: _____
E-mail: mcjackson@anchorsign.com

Attach list if more space is required.

PART II

GENERAL INFORMATION

A. Legal Description: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

X NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in Chapter 5J-17.053., Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. (labeled Exhibit II-A-2.) If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included.

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____ YES. Property is identified as:

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Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

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Submit an actual copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-A-3.

STRAP NUMBER: 04-48-25-B2-U1951.1239

B. Project Street Address: 28100 S Tamiami Trail, Bonita Springs, FL 34134

C. General Location of Property: between the existing Walgreens and Wendy's Restaurant on S Tamiami

D. Vehicular route to the site from the nearest arterial road: Leaving the City of Bonita Springs offices,
turn Right onto Bonita Beach RD SE and make a u-turn to travel towards S Tamiami Trail. Using the
2nd from the left lane, turn left onto S Tamiami Trail. The business is located approximately 1/10 mile
on the right.

E: Is this hearing requested as a result of a code violation? X NO _____ YES

F. Nature of Request: (Check and complete the applicable answer)

- ____ Variance from:
- ____ (Zoning) LDC Section _____
- ____ (Docks and Shore line) LDC Section _____
- ____ (Development Standards) LDC Section _____
- X (Signs) LDC Section 6

G. Specific Variance Request (attach sheet if more space needed)

Ordinance Section: 6-113 (4) Variance is:

FROM: single-occupancy parcels where there is double frontage on a public right-of-way, shall be allowed two signs, but such signs shall not be placed on one wall

TO: allow 4 wall signs, but such signs shall not be placed on one wall

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H. Property Dimensions

1. Width (average if irregular parcel): 262.48 Feet

2. Depth (average if irregular parcel): 284.84 Feet

3. Frontage on road or street: 257.02 Feet

4. Width along waterbody (If applicable): N/A Feet

5. Total land area: 1.54 AC Acres or Square Feet

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I: Facilities

1. Fire District: _____

2. Sewer Service Supplier: _____

3. Water Service Supplier: _____

J. Present Use of Property: Is the property vacant? _____ Yes No

Except for City-initiated requests, if the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the use of the building or structure(s) will be in compliance with all applicable requirements of the land development code.

Briefly describe current use of the property:

commercial property - no proposed change in use

K. Has a Development Order application been filed on the subject property? _____ NO YES

D.O. Number: DOS19-58684-BOS Bonita Springs Retail Facility

PART III
AFFIDAVIT

I, David W Jackson, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

[Handwritten Signature]
Signature of owner or owner-authorized agent

David W Jackson of Anchor Sign, Inc.
Typed or printed name

8/5/2020
Date

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South Carolina
~~STATE OF FLORIDA~~
~~COUNTY OF LEE~~ Dorchester

The foregoing instrument was certified and subscribed before me this 5th day of August 2020, by David W Jackson, who is personally known to me or who has produced _____ as identification.

(SEAL)



[Handwritten Signature]
Signature of notary public

Megan Jackson
Printed name of notary public

Printed name of notary public

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EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 04-48-25-B2-U1951.1239

CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office

Percentage of Stock

Spiro A Comitos, Encore – Bonita, LLC 1646 W Snow Ave #63 Tampa FL 33606

100%

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

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

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

Signature: _____
(Applicant)

David W Jackson
(Printed or typed name of applicant)

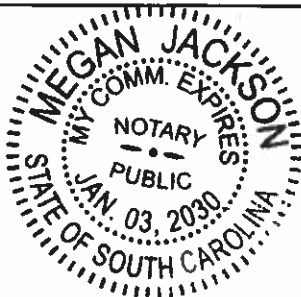
South Carolina
STATE OF FLORIDA
COUNTY OF LEE Dorchester

The foregoing instrument acknowledged before me this 5 day of August 2020, by David W Jackson, who is personally known to me or who has produced _____ as identification.

Signature of Notary Public

Megan Jackson
Printed Name of Notary Public

(SEAL)





City of Bonita Springs
Community Development
9220 Bonita Beach Rd., # 111
Bonita Springs, FL 34135
Phone: (239)444-6150

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This sign permit request is in regards to:

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DEPARTMENT

Zoning Variance Request
Aspen Dental (AN-A24655)
28100 S Tamiami Trail
Bonita Springs, FL 34134

Enclosed, please find a check in the amount of \$1,500.00 for the sign variance fees for the above-mentioned location. Also included is a check in the amount of \$1,000.00 for the required escrow deposit for the variance application we are submitting. I have included what I believe to be the complete requirements needed to be heard by the City of Bonita Springs Zoning Board of Appeals.

Any correspondence regarding this submittal can be directed to me at the phone number or email address listed below. If any additional documentation or information is required to complete our application and be included on the next available hearing agenda, please let me know at your earliest convenience so that I may return the necessary item(s) as soon as possible.

Thank you again. Please do not hesitate to call if you should have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Megan Jackson'.

Megan Jackson
Permit Coordinator
Toll-free: (800) 213-3331
Direct: (843) 576-3209
Fax: (843) 576-7209
Email: mcjackson@anchorsign.com



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PREPARED BY AND UPON
RECORDATION, RETURN TO:
Steven A. Williamson, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
911 Chestnut Street
Clearwater, FL 33756

A portion of Tax Parcel I.D. No: 04-48-25-B2-00027.3000
Consideration \$650,000.00

Space Above Reserved for Recorder's Use

SPECIAL WARRANTY DEED

THIS DEED, made this 29th day of August, 2019, by and between **WALGREEN CO.**, an Illinois corporation, whose address is 104 Wilmot Road, MS 144G, Deerfield, Illinois 60015, hereinafter referred to as "Seller" and **ENCORE – BONITA, LLC**, a Florida limited liability company, whose address is 600 Cleveland Street, Suite 316, Clearwater, FL 33755, hereinafter referred to as "Buyer".

WITNESSETH: That Seller, for and in consideration of the sum of TEN AND 00/100 DOLLARS in hand paid to Buyer, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, convey, and confirm, unto the Buyer, and to Buyer's heirs and assigns forever, all the following piece, parcel, lot, or tract of land, situated, lying, and being in Lee County, State of Florida, and described on Exhibit A, attached hereto and made a part hereof (the "Property");

Subject to matters listed on Exhibit "B" attached hereto, none of which shall be deemed extended or reimposed hereby.

TOGETHER WITH all and singular, the tenements, hereditaments, appurtenances thereunto belonging or appertaining; and every right, title, or interest, legal or equitable, of the Seller, of in and to the same;

IN ADDITION TO THE FOREGOING, Seller grants and conveys the Property to Buyer subject to the following covenants and restrictions: Buyer acknowledges and agrees that Seller requires that certain restrictions be imposed on the future use of the Property as a material inducement to Seller to sell the Property to Buyer. Accordingly, Buyer acknowledges and agrees that the Property shall be conveyed subject to the following restrictions (except in the event that Seller or Seller's affiliates shall again become a tenant or owner of the Property):

1. The operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or

SEP 08 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind is prohibited.

2. No improvement shall be constructed, erected, expanded or altered on the Property that exceeds 4,000 square feet as measured from the exterior corners of such building.

3. Any building constructed on the Property shall be located at least twenty (20) feet from the east boundary of the Property.

4. No improvement shall be constructed, erected or expanded or altered on the Property that would encroach or disturb the operation of the store located on the real property located to the north of the Property (designated as the "Walgreens Lot"), including, without limitation, the traffic flow through and around the Walgreens Lot.

5. Any building constructed on the Property shall be designed and constructed so that (i) the exterior elevation of it shall be architecturally and aesthetically compatible with a class A commercial development located in Bonita Springs, Florida and (ii) the building wall footings shall not encroach from the Property onto another tract or disturb the operation of the store on the Walgreens Lot, including, without limitation, the traffic flow through and around the Walgreens Lot.

Said restrictions shall remain in effect for as long as allowed by law and shall run with the land.

Seller hereby covenants with Buyer that Seller is lawfully seized of the Property in fee simple; that Seller has good right and lawful authority to sell and convey the Property; and that Seller hereby warrants specially the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Seller, but no other. To Have and to Hold, the same unto Buyer and Buyer's successors and assigns, to their proper use, benefit and behoof forever.

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IN WITNESS WHEREOF, Seller has caused this Deed to be executed as of the day and year set forth above.

Signed in the presence of:

[Signature]
Print Name: Tanya M. Burridge

[Signature]
Print Name: Barbara J. Francart

SELLER:

WALGREEN CO.,
an Illinois corporation

By: [Signature]
Name: Richard N. Steiner
Title: Director and Managing Counsel

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Richard N. Steiner, personally known to me to be the Director and Managing Counsel of Walgreen Co., an Illinois corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Director and Managing Counsel, he has signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of August, 2019.

[Signature]
Notary Public

My commission expires: 5/7/2023



Exhibit A
to Deed

Legal Description

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 (ALSO REFERRED TO AS THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4), SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 S 00°16'24" E A DISTANCE OF 637.17 FEET; THENCE LEAVING SAID WEST LINE S 89°35'19" E A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF BEAUMONT ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED; THENCE S 89°35'19" E ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN O.R. BOOK 3032, PAGE 1790 A DISTANCE OF 284.76 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF S.R. 45 (U.S. 41) AND THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 86°05'28" W AND HAVING A RADIUS OF 34277.47 FEET; THENCE ALONG SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'08" AN ARC DISTANCE OF 200.83 FEET; THENCE S 85°45'18" W A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 85°45'20" W AND HAVING A RADIUS OF 34272.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'33" AN ARC DISTANCE OF 35.33 FEET; THENCE LEAVING SAID WESTERLY LINE S 85°39'42" W A DISTANCE OF 39.79 FEET; THENCE N 04°29'25" W A DISTANCE OF 22.56 FEET; THENCE S 85°31'42" W A DISTANCE OF 223.22 FEET TO AN INTERSECTION WITH AFORESAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE S 00°16'24" E A DISTANCE OF 235.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

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DEPARTMENT

Exhibit B
to Deed

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Flowage Easement set forth in that Supplemental Order of Taking dated January 31, 1991, and recorded in O.R. Book 2201, page 3540, Public Records of Lee County, Florida and as confirmed in that certain Stipulated Final Judgment dated March 26, 1991, in Case No. 88-3830 CA-WCM recorded in O.R. Book 2211, Page 1358, Public Records of Lee County, Florida. Said Flowage Easement modified by that certain instrument dated March 11, 1997 and recorded April 10, 1997 in O.R. Book 2812, Page 88, Public Records of Lee County, Florida.
3. Conservation Easement dated April 7, 1997 and recorded April 10, 1997 in O.R. Book 2812, Page 80, Public Records of Lee County, Florida.
4. Easement by and between B. Brian Wiita and Florida Power & Light Co., recorded on January 7, 1998 among the Public Records of Lee County in O.R. Book 2906, page 2332.
5. Notice of Development Order Approval by and between Lee County and American Heritage Enterprises, Inc. recorded on December 16, 1997 among the Public Records of Lee County in O.R. Book 2899, page 3537.
6. Reciprocal Easement Agreement with Covenants and Restrictions Affecting Land, dated August 27, 2019, and recorded simultaneously herewith.
7. Zoning ordinances, building codes and all applicable laws affecting the Property.
8. Acts of Buyer and those claiming by, through or under Buyer.



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DEPARTMENT

August 21, 2020

City of Bonita Springs
Community Development
9220 Bonita Beach Rd., # 111
Bonita Springs, FL 34135
Phone: (239)444-6150



Re: Zoning Hearing Request – Letter of Intent
Aspen Dental (AN-A24655)
28100 S Tamiami Trail
Bonita Springs, FL 34134
Strap # 04-48-25-B2-U1951.1239

Please allow this letter to serve as written request for a Zoning Variance Hearing to apply for 2 additional attached wall signs to be installed at the above-mentioned location.

Aspen Dental Management, Inc is asking for relief from Bonita Springs Ordinance code LDC Section 6. Allowing this Zoning Variance will provide them with the opportunity to have the same exposure as neighboring businesses, such as Walgreens, Iguana Mia, and Jiffy Lube.

To not otherwise allow the proposed additional signs is depriving them of rights commonly enjoyed by other tenants/parcels in the surrounding area. Not providing Aspen Dental the same opportunity as other tenants in the surround area will cause an unnecessary hardship to this location, at no fault of Aspen Dental Management, Inc.

Approving the variance and allowing Aspen Dental to install the proposed signage for the above-mentioned location will not confer any special privileges that have not already been provided to the tenants in the neighboring buildings that will be directly visible to the proposed Aspen Dental location.

The variance, if granted, is the minimum relief that utilizes the reasonable use of the building and is consistent with the general intent and purpose of the City of Bonita Springs Code. It will in no way be detrimental or injurious to adjacent properties or to the public welfare.

Sincerely,

David W. Jackson, Qualifier
Anchor Sign, Inc.
(843)747-5901

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COMMUNITY DEVELOPMENT
DEPARTMENT

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP LANDSCAPE BUFFER
- PROP SAWCUT
- PROP TYPE 'F' CURB
- PROP TYPE 'D' CURB
- PROP SIGN
- PROP BOLLARD
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROP ADA PARKING SPACE
- PROP ASPHALT PAVEMENT
- PROP MILL AND RESURFACE
- PROP BIKE RACK

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 LAND MANAGEMENT
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PROFESSIONAL ENGINEERING
 PROFESSIONAL SURVEYING
 THE UNIVERSITY OF FLORIDA
 1100 UNIVERSITY BLVD., SUITE 300
 GAINESVILLE, FL 32611
 TEL: 352-385-5555
 FAX: 352-385-5556
 WWW.BOHLER-ENGINEERING.COM

REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's Not. It's Free. It's The Law.

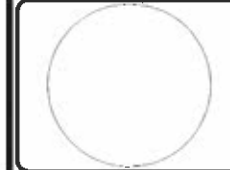
NOT APPROVED FOR CONSTRUCTION

PROJECT: 10286310

PROJECT No.	FL181035
DRAWN BY:	LA
CHECKED BY:	AS
DATE:	12/28/2016
SCALE:	1" = 20'
CADLER:	SPJ

PROJECT: 10286310
ENGINEERING PLANS
 FOR
ENCORE REAL ESTATE
 LOCATION OF SITE
 28100 S TAMMAM TRAIL
 BONITA SPRINGS, FL 34134
 LEE COUNTY, FLORIDA

BOHLER ENGINEERING
 3829 NORTHDALE BLVD., SUITE 3006
 TAMPA, FLORIDA 33624
 Phone: (813) 812-4100
 Fax: (813) 812-4101
 Florida Business License No. 16764
 LANDSCAPE ARCHITECTURE LICENSE NO. 1020000001



SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER
C-301

SITE DATA TABLE

FOLIO NUMBER	10286310
ADDRESS	28100 S TAMMAM TRAIL
JURISDICTION	CITY OF BONITA SPRINGS
EXISTING ZONING	CC (COMMUNITY COMMERCIAL)
PROPOSED ZONING	CC
SITE AREA	1.54 AC (67,282 SF)
PROPOSED PERMITTED USES	MEDICAL
TOTAL SITE AREA	3.14 AC
PROJECT SITE AREA	1.54 AC
PROPOSED BLDG AREA	3,790 SF
EXISTING GREEN SPACE	0.85 AC (41,373 SF)
PROPOSED GREEN SPACE	0.58 AC (25,309 SF)
EXISTING IMPERVIOUS AREA	0.58 AC (25,154 SF)
EXISTING VVA	0.58 AC (25,154 SF)
PROPOSED VVA	
INTENSITY:	
NET F.A.R.	2%
PARKING REQUIREMENTS:	
MEDICAL	4.5 SPACES PER 1,000 SF OF TOTAL AREA
REQUIRED PARKING	17
STANDARD PARKING PROVIDED	30
HANDICAP PARKING PROVIDED	2
PARKING PROVIDED (TOTAL)	32
LANDSCAPE BUFFERS:	
NORTH	5'
EAST	20'
SOUTH	5'
WEST	5'
BUILDING SETBACK:	
NORTH	15'
EAST	60'
SOUTH	15'
WEST	25'
BUILDING HEIGHT:	
MAX BUILDING HEIGHT:	49'-00" W VARIANCE

Exhibit
IV-E

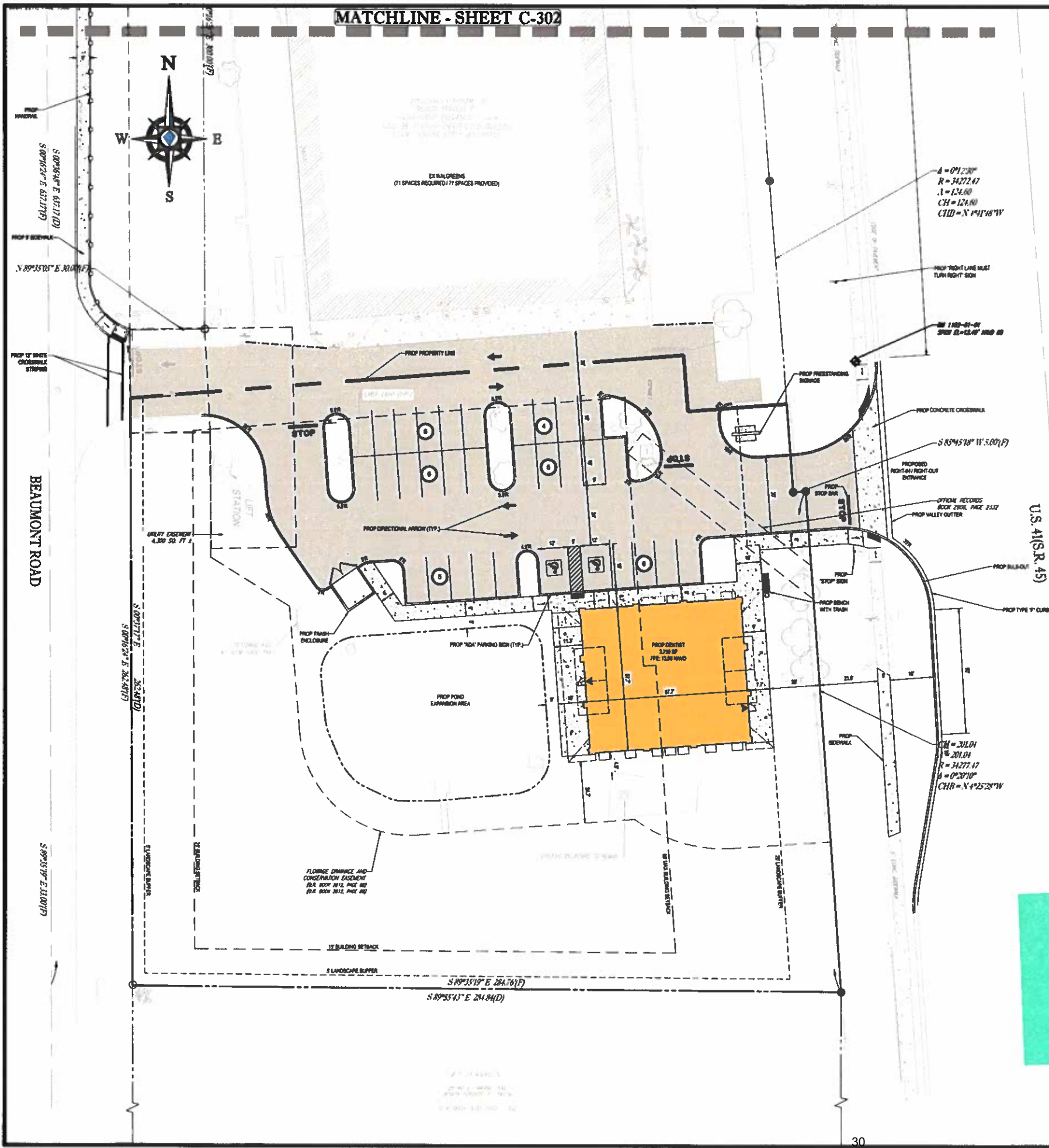


Exhibit
1-B

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June 10, 2020

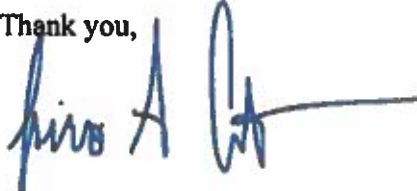
City of Bonita Springs, FL
9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135

Re: Aspen Dental
AN-A24655
28100 S Tamiami Trail
Bonita Springs, FL 34134
Parcel ID #10593569

To Whom It May Concern:

This letter authorizes David Jackson, Grant Hall, Joe Ware of Anchor Sign, Inc., and their subcontractors to act as authorized agents of the property owner to sign for, obtain, and pick up permits to perform sign installations at the project address listed above.

Thank you,

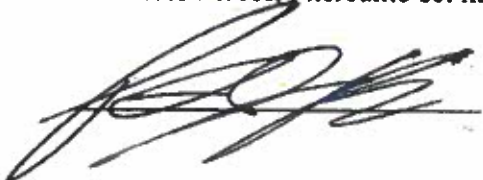


State of (Florida)

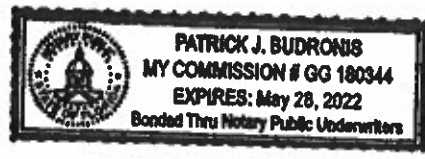
County of (Hillsborough)

On this, the 10th day of June, 2020, before me a notary public, the undersigned officer, personally appeared Spice A Campos (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.



Notary Public



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COMMUNITY DEVELOPMENT
DEPARTMENT

Exhibit
11-A-1

EXHIBIT A

Legal Description of Land

AND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 (ALSO REFERRED TO AS THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4), SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 S 00°16'24" E A DISTANCE OF 637.17 FEET; THENCE LEAVING SAID WEST LINE S 89°35'19" E A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF BEAUMONT ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED; THENCE S 89°35'19" E ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN O.R. BOOK 3032, PAGE 1790 A DISTANCE OF 284.76 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF S.R. 45 (U.S. 41) AND THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 86°05'28" W AND HAVING A RADIUS OF 34277.47 FEET; THENCE ALONG SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'08" AN ARC DISTANCE OF 200.83 FEET; THENCE S 85°45'18" W A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 85°45'20" W AND HAVING A RADIUS OF 34272.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'33" AN ARC DISTANCE OF 35.33 FEET; THENCE LEAVING SAID WESTERLY LINE S 85°39'42" W A DISTANCE OF 39.79 FEET; THENCE N 04°29'25" W A DISTANCE OF 22.56 FEET; THENCE S 85°31'42" W A DISTANCE OF 223.22 FEET TO AN INTERSECTION WITH AFORESAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE S 00°16'24" E A DISTANCE OF 235.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

Owner Name	Address	City, State Zip	Abutting Address	Folio
KLINGLER PROPERTIES B LLC	5133 CASTELLO DR., STE 2	NAPLES,FL 34103	3301 BONITA BEACH RD SW	10296292
EMBARQ FLORIDA INC	c/o PROPERTY TAX DEPT, 1025 ELDORADO BLVD	BROOMFIELD CO 80021	28160 BEAUMONT RD	10296293
WALGREENS CO	c/o RE TAX DEPT STORE 4165, PO BOX 1159	DEERFIELD IL 60015	28100 S TAMIAMI TRL	10593570
B F FT MYERS INC	1025 PLAIN ST STE 2	MARSHFIELD MA 02050	28140 S TAMIAMI TRL	10296297
DIOCESE OF VENICE	c/o DIOCESE OF VENICE LE-7, 1000 PINEBROOK RD	VENICE FL 34285	28270-388 BEAUMONT RD	10296294
ACTION BUSINESS CORP	324 SW 16TH ST	BELLE GLADE FL 33430	28186 S TAMIAMI TRL	10296295
SHELLYHEIDILUCY LLC	3754 TAMIAMI TR N	NAPLES FL 34103	28194 S TAMIAMI TRL	10453130
7-ELEVEN INC	1722 ROUTH ST STE 1000	DALLAS TX 75201	28175 S TAMIAMI TRL	10296298
SPIRIT MASTER FUNDING VII LLC	2727 W HARWOOD STREET, SUITE 300	DALLAS TX 75201	28145 S TAMIAMI TRL	10296312
MK REALTY 28155 S TAMIAMI TRL	6685 COLLIER BLVD	NAPLES FL 34114	24155 S TAMIAMI TRL	10572026
DIRK AND BOB JOINT VENTURE	c/o ATT IGUANA MIA, 28051 S TAMIAMI TRL	BONITA SPRINGS FL 34134	28051 S TAMIAMI TRL	10296307
G&I VIII SPRINGS PLAZA LLC	c/o DRA ADVISORS LLC, 220 EAST 42ND ST 27TH FL	NEW YORK NY 10017	8951 BONITA BEACH RD SE	10572027

Exhibit
IV-A

RECEIVED
CITY OF BONITA SPRINGS
SEP 08 2020
COMMUNITY DEVELOPMENT
DEPARTMENT

KLINGLER PROPERTIES B LLC
5133 CASTELLO DR., STE 2
NAPLES, FL 34103

B F FT MYERS INC
1025 PLAIN ST STE 2
MARSHFIELD MA 02050

SHELLYHEIDILUCY LLC
3754 TAMIAMI TR N
NAPLES FL 34103

MK REALTY 28155 S TAMIAMI TRL
6685 COLLIER BLVD
NAPLES FL 34114

EMBARQ FLORIDA INC
c/o PROPERTY TAX DEPT, 1025
ELDORADO BLVD
BROOMFIELD CO 80021

DIOCESE OF VENICE
c/o DIOCESE OF VENICE LE-7, 1000
PINEBROOK RD
VENICE FL 34285

7-ELEVEN INC
1722 ROUTH ST STE 1000
DALLAS TX 75201

DIRK AND BOB JOINT VENTURE
c/o ATT IGUANA MIA, 28051 S
TAMIAMI TRL
BONITA SPRINGS FL 34134



WALGREENS CO
c/o RE TAX DEPT STORE 4165, PO BOX
1159
DEERFIELD IL 60015

ACTION BUSINESS CORP
324 SW 16TH ST
BELLE GLADE FL 33430

SPIRIT MASTER FUNDING VII LLC
2727 W HARWOOD STREET, SUITE 300
DALLAS TX 75201

G&I VIII SPRINGS PLAZA LLC
c/o DRA ADVISORS LLC, 220 EAST 42ND
ST 27TH FL
NEW YORK NY 10017









GeoView Map




Exhibit IV-B



September 3, 2020

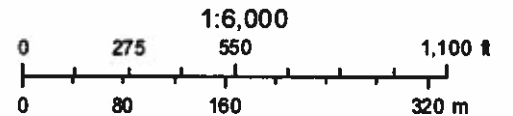
Air Photos: 2020 Hi-Res (4 inch)

-  Hospital Locations
-  Library Locations
-  School Locations
-  School Locations
-  CCC_Parks
-  County Boundary
-  Major Roads Medium
-  I-75

-  US 41
-  Other Highways
-  Other Roads

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CITY OF BONITA SPRINGS
Parcels Near
SEP 08 2020

COMMUNITY DEVELOPMENT
DEPARTMENT



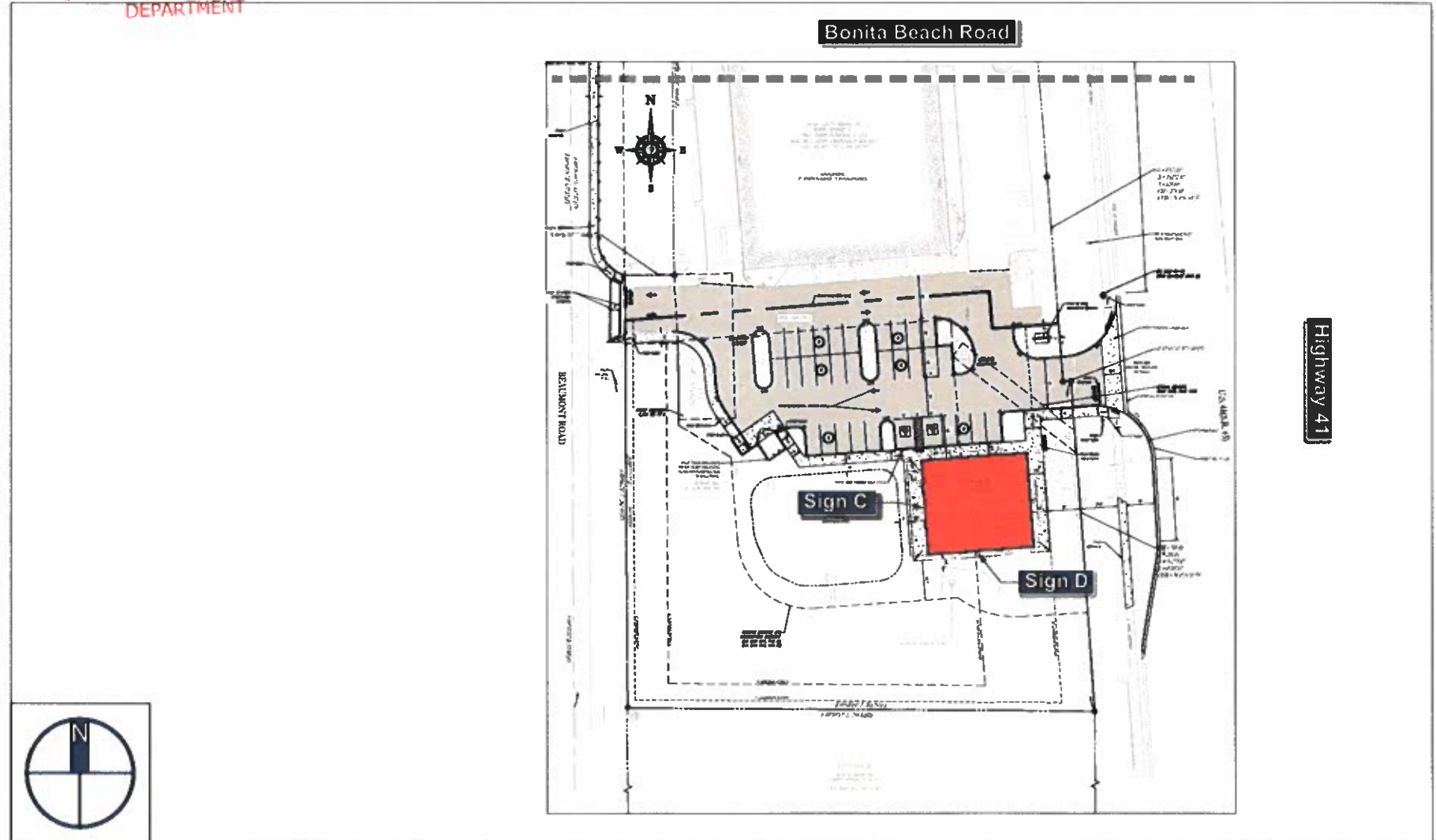
This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

SEP 08 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

SIGN C	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of sign to grade = 18'-9 3/4" Bottom of sign to grade = 15'-3 1/4"

SIGN D	32" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	53.67
To Grade:	Top of sign to grade = 18'-7 1/2" Bottom of sign to grade = 15'-5 3/4"



Qualifier -David W. Jackson - ES-0000291

1.800.213.3331

	Client: Aspen Dental	07/14/2020	Original Renderings	NB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: AN-A24655				
	Address: 28100 S Tamiami Trail				
	Bonita Springs, FL 34134				
	Retail at Bonita				 1.800.213.3331

SIGN C	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of sign to grade = 18'-9 3/4" Bottom of sign to grade = 15'-3 1/4"

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COMMUNITY DEVELOPMENT
DEPARTMENT

Qualifier -David W. Jackson - ES-0000291

1.800.213.3331



Right Elevation (West)

Scale: 1/8" = 1'-0"

Allowable Square Footage:	46.40
Formula: 80% of sign band width	
Actual Square Footage this Elevation:	67.99

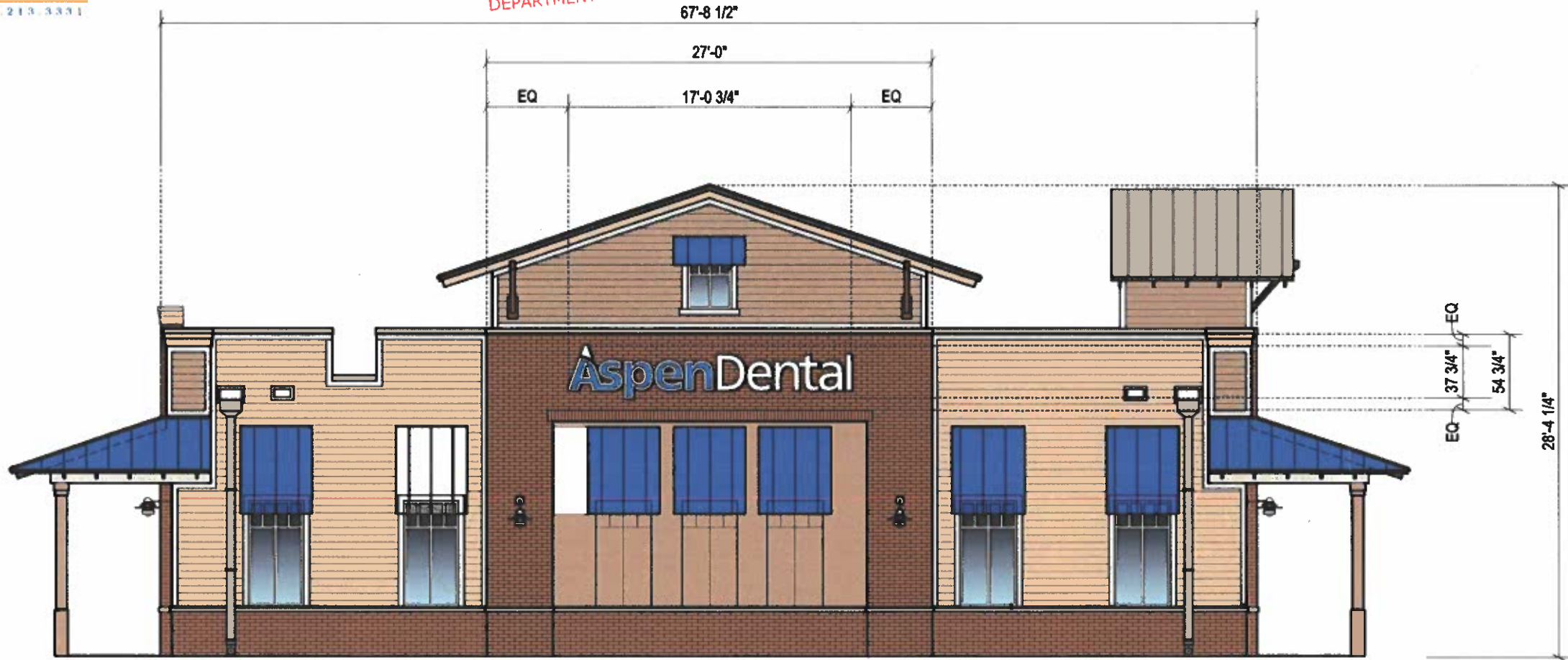
	Client: Aspen Dental	07/14/2020	Original Renderings	NB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: AN-A24655				
	Address: 28100 S Tamiami Trail				 1.800.213.3331
	Bonita Springs, FL 34134				
	Retail at Bonita				

SIGN D	32" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	53.67
To Grade:	Top of sign to grade = 18'-7 1/2" Bottom of sign to grade = 15'-5 3/4"

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DEPARTMENT

Qualifier -David W. Jackson - ES-0000291

1.800.213.3331



Rear Elevation (South)

Scale: 1/8" = 1'-0"

Allowable Square Footage:	54.40
Formula: 80% of sign band width	
Actual Square Footage this Elevation:	53.67

	Client: Aspen Dental	07/14/2020	Original Renderings	NB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: AN-A24655				
	Address: 28100 S Tamiami Trail Bonita Springs, FL 34134				
	Retail at Bonita				
					 1.800.213.3331

SIGN C	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of sign to grade = 18'-9 3/4" Bottom of sign to grade = 15'-3 1/4"

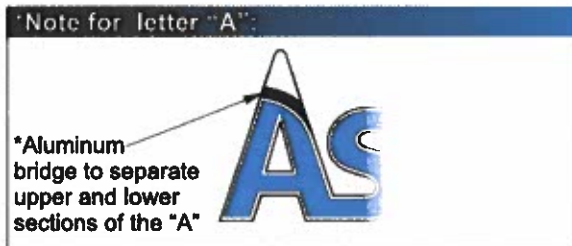
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COMMUNITY DEVELOPMENT
DEPARTMENT



Qualifier -David W. Jackson - ES-0000291
1 800 213 3331

Sign Layout Detail

Scale: 1/4" = 1'-0"



Electrical Detail:

White LEDs
(2) 60w Transformer @ 1.1 amps
Total Amps: 2.2
(1) 20 amp 120V Circuit Req.

Specifications: Channel Letters

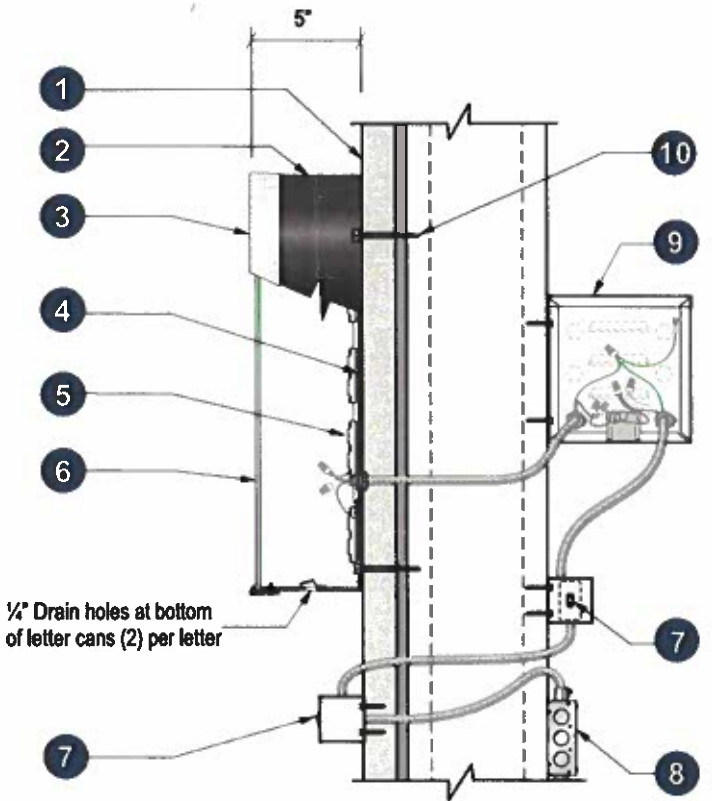
- Existing Facade: Brick / Plywood / Metal Studs
- 0.040" Aluminum letter returns painted to match Black
- 1" Jewelite trimcap (White) bonded to face, #8 pan head screws to returns
- 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces with first surface applied vinyl
■ Arlon Bright Blue 2500-67 with White outline border for 'Aspen'
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2014 Article 600.6(A)(1)
- Primary electrical feed in UL conduit / customer supplied UL junction box
- Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
- Mounting Hardware #12 sheet metal screws

General Notes:

This sign is to be installed in accordance with the requirements of NEC-2014 Article 600.6(A)(2) & FBC-2017, 6th Edition of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC-2014 Article 600.6(A)(1) required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.



Client: Aspen Dental
Site #: AN-A24655
Address: 28100 S Tamiami Trail
Bonita Springs, FL 34134
Retail at Bonita

REVISION/QUIPO	DATE	DESCRIPTION	BY
	07/14/2020	Original Renderings	NB

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SIGN D	32" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	53.67
To Grade:	Top of sign to grade = 18'-7 1/2" Bottom of sign to grade = 15'-5 3/4"

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CITY OF BONITA SPRINGS
SEP 08 2020
COMMUNITY DEVELOPMENT
DEPARTMENT

17'-0 3/4" [204 3/4"]

37 3/4"
32"

AspenDental


Sign Layout Detail

Scale: 3/8" = 1'-0"

Qualifier -David W. Jackson - ES-0000291

1 800 213.3331

Note for letter "A":



*Aluminum bridge to separate upper and lower sections of the "A"

Electrical Detail:

White LEDs
(2) 60w Transformer @ 1.1 amps
Total Amps: 2.2
(1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of NEC-2014 Article 600.6(A)(2) & FBC-2017, 6th Edition of the National Electrical Code.

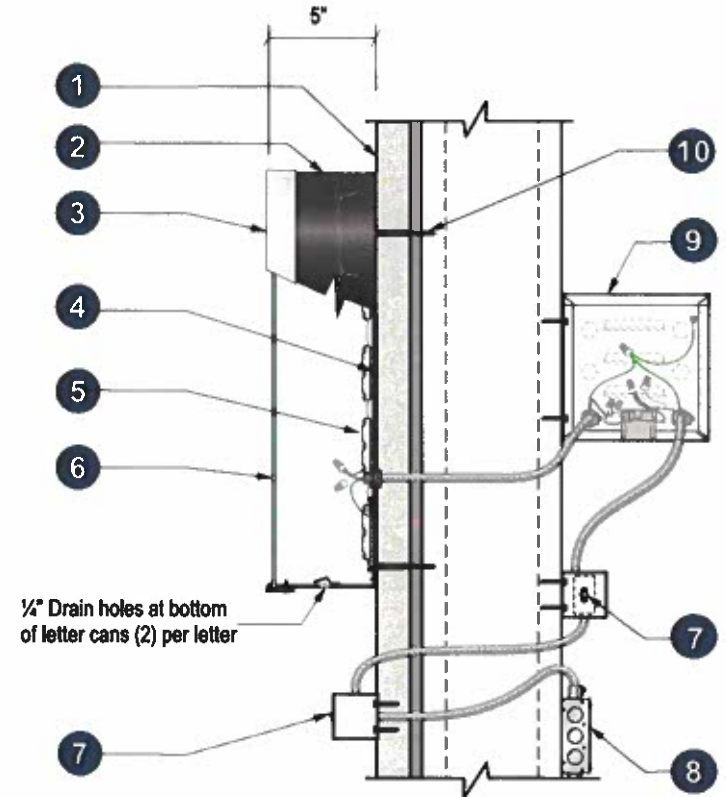
- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC-2014 Article 600.6(A)(1) required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section




Specifications: Channel Letters

1. Existing Facade: Brick / Plywood / Metal Studs
2. 0.040" Aluminum letter returns painted to match Black
3. 1" Jewelite trimcap (White) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl
■ Arlon Bright Blue 2500-67 with White outline border for 'Aspen'
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2014 Article 600.6(A)(1)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting Hardware #12 sheet metal screw



Section @ LED Channel Letter
Front-Lit (Remote)
Scale: N.T.S.

	Client: Aspen Dental	07/14/2020	Original Renderings	NB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
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