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BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: AMENDMENT – PLANNED DEVELOPMENT
CASE NUMBER: PD21-82898-BOS
HEARING DATE: December 14, 2021
PLANNER: Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

- A. Applicant: Bonita – Fort Myers Corporation
- B. Agent: Paula McMichael, AICP; Hole Montes, Inc.
- C. Request: A request to amend the schedule of uses in Bonita Springs Zoning Ordinance 19-02, to create a Phase 1A approximately 4 acres+/- in size, to include an indoor/outdoor sports challenge complex, with consumption on premises, and to add three (3) deviations.
- D. Location: 10601 Bonita Beach Road SE; 28191 Old 41 Road; 28281 Old 41 Road; 28341 Old 41 Road; 28251 Old 41 Road, Bonita Springs, Florida 34135
- E. Future Land Use Map Designation: The property is designated as General Commercial
- F. Current Zoning: The property is zoned Commercial Planned Development (CPD), pursuant to City of Bonita Springs Zoning Ordinance 19-02.
- G. Current Land Use: Vacant lands; 32,616 +/- square-foot facility (card room, simulcasting, and restaurant)

By this reference, the Applicant's application in its entirety and correspondence is made part of this record and is available through the City Clerk and Community Development Offices.

BACKGROUND:

Overview

On August 21, 2019, the City Council approved Zoning Ordinance 19-02, which was a request to rezone approximately 99 acres +/- to a Commercial Planned Development (CPD) to include two (2) phases, each with its own schedule of uses. Phase 1 included what became the Bonita Springs Card Room on approximately 9+/- acres and Phase 2 encompassed the remaining 88+/- acres, with the ultimate use(s) yet to be determined. Several temporary uses were approved as part of Phase 2 (including outdoor sales, parking lot sales, event uses [carnivals, fairs, circuses, concerts], automobile storage, and staging/storage in support of emergency responders during an emergency, among other uses) for a period not to exceed ten (10) years.

The request is to take a 4+/- acre portion of the remaining 88+/- acres of Phase 2 and convert it to Phase 1A to allow for an indoor/outdoor sports challenge complex. The indoor component would consist of a 10,000+/- square foot building with bowling lanes, virtual simulators, and other similar sports challenge uses. There would also be an outdoor seating area for a bar with consumption on premises, as shown on the amended master concept plan (Exhibit B). The building would be located in the middle of the 4-acre tract, which would allow the facility to share parking with the card room facility. The outdoor portion would include a basketball court, reduced width football and baseball fields and a single-hole par 3 golf course. The outdoor sports challenge facilities would be fenced and an enhanced landscaping plan has been submitted for the portion abutting Bonita Beach Road (Exhibit C). Two of the three requested deviations are to support the proposed fencing height and materials and are analyzed in the deviations section of this staff report.

While the facility contains similar uses to a recreational facility, it is the Staff opinion that classifying the proposal as an indoor/outdoor recreational facility is not accurate. The Land Development Code (LDC) definition of the various types of recreational facilities are as follows:

Recreation facilities, commercial, means recreation equipment or facilities not classified as a park (see section 4-408(c)(32), or as personal, private-on-site, or private-off-site facility, but instead operated as a business and open to the public for a fee.

Recreation facilities, personal, means recreation equipment or facilities such as swimming pools, tennis, shuffleboard, handball or racquetball courts, swings, slides and other playground equipment provided as an accessory use on the same premises and in the same zoning district as the principal permitted use and designed to be used primarily by the owners, tenants, or employees of the principal use and their guests.

Recreation facilities, private off-site, means recreation equipment or facilities such as, but not limited to, swimming pools, tennis, shuffleboard, handball or racquetball courts, picnic facilities, swings, slides and other playground equipment owned, leased or operated by a homeowners', co-op, or condominium association for use by the association's members and guests, but which are not located in the development or neighborhood controlled by the association.

Recreation facilities, private on-site, means recreation equipment or facilities such as swimming pools, tennis, shuffleboard, handball or racquetball courts, swings, slides and other playground equipment which are owned, leased or operated by a homeowners', co-op, or condominium association and located in the development or neighborhood controlled by the association.

It is the intent of the Applicant to be able to provide access to the facility and sport courts via a fixed entry fee. The usage of the facility will be primarily tournament-based, with prizes for the winners. It is also the intent of the Applicant to be able to rent out the facility for corporate events, parties, etc. The proposed hours of operation would be as follows:

Outdoor activities: Friday: 5:00pm – 11:00pm
Saturday: 10:00am – 11:00pm
Sunday: 10:00am – 10:00pm

Indoor activities: Wednesday: 10:00am – 10:00pm
Thursday: 10:00am – 10:00pm
Friday: 10:00am – 11:00pm
Saturday: 10:00am – 11:00pm
Sunday: 10:00am – 10:00pm

Additionally, Staff is of the opinion that the facility would not generate the same type of traffic as conventional recreational facilities, due to the proposed hours of operation, the inclusion of regularly-occurring tournaments, prizes, and the on-site bar. A more-detailed traffic analysis is provided later in this staff report.

As a result of the style and function of the proposed facility, the Staff opinion is this would not entirely fall into one of the four recreation facility definitions listed above, though a portion could be considered an Outdoor Recreational Facility and an Indoor Recreational Facility based on the use activity groups found in LDC 4-408(c)(35). The Staff recommendation is identify the use as an indoor/outdoor sports challenge facility, for this specific application only.

Uses

The amendment request includes modifications to the approved Schedule of Uses by creating a Phase 1A for an indoor/outdoor sports challenge facility, with a bar/cocktail lounge and consumption on premises.

Regarding the consumption on premises request, LDC 4-1023(3)(a) states the following:

No administrative approval is necessary where an individual establishment or other facility proposing consumption on the premises is explicitly designated on the master concept plan and is included on the schedule of uses.

The applicant has delineated the building, and the proposed outdoor consumption on premises locations on the proposed master concept plan. A condition has been proposed by Staff that limits outdoor consumption explicitly to the areas identified on the master concept plan.

The proposed changes are shown in underline format, which indicate new text. The proposed text modifications to Condition 2, Schedule of Uses, in Zoning Ordinance 19-02 are as follows:

Phase 1A, Limited to the 4+/- acre site as shown on the master concept plan

Bar or Cocktail Lounge

Consumption on Premises, including outdoor seating areas as shown on the master concept plan

Indoor Sports Challenge Facility, limited to a 10,208+/- square foot building

Outdoor Sports Challenge Facility

Surrounding Zoning and Land Use

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: Commercial Planned Development (CPD); Card Room and Restaurant, Vacant lands, ancillary parking lot, temporary uses, and 12-unit multiple-family building	General Commercial [10 dwelling units per an acre; 1.2 (floor area ratio)] and High Density Residential (10-15 dwelling units per an acre)
North: Bonita Beach Road, Bonita Beach Road Historic Zone and Downtown District (multi-tenant retail building under renovation in the T5 Transect), Lowe's CPD (water management for Bonita Beach Road and vacant lands).	Downtown District
East: Race Track Road, CPD (Racetrac gas station), C1-A Commercial (vacant/undeveloped lands within the Greyhound Square Park of Commerce), and C-2 Commercial and IL Light Industrial (with a variety of light industrial and high commercial intensity uses), Bonita Beach Road Commercial Zone	General Commercial and Industrial (10 dwelling units per an acre; 1.2 FAR)
South: Mediterra Residential Planned Development (gated residential community with gold course)	Moderate Density Mixed Use Planned Development (6 dwelling units per an acre and 1.2 FAR)
West: C1-A Commercial (Trackside Donuts and vacant lands), Old 41 Road, C-1 and CPD (retail shopping center), IL Light Industrial (Bonita Business Park and Causeway Business Park), which are also within the Bonita Beach Road Corridor Historic Zone, and a small portion of the Constitution Plaza CPD	Industrial (10 dwelling units per an acre; 1.2 FAR)

Property Development Regulations

The Applicant is not proposing any changes to the property development regulations contained in Zoning Ordinance 19-02 at this time. The development of Phase 1A will have the same regulations as the development of Phase 1.

Deviations

Deviations may be requested during the review process in accordance with [LDC 4-326](#). The Zoning Board and City Council may recommend to approve as requested, approve with modification, or reject each requested deviation based upon a finding that each item:

1. Enhances the achievement of the objectives of the planned development; and
2. Preserves and promotes the general intent of this chapter to protect the public health, safety, and welfare.

Ordinance 19-02 was approved with one deviation for signage. This amendment request proposes to add three (3) deviations, for a total of four (4). The three proposed deviations are listed and analyzed below:

Deviation 2: Requesting relief from LDC 4-1467(b)(2)(b)(1) with regards to the location and height of fences (other than residential project fences), which prohibits chain-link fences, to allow for cyclone fencing around a portion of the baseball field as identified on the master concept plan (MCP).

Applicant Justification: *Cyclone fencing is typical to baseball facilities as it is easy to maintain and durable enough to withstand errant baseballs. The proposed fencing is internal to the site and will be screened by the proposed perimeter buffering, which includes a 6' fence. The location of the fence (±604' south of Bonita Beach Road and ±674' west of Race Track Road) and enhanced perimeter buffers assures that the cyclone fence will be adequately screened and will not be visible from Bonita Beach Road.*

Staff Analysis: Staff agrees with the Applicant's analysis regarding the location of the proposed fencing and the purpose it would serve. The baseball field is proposed to be located on the south side of the project area. To the north of the field will be the proposed indoor sports challenge building, followed by a basketball court, the par three golf hole, associated fencing (for the golf hole and a project perimeter fence), and a landscape buffer. However, the fencing would be visible from the potential east-west right-of-way connection that abuts the south end of Phase 1A. Staff recommends **APPROVAL** of this deviation but is proposing a condition that the cyclone fence be coated either green or black in order to avoid the unfinished or "raw" metal look.

Deviation 3: Requesting relief from LDC 4-1467(b)(2)(b)(3) which requires that fences and walls in commercial areas not exceed six feet in height, to allow for netting around the golf green at a maximum height of 40', football field netting at a maximum height of 20', and baseball field fencing (cyclone fence) at a maximum height of 12'.

Applicant Justification: *The type of protective fencing and netting proposed is typical to athletic facilities and necessary to protect patrons of the facility. Only the top portion of the golf course netting will be visible from Bonita Beach Road; the remainder of the fencing will be interior to the site and not visible from Bonita Beach Road. The golf court netting tapers in height, from 10' at the hole, to 40' near the middle of the hole, to 20' at closest point to Bonita Beach Road (the netting is setback 25'). An enhanced landscape buffer with a 6' opaque wall adjacent to Bonita Beach Road will provide additional visual screening of the netting. The netting is ±613' from the intersection of Bonita Beach Road and Race Track Road, so it does not interfere with vehicle visibility requirements.*

Staff Analysis: The purpose of the fencing is primarily geared towards safety to prevent errant objects from leaving the site. Based on Staff research, regulation fencing for full-size athletic field facilities are higher than what is being proposed. The Applicant has stated that the fields are shortened in width, depth, or both. The fence heights have been adjusted as a result. For example, the width of the baseball field is approximately 60', which is approximately the distance from the pitching mound to home plate on a regulation field. The proposed football field is approximately 50' in width, which is less than half the width of a regulation field. The distance from the field goal post to the netting is less than 20'. The proposed par three golf hole has a width of approximately 93' at its widest point. For comparison, driving range and long drive facilities such as Top Golf have a width of over 200'. The shortened fields proposed with this project will aid in preventing an errant trajectory of an object before it hits the surrounding netting. Additionally, the existing fencing restrictions are primarily geared towards perimeter fencing and the avoidance of conflicts with vehicle visibility. Using the golf hole as an example, the proposed netting is set back 25' from the property line, which means it is not considered a perimeter fence. In fact, a separate perimeter fence is proposed at the permitted maximum height of 6', as shown on the master concept plan. While the netting height exceeds code maximums, the Staff opinion is the proposed heights are necessary for safety purposes. Staff recommends **APPROVAL** of the proposed deviation.

Deviation 4: Requesting relief from LDC 4-899(b)(3)a, Parking requirements, which limits the maximum number of parking spaces to no more than 15 percent more than the minimum requirement, to allow for maximum parking spaces 20 percent more than the minimum required.

Applicant Justification: *The Sports Challenge facility is a unique combination of uses, so there is no exact precedent to rely on when calculating trip generation and parking demand. The trip generation estimation for the facility was completed using the ITE Trip Generation Manual for the bar area and bowling/virtual reality area (as the manual provides information on these uses). The*

trips associated with the outdoor sports uses were based on expected attendance and an assumed vehicle occupancy. Additionally, parking requirements established in the LDC assume that the proposed athletic uses are full size sports facilities and aren't fully comparable in size and nature to the Sports Challenge facility. Due to this disconnect and the assumptions made to calculate trip generation, the site plan was designed to provide extra parking to guarantee that demand will be met. Since this is the first phase of a multi-phase project, and shared parking is already being utilized with the existing card room, future development will continue to be designed to make use of existing parking facilities whenever possible to avoid overparking.

Staff Analysis: Staff agrees with the Applicant's justification of the uniqueness of a sports challenge facility. The City's traffic engineer and the Applicant's traffic engineer could not come to an agreement on an appropriate trip generation rate to utilize, which would aid in effectively calculating the parking demand. It is for this reason that Staff is proposing a revised traffic monitoring condition to accurately reflect trip generation. Staff recommends **APPROVAL** of this deviation until the traffic monitoring data has been reviewed by Staff. If the data suggests the excess parking beyond 15 percent is not needed, the Applicant shall submit a permit application to the City to convert the excess spaces into open space or landscaping. If required, the Applicant will be notified by the City, and the permit shall be submitted no more than twelve (12) months after notification.

Comprehensive Plan Considerations

The subject property is located in the General Commercial future land use category. The Comprehensive Plan describes the General Commercial land use designation as follows:

Future Land Use Element 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 modification of existing structures 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 development project would be considered infill and is commercial in nature and would not conflict with the General Commercial future land use category. There are no residential uses proposed and the height proposed will not exceed 35'. When doing the calculation, the proposed floor area ratio (FAR) for the site is far below the maximum of 1.2.

Objective 1.16: Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant Map: *Establish regulations to implement the Bonita Beach Road Visioning Study by Toole Design Group dated November 1, 2016 for the Bonita Beach Road Corridor, which is generally located between the Gulf of Mexico and the City limits to the East. The corridor serves as the main gateway to the City, and is intended for an interconnected mix of uses including commercial, civic, residential, and mixed-use development, with emphasis on compatibility, a human-scale of development, walkability and bike-ability, and a vibrant and aesthetically-pleasing streetscape.*

The proposed amendment is to facilitate a unique commercial use along the corridor. The project will have pedestrian and bicycle access, a landscape betterment plan, and perimeter decorative fencing to help with perceived visual impacts. The building will be centrally located on-site and is proposing two future areas of interconnectivity to south. The additional points of interconnectivity are in line with the suggested redevelopment design of the Old US 41/Bonita Beach Road intersection, found in LDC 4-899, Figure 4-V-11.

Since this amendment addresses a 4+/- acre piece out of the remaining 88+/- acres, much of the analysis for the remainder of the site remains unchanged and was presented as part of Case No. PD19-57842-BOS. For reference purposes, the analysis can be found as part of Exhibit D. Additional analysis provided by the Applicant and reviewed by Staff can be found as part of Attachment A.

Transportation Summary Analysis

The amendment request has been reviewed by the City's Community Development Department, and the Lee County Department of Transportation (LCDOT). The trip generation estimation for the sports challenge facility was completed using the ITE Trip Generation Manual for the bar area and bowling/virtual reality area (as the manual provides information on these uses). The trips associated with the outdoor sports challenge uses were based on expected attendance and an assumed vehicle occupancy. The City's traffic engineer and the Applicant's traffic engineer could not come to an agreement on an appropriate trip generation rate to utilize, as the ITE Trip Generation Manual does not provide information for this style of outdoor sports challenge facility. It is for this reason that Staff is proposing a revised traffic monitoring condition to accurately reflect trip generation as a result of the card room **and** the proposed sports challenge project.

The site includes sidewalk and pedestrian connectivity, bicycle racks and a proposed vehicular connection point to the west, to foster interconnectivity within the project. The Applicant has been put on notice that Bonita Beach Road is designated by the City of Bonita Springs Bicycle Pedestrian Master Plan (PATH) as the future home of multimodal facilities including sidewalks,

multiuse pathways/trails, and corresponding amenities, furnishings, buffering and respite areas as appropriate. As such, the project is subject to the City's requirements for provisions of the facilities specified by code. At time of local development order, the project can either construct the required facilities, or pay a fee-in-lieu of construction. At this time, it is Staff's understanding that the preference of the Applicant is to pay the required fee.

Additionally, as part of Zoning Ordinance 19-02, a Condition required the Applicant to reserve a road right-of-way as a means of providing an alternate route for the traveling public between Old 41 Road to either Bonita Beach Road or Race Track Road. The original condition required specific delineation of the right-of-way as part of the CPD amendment for Phase 2. However, Staff is proposing a condition that requires a conceptual alignment to be shown as part of the proposed Phase 1A, with the ultimate delineation to be provided based on the outcome of the Lee County Project Development and Environment (PD&E) Study for Bonita Beach Road, being conducted by Rummel, Klepper & Kahl (RK&K). The study is part of a joint effort with Collier County (as the south side of Bonita Beach Road west of Vanderbilt Road is within Collier County's jurisdiction) to facilitate analysis for improvements to the roadway network. The City of Bonita Springs Public Works Department is coordinating with Lee County and RK&K for consideration of the proposed alternate roadway as part of the future network.

Environmental Analysis

An environmental analysis was conducted and reviewed by the City's Senior Environmental Specialist and Arborist. Most of the site is classified as Herbaceous (Open Field). The remainder area is designated as Ditch/Swale and Borrow Area (Cat-Tail). No protected species were observed on-site. This was confirmed by the City during an inspection of the site. The full environmental analysis provided by the Applicant is included in the Application backup (Attachment A).

With regards to landscaping, the Applicant states: *The landscaping proposed predominately consists of native species from "Native Trees and Palms for use in Bonita Springs," developed by City staff. Tropical palm accents will be utilized adjacent to pedestrian areas and near building entrances. The required buffers will be enhanced via a Landscape Betterment Plan. The northern perimeter buffer, adjacent to Bonita Beach Road, will be planted with additional canopy and understory trees and shrubs. In the parking lot, islands will utilize native tree species that will obtain a minimum 30' of canopy spread. Clusters of sabal palms will be used to highlight pedestrian corridors and help calm traffic. Building perimeter plantings will utilize shrubs and groundcovers, with the pedestrian areas visually enhanced through the use of colorful, tropical plantings.*

The landscape betterment plan has been reviewed by City Staff and has been found sufficient. The plan addresses the northern buffer (Bonita Beach Road) by including additional trees and shrubs beyond what is required by code. Based on the buffer length, there is a requirement for a minimum of 9 trees and 119 shrubs. The betterment plan will provide at least 11 trees and 165 shrubs. A copy of the plan has been provided as part of Exhibit C.

Drainage/Stormwater

The property outfalls to the Imperial River receiving water via existing infrastructure that was constructed within Bonita Beach Road. The proposed CPD boundary is located within a portion of a mapped basin analyzed as part of the City of Bonita Springs Storm Water Master Plan. This basin drains northerly to an enclosed drainage storm system crossing Bonita Beach Road and ultimately outfalling into the Imperial River. The Applicant is proposing a similar drainage pattern as part of the development.

The proposed improvements include modification to the existing storm water management system constructed as part of the Bonita Springs Card Room, Phase 1 – for the expansion of the Sports Challenge facility. This also entails replacing the existing vegetated swale bisecting the expansion area with a filter marsh swale equivalent in capacity to maintain the drainage from Racetrack Road off-site areas to the Bonita Beach Road storm sewer crossing. A large outlet structure that exists along the south side of Bonita Beach Road, at the northern end of this swale will remain in place as the main outfall structure upon development.

The improvements will include conveyance of storm runoff from the parking and building areas to the existing and/or new shallow dry retention areas. The new and existing dry retention areas will provide water quality treatment and surface water storage capacity to attenuate the peak discharge. The retention areas will reduce the discharge rate to meet the allowable release criteria as established by the SFWMD for the Imperial River watershed. The water quality treatment will consist of dry retention to reduce nutrient loading from the new development.

The plan has been reviewed for consistency with the City’s requirements and will be further reviewed as part of the local development order submittal. At this time, Staff has concluded the plan to be sufficient.

CONCLUSIONS:

The following conclusions are based upon the Applicant’s Application being reviewed for compliance with the Bonita Plan and the City’s LDC.

Planned Development Analysis, Formal Findings LDC Sections 4-131 and 4-299

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation; and	Yes
The request meets or exceeds performance and location standards set forth for the proposed uses; and	Yes
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan; and	Not Applicable

The request is compatible with existing or planned uses in the surrounding area; and	Yes; Phase 1A is commercial in nature and meets the intent of the CPD zoning designation. Permanent uses for Phase 2 have not been solidified and will require a public hearing amendment.
Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and	Undetermined; While the Phase 1 building demonstrated a lower traffic impact than the previous race track facility, the total impacts of Phase 1A are undetermined. A monitoring condition has been proposed by Staff in order to gather sufficient data.
Will the request adversely affect environmentally critical areas and natural resources; and	No
Public facilities are, or will be, available and adequate to serve the proposed land use; and	Yes
The proposed use or mix of uses is appropriate at the subject location; and	Yes
The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest; and	Yes
The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development; and	Yes
Deviations enhance the achievement of the objectives of the planned development and preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.	Yes

Pursuant to the City’s LDC, the Applicant was required to hold two (2) neighborhood meetings. The first meeting was held on July 12, 2021 and the post-sufficiency meeting was held on November 22, 2021. Both meetings were advertised in accordance with the requirements of LDC 4-28. Additional information on the neighborhood meetings are included in the Application Backup (Attachment A).

RECOMMENDATION:

The City Staff recommends **APPROVAL** of Petition PD21-82898-BOS, to amend the schedule of uses for Zoning Ordinance 19-02, to create a Phase 1A for an indoor/outdoor sports challenge

facility, with consumption on premises. Staff also recommends **APPROVAL** of the request for three (3) deviations.

This recommendation of **APPROVAL** is subject to the following modifications to the conditions of approval of Zoning Ordinance 19-02 (new language underlined and highlighted):

Conditions:

1. The project should be generally consistent with the Master Concept Plan stamped received August 14, 2019 and titled "Bonita Springs Card Room" prepared by Hole Montes, and attached hereto (Exhibit "B", Sheets 1-2).

Phase 1 is limited to the construction of a new 32,616+/- square foot facility (card room, simulcasting, and restaurant) on approximately 9+/- acres. Phase 2 includes the existing racetrack facility, parking lot, temporary uses, and 12-unit multiple-family building on approximately 8884+/- acres; the expansion of or new uses within Phase 2 will require an amendment to the CPD

Phase 1A is limited to a 10,208+/- square foot indoor sports challenge building and outdoor sports challenge facilities on approximately 4+/- acres as shown on the Master Concept Plan amended in October 2021.

2. The Schedule of Uses are as follows:

Phase 1

Accessory uses and structures
Administrative offices
ATM (Automatic Teller Machine)
Bar or cocktail lounge
Consumption on Premises (associated with Restaurant, Group III including outdoor seating areas specifically identified on the MCP)
Essential Services
Essential Service Facilities, Group I
Excavations, water retention
Gift and Souvenir Shop
Night Club
Recreation Facilities, Commercial, Group IV, Indoor Facilities (limited to pari-mutuel wagering and card room, as authorized by Chapter 550, Florida Statutes)
Parking Lot, Accessory
Restaurant, Group III, with outdoor seating
Temporary Uses – Subject to LDC 4-2124 et. seq.

Phase 1A

Bar or cocktail lounge
Consumption of Premises, including outdoor areas as shown on the Master Concept Plan
Indoor Sports Challenge Facility, limited to a 10,208+/- square foot building
Outdoor Sports Challenge Facilities

Phase 2

Accessory Uses and Structures
Essential Services

Essential Service Facilities, Group I
 Multi-Family Residential (limited to 12 dwelling units)
 Parking Lot, Accessory
 Racetrack, Group II (subject to Condition 4)
 Temporary Uses, subject to LDC restrictions, including permit requirement, except for calendar year time limitations and limited to the following (subject to Condition 5):

- Outdoor sales, parking lot sales or tent sales of merchandise, products, services, or other commercial activities; and
- Event uses, such as fairs, carnivals, circuses, concerts, and expositions or fair associations chartered in accordance with Ch. 616 F.S.; and
- Automobile Surface Storage (where delineated on MCP); and
- Motorcycle training activities; and
- In the event of an emergency, staging/storage in support of emergency responders limited to vehicles and related equipment.

3. The Development Regulations are as follows:

Phase 1 & Phase 1A

Minimum Lot Area and Dimensions: N/A

Minimum Setbacks:	Principal Structure
Street	25 feet
Side	20 feet
Rear	20 feet
Minimum Building Separation:	½ the sum of the building heights (20' minimum)
Maximum Building Height:	30 feet (1 story)
Minimum Open Space:	20 percent

4. The Grandstand/clubhouse and kennels will be demolished within one year of the certificate of occupancy being issued for the card room facility in Phase 1.
5. All Temporary Uses listed under Phase 2 are limited to a ten year period from the effective date of this ordinance. After ten years, all Temporary Uses identified for Phase 2 are permitted in accordance with LDC Sec. 4-2124.
6. Consumption on Premises. The hours of operation for consumption on premises in conjunction with the Group III Restaurant for indoors will be from 11AM to 2AM daily. The hours of operation for consumption on premises in condition with the Group III Restaurant for the outdoor seating area will be from 11 AM to midnight daily.
7. No new development for Phase 2 is authorized by this zoning. Any expansion and/or new uses in Phase 2 shall require an amendment to the CPD or rezoning to a new CPD.
8. Additional Conditions – At the time of local development order, the Applicant shall meet the following criteria:
 - a. Provide engineering plans showing how the site will store and treat its surface water runoff consistent with the City’s Comprehensive Plan and the City’s LDC, including compliance with Policy 9.3.3 of the Conservation/Coastal Management Element of the City’s Comprehensive Plan, which states that an additional fifty (50) percent water quality is required over the already required South Florida Water Management District water quality.
 - b. Provide a drainage analysis demonstrating that the site development plan has no adverse impact on adjacent properties and that there is sufficient on-site

drainage capacity, storm-water conveyance, and controlled discharge. The drainage analysis shall include, but not be limited to:

- i. Provide an Interconnected Pond and Channel Routing (ICPR) Model. The 100-year 24 hour storm event is the primary storm used to evaluate the proposed design. The City reserves the right to request additional modeling of other storm events upon review of the data. All data submitted shall be formatted for inclusion into the city's Interconnected Pond Routing (ICPR) Model.
 - ii. A drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on-site and off-site drainage structures (sizes and inverts), and sub-basin areas; and (2) hydrologic and hydraulic calculations for the 5-, 25-, and 100-year design storm events in order to establish existing baseline conditions.
 - iii. Drainage impediments identified during the modeling process must be addressed in the drainage plan.
- c. Service Areas and the armored truck bay will be designed in a fashion that visually screens their view from the Bonita Beach Road right of way. Satisfaction of this condition will be determined by the City's Architect as part of the formal architectural approval.
 - d. At time of local development order, at Applicant shall submit landscape plans generally consistent with the MCP and the Landscape Plans prepared by DMJA, Inc. stamped received August 15, 2019 and attached hereto (Exhibit "C").
 - e. Roof gutters are required as part of the drainage plan.
 - f. All handicap spaces must have direct pedestrian access to the building and comply with ADA Standards 206 Accessible Route.
 - g. Final architectural approval by the City Architect is required prior to local development order approval, said review and approval shall be consistent with Chapter 3 and 4 processes within the Land Development Code.
 - h. ~~Applicant, its successors or assigns, agree to reserve a right of way providing an alternative route for the traveling public between Old US 41 to either Bonita Beach Road or Race Track Rd. as required by the Bonita Springs Comprehensive Plan at no cost to the Applicant. The proposed right of way will meet the collector right of way standards as provided by Sections 3-302 and 3-303 of the LDC, as may be amended. Specific delineation of the reserved right-of-way will not be required until the subsequent amendment of this CPD for the development of Phase 2. Prior to the development of Phase 2, the existing connection and access between Old US 41 and Bonita Beach Road through Race Track Rd will remain open to the public.~~ The Applicant, its successors or assigns, agree to reserve a right-of-way providing an alternative route for the traveling public between Old US 41 to either Bonita Beach Road or Race Track Road, as required by the Bonita Springs Comprehensive Plan, at no cost to the Applicant. The proposed right-of-way will meet the collector right-of-way standards as provided by Sections 3-302 and 3-303 of the LDC, as may be amended. A notation or conceptual location is to be identified on the master concept plan for Phase 1A as a separate exhibit, with the ultimate delineation to be determined dependent on the outcome of the Lee County Project Development and Environment (PD&E) Study for Bonita Beach Road, being conducted by Rummel, Klepper & Kahl (RK&K). The existing connection and access between Old 41 Road and Bonita Beach Road through Race Track Road will remain open to the public.

- i. The City requests that final design attempt to accommodate a traffic grid network throughout the subject property.
- j. Additional traffic control improvements, may be required by the City Engineer to be installed by the applicant within the Racetrack Road right-of-way from the south right of way line of Bonita Beach Road up to 100 feet south of the northern drive into the Card Room site. The need for a such traffic control improvement shall be based on traffic efficiency or safety conditions such as higher than expected traffic counts, conflicting movements, insufficient stacking, or to alleviate intersection congestion. ~~The applicant shall provide traffic counts (methodology as specified by the City in the development order) along Racetrack Road at the intersections of Bonita Beach Road, Furlong Street, and the northern card room entrance every six months for two years and annually thereafter unless revised during Phase 2 development. If appropriate to accommodate traffic efficiency or safety conditions the City Engineer may request alternative improvements to the Racetrack Road intersections wherein applicant shall contribute its proportionate share of improvements or costs of such improvements. No less than thirty (30) days' notice shall be provided to all adjacent property owners before any proposed improvements between Bonita Beach Road and Performance Lane along Racetrack Road are finalized.~~ The Applicant shall install permanent and continuous traffic count monitors on each driveway to the combined Card Room/Sports Challenge site, including the two (2) driveways on Race Track Road and the driveway to the south. The data must be collected continuously in fifteen (15) minute intervals, by direction for both entering and exiting vehicles, twenty-four (24) hours per day, seven (7) days per week for a minimum period of one (1) year beyond the date of final Certificate of Occupancy for the complete site. The traffic count data for each driveway must be stored electronically in separate files indicating the driveway location and time and date of each fifteen (15) minute count interval. The count data must be submitted in both electronic (Excel or CSV format) and hard copy format to the City within thirty (30) days of the completion of each consecutive three (3) month period. Any gaps in the data will require an extension of the count period sufficient to produce a complete data set as determined by the City manager or designee.
 - i. Pursuant to Deviation #4, if the data suggests the excess parking beyond 15 percent is not needed, the Applicant shall submit a permit application to the City of Bonita Springs to convert the excess spaces into open space or landscaping. If a conversion is required, the Applicant will be notified by the City, and the permit shall be submitted no more than twelve (12) months after notification.
- k. This Plan is subject to conditions set forth herein and the rules, regulations laws and codes in place at the time of Development Order and Constructions Plan approval. Approval of this Planned Development is not a guarantee of future approvals.

Any request or action to modify Conditions a thru k (inclusive) will require a revised or amended Master Concept Plan and a public hearing.

9. The permitted hours of operation for Phase 1A are as follows:

Outdoor activities: Friday: 5:00pm – 11:00pm
 Saturday: 10:00am – 11:00pm

Sunday: 10:00am – 10:00pm

Indoor activities: Wednesday: 10:00am – 10:00pm

Thursday: 10:00am – 10:00pm

Friday: 10:00am – 11:00pm

Saturday: 10:00am – 11:00pm

Sunday: 10:00am – 10:00pm

10. In concurrence with Conditions 8h and 8j the Applicant shall provide a temporary striping and signage plan for the proposed right of way, at time of local development order submittal.

11. In accordance with Deviation #2, the cyclone fence shall be coated green or black. A natural or unfinished metal look is not permitted.

Deviations:

1. Deviation 1 is APPROVED subject to the following conditions.
 - a. The applicant shall apply for a sign permit in accordance with LDC 6 for the pylon sign copy change.
 - b. The sign permit shall include the following additional changes:
 - i. The pylon sign base shall be augmented to mimic a monument sign base; and
 - ii. The monument style base shall be designed to complement the architecture of new building; and
 - iii. Landscaping shall be installed consistent with LDC 6.
 - c. This modified monument sign shall be removed within ten (10) years of the effective date of this ordinance and may be replaced with a monument sign in accordance with LDC 6.

Deviation 2 is APPROVED and is subject to Condition 11.

Deviation 3 is APPROVED.

Deviation 4 is APPROVED and is subject to Condition 8i.

SUBJECT PROPERTY:

The Applicant indicates the STRAP numbers are 02-48-25-B2-00009.0000; 02-48-25-B1-00008.0000; 02-48-25-B1-00014.0000; 02-48-25-B1-00011.1120; 02-48-25-B1-00011.0130

EXHIBITS:

- A. Legal Description and Sketch of the Subject Property
- B. Master Concept Plan (October 2021)
- C. Landscape Plan for Phase 1A

- D. The Staff Report and Attachment A Analysis for Case No. PD19-57842-BOS
- E. Current Zoning Ordinance No. 19-02

ATTACHMENTS:

- A. Application Backup

EXHIBIT A CONTINUED

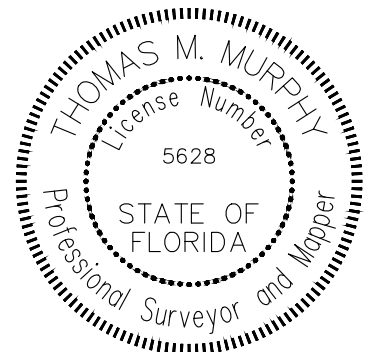
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD, A PUBLIC RIGHT-OF-WAY LINE OF VARYING WIDTH, AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD, A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH, AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RACE TRACK RD: 1) THENCE RUN S01°10'10"E FOR A DISTANCE OF 1206.65 FEET; 2) THENCE RUN S45°53'14"E FOR A DISTANCE OF 46.90 FEET; 3) THENCE RUN S01°10'10"E FOR A DISTANCE OF 299.79 FEET; 4) THENCE RUN S09°14'20"E FOR A DISTANCE OF 242.21 FEET; 5) THENCE RUN S01°10'10"E FOR A DISTANCE OF 758.85 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN S88°50'30"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG THE SAID EAST LINE FOR A DISTANCE OF 839.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 500 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN S88°54'02"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1185.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD U.S. 41, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD FOR A DISTANCE OF 592.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N88°54'02"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 111.99 FEET TO A POINT ON A LINE, EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD, THE SAME BEING A POINT ON THE WEST LINE OF THE LANDS DESCRIBED AS PARCEL III IN THE CORRECTIVE WARRANTY DEED AS RECORDED AS INSTRUMENT NUMBER 2009000148670 OF THE PUBLIC RECORDS; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 688.94 FEET; THENCE RUN N58°42'20"W, ALONG THE BOUNDARY LINE OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD AND ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 20.00 FEET; THENCE RUN S58°42'20"E ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON A LINE EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 699.82 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 2 (OTHERWISE KNOWN AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER) OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG SAID WEST LINE FOR A DISTANCE OF 48.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING COURSES ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN S89°26'44"E FOR A DISTANCE OF 692.50 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 196.62 FEET; THENCE RUN S00°26'44"E FOR A DISTANCE OF 11.00 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 367.35 FEET, TO THE POINT OF BEGINNING, CONTAINING 97.6 ACRES, MORE OR LESS.

BEARINGS REFER TO WEST R-O-W LINE OF RACE TRACK RD, AS BEING S01°10'10"E.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA


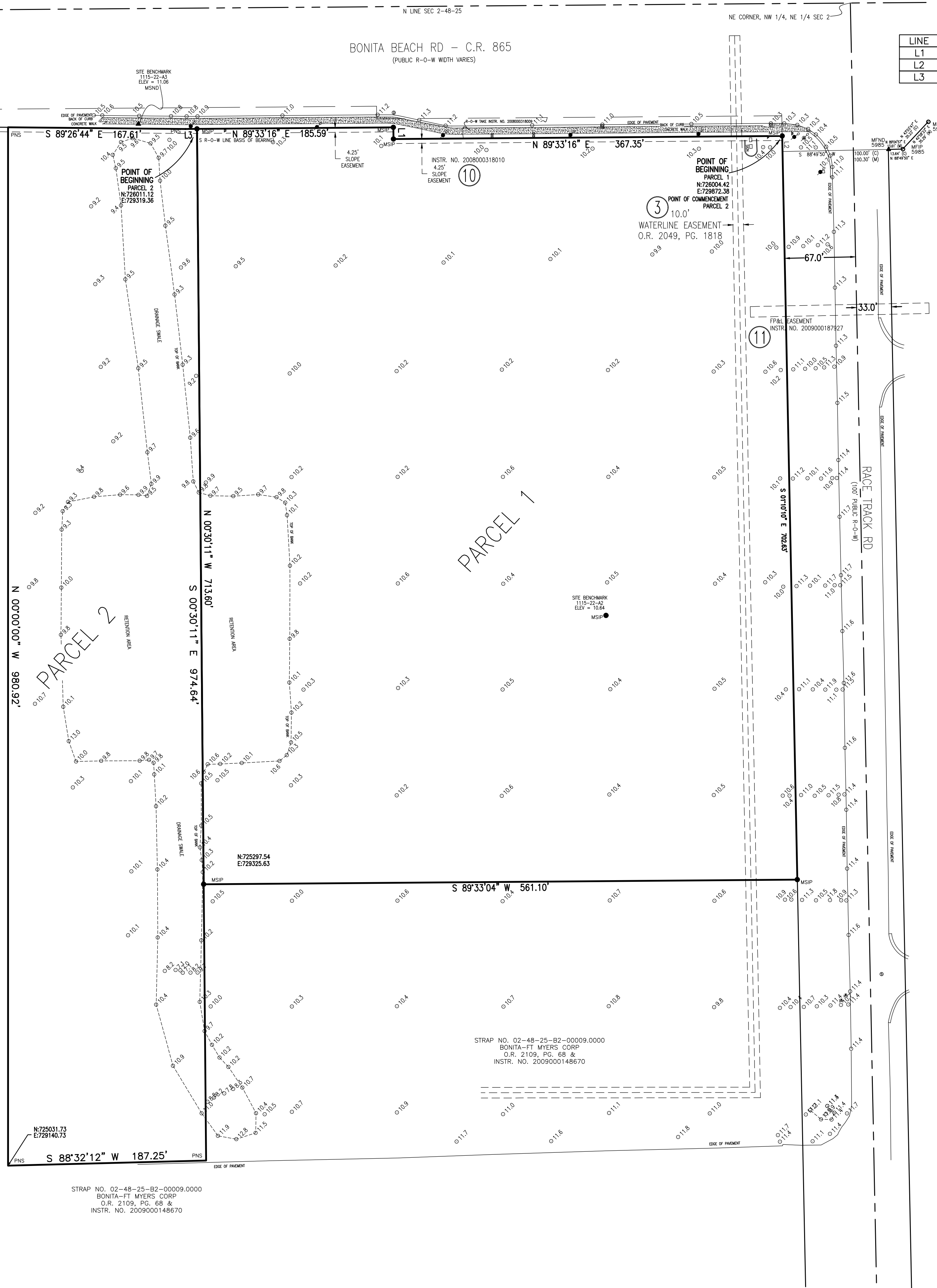
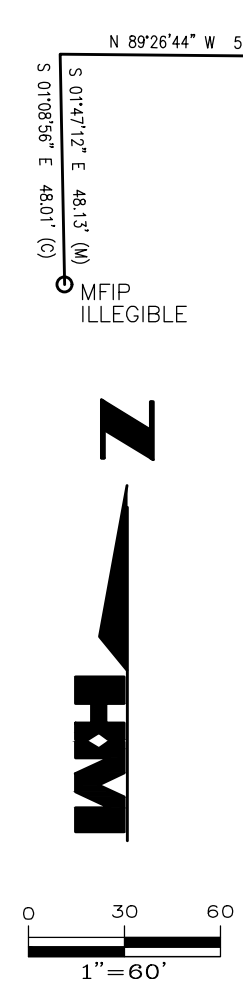
DRAWN BY: BEN	DATE: 8/19	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No. 1772	SKETCH AND LEGAL DESCRIPTION RACE TRACK	DRAWING NO. H-1062
SHEET # 2	OF SHEET 2			PROJECT NO. 17.073
SEC-TWN-RGE: 2-48-25		Page 20 of 315	FILE NAME 17073 Parent for City.dwg	

EXHIBIT A CONTINUED

LINE	BEARING	DISTANCE
L1	S 00°26'44" E	11.00'
L2	N 01°10'10" W	14.66'
L3	N 89°33'16" E	11.03'



LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RACE TRACK RD S01°10'10"E FOR A DISTANCE OF 702.63 FEET; THENCE RUN S89°33'04"W FOR A DISTANCE OF 561.10 FEET; THENCE RUN N00°30'11"W FOR A DISTANCE OF 713.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING CALLS ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN N89°33'16"E FOR A DISTANCE OF 185.59 FEET; THENCE RUN S00°26'44"E FOR A DISTANCE OF 11.00 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 367.35 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.0 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE COURSES ALONG THE SOUTH R-O-W LINE OF SAID BONITA BEACH RD; 1) THENCE RUN S89°33'16"W FOR A DISTANCE OF 367.35 FEET; 2) THENCE RUN N00°26'44"W FOR A DISTANCE OF 11.00 FEET; 3) THENCE RUN S89°33'16"W FOR A DISTANCE OF 185.59 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S00°30'11"E FOR A DISTANCE OF 974.64 FEET; THENCE RUN S88°32'12"W FOR A DISTANCE OF 187.25 FEET; THENCE RUN N00°00'00"W FOR A DISTANCE OF 980.92 FEET TO A POINT ON THE SOUTH R-O-W LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING CALLS ALONG THE SOUTH R-O-W LINE OF SAID BONITA BEACH RD; THENCE RUN S89°26'44"E FOR A DISTANCE OF 167.61 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 11.03 FEET, TO THE POINT OF BEGINNING, CONTAINING 178831.30 SQUARE FEET OR 4.1 ACRES, MORE OR LESS.

NOTES:

THE FOLLOWING ITEMS LISTED AS ENCUMBRANCES ON THE PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY/J HAVG AN ORDER NO. 7405016, BASED ON A SEARCH DATED 12/10/2018 8:00 AM, HAVE BEEN REVIEWED AS FOLLOWS:

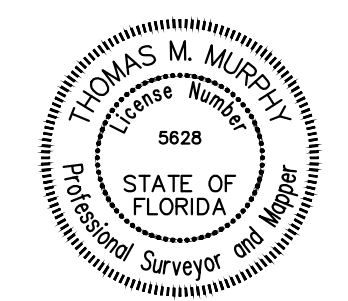
- FLORIDA POWER & LIGHT EASEMENT, O.R. BOOK 1322, PG. 1810, DOES NOT FALL ON THIS PROPERTY.
- EASEMENT, O.R. 1108, PG. 733 DOES NOT FALL ON THIS PROPERTY.
- EASEMENT, O.R. 2049, PG. 1818 FALLS ON THIS PROPERTY AS SHOWN HEREON.
- EASEMENT, O.R. 826, PG. 360 DOES NOT FALL ON THIS PROPERTY.
- FLORIDA POWER & LIGHT EASEMENT, O.R. 1694, PG. 4185 DOES NOT FALL ON THIS PROPERTY.
- OIL & MINERAL RIGHTS, DEED BOOK 212, PG. 100, DEED BOOK 213, PG. 542, O.R. 231, PG. 746, O.R. BOOK 275, PG. 729, O.R. BOOK 884, PGS. 1555, O.R. 1458, PG. 1856, O.R. BOOK 1589, PG. 1672M O.R. BOOK 2070, PG. 17, O.R. 2070, PGS. 95 & INSTR. NO. 2010000182256 DO NOT FALL ON THIS PROPERTY.
- UNRECORDED CROSS-INDEMNITIES AGREEMENTS HAVE NOT BEEN PROVIDED.
- UTILITY EASEMENT, O.R. 2470, PG. 827 DOES NOT FALL ON THIS PROPERTY.
- THIS PROPERTY FALLS WITHIN, COVENANT OF UNIFIED CONTROL, O.R. 2909, PG. 3831, BLANKET IN NATURE.
- SLOPE EASEMENT, INSTR. NO. 2008000318010 FALLS ON THIS PROPERTY AS SHOWN HEREON.
- FLORIDA POWER & LIGHT EASEMENT, INSTR. NO. 2009000187827 FALLS ON THIS PROPERTY AS SHOWN HEREON.
- THIS PROPERTY FALLS WITHIN DEV. ORDER INSTR. NO. 201200225653, BLANKET IN NATURE.

NOTES:

STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT. BEARINGS SHOWN HEREON REFER TO SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH ROAD, AS RECORDED IN INSTRUMENT NO. 2008000318009 AS BEING N 89°33'16" E. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. SITE BENCHMARKS: BM 1115-22-A2, SET IRON PIN AND CAP, LB 1772, ELEV 10.64. BM 1115-22-A3, SET NAIL AND DISC, LB 1172, ELEV 11.06. THIS SURVEY WAS SURVEYED UNDER MY DIRECTION ON 4/2/2019. THIS PROPERTY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. CERTIFIED TO: BONITA - FORT MYERS CORPORATION

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA



Symbol	Description
(C)	CALCULATED
(M)	MEASURED
PNS	POINT NOT SET
MFIP	FOUND IRON PIN
MFND	FOUND NAIL /DISK
MSIP	SET 5/8" IRON PIN/CAP "LB1772"
MSND	SET NAIL/DISK "LB 1772"
⦿	FIBER OPTICK FLAGGING/MARKER
⊞	CURB INLET
⊙	DRAINAGE MANHOLE COVER
⊞	CONCRETE POLE WITH LIGHT
⊙	METAL POLE WITH LIGHT
⊞	ELECTRIC SERVICE BOX
⊞	GAS MAIN MARKER/FLAGGING
⊙	SANITARY MANHOLE COVER
⊞	WATER VALVE

BOUNDARY SURVEY

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

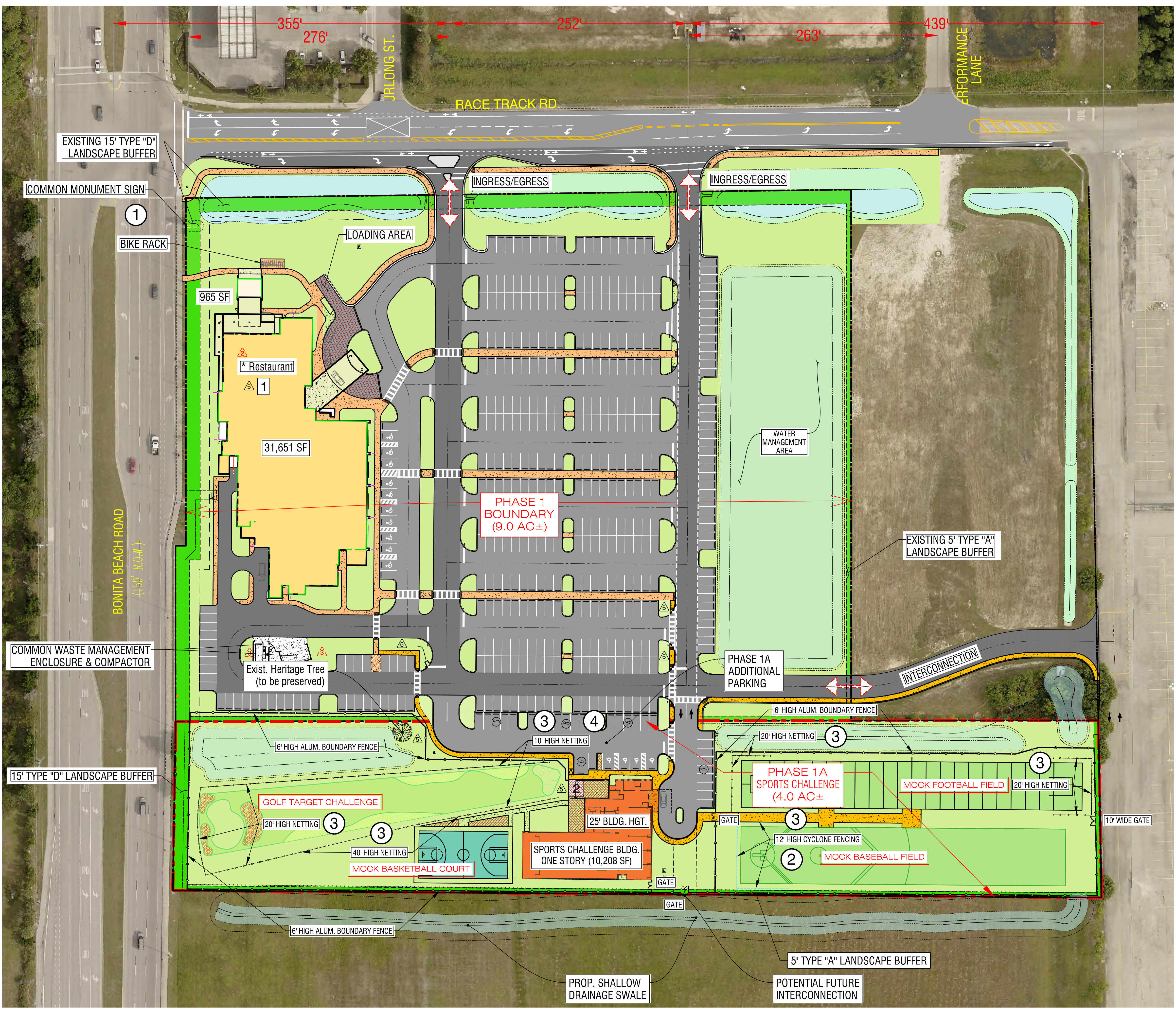
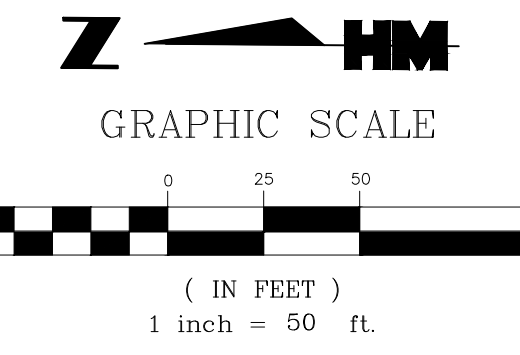
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AT	4/2/19
DRAWN BY:	DATE:
BEN	4/19
SHEET	OF SHEET
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SEC-TWN-RGE:	
2-48-25	



6200 Whiskey Creek Dr.
Ft. Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

POKER ROOM & SPORTS CHALLENGE
NAPLES FT MYERS DOG TRACK

DRAWING NO.	H-950-1
PROJECT NO.	17.073
FILE NAME:	17073_topo-1.dwg



- PROJECT SUMMARY**
- PARCEL DATA:**
 Project Size (PHASE 1 and PHASE 1A): 13.0 AC±
 Future Land Use: General Commercial
 Existing Zoning: C.P.D.
 Existing Land Use: Bonita Springs Card Room - Undeveloped
 - REQUEST:**
 C.P.D. Amendment
 - ADJACENT PROPERTY LAND USE / ZONING:**

ZONING	USE
North CPD	Bonita Beach Rd., Vacant / Undeveloped
East C1-A	Race Track Rd., RaceTrac Gas Station (north) Vacant / Undeveloped (south)
South CPD	Parking Lot (Naples - Fort Myers Greyhound Track)
West CPD	Vacant / Undeveloped (Naples - Fort Myers Greyhound Track)
 - CONCEPTUAL LAND USE BREAKDOWN:**

Existing Commercial Building	0.73 AC
Existing Parking	4.44 AC
Proposed Building	0.24 AC
Proposed Parking	0.59 AC
Open Space / Green Areas / Water Management	7.00 AC
TOTAL PROJECT AREA	13.0 AC±
 - CONCEPTUAL OPEN SPACE:**
 Open Space Required:
 Commercial Development: 13.0 AC x 0.2 = 2.60 AC
 Open Space Provided (min.): 2.60 AC±
 - INDIGENOUS OPEN SPACE:**
 There is no existing native vegetation within the CPD. No preserve is required.
 - PROPERTY DEVELOPMENT REGULATIONS:**
Minimum Setbacks:
 Street: 25'
 Side: 20'
 Rear: 20'
 Building Separation: One-half the sum of the building heights, 20' min.
 Maximum Building Height: 30' / One Story
 Maximum Netting Height: 40' / 20' at closest point to Bonita Beach Rd. (setback 25')
 The minimum lot area, width, and depth are as depicted on the MCP for the entire subject property. No division or lot splits can be granted for this development unless the planned development is amended to provide alternative property development regulations.
 - PARKING:**

Required parking:	Provided parking:
Existing Phase 1 - 253 spaces	Existing Phase 1 - 411 spaces
Phase 1A - 119 spaces	Phase 1A - 35 spaces
TOTAL Req'd - 372 spaces	TOTAL Provided - 446 spaces
 - PUBLIC TRANSPORTATION:**
 There is no LeeTran Service within a quarter of a mile.
 - LANDSCAPE BUFFERS:**
 For details refer to Landscape Betterment Plan.
 - DEVIATIONS:**
 1) Deviation from LDC 6-39(c)(2) Nonconforming signs
 2) Deviation from LDC 4-1467(b)(2)b.1. prohibiting chain link fence
 3) Deviation from LDC 4-1467(b)(2)b.3. fence heights in commercial areas
 4) Deviation from LDC Section 4-899(b)(3)a., Parking requirements
 - *NOTE:**
 1 Consumption on Premises, associated with the Restaurant (Group III), the outdoor seating area connected to the Restaurant and proposed Phase 1A Sports Challenge building.
 2 Consumption on Premises associated with the recreation facilities, Group IV, including outdoor sitting areas.

NUMBER	REVISIONS	DATE
1	CPD AMENDMENT #1 - REV. PER DCD ZD REVIEW COMMENTS	08/18/2021
2	CPD AMENDMENT #1	07/12/2021
3	REVISION PER CITY COMMENTS	08/12/2019
4	REVISION PER CITY COMMENTS	05/26/2019
5	REVISION PER CITY COMMENTS	03/26/2019

NAPLES - FORT MYERS
 GREYHOUND RACING AND POKER
 BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1"=50'

6200 Whiskey Creek Drive
 Fort Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

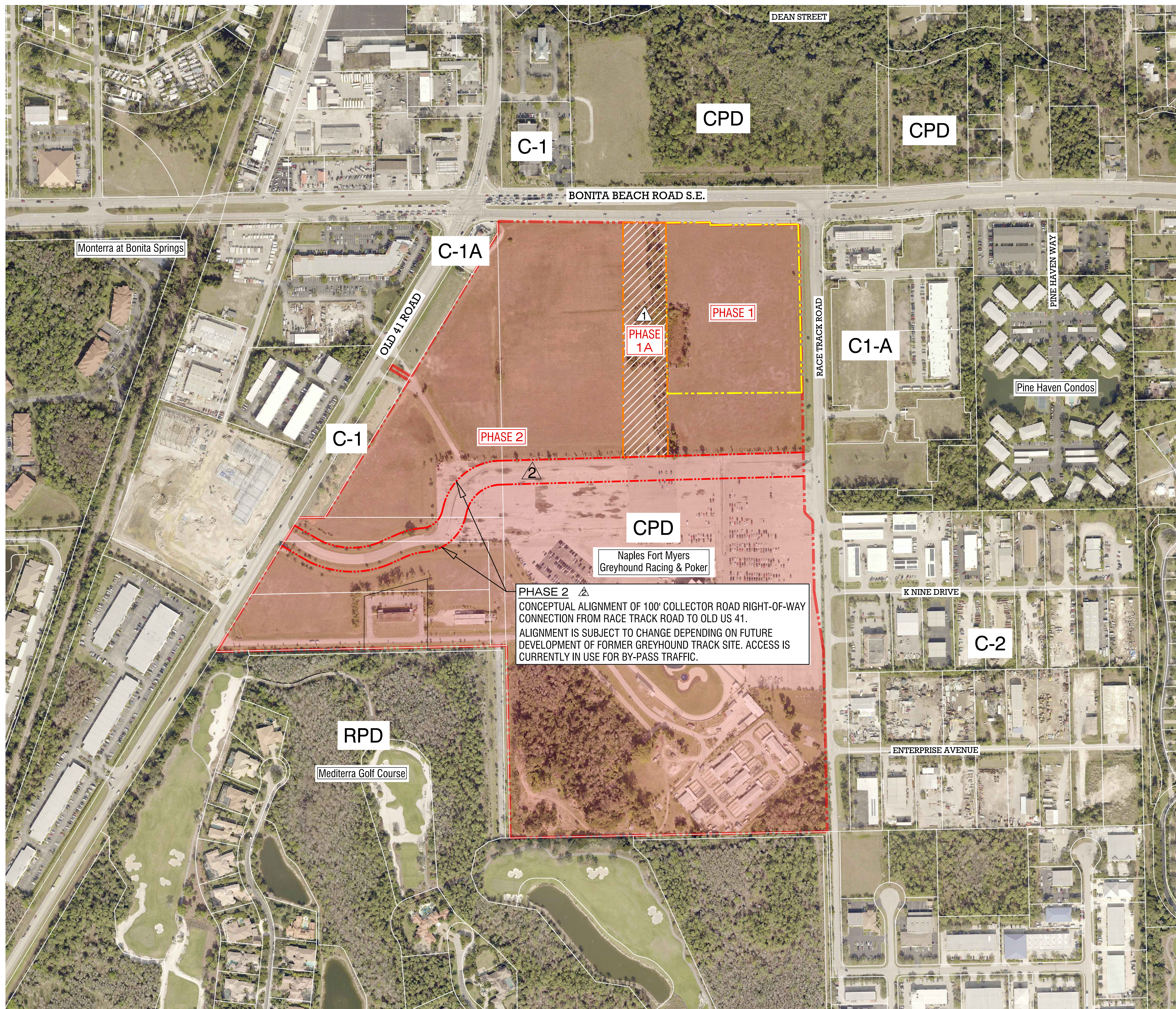
BONITA SPRING CARD ROOM EXPANSION
 SPORTS CHALLENGE - MASTER SITE PLAN
EXHIBIT IV-E-2

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:	CAD FILE NAME:	DRAWING NO.:
RICHARD E. BRYLANSKI, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #42339 DATE	IV-E-2	1490
	PROJECT NO.:	SHEET NO.:
	2017073X	

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SCALE: 1" = 200'



PHASE 2 CONCEPTUAL ALIGNMENT OF 100' COLLECTOR ROAD RIGHT-OF-WAY CONNECTION FROM RACE TRACK ROAD TO OLD US 41. ALIGNMENT IS SUBJECT TO CHANGE DEPENDING ON FUTURE DEVELOPMENT OF FORMER GREYHOUND TRACK SITE. ACCESS IS CURRENTLY IN USE FOR BY-PASS TRAFFIC.

- LEGEND:**
- PROPERTY LINE
 - CPD Commercial PD
 - CPD AMENDMENT #1 BONITA SPRINGS CARD ROOM EXPANSION

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NUMBER	REVISIONS	DATE
1	REVISION PER ZONING REVIEW - ADDED THIS EXHIBIT	11/04/2021
2	CPD AMENDMENT #1	07/12/2021

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

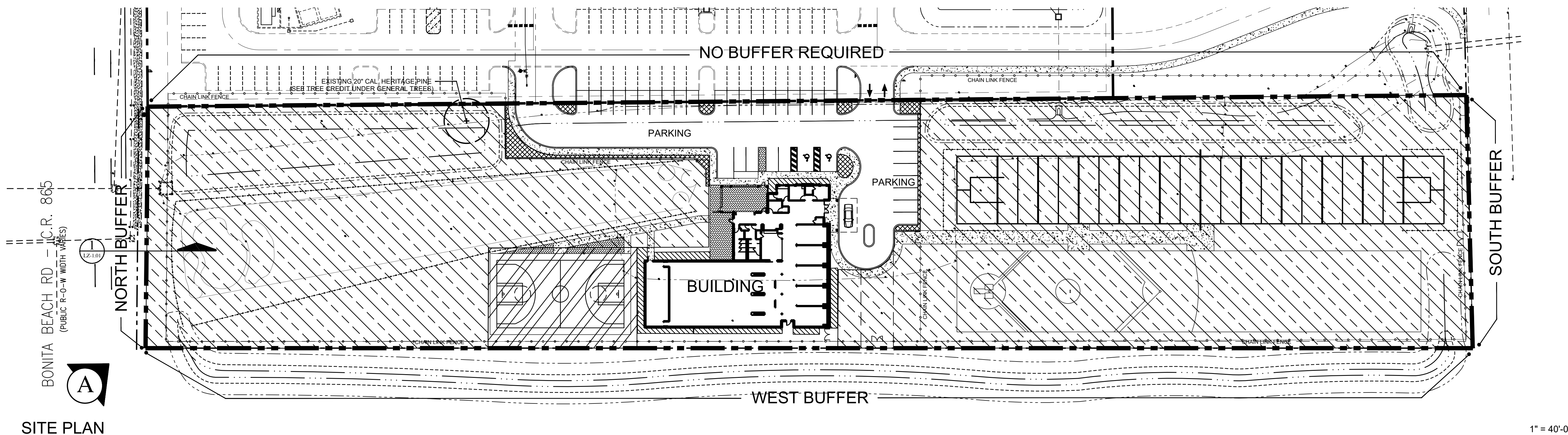
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1"=200'

H M
HOLEMONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

RACETRACK ROAD - OLD US 41 RIGHT-OF-WAY ALIGNMENT
AERIAL - LEE COUNTY, 2021
EXHIBIT IV-E-3

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME:	DRAWING NO.:
RICHARD E. BRYLANSKI, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #42339 DATE _____	IV-E-3	DRAWNUM
	PROJECT NO.:	SHEET NO.:
	2017073X	



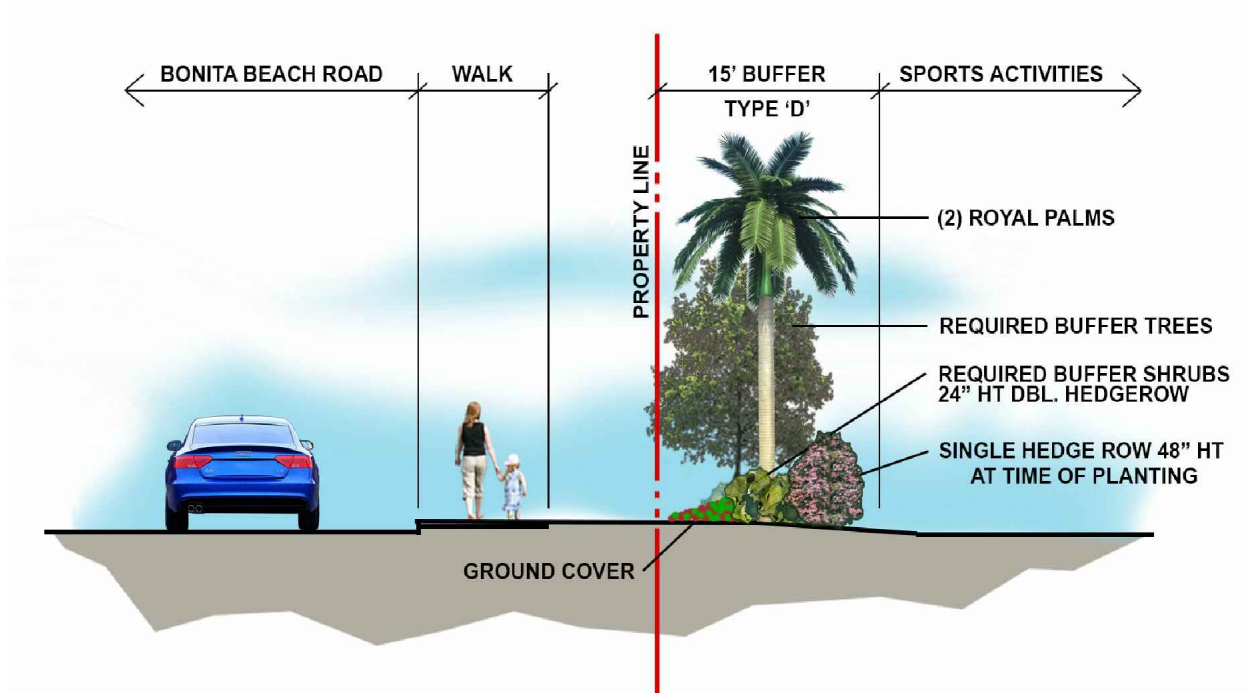
SITE PLAN



A PERSPECTIVE - LANDSCAPE MATERIAL AT TIME OF INSTALLATION
BONITA BEACH ROAD NTS



A PERSPECTIVE - LANDSCAPE MATERIAL AT 3-5 YEARS GROWTH
BONITA BEACH ROAD NTS



1 NORTH BUFFER SECTION
BONITA BEACH ROAD NTS

SITE DATA

OPEN SPACE (20%)
 178,831 SF TOTAL SITE x (20%) = 35,766 SF
 TOTAL OPEN SPACE REQUIRED: 35,766 SF
 TOTAL OPEN SPACE PROVIDED: 133,174 SF

GENERAL TREE REQUIREMENTS

(1) TREE PER 3,500 SF OF DEVELOPMENT AREA
 178,831 SF TOTAL SITE / 3,500 = 51 TREES REQUIRED
 TREES REQUIRED: 51 TREES
 (1) EXISTING HERITAGE PINE: 5 TREE CREDITS
 TREES REQUIRED AFTER CREDITS: 46 TREES
 LS BETTERMENT TREES PROVIDED: 6 TREES
 TOTAL GENERAL TREES PROVIDED: 52 TREES

INTERNAL LANDSCAPE REQUIREMENTS

10% OF THE TOTAL PARKING AREA + (1) TREE PER 250 SF OF REQUIRED
 1,6375 SF x 10% = 1,637 SF REQUIRED
 (1) TREE PER 250 SF OF REQ. 1,637 / 250 SF = 7 TREES
 TOTAL INTERNAL LANDSCAPE PROVIDED: 1,650 SF
 TOTAL TREES PROVIDED: 7 TREES

BUILDING PERIMETER PLANTING

10% OF THE TOTAL BUILDING FOOTPRINT
 10,246 SF BUILDING FOOTPRINT x 10% = 1,024 SF REQUIRED
 TOTAL BUILDING PERIMETER PLANTING PROVIDED: 1,100 SF

ALTERNATIVE LANDSCAPE BETTERMENT PLAN

To be consistent with the Cardroom Development recently approved to the east, landscape betterment plantings will be specified along the Bonita Beach Road Buffer and other areas of the site to exceed minimum land development code requirements and provide for an enhanced landscape and streetscape experience.

BUFFER DATA

NORTH BUFFER

CPD COMMERCIAL to R/W (BONITA BEACH ROAD)
 15' WIDE TYPE 'D' BUFFER
 (5) TREES AND (66) DOUBLE STAGGERED SHRUBS PER 100 LF REQUIRED
 179 LF TOTAL BUFFER LENGTH / 100 LF x 5 = 9 TREES REQUIRED
 179 LF TOTAL BUFFER LENGTH / 100 LF x 66 = 119 SHRUBS REQUIRED
 TREES PROVIDED: 9 TREES
 LS BETTERMENT PALMS PROVIDED: 2 PALMS
 TOTAL TREES & PALMS PROVIDED: 11
 SHRUBS PROVIDED: 119 SHRUBS
 LS BETTERMENT: 50 SHRUBS (SINGLE HEDGE ROW 48" HT. AT TIME OF PLANTING)
 TOTAL SHRUBS PROVIDED: 169 SHRUBS

EAST BUFFER

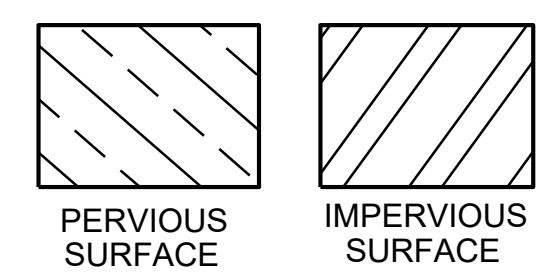
CPD COMMERCIAL to CPD COMMERCIAL
 NO BUFFER REQUIRED

WEST BUFFER

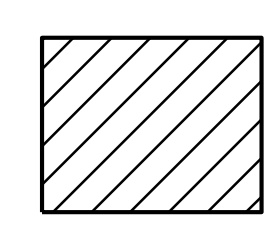
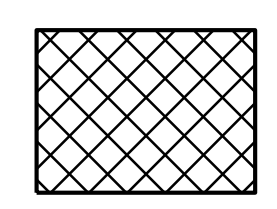
CPD COMMERCIAL to CPD COMMERCIAL
 5' WIDE TYPE 'A' BUFFER
 (4) TREES PER 100 LF REQUIRED
 975 LF TOTAL BUFFER LENGTH / 100 LF x 4 = 39 TREES REQUIRED
 TOTAL TREES PROVIDED: 39 TREES

SOUTH BUFFER

CPD COMMERCIAL to CPD COMMERCIAL
 5' WIDE TYPE 'A' BUFFER
 (4) TREES PER 100 LF REQUIRED
 187 LF TOTAL BUFFER LENGTH / 100 LF x 4 = 8 TREES REQUIRED
 TOTAL TREES PROVIDED: 8 TREES



ALL GENERAL TREES WILL BE EVENLY DISTRIBUTED THROUGHOUT THE OPEN SPACE



Out: Hammock Office Park at Whiskey Creek
 6200 Whiskey Creek Drive
 Fort Myers, FL 33907
 Phone: 888.888.2200
 Web: www.holemontes.com / www.holemontes.com
 Florida Certificate of Authorization No. 1772

HOLEMONTES
 SINCE 1986
 ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS, SURVEYORS

PROJECT
 NAPLES-FORT MYERS GREYHOUND RACE & POKER SPORTS CHALLENGE EXPANSION
 BONITA SPRINGS, FLORIDA

CLIENT
 PREPARED FOR: [REDACTED]
 SHEET TITLE: LANDSCAPE BETTERMENT PLANS

NO.	DATE	REVISION

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:

WILLIAM E. PRYSI, P.L.A. ASLA
 FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. #0001342
 DATE: 2021/07/01
 DRAWN BY: [REDACTED]
 PROJECT NO.: 2021000-01
 DRAWING NO.: EXHIBIT C
 SHEET REFERENCE:
 SHEET SET NO.: LZ-1.01
 SHEET NO.: 1 OF 1

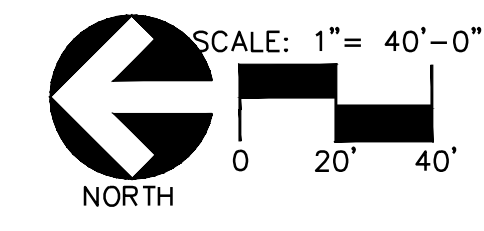


EXHIBIT D
BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: REZONE – COMMERCIAL PLANNED DEVELOPMENT
CASE NUMBER: PD19-57842-BOS
HEARING DATE: August 20, 2019
PLANNER: John Dulmer, AICP and Jacqueline Genson, AICP

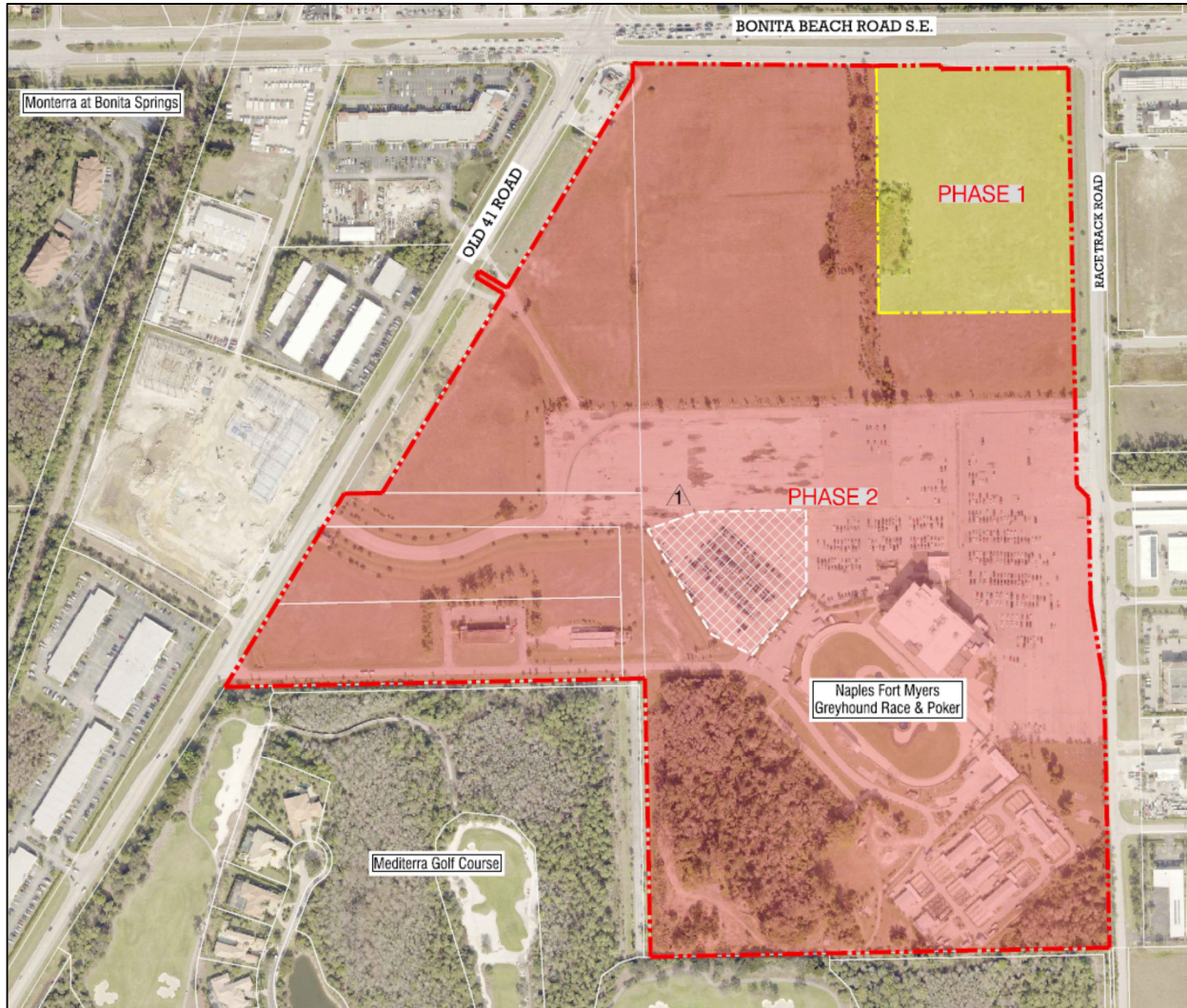
APPLICATION SUMMARY:

- A. Applicant: Bonita-Fort Myers Corporation
- B. Agent: Paula McMichael, AICP- Hole Montes and George W. Powell Jr., MAI-Akerman LLP
- C. Request: A request to rezone 99± acres from AG-2 Agriculture, RM-2 Residential Multiple-family, C-2 Commercial, and Commercial Planned Development (CPD) to a Commercial Planned Development (CPD) and to allow for a two phase Master Concept Plan. Phase 1 includes construction of a new 32,616+/- square foot facility (card room, simulcasting, and restaurant) on approximately 9+/- acres. Phase 2 includes the existing racetrack facility, parking lot, temporary uses, and 12-unit multiple-family building on approximately 90+/- acres; the expansion of or new uses within Phase 2 will require an amendment to the CPD
- D. Location: The subject properties is located at 10601 Bonita Beach Road SE, 28191 Old 41 Road, 28251 Old 41 Road, 28281 Old 41 Road, and 28341 Old 41 Road, in Bonita Springs FL 34135
- E. Future Land Use Map Designation: General Commercial and High Density Residential
- F. Current Zoning: AG-2 Agriculture, RM-2 Residential Multiple-family, C-2 Commercial, and Commercial Planned Development (CPD) located within the Bonita Beach Road Corridor.
- G. Current Land Use: Vacant lands, a racetrack facility, ancillary parking lot, temporary uses, and 12-unit multiple-family building.

By this reference, the Applicant's application in its entirety and correspondence, is made part of this record and is available at the City Clerk's and Community Development's Offices.

BACKGROUND:

Location: This proposed Commercial Planned Development (CPD) includes 97.6+/- acres (Exhibit "A") at the southeast corner of Old 41 Road and Bonita Beach Road. The CPD includes a two (2) Phased Master Concept Plan (Exhibit "B", Sheets 1-2). Phase 1 is a 9+/- acre tract located at the southwest intersection of Race Track Road and Bonita Beach Road. Phase 2 includes the balance of the remaining acreage of approximately 88+/- acres.



Applicant's Proposed Phase 1 and Phase 2 Master Concept Plan. See Exhibit "B", Sheet 1.

History and Overview:

The subject application includes five parcels that make up the 97.6 +/- acres. The dog track use has existed on the property since the late 1960’s. The use was recognized by Lee County through a “special permit” up until 1978 and then through an “unusual use” permit in 1982 for the entire site. In 1997 a portion of the site was rezoned to a CPD for a golf pitch and put, driving range, and accessory retail and restaurant uses; however, a local development order was not filed for that use thus the associated Master Concept Plan expired.

In 2018, the residents of Florida approved a constitutional amendment to phase out and end dog racing in the State of Florida. The last dog racing event at this location is scheduled in May 2020. The Applicant is taking this opportunity to construct a new 33,616+/- square foot building for a card room, simulcasting, restaurant, and associated offices with the intent to demolish the main building and associated kennels with the intent to open in May of 2020. The original rezoning application was for the 9+/- acres as denoted in Phase 1 on the Master Concept Plan. During the sufficiency review, the Applicant agreed to include the remaining 88+/- acres into the rezoning application as a two phase Master Concept Plan in order to condition the removal of the main building and associated kennels and to foster future collaboration in achieving greater mobility and interconnectivity in this quadrant.

The rezoning application was reviewed by City Staff, Lee County Department of Transportation, and outside city consultants. Toole Design Group, author for the Bonita Beach Road Visioning and DPZ CoDesign, author of the Bonita Beach Road Land Use Report, reviewed the application for consistency with the Bonita Beach Road visioning efforts. The Applicant responded to those comments based on the design and operation of the facility and Florida Statutes (See Attachment “B”).

The Applicant’s Narrative in Attachment “B” includes a summary and analysis of state and local regulations governing the pari-mutuel wagering use.

Uses: The Applicant’s proposed uses for both Phase 1 and Phase 2 are included in Attachment “B.”

Property Development Regulations: The Applicant proposes the following property development standards for Phase 1:

Phase 1

Minimum Lot Area and Dimensions: N/A

Minimum Setbacks:	Principal Structure
Street	25 feet
Side	20 feet
Rear	20 feet
Minimum Building Separation:	½ the sum of the building heights (20’ minimum)
Maximum Building Height:	30 feet (1 story)
Minimum Open Space:	20 percent

Deviations: The Applicant has requested one deviation -- “relief from Land Development Code (LDC) Sec. 6-39(c)2” This code section limits the maximum percentage of copy change per any 12-month period to 25%. The act of more than 25 percent change within this timeframe creates

a loss of nonconformity and requires new permitting in accordance with the Bonita Springs sign code.

The Applicant is requesting to allow more than 25 percent of the total copy area to be changed at one time for the existing pylon sign at the corner of Bonita Beach Road and Race Track Road. The Applicant's deviation request and justification is attached in Attachment "B".

CONCLUSIONS:

The following conclusions are based upon the Applicant's Application being reviewed for compliance with the City's Code of Ordinances and the application of sound planning, engineering, surveying, and environmental practices. Attachment "A," which is attached hereto and made a part hereof, demonstrates the type of analysis that was done. The Applicant's application materials and exhibits are included in Attachment "B."

The Applicant held two neighborhood meetings as required by the City's LDC. The first meeting was held at the existing facility prior to the Applicant filing the rezoning application with approximately 29 attendees. Subsequent to that meeting, and after additional staff review, the Master Concept Plan was revised to add the entire 97.6+/- acres in order to allow for greater collaboration in the removal of the racetrack and kennel facilities and coordination on future planning for greater mobility and interconnectivity in this quadrant. The Applicant will hold their second meeting on August 19, 2019. Additional methods of public notice included a display ad in the Newspress, mailed notices to properties within 1,000 feet, and rezoning property posting signs along Old 41 Road, Bonita Beach Road, and Race Track Road.

A review of the City's Comprehensive Plan shows that the subject property is designated as General Commercial on the City's Future Land Use Map and is located within the Bonita Beach Road Network Zones and Quadrant Maps. Additionally, water, sewer, and other utilities are readily available to the site.

The Traffic Report shows that the amount of daily trips generated by the new facility are projected lower than the current racetrack facility. The Applicant will make improvements to Race Track Road along the project's frontage of Phase 1 to the most northerly entrance of Phase 2. Improvements will include installation of a median, turn lane, bike lane, and six foot (6') sidewalk. Lee County Department of Transportation, City Engineer and Transportation Engineer have reviewed the applicant's traffic analysis and will continue to collaborate at time of local development order as it relates to this project and the intersection of Bonita Beach Road and Race Track Road.

The one deviation that is being requested is to allow more than 25 percent of the total copy area to be changed at one time for the existing pylon sign at the corner of Bonita Beach Road and Race Track Road. Staff recommends denial of the Applicant's deviation request based on the criteria set forth in LDC 4-326 and as summarized in Attachment "B". The Applicant's new building in itself is a brand of advertising. Staff has included conditions of approval should the Zoning Board and City Council wish to approve the deviation request.

This proposed development, as conditioned, is consistent with the City's Comprehensive Plan.

RECOMMENDATION:

Staff recommends **APPROVAL** of Petition PD19-57842-BOS Bonita Springs Card Room, which proposes to rezone the subject property to a Commercial Planned Development (CPD). This recommendation of approval is subject to the following conditions:

Conditions:

1. The project should be generally consistent with the Master Concept Plan stamped received August 14, 2019 and titled “Bonita Springs Card Room” prepared by Hole Montes, and attached hereto (Exhibit “B”, Sheets 1-2).

Phase 1 is limited to the construction of a new 32,616+/- square foot facility (card room, simulcasting, and restaurant) on approximately 9+/- acres. Phase 2 includes the existing racetrack facility, parking lot, temporary uses, and 12-unit multiple-family building on approximately 88+/- acres; the expansion of or new uses within Phase 2 will require an amendment to the CPD

2. The Schedule of Uses are as follows:

Phase 1

Accessory uses and structures
Administrative offices
ATM (Automatic Teller Machine)
Bar or cocktail lounge
Consumption on Premises (associated with Restaurant, Group III including outdoor seating areas specifically identified on the MCP)
Essential Services
Essential Service Facilities, Group I
Excavations, water retention
Gift and Souvenir Shop
Night Club
Recreation Facilities, Commercial, Group IV, Indoor Facilities (limited to pari-mutuel wagering and card room, as authorized by Chapter 550, Florida Statutes)
Parking Lot, Accessory
Restaurant, Group III, with outdoor seating
Temporary Uses – Subject to LDC 4-2124 et. seq.

Phase 2

Accessory Uses and Structures
Essential Services
Essential Service Facilities, Group I
Multi-Family Residential (limited to 12 dwelling units)
Parking Lot, Accessory
Racetrack, Group II (subject to Condition 4)
Temporary Uses, subject to LDC restrictions, including permit requirement, except for calendar year time limitations and limited to the following (subject to Condition 5):

- Outdoor sales, parking lot sales or tent sales of merchandise, products, services, or other commercial activities; and

- Event uses, such as fairs, carnivals, circuses, concerts, and expositions or fair associations chartered in accordance with Ch. 616 F.S.; and
- Automobile Surface Storage (where delineated on MCP); and
- Motorcycle training activities; and
- In the event of an emergency, staging/storage in support of emergency responders limited to vehicles and related equipment.

3. The Development Regulations are as follows:

Phase 1

Minimum Lot Area and Dimensions: N/A

Minimum Setbacks:	Principal Structure
Street	25 feet
Side	20 feet
Rear	20 feet
Minimum Building Separation:	½ the sum of the building heights (20' minimum)
Maximum Building Height:	30 feet (1 story)
Minimum Open Space:	20 percent

4. The Grandstand/clubhouse and kennels will be demolished within one year of the certificate of occupancy being issued for the card room facility in Phase 1.
5. All Temporary Uses listed under Phase 2 are limited to a five year period from the effective date of this ordinance.
6. Consumption on Premises. The hours of operation for consumption on premises in conjunction with the Group III Restaurant for indoors will be from 11AM to 2AM daily. The hours of operation for consumption on premises in condition with the Group III Restaurant for the outdoor seating area will be from 11 AM to midnight daily.
7. No new development for Phase 2 is authorized by this zoning. Any expansion and/or new uses in Phase 2 shall require an amendment to the CPD or rezoning to a new CPD.
8. Additional Conditions – At the time of local development order, the Applicant shall meet the following criteria:
 - a. Provide engineering plans showing how the site will store and treat its surface water runoff consistent with the City’s Comprehensive Plan and the City’s LDC, including compliance with Policy 9.3.3 of the Conservation/Coastal Management Element of the City’s Comprehensive Plan, which states that an additional fifty (50) percent water quality is required over the already required South Florida Water Management District water quality.
 - b. Provide a drainage analysis demonstrating that the site development plan has no adverse impact on adjacent properties and that there is sufficient on-site drainage capacity, storm-water conveyance, and controlled discharge. The drainage analysis shall include, but not be limited to:
 - i. Provide an Interconnected Pond and Channel Routing (ICPR) Model. The 100-year 24 hour storm event is the primary storm used to evaluate the proposed design. The City reserves the right to request additional

- modeling of other storm events upon review of the data. All data submitted shall be formatted for inclusion into the city's Interconnected Pond Routing (ICPR) Model.
- ii. A drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on-site and off-site drainage structures (sizes and inverts), and sub-basin areas; and (2) hydrologic and hydraulic calculations for the 5-, 25-, and 100-year design storm events in order to establish existing baseline conditions.
 - iii. Drainage impediments identified during the modeling process must be addressed in the drainage plan.
- c. Service Areas and the armored truck bay will be designed in a fashion that visually screens their view from the Bonita Beach Road right of way. Satisfaction of this condition will be determined by the City's Architect as part of the formal architectural approval.
 - d. At time of local development order, at Applicant shall submit landscape plans generally consistent with the MCP and the Landscape Plans prepared by DMJA, Inc. last revised May 29, 2019 and attached hereto (Exhibit "C").
 - e. Roof gutters are required as part of the drainage plan.
 - f. All handicap spaces must have direct pedestrian access to the building and comply with ADA Standards 206 Accessible Route.
 - g. Final architectural approval by the City Architect is required prior to local development order approval, said review and approval shall be consistent with Chapter 3 and 4 processes within the Land Development Code.
 - h. Applicant, its successors or assigns, agree to reserve a right-of-way providing an alternative route for the traveling public between Old US 41 to either Bonita Beach Road or Race Track Rd. as required by the Bonita Springs Comprehensive Plan at no cost to the Applicant. The proposed right-of-way will meet the collector right-of-way standards as provided by Sections 3-302 and 3-303 of the LDC, as may be amended. Specific delineation of the reserved right-of-way will not be required until the subsequent amendment of this CPD for the development of Phase 2. Prior to the development of Phase 2, the existing connection and access between Old US 41 and Bonita Beach Road through Race Track Rd will remain open to the public.
 - i. The City requests that final design attempt to accommodate a traffic grid network throughout the subject property.
 - j. A raised concrete traffic separator, shall be installed in the center of racetrack road from the south right of way line of Bonita Beach Road to 100 feet south of the northern drive into the Card Room site.
 - k. This Plan is subject to conditions set forth herein and the rules, regulations laws and codes in place at the time of Development Order and Constructions Plan approval. Approval of this Planned Development is not a guarantee of future approvals.

Deviations:

Staff recommends DENIAL of Deviation 1 as requested by the Applicant. Staff has no objection should the copy change be limited to a name change only subject to conditions below (i.e. From Naples-Ft. Myers to Bonita Springs). Should the Zoning Board and City Council approve the deviation as requested, Staff recommends the following conditions of approval.

1. Staff recommends approval of Deviation 1 subject to the following conditions.
 - a. The applicant shall apply for a sign permit in accordance with LDC 6 for the pylon sign copy change.
 - b. The sign permit shall include the following additional changes:
 - i. The pylon sign base shall be augmented to mimic a monument sign base; and
 - ii. The monument style base shall be designed to complement the architecture of new building; and
 - iii. Landscaping shall be installed consistent with LDC 6.
 - c. This modified monument sign shall be removed within ten (10) years of the effective date of this ordinance and may be replaced with a monument sign in accordance with LDC 6.

SUBJECT PROPERTIES:

The applicant indicates the STRAP numbers are: 024825B2000090000, 024825B1000080000, 024825B1000140000, 024825B1000110120, and 024825B1000110130.

EXHIBITS:

- A. Legal Description and Sketch of the Subject Property stamped received August 8, 2019
- B. Master Concept Plan (MCP) stamped received August 14, 2019
- C. Landscape Plan stamped received May 29, 2019

ATTACHMENTS:

- A. Staff Informational Analysis
 - a. Background and Informational Analysis
 - b. Constitutional Amendment Information
 - c. Florida Statutes Chapter 550
 - d. Design Review Comments by DPZ CoDesign, Toole Design Group, and the City Architect
- B. Applicant's Informational Analysis
 - a. Narrative and Consistency Analysis
 - b. Environmental Assessment and Mapping
 - c. Traffic Impact Statement
 - d. Proposed Schedule of Uses
 - e. Deviation and Justification
 - f. Architectural Elevations
 - g. Pre-filing Neighborhood Meeting Information
 - h. Unusual Use Permit Zoning Board Resolution ZB-82-426

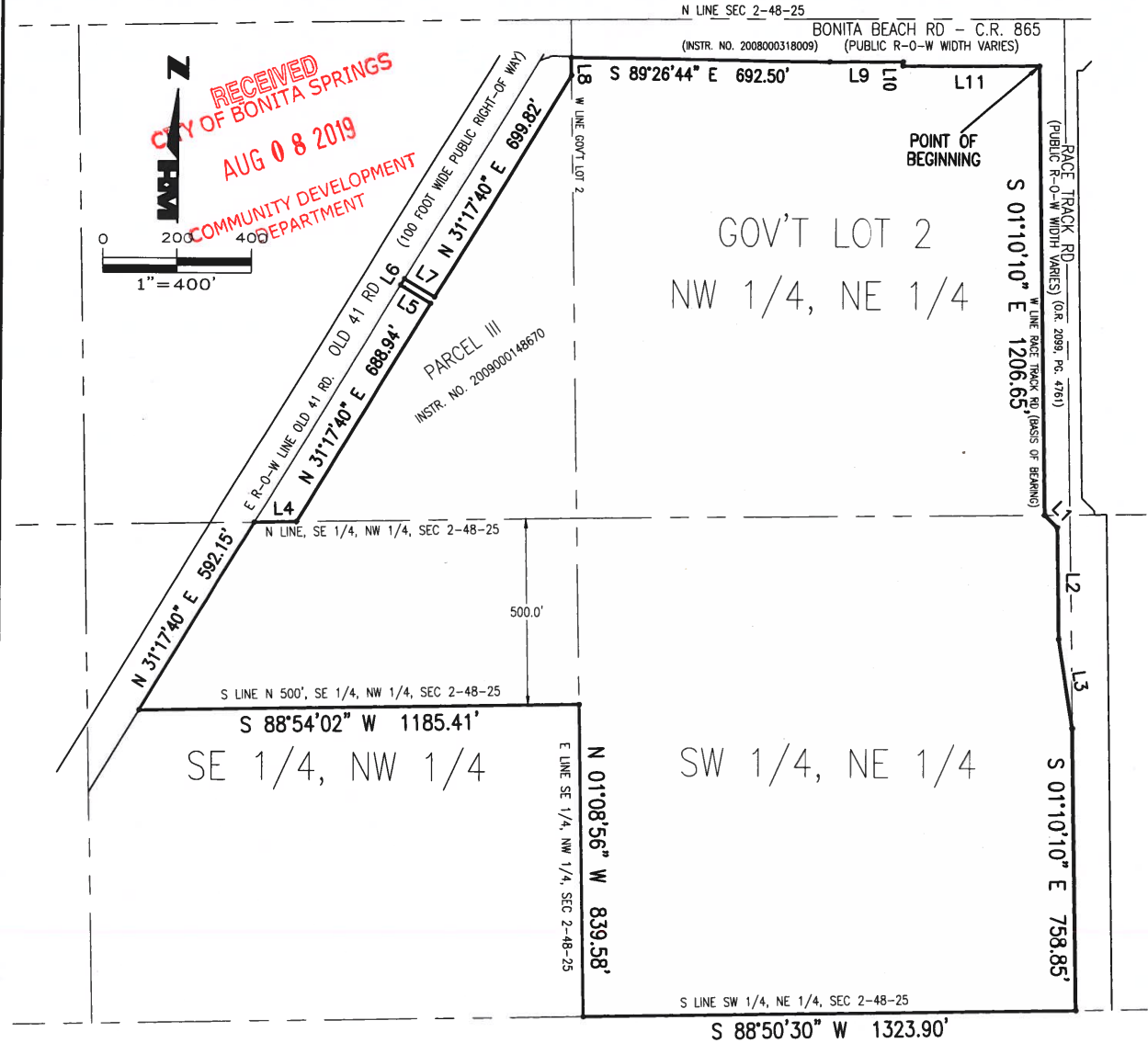
- i. CPD Zoning Resolution Z-97-066
- j. Development Agreement City of Bonita Springs Resolution No. 12-065
- k. Applicant's Response to Design Review Comments dated May 29, 2019

EXHIBIT D CONTINUED PD21-82898-BOS

PD19-57842-BOS

Exhibit A

H:\2017\2017073\SKETCHES\17073 Parent For City.dwg 8/7/2019 1:48:22 PM Plotted by: BenNowell



LINE	BEARING	DISTANCE
L1	S 45°53'14" E	46.90'
L2	S 01°10'10" E	299.79'
L3	S 09°14'20" E	242.21'
L4	N 88°54'02" E	111.99'
L5	N 58°42'20" W	94.56'
L6	N 31°17'40" E	20.00'

LINE	BEARING	DISTANCE
L7	S 58°42'20" E	94.56'
L8	N 01°08'56" W	48.01'
L9	N 89°33'16" E	196.62'
L10	S 00°26'44" E	11.00'
L11	N 89°33'16" E	367.35'

DRAWN BY: BEN
DATE: 8/19
SHEET # 1 OF SHEET 2
SEC-TWN-RGE: 2-48-25



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
RACE TRACK

DRAWING NO. H-1062
PROJECT NO. 17.073
FILE NAME 17073 Parent for City.dwg

Exhibit A

H:\2017\2017073\SKETCHES\17073 Parent For City.dwg 8/7/2019 1:48:22 PM Plotted by: BenNowell


LEGAL DESCRIPTION:

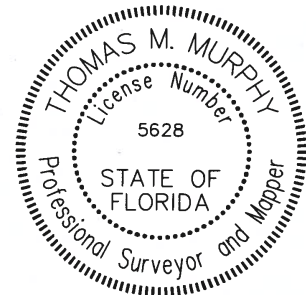
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD, A PUBLIC RIGHT-OF-WAY LINE OF VARYING WIDTH, AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD, A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH, AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE WEST RIGHT-OF WAY LINE OF SAID RACE TRACK RD: 1) THENCE RUN S01°10'10"E FOR A DISTANCE OF 1206.65 FEET; 2) THENCE RUN S45°53'14"E FOR A DISTANCE OF 46.90 FEET; 3) THENCE RUN S01°10'10"E FOR A DISTANCE OF 299.79 FEET; 4) THENCE RUN S09°14'20"E FOR A DISTANCE OF 242.21 FEET; 5) THENCE RUN S01°10'10"E FOR A DISTANCE OF 758.85 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN S88°50'30"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG THE SAID EAST LINE FOR A DISTANCE OF 839.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 500 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN S88°54'02"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1185.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD U.S. 41, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD FOR A DISTANCE OF 592.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N88°54'02"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 111.99 FEET TO A POINT ON A LINE, EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD, THE SAME BEING A POINT ON THE WEST LINE OF THE LANDS DESCRIBED AS PARCEL III IN THE CORRECTIVE WARRANTY DEED AS RECORDED AS INSTRUMENT NUMBER 2009000148670 OF THE PUBLIC RECORDS; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 688.94 FEET; THENCE RUN N58°42'20"W, ALONG THE BOUNDARY LINE OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD AND ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 20.00 FEET; THENCE RUN S58°42'20"E ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON A LINE EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 699.82 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 2 (OTHERWISE KNOWN AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER) OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG SAID WEST LINE FOR A DISTANCE OF 48.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING COURSES ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN S89°26'44"E FOR A DISTANCE OF 692.50 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 196.62 FEET; THENCE RUN S00°26'44"E FOR A DISTANCE OF 11.00 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 367.35 FEET, TO THE POINT OF BEGINNING, CONTAINING 97.6 ACRES, MORE OR LESS.

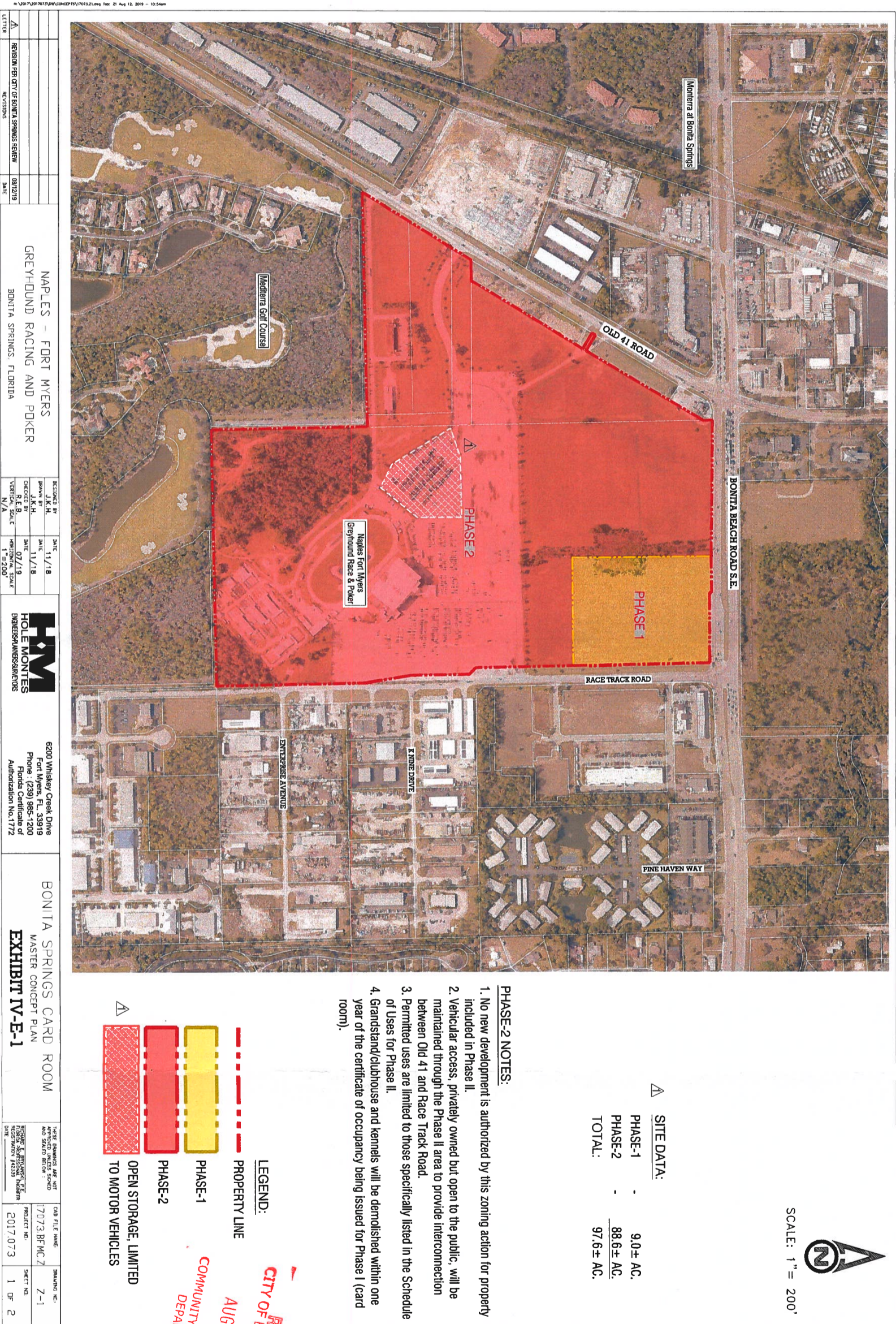
BEARINGS REFER TO WEST R-O-W LINE OF RACE TRACK RD, AS BEING S01°10'10"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY  Digitally signed by Thomas M Murphy
DN: cn=Thomas M Murphy, o=Hole Montes Inc, ou, email=tommurphy@hmmeng.com, c=US
Date: 2019.08.08 13:53:41 -04'00'
THOMAS M. MURPHY LS5628 STATE OF FLORIDA



DRAWN BY: BEN	DATE: 8/19	 HOLE MONTES ENGINEERS PLANNERS SURVEYORS 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION RACE TRACK	DRAWING NO. H-1062
SHEET # 2	OF SHEET 2			PROJECT NO. 17.073
SEC-TWN-RGE: 2-48-25				FILE NAME 17073 Parent for City.dwg



SCALE: 1" = 200'

SITE DATA:	
PHASE-1	9.0 ± AC.
PHASE-2	88.6 ± AC.
TOTAL:	97.6 ± AC.

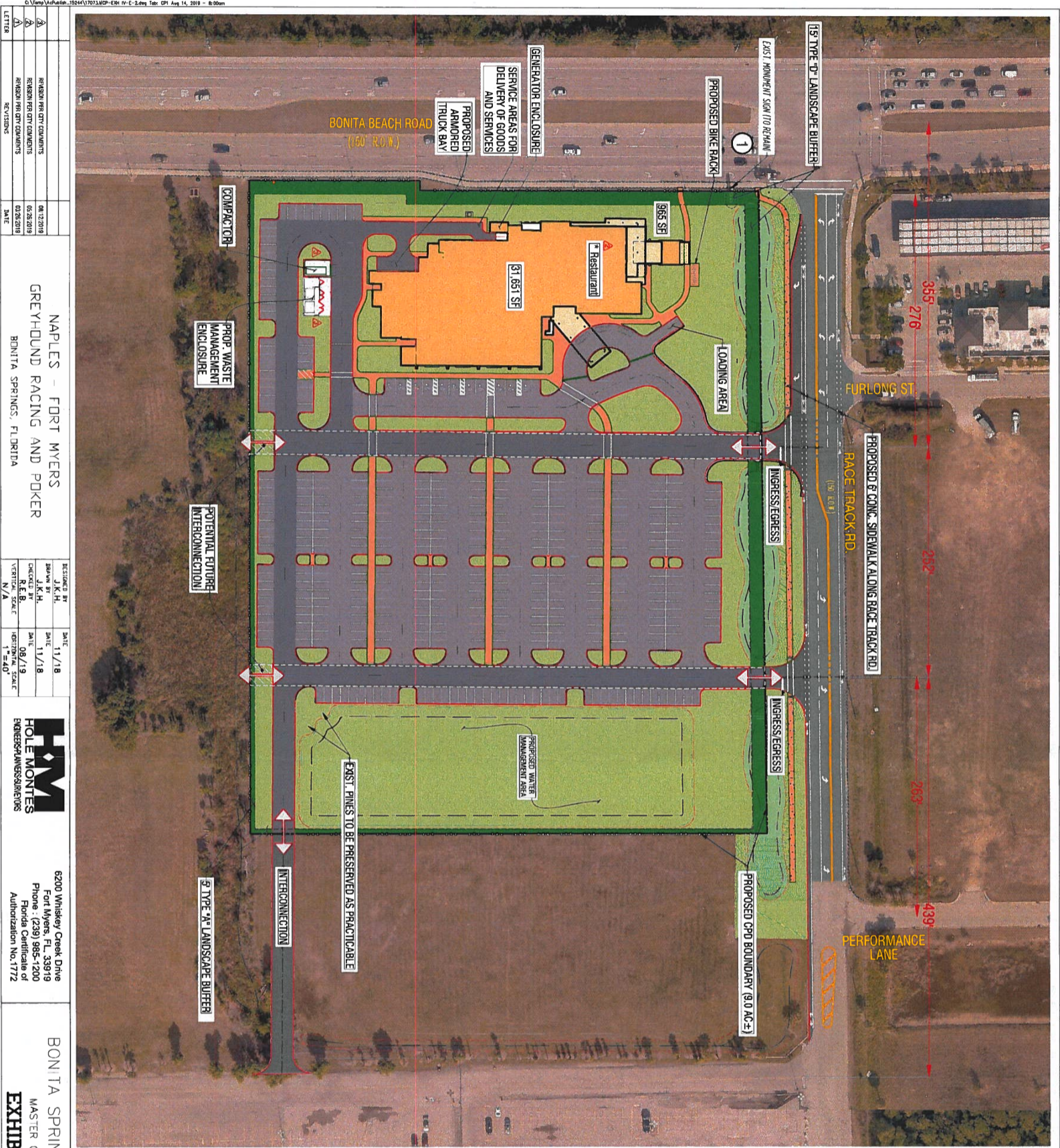
- PHASE-2 NOTES:**
1. No new development is authorized by this zoning action for property included in Phase II.
 2. Vehicular access, privately owned but open to the public, will be maintained through the Phase II area to provide interconnection between Old 41 and Race Track Road.
 3. Permitted uses are limited to those specifically listed in the Schedule of Uses for Phase II.
 4. Grandstand/clubhouse and kennels will be demolished within one year of the certificate of occupancy being issued for Phase I (card room).

LEGEND:

- PROPERTY LINE
- PHASE-1
- PHASE-2
- OPEN STORAGE, LIMITED TO MOTOR VEHICLES

RECEIVED
CITY OF BONITA SPRINGS
AUG 14 2019
COMMUNITY DEVELOPMENT
DEPARTMENT

REVISIONS LETTER DESCRIPTION DATE	REVISION PER CITY OF BONITA SPRINGS REVIEW 08/12/19	NAPLES - FORT MYERS GREYHOUND RACING AND POKER BONITA SPRINGS, FLORIDA	DESIGNER J.K.H. DATE 11/1/8	CHECKER J.K.H. DATE 07/19
		6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No. 1772		
		BONITA SPRINGS CARD ROOM MASTER CONCEPT PLAN EXHIBIT IV-E-1		
		PROJECT NO. 2017.073		
		SHEET NO. Z-1		
		DRAWING NO. 1 OF 2		



REVISION PER CITY COMMENTS	DATE
REVISION PER CITY COMMENTS	06/12/2018
REVISION PER CITY COMMENTS	05/26/2018
REVISION PER CITY COMMENTS	03/26/2018
REVISIONS	DATE

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

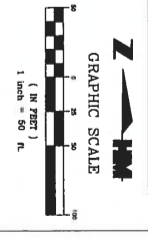
DESIGNED BY	DATE
SAVAN H. H.	11/1/18
CHECKED BY	DATE
J.K.H.	11/1/18
VERTICAL SCALE	DATE
N/A	08/1/19
HORIZONTAL SCALE	DATE
1"=40'	



6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

BONITA SPRINGS CARD ROOM
MASTER CONCEPT PLAN
EXHIBIT IV-E-2

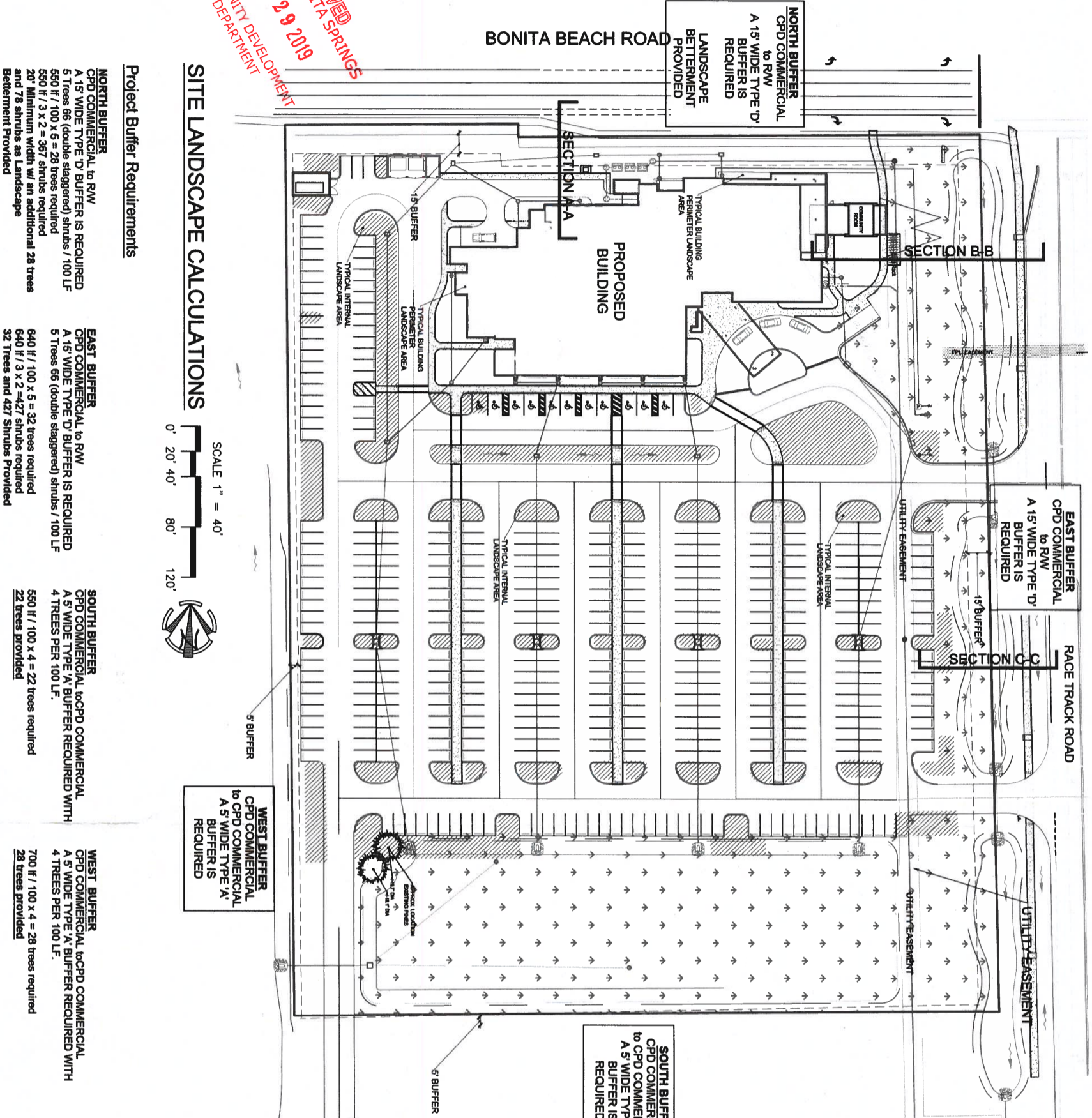
DATE	PROJECT NO.	SHEET NO.
2017.07.3	17073.MCP	MCP
		2 OF 2



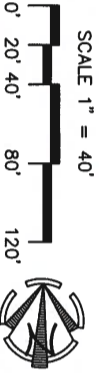
- PROJECT SUMMARY**
- PARCEL DATA:**
Project Size: 9.0 AC ±
Future Land Use: General Commercial
Existing Zoning: C.P.D.
Existing Land Use: Vacant / Undeveloped
 - REQUEST:**
Zoning Change from C.P.D. (Bonita - Fort Myers Pkch & Pkth) to C.2.D.
 - ADJACENT PROPERTY LAND USE / ZONING:**
USE
North: CPD Bonita Beach Rd. Vacant / Undeveloped
East: C1-A Race Track Rd. RaceTrac Gas Station (front)
South: C-2 Vacant / Undeveloped (South)
West: CPD Vacant / Undeveloped (Naples - Fort Myers Greyhound Track)
West: CPD Vacant / Undeveloped (Naples - Fort Myers Greyhound Track)
 - CONCEPTUAL LAND USE BREAKDOWN:**
Commercial Building: 0.7 AC
Internal Roads / Driveway: 4.4 AC
Open Space / Open Areas / Water Management: 3.9 AC
TOTAL PROJECT AREA: 9.0 AC ±
 - CONCEPTUAL OPEN SPACE:**
Open Space Required: 9.0 AC x 0.2 = 1.80 AC
Commercial Development: 1.80 AC
Open Space Provided (min.): 1.80 AC ±
 - INDIGENOUS OPEN SPACE:**
There is no existing native vegetation within the CPD. No preserve is required.
 - PROPERTY DEVELOPMENT REGULATIONS:**
Minimum Setbacks:
Street: 25'
Side: 20'
Rear: 20'
Building Separation: One-half the sum of the building heights, 20 min.
Maximum Building Height: 30' / One Story
The minimum lot area, width, and depth are as depicted on the MCP for the entire subject property. No division or lot splits can be granted for this development unless the planned development is entitled to provide alternative property development regulations.
 - PARKING:**
406 Parking Spaces Provided
 - PUBLIC TRANSPORTATION:**
There is no Lean Service within a quarter of a mile.
 - LANDSCAPE BUFFERS:**
For details refer to Landscape Settlement Plan.
 - DEVIATIONS:**
1) Deviation from LDC 6-39(c)(2) Nonconforming signs
- *NOTE:**
Consumption on Premises, associated with the Restaurant (Group III) and the outdoor seating area connected to the Restaurant.

RECEIVED
AUG 14 2019
CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DEPARTMENT

RECEIVED
 MAY 29 2019
 CITY OF BONITA SPRINGS
 COMMUNITY DEVELOPMENT
 DEPARTMENT



SITE LANDSCAPE CALCULATIONS



Project Buffer Requirements

- NORTH BUFFER**
 CPD COMMERCIAL to RW
 A 15' WIDE TYPE 'D' BUFFER IS REQUIRED
 5 Trees 66 (double staggered) shrubs / 100 LF
 550 lf / 100 x 5 = 28 trees required
 550 lf / 3 x 2 = 367 shrubs required
 20' Minimum width w/ an additional 28 trees and 78 shrubs as Landscape
 Betterment Provided
- EAST BUFFER**
 CPD COMMERCIAL to RW
 A 15' WIDE TYPE 'D' BUFFER IS REQUIRED
 5 Trees 66 (double staggered) shrubs / 100 LF
 640 lf / 100 x 5 = 32 trees required
 640 lf / 3 x 2 = 427 shrubs required
 32 Trees and 427 Shrubs Provided
- SOUTH BUFFER**
 CPD COMMERCIAL to CPD COMMERCIAL
 A 5' WIDE TYPE 'A' BUFFER REQUIRED WITH
 4 TREES PER 100 LF.
 550 lf / 100 x 4 = 22 trees required
 22 trees provided
- WEST BUFFER**
 CPD COMMERCIAL to CPD COMMERCIAL
 A 5' WIDE TYPE 'A' BUFFER REQUIRED WITH
 4 TREES PER 100 LF.
 700 lf / 100 x 4 = 28 trees required
 28 trees provided

Landscape Calculations

PROJECT AREA: 393,346 SF (9.03+- AC)
 PARCEL ZONING: CPD

Landscape Betterment Plan
 Landscape Betterment plantings have been specified along Bonita Beach Road to exceed minimum land development code requirements and provide for an enhanced landscape and streetscape experience.

Open Space Requirements

20% Open Space
 393,346 SF Development x 20% = 78,669 SF required
 Open Space provided = 107,831 SF (27.4%) provided, per hatching

General On-Site Tree Requirements

Non-residential sites require 1 tree per 3,500 sq. ft.
 393,346 SF / 3,500 = 112 Trees required and 112 provided labeled as (G)
 (G) General Trees plus x trees labeled as (P) provided.

Internal Parking Landscape Requirement

10% of the parking area is required to be landscaped.
 Vehicle Use Area = 179,903 SF x 10% = 17,990 SF required.
 Landscaped Area Provided (per Hatching) = 29,515 SF per hatching.
 Landscaped areas require 1 Tree per 250 SF.
 17,990 SF of required landscaped area / 250 SF = 72 Trees required and 72 provided, labeled as (P) Parking Trees.

Building Perimeter Planting

A required 10% of the proposed gross footprint must be provided for the building perimeter planting area. Abutting all side excluding loading area, with 5' width and maximum of 10% of total area as turf.
 30,927 SF x 10% = 3,092 SF required 5,800 SF provided, per hatching.
 (LANDSCAPE BETTERMENT PROVIDED)

LANDSCAPE BETTERMENT PLANTING SUMMARY CHART

CODE SECTION	REQUIRED PLANTINGS	CODE PROVIDED PLANTINGS	BETTERMENT PLANTINGS	TOTAL PLANTINGS
GENERAL TREES	112	112	8	121
PARKING TREES	72	72	3	75
SHRUBS/GROUNDCOVERS	0	0	480	480
NORTH BUFFER	28	28	10	38
Trees	0	0	18	18
Shrubs/Groundcovers	367	367	78	445
EAST BUFFER	32	32	4	36
Trees	0	0	8	8
Shrubs/Groundcovers	427	427	19	446
SOUTH BUFFER	22	22	0	22
Trees	0	0	0	0
Shrubs	28	28	0	28
WEST BUFFER	28	28	0	28
Trees	0	0	0	0
Shrubs	0	0	0	0
BUILDING FOUNDATION	0	0	15	15
ASPHALT/UNDERDRY TREES	171	171	500	671
SHRUBS/GROUNDCOVERS	0	0	0	0
TOTALS	294	294	28	320
Trees	0	0	41	41
Shrubs/Groundcovers	895	895	897	1892

PLANT QUANTITIES ARE PRELIMINARY ONLY. FINAL QUANTITIES MAY BE ADJUSTED DUE TO FINAL ENGINEERING PLANS AND UTILITY CONSTRAINTS.



DMJA
 LANDSCAPE ARCHITECTS
 AND PLANNERS
 DAVID M. JONES, JR.
 AND ASSOCIATES, INC.

2706 Trenchard Trail, Bldg 5,
 Unit 501
 Fort Myers, Florida 33902
 PHONE: (813) 638-2450
 FAX: (813) 638-2438
 LA LICENSE: LC 00000083

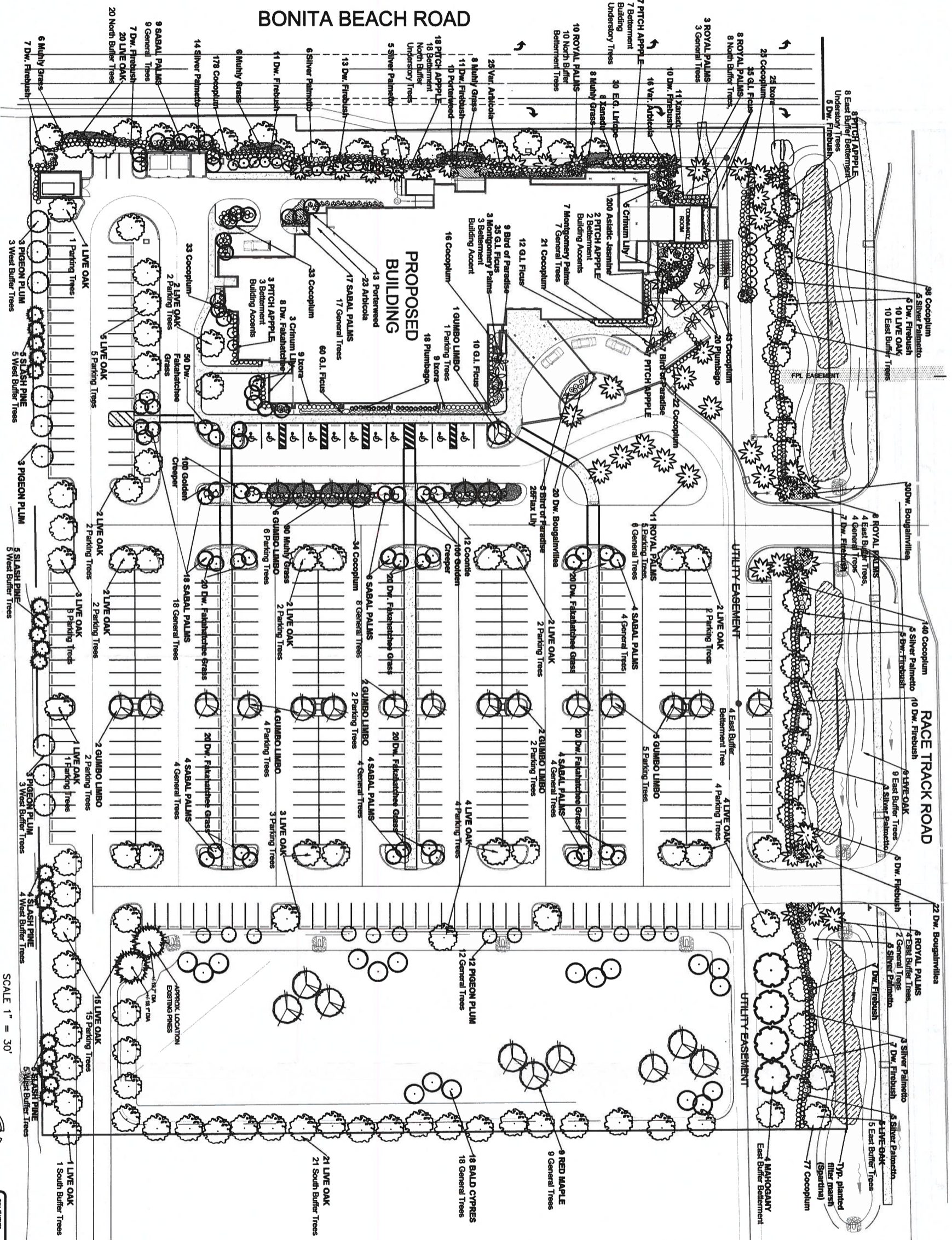
PROJECT INFORMATION:
 NAPLES FORT MYERS GREYHOUND RACING AND POKER ROOM IMPROVEMENTS
 BONITA SPRINGS, FLORIDA

PREPARED FOR:
 Hole Brothers, Inc.
 Engineering - Planning - Survey
 (239) 985-4444
 (239) 985-4250 - Fax
 6200 Whitaker Creek Drive
 Fort Myers, FL 33919 USA

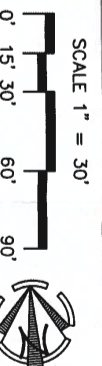
DESIGN PROFESSIONAL:
 CONSULTANT:
 PROJECT NO. 219013
 PRODUCT DATE: GAD
 FILE NAME: PDR/PROJ/2019/04/04/219013
 REVISIONS: GAD
 COO TECH: GAD
 CHECKED BY: GAD
 ISSUED FOR: ZONING SUBMITTAL

ISSUED DATE: APRIL 4, 2019
 REVISIONS:
 MAY 29, 2019 CIVIL COMMENTS

SHEET TITLE:
 LANDSCAPE CALCULATIONS
 SHEET NUMBER:
 811
 L-1



LANDSCAPE BETTERMENT PLAN
FINAL LANDSCAPE PLAN MAY VARY DUE TO FINAL ENGINEERING REQUIREMENTS



SHEET TITLE
ZONING
LANDSCAPE
BETTERMENT PLAN

SHEET NUMBER
L-2

ISSUED DATE: APRIL 4, 2019
RESPONSE: MAY 29, 2019 CITY COMMENTS

PROJECT NO.: 219013
PROJECT NAME: FISH HOOKS
DESIGNED BY: GAD
CHECKED BY: GAD
ZONING SUBMITTAL

DESIGN PROFESSIONAL:
GREGORY A. DEGROOT, P.E.
STATE OF FLORIDA

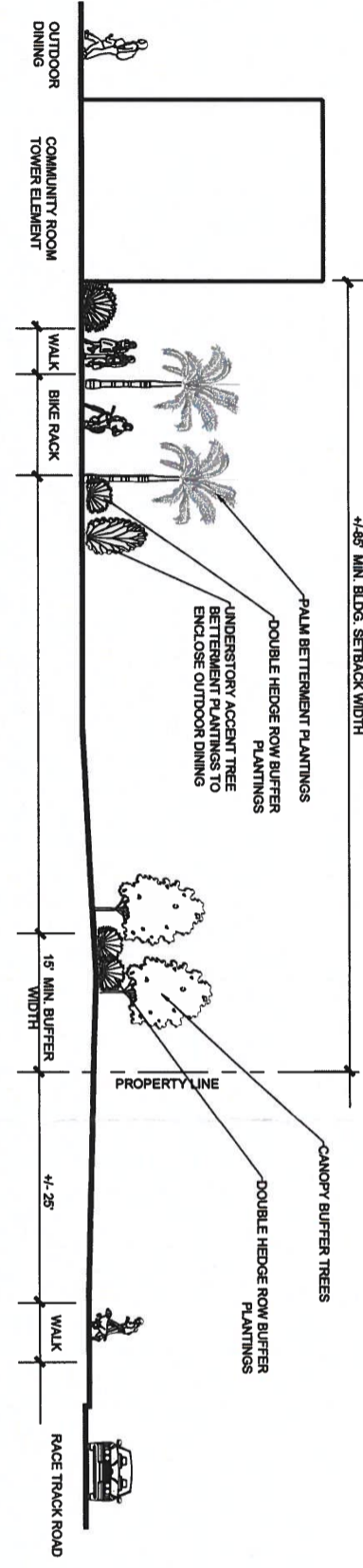
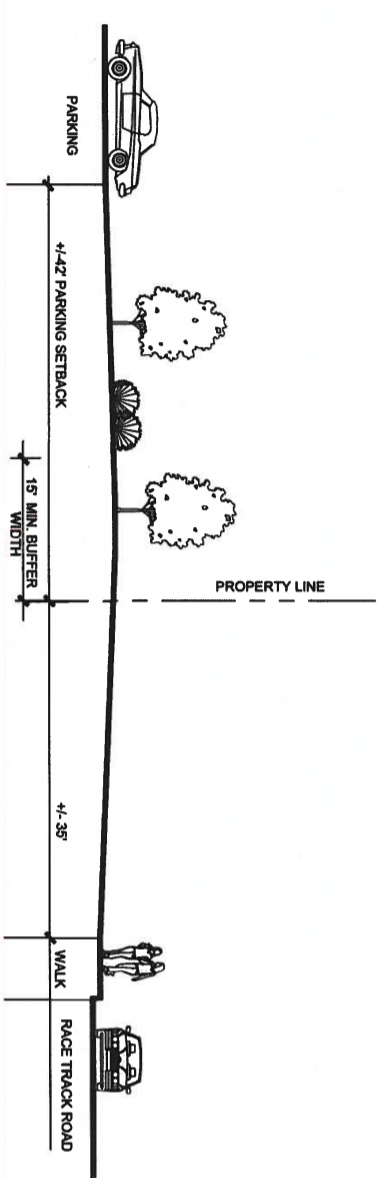
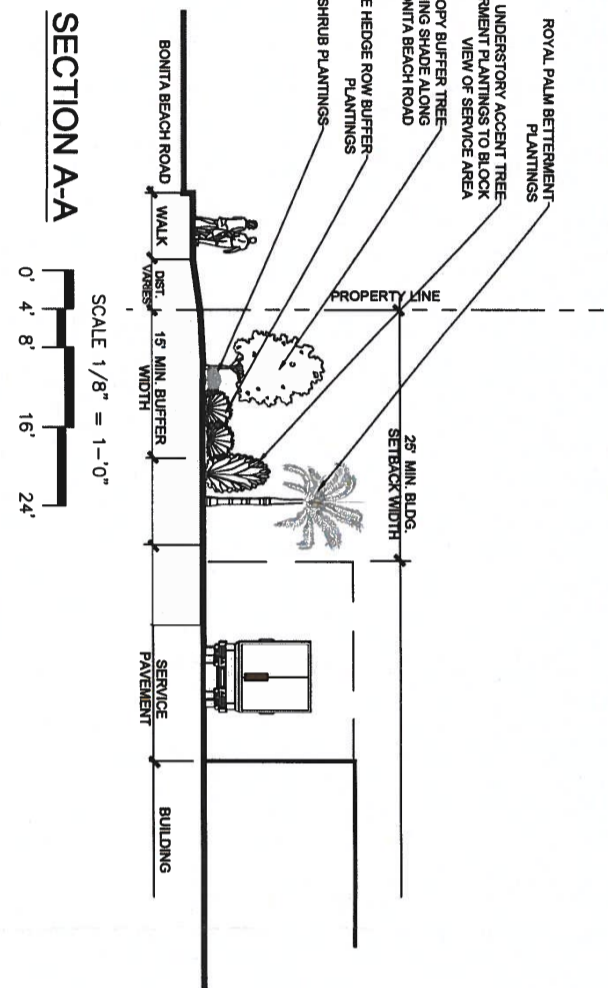
PREPARED FOR:
Mole Sports, Inc.
Engineering - Planning -
Survey
(281) 885-1200 - Main Line
(281) 885-1250 - Fax
6701 Highway 191, Suite 200
Fort Myers, FL 33919 USA

PROJECT INFORMATION:
NAPLES FORT
MYERS
GREYHOUND
RACING AND
POKER
POKER ROOM
IMPROVEMENTS
BONITA SPRINGS, FLORIDA

DMJA
DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-4525
FAX: (239) 337-4494
2705 Tamiami Trail, Bldg 5,
Unit 507
Fort Myers, Florida 33902
PHONE: (813) 833-2650
FAX: (813) 833-2650
L.A. LICENSE: LC 00000083

PRELIMINARY ZONING PLANT LIST

QTY	NATIVE	SOLD TO	BOTANICAL NAME	COMMON NAME	MINIMUM PLANT SIZE
				TREES	
	Yes	Yes	<i>Baccharis floribunda</i>	Guano-Limbo	10' Ht. 2" cal. 4" sp.
	Yes	Yes	<i>Coccoloba diversifolia</i>	Pigeon Palm	10' Ht. 2" cal. 4" sp.
	Yes	Yes	<i>Pinus elliotii</i> 'Tensas'	South Florida Slash Pine	10' Ht. 2" cal. 4" sp.
	Yes	Yes	<i>Quercus virginiana</i>	Live Oak	10' Ht. 2" cal. 4" sp.
	Yes	Yes	<i>Acer rubrum</i>	Red Maple	10' Ht. 2" cal. 4" sp.
	Yes	Yes	<i>Taxodium distichum</i>	Bald Cypress	10' Ht. 2" cal. 4" sp.
	Yes	Yes		ACCENT UNDERSTORY TREES	
	Yes	Yes	<i>Chaeta rosea</i> 'New'	Pink Apple	6'-7' Ht. Full to base
	Yes	Yes		Dwarf Pink Apple	3'-4' Ht. Full to base
	Yes	Yes		PALMS	
	Yes	Yes	<i>Sabal palmetto</i>	Sam Palm	Min. 10'-15' clearcut (C.I.) Straightend
	Yes	Yes	<i>Roystonia elata</i>	Royal Palm	Min. 10' clearcut (C.I.)
	No	Yes	<i>Vallicolia montgomeryana</i>	Montgomery Palm	8'-10' clearcut
				SHRUBS	
	Yes	Yes	<i>Chrysobalanus icaco</i> 'Red Tip'	Coconut	Min. 24" Ht. 3" cal. 3" oc
	Yes	Yes	<i>Forsythia argentea</i>	Florida Yew	Min. 24" Ht. 3" cal. 3" oc
	No	Yes	<i>Hemelia patens</i> 'Compacta'	Dwarf Frodoak	Min. 24" Ht. 3" cal. 3" oc
	Yes	Yes	<i>Myrsine floribunda</i> 'Vardogale'	Simon's Shrimp	Min. 24" Ht. 3" cal. 3" oc
	Yes	Yes	<i>Myrsine floribunda</i>	Myrsine	Min. 24" Ht. 3" cal. 3" oc
	Yes	Yes	<i>Mulimbaria capitata</i>	Many Grass (Ornamental Grass)	Min. 36" Ht. 3" cal. 3" oc
	Yes	Yes	<i>Tripsacum daniellii</i>	Dwarf (Foliaceous Grass)	Min. 36" Ht. 3" cal. 3" oc
	Yes	Yes	<i>Viburnum obtusum</i> 'Mrs. Schiller'	Mrs. Schiller's Viburnum	Min. 36" Ht. 3" cal. 3" oc
	Yes	Yes	<i>hara coccoloba</i> 'Sweet King'	hara Sweet King	Min. 36" Ht. 3" cal. 3" oc
	No	Yes	<i>Asplenium platyneuron</i>	Wax Asplenium	Min. 36" Ht. 3" cal. 3" oc
	No	Yes	<i>Senecio nemoralis</i>	Silver Palmato	12" Ht. 3" cal. 3" oc
	No	Yes	<i>Podocarpus neriifolius</i>	Podocarpus	Min. 24" Ht. 3" cal. 3" oc
	Yes	Yes	<i>Stenochrysis jamaicensis</i>	Portweed	Min. 24" Ht. 3" cal. 3" oc
				GROUNDCOVERS	
	Yes	Yes	<i>Erodium cicutarium</i>	Grass Carpet	1 gallon, 24" oc
	Yes	Yes	<i>Zinnia mexicana</i>	Grass Carpet	12"-18" Ht. 3" cal. 3" oc
	Yes	Yes	<i>lax verticillata</i> 'Schilling'	lax Schilling Holly	3" cal. 3" oc
	No	Yes	<i>Ficus microcarpa</i> 'Urban Leaf'	Urban Leaf Ficus	Min. 12"-14" Ht. 3" cal. 3" oc
	No	Yes	<i>Ficus microcarpa</i>	Urban Leaf Ficus	1 gallon, 18" oc
	No	Yes	<i>Liriodendron tulipifera</i>	E.G. Liriodendron	1 gallon, 18" oc
	No	Yes	<i>Liriodendron tulipifera</i>	Flax Lily	1 gallon, 18" oc
	No	Yes	<i>Dieris bartramia</i>	Flax Lily	1 gallon, 18" oc
				BAWA SOD	S.F.
				RAVIA SOD	S.F.
				GRASS & BLENDED	S.F.
				ACQUIRE CUT BROWN MULCH	C.I.
				ALTERNATE PLANT SPECIES MAY BE ACCEPTABLE BASED ON FINAL ENGINEERING PLANS	
				FINAL PLANT COUNT TO BE PROVIDED SOLUTIONS DEVELOPMENT OF SITE ENGINEERING PLANS	
				MINIMUMS OF 75% NATIVE TREES AND 50% NATIVE SHRUBS SHALL BE EXCEEDED WITH FINAL PLANT LIST	



811
CALL BEFORE YOU DIG
FOR THE LATEST
CITY OF MIAMI
COMMUNITY DEVELOPMENT DEPARTMENT

ISSUED DATE: APRIL 4, 2019
REVISIONS:
REV. NO. DATE CITY COMMENTS

PROJECT NO. 218013
PROJECT MAN. G.D.
FILE NAME: PRELIM PLANS
DESIGNER: G.D.
C.D. TECH: G.D.
CHECKED BY: G.D.
ISSUED FOR: ZONING SUBMITTAL

DESIGN PROFESSIONAL:
GREGORY J. JENSEN, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12456

CONSULTANT:
Ishai Neuman, Inc.
Engineering & Planning
Survey
(239) 885-1200 - Main Line
(239) 885-1228 - Fax
6200 Windway Creek Drive
Fort Myers, FL 33919 USA

PROJECT INFORMATION:
NAPLES FORT MYERS GREYHOUND RACING AND POKER ROOM IMPROVEMENTS
BONITA SPRINGS, FLORIDA
PREPARED FOR:
Ishai Neuman, Inc.
Engineering & Planning
Survey
(239) 885-1200 - Main Line
(239) 885-1228 - Fax
6200 Windway Creek Drive
Fort Myers, FL 33919 USA

DMJA
DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-8525
FAX: (239) 337-4484
2705 Tamiami Trail, Bldg 5,
Unit 601
Port Charlotte, Florida 33952
PHONE: (941) 638-2450
FAX: (941) 638-2458
L.A. LICENSE: LC 00000683

SHEET TITLE:
LANDSCAPE SECTIONS AND PLANT LIST
SHEET NUMBER:
L-3

ATTACHMENT "A"

BACKGROUND AND INFORMATIONAL ANALYSIS

Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
<p>Subject Parcel: AG-2 Agriculture, RM-2 Residential Multiple-family, C-2 Commercial, and Commercial Planned Development (CPD); Vacant lands, a racetrack facility, ancillary parking lot, temporary uses, and 12-unit multiple-family</p>	<p>General Commercial [10 dwelling units per an acre; 1.2 (floor area ratio)] and High Density Residential (10-15 dwelling units per an acre)</p>
<p>North: Bonita Beach Road, the "Old 41" Town Center Mixed-Use Redevelopment Overlay Area Sub Area 3B (multi-tenant retail building under renovation), Lowe's CPD (water management for Bonita Beach Road and vacant lands), also all within the Bonita Beach Road Corridor.</p>	<p>The "Old 41" Town Center Mixed-Use Redevelopment Overlay Area: Sub Area 3B (1.2 FAR)</p>
<p>East: Race Track Road, CPD (Racetrac gas station), C1-A Commercial (vacant/undeveloped lands within the Greyhound Square Park of Commerce), and C-2 Commercial and IL Light Industrial (with a variety of light industrial and high commercial intensity uses)</p>	<p>General Commercial and Industrial (10 dwelling units per an acre; 1.2 FAR)</p>
<p>South: Mediterra Residential Planned Development (gated residential community with gold course)</p>	<p>Moderate Density Mixed Use Planned Development (6 dwelling units per an acre and 1.2 FAR)</p>
<p>West: C1-A Commercial (Trackside Donuts and vacant lands), Old 41 Road, C-1 and CPD (retail shopping center), IL Light Industrial (Bonita Business Park and Causeway Business Park), which are also within the Bonita Beach Road Corridor, and a small portion of the Constitution Plaza CPD</p>	<p>Industrial (10 dwelling units per an acre; 1.2 FAR)</p>

Neighborhood Compatibility

This proposed Commercial Planned Development (CPD) includes 97.6+/- acres at the southeast corner of Old 41 Road and Bonita Beach Road. The CPD includes a two (2) Phased Master Concept Plan. Phase 1 is a 9+/- acre tract located at the southwest intersection of Race Track Road and Bonita Beach Road. Phase 2 includes the balance of the remaining acreage of approximately 88+/- acres. Uses in Phase 2 will remain generally consistent as it does today with the exception that the main facility will be demolished one year after receiving the certificate of occupancy for the new building in Phase 1.

The Phase 1 project includes an approximate 33,000+/- square foot building that will house three uses on 9+/- of the 97.6+/- acres. This building will replace the current card room, simulcast, and dining operations that currently take place at the larger facility (grand stand and club) adjacent to the track in Phase 2. The Phase 1 project proposes two new access points off of Race Track Road and an interconnection to the south to the existing parking lot located in Phase 2. The plan also shows two potential interconnections to the west for future development as a means to demonstrate a future grid network.



Applicant's Proposed Phase 1 Master Concept Plan. See Exhibit "B" Sheet 2.

The surrounding area is primarily comprised of commercial and light industrial. Uses include vacant lands, a small scale retail center, restaurants, open storage, contractors and builders office and flex space, warehousing, an automobile service station, an auto repair shop, and a charter school. The Phase 1 building will front Bonita Beach Road and provide a restaurant with outdoor seating as a means to activate the streetscape. This outdoor seating area is located towards the intersection and would not create additional noise above the ambient noise associated with Bonita Beach Road. The outdoor seating area with consumption on premises must comply with the City's noise control ordinance. The Phase 2 uses include no new uses than what has previously been occurred on the site. The Applicant has previously obtained special event and temporary use permits for a myriad of temporary uses from car shows, boat shows, parking lot car sales, outdoor concerts, circuses, carnivals and the like. The site has also been used in coordination with emergency response efforts to natural disasters and other uses such as automobile storage and motorcycle instruction classes. All temporary and permanent uses are required to comply with the City's LDC and Code of Ordinances relative to Special Event (subject to Administrative or City Council approval), Temporary Use, and Temporary Tent permitting and noise control. As a result, it is Staff's opinion that the proposed CPD, as conditioned, would not be in conflict with the uses or development patterns of the surrounding area.

Environmental Considerations

A majority of the lands within Phase 1 have been cleared. The vegetation communities and land uses are primarily classified as uplands and a small percentage of other surface waters (ditch/swale). No listed species were observed during the field work of the Applicant's Environmental Assessment. No new development is requested in Phase 2; therefore, an environmental assessment was not conducted on that portion of the site.

Traffic

A traffic impact statement (TIS) was provided and was reviewed by the City of Bonita Springs and the Lee County Department of Transportation (LCDOT). The TIS Report shows that the amount of daily trips generated by the new facility are projected lower than the current racetrack facility. At time of local development order the Applicant will widen Race Track Road and make improvements along the project's frontage of Phase 1, from the intersection of Bonita Beach Road to the most northerly entrance of Phase 2. Improvements will include installation of a median, turn lane, bike lane, and six foot (6') sidewalk. The LCDOT, City Engineer and Transportation Engineer will continue to collaborate at time of local development order as it relates to this project and any impacts on the intersection of Bonita Beach Road and Race Track Road.

Staff is also recommending conditions relative to Phase 1 multi-modal connectivity and the reservation of right-of-way for future connectivity in Phase 2. These efforts assist in establishing additional network in this quadrant until such time redevelopment occurs.

Stormwater/Drainage

The Phase 1 development will require a minor modification to the existing drainage conveyance through the 97.6 +/- acre site. Engineering has reviewed the surface

water management narrative for the rezoning request and the companion local development order (site permit) stormwater plans. The Applicant is also coordinating directly with the South Florida Water Management District. Staff is recommending that the Applicant run an ICPR analysis at time of local development order to further evaluate stormwater impacts. As a part of the Race Track Road improvements, the Applicant has incorporated a filter marsh system into their complete street design improvements.

Comprehensive Plan Considerations

The subject property is located in both the General Commercial and Medium Density future land use categories. The Comprehensive Plan describes the General Commercial land use designation as follows:

Future Land Use Element 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 modification of existing structures 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 infill development project is largely commercial in nature and would not conflict with the General Commercial future land use category. There are no residential uses proposed and the height proposed will not exceed 35'. When doing the calculation, the proposed floor area ratio (FAR) for the site is far below the maximum of 1.2.

A portion of the project is also subject to the High Density Residential future land use category, which states the following:

Future Land Use Element Policy 1.1.9: High Density Residential - Intended to accommodate multi-family, modular and manufactured housing, and existing mobile

home and recreational vehicle parks up to a maximum density of 15 units per gross acre and approximately 194 acres of gross land area in the land use category; group homes and foster care facilities, public schools and other public, semi-public and recreational uses on a limited basis.

a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations, cluster housing, zero lot line, townhouses, and multi-family structures.

b. Residential density shall be limited to not more than 10 dwelling units per acre. In the case of multi-family, if affordable housing is provided, residential density may be increased by up to five additional dwelling units per acre.

c. Commercial uses may be appropriate provided they are primarily intended to serve the residents of a mixed-use project and are sensitive to nearby residential uses.

d. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves, except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.

This area is associated with the existing 12 unit multiple family building within Phase 2. None of the changes impact this land area.

Future Land Use Element Policy 1.16.2: Provide for the protection and enhancement of viewsheds along Bonita Beach Road through design features and elements that emphasize the gateway character of this corridor.

The Applicant has designed the building in Phase 1 to front Bonita Beach Road, which includes an outdoor seating area to anchor the corner of Bonita Beach Road and Race Track Road. They have also incorporated a tower element as a gateway characteristic. Staff has recommended conditions for the Applicant to consider additional design details along other portions of the façade that directly abut Bonita Beach Road. The Applicant has worked with Staff to relocate the dumpster and compact area so it is no longer directly adjacent to Bonita Beach Road.

Future Land Use Element Policy 1.16.4: Promote use of aesthetically pleasing architectural standards, accessory structures, and additional hardscape and landscape features to create a strong sense of place along Bonita Beach Road.

The Applicant has submitted a Landscape Plan, **Exhibit "C"**, which includes plantings along those non-activated portions of the building that abut Bonita Beach Road. The Applicant has designed the building in Phase 1 to front Bonita Beach Road, which includes an outdoor seating area to anchor the corner of Bonita Beach Road and Race Track Road. Staff has recommended conditions for the Applicant to consider additional design details along other portions of the façade that directly abut Bonita Beach Road

Future Land Use Element Policy 1.16.5: New development and redevelopment projects shall be designed and developed to coordinate land uses, site design, access,

and required infrastructure improvements with the mobility network identified in the Bonita Beach Road Vision Study.

And

Transportation Element Goal 2: To implement a multi-modal transportation system along Bonita Beach Road using complete streets principles that ensures the safety of all users; equitable accommodation of all modes of transportation; the interconnection of the built and natural environment with transportation infrastructure; and facilitates a grid street network that mitigates congestion and links neighborhoods.

The Phase 1 project includes a large facility that will house three uses on 9+/- of the 97.6+/- acres. This building will replace the current card room, simulcast, and dining operations that currently take place at the larger facility adjacent to the track in Phase 2. Any redevelopment of Phase 2 will require an amendment to the CPD. Staff understands that the Applicant has no immediate master plans ready for implementation for the remaining 88+/- acres.

As part of this zoning request, the Applicant has provided two additional access points on Race Track Road and will maintain access to this site through other portions of the developed site. Conceptual interconnections are depicted to aid in interconnectivity. Staff has also recommended a condition relative to preservation of right-of-way for a future interconnection through Phase 2 of the site. The Applicant will make roadway, pedestrian and bicycle improvements to Race Track Road along the Phase 1 frontage. The Applicant may also provide a pay in lieu fee for the required bicycle and pedestrian improvements along Bonita Beach Road.

Staff is also working on LDC Amendments for the areas identified in the Transportation Element Maps Bonita Beach Road Network Zone (Figure 13) and Quadrant Map (Figure 14) relative to land uses, site design, and mobility. These amendments are tentatively scheduled for public hearings in the next few months.

Transportation Element Policy 1.3.4: The City shall evaluate opportunities to implement a system of interconnected local and collector roadways to provide alternatives to the arterial roadway network. The City shall evaluate feasibility of such improvements based upon right-of-way acquisition costs, cost of roadway improvements, impact on the roadway network, and impacts to existing neighborhoods. Planning new corridors through such areas shall be undertaken in conjunction with reimbursement for losses and a safety and buffering program for remaining residents. Whenever possible, the City shall re-route construction-related traffic away from residential areas.

Staff has recommended a condition to preserve right-of-way for a future interconnection through Phase 2 of the site. The Applicant will maintain connectivity through Phase 2 of the site from Old 41 to Race Track Road.

The proposed project has water/sewer availability, solid waste capacity, suitable site access to accommodate multiple mode of transportation, and stormwater management areas, which demonstrate compatibility and consistency with the Infrastructure element of the City's Comprehensive Plan.

Planned Development Analysis, Formal Findings LDC 4-131 and LDC 4-299

Review criteria	Yes – Mostly - Partly - No
<p>Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation; and</p>	<p>Mostly – The Applicant has depicted multiple connection points onto Race Track Road in an attempt to create a grid network. The Applicant has also agreed to a condition that provides an additional opportunity for a collector roadway through the Phase 2 portion of the site.</p> <p>While the overall design of the site and building does not incorporate the recommendations by Toole Design Group and DPZ CoDesign, the Applicant's Phase 1 plan includes a restaurant and outdoor seating area as a means to anchor and activate the corner of Bonita Beach Road and Race Track Road with a vibrant and aesthetically-pleasing streetscape. Staff is recommending conditions of approval that encourage additional architectural elements and treatment for portions of the building fronting Bonita Beach Road.</p> <p>The Applicant also stated that their site and building design is based on state regulations pertaining to heightened security initiatives and internal protocols.</p>
<p>The request meets or exceeds performance and location standards set forth for the proposed uses; and</p>	<p>Non-applicable. This is a carry-over provision from Lee County where performance and location standards are evaluated as a part of the Lee Plan.</p>
<p>Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan; and</p>	<p>Yes - The existing 12 –unit multifamily building is below the 10 dwelling unit per an acre allowance and all non-residential uses are below the 1.2 floor area ration maximum.</p>

<p>The request is compatible with existing or planned uses in the surrounding area; and</p>	<p>Yes – The building in Phase 1 will include uses as authorized by Florida Statute in addition to a full service restaurant. The building has been oriented to frame the northeast corner of Bonita Beach Road and Race Track Road. The existing uses and buildings within Phase 2 will remain as they have been lawfully issued permits for except that the racetrack building and kennels will be removed within one year of receiving the certificate of occupancy for the building in Phase 1.</p>
<p>Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and</p>	<p>Yes – The Applicant’s analysis demonstrates that the Phase 1 building will have a lower traffic impact than the existing racetrack facility. The Applicant will make minor improvements to Race Track Road as a result of the Phase 1 development. The Applicant, City, and Lee County will further coordinate at time of local development order on additional transportation analysis.</p>
<p>Will the request adversely affect environmentally critical areas and natural resources; and</p>	<p>No – A majority of the lands within Phase 1 have been cleared. The Phase 1 development will require modification to a portion of an existing conveyance in the middle of the overall 97.6 +/- acre site. Engineering has reviewed the surface water management narrative and the companion local development order stormwater plans. Staff is recommending that the Applicant run an ICPR analysis at time of local development order to further evaluate stormwater impacts.</p>
<p>Public facilities are, or will be, available and adequate to serve the proposed land use; and</p>	<p>Yes - Public facilities are available to the site.</p>
<p>The proposed use or mix of uses is appropriate at the subject location; and</p>	<p>Yes - The Phase 1 development is 9+/- acres of the larger 97.6+/- acre tract. The new facility will include three different uses. Any new uses contemplated on the remnant 81+/- acres will require an amendment to the CPD.</p>
<p>The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest; and</p>	<p>Yes</p>
<p>The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development; and</p>	<p>Yes</p>

<p>Deviations enhance the achievement of the objectives of the planned development and preserves and promotes the general intent of this chapter to protect the public health, safety and welfare</p>	<p>Partly –The siting of the new building in Phase 1 provides the Applicant the opportunity to erect a total of two wall signs; 1) Façade of Bonita Beach Road and 2) Façade of Race Track Road. The Applicant also has the option of erecting two new seven foot (7') by twelve (12') monument signs with a copy area of up to 63 square feet along the Bonita Beach Road frontage. This deviation as requested does not enhance the objectives of the planned development; however, changing the name to reflect Bonita Springs is beneficial. Furthermore, changing the name and the uses of the Card Room is beneficial to the community and is not a detriment of the public interest. The Applicant is also amenable to enclosing the pylon sign with a ground sign monument style base and install landscaping.</p>
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EXHIBIT E

CITY OF BONITA SPRINGS ZONING ORDINANCE NO. 19 -02

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST BY BONITA – FORT MYERS CORPORATION TO REZONE APPROXIMATELY 99+/- ACRES FROM AG-2, RM-2, C-2, AND COMMERCIAL PLANNED DEVELOPMENT TO COMMERCIAL PLANNED DEVELOPMENT; LOCATED ON THE SOUTH SIDE OF BONITA BEACH ROAD, EAST OF OLD US 41, WEST OF RACETRACK ROAD, AND NORTH OF THE MEDITERRA RPD, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bonita-Fort Myers Corporation, has filed an application to request to rezone approximately 97.6+/- acres from the AG-2, RM-2, C-2, and CPD zoning districts to a Commercial planned development (CPD) to allow for a two phased zoning approval. The first phase of which would allow for an approximately 32,616+/- square foot building at the southwest corner of Bonita Beach Road and Racetrack Road to include a restaurant with a bar, cardroom, simulcast area, and offices. The second phase which encompasses the balance of the subject property and recognizes some historical uses but provides no new uses or structures without additional zoning approvals; and

WHEREAS, the subject property is generally located on the east of Old US 41, South of Bonita Beach Road, west of Racetrack Road, and north of the Mediterra RPD. Phase one generally consists of 9+/- acres on the southwest corner of Bonita Beach Road and Racetrack Road. Phase two is the balance of the subject property, and is described more particularly as:

“See Exhibit A”

WHEREAS, a Public Hearing was advertised and heard on August 20, 2019, by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals (“Zoning Board”) on Case PD19-50293-BOS, which considered the evidence available and recommended approval (6-0 vote) 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 interested parties. The August 15, 2019 Staff Report prepared by Community Development and evidence submitted at the Zoning Board hearing, as part of the City Council hearing record, are on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to rezone approximately 97.6+/- acres from the AG-2, RM-2, C-2, and CPD zoning districts

to a Commercial Planned Development (CPD) to allow for an approximately 32,616+/- square foot building to include a restaurant with bar, cardroom, simulcast area, and office space, subject to the following uses, conditions and deviations:

Conditions:

1. The project should be generally consistent with the Master Concept Plan stamped received August 14, 2019 and titled "Bonita Springs Card Room" prepared by Hole Montes, and attached hereto (Exhibit "B", Sheets 1-2).

Phase 1 is limited to the construction of a new 32,616+/- square foot facility (card room, simulcasting, and restaurant) on approximately 9+/- acres. Phase 2 includes the existing racetrack facility, parking lot, temporary uses, and 12-unit multiple-family building on approximately 88+/- acres; the expansion of or new uses within Phase 2 will require an amendment to the CPD

2. The Schedule of Uses are as follows:

Phase 1

Accessory uses and structures
Administrative offices
ATM (Automatic Teller Machine)
Bar or cocktail lounge
Consumption on Premises (associated with Restaurant, Group III including outdoor seating areas specifically identified on the MCP)
Essential Services
Essential Service Facilities, Group I
Excavations, water retention
Gift and Souvenir Shop
Night Club
Recreation Facilities, Commercial, Group IV, Indoor Facilities (limited to pari-mutuel wagering and card room, as authorized by Chapter 550, Florida Statutes)
Parking Lot, Accessory
Restaurant, Group III, with outdoor seating
Temporary Uses – Subject to LDC 4-2124 et. seq.

Phase 2

Accessory Uses and Structures
Essential Services
Essential Service Facilities, Group I
Multi-Family Residential (limited to 12 dwelling units)
Parking Lot, Accessory
Racetrack, Group II (subject to Condition 4)

Temporary Uses, subject to LDC restrictions, including permit requirement, except for calendar year time limitations and limited to the following (subject to Condition 5):

- Outdoor sales, parking lot sales or tent sales of merchandise, products, services, or other commercial activities; and
- Event uses, such as fairs, carnivals, circuses, concerts, and expositions or fair associations chartered in accordance with Ch. 616 F.S.; and
- Automobile Surface Storage (where delineated on MCP); and
- Motorcycle training activities; and
- In the event of an emergency, staging/storage in support of emergency responders limited to vehicles and related equipment.

3. The Development Regulations are as follows:

Phase 1

Minimum Lot Area and Dimensions: N/A

Minimum Setbacks:	Principal Structure
Street	25 feet
Side	20 feet
Rear	20 feet
Minimum Building Separation:	½ the sum of the building heights (20' minimum)
Maximum Building Height:	30 feet (1 story)
Minimum Open Space:	20 percent

4. The Grandstand/clubhouse and kennels will be demolished within one year of the certificate of occupancy being issued for the card room facility in Phase 1.
5. All Temporary Uses listed under Phase 2 are limited to a ten year period from the effective date of this ordinance. After ten years, all Temporary Uses identified for Phase 2 are permitted in accordance with LDC Sec. 4-2124.
6. Consumption on Premises. The hours of operation for consumption on premises in conjunction with the Group III Restaurant for indoors will be from 11AM to 2AM daily. The hours of operation for consumption on premises in condition with the Group III Restaurant for the outdoor seating area will be from 11 AM to midnight daily.
7. No new development for Phase 2 is authorized by this zoning. Any expansion and/or new uses in Phase 2 shall require an amendment to the CPD or rezoning to a new CPD.
8. Additional Conditions – At the time of local development order, the Applicant shall meet the following criteria:
 - a. Provide engineering plans showing how the site will store and treat its surface water runoff consistent with the City's

- Comprehensive Plan and the City's LDC, including compliance with Policy 9.3.3 of the Conservation/Coastal Management Element of the City's Comprehensive Plan, which states that an additional fifty (50) percent water quality is required over the already required South Florida Water Management District water quality.
- b. Provide a drainage analysis demonstrating that the site development plan has no adverse impact on adjacent properties and that there is sufficient on-site drainage capacity, storm-water conveyance, and controlled discharge. The drainage analysis shall include, but not be limited to:
 - i. Provide an Interconnected Pond and Channel Routing (ICPR) Model. The 100-year 24 hour storm event is the primary storm used to evaluate the proposed design. The City reserves the right to request additional modeling of other storm events upon review of the data. All data submitted shall be formatted for inclusion into the city's Interconnected Pond Routing (ICPR) Model.
 - ii. A drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on-site and off-site drainage structures (sizes and inverts), and sub-basin areas; and (2) hydrologic and hydraulic calculations for the 5-, 25-, and 100-year design storm events in order to establish existing baseline conditions.
 - iii. Drainage impediments identified during the modeling process must be addressed in the drainage plan.
 - c. Service Areas and the armored truck bay will be designed in a fashion that visually screens their view from the Bonita Beach Road right of way. Satisfaction of this condition will be determined by the City's Architect as part of the formal architectural approval.
 - d. At time of local development order, Applicant shall submit landscape plans generally consistent with the MCP and the Landscape Plans prepared by DMJA, Inc. stamped received August 15, 2019 and attached hereto (Exhibit "C").
 - e. Roof gutters are required as part of the drainage plan.
 - f. All handicap spaces must have direct pedestrian access to the building and comply with ADA Standards 206 Accessible Route.
 - g. Final architectural approval by the City Architect is required prior to local development order approval, said review and approval shall be consistent with Chapter 3 and 4 processes within the Land Development Code.
 - h. Applicant, its successors or assigns, agree to reserve a right-of-way providing an alternative route for the traveling public between Old US 41 to either Bonita Beach Road or Race Track Rd. as

required by the Bonita Springs Comprehensive Plan at no cost to the Applicant. The proposed right-of-way will meet the collector right-of-way standards as provided by Sections 3-302 and 3-303 of the LDC, as may be amended. Specific delineation of the reserved right-of-way will not be required until the subsequent amendment of this CPD for the development of Phase 2. Prior to the development of Phase 2, the existing connection and access between Old US 41 and Bonita Beach Road through Race Track Rd will remain open to the public.

- i. The City requests that final design attempt to accommodate a traffic grid network throughout the subject property.
- j. Additional traffic control improvements, may be required by the City Engineer to be installed by the applicant within the Racetrack Road right-of-way from the south right of way line of Bonita Beach Road up to 100 feet south of the northern drive into the Card Room site. The need for a such traffic control improvement shall be based on traffic efficiency or safety conditions such as higher than expected traffic counts, conflicting movements, insufficient stacking, or to alleviate intersection congestion. The applicant shall provide traffic counts (methodology as specified by the City in the development order) along Racetrack Road at the intersections of Bonita Beach Road, Furlong Street, and the northern card room entrance every six months for two years and annually thereafter unless revised during Phase 2 development. If appropriate to accommodate traffic efficiency or safety conditions the City Engineer may request alternative improvements to the Racetrack Road intersections wherein applicant shall contribute its proportionate share of improvements or costs of such improvements. No less than thirty (30) days' notice shall be provided to all adjacent property owners before any proposed improvements between Bonita Beach Road and Performance Lane along Racetrack Road are finalized.
- k. This Plan is subject to conditions set forth herein and the rules, regulations laws and codes in place at the time of Development Order and Constructions Plan approval. Approval of this Planned Development is not a guarantee of future approvals.
- l. Any request or action to modify Conditions a thru k (inclusive) will require a revised or amended Master Concept Plan and a public hearing.

Deviations:

1. Deviation 1 is APPROVED subject to the following conditions.
 - a. The applicant shall apply for a sign permit in accordance with LDC 6 for the pylon sign copy change.

- b. The sign permit shall include the following additional changes:
 - i. The pylon sign base shall be augmented to mimic a monument sign base; and
 - ii. The monument style base shall be designed to complement the architecture of new building; and
 - iii. Landscaping shall be installed consistent with LDC 6.
- c. This modified monument sign shall be removed within ten (10) years of the effective date of this ordinance and may be replaced with a monument sign in accordance with LDC 6.

SECTION TWO: FINDINGS AND CONCLUSIONS

Based upon an analysis of the application and the standards for approval of a planned development rezone, the City Council makes the following findings and conclusions:

1. The Applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.
2. Approval of this request will not place an undue burden upon existing transportation or planned infrastructure facilities. The appropriate roadway links are currently over capacity, but the traffic generated by the proposed zoning will not have a significant impact on the volume.
3. Urban services, as defined in the Bonita Springs Comprehensive Plan, are available and adequate to serve the proposed land use.
4. The requested planned development:
 - a. appropriately conditioned meets or exceeds all general performance and locational standards set forth for potential uses allowed by the request;
 - b. is consistent with the intensities and general uses set forth in the Bonita Springs Comprehensive Plan, while the request does not include residential density, outside of a caretaker's residence within the proposed building, and thus, the project is well below the permitted maximum density; and
 - c. is compatible with existing uses in the surrounding area.
5. Additionally, pursuant to section 4-299(a)(2) and (4) of the LDC;
 - a. The proposed use or mix of uses is appropriate at the subject location;

- b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
 - c. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
6. The deviations recommended for approval:
- i. Enhance the achievement of the objectives of the planned development; and
 - ii. Preserves and promotes the general intent of LDC 4 to protect the public health, safety and welfare.

SECTION THREE: INCORPORATION OF RECORD

City Council of Bonita Springs hereby adopts and incorporates into this ordinance the record hearing exhibits and attachments considered as part of the application as follows:

EXHIBITS:

- A. Legal Description and Sketch of the Subject Property stamped received August 8, 2019
- B. Master Concept Plan (MCP) stamped received August 14, 2019
- C. Landscape Plan stamped received August 15, 2019

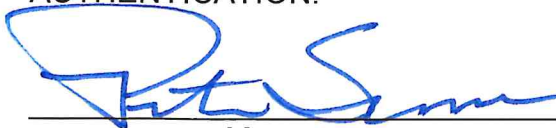
SECTION FOUR: EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days from the date of adoption.

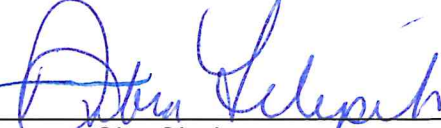
DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 21st day of August, 2019.

[SIGNATURE PAGE FOLLOWS]

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

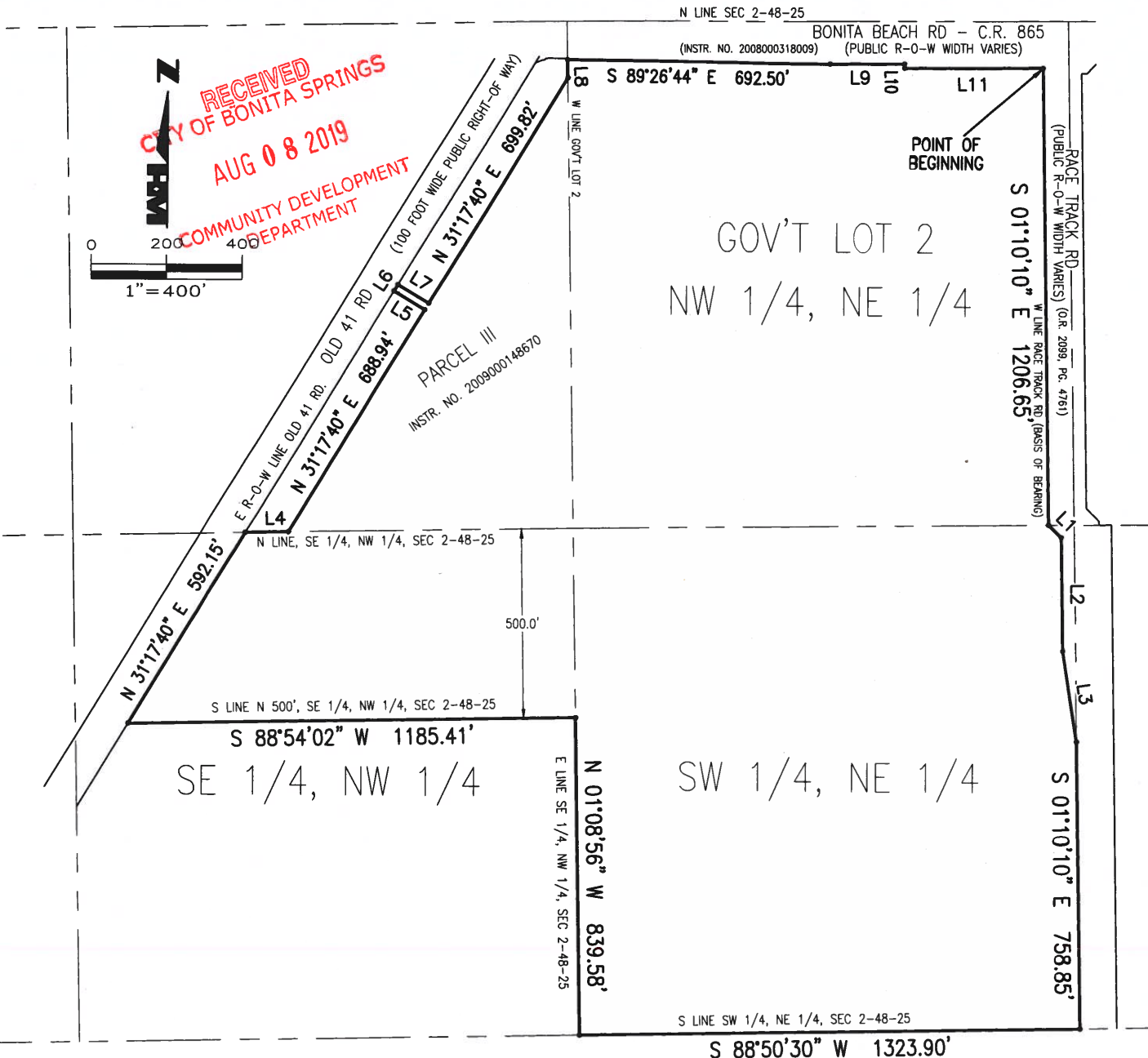
Carr	Aye	O'Flinn	Aye
DeWitt	Aye	Quaremba	Aye
Forbes	Aye	Simmons	Aye
Gibson	Aye		

Date filed with City Clerk:

9/11/19

Exhibit A

H:\2017\2017073\SKETCHES\17073 Parent For City.dwg 8/7/2019 1:48:22 PM Plotted by: BenNowell



LINE	BEARING	DISTANCE
L1	S 45°53'14" E	46.90'
L2	S 01°10'10" E	299.79'
L3	S 09°14'20" E	242.21'
L4	N 88°54'02" E	111.99'
L5	N 58°42'20" W	94.56'
L6	N 31°17'40" E	20.00'

LINE	BEARING	DISTANCE
L7	S 58°42'20" E	94.56'
L8	N 01°08'56" W	48.01'
L9	N 89°33'16" E	196.62'
L10	S 00°26'44" E	11.00'
L11	N 89°33'16" E	367.35'

DRAWN BY: BEN
SHEET # 1
DATE: 8/19
OF SHEET 2
SEC-TWN-RGE: 2-48-25



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
RACE TRACK

DRAWING NO. H-1062
PROJECT NO. 17.073
FILE NAME 17073 Parent for City.dwg

Exhibit A

H:\2017\2017073\SKETCHES\17073 Parent For City.dwg 8/7/2019 1:48:22 PM Plotted by: BenNowell


LEGAL DESCRIPTION:

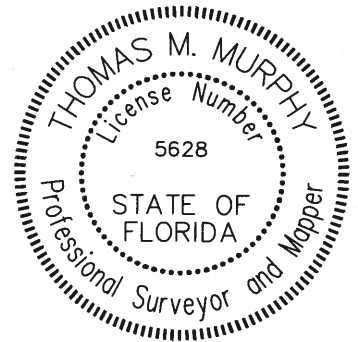
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD, A PUBLIC RIGHT-OF-WAY LINE OF VARYING WIDTH, AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD, A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH, AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RACE TRACK RD: 1) THENCE RUN S01°10'10"E FOR A DISTANCE OF 1206.65 FEET; 2) THENCE RUN S45°53'14"E FOR A DISTANCE OF 46.90 FEET; 3) THENCE RUN S01°10'10"E FOR A DISTANCE OF 299.79 FEET; 4) THENCE RUN S09°14'20"E FOR A DISTANCE OF 242.21 FEET; 5) THENCE RUN S01°10'10"E FOR A DISTANCE OF 758.85 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN S88°50'30"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG THE SAID EAST LINE FOR A DISTANCE OF 839.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 500 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN S88°54'02"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1185.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD U.S. 41, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD FOR A DISTANCE OF 592.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N88°54'02"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 111.99 FEET TO A POINT ON A LINE, EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD, THE SAME BEING A POINT ON THE WEST LINE OF THE LANDS DESCRIBED AS PARCEL III IN THE CORRECTIVE WARRANTY DEED AS RECORDED AS INSTRUMENT NUMBER 2009000148670 OF THE PUBLIC RECORDS; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 688.94 FEET; THENCE RUN N58°42'20"W, ALONG THE BOUNDARY LINE OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD AND ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 20.00 FEET; THENCE RUN S58°42'20"E ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON A LINE EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 699.82 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 2 (OTHERWISE KNOWN AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER) OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG SAID WEST LINE FOR A DISTANCE OF 48.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING COURSES ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN S89°26'44"E FOR A DISTANCE OF 692.50 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 196.62 FEET; THENCE RUN S00°26'44"E FOR A DISTANCE OF 11.00 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 367.35 FEET, TO THE POINT OF BEGINNING. CONTAINING 97.6 ACRES, MORE OR LESS.

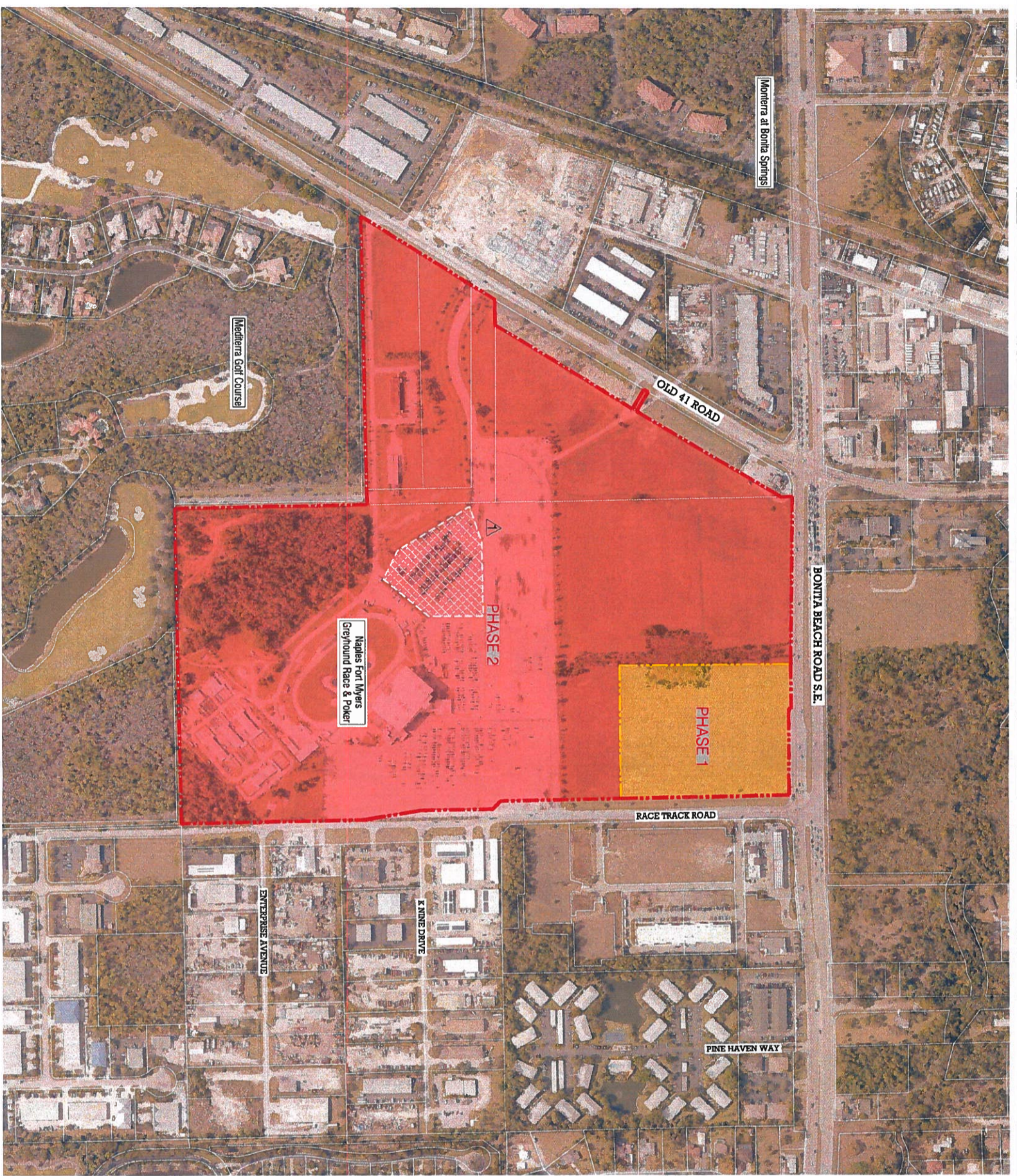
BEARINGS REFER TO WEST R-O-W LINE OF RACE TRACK RD, AS BEING S01°10'10"E.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY  Digitally signed by Thomas M Murphy
 DN: cn=Thomas M Murphy, o=Hole Montes Inc, ou, email=tommurphy@hmeng.com, c=US
 Date: 2019.08.08 13:53:41 -0400' LS5628
 THOMAS M. MURPHY STATE OF FLORIDA



DRAWN BY: BEN	DATE: 8/19	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION RACE TRACK	DRAWING NO. H-1062
SHEET # 2	OF SHEET 2			PROJECT NO. 17.073
SEC-TWN-RGE: 2-48-25				FILE NAME 17073 Parent for City.dwg



SCALE: 1" = 200'



△ SITE DATA:

PHASE-1	9.0± AC.
PHASE-2	88.6± AC.
TOTAL:	97.6± AC.

- PHASE-2 NOTES:**
1. No new development is authorized by this zoning action for property included in Phase II.
 2. Vehicular access, privately owned but open to the public, will be maintained through the Phase II area to provide interconnection between Old 41 and Race Track Road.
 3. Permitted uses are limited to those specifically listed in the Schedule of Uses for Phase II.
 4. Grandstand/clubhouse and kennels will be demolished within one year of the certificate of occupancy being issued for Phase I (card room).

LEGEND:

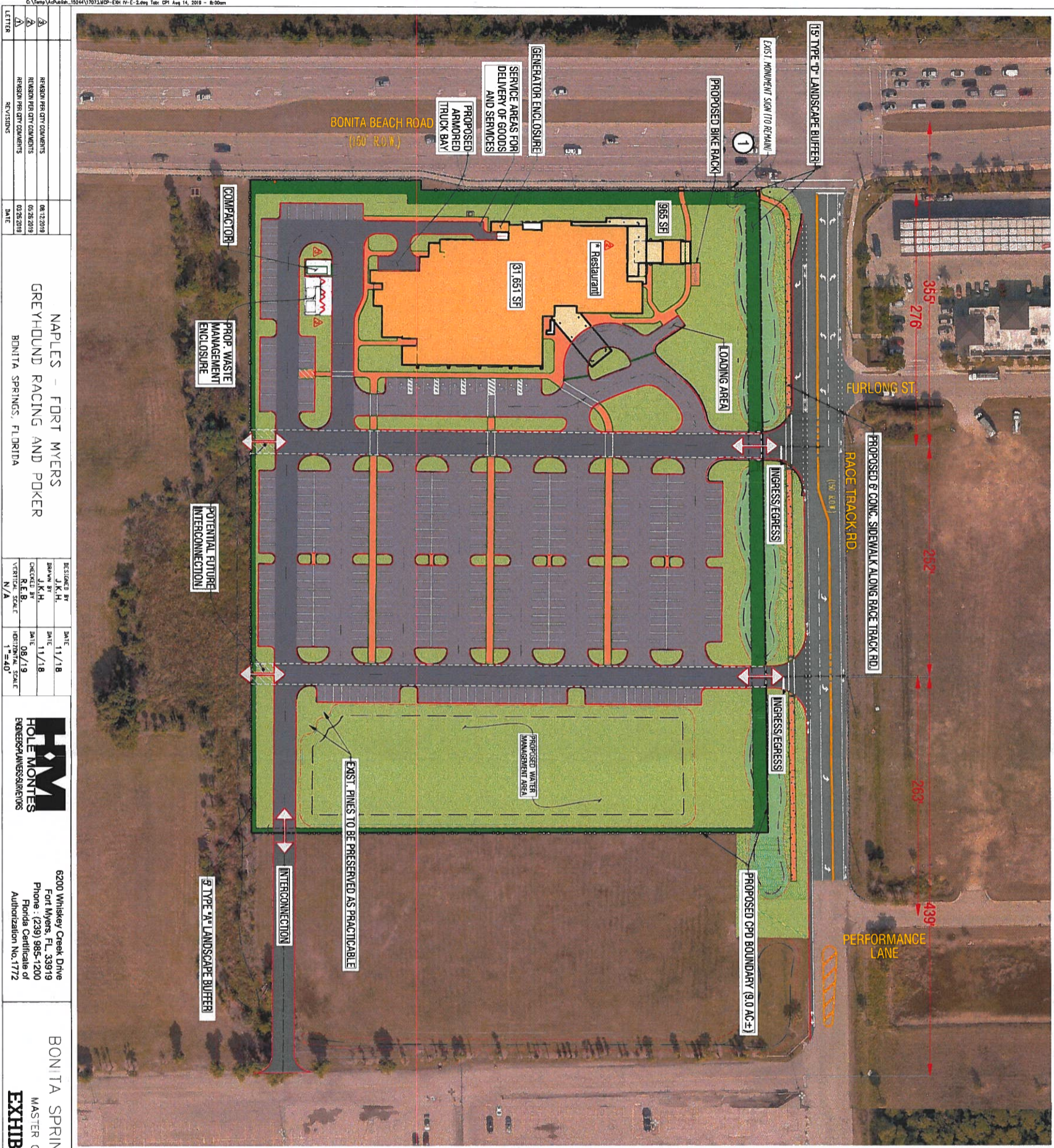
- PROPERTY LINE
- PHASE-1
- PHASE-2
- OPEN STORAGE, LIMITED TO MOTOR VEHICLES

RECEIVED
 CITY OF BONITA SPRINGS
 AUG 14 2019
 COMMUNITY DEVELOPMENT
 DEPARTMENT

DESIGNED BY	J.K.H.	DATE	11/18	H.M. HOLEMONTES ENGINEERS/ARCHITECTS	6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No. 1772
DRAWN BY	M.H.	DATE	11/18		
CHECKED BY	R.E.B.	DATE	07/19		
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=200'		
BONITA SPRINGS CARD ROOM					
MASTER CONCEPT PLAN					
EXHIBIT IV-E-1					
PROJECT NO.	17073.BFMCZ	SHEET NO.	1	OF	2
DATE	2017.073				

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
 BONITA SPRINGS, FLORIDA

REVISIONS		DATE	
Δ	REGIONAL PER. CITY OF BONITA SPRINGS REVIEW	08/12/19	



REVISIONS	DATE	BY	REASON FOR CHG
A	08/12/2019	J.M.H.	REVISION PER CITY COMMENTS
B	02/28/2019	J.M.H.	REVISION PER CITY COMMENTS
C	02/28/2019	J.M.H.	REVISION PER CITY COMMENTS
D			

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
J.M.H.	11/1/18
CHECKED BY	DATE
R.E.B.	08/1/19
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1"=40'



8200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

BONITA SPRINGS CARD ROOM
MASTER CONCEPT PLAN
EXHIBIT IV-E-2

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BY THE ENGINEER OF RECORD	CAD FILE NAME:	DRAWING NO.:
	17073MCP	MCP
PROJECT NO.:	2017.073	SHEET NO.:
		2 OF 2



PROJECT SUMMARY

1. PARCEL DATA:

Project Size: 9.0 AC ±
Future Land Use: General Commercial
Existing Zoning: C.P.D.
Existing Land Use: Vacant / Undeveloped

2. REQUEST:

Zoning Change from C.P.D. (Bonita - Fort Myers Pkcs & Pk1) to C.P.D.

3. ADJACENT PROPERTY LAND USE / ZONING:

DIRECTION	PROPERTY	USE
North	Bonita Beach Rd., Vacant / Undeveloped	CPD
East	Race Track Rd., RaceTrac Gas Station (north)	C-1-A
	Vacant / Undeveloped (south)	
South	Parking Lot (Naples - Fort Myers Greyhound Track)	C-2
West	Vacant / Undeveloped (Naples - Fort Myers Greyhound Track)	CPD

4. CONCEPTUAL LAND USE BREAKDOWN:

Commercial Building	0.7 AC
Internal Roads / Driveway	4.4 AC
Open Space / Green Areas / Water Management	3.9 AC
TOTAL PROJECT AREA	9.0 AC ±

5. CONCEPTUAL OPEN SPACE:

Open Space Required:	9.0 AC x 0.2 = 1.80 AC
Commercial Development:	1.80 AC
Open Space Provided (min.):	1.80 AC ±

6. INDIGENOUS OPEN SPACE:

There is no existing native vegetation within the CPD. No preserve is required.

7. PROPERTY DEVELOPMENT REGULATIONS:

Minimum Setbacks:
Street: 25'
Side: 20'
Rear: 20'
Building Separation: One-half the sum of the building heights, 20' min.
Maximum Building Height: 30' / One Story
The minimum lot area, width, and depth are as depicted on the MCP for the entire subject property. No division or lot splits can be granted for this development unless the planned development is amended to provide alternative property development regulations.

8. PARKING:

406 Parking Spaces Provided

9. PUBLIC TRANSPORTATION:

There is no Lean Service within a quarter of a mile.

10. LANDSCAPE BUFFERS:

For details refer to Landscape Belterment Plan.

11. DEVIATIONS:

1) Deviation from LDC 6-39(c)(2) Nonconforming signs

***NOTE:**

Consumption on Premises, associated with the Restaurant (Group III) and the outdoor seating area connected to the Restaurant.

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 CITY OF BONITA SPRINGS
 AUG 14 2019
 COMMUNITY DEVELOPMENT
 DEPARTMENT

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CITY OF BONITA SPRINGS

AUG 21 2019
Landscape Calculations

PROJECT AREA: 283,248 SF (80% AC)
COMMUNITY DEVELOPMENT

DEPARTMENT
Landscape Betterment Plan

Landscape Betterment plantings have been specified along Bonita Beach Road to exceed minimum land development code requirements and provide for an enhanced landscape and streetscape experience.

Open Space Requirements

20% Open Space
393,248 SF Development x 20% = 78,649 SF required
Open Space provided = 107,251 SF (27,45%) provided, per hatching

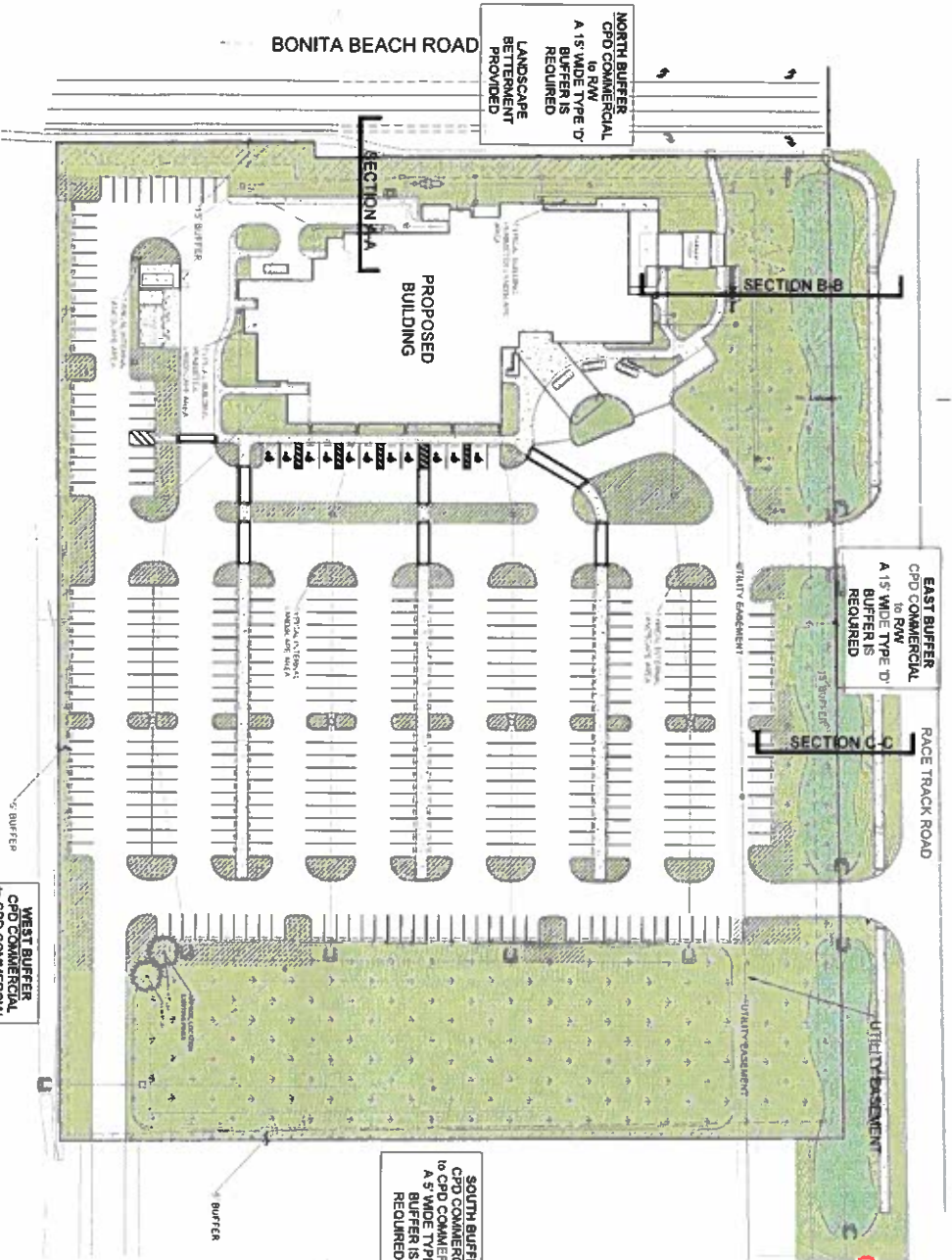
General On-Site Tree Requirements
Non-residential sites require 1 tree per 3,500 sq ft.
393,248 SF / 3,500 = 112 Trees required and 112 provided labeled as (G) General Trees plus x trees labeled as (Bediment);

Internal Parking Landscape Requirement

10% of the parking area is required to be landscaped.
Vehicle Use Area = 179,903 SF x 10% = 17,990 SF required.
Landscaped Area Provided (per Hatching) = 29,515 SF per hatching.
Landscaped Area required = 1 Tree per 250 SF.
17,990 SF of required landscaped area / 250 SF = 72 Trees required and 72 provided, labeled as (P) Parking Trees.

Building Perimeter Planting

A required 10% of the proposed gross footprint must be provided for the building perimeter planting area. Alluding all side including loading area, with 7' width and maximum of 10% of total area as turf.
10% of 283,248 SF = 28,324 SF provided and 28,324 SF provided per hatching.
LANDSCAPE BETTLEMENT PROVIDED



SITE LANDSCAPE CALCULATIONS



Project Buffer Requirements

NORTH BUFFER
CPD COMMERCIAL to R/W
A 15' WIDE TYPE 'D' BUFFER IS REQUIRED
5 TREES PER 100 LF
550 R / 3 x 2 = 367 shrubs required
20' Minimum width w/ an additional 28 trees
Bediment Provided

EAST BUFFER
CPD COMMERCIAL to R/W
A 15' WIDE TYPE 'D' BUFFER IS REQUIRED
5 TREES PER 100 LF
550 R / 3 x 2 = 367 shrubs required
20' Minimum width w/ an additional 28 trees
Bediment Provided

SOUTH BUFFER
CPD COMMERCIAL to CPD COMMERCIAL
A 5' WIDE TYPE 'A' BUFFER IS REQUIRED WITH
4 TREES PER 100 LF
550 R / 100 x 4 = 22 trees required
22 trees provided

WEST BUFFER
CPD COMMERCIAL to CPD COMMERCIAL
A 5' WIDE TYPE 'A' BUFFER IS REQUIRED WITH
4 TREES PER 100 LF
700 R / 100 x 4 = 28 trees required
28 trees provided

LANDSCAPE BETTLEMENT PLANTING SUMMARY CHART

CODE SECTION	REQUIRED PLANTINGS	CODE BETTLEMENT PLANTINGS	TOTAL PLANTINGS
GENERAL TREES			
Tree	112	112	0
LANDSCAPED TREES			
Tree	72	72	0
SHRUBS			
Shrub	367	367	0
NORTH BUFFER			
Tree	28	28	0
Shrub	367	367	0
EAST BUFFER			
Tree	28	28	0
Shrub	367	367	0
SOUTH BUFFER			
Tree	22	22	0
Shrub	0	0	0
WEST BUFFER			
Tree	28	28	0
Shrub	0	0	0
BUILDING/LOADING AREA			
Tree	0	0	0
Shrub	0	0	0
TOTAL			
Tree	170	170	0
Shrub	734	734	0
ADDITIONAL TREES			
Tree	0	0	0
Shrub	0	0	0
TOTAL			
Tree	170	170	0
Shrub	734	734	0

PLAN DRAWING BY: ALL PLANTINGS ONLY - FIELD QUANTITY SHALL BE ADMINISTERED TO FIELD VOLUMES.
DATE: 08/20/2019

DMJA
L-1

LANDSCAPE CALCULATIONS

DMJA ASSOCIATES, INC.
DANIEL M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE CALCULATIONS

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DANIEL M. JONES, JR.
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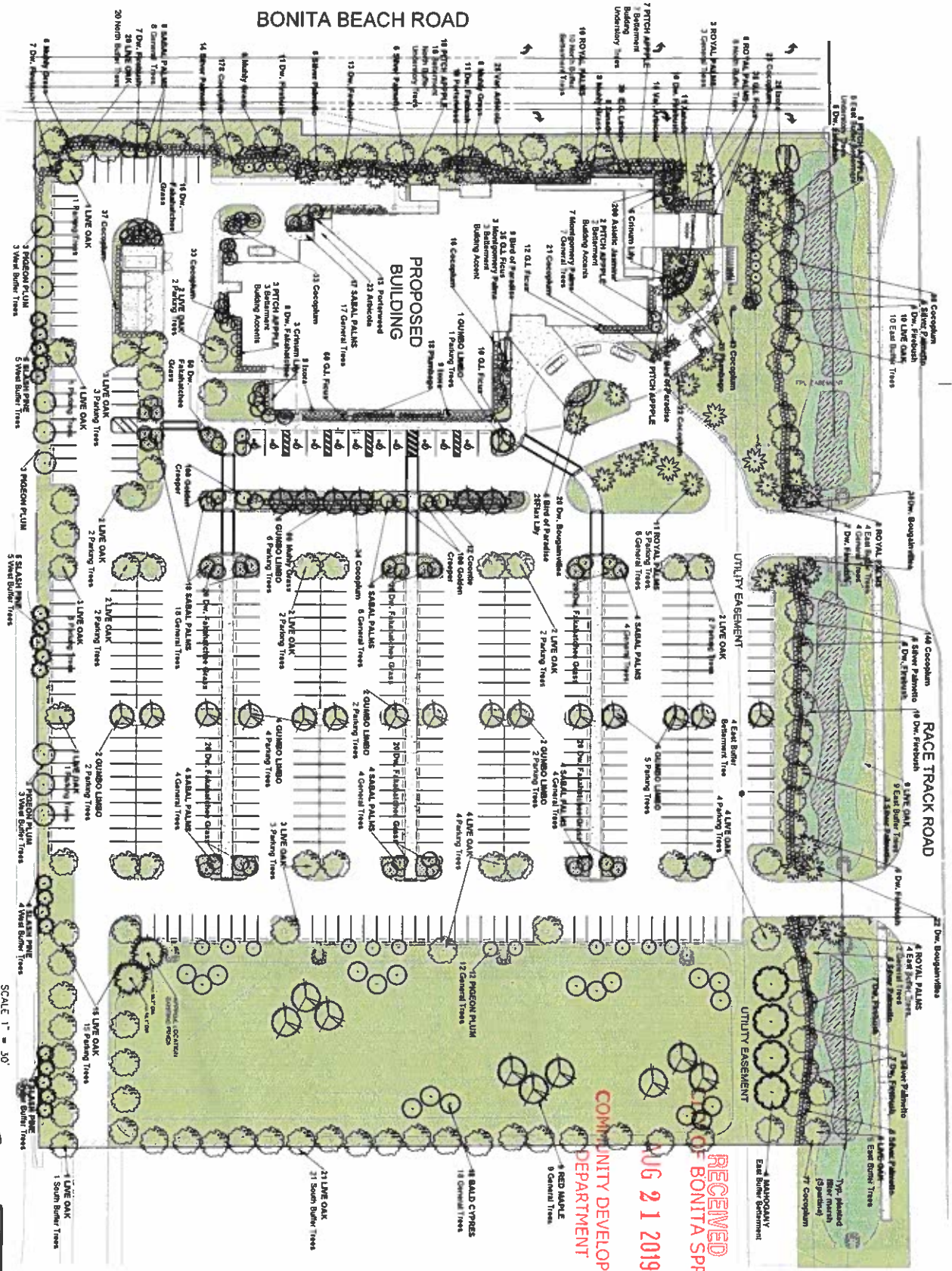
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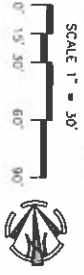
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DANIEL M. JONES, JR.
AND ASSOCIATES, INC.

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AND ASSOCIATES, INC.

BONITA BEACH ROAD



LANDSCAPE BETTIREMENT PLAN



RECEIVED
 JUN 21 2019
 COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF BONITA SPRINGS

<p>DMJA DAVID M. JONES, JR. AND ASSOCIATES, INC. LANDSCAPE ARCHITECTS AND PLANNERS</p> <p>2211 W. STATE ST. SUITE 200 BONITA SPRING, FL 33435 TEL: (813) 391-4444 FAX: (813) 391-4444</p> <p>7100 N. US HWY 1, SUITE 501 US HWY 1, SUITE 501 BONITA SPRING, FL 33435 TEL: (813) 391-4444 FAX: (813) 391-4444 LA LICENSE: LC 00000003</p>	<p>PROJECT: 18000000 MAPLES FORT MYERS GREYHOUND RACING AND POKER ROOM IMPROVEMENTS</p> <p>PREPARED FOR: BOB MERRILL, JR. 1290 9th Street, Suite 100 Bonita Springs, FL 33435 TEL: (813) 391-4444 FAX: (813) 391-4444</p> <p>DATE: 06/15/19</p> <p>CONTRACT NO: 18000000</p>	<p>DESIGN PROFESSIONAL</p> <p>PROJECT NO: 218913</p> <p>DATE: 06/15/19</p> <p>SCALE: 1" = 30'</p> <p>PROJECT: 18000000</p> <p>DATE: 06/15/19</p>	<p>PROJECT: 18000000</p> <p>DATE: 06/15/19</p> <p>SCALE: 1" = 30'</p> <p>PROJECT: 18000000</p> <p>DATE: 06/15/19</p>
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July 16, 2021

VIA HAND-DELIVERY

Mike Fiigon, MPA, Senior Planner
City of Bonita Springs
Department of Community Development
9101 Bonita Beach Road
Bonita Beach, FL 34135

**Re: Sports Challenge – Bonita – Fort Myers Corp CPD Amendment
10601 Bonita Beach Road, Bonita Springs
HM File No.: 2017.073A**

Dear Mr. Fiigon:

The applicant is requesting to amend the Bonita – Fort Myers Corporation (ZO 19-02) to redesignate ±4 acres from Phase 2 to Phase 1A, to allow for a sports challenge complex. The amended CPD will include three phases: Phase I, 9± acres, which is developed with an approx. 32,000 sq. ft. building that includes a card room and restaurant; Phase 1A, 4± acres, which is being proposed for an approximately 10,246 square foot building to include bowling lanes, virtual simulators, an outdoor bar and outdoor recreational uses including a basketball court, reduced width football and baseball fields, and a single hole golf course; and Phase II, the remaining 77± acres, which will be maintained for existing uses, as set forth in the zoning ordinance. As discussed with staff, the transportation analysis is not complete but a memo is included in this submittal.

We enclose five (5) sets of the following:

- Cover Letter (this is the Cover Letter);
- Completed Application;
- Check No. 032099 in the amount of \$7,500;
- Exhibit I-B-4, Notarized Covenant of Unified Control – *included in Application*;
- Exhibit I-B-5, Surrounding Property Owner List;
- Exhibit I-B-6, Surrounding Property Owner Map;
- Exhibit I-B-7, Mailing Labels for Surrounding Property Owners;
- Exhibit I-F, Notarized Disclosure Form – *included in Application*;
- Exhibits II-B-1 and II-B-2, Legal Description and Sketch;
- Area Location Map – *See Exhibit IV-N, Aerial*;
- Exhibit II-E-2, Narrative – Request Statement;
- Exhibit II-F-2, Environmental Assessment;
- Exhibit II-F-3, Zoning & Land Use Map;
- Soils, Vegetation & Ground Cover Maps – *See Exhibit II-F-2, Environmental Assessment*;
- Exhibit II-F-5, Topography Map;

Mike Fiigon, MPA, Senior Planner
Re: Sports Challenge CPD Amendment
HM File No.: 2017.073A
July 16, 2021
Page 2

- Exhibit III-C, Traffic Memorandum;
- Existing Easements & ROW Map – *See Exhibits IV-E-1 & IV-E-2, Master Concept Plan;*
- Description of Development – *See Exhibit II-E-2, Request Statement;*
- Exhibits IV-E-1 & IV-E-2, Master Concept Plan (24” x 36”) and (11” x 17”);
- Exhibit IV-G, Schedule of Uses;
- Surface Water Management Plan – *See Exhibit II-E-2, Request Statement;*
- Exhibit IV-N, Aerial;
- Landscape Plan;
- Public Information Meeting Summary;
- PowerPoint Presentation from Public Information Meeting;
- Sign-In Sheets from Public Information Meeting; and
- Exhibit IV-Q, Flash Drive with Application and Exhibits.

If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, INC.



Paula N. C. McMichael, AICP
Vice President, Planning Services
PNCM/sek

cc: Isadore Havenick w/enclosures
George W. Powell, Jr., Esquire w/enclosures
Rick Brylanski, P.E. w/enclosures



NEIGHBORHOOD MEETING REQUIREMENT

Community Development Dept. | 9220 Bonita Beach Road, Ste. 111 | Bonita Springs, FL 34135 | (239) 444-6150 | permitting@cityofbonitaspringscd.org

RE: Neighborhood Meeting Mandatory Requirement for Comprehensive Plan Amendment, Rezoning (conventional or planned development), and Special Exception applications.

On September 5, 2018 the Bonita Springs City Council adopted regulations for Neighborhood Meetings. The purpose of a neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible.

Neighborhood meetings are mandatory for applications for a future land use map amendment, rezoning, and special exception. Neighborhood meetings are optional for all other applications. Applicants are required to conduct a neighborhood meeting prior to filing its application with the city and a second neighborhood meeting within 30 days after the city has deemed the application to be sufficient.

Please see City of Bonita Springs LDC Section 4-28 or our website for more information.

For additional questions, contact the Planner on Call at (239)-444-6166.



**PUBLIC HEARING APPLICATION FOR
PLANNED DEVELOPMENT**

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

Applicant's Name: Bonita - Fort Myers Corporation

Project Name: Bonita Springs Card Room

STRAP Number(s): 02-48-25-B2-00009.0000, 02-48-25-B1-00008.0000, 02-48-25-B1-00014.0000, 02-48-25-B1-00011.0120, 02-48-25-B1-00011.0130

Application Form: **Computer Generated*** **City Printed**

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

STAFF USE ONLY

Case Number: _____ Date of Application: _____

Fee: _____

Current Zoning: _____

Land Use Classification(s): _____ Comp. Plan Density: _____

Date of Zoning Public Hearing: _____ Date of City Council Public Hearing: _____

Planner Assigned: _____

Staff Recommendation: _____

TYPE OF APPLICATION

_____ DRI _____ PD – Existing Development _____ PD – Amendment

_____ Option 1 _____ Option 2

PART I
APPLICANT/PROPERTY OWNERSHIP INFORMATION

A. Name(s) of applicant(s): Bonita - Fort Myers Corporation

Mailing Address: Street: 401 NW 38th Court

City: Miami State: Florida Zip: 33126

Phone Number: Area Code: 239 Number: 992-2411 Ext: _____

E-mail: ihavenick@magiccitycasino.com

B. Relationship of applicant to property:

Owner Trustee Option holder Lessee Contract Purchaser
 Other (indicate): _____

*If applicant is NOT the owner or the person authorized by the Covenant of Unified Control, submit a **Notarized Authorization Form** from the owner or his authorized representative. Label as Exhibit I-B.*

** If the application is City-initiated, enter the date the action was initiated by the Council: _____ Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3". [Sec. 4-193]*

C. Name of owner(s) of property: Bonita - Fort Myers Corporation

Mailing Address: Street: 401 NW 38th Court

City: Miami State: Florida Zip: 33126

Phone Number: Area Code: 239 Number: 992-2411 Ext: _____

Fax Number: Area Code: 239 Number: 947-9244

D. Date property was acquired by present owner(s): 1989

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

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

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?
 NO YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: Paula N. C. McMichael, AICP, Vice President, Planning Services

Address: Hole Montes, Inc./950 Encore Way, Naples, FL 34110

Contact Person: Paula N. C. McMichael

Phone: 239-254-2000 E-mail: paulamcmichael@hmeng.com

George W. Powell, Jr., MAI, CRE

Akerman, LLP/9128 Strada Place, Suite 10205, Naples, FL 34108

Phone: 239-449-5600 E-mail: george.powell@akerman.com

**PART II
GENERAL INFORMATION**

A. Request:

1. Rezoning from _____ TO:(check all applicable)

_____ RPD - Residential	_____ MPD - Mixed Use
_____ MHPD - Mobile Home	_____ RVPD - Recreational Vehicle
_____ CPD - Commercial	_____ CFPD - Community Facilities
_____ IPD - Industrial	_____ AOPD - Airport Operations

2. Option Chosen: _____ Option 1 Option 2

3. Other - Provide specific details. Amendment to an approved MCP

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

NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 5J-17.053. (labeled Exhibit II-B-2.). **If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.**

_____ YES. Property is identified as:

Subdivision Name: _____

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

Section: _____ Township: _____ Range: _____

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

C. Project Street Address: 10601 Bonita Beach Road

D. General Location Of Property (referenced to major streets): _____

SW corner of Bonita Beach Road and Race Track Road

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: General Commercial

2. Are you proposing any City of Bonita Springs amendments which could affect the subject property?
 NO _____ YES. If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?
 NO _____ YES. If yes, specify the minimum elevation required for the first habitable floor).
_____ NGVD (MSL)

2. Are there any environmentally sensitive lands such as, but not limited to: wetlands, mangrove forests, creek & river shorelines, sand dunes, xeric scrub, mature pine forests, or other unique land forms as defined in the Bonita Plan Goal 15 and it's Objectives and Policies, Objective 4.1, Policies 7.1.1 d. 2, 7.2.3, Goal 14 and Policies 14.1.1 through 14.3.5 and applicable sections of the Land Development Code (LDC). Are there any listed species occupied habitat as defined in the Bonita Plan or LDC on the subject property, Bonita Plan Policy 7.1.1 d. 2, 7.4.1 through 7.10.3, Objective 7.12 and Policies 7. 12.1 through 7.12.3, and applicable sections of the LDC?

X NO YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2 attached hereto.

G. Present Use of Property: Is the property vacant? NO X YES

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 proposed use of the building or structure(s) will be in compliance with all applicable requirements of the Land Development Regulations. **[Sec. 4-194(b)(3)]**

Briefly describe current use of the property: _____

H. Property Dimensions

- 1. Width (average if irregular parcel): 1260± Feet
- 2. Depth (average if irregular parcel): 2300± Feet
- 3. Frontage on road or street: 1260± Feet on Bonita Beach Road
 630+/- on Old 41 (Name of street)
- 4. Total land area: 99± Acres or Square Feet

I. Land Area Calculations

- 1. Undevelopable Areas:
 - a. Freshwater wetland areas Ø
 - b. Other wetland areas Ø
 - c. Submerged land subject to tidal influence: Ø
 - d. Total (a + b + c): Ø
- 2. Remaining developable land (H.4 less I.1.d): 99±

**PART III
PROPOSED DEVELOPMENT Phase I**

A. Nature of Request

1. Will the development contain living units? NO YES. If the answer is yes, please indicate the total number of living units proposed, by type:

Single Family Mobile Homes Recreational Vehicles
 Zero-Lot-Line Duplex/Two Family Townhouses
 Multiple Family TOTAL ALL TYPES

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

- a. PERMITTED total units (from Exhibit III-A-2): _____
- b. PROPOSED total units (from A-1. above): _____
- c. PROPOSED density (from Exhibit III-A-2): _____

3. Will the development contain non-residential areas? NO YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

Retail: _____ Total gsf

Offices: _____ Total gsf

Medical: _____ gsf Non-medical: _____ gsf

Hotel/Motel: _____ Total units

Size of units: _____ 0-425 sq. Ft. _____ 426-725 sq. Ft. _____ 726 or more sq. Ft.

Industrial: _____ Total gsf

Under roof: _____ gsf Not under roof: _____ gsf

Mines, Quarries, or General Excavation: Acres to be excavated: _____

Other-specify: Group III and Group IV Commercial recreational facilities, Group IV up to 10,246

Number of Beds (if applicable): _____ OR: _____ gsf

4. Building Height

30' Maximum height of buildings (in feet above grade)

1 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions?

NO YES. If yes, please submit an explanation and label it Exhibit III-A-5.

B. Facilities

1. Fire District: City of Bonita Springs - nearest Fire Station 21

2. Water Supply

a. Estimated daily consumption of potable water:

- 1. Residential units: _____ gpd
- 2. Mobile Home units: _____ gpd
- 3. Rec. Vehicle units: _____ gpd
- 4. Commercial: 3,310 gpd
- 5. Industrial: _____ gpd

b. Source of potable water: Bonita Springs Utilities, Inc.

c. Do you have a written agreement from the utility company to serve your project?
 NO _____ YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: Proposed on-site irrigation well

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

- 1. Residential units: _____ gpd
- 2. Mobile Home units: _____ gpd
- 3. Recreational Vehicles: _____ gpd
- 4. Commercial: 3,310 gpd
- 5. Industrial: _____ gpd

b. Is any special effluent anticipated? NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

c. Source of sanitary sewer service: Bonita Springs Utilities, Inc.

d. Do you have a written agreement from the utility company to serve your project?
 NO _____ YES. If yes, please submit a copy of the agreement.

e. Will a private on-site disposal facility be used? NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

f. Are individual sewage disposal systems proposed? NO _____ YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement?

NO _____ YES _____ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

PART IV - SUBMITTAL REQUIREMENTS

COPIES REQUIRED					Exhibit #	Item
SUB	DRI	PD	EXIST	MINOR		
10	15	15	15	15		Completed application [4-193(b)]
1	1	1	1	1		Application Fee [2-571]
N/A	2	2	2	2	I-B-1	Notarized Authorization Form (if applicable) [4-194]
N/A	2	2	2	2	I-B-2	Green Sheet (If applicable)
N/A	2	2	2	2	I-B-3	List of Property Owners (If applicable) [4-194(a)(5)]
2	2	2	2	2	I-B-4	Notarized Covenant & doc. Of Unified Control [4-194(b)(1)(b)]
1	1	1	1	1	I-B-5	Surrounding Property Owners List [4-194(a)(6)]
2	2	2	2	2	I-B-6	Property Owners Map 4-194(a)(7)]
2	2	2	2	2	I-B-7	Mailing Labels for Surrounding Property Owners
2	2	2	2	2	I-F	Notarized Disclosure Form (if applicable) [4-194(b)(1)]
N/A	2	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [4-194(b)(2)]
10	15	15	15	15	II-B-1	Legal Description [4-196(1)]
10	15	15	15	15	II-B-2	Certified sketch of description (if applicable) [4-196(1)]
N/A	2	2	2	2	II-B-3	Plat Book Page (if applicable) [4-196(1)]
10	15	15	15	15	II-D	Area Location Map [4-194(a)(4)] See Exhibit IV-N
N/A	15	15	15	15	II-E-1	Bonita Springs Plan Amendment (if applicable) [4-295(a)(5) & 4-370]
10	15	15	15	15	II-E-2	Narrative/how prop. complies with Bonita Comp Plan, etc. [4-295(a)(5)]
N/A	15	15	15	15	II-F-1	Environ. Sensitive Lands map (if app.) [4-325(c)]
4	4	4	4	4	II-F-2	Environmental Assessment [4-1339]
10	15	15	4	4	II-F-3	Exist. zoning & current land use map/photo [4-295(a)(4)a] See Ex. IV-N
10	15	15	4	4	II-F-4	Soils, vegetation and ground cover maps [4-295(a)(4)c.]
10	15	15	4	4	II-F-5	Topography map (if available) [4-295(a)(4)c.]
N/A	15	15	-	-	III-A-2	Density Calcs (if applicable) [4-295(a)(6)c.]
N/A	15	15	-	-	III-A-5	Aviation Hazard (if applicable) [4-987 et seq.]
N/A	15	15	-	-	III-B-3	Sanitary Sewer Facilities(if applicable) [3-353]
6	6	6	-	6	III-C	Traffic Imp. Statement (if applicable) [4-295 (a)(7)]
N/A	6	6	-	6	III-C	TIS Exemption Form (if applicable) [4-295(a)(7)]
10	15	15	6	6	IV-A	Public transit routes map (if applicable) [4-295(a)(4)d.] See Ex. IV-E
10	15	15	6	6	IV-C	Existing easements and r-o-w map. [4-295(a)(4)e.] See Ex. IV-E
10	15	15	15	15	IV-D	Description of proposed development. [4-295(a)(6)] See Ex. II-E-2
10	15	15	15	15	IV-E	Master Concept Plan (Option 1) [4-295(a)(6)a]
N/A	15	15	15	15	IV-F	Master Concept Plan (Option 2) [4-295(a)(6)b]
1	1	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
10	15	15	15	15	IV-G	Schedule of Uses [4-295(a)(8)]
N/A	15	15	15	15	IV-H	Schedule of Dev. & Justification [4-295(a)(9)]
4	4	4	-	-	IV-I	Surface Water Management Plan [4-295(b)(1)] See Ex. II-E-2
N/A	4	4	-	-	IV-J	Protected Species Management Plan [4-295(b)(2)]
N/A	15	15	15	15	IV-K	Program for phased development (if applicable) [4-295(b)(3)]
N/A	15	15	15	15	IV-L	Hazardous Material Emergency Plan (if applicable) [4-194]
N/A	-	-	4	-	IV-M	Mobile Home Park Rezoning Information [4-195(d) et seq.]
3	3	3	3	3	IV-N	Aerial [4-295(a)(4)(b)]
N/A	3	3	3	3	IV-O	Map of Historical & Archaeological Sites [4-295(a)(4)(f)]
N/A	3	3	3	3	IV-P	Possible Impacts on Historical & Archaeological Sites [4-295(a)(4)(f)]
1	1	1	1	1	IV-Q	Application and Exhibits on CD-ROM Flashdrive

***At least one copy must be an original.**

PART V

AFFIDAVIT

I, ISADORE HAVENICK 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.

[Signature]
Signature of Owner or Owner-authorized Agent

7-7-21
Date

ISADORE HAVENICK, DV
Typed or printed name and title

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Miami-Dade

The foregoing instrument was certified and subscribed before me this 7th day of July 2021, by Isadore Havenick, who is personally known to me or who has produced as identification.

[Signature]
Signature of notary public
Gloria Ferrari
Printed name of notary public

(SEAL)



PART I – GENERAL EXPLANATORY NOTES

THE APPLICANT MUST PAY THE APPROPRIATE APPLICATION FEE AS SET FORTH BY THE CITY.

UPON WRITTEN REQUEST, THE DIRECTOR MAY MODIFY THE SUBMITTAL REQUIREMENTS CONTAINED IN THIS SECTION IF THE APPLICANT CLEARLY DEMONSTRATES THAT THE SUBMISSION WILL HAVE NO BEARING ON THE REVIEW AND PROCESSING OF THE APPLICATION. THE REQUEST AND THE DIRECTOR'S WRITTEN RESPONSE MUST ACCOMPANY THE APPLICATION SUBMITTED AND WILL BECOME A PART OF THE PERMANENT FILE.

PART I – EXPLANATORY NOTES

- A. Applicant's Name: Application may be made by the landowner or the authorized agent. **[Sec. 4-193(a)]** Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:
- 1) It is not required that both husband and wife initiate the application on private real property owned by them.
 - 2) The property is subject to a land trust agreement, the trustee may initiate the application.
 - 3) The fee owner is a corporation, any duly authorized corporate official may initiate the application.
 - 4) The fee owner is a partnership, the general partner may initiate the application.
 - 5) The fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
 - 6) The property is a condominium or time-share condominium, refer to Sec. 4-193(a)(1)b. for rules.
 - 7) The property is a subdivision, refer to Sec. 4-193(a)(1)c. for rules.
 - 8) Rezoning initiated by the City Council on property not owned by the City.
- B. Relationship of applicant to owner: If the applicant is not the owner of the property or the person authorized to represent the owner through the Covenant of Unified Control, the applicant must submit proof of authority to represent the owner. This may be accomplished with a **notarized** authorization form from the owner or his authorized representative. Label this submittal as Exhibit I-B-1.
- If the owner does not desire to sign the attached Covenant of Unified Control he may submit an alternate document for consideration by the City Attorney's office prior to submitting the application for rezoning. A copy of the City Attorney's approval of the document must be submitted with the application.
- If the application is City-initiated by the City of Bonita Springs Council, attach a copy of the "green sheet" whereby the action was authorized. Label the copy as Exhibit I-B-2.
- Submit a list of the names of all property owners and their addresses for property included within the requested action. Label as Exhibit I-B-3.
- C. Name of owner (s): see F. below
- D. Date property was acquired by present owner(s). If the City initiated the rezoning and does not own the property or have it under contract for purchase, enter "Not Applicable".
- E. If the request is City-initiated and the City is not purchasing the property, enter "Not Applicable".
- F. Disclosure Form: Except for City-Initiated rezonings, a Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.
- G. Existing Deed Restrictions: A copy of the deed restrictions on the subject property, if any, and a statement as to how the deed restrictions may affect the requested action must be submitted.
- H. Authorized Agent(s): If the owner or applicant has authorized agent(s) to act on his/her behalf, list the agent(s) name, mailing address and phone number. If City-initiated, enter "Not Applicable".

PART II – EXPLANATORY NOTES

A. Nature of Request:

1. If for rezoning to a Planned Development district, indicate the zoning classification(s) being requested.
2. If not for rezoning provide specific details of the action requested. (eg. Amendment to PD. Etc),

B. Legal Description: **If rezoning to more than one district, a separate legal description must be provided for each classification requested.**

If the property is not within a platted subdivision recorded in the official plat books of Lee County, a complete legal description must be attached which is sufficiently detailed and legible so as to be able to locate said property on county maps or aerial photographs. The legal description must include the Section, Township, Range, and parcel number(s).

If the application includes multiple contiguous parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different zoning requests are made on individual parcels. Label the legal description as Exhibit II-B-1.

If the request is owner-initiated, a survey or a certified sketch of description as set out in chapter 5J-17.053, Florida Administrative Code must be submitted, unless the subject property consists of one or more undivided platted lots. 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.

The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary-survey prepared by a surveyor meeting the minimum technical standards for land surveying in the state, as set out in chapter 5J-17.053, F.A.C. Boundaries must be clearly marked with a heavy line. The boundary line must include the entire area to be developed. If the request is owner-initiated the Federal Emergency Management Agency flood zone and required finished floor elevation must be shown as well as the location of existing structures on the property.

C. Project Street Address: If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (239) 338-3200.

D. General Location: The general location should reference known major streets so as to indicate to the general public the location of the property. A property location map must be submitted. Label the map as Exhibit II-D.

E. City of Bonita Springs Plan Information:

1. List the current City of Bonita Springs Land Use Classification of the subject parcel(s).
2. City of Bonita Springs Plan Information. Submit a copy of any amendment being proposed to the City of Bonita Springs Plan by the applicant which may affect the subject property as well as the Planning Division's reference number for the amendment. Label the proposed amendment as Exhibit II-E-1. Attach a statement as to how the amendment will affect your property. Label the statement as Exhibit II-E-2.

F. Drainage, Water Control and Other Environmental Issues

2. If environmentally sensitive areas exist on the site, an environmental assessment must be prepared that examines the existing conditions, addresses the environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

H. Property Dimensions: If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street.

The total area (in square feet or acres) of the property.

I. Land Area Calculations

1. Undevelopable Areas: Insert the area of land identified as undevelopable by the following terms:
 - a. Freshwater wetlands
 - b. Other wetlands
 - c. Submerged land subject to tidal inundation. The area of land which is submerged and is subject to tidal inundation.

PART III – EXPLANATORY NOTES

A. Nature of Request

5. Aviation Hazard: If your project is near any commercial or general aviation facility or within any area delineated on the Lee County Port Authority Airspace Notification Map as a notification area, describe any structures (including proposed communication towers), lighting, or other features which could adversely affect safe flight, and labeled it Exhibit III.A.5.

B. Facilities

1. Fire District: List the Fire District in which the property is located.
2. Water Supply:
 - a. Estimate the daily consumption of potable water by the proposed project.
For residential projects, use 250 gpd (gallons per day) per unit. If the water treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:
 - Mobile Homes use 187.5 gpd. per unit.
 - Recreational Vehicles use 150 gpd. per unit.For all other types of projects, show calculations and source of consumption rates utilized.
 - b. If the property lies wholly or partly in the certificated franchised service area of an established water utility, name the utility company.
If a private, on-site, potable water system is proposed, please provide a description of the system.
 - d. Source of non-potable water service: If a separate system is proposed for non-potable (irrigation) water uses, please specify the source.
3. Sanitary Sewer Service.
 - a. Estimated daily production of wastewater
For residential projects use 200 gpd (gallons per day) per unit. If the sewage treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:
 - Mobile Homes use 150 gpd per unit.
 - Recreational Vehicles use 120 gpd per unitFor all other types of projects, show calculations and source of consumption rates utilized.
 - b. If any special types of effluent can be anticipated, please submit Exhibit III.B.3. (attached)
 - c. If the property lies wholly or partly in the certificated or franchised service area of an established sanitary sewer district or sewer utility name the utility.
 - e. If a private, on-site, wastewater treatment and disposal facility is proposed, please submit Exhibit III.B.3 (attached).

PART IV - EXPLANATORY NOTES: Exhibits not previously discussed.

Surrounding Property Owners List: A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. **[Sec 4-194(a)(6)]**

Property Owners Map: A City Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet [five hundred (500) feet if for a COP] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant shall be responsible for the accuracy of the map. **[Sec. 4-194(a)(7)]**

Unified Control Documentation. A notarized document (see Exhibit IV-D) corroborating unified control over the subject parcel. **[Sec. 4-295(a)(3)]**

If the owner does not desire to sign the attached Covenant of Unified Control he may submit an alternate document for consideration by the City Attorney's office prior to submitting the application for rezoning.

Existing Conditions: **[Sec. 4-295(a)(4)]** NOTE: If more than one of the following requirements is shown on the same set of maps or photos, please mark the document with all appropriate exhibition numbers.

Existing zoning and current uses: Show existing zoning and current land uses surrounding the property to a distance of 375 feet.

Soils, vegetation and ground cover: Classified in accordance with USDA/SCS system and the Florida Land Use and Cover Classification System, respectively

Topography: Provide a City of Bonita Springs Topographical map (if available).

Public Transit: Show the property in relation to existing and proposed public transit routes and bus stops, including what facilities exist at the bus stop.

Environmental Assessment: Areas of encroachment by undesirable exotic (floral) species, the line of mean high water, and jurisdictional boundaries of state and federal agencies, and Coastal Construction Setback Lines. If the site contains unique landforms or biological areas such as creek beds, sand dunes, coastal or interior hammocks, or old growth pine flatwoods, additional information may be required including wildlife and plant inventories and hydrologic details, in order to identify the highest quality biological communities and develop suitable conservation measures. Please contact the City of Bonita Springs Community Development at 239-444-6150 with any questions concerning this environmental assessment.

Master Concept Plan: Refer to Sec. 4-295 (a)(6)a.3. or b. 3. AND 4-295(a)(7)a. for information.

Schedule of Uses: **[Sec. 4-295(a)(7)]**

1. A summary of the kinds of uses proposed for the entire site (for projects containing residential uses, this shall include the types of proposed dwelling units);
2. The units (gross square feet for commercial/industrial uses, number of units for residential, motel/ hotel uses, beds for institutional types of uses, etc.) of each kind of use for the entire site;
3. For developments containing uses for which the parking requirements are to be determined by the Director, the number of parking spaces proposed for those uses.

Schedule of deviations: Refer to Sec. 4-295(a)(6)a.9. or b.9. and 4-295(a)(7)d.

Traffic Impact Statement: **[Sec. 4-295(a)(6)a.11 Or b. 10 and 4-295(a)(7)]** Format and degree of detail is set forth in the adopted City of Bonita Springs Code.

Surface Water Management Plan: **[Sec. 4-295 (b)(1)]** Written statements which describe:

1. The runoff characteristics of the property in its existing state;
2. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;
3. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;
4. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.
5. Describe the requirements for fill materials posed by this development for other than building pads (use, volume, etc.)
6. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. **[3-324]**

Management Plan for Protected Species: **[Sec. 4-295(b)(2)]** Refer to the Sec. 3-456.

Program for phased development: **[Sec. 4-295(b)(3)]** Description of program for phased development (if applicable). A description of the program of phased construction, if the development is to be so constructed.

GENERAL

- a. The applicant is responsible for the accuracy and completeness of this application. Any time delays or additional expenses necessitated due to the submittal of inaccurate or incomplete information shall be the responsibility of the applicant.
- b. All information submitted with the application or submitted at the public hearing becomes part of the public record and shall be a permanent part of the file.
- c. All applications must be submitted in person. Mailed-in applications will not be processed.
- d. All attachments and exhibits submitted shall be of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
- e. The Department staff will review this application for compliance with requirements of the City of Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.
- f. All applicants shall pay an application fee as set forth in the City of Bonita Springs Fees and Charges Manual.

**EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. 02-48-25-82-00009.0000 **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
Bonita - Fort Myers Corporation	100%
401 NW 38th Court	_____
Miami, FL 33126	_____
_____	_____
_____	_____
_____	_____

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

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.

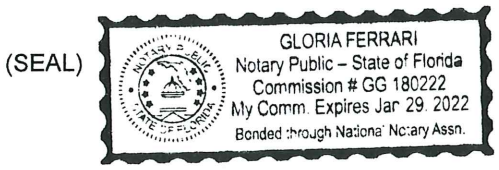
The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: *[Handwritten Signature]*
 (Applicant)

ISADORE HAVENICK
 (Printed or typed name of applicant)

STATE OF FLORIDA
 COUNTY OF ~~LEE~~ Miami-Dade

The foregoing instrument acknowledged before me this 7th day of July 2021, by Isadore Havenick, who is personally known to me or who has produced _____ as identification.



[Handwritten Signature]
 Signature of Notary Public
Gloria Ferrari
 Printed Name of Notary Public

**EXHIBIT II-F-2
ENVIRONMENTAL ISSUES**

A. **Topography:** Describe the range of surface elevations of the property:

Topography on the site is flat and ranges from 11' to 12'.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Comprehensive Plan), flow ways, creek beds, sand dunes, other unique land forms [see the Comprehensive Plan for listed species occupied habitat (see Sec. 4-1337 et seq. of the Land Development Code).

Not Applicable

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in B. above will be protected by the completed project:

Not Applicable

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not Applicable

**EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS***

NOT APPLICABLE

A. Gross Residential Acres

- 1. Total land area: _____ acres
- 2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): _____ acres
 - a. R-O-W providing access to non-residential uses: _____ acres
 - b. Non-residential use areas: _____ acres
- 3. Gross residential acres (Line A.1 less A.2): _____ acres
 - a. Uplands areas _____ acres
 - b. Freshwater Wetlands areas _____ acres
 - c. Other Wetland areas _____ acres

B. Comprehensive Plan Land Use Classification: _____ (If more than one classification, calculations for each classification must be submitted)

Density Standards (from the Comprehensive Plan)

- 1. Maximum density for Land Use Classification: _____ units/gross res. acre
- 2. Maximum total density for Land Use Classification: _____ units/gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

C. High Density Residential, High Density Mixed Use/Village, "Old 41" Town Center Mixed Use Redevelopment Overlay Area.

- 1. Standard density uplands units (A.3.a. times B.1) _____ units
- 2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) _____ units
- 3. Total standard density units (sum of C.1 & C.2) _____ units
- 4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1)))] _____ units
- 5. **Sub-total permitted std. density units** (line C.3 or C.4 - whichever is less): _____ **Units Sub-total**
- 6. **BONUS UNITS (REQUESTED)**
 - a. Low-moderate housing density: _____ units
 - b. TDR units: _____ units
 - c. **Sub-total (C.6.a plus C.6.b)** _____ units
- 7. **Total Permitted Units (C.5. plus C.6.c):** _____ **Units Total**

NOTE: may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05).

* Subject to staff review and correction.

D. Moderate Density Mixed Use/Planned Development, Medium Density Multi-Family Residential, Medium Density Residential, Moderate Density Residential

- 1. Standard density uplands units (A.3.a. times B.1) _____ units
- 2. Standard density freshwater wetlands units (A.3.b. times B.1) _____ units
- 3. Total standard density units (sum of D.1 & D.2) _____ units
- 4. Maximum upland density (A.3.a. times 8) _____ units
- 5. **Total permitted units** (line D.3 or D.4 - whichever is less): _____ **Units**

E. Suburban Density Residential, Low Density Residential, Estate Residential

- 1. Standard density uplands units (A.3.a. times B.1) _____ units
- 2. Standard density freshwater wetlands units (A.3.b times B.1) _____ units
- 3. Total standard density (sum of E.1 & E.2) _____ units
- 4. Maximum upland density (A.3.a. times 4) _____ units
- 5. **Total permitted units** (line E.3 or E.4 - whichever is less): _____ **Units Total**

F. Conservation, Resource Protection, DRGR

- 1. Total acres of "Open Land" _____ acres
- 2. Maximum density (F.1 times 0.2*) _____ units
- 3. Total permitted units: _____ units

**EXHIBIT III-B-3
SANITARY SEWER FACILITIES**

A. **Special Effluent:** If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

Not Applicable

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: Not Applicable

1. Method and degree of treatment:

2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify: Not Applicable

1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

**EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 10601 Bonita Beach Road SE and legally described in exhibit A attached hereto.
(street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate Paula McMichael & George Powell as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

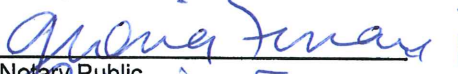
1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.



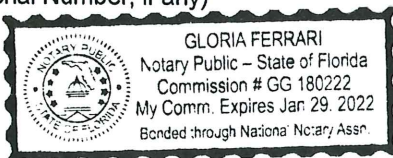
Owner
ISADORE HAVENICK
Printed Name

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Miami-Dade

Sworn to (or affirmed) and subscribed before me this 7th day of July 2021, by Isadore Havenick, who is personally known to me or who has produced _____ as identification.

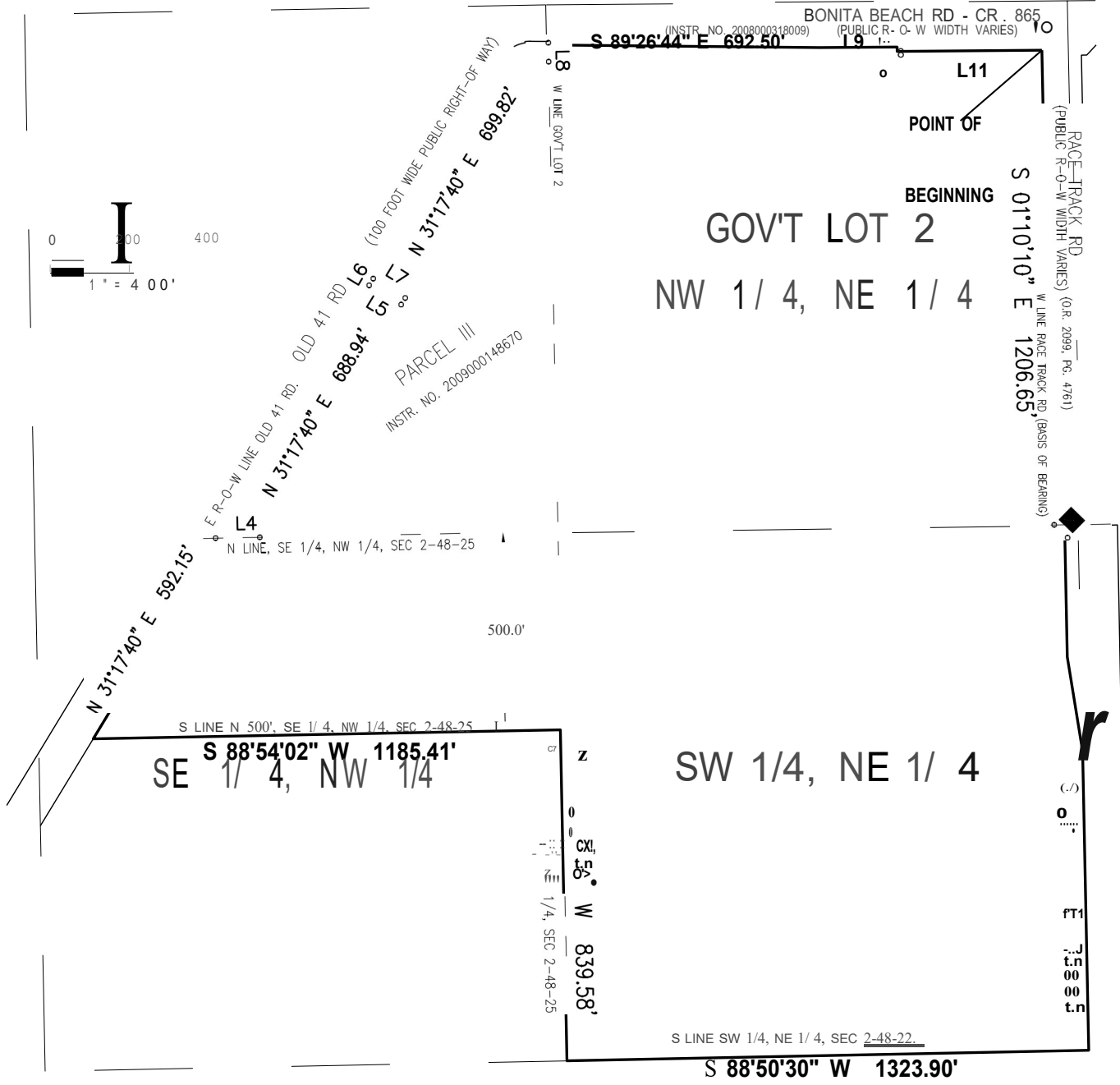
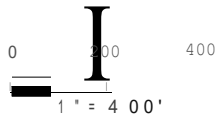


Notary Public
Gloria Ferrari
(Name typed, printed or stamped)
(Serial Number, if any)



N LINE SEC 2-48-25

BONITA BEACH RD - CR. 865
(INSTR. NO. 2008000318009) (PUBLIC R-O-W WIDTH VARIES)



LINE	BEARING	DISTANCE
L1	S 45°53'14" E	46.90'
L2	S 01°10'10" E	299.79'
L3	S 09°14'20" E	242.21'
L4	N 88°54'02" E	111.99'
LS	N 58°42'20" W	94.56'
L6	N 31°17'40" E	20.00'

LINE	BEARING	DISTANCE
L7	S 58°42'20" E	94.56'
L8	N 01°08'56" W	48.01'
L9	N 89°33'16" E	19.62'
L10	S 00°25'44" E	11.00'
L11	N 89°33'16" E	367.35'

DRAWN BY: BEN	DATE: 8/19
SHEET # 1	OF SHEET 2
SEC- TWN- RGE: 2-48-25	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certification No. 1772
Page 88 of 315

SKETCH AND LEGAL DESCRIPTION
RACE TRACK

DRAWING NO. H- 1062
PROJECT NO. 17.07 3
FILE NAME 17073 Parent for City.dwg

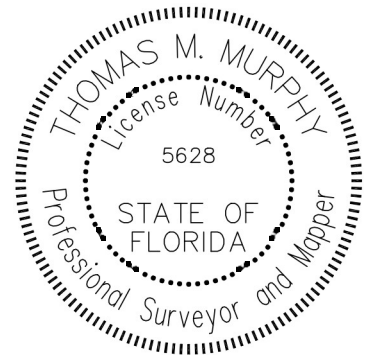
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD, A PUBLIC RIGHT-OF-WAY LINE OF VARYING WIDTH, AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD, A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH, AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE WEST RIGHT-OF WAY LINE OF SAID RACE TRACK RD: 1) THENCE RUN S01°10'10"E FOR A DISTANCE OF 1206.65 FEET; 2) THENCE RUN S45°53'14"E FOR A DISTANCE OF 46.90 FEET; 3) THENCE RUN S01°10'10"E FOR A DISTANCE OF 299.79 FEET; 4) THENCE RUN S09°14'20"E FOR A DISTANCE OF 242.21 FEET; 5) THENCE RUN S01°10'10"E FOR A DISTANCE OF 758.85 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN S88°50'30"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG THE SAID EAST LINE FOR A DISTANCE OF 839.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 500 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN S88°54'02"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1185.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD U.S. 41, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN N31°17' 40"E ALONG THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD FOR A DISTANCE OF 592.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N88°54'02"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 111.99 FEET TO A POINT ON A LINE, EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD, THE SAME BEING A POINT ON THE WEST LINE OF THE LANDS DESCRIBED AS PARCEL III IN THE CORRECTIVE WARRANTY DEED AS RECORDED AS INSTRUMENT NUMBER 2009000148670 OF THE PUBLIC RECORDS; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 688.94 FEET; THENCE RUN N58°42'20"W, ALONG THE BOUNDARY LINE OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD AND ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 20.00 FEET; THENCE RUN S58°42'20"E ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON A LINE EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 699.82 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 2 (OTHERWISE KNOWN AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER) OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG SAID WEST LINE FOR A DISTANCE OF 48.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING COURSES ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN S89°26'44"E FOR A DISTANCE OF 692.50 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 196.62 FEET; THENCE RUN S00°26'44"E FOR A DISTANCE OF 11.00 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 367.35 FEET, TO THE **POINT OF BEGINNING**. CONTAINING 97.6 ACRES, MORE OR LESS.

BEARINGS REFER TO WEST R-0-W LINE OF RACE TRACK RD, AS BEING S01°10'10"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



Digitally signed by Thomas M. Murphy
 DN: cn=Thomas M. Murphy, o=Hole Montes, Inc., ou=

BY THOMAS M. MURPHY **LS5628**
 STATE OF FLORIDA

DRAWN BY: BEN	DATE: 8/ 19	6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No. 1772	SKETCH AND LEGAL DESCRIPTION RACE TRACK	DRAWING NO. H-1062
SHEET # 2	OF SHEET 2			PROJECT NO. 17.073
SEC. TWN- RGE: 2- 48- 25		Page 89 of 315	FILE NAME 17073 Parent for City.dwg	

EXHIBIT I-B-5

Date: 7/7/2021 12:00:00 A List Size: 38

STRAP	OwnerName	OwnerName2	MailAddress	MailCity	MailS	MailZip
02-48-25-B2-00009.0000	BONITA-FT MYERS CORP		401 NW 38TH CT	MIAMI	FL	33126
35-47-25-B3-00117.0020	27975 OLD 41 ROAD LLC		808 WIGGINS PASS RD UNIT 201	NAPLES	FL	34110
35-47-25-B3-00117.002B	D PIZZUTI LLC	SCOTT TRUE	308 SPIDER LILY LN	NAPLES	FL	34119
35-47-25-B3-00121.0000	LEE COUNTY		PO BOX 398	FORT MYERS	FL	33902
35-47-25-B4-00209.0010	CIRCLE K STORES INC		P O BOX DC 17	PHOENIX	AZ	85072
35-47-25-B4-00209.0140	GROTE ACQUISITION HOLDINGS LLC	RICK GROTE	701 S INDIAN CAVE RD	MADISON	IN	47250
01-48-25-B4-00010.0040	CLUB AT MEDITERRA INC		15755 CORSO MEDITERRA CIR	NAPLES	FL	34110
02-48-25-B1-00006.0020	QUALITY STATE INVESTMENT LLC	BONITA STORAGE INN	8841 W TERRY ST	BONITA SPRINGS	FL	34135
02-48-25-B1-00007.0000	QUALITY STATE INVESTMENT LLC	BONITA STORAGE INN	8841 W TERRY ST	BONITA SPRINGS	FL	34135
02-48-25-B1-00007.0010	28001 BONITA LLC		1318 VIA PORTOFINO	NAPLES	FL	34108
02-48-25-B1-00008.0000	BONITA-FT MYERS CORP		401 NW 38TH CT	MIAMI	FL	33126
02-48-25-B1-00011.0120	BONITA-FT MYERS CORP		401 NW 38TH CT	MIAMI	FL	33126
02-48-25-B1-00011.0130	BONITA-FT MYERS CORP		401 NW 38TH CT	MIAMI	FL	33126
02-48-25-B1-00011.15CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR	NAPLES	FL	34110
02-48-25-B1-00014.0000	BONITA-FT MYERS CORP		401 NW 38TH CT	MIAMI	FL	33126
02-48-25-B2-00010.0040	HICKORY HOMES INC		10981 BONITA BEACH RD SE	BONITA SPRINGS	FL	34135
02-48-25-B2-00011.0020	NELSON BEN L JR TR		10923 ENTERPRISE AVE	BONITA SPRINGS	FL	34135
02-48-25-B2-00011.0150	RIPLL LLC		27900 INDUSTRIAL ST	BONITA SPRINGS	FL	34135
02-48-25-B2-00011.0160	10928 AND 10940 ENTERPRISE AVE		27171 HOMEWOOD DR	BONITA SPRINGS	FL	34135
02-48-25-B2-00011.0300	ROYAL SCOOP PROPERTY MANAGEMEN		15 8TH ST, STE. D	BONITA SPRINGS	FL	34134
02-48-25-B2-00011.0310	R+W DISTRIBUTORS INC		698 BELL RD	SARASOTA	FL	34240
02-48-25-B2-00011.7000	PUOPOLO DAVID F + MARY F		27772 KINGS KEW	BONITA SPRINGS	FL	34134
02-48-25-B2-00011.7040	SPRINGHILL GROUP		900 PARISH ST	PITTSBURGH	PA	15220
02-48-25-B2-00011.709A	NICKERSON HOLDINGS LLC		PO BOX 266	BONITA SPRINGS	FL	34133
02-48-25-B2-02700.001A	LEE COUNTY		PO BOX 398	FORT MYERS	FL	33902
02-48-25-B2-02700.00CE	GREYHOUND SQUARE LAND		2601 S BAYSHORE DR STE	COCONUT GROVE	FL	33133
02-48-25-B3-00011.0080	MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIAT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431
02-48-25-B3-00011.1030	MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIAT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431
02-48-25-B3-00011.12CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR	NAPLES	FL	34110
02-48-25-B3-00400.0010	LUCKY DOG LLC		28510 LA PLUMA WAY	BONITA SPRINGS	FL	34135
02-48-25-B3-00400.0020	LUCKY DOG LLC		28510 LA PLUMA WAY	BONITA SPRINGS	FL	34135
02-48-25-B3-00400.0030	INNOVATIVE FOOD HOLDINGS INC		28411 RACE TRACK RD	BONITA SPRINGS	FL	34135
02-48-25-B3-0040A.00CE	GREYHOUND COMMERCE PARK LLC	GREYHOUND COMMERCE PAI	2025 LAGUNA WAY	NAPLES	FL	34109
02-48-25-B3-0040D.00CE	GREYHOUND COMMERCE PARK LLC	PROPERTY OWNERS ASSN	2025 LAGUNA WAY	NAPLES	FL	34109
02-48-25-B4-01200.0080	DEPIETRI WILLIAM A TR		15 PRESIDENTIAL DR	SOUTHBOROUGH	MA	1772
02-48-25-B2-02700.0001	RACETRAC PETROLEUM INC	SILVER OAK ADVISORS	PO BOX 2437	SMYRNA	GA	30081
02-48-25-B2-02700.0006	OAK CREEK CHARTER SCHOOL OF BO		28011 PERFORMANCE LANE	BONITA SPRINGS	FL	34135
02-48-25-B2-02700.0007	ALLIANCE BONITA SPRINGS LLC		2601 S BAYSHORE DR STE 100	COCONUT GROVE	FL	33133

27975 OLD 41 ROAD LLC
808 WIGGINS PASS RD UNIT 201
NAPLES FL 34110

D PIZZUTI LLC
SCOTT TRUE
308 SPIDER LILY LN
NAPLES FL 34119

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

CIRCLE K STORES INC
P O BOX DC 17
PHOENIX AZ 85072

GROTE ACQUISITION HOLDINGS LLC
RICK GROTE
701 S INDIAN CAVE RD
MADISON IN 47250

CLUB AT MEDITERRA INC
15755 CORSO MEDITERRA CIR
NAPLES FL 34110

QUALITY STATE INVESTMENT LLC
BONITA STORAGE INN
8841 W TERRY ST
BONITA SPRINGS FL 34135

QUALITY STATE INVESTMENT LLC
BONITA STORAGE INN
8841 W TERRY ST
BONITA SPRINGS FL 34135

28001 BONITA LLC
1318 VIA PORTOFINO
NAPLES FL 34108

BONITA-FT MYERS CORP
401 NW 38TH CT
MIAMI FL 33126

BONITA-FT MYERS CORP
401 NW 38TH CT
MIAMI FL 33126

BONITA-FT MYERS CORP
401 NW 38TH CT
MIAMI FL 33126

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

BONITA-FT MYERS CORP
401 NW 38TH CT
MIAMI FL 33126

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BONITA SPRINGS FL 34135

NELSON BEN L JR TR
10923 ENTERPRISE AVE
BONITA SPRINGS FL 34135

RIPLL LLC
27900 INDUSTRIAL ST
BONITA SPRINGS FL 34135

10928 AND 10940 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

ROYAL SCOOP PROPERTY MANAGEMEN
15 8TH ST STE D
BONITA SPRINGS FL 34134

R+W DISTRIBUTORS INC
698 BELL RD
SARASOTA FL 34240

PUOPOLO DAVID F + MARY F
27772 KINGS KEW
BONITA SPRINGS FL 34134

SPRINGHILL GROUP
900 PARISH ST
PITTSBURGH PA 15220

NICKERSON HOLDINGS LLC
PO BOX 266
BONITA SPRINGS FL 34133

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

GREYHOUND SQUARE LAND
2601 S BAYSHORE DR STE
COCONUT GROVE FL 33133

MEDITERRA NORTH CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

INNOVATIVE FOOD HOLDINGS INC
28411 RACE TRACK RD
BONITA SPRINGS FL 34135

GREYHOUND COMMERCE PARK LLC
GREYHOUND COMMERCE PARK
2025 LAGUNA WAY
NAPLES FL 34109

GREYHOUND COMMERCE PARK LLC
PROPERTY OWNERS ASSN
2025 LAGUNA WAY
NAPLES FL 34109

DEPIETRI WILLIAM A TR
15 PRESIDENTIAL DR
SOUTHBOROUGH MA 01772

RACETRAC PETROLEUM INC
SILVER OAK ADVISORS
PO BOX 2437
SMYRNA GA 30081

OAK CREEK CHARTER SCHOOL OF BO
28011 PERFORMANCE LANE
BONITA SPRINGS FL 34135

ALLIANCE BONITA SPRINGS LLC
2601 S BAYSHORE DR STE 100
COCONUT GROVE FL 33133

EXHIBIT II-E-2
BONITA SPRINGS CARD ROOM CPD AMENDMENT
Request Statement &
Consistency with the Bonita Plan

Request

The applicant is requesting to amend the CPD Master Concept Plan to redesignate ±4 acres of Phase 2 to Phase 1A, to allow for a sports challenge complex. The amended CPD will include three phases: Phase I, 9± acres, which is developed with an approx. 32,000 sq. ft. building that includes a card room and restaurant; Phase 1A, 4± acres, which is being proposed for an approximately 10,246 square foot building to include bowling lanes, virtual simulators, an outdoor bar and outdoor recreational uses including a basketball court, reduced width football and baseball fields, and a single hole golf course; and Phase II, the remaining 77± acres, which will be maintained for existing uses.

Description of Subject Property

The Subject Property is a portion of a larger overall property (approx. 99 acres in size) located at the northeast quadrant of Old 41 Road and Bonita Beach Road that has been previously developed with the Naples-Fort Myers Greyhound Track; the Bonita Springs Card Room; and apartments. The remainder of the property is cleared of vegetation and undeveloped.

Surrounding Properties

The Subject Property is currently vacant undeveloped land that has been cleared. Property to the east, is within the CPD and developed with the Bonita Springs Card Room. Surrounding properties to the south and west are vacant and within the CPD. Property to the north, across Bonita Beach Road, is undeveloped but zoned for commercial uses and designated General Commercial on the future land use map. Please see the table, below, for details.

	Future Land Use	Zoning	Existing Land Use
North	General Commercial	CPD – Lowe’s Home Centers	Bonita Beach Road, Vacant/undeveloped
East	General Commercial	CPD – Bonita Springs Card Room	Bonita Springs Card Room
South	General Commercial	CPD – Bonita Springs Card Room	Parking Lot (Naples-Fort Myers Greyhound Track)
West	General Commercial	CPD – Bonita Springs Card Room	Vacant/undeveloped (Naples-Fort Myers Greyhound Track)

Site Plan

The provisions of the Bonita Beach Road Corridor Overlay do not apply to the project, as the CPD has an unexpired MCP approved by the City 36 months prior to the adoption of the Bonita Beach Road Corridor Overlay (LDC Sec. 4-897(g)(2)vi.); however, the project has been designed to further the intent of the corridor where possible. Enhanced landscaping planted with additional canopy and understory trees will be utilized adjacent to Bonita Beach Road. The site will feature a practice golf hole and basketball court in the northern portion of the site. A ±10,208 square foot building is in the middle of the site, allowing the proposed development to share the existing poker room parking lot and reducing impervious surfaces. There will be reduced width football and baseball fields in the southern portion of the site.

Landscaping

The landscaping proposed predominately consists of native species from “Native Trees and Palms for use in Bonita Springs,” developed by City staff. Tropical palm accents will be utilized adjacent to pedestrian areas and near building entrances. The required buffers will be enhanced via a Landscape Betterment Plan. The northern perimeter buffer, adjacent to Bonita Beach Road, will be planted with additional canopy and understory trees and shrubs. In the parking lot, islands will utilize native tree species that will obtain a minimum 30’ of canopy spread. Clusters of sabal palms will be used to highlight pedestrian corridors and help calm traffic. Building perimeter plantings will utilize shrubs and groundcovers, with the pedestrian areas visually enhanced through the use of colorful, tropical plantings.

The proposed design will comply with required Complete Street design elements in order to improve walkability along Bonita Beach Road. Along Bonita Beach Road, the landscape betterment plan proposes canopy trees that will provide continuous tree cover adjacent to existing sidewalks. To avoid overparking, this development will share parking with the Bonita Springs Card Room to the east. Most of the parking is situated in the southern portion of the site and is not along the Bonita Beach Road frontage. The parking lot utilizes multiple pedestrian paths and landscaped islands to interrupt the parking to provide a more pedestrian friendly experience.

The applicant will make the fee-in-lieu contribution for pedestrian and bicycle facilities along the Bonita Beach Road frontage, in accordance with LDC Sec. 3-263(b)(2)b.5.

Environmental Analysis

An environmental analysis of the property was conducted, and the majority of the subject site (over 90 percent) is classified as “Herbaceous (Open Field)” – FLUCFCS code 310. The remainder (less than ten percent) is designated as “Ditch/Swale” and “Borrow Area (Cat-Tail).” No protected species were observed on site. Please see the environmental analysis included with this submittal.

Transportation Analysis

Roadways inside the project's area of influence will not be adversely impacted by the proposed development. Bonita Beach Road will maintain an acceptable LOS when the development traffic is added to the roadway.

Additional details will be provided in the traffic impact statement.

Consistency with the Bonita Plan

The Subject Property is designated "General Commercial" on the Future Land Use map and is consistent with the uses and anticipated development patterns established by this category.

Specifically, the proposed CPD amendment is consistent with the following Goals, Objectives, and Policies of the Bonita Plan:

Future Land Use Element

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 modification of existing structures 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 uses proposed are consistent with those permitted by the land use category and height and FAR limitations.

Objective 1.16: Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant Map: Establish regulations to implement the Bonita Beach Road Vision Study for the Bonita Beach Road Corridor, which is generally located between the Gulf of Mexico and the City limits to the East. The corridor serves as the main gateway to the City and is intended for an interconnected mix of uses including commercial, civic, residential, and mixed-use development, with emphasis on

compatibility, a human-scale of development, walkability and bike-ability, and a vibrant and aesthetically pleasing streetscape.

The proposed rezoning and associated conditions will ensure an interconnected project, designed to the human-scale that will accommodate and encourage pedestrian and bicycle traffic, and contribute to a vibrant and aesthetically pleasing streetscape.

Policy 1.16.1: Implement a cohesive set of provisions in the Land Development Code to provide enhanced standards for new development along the Bonita Beach Road Corridor relating to site design, access, land use, landscaping, parking requirements, interconnectivity, and mobility.

The Subject Property has been designed with the vision for the Bonita Beach Road corridor in mind. The goals in designing the project included:

- *The project brings a public presence to engage the street by locating outdoor recreational facilities adjacent to Bonita Beach Road. An outdoor bar/seating area is included in the building design to further enhance the outdoor, public space and define the entrance into the building.*
- *The building furthers the architectural theme established by the poker room, creating spatial relation and further activating the corner of Bonita Beach Road and Race Track Road.*
- *The project has been designed to encourage internal interconnectivity and avoid overparking by utilizing shared parking areas through use of the existing parking lot to the south of the Bonita Springs Card Room.*

Policy 1.16.4: Promote use of aesthetically pleasing architectural standards, accessory structures, and additional hardscape and landscape features to create a strong sense of place along Bonita Beach Road.

The building furthers the architectural theme established by the poker room, creating spatial relation and further activating the corner of Bonita Beach Road and Race Track Road. The required buffers will be enhanced via a Landscape Betterment Plan. The northern perimeter buffer, adjacent to Bonita Beach Road, will be planted with additional canopy and understory trees and shrubs.

Policy 1.16.5: New development and redevelopment projects shall be designed and developed to coordinate land uses, site design, access, and required infrastructure improvements with the mobility network identified in the Bonita Beach Road Vision Study.

The Subject Property has been designed to be consistent with the vision promulgated in the Bonita Beach Road Vision Study. Improvements consistent with complete street principles will be funded along Bonita Beach Road through payment of the fee-in-lieu.

Policy 1.16.6: Evaluate new development and redevelopment projects along the Bonita Beach Road Corridor in relationship to the "Bonita Beach Road Corridor Quadrant Map" and "Corridor Network Zones Map" to encourage appropriate land use, site design techniques, interconnectivity, and multi-modal access.

The Subject Property has been designed to be consistent with the vision promulgated in the Bonita Beach Road Vision Study. Specifically, the design of Sports Challenge America seeks to appropriately organize the specialized variety of required spaces into a project that harmonizes itself with the site, as well as the adjacent poker room. The project brings a public presence by locating outdoor recreational facilities adjacent to Bonita Beach Road. An outdoor bar/seating area is included in the building design to further enhance the outdoor, public space and defines the entrance into the building.

In summary, the goal of the project planning and design was to create a project that creates public space via the emphasis on outdoor, recreational uses.

Transportation Element

Objective 1.4: The City shall improve the aesthetic qualities and appearance of roadways, and their adjacent land uses.

The Subject Property is a vacant lot cleared of vegetation. The building design, outdoor recreational uses, and proposed enhanced landscaping will improve the appearance and aesthetics of Bonita Beach Road and the adjacent use being proposed.

Policy 1.4.1: The City shall continue to enforce the provisions of its Land Development Regulations for architectural review and design guidelines for commercial development along its major arterial roadways. Other considerations shall include shared parking; parcel interconnectivity; increased landscaping requirements; participation in the Florida Yards and Neighborhoods Program; requirements for mechanical irrigation systems; and encouragement of, and incentives or requirements to, increase the proportion of parking located on the sides of, or behind, buildings rather than along the roadway frontage in order to protect the aesthetic quality of public viewsheds and vistas.

The Landscape Betterment Plan provides enhanced landscaping along Bonita Beach Road. Parking is located internal to the site, in order to protect aesthetics of the corridor. The MCP provides for future interconnection to the property to the west.

Policy 1.4.4: Initial emphasis shall be given to improving the appearance and aesthetics of Imperial Street, Bonita Beach Road, Old U. S. 41, U. S. 41, Hickory Boulevard and Vanderbilt Drive, each of which are gateways to the City.

The Subject Property is a vacant lot cleared of vegetation. The building design, outdoor recreational uses, and proposed enhanced landscaping will improve the appearance and aesthetics of Bonita Beach Road and the adjacent use being proposed.

Policy 1.9.1: The City shall review requests for development orders and building permits for compliance with the City's Bicycle and Pedestrian Master Plan prepared by McMahon and Associates; the Bonita Beach Road Visioning Study's Corridor and Network Zones prepared by Toole Design Group; and the bikeways and pedestrian ways requirements in the City's Land Development Code.

A payment-in-lieu will be provided for Bonita Beach Road to fund improvements.

Objective 2.1: Provide for bicycle and pedestrian needs in the design of future improvements to Bonita Beach Road.

Improvements to bicycle and pedestrian facilities will be accomplished through the design of the site.

Policy 2.1.2: Evaluate Land Development Code amendments to provide for walkability and pedestrian-scale development patterns along the Bonita Beach Road Corridor, including but not limited to:

- a. Building siting and parking lot placement in relationship to the roadway;
- b. Bicycle and pedestrian access and interconnectivity;
- c. Bicycle parking space requirements and infrastructure;
- d. Shared parking areas;
- e. Maximum parking ratios.

The building has been located interior to the site in order to place outdoor recreational uses adjacent to Bonita Beach Road, enhancing existing bicycle and pedestrian facilities by creating adjacent public spaces; and will provide bike parking. The project has been designed to utilize shared parking areas to avoid overparking, by making use of the existing parking lot to the south of the Bonita Springs Card Room. The existing lot contains 411 parking spaces. The new facility will require ± 109 spaces, and the card room required ± 253 spaces, for a total parking requirement of ± 362 spaces. There is ample parking to accommodate both uses and prevents overparking. Parking for the proposed development was calculated as follows:

- *Bowling: 6 lanes. 6 spaces per lane. 36 parking spaces required.*
- *Outdoor Bar Area: 625 S.F. 21 spaces per 1,000 S.F. 15 parking spaces required.*
- *Office/Staff Area: 370 S.F. 1 space per 370 S.F. 2 parking spaces required.*

- *Outdoor Recreational Uses: 3 use areas. 10 spaces per use area. 30 parking spaces required.*
- *Indoor Recreational Uses: 2,565 S.F. 1 space per 100 S.F. 26 parking spaces required.*

Policy 2.1.3: Incorporate pedestrian amenities in the design of sidewalks and pathways to increase walkability and enhance the pedestrian environment, such as benches, canopy trees, and other hardscape and landscape features.

The proposed landscaping includes canopy trees adjacent to Bonita Beach Road to provide shade.

Policy 2.1.4: Where possible, locate planted buffer areas between the travel lanes of Bonita Beach Road and multi-use pathways and sidewalks to create separation between vehicular and non-vehicular traffic and enhance bicycle/pedestrian safety.

Existing sidewalks are within the Bonita Beach Road right-of-way, making it physically impossible to separate them from travel lanes. The proposed landscape buffer adjacent to Bonita Beach Road will utilize canopy trees and an understory with trees and large shrubs, providing shade and helping to calm traffic.

Policy 2.1.7: Require future development to provide accessible bicycle storage racks and similar facilities to promote bicycle usage along Bonita Beach Road.

Bicycle racks will be provided.

Conservation/Coastal Management Element

Policy 9.3.3: The City shall require as a condition for issuance of development orders an additional fifty (50) percent retention/detention water quality treatment over that required in Section 5.2.1(a) of the Basis of Review for Environmental Resource Permits within the South Florida Water Management District. Dry detention water quality treatment systems shall not be used as the primary detention/retention component of the water management system. ...

The project will provide an additional 50 percent retention/detention water quality treatment as required by this policy and compliance with this requirement will be demonstrated during the development order review.

Policy 16.1.3: New development and additions to existing development shall not degrade surface and ground water quality.

Policy 16.1.4: The design, construction, and maintenance of artificial drainage systems shall provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

Policy 16.3.1: The City will require new developments to design their surface water management systems to incorporate best management practices including, but not limited to, filtration marshes, grassed swales planted with native vegetation, retention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

The existing Greyhound Track property has positive drainage outfall to the Imperial River receiving water via existing storm sewer drainage that was constructed within Bonita Beach Road. The proposed CPD boundary is located within a portion of a mapped basin analyzed as part of the City of Bonita Springs Storm Water Master Plan dated December 2010 as ICPR Basin B0106. This basin drains northerly to an enclosed drainage storm sewer system crossing Bonita Beach Road and ultimately outfalling into the Imperial River. The proposed drainage pattern will mimic this same drainage pattern after development. The Bonita Beach Road drainage system was designed with capacity to accept the flows from the subject site and there are no off-site drainage improvements needed for the proposed development.

The proposed improvements include modification to the existing storm water management system constructed as part of the Bonita Springs Card Room, Phase I – for the expansion of the Sports Challenge facility, Phase IA. This also entails replacing the existing vegetated swale bisecting the expansion area with a filter marsh swale equivalent in capacity to maintain the drainage from Racetrack Road off-site areas to the Bonita Beach Road storm sewer crossing. A large outlet structure that exists along the south side of Bonita Beach Road, at the northern end of this swale - will remain in place as the main outfall structure upon development. The conveyance structure is part of ICPR reach NB0106.

The improvements will include conveyance of storm runoff from the parking and building areas to the existing and/or new shallow dry retention areas. The new and existing dry retention areas will provide water quality treatment and surface water storage capacity to attenuate the peak discharge. The retention areas will reduce the discharge rate to meet the allowable release criteria as established by the SFWMD for the Imperial River watershed. The water quality treatment will consist of dry retention to reduce nutrient loading from the new development. The dry retention Best Management Practice (BMP) is one of the more efficient and well-documented strategies to reduce nutrient loadings. The retention area will be stabilized with sod or landscape cover along sloped banks, and plantings tolerant to seasonal water fluctuations in areas which may be inundated during the wet season, similar to a planted filter marsh systems. The site runoff will generally be conveyed to the proposed retention area via an underground storm sewer system consisting of inlet structures and storm sewer pipe. Areas subject to soil erosion will be properly stabilized to abate those affects.

All proposed development will comply with SFWMD design requirements for minimum finished grade, with parking areas at or above the 10-year, 1-day design event peak water stage or at least two feet above the average wet season water table elevation; perimeter berm elevations at or above the 25-year, 3-day design event peak water stage; and the minimum finish floor elevation being at least one-foot above the estimated 100 year zero discharge peak water elevation. The subject CPD area is not located within a designated Base Flood Elevation Zone A floodplain nor does it affect a designated floodway. There are no wetlands or riverine areas affected as part of this proposed project.

Consistency with Land Development Code Criteria

Sec. 4-325. - General standards.

- (a) All planned developments shall be consistent with the provisions of the Bonita Plan.

The application is consistent with the uses, intensities, and densities allowed by the General Commercial Future Land Use Designation (please see the Bonita Plan consistency narrative, above).

- (b) All planned developments, unless otherwise excepted, shall be designed and constructed in accordance with the provisions of all applicable city development regulations in force at that time.

The request will meet or exceed all performance and locational standards set forth in the Bonita Plan and LDC. No new deviations are being requested with this CPD amendment.

- (c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water. In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian and cyclist activity and community interaction.

The proposed structures and uses will be compatible with the area. Surrounding properties are zoned for commercial development. The majority of surrounding property is currently vacant, with the exception of the Bonita Springs Card Room to the east. The Subject Property has been designed in accordance with the city's codes. For additional information regarding the proposed design, please see the discussion of consistency with the Bonita Plan, above.

- (d) The tract or parcel shall have access to existing or proposed roads:

- (1) In accordance with chapter 3 and as specified in the Bonita Plan traffic circulation element or the official trafficways map of the county;

The Subject Property has access to Race Track Road, a two-lane local road. For further details, please see the Bonita Plan analysis above and the Master Concept Plan.

- (2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Bonita Plan; and

The project will not unduly burden the transportation network. Adjacent streets have capacity to carry traffic generated by the proposal.

- (3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

Not applicable as this is not an industrial use.

- (e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The Subject Property is not within the service area. Expanding the service on this road is not a planned route according to the 2020 Transit Development Plan.

- (f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

The project will not create or increase hazards to persons or property by increasing the probability of flood or impose a nuisance on surrounding land uses through emissions of noise, glare, dust, odor, air or water pollutants.

- (g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historical or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The parcel is cleared of vegetation; however, there is one pine that is close to the 20” diameter that would qualify as a “heritage” pine. The pine tree is proposed to be preserved as shown on the MCP. The existing flow way and watercourse shall be preserved as part of the development for the Bonita Springs Card Room CPD. There are no areas of critical habitat within the subject site.

- (h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

Open space is being provided as required by the LDC. For additional information regarding the proposed design, please see the discussion of consistency with the Bonita Plan, above.

- (i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The proposed structures and uses will be compatible with the area. Surrounding properties are zoned for commercial development. The majority of surrounding property is currently vacant, with the exception of the Bonita Springs Card Room to the east. The Subject Property has been designed in accordance with the city’s codes. For additional information regarding the proposed design, please see the discussion of consistency with the Bonita Plan, above.

- (j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed structures and uses will be compatible with the area. Surrounding properties are zoned for commercial development. The majority of surrounding property is currently vacant, with the exception of the Bonita Springs Card Room to the east. The Subject Property has been designed in accordance with the city’s codes. For additional information regarding the proposed design, please see the discussion of consistency with the Bonita Plan, above.

- (k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significantly higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

Not applicable.

- (l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

Not applicable.

- (m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

Property development regulations and robust landscaping provide the separation of potentially conflicting uses within the planned development.

- (n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The building and activity have been concentrated along Bonita Beach Road and at the intersection with Race Track Road consistent with this standard.

- (o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VI, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

The proposed development will meet the minimum parking and loading requirements set forth in the LDC. Sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way.

- (p) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 4-1730), without exception.

The project has been designed to utilize shared parking areas to avoid overparking, by making use of the existing parking lot to the south of the Bonita Springs Card Room.

The existing lot contains 411 parking spaces. The new facility will require ±109 spaces, and the card room required ±253 spaces, for a total parking requirement of ±362 spaces. There is ample parking to accommodate both uses and prevents overparking.

- (q) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The Subject Property has been designed with uniform architectural and landscaping themes.

Sec. 4-131 (d) (2) – Zoning matters - Considerations

- a. Whether there exists an error or ambiguity which must be corrected;

There is no error nor ambiguity which must be corrected.

- b. Whether public facilities will be available and adequate to serve a proposed land use change when reviewing a proposed change to a future urban area category; and

The project will have access to adequate public facilities and will not unduly burden the transportation network.

- c. Whether a proposed change is intended to rectify errors on the official zoning map.

The proposed change is not intended to rectify errors on the official zoning map.

Sec. 4-131 (d) (3) – Zoning matters – Findings

- a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation;

The request is consistent with the goals, objectives, and policies of the Bonita Plan, the LDC, and other applicable codes or regulations.

- b. The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;

The request will meet or exceed all performance and location standards set forth in the Bonita Plan and LDC.

- c. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Bonita Plan;

The application is consistent with the uses and intensities allowed by the General Commercial Future Land Use Designation.

- d. The request is compatible with existing or planned uses in the surrounding area;

The request is compatible with existing and planned uses in the area.

- e. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development;

The project will have access to adequate transportation facilities and will not unduly burden the transportation network.

- f. Where applicable, the request will not adversely affect environmentally critical areas and natural resources;

The request will not adversely affect environmentally critical or sensitive areas and natural resources.

- g. In the case of a planned development rezoning, the decision of the zoning board must also be supported by the formal findings required by section 4-299(a)(2) and (4);

Acknowledged. The proposed mix of uses is appropriate at the subject location and the conditions provide sufficient safeguards to the public interest. No deviations are proposed.

- h. The zoning board must also find that public facilities are, or will be, available and adequate to serve the proposed land use.

Public facilities are available and adequate to serve the proposed land use.

BONITA SPRINGS SPORTS CHALLENGE AREA

**ENVIRONMENTAL ASSESSMENT &
LISTED SPECIES SURVEY**

June 2021

Prepared For:

Hole Montes, Inc.
c/o: Rick Brylanski
6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239)985-1200
Email: rickbrylanski@hmeng.com

Prepared By:



BearPaws Environmental Consulting
1599 Covington Circle East Fort Myers, FL 33919
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

An environmental assessment and species survey was conducted on the Bonita Springs Sports Challenge Area, part of the Naples & Fort Myers Greyhound Track on June 2, 2021. The 6.33± acre site is located in Section 2, Township 48S, and Range 25E, in Lee County, Florida. More specifically; the site is located east of Old 41, at the southwest corner of Bonita Beach Road and Race Track Road in Bonita Springs, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for U.S. Army Corps of Engineers (ACOE), Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. A survey was also conducted at the same time for potential listed species that could inhabit the site. These listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific concentration was placed upon locating and identifying any potential burrows belonging to that of the gopher tortoise (*Gopherus polyphemus*) and/or the burrowing owl (*Athene cunicularia floridana*) that may inhabit the upland areas on-site.

The project's surrounding land uses are a mixture of commercial, single-family residential homes, multi-family residential, forested land, and vacant land. The survey was conducted in the early morning; the temperatures were in the mid-80's; there was a light breeze; and mostly sunny skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically, from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals. Signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary – The boundary survey was based upon the Lee County parcel data and is assumed to be approximately 6.33± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature, but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Hallandale fine sand (NRCS #6; non-hydric) soil. Hallandale fine sand soil is considered non-hydric on both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We didn't identify and on-site wetlands; however, we did note 1.20± acres of "other surface water" communities on-site during the site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 310 Herbaceous (Open Field) – 5.13± Acres

This upland area occupies approximately 5.13± acres of the property. The canopy is mostly open with scattered eucalyptus (*Eucalyptus grandis*) and java plum (*Syzygium cumini*). The sub-canopy contains widely scattered cabbage palm (*Sabal palmetto*). The ground cover includes broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), sandspur (*Cenchrus echinatus*), bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*). This community would be considered uplands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 510 Ditch/Swale – 0.47± Acres

This habitat type occupies approximately 0.47± acres of the property. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*) and Brazilian pepper (*Schinus terebinthifolius*) with saltbush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). along the edges. The ground cover contains scattered cattail (*Typha latifolia*), maidencane (*Panicum hemitomon*), dotted smartweed (*Polygonum punctatum*), torpedo grass (*Panicum repens*), and swamp fern (*Blechnum serrulatum*). This community would be considered other surface waters by the regulatory agencies.

FLUCFCS 742 Borrow Area (Cat-Tail) – 0.73± Acres

This “other surface water” (OSW) habitat, was a hand-made “lake” that occupies approximately 0.73± acres of the property. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*), saltbush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). along the edges. The ground cover is dominated by cat-tail (*Typha latifolia*). This community should be considered other surface waters by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Classification	Acres
310	Herbaceous (Open Field)	Upland	5.13± Ac.
510	Ditch/Swale	OSW	0.47± Ac.
742	Borrow Area - Lake	Upland	0.73± Ac.
Total Site Acreage			6.33± Ac.

Listed Species Results

During the field survey for protected species, specific concentration was placed upon locating any burrows belonging to that of the gopher tortoise (*Gopherus polyphemus*) and/or the burrowing owl (*Athene cunicularia floridana*); however, we did not identify any of these species or signs of any other protected species, while conducting the survey on-site.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves (*Zenaida macroura*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached Table 2 below. Please see the attached Protected Species Map (Exhibit E).

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

- 1) Avoidance (i.e. can these wetland impacts be completely avoided)
- 2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
- 3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. A conservative estimate would result in a 1:1 ratio of wetland impacts to credits required. The parcel is located within the service area of several mitigation banks; currently off-site mitigation costs approximately \$145,000-\$175,000 per credit.

Results & Discussion

Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries, hence their location, aerial extent, and acreage is approximate.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

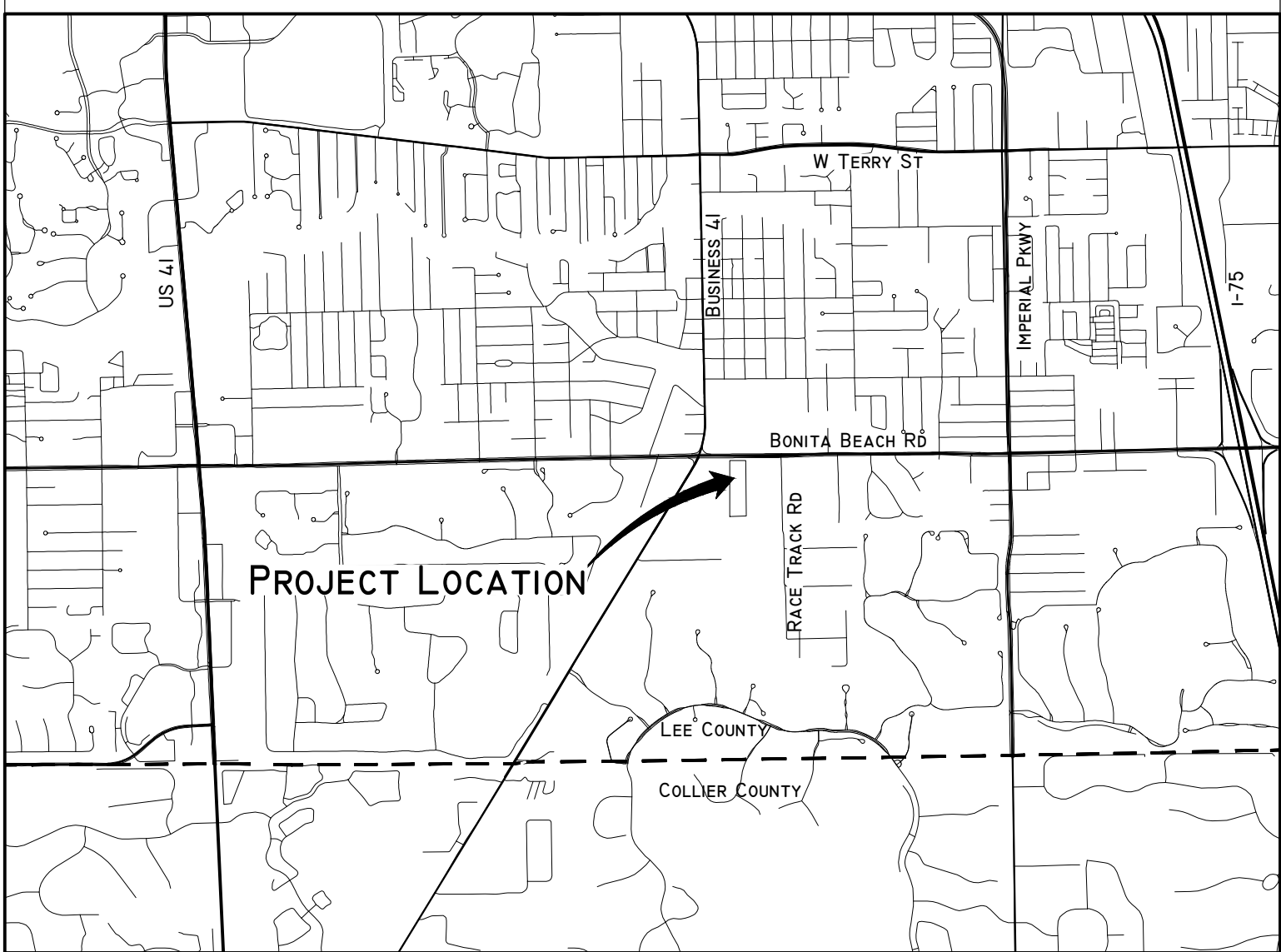
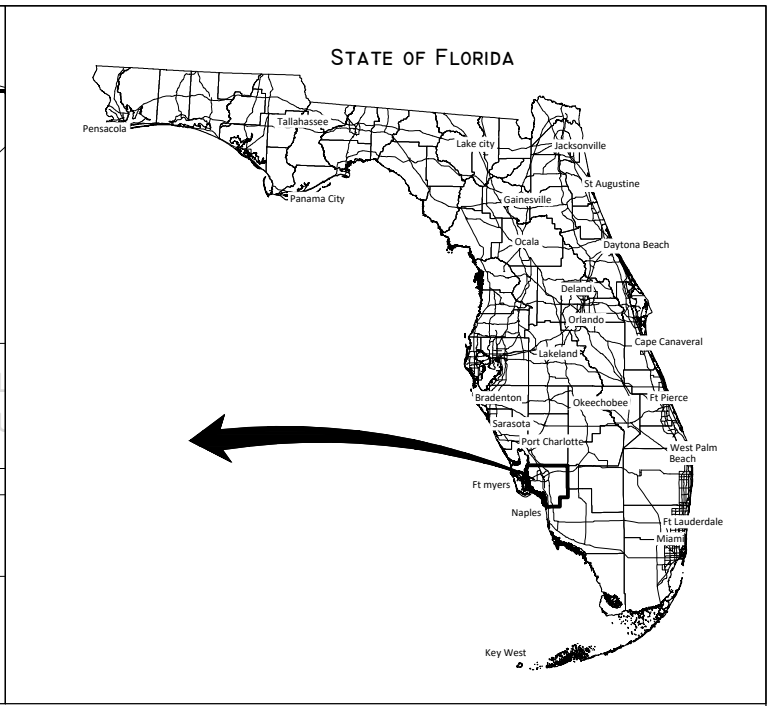
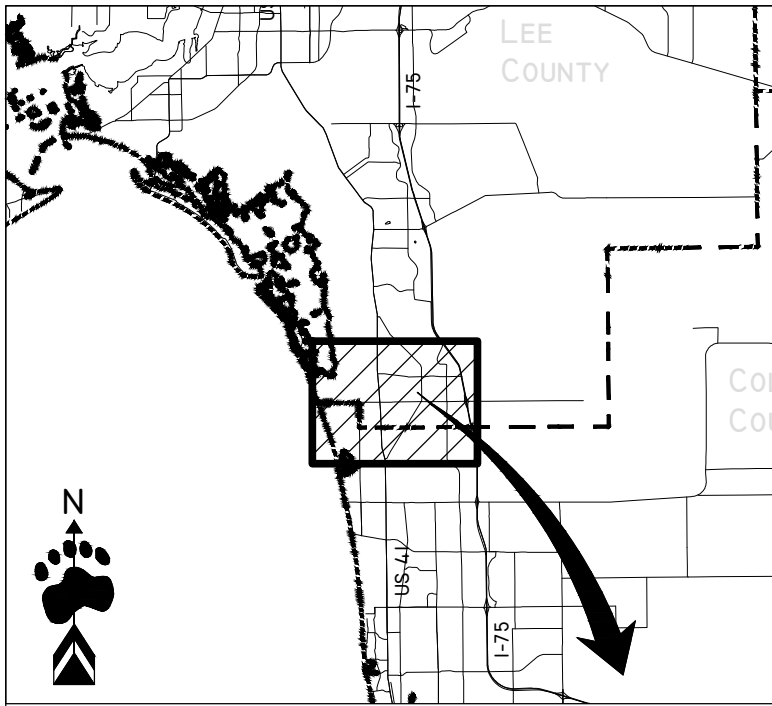
Table 2: Listed Species by Habitat with Current Status

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
310	Herbaceous	Florida sandhill crane	<i>Grus canadensis pratensis</i>	90	--	--	--	--	T
		Gopher tortoise	<i>Gopherus polyphemus</i>	90	--	--	--	T	T
500	Ditch/Swale	American alligator	<i>Alligator mississippiensis</i>	90	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	90	--	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	90	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	90	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	90	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	90	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	90	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	90	--	--	--	--	SSC
		American alligator	<i>Alligator mississippiensis</i>	90	--	--	--	SAT	SSC
Everglades mink	<i>Mustela vison evergladensis</i>	90	--	--	--	--	T		
742	Borrow Area (Lake)	Limpkin	<i>Aramus guarauna</i>	90	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	90	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	90	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	90	--	--	--	--	SSC
		Snail kite	<i>Rostrhamus sociabilis</i>	90	--	--	--	E	E
		Snowy egret	<i>Egretta thula</i>	90	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	90	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

Exhibit A
Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	6/5/21	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
2/48S/25E		LEE

Bonita Springs Sports Challenge Area

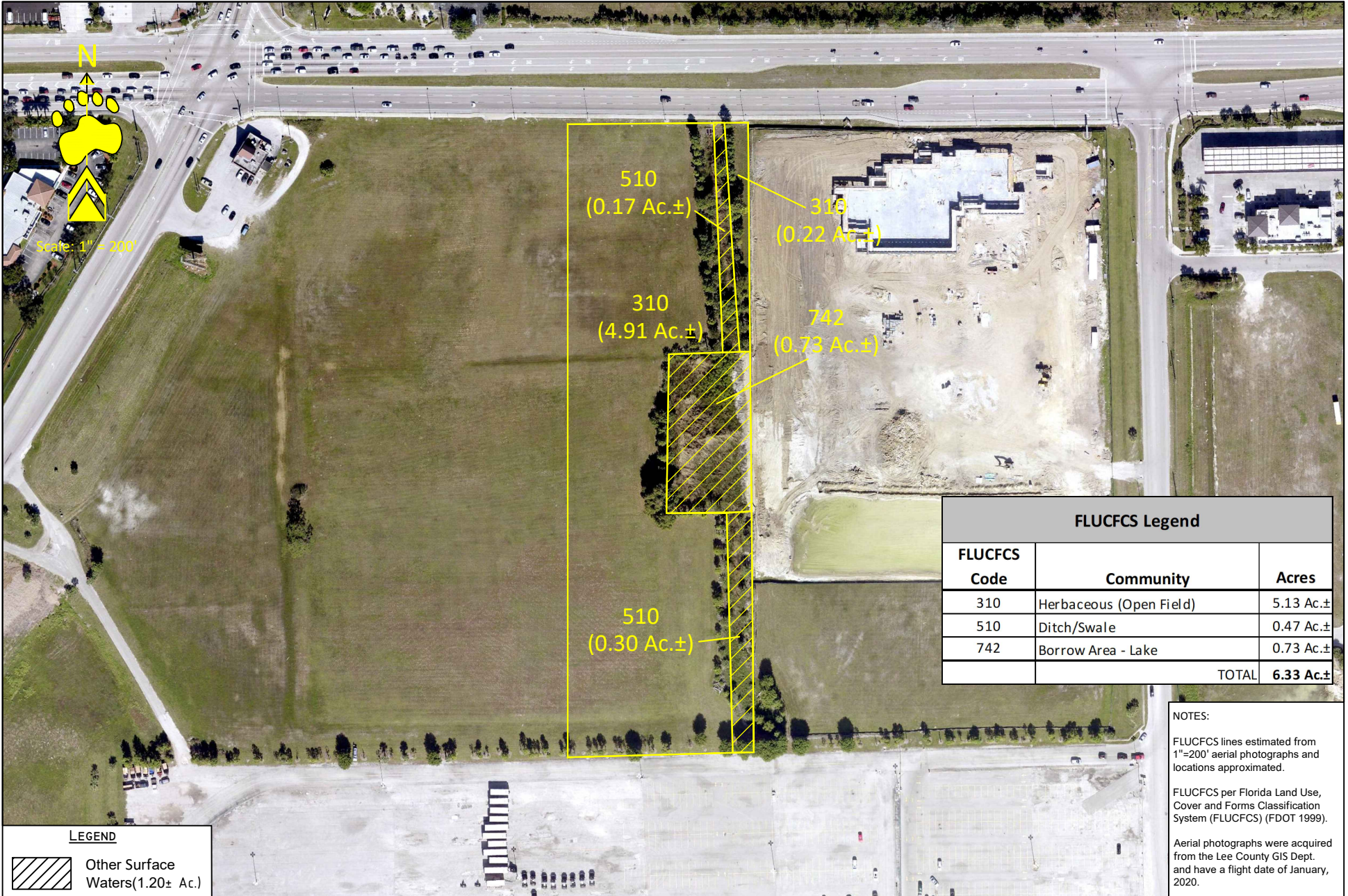
Page 116 of 115
Location Map

1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS_ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

Exhibit B
FLUCFCS Map with Aerial




FLUCFCS Legend		
FLUCFCS Code	Community	Acres
310	Herbaceous (Open Field)	5.13 Ac.±
510	Ditch/Swale	0.47 Ac.±
742	Borrow Area - Lake	0.73 Ac.±
TOTAL		6.33 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

LEGEND	
	Other Surface Waters(1.20± Ac.)

Revisions	Date:	Drawn By:	Date:
		BWS	6/5/21
		Job Number	
		S/T/R	
		2/48S/25E	

Bonita Springs Sports Challenge Area

Aerial FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 200'
County	Lee



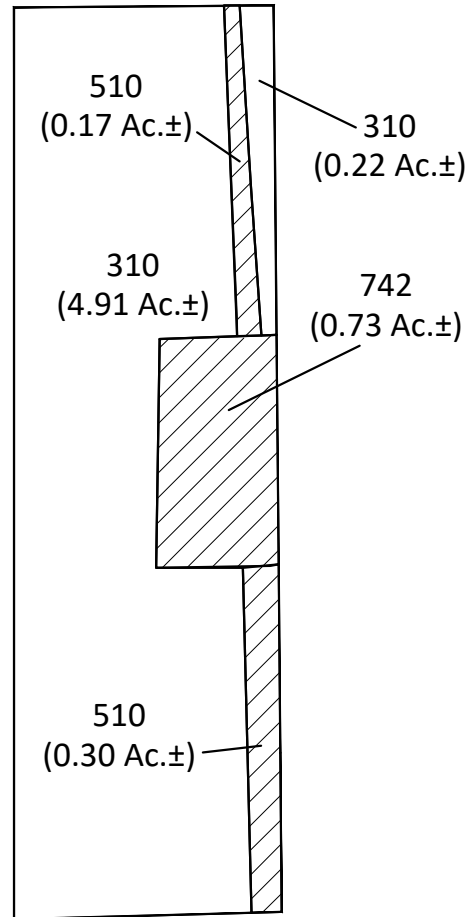
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-

Exhibit C
FLUCFCS Map



Scale: 1" = 200'




FLUCFCS Legend		
FLUCFCS Code	Community	Acres
310	Herbaceous (Open Field)	5.13 Ac.±
510	Ditch/Swale	0.47 Ac.±
742	Borrow Area - Lake	0.73 Ac.±
TOTAL		6.33 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

LEGEND

 Other Surface Waters(1.20± Ac.)

Revisions	Date:	Drawn By:	Date:
		BWS	6/5/21
		Job Number	
		S/T/R	
		2/48S/25E	

Bonita Springs Sports Challenge Area

FLUCFCS Map

Category
FLUCFCS
Scale:
1" = 200'
County
Lee

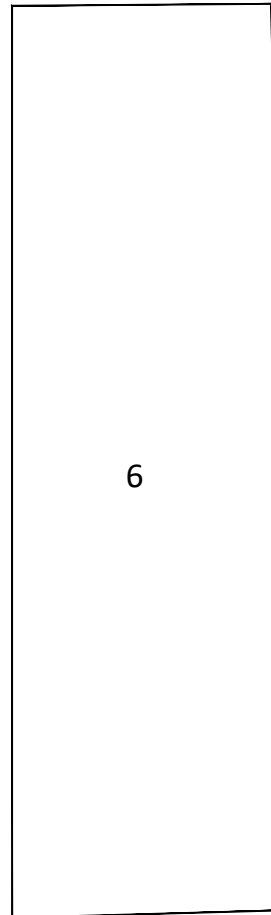


Page
-
Exhibit
-

Exhibit D
NRCS Soils Map



Scale: 1" = 200'



6

NRCS Soils Legend		
Soil No	Description	Status
6	Hallandale Fine Sand	Non-Hydric

NOTES

Soils were acquired from LABINS and are from the NRCS.


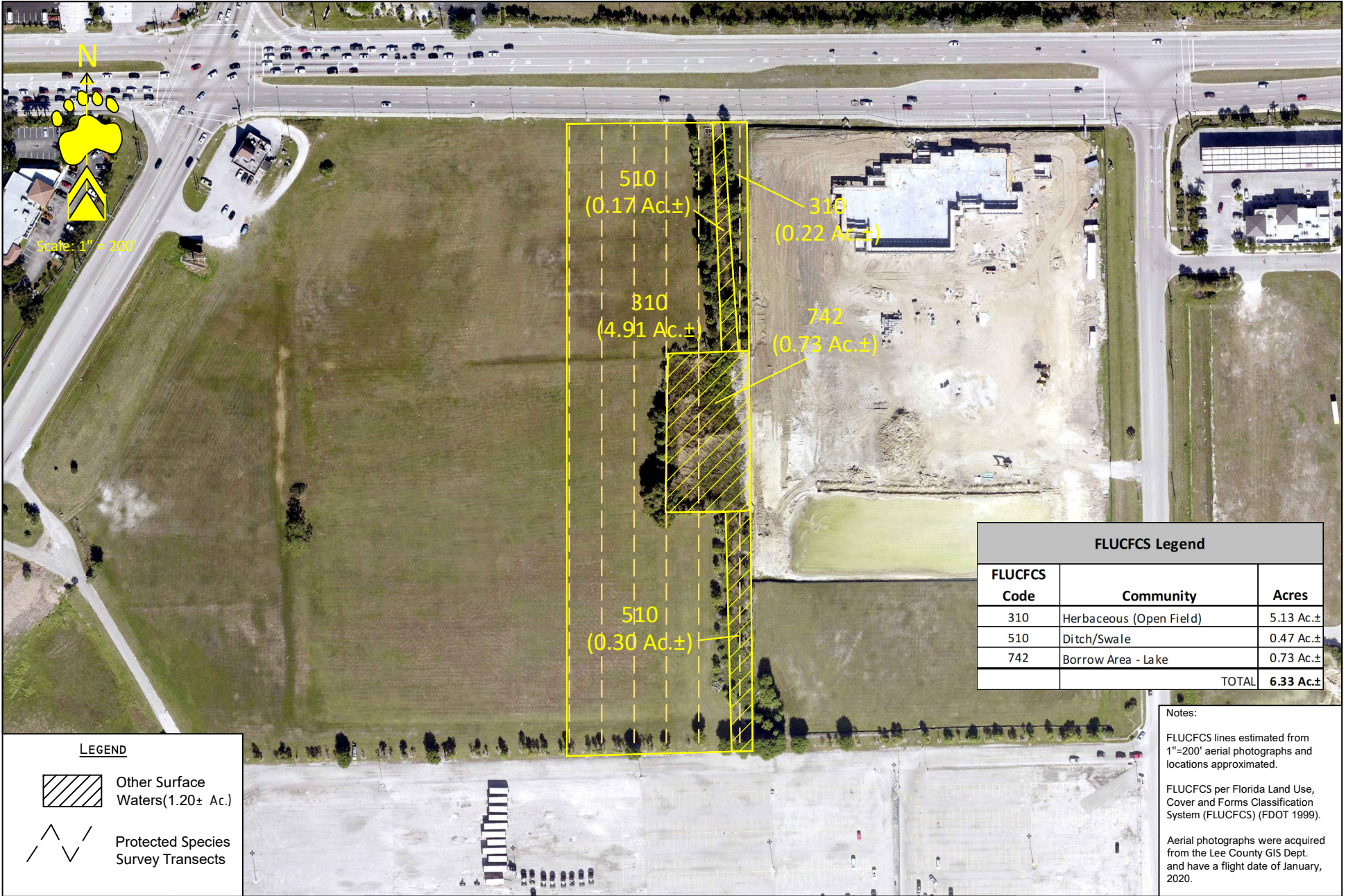
Revisions	Date:	Drawn By:	Date:	<h1>Bonita Springs Sports Challenge Area</h1> <h2>Soils Map</h2>	Category:		Page
		BWS	6/5/21		Soils		-
		Job Number			Scale:		1" = 200'
		S/T/R		County:	Lee		
		2/48S/25E					

Exhibit E
Protected Species Survey Map



FLUCFCS Legend		
FLUCFCS Code	Community	Acres
310	Herbaceous (Open Field)	5.13 Ac.±
510	Ditch/Swale	0.47 Ac.±
742	Borrow Area - Lake	0.73 Ac.±
TOTAL		6.33 Ac.±

Notes:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

LEGEND

Other Surface Waters (1.20± Ac.)

Protected Species Survey Transects

Revisions	Date:	Drawn By:	Date:
		BWS	6/5/21
		Job Number	
		S/T/R	
		2/48S/25E	

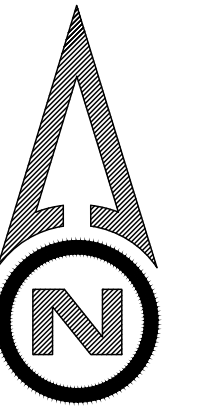
Bonita Springs Sports Challenge Area

Aerial PSS Map

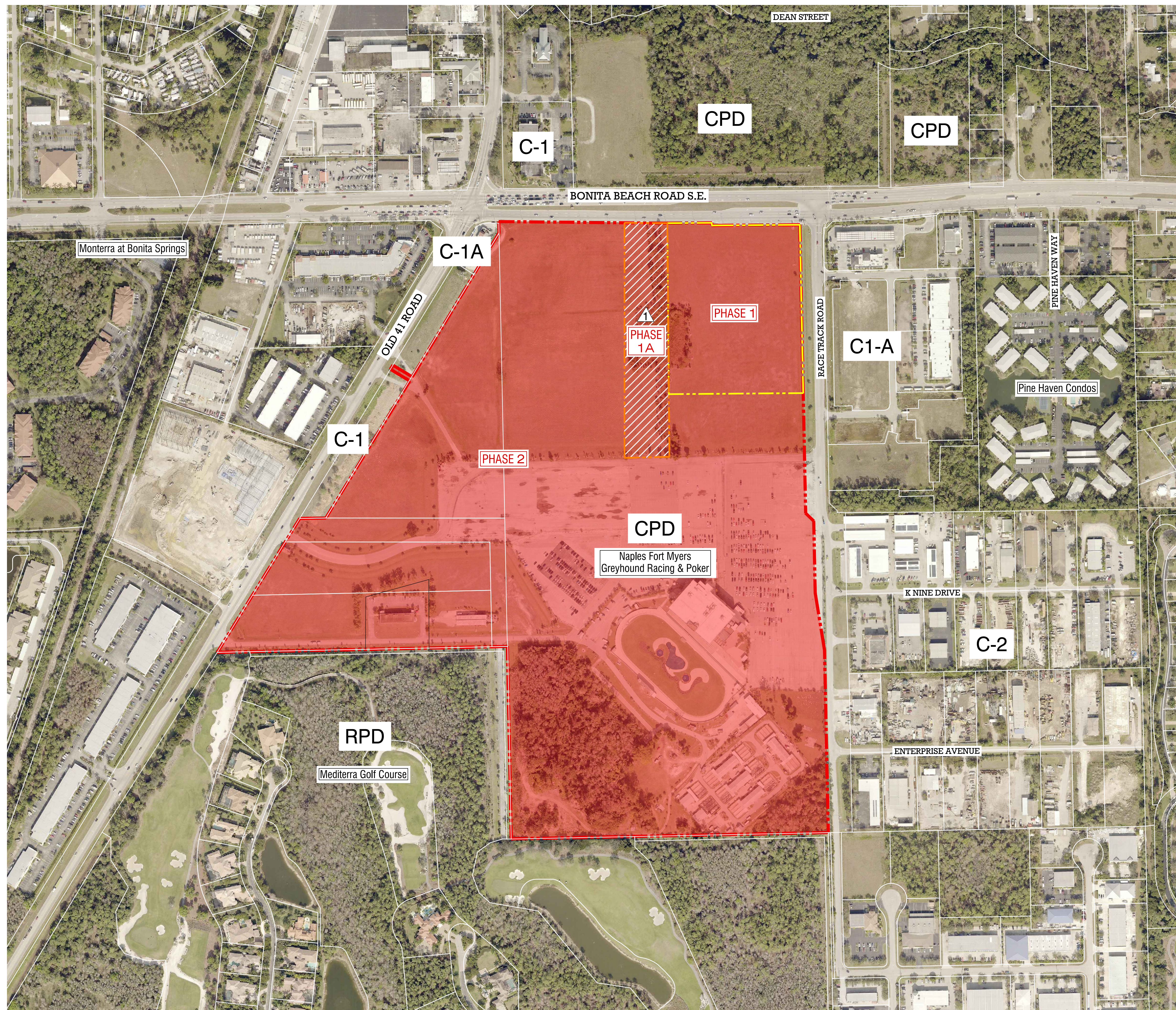
Category	PSS
Scale:	1" = 200'
County	Lee

1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-



SCALE: 1" = 200'



LEGEND:

PROPERTY LINE

CPD Commercial PD


C-2 Commercial

AG-2 Agricultural

RM-2 Residential Multiple Family

LEGEND:

 PROPERTY LINE

 CPD Commercial PD

 CPD AMENDMENT #1
BONITA SPRINGS CARD ROOM
EXPANSION

H:\0117\2017073X\01\CONCEPTS\CONCEPT - 1-1-2021 - 4-09pm

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1"=200'

 **6200 Whiskey Creek Drive**
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

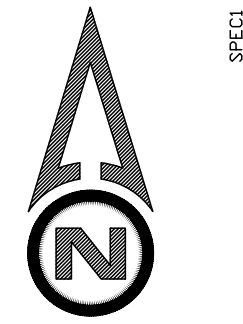
PROPERTY ZONING MAP
AERIAL - LEE COUNTY, 2020
EXHIBIT II-F-3

THESE DRAWINGS ARE NOT
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AND SEALED BELOW :

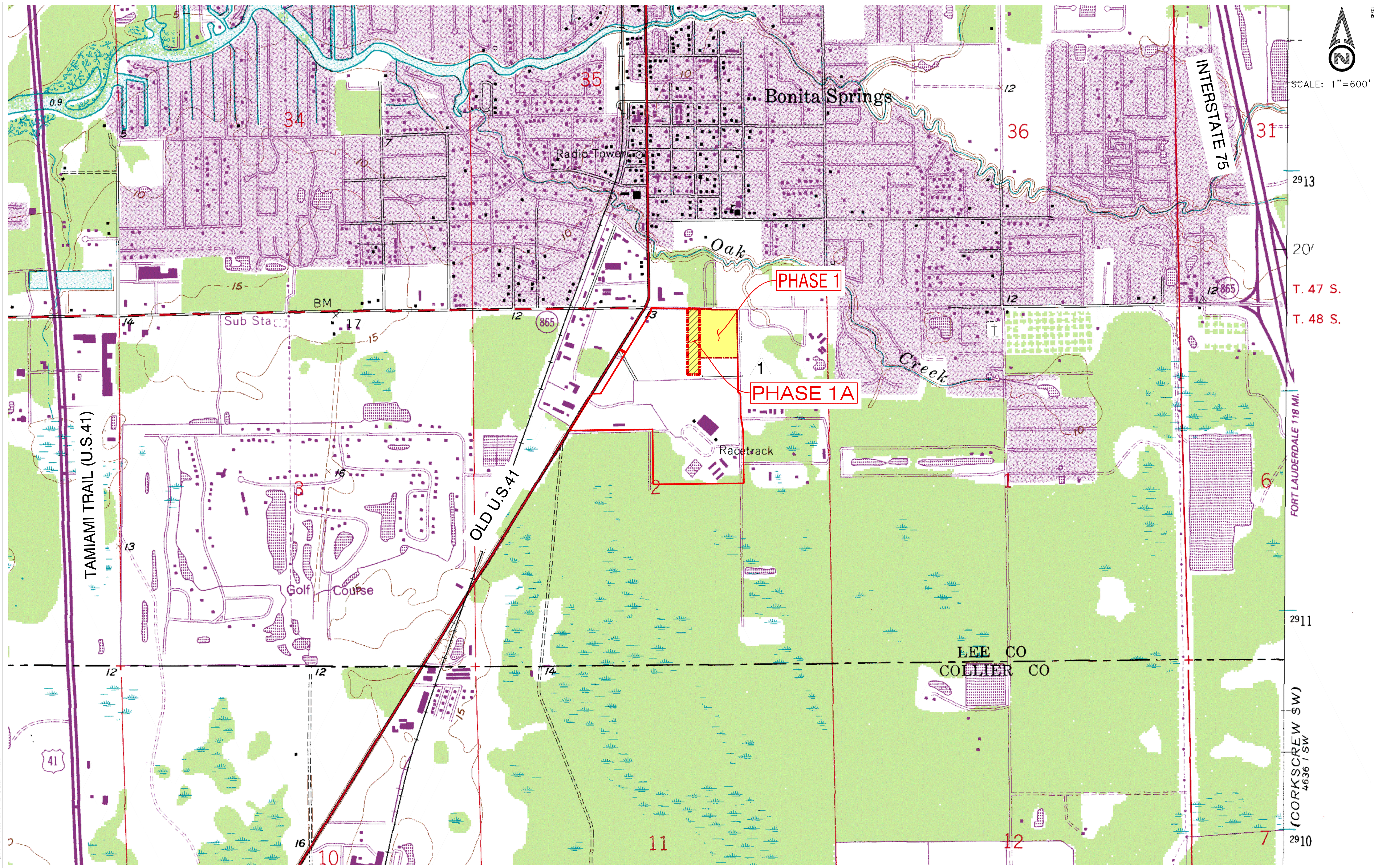
RICHARD E. BRYLANSKI, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #42339
DATE _____

CAD FILE NAME:	DRAWING NO.:
II-F-3	DRAWNUM
PROJECT NO.:	SHEET NO.:
2017073X	

NUMBER	REVISIONS	DATE



SCALE: 1"=600'



NUMBER	REVISIONS	DATE

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1"=600'

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

BONITA SPRING CARD ROOM EXPANSION
U.S.G.S. - BONITA SPRINGS QUADRANGLE MAP
EXHIBIT II-F-5

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME:	DRAWING NO.:
RICHARD E. BRYLANSKI, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #42339 DATE	EXH-IIF5	DRAWNUM
	PROJECT NO.:	SHEET NO.:
	2017073X	

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2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Tom Ross, P.E.
Jacobs

FROM: Ted Treesh
President

Yury Bykau
Transportation Consultant

DATE: July 13, 2021

RE: Sports Challenge America @ Bonita Springs Card Room
Phase 1A of the CPD Amendment
Traffic Impact Statement Methodology
SWC of Bonita Beach Rd & Race Track Rd – City of Bonita Springs, FL

The applicant is requesting to amend the CPD Master Concept Plan of the Bonita Springs Card Room CPD to re-designate +/- 4 acres of Phase 2 to Phase 1A. This will allow for a Sports Challenge complex. The amended CPD will include three phases: Phase I, which is +/- 9 acres that is currently developed with an approximately 32,000 sq. ft. of building floor area that includes the card room and restaurant. Phase 1A will be +/- 4 acres immediately to and abutting the Card Room building to the west. This area is being proposed for an approximately 10,246 square foot building to include bowling lanes, virtual reality simulators, an outdoor bar and outdoor recreational uses including a basketball court, a reduced width football and a reduced width baseball field, and a single Par 3 golf hole. Phase II will be the remaining +/- 77 acres, which has not been designated for any future uses at this time.

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the rezoning application for approximately 4 acres of property located to the west of the existing Card Room building in the City of Bonita Springs, Florida.

The subject property is part of the overall Naples/Fort Myers Greyhound Racing & Poker property. The vacant and northern portion of the property (approximately 39.4 acres) is

currently zoned Commercial Planned Development (CPD) and is governed by Zoning Ordinance 19-02. The existing zoning for Phase 1 included the construction of the 32,616 square foot Card Room and Phase 2 included the balance the property. This rezoning request will add a Phase 1A to the CPD and create the Sport Challenge America uses on the +/- 4 acres immediately to the west of the Card Room facility adjacent to Bonita Beach Road. The TIS will be prepared consistent with the methodology outlined in City of Bonita Springs Resolution No. 17-07.

TRIP GENERATION

There is no other similar type use anywhere in the United States. The combination of the bowling alley, Virtual Reality stations and the outdoor sports activities will create a one of a kind use. Revenues are generated through three main components of the site. 1) Rentals of the individual activities on an hourly or daily basis, 2) Rental of the entire facility for parties or corporate events, and 3) Sports Challenge Days, where contests are conducted with the various sporting venues provided (football, baseball, golf and basketball).

The anticipated hours of operation for the indoor portion of the facility will be from 10:00 A.M. to 8 P.M. on Wednesday and Thursday, 10:00 A.M. until 11:00 P.M. on Friday and Saturday and from 10:00 A.M. until 9:00 P.M. on Sundays. The facility will not be open during the morning peak period and therefore, the analysis period will focus on the weekday P.M. peak hour. The outdoor uses will open at 5:00 P.M. each of the days listed above and close at the same time as the indoor facility.

The trip generation estimation for the new Sports Challenge America facility will be completed utilizing the Institute of Transportation Engineer's (ITE) report, *Trip Generation Manual*, 10th Edition. The trip generation for the building was broken down into the bar area and the bowling/Virtual Reality area. The trips associated with the outdoor sports uses (football, baseball, basketball, golf) was estimated based on an expected attendance and an assumed vehicle occupancy.

The bar area is anticipated to include approximately 1,600 square feet of floor area. Land Use Code 925 (Drinking Place) was utilized to estimate the weekday P.M. peak hour trips for this portion of the building. The bowling/Virtual Reality area will include 6 bowling lanes and 5 Virtual Reality stations, for a total of 11 lanes/stations. For this analysis, a total of twelve (12) lanes/stations was assumed. Land Use Code 437 (Bowling Alley) was utilized for these uses based on the total number of lanes/stations. The trip generation equations utilized from these land uses are attached to this document for reference.

For the outdoor sports areas (football, baseball, basketball and golf), an attendance number was utilized based on information provided by the owner on what can be expected/accommodated at each of these four areas on the property. It was estimated that an average of 10 persons will occupy the Baseball area at one time, 30 persons would

occupy the football area at one time, 20 persons would occupy the basketball area at one time and 10 persons would occupy the golf area at on time. Therefore, a total of 70 persons could potentially be using the four outdoor sports areas at one time. Assuming that all of these participants arrive on-site during the weekday P.M. peak hour (a very conservative assumption), and assuming an average auto occupancy of 2.5 persons per vehicle (as most will arrive in groups), an estimated vehicle trip generation can be obtained. Of the twenty-eight (28) vehicles assumed to arrive during the P.M. peak hour, it was estimated that approximately six (6) would leave the site during the same P.M. peak hour.

Table 1 summarizes the estimated weekday PM peak hour trip generation of the proposed facility based on these assumptions.

Table 1
Trip Generation – Sports Challenge America

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Bar/Drinking Place (1,600 sq. ft.)	12	6	18
Bowling/VR Stations (12 lanes/stations)	10	6	16
Outdoor Sports Areas (Football/Baseball/Basketball/Golf)	28	6	34
Total	50	18	68

- Outdoor Sports Areas assumed to accommodate 70 patrons with an average vehicle occupancy of 2.5. $70 \div 2.5 = 28$ vehicles

TRIP DISTRIBUTION

The trip distribution for the project trips was estimated manually and was based on the available roadway network and commuting patterns in the area. It is assumed that 15% of the trips will be to/from the south of Greyhound Track to access Old 41 Road, 45% to/from the west of Race Track Road on Bonita Beach Road and the remaining 40% to/from the east of Race Track Road on Bonita Beach Road.

STUDY AREA

The study area will include the intersections of Race Track Road with Bonita Beach Road and Furlong Street. A Link Level of Service analysis will be conducted on Bonita Beach Road adjacent to the site and on Old 41 south of Bonita Beach Road. Vested trips as provided by the City of Bonita Springs will be accounted for on Bonita Beach Road.

EXISTING/FUTURE TRAFFIC

Existing traffic conditions will be based on the traffic counts conducted at the intersections of Race Track Road with Bonita Beach Road and Furlong Street.

Intersection analysis scenarios will be as follows:

- Existing traffic within the study area
- Existing traffic increased by a growth factor to the year 2024 (Future Background Traffic Conditions)
- Existing traffic increased by a growth factor to the year 2024 (Future Background Traffic Conditions) plus PM peak hour project trips added to the movements.

Attachments

Powerpoint Presentation from the first Neighborhood Information Meeting
Trip Generation Equations

K:\2021\07 July\06 Sport Challenge America (Bonita Card Room)\TIS Methodology\7-13-2021 Methodology.doc

Sports Challenge America

Neighborhood Meeting

Monday, July 12, 2021

PRE21-81169



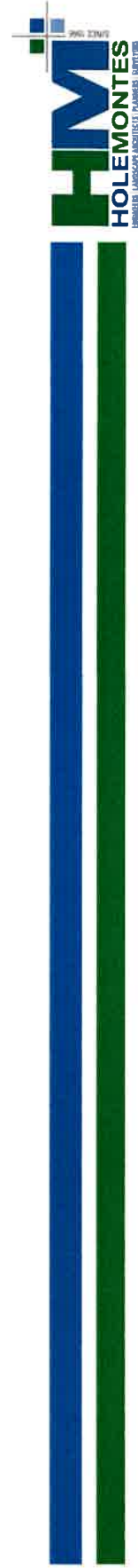
BONITA SPRINGS, FLORIDA

WHERE WINNERS PLAY
AND
PLAYERS WIN



Project Team

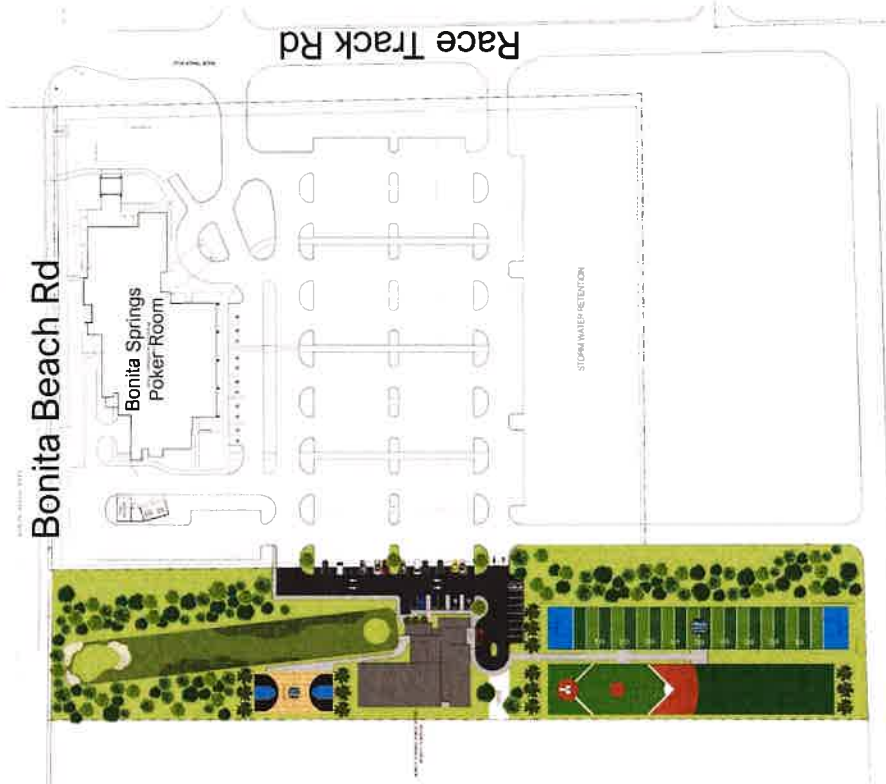
- Isadore Havenick, Bonita Springs Poker Room
- Scott Savin, Bonita Springs Poker Room
- Paula McMichael, AICP, Hole Montes
- George Powell, Esq., Akerman
- Thomas Jones, AIA, LEED AP BD+C, JMDG Architecture
- Rick Brylanski, PE, Hole Montes
- Ted Treesh, TR Transportation Consultants



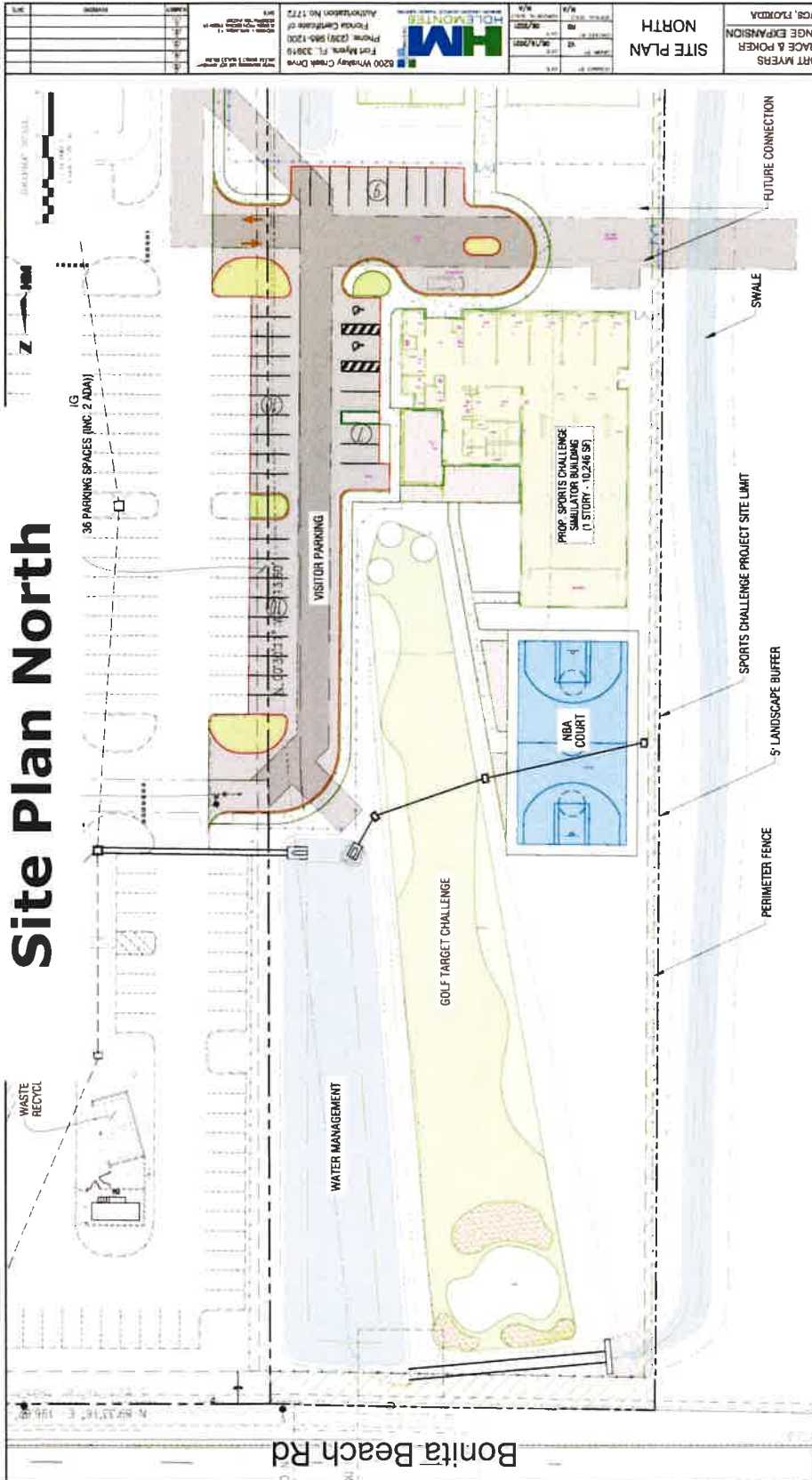
Location



Site Plan



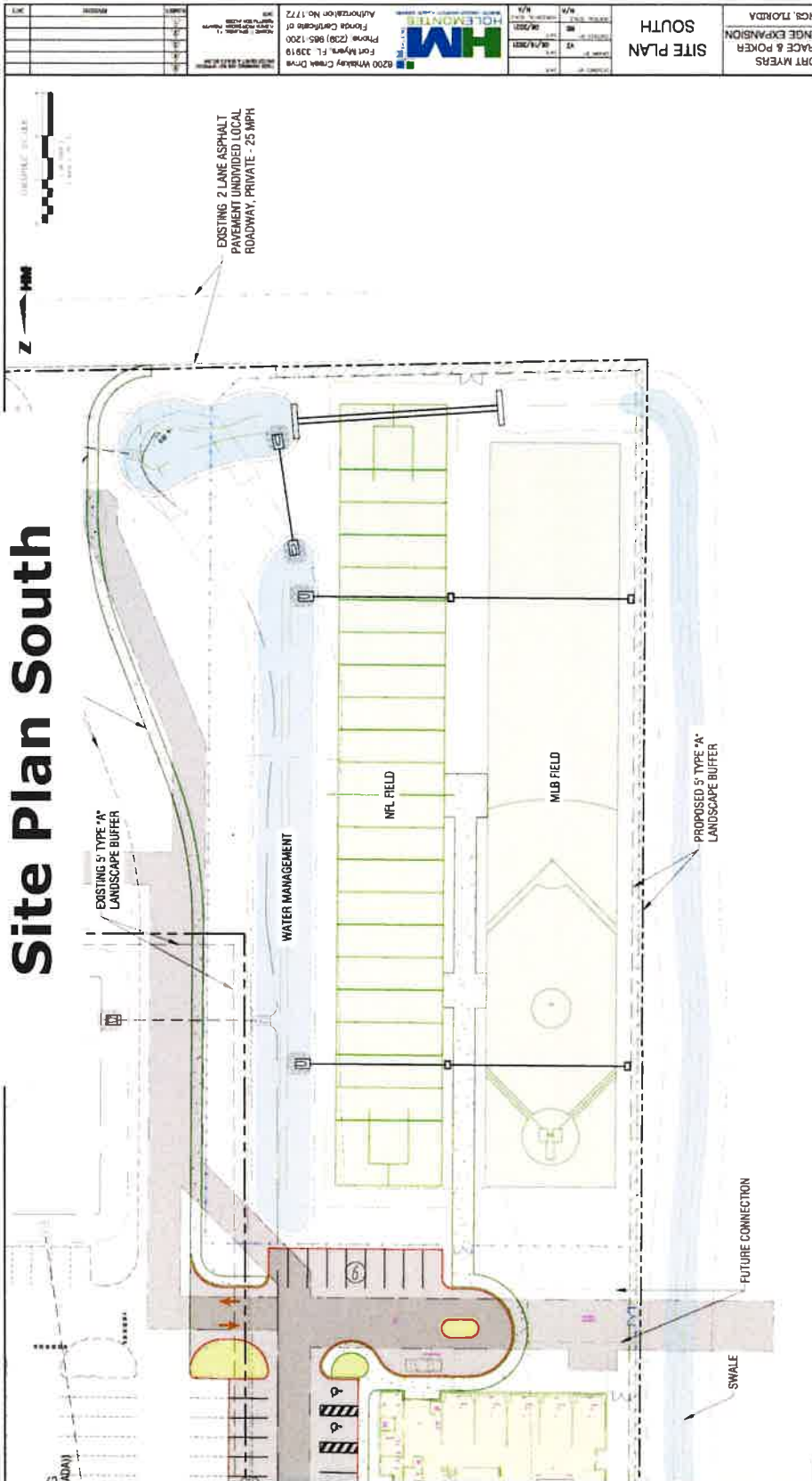
Site Plan North



HOLEMONTES 4200 Whiskey Creek Drive Fort Myers, FL 33919 Phone (239) 580-1200 Florida Certificate of Professional Registration No. 1272 Authorization No. 1272		HOLEMONTES 2000 W. 10th St. Ft. Myers, FL 33901 Phone (239) 580-1200 Florida Certificate of Professional Registration No. 1272 Authorization No. 1272	
DATE	DESCRIPTION	DATE	DESCRIPTION



Site Plan South



ORT MYERS RACE & POKER ENGE EXPANSION INGS, FLORIDA		4200 WHIMBAY CREEK DRIVE FORT MYERS, FL 33918 Phone (239) 986-1200	
DATE: 08/20/2013 BY: [Signature]	DATE: 08/20/2013 BY: [Signature]	PROJECT: RACE & POKER ENGE EXPANSION	CLIENT: ORT MYERS
4200 WHIMBAY CREEK DRIVE FORT MYERS, FL 33918 Phone (239) 986-1200 Authorization No. 1772			



South Elevation



JMDG



East Elevation

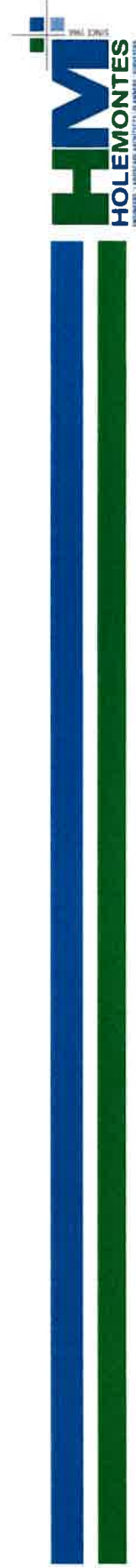


Northeast Elevation



Process to Amend CPD

- Hold a Neighborhood Meeting prior to submittal – this meeting.
- Submit a planned development amendment application to the City of Bonita Springs.
- Receive staff comments and respond to staff comments.
- Receive a “finding of sufficiency” from staff.
- Hold a 2nd Neighborhood Meeting.
- Hearing before the Zoning Board – the board makes a recommendation to City Council.
- Two hearings before City Council:
 - First reading – request scheduled for second hearing and consideation.
 - Second reading – Council makes a decision to approve, approve with conditions, or deny.



Questions?



Bowling Alley (437)

Vehicle Trip Ends vs: Bowling Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

Avg. Num. of Bowling Lanes: 30

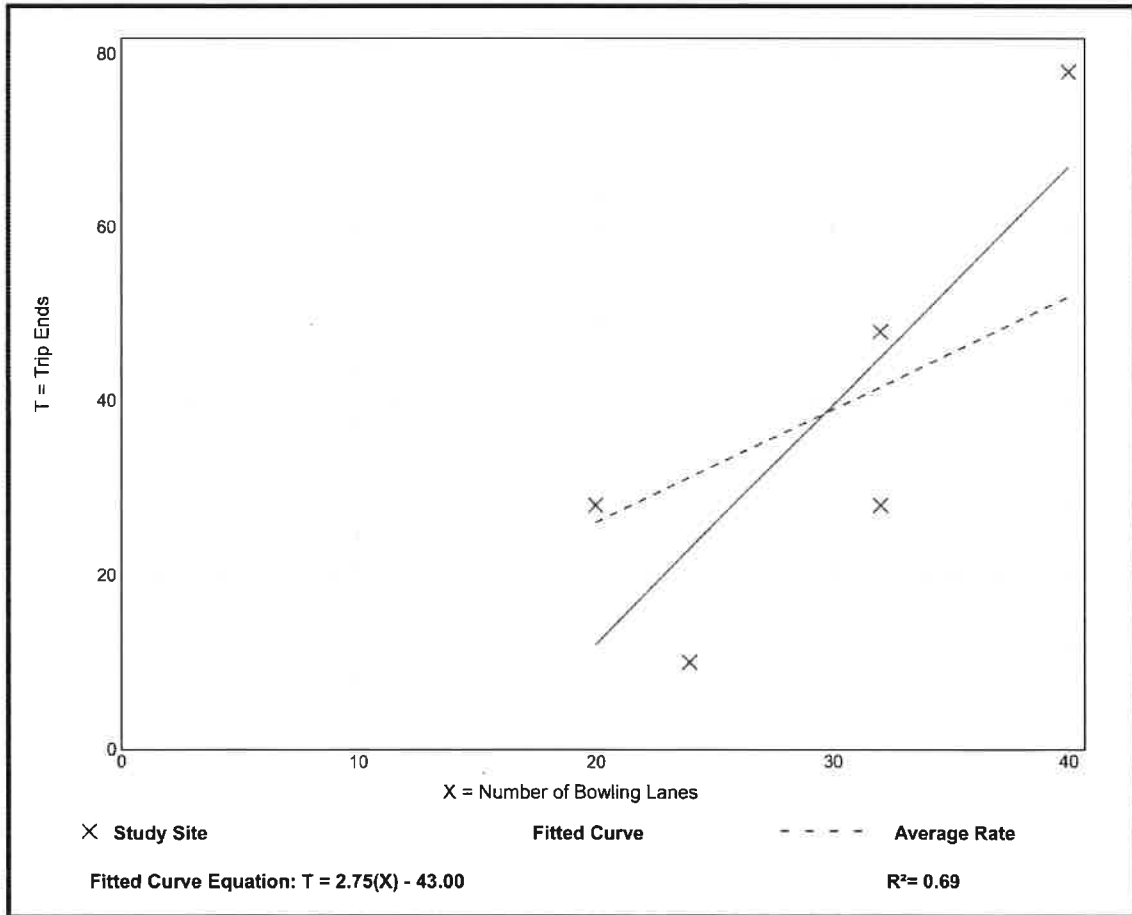
Directional Distribution: 65% entering, 35% exiting

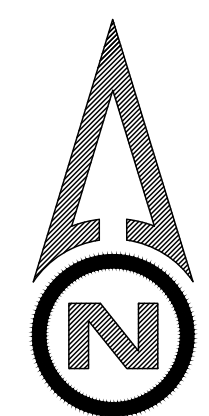
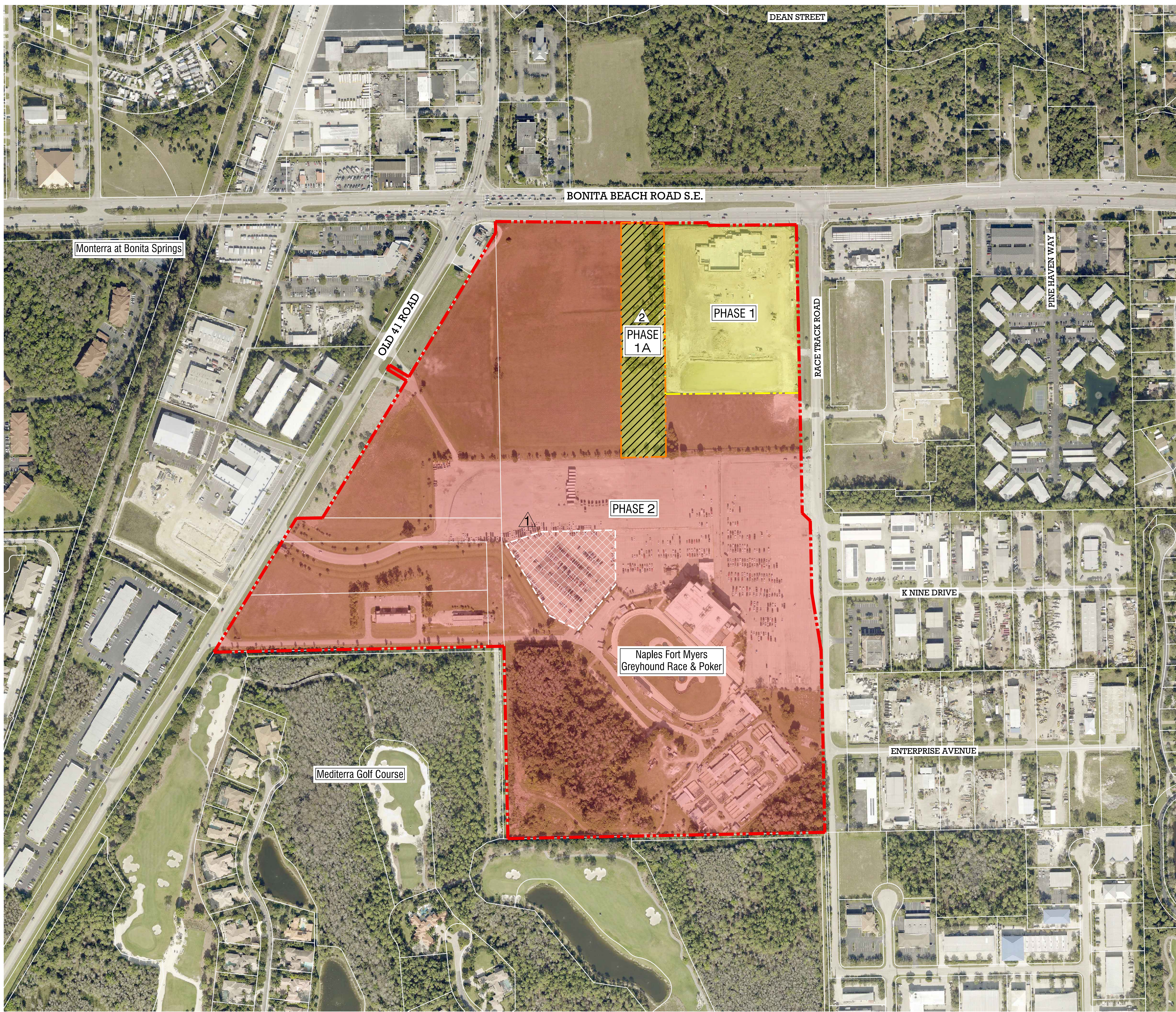
Vehicle Trip Generation per Bowling Lane

Average Rate	Range of Rates	Standard Deviation
1.30	0.42 - 1.95	0.60

Data Plot and Equation

Caution – Small Sample Size





SCALE: 1" = 200'

SITE DATA:

△ 2	PHASE-1	-	9.0± AC.
△ 2	PHASE-1A	-	4.0± AC.
	PHASE-2	-	84.6± AC.
	TOTAL:		97.6± AC.

PHASE-2 NOTES:

1. No new development is authorized by this zoning action for property included in Phase II.
2. Vehicular access, privately owned but open to the public, will be maintained through the Phase II area to provide interconnection between Old 41 and Race Track Road.
3. Permitted uses are limited to those specifically listed in the Schedule of Uses for Phase II.
4. Grandstand/clubhouse and kennels will be demolished within one year of the certificate of occupancy being issued for Phase I (card room).

LEGEND:

- PROPERTY LINE
- PHASE-1A
- PHASE-1
- PHASE-2
- OPEN STORAGE, LIMITED TO MOTOR VEHICLES

C:\Users\jchandler\Desktop\IV-E-1.dwg 21 Jul 19 2021 4:11pm

NUMBER	REVISIONS	DATE
△ 1	CPD AMENDMENT #1	07/12/21
△ 2	REVISION PER CITY OF BONITA SPRINGS REVIEW	08/12/19

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1"=200'

6200 Whiskey Creek Drive
 Fort Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

BONITA SPRING CARD ROOM EXPANSION
MASTER CONCEPT PLAN
EXHIBIT IV-E-1

<small>THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :</small> <small>RICHARD E. BRYLANSKI, P.E.</small> <small>FLORIDA PROFESSIONAL ENGINEER</small> <small>REGISTRATION #42339</small> <small>DATE _____</small>	CAD FILE NAME:	DRAWING NO.:
	IV-E-1	DRAWNUM
	PROJECT NO.:	SHEET NO.:
	2017073X	

EXHIBIT IV-G

Bonita Springs Card Room CPD

Schedule of Uses

Phase I permitted uses:

Accessory uses and structures

Administrative offices

ATM (Automatic Teller Machine)

Bar or cocktail lounge

Consumption on premises associated with the Restaurant, Group III, including outdoor seating areas

Essential services

Essential service facilities, Group I

Excavations, water retention, including excess spoil removal in compliance with the LDC

Gift and souvenir shop

Night club

Recreation facilities, commercial, Group IV, Indoor facilities, limited to: Pari-mutuel wagering & card room, as authorized and vested by Chapter 550, Florida Statutes.

Parking lot, accessory

Restaurant, Group III, with outdoor seating

Temporary uses

Phase IA permitted uses:

Accessory uses and structures

Administrative offices

ATM (Automatic Teller Machine)

Bar or cocktail lounge

Consumption on premises, including outdoor seating areas

Consumption on premises associated with the Recreation facilities, Group IV, including outdoor seating areas.

Essential services

Essential service facilities, Group I

Excavations, water retention, including excess spoil removal in compliance with the LDC

Gift and souvenir shop

Night club

Recreation facilities, commercial, Group III; and Group IV, Indoor facilities, limited to: bowling alleys, and any indoor cultural facility operated as a commercial establishment

Parking lot, accessory

Restaurant, Group III, with outdoor seating

Temporary uses

Phase II permitted uses:

Accessory uses and structures

Essential services

Essential service facilities, Group I

Multifamily residential, limited to 12 dwelling units

Parking lot, accessory

Racetrack, Group II

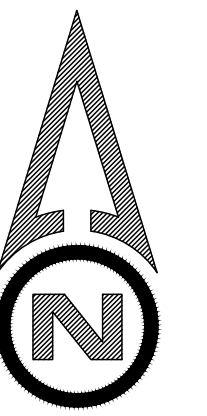
Storage, open, limited to motor vehicles

Temporary uses, subject to LDC restrictions except for calendar year time limitations, and limited to the following:

Outdoor sales, parking lot sales or tent sales of merchandise, products, services, or other commercial activities;

Event uses, such as fairs, carnivals, circuses, concerts, and expositions or fair associations chartered in accordance with Ch. 616 F.S.; and

In the event of an emergency, staging/storage in support of emergency responders.



SCALE: 1" = 200'



H:\001\2017073X\CPD\CONCRETS\CONCRETS\CONCRETS\CONCRETS.dwg 15, 2021 - 4:23pm

NUMBER	REVISIONS	DATE
1	CPD AMENDMENT #1	07/12/2021

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1" = 200'

6200 Whiskey Creek Drive
 Fort Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

BONITA SPRING CARD ROOM EXPANSION
SPORTS CHALLENGE - AERIAL, 2020
EXHIBIT IV-N

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:

RICHARD E. BRYLANSKI, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #42339
DATE _____

CAD FILE NAME:	DRAWING NO.:
EXH-IV-N	DRAWNUM
PROJECT NO.:	SHEET NO.:
2017073X	

SHEET

**Neighborhood Meeting Summary
Bonita Springs Card Room CPD Amendment
July 12, 2021, 5:30 PM
28010 Race Track Road, Bonita Springs, FL 34135**

Attendees: 50

Applicants:

Scott Savin, Bonita Springs Poker Room
Isadore Havenick, Bonita Springs Poker Room

On Behalf of the Applicant:

Paula McMichael, AICP, Hole Montes, Inc.
George Powell, Esq., Akerman LLP
Thomas Jones, AIA, LEED AP BD+C, JMDG Architecture
Rick Brylanski, PE, Hole Montes, Inc.
Ted Treesh, TR Transportation Consultants

Approximately 50 members of the public attended.

Ms. McMichael started the presentation by introducing the applicants. Mr. Savin provided an overview of business operations. Ms. McMichael then provided an overview of the project and explained the process for approval of the CPD amendment.

Due to issues with background noise during the presentation, Ms. McMichael offered to present a second time for those who could not hear. There were no requests for a second presentation.

Following the presentation there was approximately twenty minutes of questions from the public in attendance. Please see below for a summary of public comments.

Summary of Public Comments

Lighting

Questions were asked regarding the outdoor lighting of the sports fields. Lighting will be designed to prevent light trespass to the surrounding area. Stadium lighting will be shielded and aligned so that light is directed within the site. The project is expected to have limited operating hours and not anticipated to be open seven days a week, limiting the amount of time the lights will be necessary.

Noise

Concerns were raised regarding noise that may be generated by the proposed development. The project is expected to have limited operating hours and not anticipated to be open seven days a week. The outdoor sports facilities will not be open to spectators or the general public, groups of

patrons will be limited to ten people, and there will be no amplified music. Internal landscaping will be installed to provide visual screening and buffer noise from the outdoor bar.

Traffic

Concerns were raised regarding traffic on Bonita Beach Road and Old 41. The project will utilize existing access points to Race Track Road. There will be no access to via Bonita Beach Road or Old 41. The traffic generated by the proposed development is less than what was generated by the existing greyhound track, and will typically be off-peak.

Misc.

A question was asked about the type of sports betting that will be offered. Betting on the performance of other people is illegal in the state of Florida and is highly unlikely to change. Sports Challenge America primarily offers skill-based sports challenges where individuals pay a pre-determined entry fee to complete challenges to win a pre-determined cash prize. Fixed entry fee tournaments can also be held, where participants pay a fixed entry fee to compete against each other for a fixed prize.

Questions were asked about the plans for the remainder of the CPD. There are no plans for additional development at this time, and it is unknown what will be proposed in the future.

Sports Challenge America

Neighborhood Meeting

Monday, July 12, 2021

PRE21-81169



BONITA SPRINGS, FLORIDA

WHERE WINNERS PLAY
AND
PLAYERS WIN



Project Team

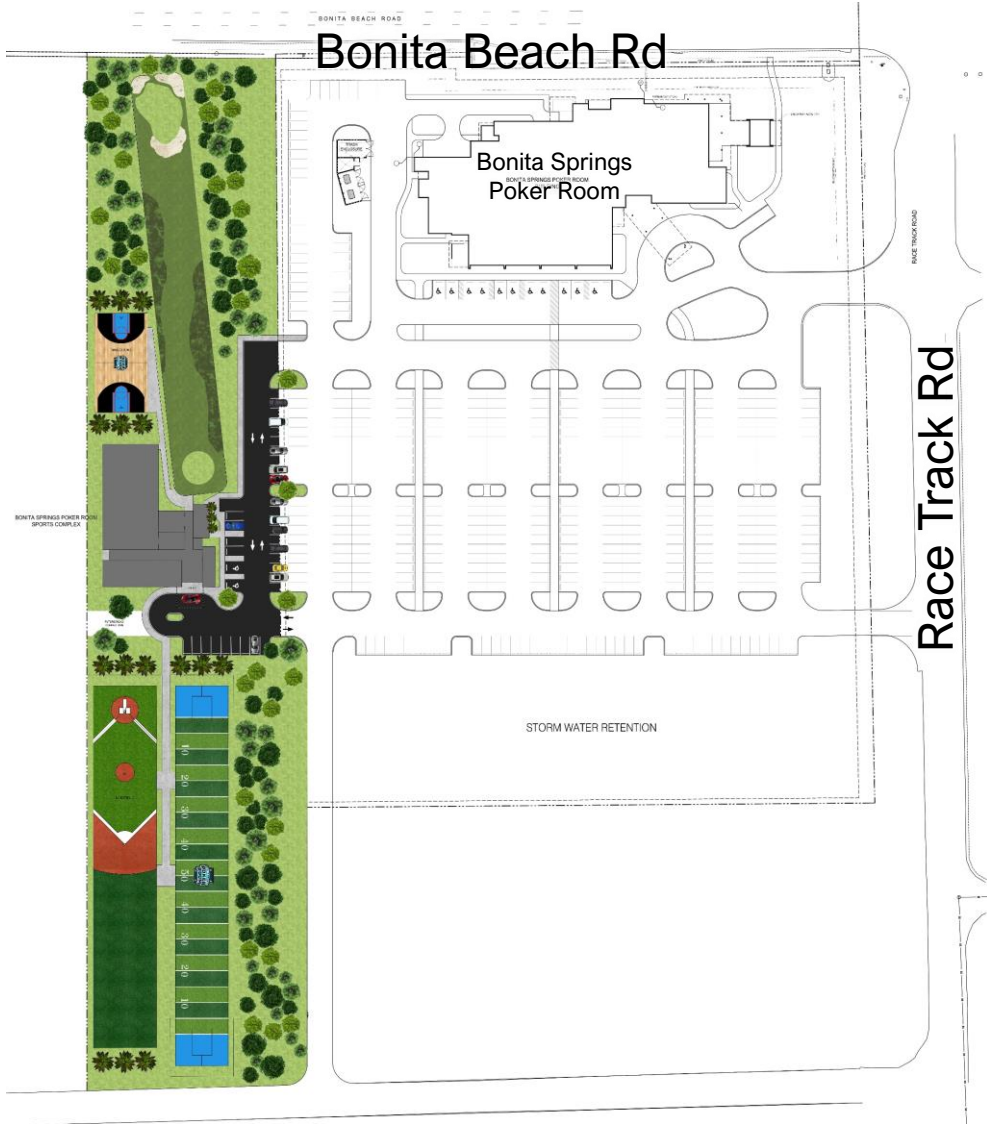
- Isadore Havenick, Bonita Springs Poker Room
- Scott Savin, Bonita Springs Poker Room
- Paula McMichael, AICP, Hole Montes
- George Powell, Esq., Akerman
- Thomas Jones, AIA, LEED AP BD+C, JMDG Architecture
- Rick Brylanski, PE, Hole Montes
- Ted Treesh, TR Transportation Consultants



Location



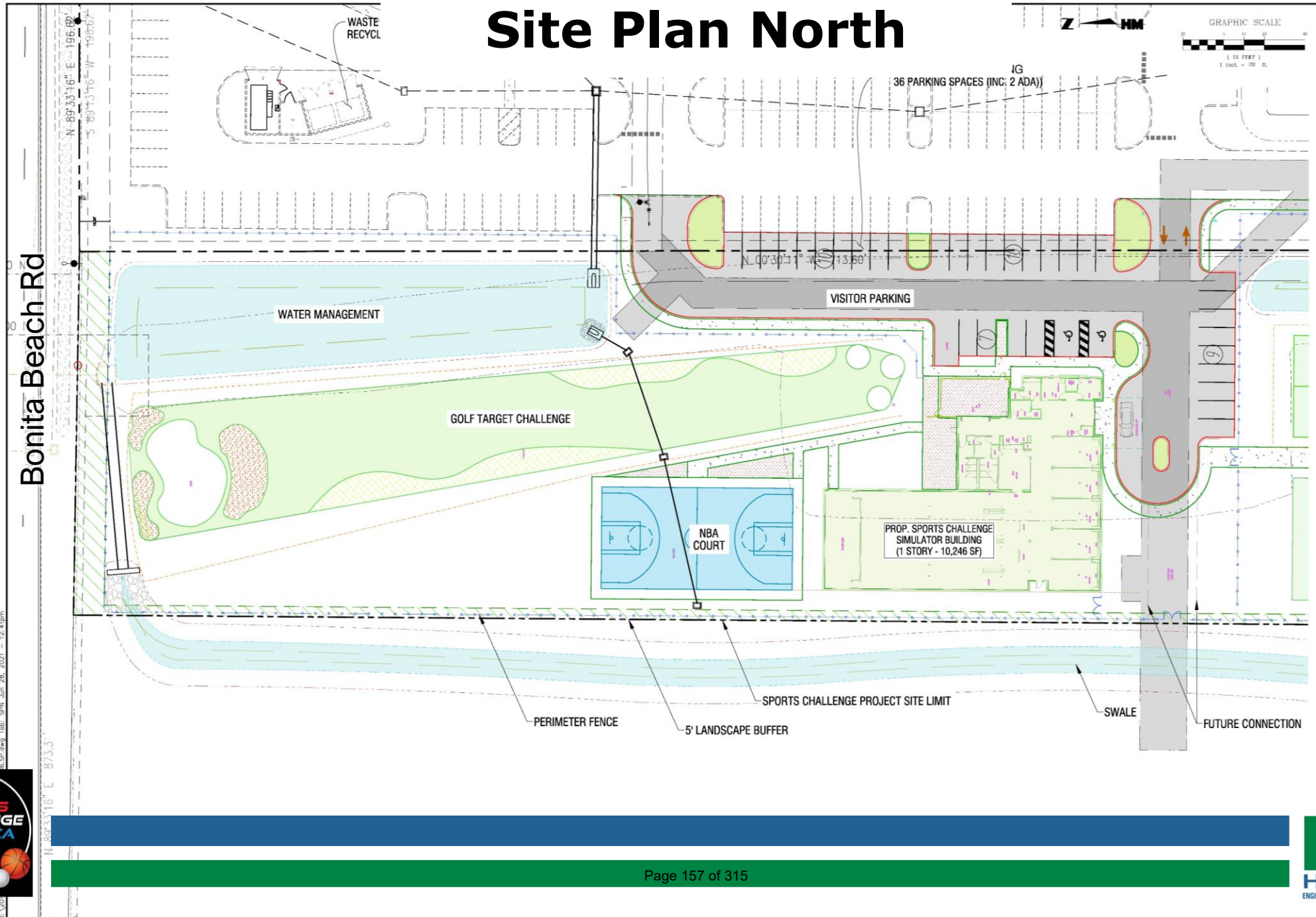
Site Plan



Site Plan North

June 28, 2021

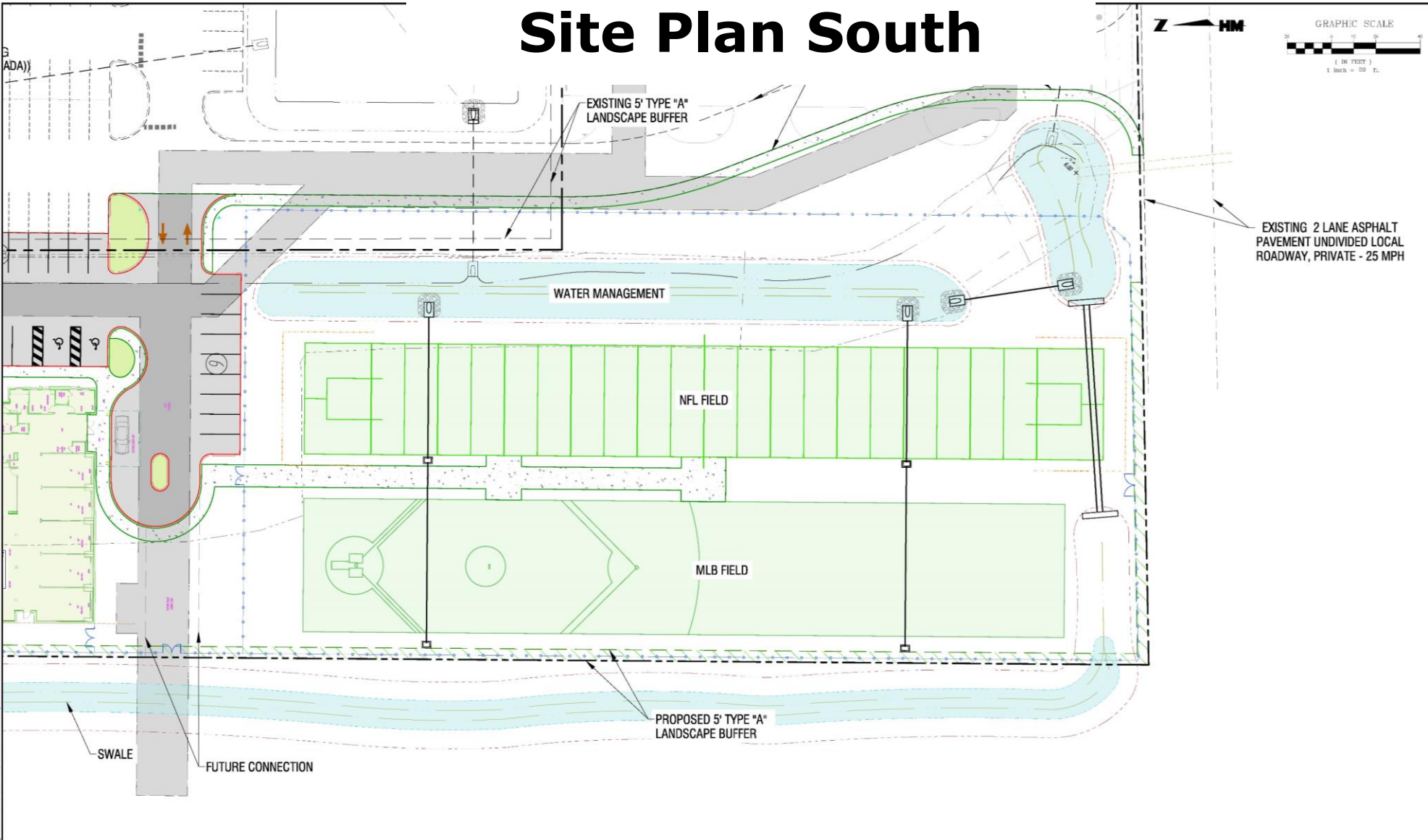
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<p>6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone: (239) 986-1200 Florida Certificate of Authorization No. 1772</p>		<p>DATE: 06/19/2021 DATE: 06/19/2021 DATE: 06/19/2021</p>	<p>REVISIONS</p>
<p>HOLEMONTES ENGINEERS LANDSCAPE ARCHITECTS PLANNERS SURVEYORS</p>		<p>DESIGNED BY: VZ CHECKED BY: RB SCALE: N/A</p>	<p>DATE: 06/19/2021 DATE: 06/19/2021 DATE: 06/19/2021</p>
<p>SITE PLAN NORTH</p>		<p>DATE: 06/19/2021 DATE: 06/19/2021 DATE: 06/19/2021</p>	<p>REVISIONS</p>
<p>ORT MYERS RACE & POKER ENGINE EXPANSION NCS, FLORIDA</p>		<p>DATE: 06/19/2021 DATE: 06/19/2021 DATE: 06/19/2021</p>	<p>REVISIONS</p>

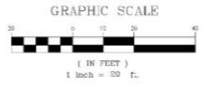


Site Plan South



ORT MYERS RACE & POKER ENGINEERING EXPANSION INC., FLORIDA		SITE PLAN SOUTH		DESIGNED BY DRAWN BY CHECKED BY VERTICAL SCALE HORIZONTAL SCALE	DATE DATE DATE DATE DATE	N/A N/A N/A N/A N/A	6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Professional Engineer Authorization No. 1772	HOLEMONTES ENGINEERS LANDSCAPE ARCHITECTS PLANNERS SURVEYORS	REVISIONS NUMBER DATE REVISIONS
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June 26, 2021



Z HM

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South Elevation



East Elevation



Northeast Elevation



Process to Amend CPD

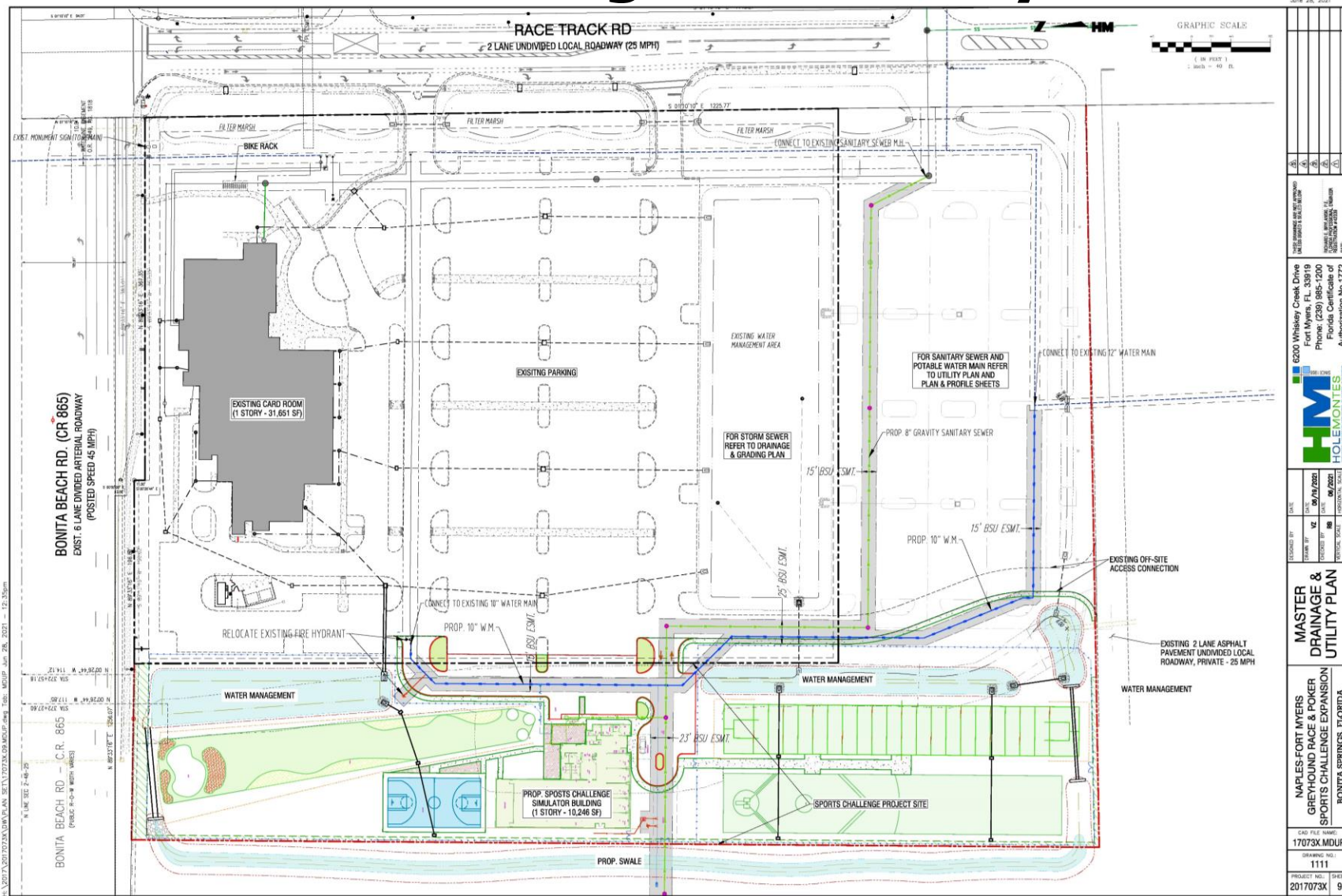
- Hold a Neighborhood Meeting prior to submittal – this meeting.
- Submit a planned development amendment application to the City of Bonita Springs.
- Receive staff comments and respond to staff comments.
- Receive a “finding of sufficiency” from staff.
- Hold a 2nd Neighborhood Meeting.
- Hearing before the Zoning Board – the board makes a recommendation to City Council.
- Two hearings before City Council:
 - First reading – request scheduled for second hearing and consideration.
 - Second reading – Council makes a decision to approve, approve with conditions, or deny.



Questions?



Master Drainage and Utility Plan



DATE: 06/26/2021		SCALE: 1" = 40' PL.
PROJECT NO.: 2017073X	SHEET NO.: 9	DATE: 06/26/2021
MASTER DRAINAGE & UTILITY PLAN		
CLIENT FILE NAME: 17073X.MDUP DRAWING NO.: 1111 PROJECT NO.: SHEET 2017073X 9		
NAPLES-FORT MYERS GREYHOUND RACE & POKER SPORTS CHALLENGE EXPANSION BONITA SPRINGS, FLORIDA		
DESIGNED BY: VZ CHECKED BY: VZ DATE: 06/17/2021 PROJECT NO.: 2017073X	DATE: 06/17/2021 PROJECT NO.: 2017073X	STATE: FL COUNTY: BROWARD CITY: BONITA SPRINGS
H.M. HOLEMONTES ENGINEERS LANDSCAPE ARCHITECTS PLANNERS SURVEYORS		
6200 Whiskey Creek Drive Fort Myers, FL 33907 Phone: (239) 985-1200 Florida Certificate of Professional Engineers Authorization No. 1772		



**PUBLIC INFORMATION MEETING
10601 BONITA BEACH ROAD, BONITA SPRINGS, FL
MONDAY, JULY 12, 2021 AT 5:30PM
PLEASE PRINT CLEARLY**

Please be advised

The information on this sheet is to contact you regarding this project and future public meetings. Under Florida law, e-mail addresses, phone numbers and certain home addresses are public records once received by a government agency. If you do not want your e-mail address, phone number or home address released if the City receives a public records request, you can refrain from including such information on this sheet. You have the option of checking with the City staff on your own to obtain updates on the project as well as checking the City web site for additional information.

Name	Address	City, State Zip	E-Mail Address
GRONLUND ROBERTSON	15167 BROAD LANE 28280 OLD 41 RD #15	NAPLES, FL 34110 BONITA SPRINGS	laurke@msa.com
JAMIESON SCHAFER	29020 MARCELLO WAY 28496 San Amaro Dr	NAPLES Bonita Springs	JAMIESON78@GMAIL.COM schaffer.stephanie@gmail.com
DAVID HAINCOCK	4752 TREASURE CAY	BONITA	meatplace@gmail.com
JOHN R. PAUL Rick Bowles	28479 Del Lago Way 28410 San Amaro Drive	Bonita BONITA SPRINGS	
CAROL Brady / John Brady Carol Clare	28424 SAN AMARRO DRIVE 15292 Corsini Lane	Bonita Springs Naples	
SHIRL & IRWIN TEICH KEITH KINNIBURGH	17005 PORTA Vecchio Way #101 28500 SAN AMARRO DR	NAPLES BONITA SPRINGS	
Bill DePietri Karen + Gary Schneider Wendy England	29050 CERAMO WAY 9916 Casabella Way	NAPLES Bonita Springs	WAD@CGPLLC.NET Gary.Schneider@outlook.com

PUBLIC INFORMATION MEETING
10601 BONITA BEACH ROAD, BONITA SPRINGS, FL
MONDAY, JULY 12, 2021 AT 5:30PM
PLEASE PRINT CLEARLY

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Name	Address	City, State Zip	E-Mail Address
Jackie Cook	CASTELLANO Way	NAPLES 34110	
J D McGehe	17026 Porta Vecchio Ln	Naples 34110	
Linda Johnson	15735 Corso Medterra Cir	Naples 34110	
Denise & Rob McKinney	28530 Calabria Ct #20	Naples, FL 34110	
Bob & Lisa DIERICKS	1510 Forest Lakes Rd	Naples FL 34110	
PATRICIA Villari	9621 Spanish Moss Way #3811	Bonita Springs	
Ruth Condit	9631 Spanish Moss Way #3913	Bonita Springs	
ERIC + LYNN Myburgh	9879 Alhambra Lane	Bonita Springs	
Sandy Black	28433 San Amaro	Bonita Sprng.	sritblack@gmail.com
STEPHEN LIGHT	15126 FLEWELL WAY	Naples	StephenLight@news.com
Richard Schmidt	15155 Brow Lane	Naples	ESchmidt1944@yahoo.com
MARCIA + PAUL GREENBERG	15183 BROW WAY	Naples	sunnytt@gmail.com
Matt + Anne Mirer	16961 Verona Lane	Naples	mmirer25@gmail.com
Chad Boole	405 Cocohatchee Blvd	Naples, FL 34110	cboole3@gmail.com

**PUBLIC INFORMATION MEETING
10601 BONITA BEACH ROAD, BONITA SPRINGS, FL
MONDAY, JULY 12, 2021 AT 5:30PM
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Name	Address	City, State Zip	E-Mail Address
Jim Magnus	10357 Bonita Beach Rd	BS	JCMagnus@aol.com
Tad Mark	Naples	Naples	tmark@gannett.com
Anthony Renda	K-Line Dr.	BS	tr@rendabroadcasting.com
Kristin Wenman	2821 Pine Haven	BS	
Renee Stoll	28101 Pine Haven way #134	BS	RSTOLL1@yahoo.com
Susay Schlack	29055 Tampa Way		
Jeff Schlack	Medley		



August 18, 2021

Ms. Paula C. McMichael, AICP
Hole Montes, Inc
950 Encore Way
Naples, Florida 34110

Re: Sports Challenge Planned Development – PD21-82989-BOS

Dear Ms. McMichael:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development amendment request. Additional support documentation is required for the application to be deemed complete. Please provide comments for each requirement not satisfied on the attached checklist.

Please submit the aforementioned items in order for the City to process your application effectively. If the requested items are not provided within sixty (60) calendar days of the date of this letter, this application will be considered **withdrawn**.

Please feel free to contact me if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Derek Rooney, City Attorney
Brent Spain, Theriaque & Spain
Matt Feeney, Public Works
John Dulmer, AICP, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Sam Vincent, City Architect
Pakorn Sutitarnnontr, Lee County Transportation
Cynthia Vargas, Administrative Assistant
PD Files

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Amy Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

BONITA SPRINGS Planning and Zoning

Sufficiency Comments:

1. Please verify if there will be fencing or netting around the other Sports Challenge facilities (*i.e.*, the basketball court, baseball field, and football field).
2. Please verify if any additional signage above and beyond LDC Chapter 6 is being requested.
3. Due to the proposed height of the netting, Staff recommends submitting a deviation for height.
4. Please verify the proposed hours of operation for the Sports Challenge Facility and if the hours differ for activities inside the enclosed building compared to open air facilities like the ball fields.

Substantive Comments:

1. Staff has concerns regarding the location of the practice golf hole and the act of hitting golf balls towards Bonita Beach Road. Staff recommends a redesign that directs golf balls away from Bonita Beach Road and lessens the visible impact and distraction to travelers on the roadway.
2. The narrative acknowledges the property's incorporation into the Bonita Beach Road Corridor Overlay. While compliance with the Overlay standards is voluntary due to the active Master Concept Plan for the site, the narrative explains the intent is to develop in accordance with the Overlay, where possible. With regard to building setbacks, Phase 1 (Card Room) was developed in accordance with the Overlay, which has a maximum street setback of 25 feet. Please explain why the building for Phase 1A is pushed so far back and deviates from the pattern established with Phase 1.
3. Please clarify the reasons for the reclassification of the project from Phase 2 to Phase 1A.
4. Please note that any outdoor consumption of alcohol will be reviewed in accordance with LDC Section 4-1023.
5. Staff acknowledges the potential future interconnection location on the west side of the property. However, it appears there may be a conflict with the portico and roundabout of the proposed Sports Challenge building.
6. Please identify crosswalk and pedestrian facilities that will allow movement between the existing Phase 1 building and the proposed Phase 1A site in a safe manner.
7. It is Staff's recommendation that the Applicant clarify if any lighting deviations are being requested as part of this request.

8. It is Staff's recommendation that the Applicant provide line-of-site exhibits from Bonita Beach Road to depict the visual impact of the proposed netting, support poles, and lighting.
9. Staff reserves the right to provide further comments when additional information is submitted.

Please contact: Mike Fiigon II, Senior Planner
Phone: 239.444.6151
E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Surveying

Substantive Comments:

1. Staff reserves the right to provide further comments when additional information is submitted.

Please contact: Jay Sweet, City Surveyor
Phone: 239.444.6178
E-mail: jsweet@cityofbonitaspringscd.org

BONITA SPRINGS Engineering

Substantive Comments:

1. The drainage narrative included with the application is consistent with the requirements set for in the LDC, including ICPR modeling. Unless approved through the deviation process, the project shall be developed in accordance with City of Bonita Springs Land Development Code Chapters 3 & 4.
2. Staff reserves the right to provide further comments when additional information is submitted.

Please contact: Stuart Smith, Senior Engineer
Phone: 239.444.6164
E-mail: ssmith@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Sufficiency Comments:

1. The Topographic Map needs to be at the same scale as the MCP per LDC Section 4-295(a)(4)c.
2. Is any change to the elevation required within the drip line of the heritage tree that is to remain? If so, can the detention area be adjusted so the tree can remain? Otherwise, it is likely the tree root structure will be damaged and fail to survive. This would trigger a hearing by the Tree Advisory Board and replacement of the tree.

Substantive Comments:

1. On Page 4 of the Environmental Assessment under the FLUCFCS 742 description it states, "This community should be considered other surface waters by the regulatory agencies." And the table that follows lists the same area as Upland rather than OSW. Please clarify.
2. There are a few rare plant species on the site. Would the Applicant allow harvesting of the plants/seed by members of the Native Plant Society if it is deemed feasible?

Please contact: Laura Gibson, Environmental Specialist

Phone: 239.444.6142

Email: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped/Multimodal

Sufficiency Comments:

1. The Applicant is being placed on notice that the Bonita Beach Road Corridor fronting its proposed project is designated by the City of Bonita Springs Bicycle and Pedestrian Master Plan (PATH) as the future home of multimodal facilities, including sidewalks, multiuse pathways/trails and corresponding amenities, furnishings, buffering, and respite areas as appropriate. As such, the project will be subject to the City's requirements for the construction and/or provision thereof all required bicycle facilities and pedestrian facilities specified by code.
2. Please revise the proposed MCP and/or supplemental exhibits/plans to show the project's required multi-modal connection points to the existing adjacent facilities (Bonita Beach Road and Card Room Building/Campus) and all proposed future/reconstructed facilities. Please note, based upon the existing pedestrian facilities (*i.e.*, sidewalks, crossings/connection points) at the Card Room campus, those that have already been proposed by the Applicant, and those that will be required for this new phase (Phase-1A) of the project, augmentations of and/or additions to the Card Room campus's and connecting roadway's pedestrian facilities may be required.

Substantive Comments:

1. At time of development order, the Applicant shall provide a fee-in-lieu payment for, or construct, the required bicycle, pedestrian, and complete streets facility improvements to Bonita Beach Road (10'-12' Multi-Use Path, 6'-8' Sidewalk, Amenity/Furnishing Zoning and Modality Separation Buffer(s)/Planting Strip(s), etc.) as required by Sections LDC 3-263, 3-302, 3-303, 3-304 and 3-491, The Bonita Beach Road Corridor Design Standards, and The City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as applicable.
2. At time of local development order, all required bicycle and pedestrian facilities must meet or exceed the specifications set forth in LDC Sections 3-263, 3-302, 3-303 3-304 and 3-491, The Bonita Beach Road Corridor Design Standards, and The City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as may be amended.

Please contact: Sean Gibbons, Bike-Ped Coordinator
Phone: 239.444.6176
Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Traffic

Sufficiency Comments:

1. It is expected that this proposed development will attract significantly more traffic than as indicated in the methodology submitted for review. Therefore, the methodology as proposed is not acceptable to Staff. Please schedule a meeting with Staff to discuss an appropriate methodology. Such methodology must include an evaluation of the complete development potential of the entire CPD. Access improvements on Race Track Road, Bonita Beach Road, and Old US 41 are anticipated and may require proportionate share contributions at time of development order. Additionally, Staff recommends an analysis of the intersection in the southeast corner, due to its proximity to a school zone and its ability to provide a direct connect to Old US 41.

Please contact: Tom Ross, Traffic Group Leader
Phone: 407.718.5443
E-mail: tom.ross2@jacobs.com

BONITA SPRINGS Public Works

Public Works comments to be forthcoming.

Please contact: Matt Feeney, Director of Public Works
Phone: 239.949.6246
Email: matt.feeney@cityofbonitasprings.org

LEE COUNTY Transportation

Substantive Comments:

1. **STIPULATION:** Upon the sufficiency of the traffic impact statement (TIS), additional offsite improvements including, but not limited to, lengthening existing or constructing additional turn lanes on the County rights-of-way may be required. Please ensure the offsite improvement plans show and reflect all necessary offsite improvements consistent with the TIS evaluation. On condition that the additional offsite improvements on the County rights-of-way are necessary, a Lee County Type “D” Limited Review Development Order (LDO) shall be required for the offsite improvements within the County rights-of-way to mitigate the traffic impacts from the proposed development. The permittee shall provide the offsite improvement plans with construction level details for review and approval of the County LDO. Additional comments and revisions may be necessary for the offsite improvements on the County rights-of-way to meet the Lee County LDC requirements.

Please contact: Pakorn Sutitarnnontr
Phone: 239.533.8516
E-mail: psutitarnnontr@leegov.com



September 8, 2021

Mike Fiigon, II, Senior Planner
City of Bonita Springs – Dept. of Community Development
9220 Bonita Beach Road, Suite 111
Bonita Beach, FL 34135

**Re: Sports Challenge - Planned Development Amendment
PD21-82898-BOS
HM File No. 2017.073A**

Dear Mr. Fiigon:

We are in receipt of the City's comment letter dated August 18, 2021, and offer the following responses, below.

Bonita Springs – Planning and Zoning – Mike Fiigon

Sufficiency Comments:

1. Please verify if there will be fencing or netting around the other Sports Challenge facilities (i.e., the basketball court, baseball field, and football field).

Response: The MCP has been revised to show the location and heights of the additional fencing and netting around the other sports challenge activities.

2. Please verify if any additional signage above and beyond LDC Chapter 6 is being requested.

Response: The only signage requested is on the building, as depicted in the exhibits, and will comply with LDC Chapter 6.

3. Due to the proposed height of the netting. Staff recommends submitting a deviation for height.

Response: A Schedule of Deviations has been included with this resubmittal.

4. Please verify the proposed hours of operation for the Sports Challenge Facility and if the hours differ for activities inside the enclosed building compared to open air facilities like the ball fields.

Response: Outdoor activities will be open from 5:00 PM to 11:00 PM on Friday; from 10:00 AM to 11:00 PM on Saturday; and from 10:00 AM to 10:00 PM on Sunday. Indoor

hours are from 10:00 AM to 10:00 PM Wednesday, Thursday, and Sunday; and from 10:00 AM to 11:00 PM on Friday and Saturday.

Substantive Comments:

1. Staff has concerns regarding the location of the practice golf hole and the act of hitting golf balls towards Bonita Beach Road. Staff recommends a redesign that directs golf balls away from Bonita Beach Road and lessens the visible impact and distraction to travelers on the roadway.

Response: The golf attraction is not a driving range; it is a Par 3 golf hole. Patrons are rewarded for accuracy for being the closest to the target hole. After their initial tee shot, during a tournament or sports challenge competition, there is no second shot allowed. Additionally, the hole is located near Bonita Beach Road and patrons will be attempting short distance shots similar to mini-golf facilities. Such facilities are located along major roadways throughout Lee County without issue. The enhanced landscape buffering and fencing proposed adjacent to Bonita Beach Road will further screen the project and reduce the visual impact on Bonita Beach Road.

2. The narrative acknowledges the property's incorporation into the Bonita Beach Road Corridor Overlay. While compliance with the Overlay standards is voluntary due to the active Master Concept Plan for the site, the narrative explains the intent is to develop in accordance with the Overlay, where possible. With regard to building setbacks, Phase 1 (Card Room) was developed in accordance with the Overlay, which has a maximum street setback of 25 feet. Please explain why the building for Phase 1A is pushed so far back and deviates from the pattern established with Phase 1.

Response: The building is located so that it is adjacent to existing parking, allowing for patrons to walk directly to the building. If the building were moved closer to Bonita Beach Road, the layout of the sports activities would require patrons to either walk further within the parking lot or walk between the various sports fields. This would not be optimal for operations or pedestrian safety. The building has also been located at the end of the southern internal drive and adjacent to the potential future interconnection to the west.

3. Please clarify the reasons for the reclassification of the project from Phase 2 to Phase 1A.

Response: The proposed development will be an expansion of existing development in Phase I. Phase 1A encompasses only 4 acres, or 4.5 percent, of the remaining "Phase II" lands, and has been designed to share existing parking facilities, feature a similar architectural theme to the existing card room, and provide the same enhanced

landscaping. Phase I and the proposed Phase IA have been designed as an integrated and cohesive site plan.

4. Please note that any outdoor consumption of alcohol will be reviewed in accordance with LDC Section 4-1023.

Response: In accordance with the locational criteria within LDC Section 4-1023, the proposed outdoor consumption is related to a bar within a commercial zoning district; and is not within 500 feet of a religious facility, school (noncommercial), day care center or park; a dwelling unit under separate ownership; or another establishment primarily engaged in the sale of alcoholic beverages for consumption on the premises (the Bronze Tap is a restaurant and excluded per Sec. 4-1023(b)(3)).

5. Staff acknowledges the potential future interconnection location on the west side of the property. However, it appears there may be a conflict with the portico and roundabout of the proposed Sports Challenge building.

Response: The portico shown on the MCP is a cantilevered structure and there are no support columns that would conflict with the proposed interconnection. The roundabout features a landscaped island that can easily be removed or modified should the future accessway extension require such change. Any changes required to the portico and roundabout will be determined in the future during review of a DO that establishes the interconnection.

6. Please identify crosswalk and pedestrian facilities that will allow movement between the existing Phase 1 building and the proposed Phase IA site in a safe manner.

Response: The MCP has been revised to identify crosswalk and pedestrian interconnections to Phase I. A sidewalk has been added that travels north from the sports challenge building, then turns east to connect to the existing sidewalk network that run adjacent to the south of the card room building. Additionally, there is a sidewalk that travels south from the sports challenge building that connects to the sidewalk network that runs through the southern portion of the parking lot and provides access to the card room.

7. It is Staff's recommendation that the Applicant clarify if any lighting deviations are being requested as part of this request.

Response: No lighting deviations are being requested.

8. It is Staff's recommendation that the Applicant provide line-of-site exhibits from Bonita Beach Road to depict the visual impact of the proposed netting, support poles and lighting.

Response: Line-of-sight exhibits from Bonita Beach Road have been included with this resubmittal.

9. Staff reserves the right to provide further comments when additional information is submitted.

Response: Acknowledged. No substantial changes have been made that would elicit further comments.

Bonita Springs – Surveying – Jay Sweet

Substantive Comments:

1. Staff reserve the right to provide further comments when additional information is submitted.

Response: Acknowledged.

Bonita Springs – Engineering – Stuart Smith

Substantive Comments:

1. The drainage narrative included with the application is consistent with the requirements set forth in the LDC, including ICPR modeling. Unless approved through the deviation process, the project shall be developed in accordance with City of Bonita Springs Land Development Code Chapters 3 & 4.

Response: Acknowledged.

2. Staff reserve the right to provide further comments when additional information is submitted.

Response: Acknowledged.

Bonita Springs – Environmental – Laura Gibson

Sufficiency Comments:

1. The Topographic Map needs to be at the same scale as the MCP per LDC Section 4-295(a)(4)c.

Response: Revised as requested.

2. Is any change to the elevation required within the drip line of the heritage tree that is to remain? If so, can the detention area be adjusted so the tree can remain? Otherwise, it is likely the tree root structure will be damaged and fail to survive. This would trigger a hearing by the Tree Advisory Board and replacement of the tree.

Response: The detention area has been adjusted to accommodate the heritage tree.

Substantive Comments:

1. On Page 4 of the Environmental Assessment under FLUCFCS 742 description it states, "This community should be considered other surface waters by the regulatory agencies." And the table that follows lists the same area as Upland rather than OSW. Please clarify.

Response: Revised as requested.

2. There are a few rare plant species on the site. Would the Applicant allow harvesting of the plants/seed by members of the Native Plant Society if it is deemed feasible?

Response: The applicant would consider allowing harvesting if a suitable agreement can be obtained that includes insurance liability coverage.

Bonita Springs – Bike-Ped/Multimodal – Sean Gibbons

Sufficiency Comments:

1. The Applicant is being placed on notice that the Bonita Beach Road Corridor fronting its proposed project is designated by the City of Bonita Springs Bicycle and Pedestrian Master Plan (PATH) as the future home of multimodal facilities, including sidewalks, multiuse pathways/trails and corresponding amenities, furnishings, buffering, and respite areas as appropriate. As such, the project will be subject to the City's requirements for the construction and/or provision thereof all required bicycle facilities and pedestrian facilities specified by code.

Response: Acknowledged.

2. Please revise the proposed MCP and/or supplemental exhibits/plans to show the project's required multi-modal connection points to the existing adjacent facilities (Bonita Beach Road and Card Room Building/Campus) and all proposed future/reconstructed facilities. Please note, based upon the existing pedestrian facilities (i.e., sidewalks, crossings/connection points) at the Card Room campus, those that have already been

proposed by the Applicant, and those that will be required for this new phase (Phase 1A) of the project, augmentations of and/or additions to the Card Room campus' and connecting roadway's pedestrian facilities may be required.

Response: Sports Challenge is being developed as an extension of and as part of the card room campus. The expansion will have a perimeter fence to prevent unauthorized access into the sports fields and is proposed to connect to Bonita Beach Road via the existing multi-modal connection points developed at the Card Room campus. Further analysis of the location and specifications of pedestrian connections will be determined at time of DO.

Substantive Comments:

1. At time of development order, the Applicant shall provide a fee-in-lieu payment for, or construct, the required bicycle, pedestrian, and complete streets facility improvements to Bonita Beach Road (10' – 12' Multi-Use Path, 6' – 8' Sidewalk, Amenity/Furnishing Zoning and Modality Separation Buffer(s)/Planting Strip(s), etc.) as required by LDC Sections 3-326, 3-302, 3-303, 3-304, and 3-491, The Bonita Beach Road Corridor Design Standards, and The City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as applicable.

Response: Acknowledged.

2. At the time of local development order, all required bicycle and pedestrian facilities must meet or specifications set forth in LDC Sections 3-263, 3-302, 3-303, 3-304 and 3-491, the Bonita Beach Road Corridor Design Standards, and The City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as may be amended.

Response: Acknowledged.

Bonita Springs – Traffic – Tom Ross

1. It is expected that this proposed development will attract significantly more traffic than as indicated in the methodology submitted review. Therefore, the methodology as proposed is not acceptable to Staff. Please schedule a meeting with Staff to discuss an appropriate methodology. Such methodology must include an evaluation of the complete development potential of the entire CPD. Access improvements on Race Track Road, Bonita Beach Road, and Old US 41 are anticipated and may require proportionate share contributions at time of development order. Additionally, Staff recommends an analysis of the intersection in the southeast corner, due to its proximity to a school zone and its ability to provide a direct connect to Old US 41.

Response: The trip generation estimates we provided in the Methodology are the estimates for this use that we will be using going forward with this CPD Amendment application. The numbers were estimated after thorough discussions with the operators and owners of the facility. As we discussed at length in the Neighborhood Information meeting and in the TIS Methodology submitted, the uses being proposed will primarily be utilized later in the evening (after traffic peak hours) and on the weekends. Initially, the facility won't even be open every day of the week rather focusing on a few weekdays and weekend hours. As discussed in the TIS Methodology, there is no use similar to what is proposed anywhere in the Country so this is plowing new ground here in the City. This use will supplement the existing Card Room facility and there will even be cross visits between the two facilities. This wasn't accounted for in the TIS Methodology but will indeed occur.

As for the remaining development potential for the "entire CPD", we have no idea what will ultimately be developed on the remainder of the Bonita Dog Track parcel once the Grandstand is demolished. This CPD approval does not give any development rights to the remainder of the CPD. Anyone proposing future development on the remainder of the CPD will have to go through the exact same PD process we are going through at the present time. We are not going to assume any additional uses as part of this analysis since the current PD Amendment application does not identify any additional uses that would be permitted.

The proposed outdoor uses included in the CPD Amendment will not be operational during School hours. The primary level of activity for these uses will be later in the evenings and on weekends, when the nearby school is not operational.

Our full transportation analysis consistent with the TIS Methodology dated 7/31/2021 will be submitted under separate cover.

Bonita Springs – Public Works – Matt Feeney

1. Public Works comments to be forthcoming.

Response: Acknowledged.

Lee County Transportation – Pakorn Sutitarnontr

Substantive Comments:

1. Stipulation: Upon the sufficiency of the traffic impact statement (TIS), additional offsite improvements including, but not limited to, lengthening existing or constructing additional turn lanes on the County rights-of-way may be required. Please ensure the offsite

Mike Fiigon, II, Senior Planner
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improvement plans show and reflect all necessary offsite improvements consistent with the TIS evaluation. On condition that the additional offsite improvements on the County rights-of-way are necessary, a Lee County Type "D" Limited Review Development Order (LDO) shall be required for the offsite improvements within the County rights-of-way to mitigate the traffic impacts from the proposed development. The permittee shall provide the offsite improvement plans with construction level details for review and approval of the County LDO. Additional comments and revisions may be necessary for the off-site improvements on the County rights-of-way to meet the Lee County LDC requirements.

Response: Acknowledged.

We enclose five (5) sets of the following:

- Response Letter (this is the Response Letter);
- Exhibits IV-E-1 & IV-E-2, Master Concept Plan (24" x 36") and (11" x 17");
- Exhibit II-F-2, Environmental Assessment (revised);
- Exhibit II-F-5, Topography Map (revised) (11" x 17");
- Exhibit III-C, Traffic Impact Statement – to be submitted under separate cover;
- Exhibit IV-H, Schedule of Deviations; and
- Landscape Plan with Line of Sight Exhibit (revised) (24" x 36") and (11" x 17").

If you have any questions, please don't hesitate to contact us.

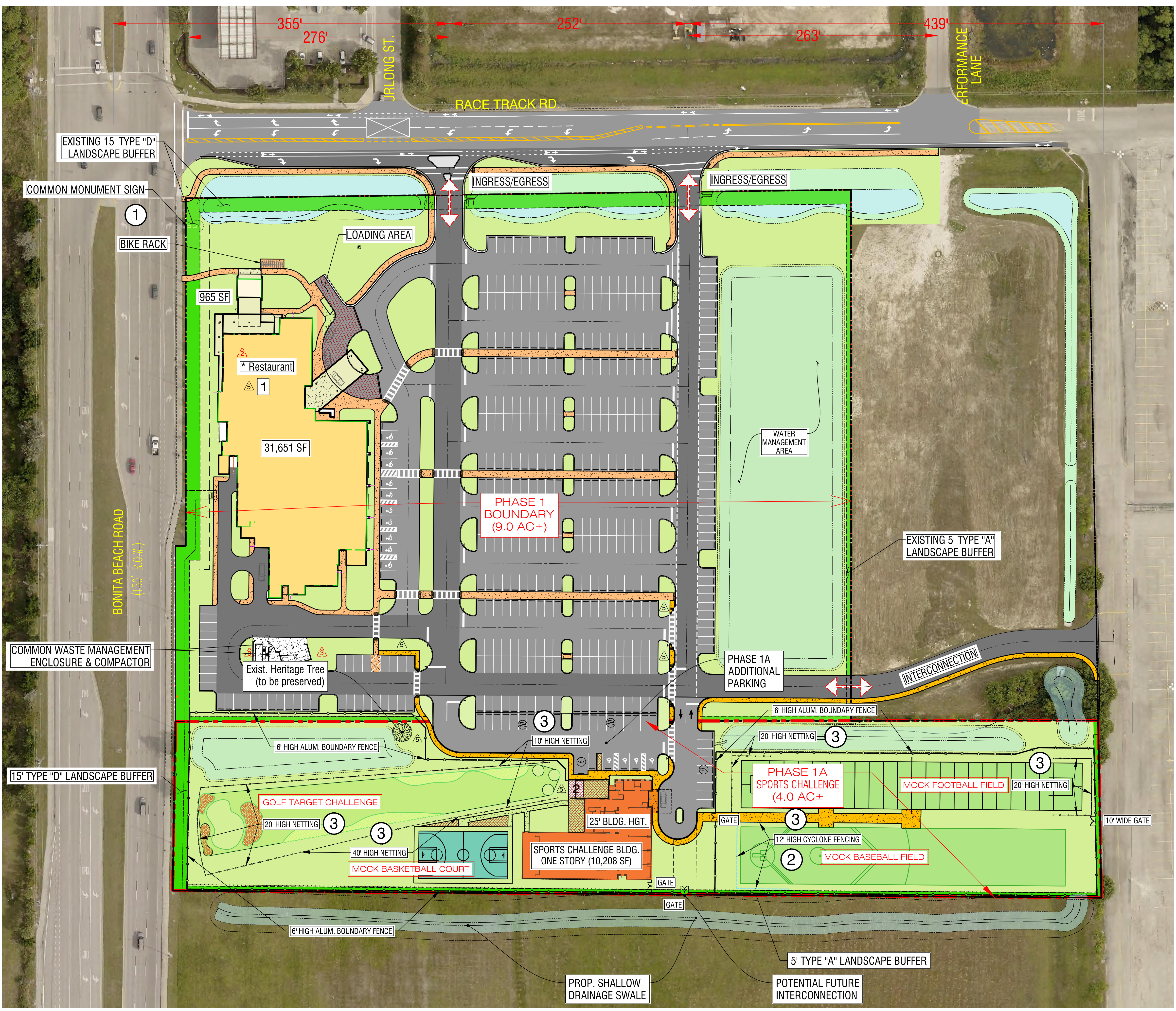
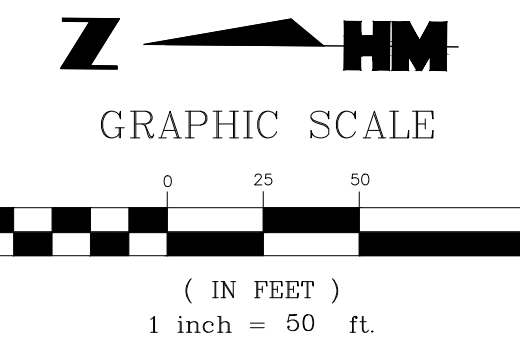
Very truly yours,

HOLE MONTES, INC.



Paula N. C. McMichael, AICP
Vice President, Planning Services
PNCM/sek

cc: Isadore Havenick w/enclosures
George W. Powell, Jr., Esquire w/enclosures
Rick Brylanski, P.E. w/enclosures



- PROJECT SUMMARY**
- PARCEL DATA:**
 Project Size (PHASE 1 and PHASE 1A): 13.0 AC±
 Future Land Use: General Commercial
 Existing Zoning: C.P.D.
 Existing Land Use: Bonita Springs Card Room - Undeveloped
 - REQUEST:**
 C.P.D. Amendment
 - ADJACENT PROPERTY LAND USE / ZONING:**

ZONING	USE
North CPD	Bonita Beach Rd., Vacant / Undeveloped
East C1-A	Race Track Rd., RaceTrac Gas Station (north) Vacant / Undeveloped (south)
South CPD	Parking Lot (Naples - Fort Myers Greyhound Track)
West CPD	Vacant / Undeveloped (Naples - Fort Myers Greyhound Track)
 - CONCEPTUAL LAND USE BREAKDOWN:**

Existing Commercial Building	0.73 AC
Existing Parking	4.44 AC
Proposed Building	0.24 AC
Proposed Parking	0.59 AC
Open Space / Green Areas / Water Management	7.00 AC
TOTAL PROJECT AREA	13.0 AC±
 - CONCEPTUAL OPEN SPACE:**
 Open Space Required:
 Commercial Development: 13.0 AC x 0.2 = 2.60 AC
 Open Space Provided (min.): 2.60 AC±
 - INDIGENOUS OPEN SPACE:**
 There is no existing native vegetation within the CPD. No preserve is required.
 - PROPERTY DEVELOPMENT REGULATIONS:**
Minimum Setbacks:
 Street 25'
 Side 20'
 Rear 20'
 Building Separation One-half the sum of the building heights, 20' min.
 Maximum Building Height 30' / One Story
 Maximum Netting Height 40' / 20' at closest point to Bonita Beach Rd. (setback 25')
 The minimum lot area, width, and depth are as depicted on the MCP for the entire subject property. No division or lot splits can be granted for this development unless the planned development is amended to provide alternative property development regulations.
 - PARKING:**

Required parking:	Provided parking:
Existing Phase 1 - 253 spaces	Existing Phase 1 - 411 spaces
Phase 1A - 119 spaces	Phase 1A - 35 spaces
TOTAL Req'd - 372 spaces	TOTAL Provided - 446 spaces
 - PUBLIC TRANSPORTATION:**
 There is no LeeTran Service within a quarter of a mile.
 - LANDSCAPE BUFFERS:**
 For details refer to Landscape Betterment Plan.
 - DEVIATIONS:**
 1) Deviation from LDC 6-39(c)(2) Nonconforming signs
 2) Deviation from LDC 4-1467(b)(2)b.1. prohibiting chain link fence
 3) Deviation from LDC 4-1467(b)(2)b.3. fence heights in commercial areas
 - *NOTE:**
 1 Consumption on Premises, associated with the Restaurant (Group III), the outdoor seating area connected to the Restaurant and proposed Phase 1A Sports Challenge building.
 2 Consumption on Premises associated with the recreation facilities, Group IV, including outdoor sitting areas.

NUMBER	REVISIONS	DATE
5	CPD AMENDMENT #1 - REV. PER DCD ZD REVIEW COMMENTS	08/18/2021
4	CPD AMENDMENT #1	07/12/2021
3	REVISION PER CITY COMMENTS	08/12/2019
2	REVISION PER CITY COMMENTS	05/26/2019
1	REVISION PER CITY COMMENTS	03/26/2019

NAPLES - FORT MYERS
 GREYHOUND RACING AND POKER
 BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
VZ	07/08/2021
CHECKED BY	DATE
REB	09/2021
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1" = 50'

H M
 HOLEMONTES
 ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS

6200 Whiskey Creek Drive
 Fort Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No. 1772

BONITA SPRING CARD ROOM EXPANSION
 SPORTS CHALLENGE - MASTER SITE PLAN

EXHIBIT IV-E-2

PROJECT NO.	SHEET NO.
2017073X	1490

BONITA SPRINGS SPORTS CHALLENGE AREA

**ENVIRONMENTAL ASSESSMENT &
LISTED SPECIES SURVEY**

*June 2021
Updated August 2021*

Prepared For:

Hole Montes, Inc.
c/o: Rick Brylanski
6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239)985-1200
Email: rickbrylanski@hmeng.com

Prepared By:



BearPaws Environmental Consulting
1599 Covington Circle East Fort Myers, FL 33919
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

An environmental assessment and species survey was conducted on the Bonita Springs Sports Challenge Area, part of the Naples & Fort Myers Greyhound Track on June 2, 2021. The 6.33± acre site is located in Section 2, Township 48S, and Range 25E, in Lee County, Florida. More specifically; the site is located east of Old 41, at the southwest corner of Bonita Beach Road and Race Track Road in Bonita Springs, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for U.S. Army Corps of Engineers (ACOE), Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. A survey was also conducted at the same time for potential listed species that could inhabit the site. These listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific concentration was placed upon locating and identifying any potential burrows belonging to that of the gopher tortoise (*Gopherus polyphemus*) and/or the burrowing owl (*Athene cunicularia floridana*) that may inhabit the upland areas on-site.

The project's surrounding land uses are a mixture of commercial, single-family residential homes, multi-family residential, forested land, and vacant land. The survey was conducted in the early morning; the temperatures were in the mid-80's; there was a light breeze; and mostly sunny skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically, from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals. Signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary – The boundary survey was based upon the Lee County parcel data and is assumed to be approximately 6.33± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature, but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Hallandale fine sand (NRCS #6; non-hydric) soil. Hallandale fine sand soil is considered non-hydric on both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We didn't identify and on-site wetlands; however, we did note 1.20± acres of "other surface water" communities on-site during the site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 310 Herbaceous (Open Field) – 5.13± Acres

This upland area occupies approximately 5.13± acres of the property. The canopy is mostly open with scattered eucalyptus (*Eucalyptus grandis*) and java plum (*Syzygium cumini*). The sub-canopy contains widely scattered cabbage palm (*Sabal palmetto*). The ground cover includes broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), sandspur (*Cenchrus echinatus*), bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*). This community would be considered uplands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 510 Ditch/Swale – 0.47± Acres

This habitat type occupies approximately 0.47± acres of the property. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*) and Brazilian pepper (*Schinus terebinthifolius*) with saltbush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). along the edges. The ground cover contains scattered cattail (*Typha latifolia*), maidencane (*Panicum hemitomon*), dotted smartweed (*Polygonum punctatum*), torpedo grass (*Panicum repens*), and swamp fern (*Blechnum serrulatum*). This community would be considered other surface waters by the regulatory agencies.

FLUCFCS 742 Borrow Area (Cat-Tail) – 0.73± Acres

This “other surface water” (OSW) habitat, was a hand-made “lake” that occupies approximately 0.73± acres of the property. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*), saltbush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). along the edges. The ground cover is dominated by cat-tail (*Typha latifolia*). This community should be considered other surface waters by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Classification	Acres
310	Herbaceous (Open Field)	Upland	5.13± Ac.
510	Ditch/Swale	OSW	0.47± Ac.
742	Borrow Area - Lake	OSW	0.73± Ac.
Total Site Acreage			6.33± Ac.

Listed Species Results

During the field survey for protected species, specific concentration was placed upon locating any burrows belonging to that of the gopher tortoise (*Gopherus polyphemus*) and/or the burrowing owl (*Athene cunicularia floridana*); however, we did not identify any of these species or signs of any other protected species, while conducting the survey on-site.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves (*Zenaida macroura*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached Table 2 below. Please see the attached Protected Species Map (Exhibit E).

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

- 1) Avoidance (i.e. can these wetland impacts be completely avoided)
- 2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
- 3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. A conservative estimate would result in a 1:1 ratio of wetland impacts to credits required. The parcel is located within the service area of several mitigation banks; currently off-site mitigation costs approximately \$145,000-\$175,000 per credit.

Results & Discussion

Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries, hence their location, aerial extent, and acreage is approximate.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

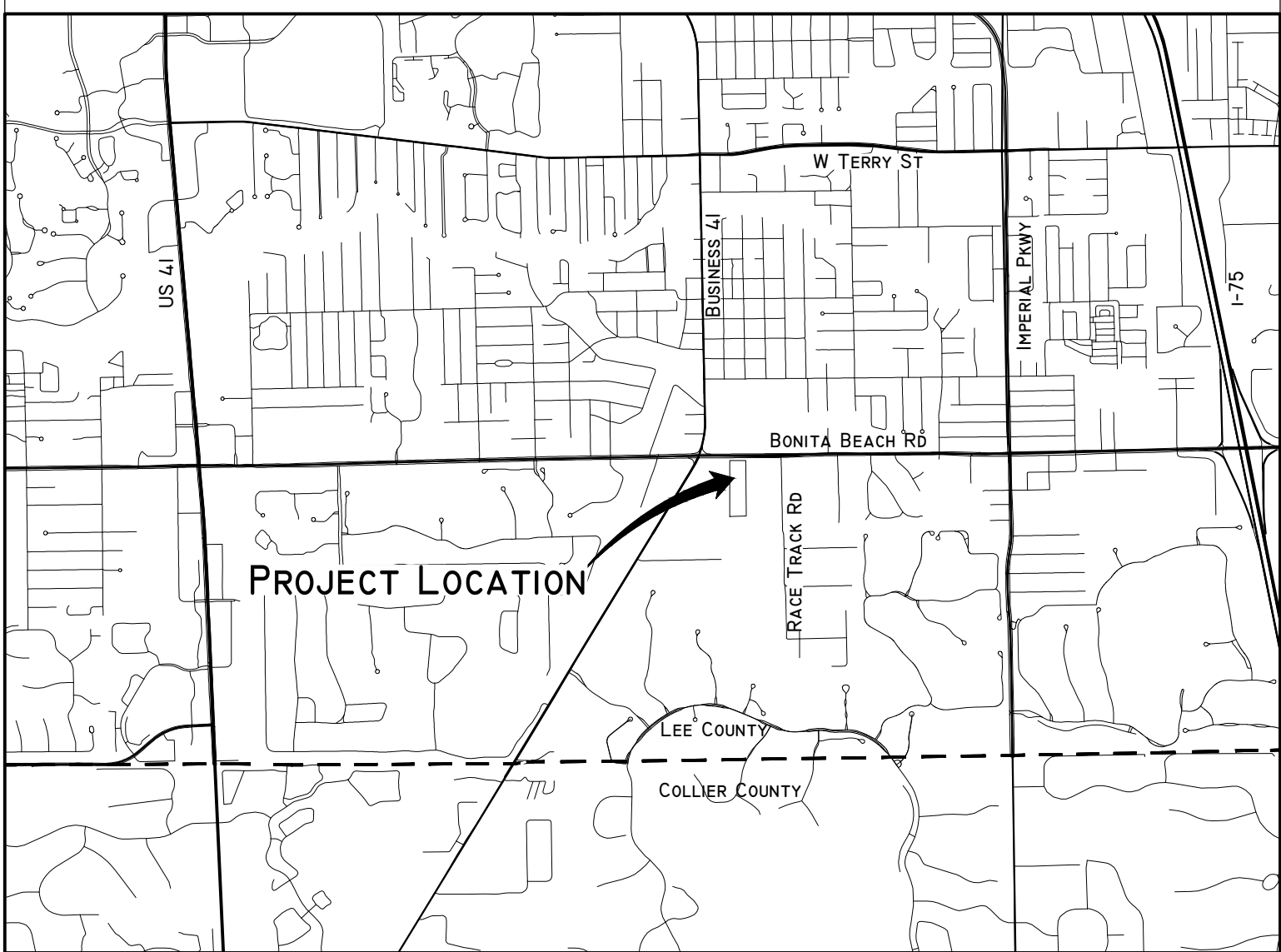
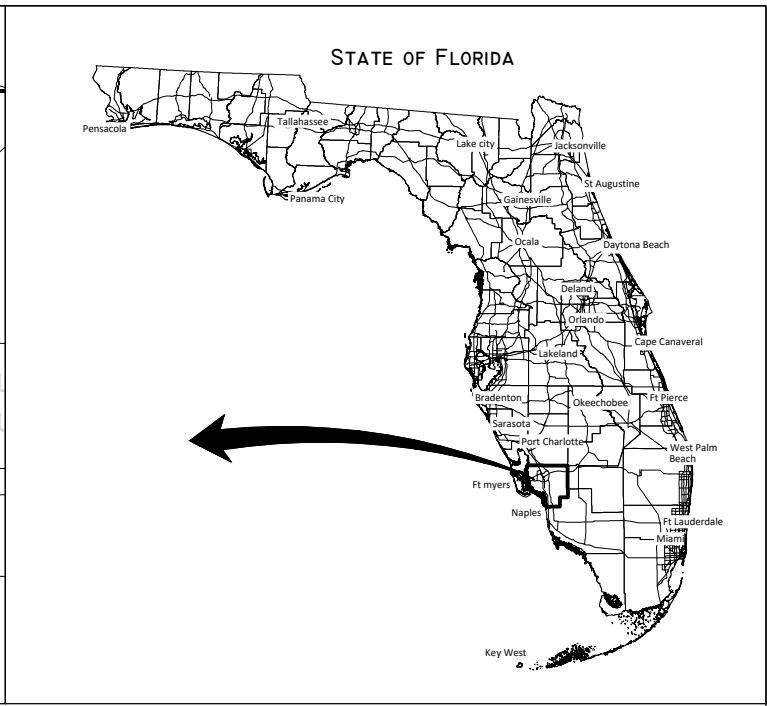
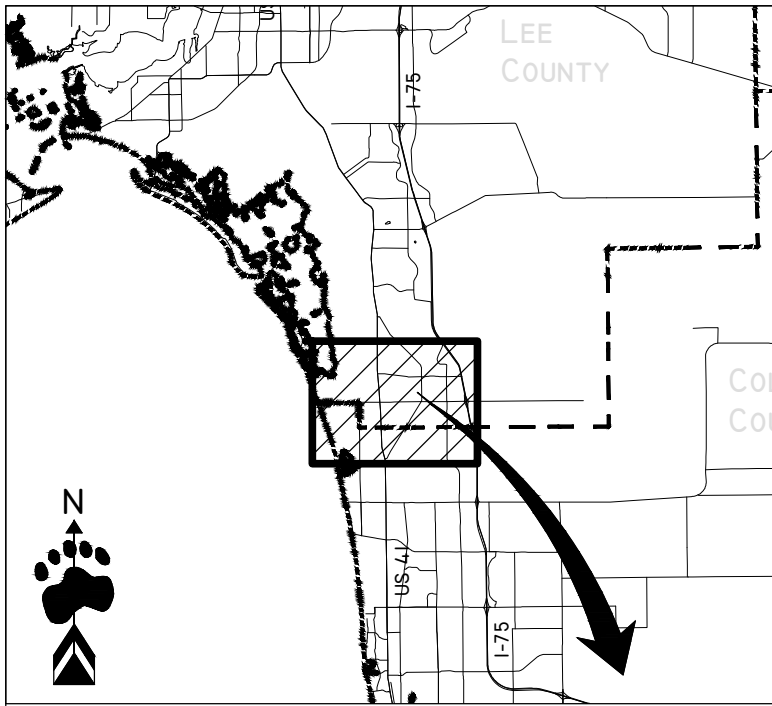
Table 2: Listed Species by Habitat with Current Status

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
310	Herbaceous	Florida sandhill crane	<i>Grus canadensis pratensis</i>	90	--	--	--	--	T
		Gopher tortoise	<i>Gopherus polyphemus</i>	90	--	--	--	T	T
500	Ditch/Swale	American alligator	<i>Alligator mississippiensis</i>	90	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	90	--	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	90	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	90	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	90	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	90	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	90	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	90	--	--	--	--	SSC
		American alligator	<i>Alligator mississippiensis</i>	90	--	--	--	SAT	SSC
Everglades mink	<i>Mustela vison evergladensis</i>	90	--	--	--	--	T		
742	Borrow Area (Lake)	Limpkin	<i>Aramus guarauna</i>	90	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	90	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	90	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	90	--	--	--	--	SSC
		Snail kite	<i>Rostrhamus sociabilis</i>	90	--	--	--	E	E
		Snowy egret	<i>Egretta thula</i>	90	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	90	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

Exhibit A
Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	6/5/21	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
2/48S/25E		LEE

Bonita Springs Sports Challenge Area

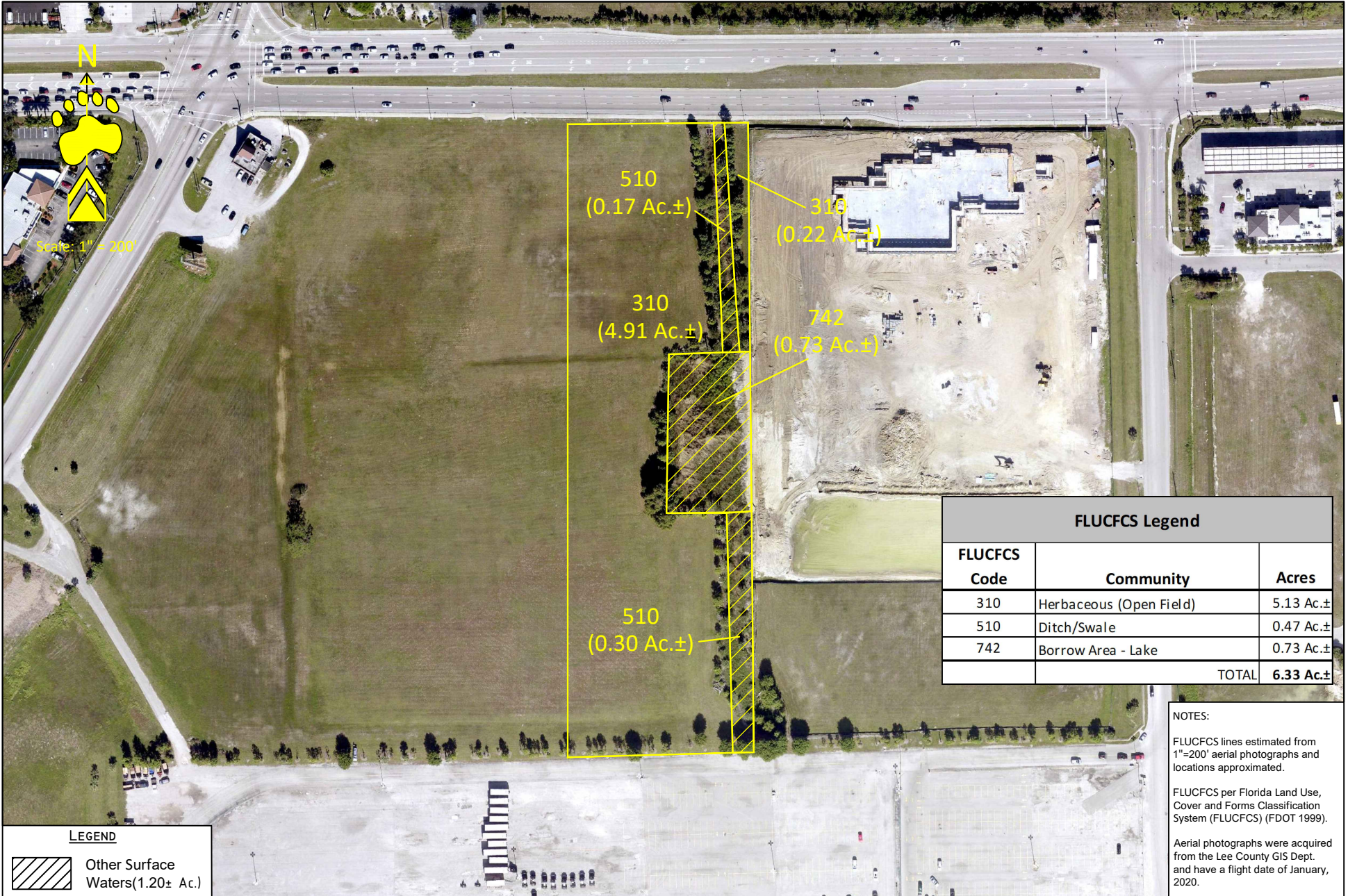
Page 191 of 215
Location Map

1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS_ENV.CON.SULTING@GMAIL.COM

PAGE

EXHIBIT

Exhibit B
FLUCFCS Map with Aerial




FLUCFCS Legend		
FLUCFCS Code	Community	Acres
310	Herbaceous (Open Field)	5.13 Ac.±
510	Ditch/Swale	0.47 Ac.±
742	Borrow Area - Lake	0.73 Ac.±
TOTAL		6.33 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

LEGEND	
	Other Surface Waters(1.20± Ac.)

Revisions	Date:	Drawn By:	Date:
		BWS	6/5/21
		Job Number	
		S/T/R	
		2/48S/25E	

Bonita Springs Sports Challenge Area

Aerial FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 200'
County	Lee



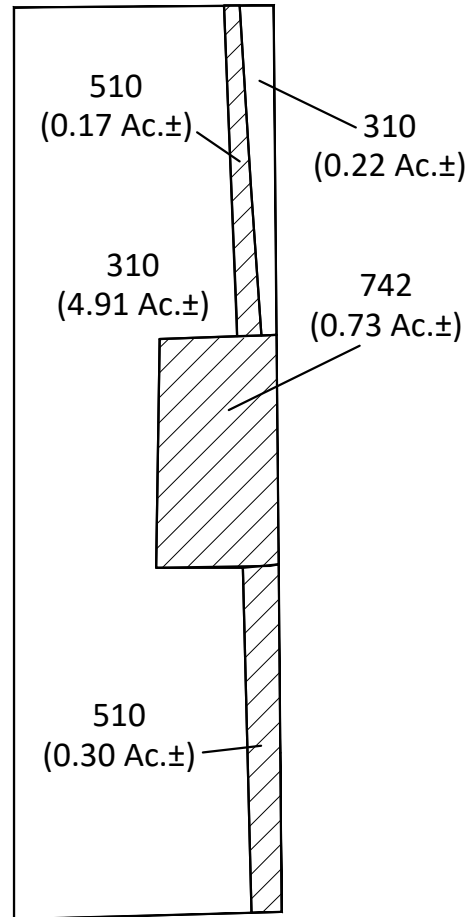
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-

Exhibit C
FLUCFCS Map



Scale: 1" = 200'




FLUCFCS Legend		
FLUCFCS Code	Community	Acres
310	Herbaceous (Open Field)	5.13 Ac.±
510	Ditch/Swale	0.47 Ac.±
742	Borrow Area - Lake	0.73 Ac.±
TOTAL		6.33 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

LEGEND

 Other Surface Waters(1.20± Ac.)

Revisions	Date:	Drawn By:	Date:
		BWS	6/5/21
		Job Number	
		S/T/R	
		2/48S/25E	

Bonita Springs Sports Challenge Area

FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 200'
County	Lee



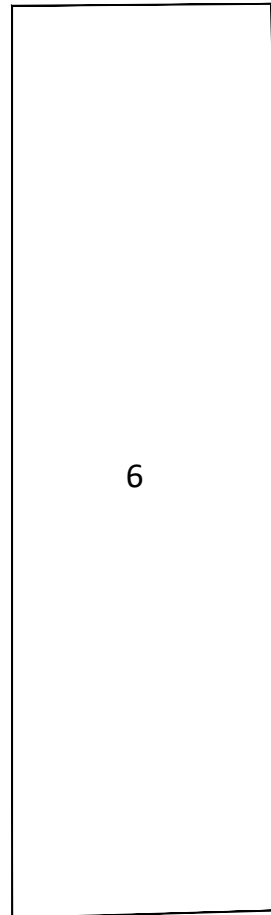
1599 Covington Circle East Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-

Exhibit D
NRCS Soils Map



Scale: 1" = 200'



6

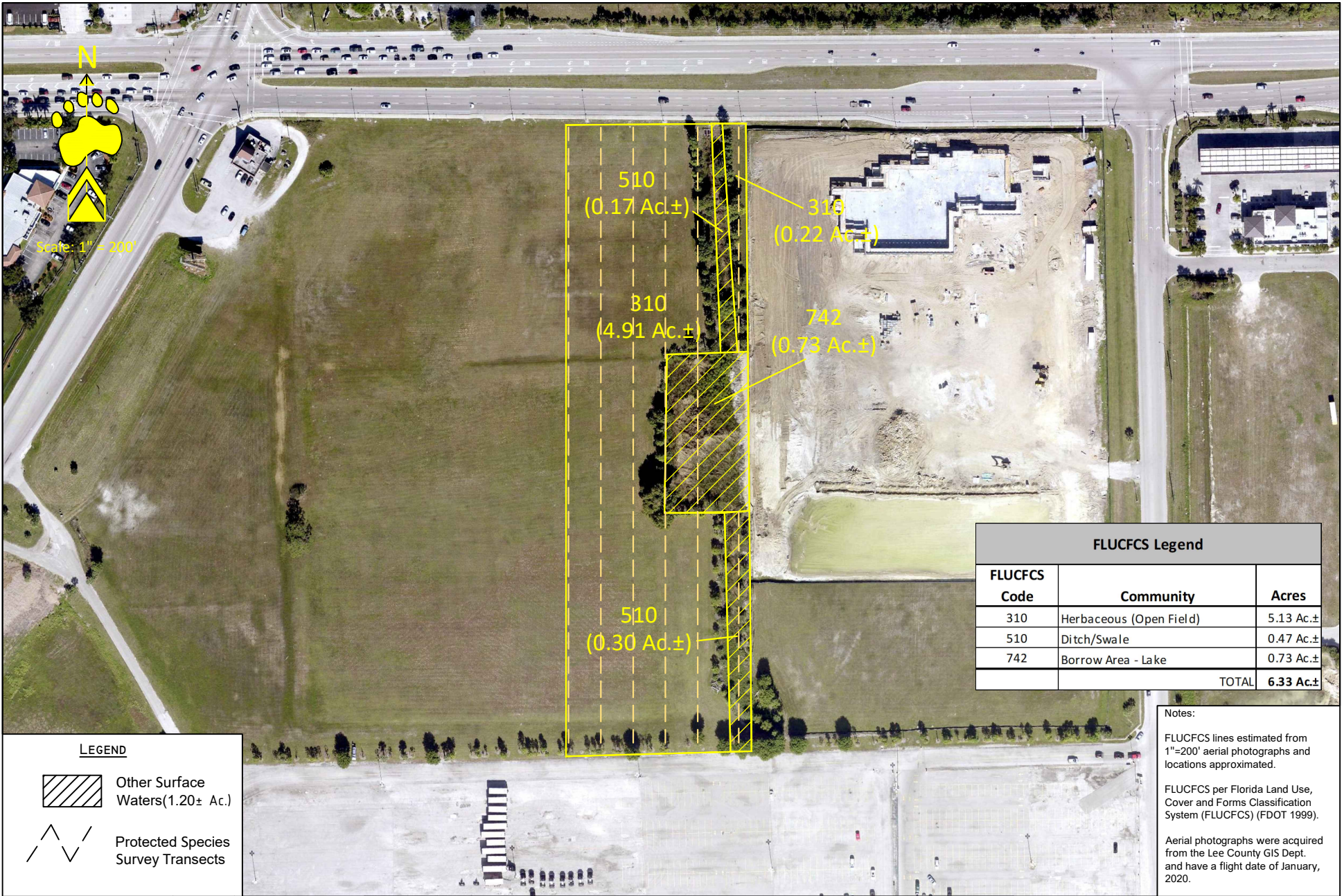
NRCS Soils Legend		
Soil No	Description	Status
6	Hallandale Fine Sand	Non-Hydric

NOTES

Soils were acquired from LABINS and are from the NRCS.


Revisions	Date:	Drawn By:	Date:	<h2>Bonita Springs Sports Challenge Area</h2> <h3>Soils Map</h3>	Category:		Page
		BWS	6/5/21		Soils		-
		Job Number			Scale:		Exhibit
		S/T/R		1" = 200'	Lee		
		2/48S/25E				<small>1599 Covington Circle East, Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com</small>	-


Exhibit E
Protected Species Survey Map



FLUCFCS Legend		
FLUCFCS Code	Community	Acres
310	Herbaceous (Open Field)	5.13 Ac.±
510	Ditch/Swale	0.47 Ac.±
742	Borrow Area - Lake	0.73 Ac.±
TOTAL		6.33 Ac.±

LEGEND

 Other Surface Waters (1.20± Ac.)

 Protected Species Survey Transects

Notes:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

Revisions	Date:	Drawn By:	Date:
		BWS	6/5/21
		Job Number	
		S/T/R	
		2/48S/25E	

Bonita Springs Sports Challenge Area

Aerial PSS Map

Category	PSS
Scale:	1" = 200'
County	Lee



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(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-

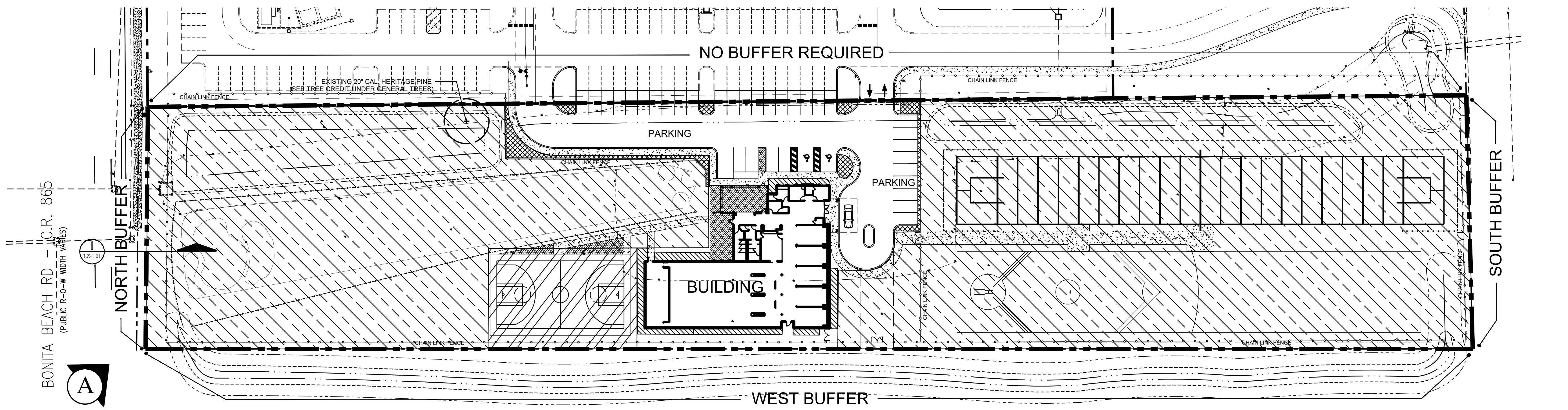
Exhibit IV-H
Fort Myers Corp CPD Amendment
Schedule of Deviations & Justifications

1. No changes requested.
2. Deviation (2) seeks relief from LDC Section 4-1467(b)(2)b.1., *Location and height of fences and walls other than residential project fences*, which prohibits chain link fences, to allow for cyclone (chain link) fencing around a portion of the baseball field as located on the MCP.

Justification: Cyclone fencing is typical to baseball facilities as it is easy to maintain and durable enough to withstand errant baseballs. The proposed fencing is internal to the site and will be screened by the proposed perimeter buffering, which includes a 6' fence. The location of the fence ($\pm 604'$ south of Bonita Beach Road and $\pm 674'$ west of Race Track Road) and enhanced perimeter buffers assures that the cyclone fence will be adequately screened and will not be visible from Bonita Beach Road.

3. Deviation (3) seeks relief from LDC Section 4-1467(b)(2)b.3., *Location and height of fences and walls other than residential project fences*, which requires that fences and walls in commercial areas not exceed six feet in height, to allow for netting around the golf green at a maximum height of 40'; football field netting at a maximum height of 20'; and baseball field fencing at a maximum height of 12'.

Justification: The type of protective fencing and netting proposed is typical to athletic facilities and necessary to protect patrons of the facility. Only the top portion of the golf court netting will be visible from Bonita Beach Road; the remainder of the fencing will be interior to the site and not visible from Bonita Beach Road. The golf court netting tapers in height, from 10' at the hole, to 40' near the middle of the hole, to 20' at closest point to Bonita Beach Road (the netting is setback 25'). An enhanced landscape buffer with a 6' opaque wall adjacent to Bonita Beach Road will provide additional visual screening of the netting. The netting is $\pm 613'$ from the intersection of Bonita Beach Road and Race Track Road, so it does not interfere with vehicle visibility requirements.



SITE PLAN

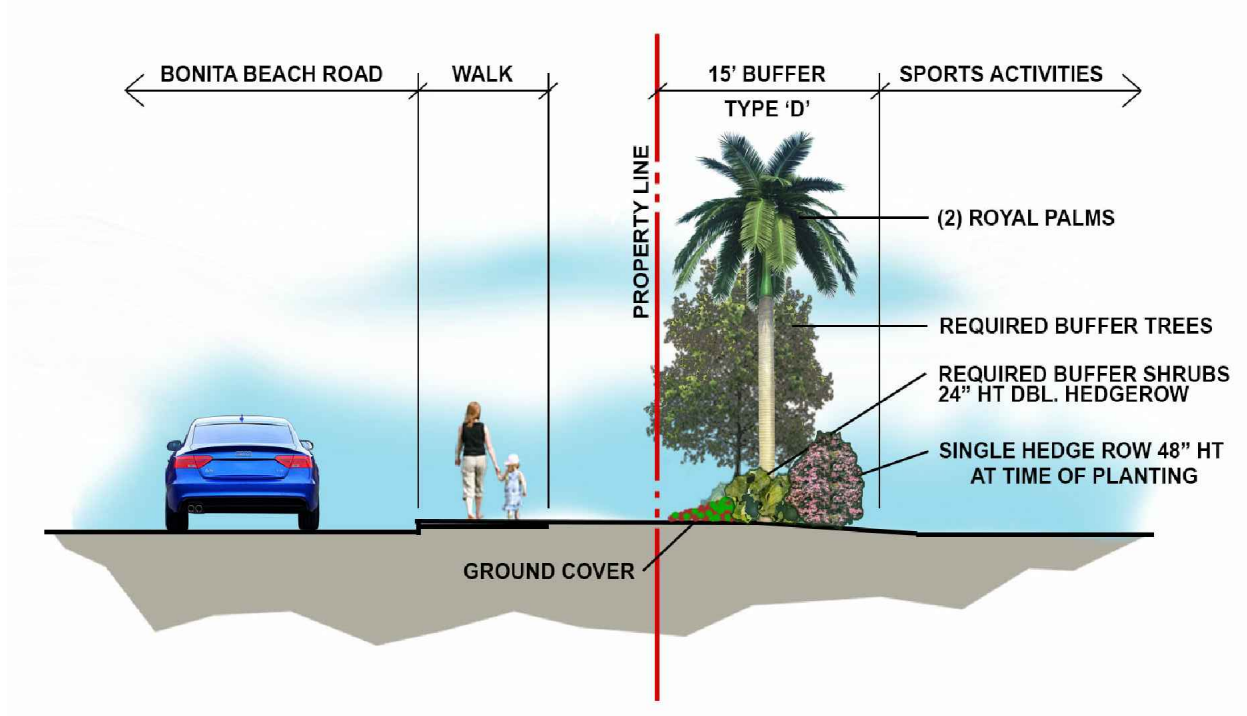
1" = 40'-0"



A PERSPECTIVE - LANDSCAPE MATERIAL AT TIME OF INSTALLATION
BONITA BEACH ROAD NTS



A PERSPECTIVE - LANDSCAPE MATERIAL AT 3-5 YEARS GROWTH
BONITA BEACH ROAD NTS



1 NORTH BUFFER SECTION
BONITA BEACH ROAD NTS

SITE DATA

OPEN SPACE (20%)
178,831 SF TOTAL SITE x (20%) = 35,766 SF
TOTAL OPEN SPACE REQUIRED: 35,766 SF
TOTAL OPEN SPACE PROVIDED: 133,174 SF

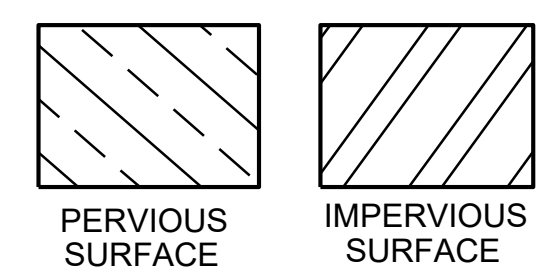
GENERAL TREE REQUIREMENTS
(1) TREE PER 3,500 SF OF DEVELOPMENT AREA
178,831 SF TOTAL SITE / 3,500 = 51 TREES REQUIRED
TREES REQUIRED: 51 TREES
(1) EXISTING HERITAGE PINE: 5 TREE CREDITS
TREES REQUIRED AFTER CREDITS: 46 TREES

LS BETTERMENT TREES PROVIDED: 6 TREES
TOTAL GENERAL TREES PROVIDED: 52 TREES

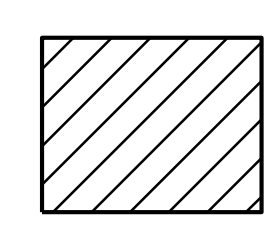
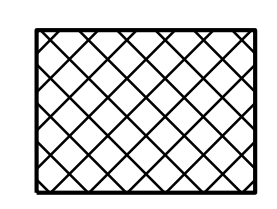
INTERNAL LANDSCAPE REQUIREMENTS
10% OF THE TOTAL PARKING AREA + (1) TREE PER 250 SF OF REQUIRED
1,6375 SF x 10% = 1,637 SF REQUIRED
(1) TREE PER 250 SF OF REQ. 1,637 / 250 SF = 7 TREES
TOTAL INTERNAL LANDSCAPE PROVIDED: 1,650 SF
TOTAL TREES PROVIDED: 7 TREES

BUILDING PERIMETER PLANTING
10% OF THE TOTAL BUILDING FOOTPRINT
10,246 SF BUILDING FOOTPRINT x 10% = 1,024 SF REQUIRED
TOTAL BUILDING PERIMETER PLANTING PROVIDED: 1,100 SF

ALTERNATIVE LANDSCAPE BETTERMENT PLAN
To be consistent with the Cardroom Development recently approved to the east, landscape betterment plantings will be specified along the Bonita Beach Road Buffer and other areas of the site to exceed minimum land development code requirements and provide for an enhanced landscape and streetscape experience.



ALL GENERAL TREES WILL BE EVENLY DISTRIBUTED THROUGHOUT THE OPEN SPACE



BUFFER DATA

NORTH BUFFER
CPD COMMERCIAL to R/W (BONITA BEACH ROAD)
15' WIDE TYPE 'D' BUFFER
(5) TREES AND (66) DOUBLE STAGGERED SHRUBS PER 100 LF REQUIRED
179 LF TOTAL BUFFER LENGTH / 100 LF x 5 = 9 TREES REQUIRED
179 LF TOTAL BUFFER LENGTH / 100 LF x 66 = 119 SHRUBS REQUIRED
TREES PROVIDED: 9 TREES
LS BETTERMENT PALMS PROVIDED: 2 PALMS
TOTAL TREES & PALMS PROVIDED: 11
SHRUBS PROVIDED: 119 SHRUBS
LS BETTERMENT: 50 SHRUBS (SINGLE HEDGE ROW 48" HT. AT TIME OF PLANTING)
TOTAL SHRUBS PROVIDED: 169 SHRUBS

EAST BUFFER
CPD COMMERCIAL to CPD COMMERCIAL
NO BUFFER REQUIRED

WEST BUFFER
CPD COMMERCIAL to CPD COMMERCIAL
5' WIDE TYPE 'A' BUFFER
(4) TREES PER 100 LF REQUIRED
975 LF TOTAL BUFFER LENGTH / 100 LF x 4 = 39 TREES REQUIRED
TOTAL TREES PROVIDED: 39 TREES

SOUTH BUFFER
CPD COMMERCIAL to CPD COMMERCIAL
5' WIDE TYPE 'A' BUFFER
(4) TREES PER 100 LF REQUIRED
187 LF TOTAL BUFFER LENGTH / 100 LF x 4 = 8 TREES REQUIRED
TOTAL TREES PROVIDED: 8 TREES

Oak Hammock Office Park at Whiskey Creek
6200 Whiskey Creek Drive
Fort Myers, FL 33905
Phone: 813-885-2200
Web: www.holemontes.com / www.holemontes.com
Florida Certificate of Authorization No. 1772

HOLEMONTES
ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS, SURVEYORS

PROJECT: NAPLES-FORT MYERS GREYHOUND RACE & POKER SPORTS CHALLENGE EXPANSION
BONITA SPRINGS, FLORIDA

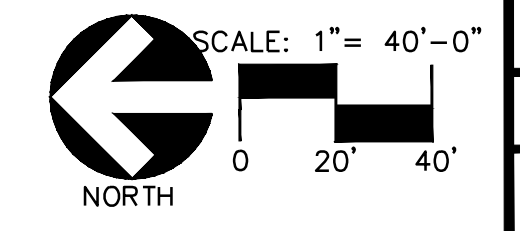
PREPARED FOR: CLIENT

SHEET TITLE: LANDSCAPE BETTERMENT PLANS

NO.	DATE	REVISION

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:

WILLIAM E. PRYSI, P.L.A. ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. #0001342
DATE: 2021/07/01
DRAWN BY: PROJECT NO.: 2021000-01
DRAWING NO.: SHEET REFERENCE:
SHEET SET NO.: 1 OF 1



TRAFFIC IMPACT STATEMENT

FOR

SPORTS CHALLENGE AMERICA BONITA CARD ROOM CPD AMENDMENT

PROJECT NO. F2107.06

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
239-278-3090

September 7, 2021

CONTENTS

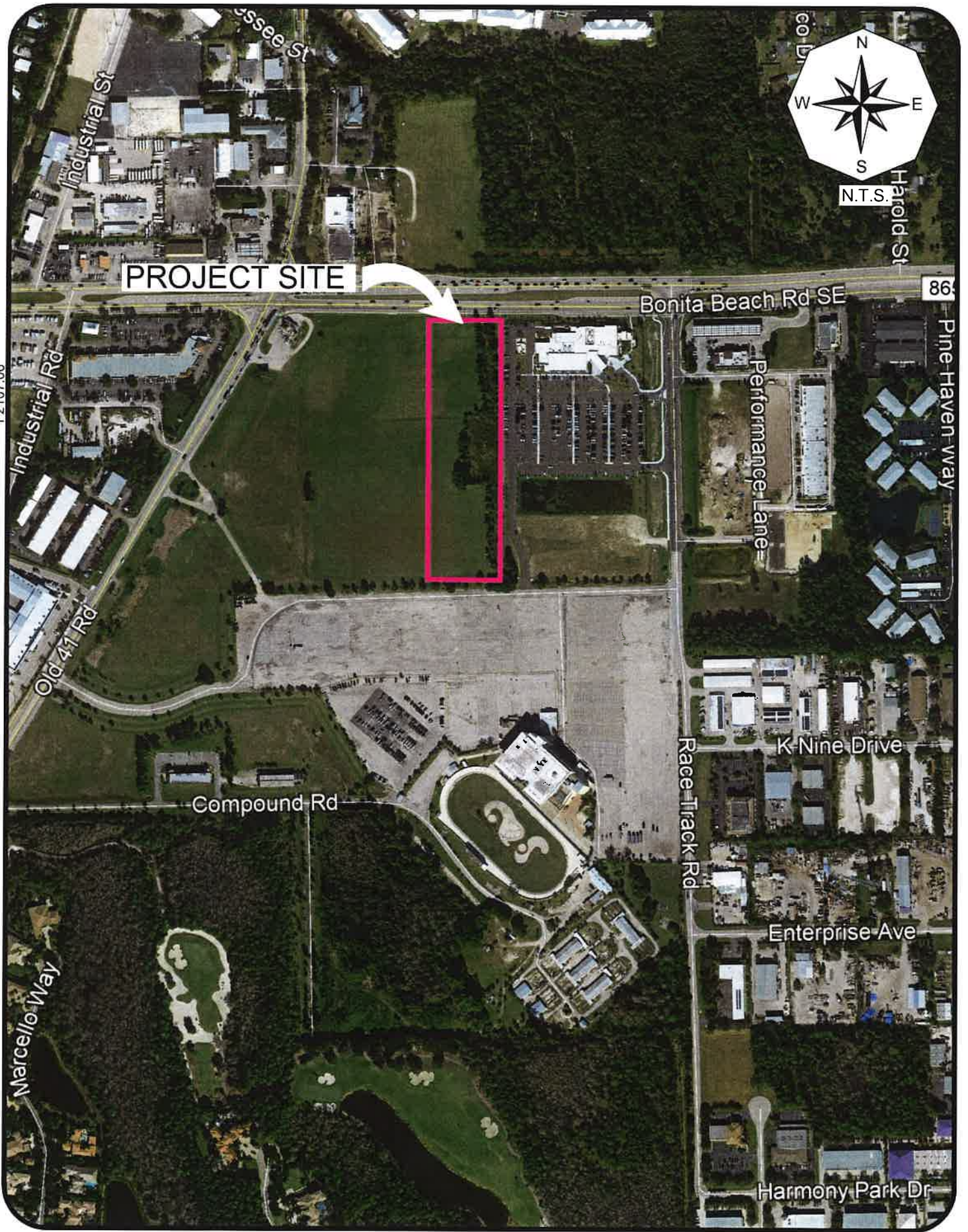
- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION AND PROJECT IMPACT
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the City of Bonita Springs for projects seeking approval for zoning. This report has been completed in compliance with guidelines established in the City of Bonita Springs Traffic Impact Statement Guidelines. The development site is located near the southwest corner of the Bonita Beach Road and Race Track Road in the City of Bonita Springs, Florida. The site location is illustrated on **Figure 1**.

The subject property is part of the Bonita Springs Card Room CPD which was approved by the City Council on August 21, 2019. The applicant is requesting to amend the CPD Master Concept Plan of the Bonita Springs Card Room CPD to re-designate +/- 4 acres of Phase 2 to Phase 1A. This will allow for a Sports Challenge complex. The amended CPD will include three phases: Phase I, which is +/- 9 acres that is currently developed with an approximately 32,000 square foot building that includes the card room and restaurant. Phase 1A will be +/- 4 acres immediately to and abutting the Card Room parcel to the west. This area is being proposed for an approximately 10,246 square foot building to include bowling lanes, virtual reality simulators, an outdoor bar and outdoor recreational uses including a basketball court, a reduced width football and a reduced width baseball field, and a single Par 3 golf hole. Phase II will be the remaining +/- 77 acres, which has not been designated for any future uses at this time. This zoning amendment does not permit any new development within Phase II without a rezoning application.

The proposed Sports Challenge America facility will be the first of its kind in the Country. The premise is to allow individuals to compete against themselves in a series of Sports Challenges. Each challenge will offer the opportunity to win a predetermined prize for a fixed entry fee. The facility will be comprised of two indoor elements (bowling and virtual reality stations) and four outdoor elements (par 3 golf-hole, reduced width football field, reduced width baseball field and a basketball court). Initially, the indoor facilities will open at 10:00 A.M. and the outdoor facilities will open at 5:00 P.M.



Methodology meeting notes were exchanged with City of Bonita Springs Staff to discuss the requirements for the zoning amendment traffic study. The initial methodology meeting notes are attached to the Appendix of this report for reference.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding roadways will be completed and analysis conducted to determine the impacts of the development on the surrounding roads.

II. EXISTING CONDITIONS

The subject 4 acre site is currently vacant. The site is bordered by Bonita Beach Road to the north, the Bonita Card Room to the east, and by vacant land to the south and west that is part of the overall CPD.

Bonita Beach Road is a six lane divided arterial roadway that borders the subject site to the north. Bonita Beach Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Race Track Road is an approximately 40-foot wide local roadway that borders the subject site to the east. The intersection of Race Track Road and Bonita Beach Road is signalized. Since Race Track Road has no posted speed limit, the speed limit per Florida Statute 316.183(2) is 30 mph. Race Track Road is privately maintained.

III. PROPOSED DEVELOPMENT

As previously mentioned, the proposed zoning amendment will create a Phase 1A that will permit the development of approximately 10,246 square foot building to include bowling lanes, virtual reality simulators, an outdoor bar and outdoor recreational uses including a basketball court, a reduced width football and a reduced width baseball field, and a single Par 3 golf hole. Phase II will be the remaining +/- 77 acres, which has not

been designated for any future uses at this time. *This zoning amendment does not permit any new development within the Phase II area beyond the existing uses that are located in this area. Prior to any development occurring in Phase II, a zoning amendment or new CPD will need to be filed with the City.*

The parking area associated with this use will include the existing parking lot serving the adjacent Bonita Springs Poker Room. Some additional parking will be created on the subject 4-acres but the majority of parking for the Sports Challenge America will utilize the existing parking field located adjacent to this site to the east. Access to that parking lot is provided to Race Track Road and to the existing parking lot to the south that serves the previous Greyhound Track facility. A roadway connection that connects to Old 41 Road will be maintained from the internal access road.

IV. TRIP GENERATION

There is no other similar type use anywhere in the United States. The combination of the bowling alley, Virtual Reality stations and the outdoor sports activities will create a one of a kind use. Revenues are generated through three main components of the site. 1) Rentals of the individual activities on an hourly or daily basis, 2) Rental of the entire facility for parties or corporate events, and 3) Sports Challenge Days, where contests are conducted with the various sporting venues provided (football, baseball, golf and basketball).

The initial hours of operation for the indoor portion of the facility are anticipated to be from 10:00 A.M. to 8 P.M. on Wednesday and Thursday, 10:00 A.M. until 11:00 P.M. on Friday and Saturday and from 10:00 A.M. until 9:00 P.M. on Sundays. The facility will not be open during the morning peak period and therefore, the analysis period will focus on the weekday P.M. peak hour. The outdoor uses will open at 5:00 P.M. each of the days listed above and close at the same time as the indoor facility.

The trip generation estimation for the new Sports Challenge America facility will be completed utilizing the Institute of Transportation Engineer's (ITE) report, *Trip Generation Manual*, 10th Edition. The trip generation for the building was broken down into the bar area and the bowling/Virtual Reality area. The trips associated with the outdoor sports uses (football, baseball, basketball, golf) was estimated based on an expected attendance and an assumed vehicle occupancy.

The bar area is anticipated to include approximately 1,600 square feet of floor area. Land Use Code 925 (Drinking Place) was utilized to estimate the weekday P.M. peak hour trips for this portion of the building. The bowling/Virtual Reality area will include 6 bowling lanes and 5 Virtual Reality stations, for a total of 11 lanes/stations. For this analysis, a total of twelve (12) lanes/stations was assumed. Land Use Code 437 (Bowling Alley) was utilized for these uses based on the total number of lanes/stations. The trip generation equations utilized from these land uses are attached to this document for reference.

For the outdoor sports areas (football, baseball, basketball and golf), an attendance number was utilized based on information provided by the owner on what can be expected/accommodated at each of these four areas on the property. As previously described, these uses will be reserved by the users and be used by appointment only, except for those days where there are "Challenge" events, in which case users will pre-register for the event. Each of these facilities has a maximum capacity and will NOT operate like a putt-putt course, where a patron can show up and wait to participate. Use of the outdoor sports courts will be primarily by reservation.

It was estimated that an average of 10 persons will occupy the Baseball area at one time, 30 persons would occupy the football area at one time, 20 persons would occupy the basketball area at one time and 10 persons would occupy the golf area at on time. Therefore, a total of 70 persons could potentially be using the four outdoor sports areas at one time. Assuming that all of these participants arrive on-site during the weekday P.M. peak hour (a very conservative assumption), and assuming an average auto occupancy of 2.5 persons per vehicle (as most will arrive in groups), an estimated vehicle trip

generation can be obtained. Of the twenty-eight (28) vehicles assumed to arrive during the P.M. peak hour, it was estimated that approximately six (6) would leave the site during the same P.M. peak hour.

Table 1 summarizes the estimated weekday PM peak hour trip generation of the proposed facility based on these assumptions.

**Table 1
Trip Generation – Sports Challenge America**

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Bar/Drinking Place (1,600 sq. ft.)	12	6	18
Bowling/VR Stations (12 lanes/stations)	10	6	16
Outdoor Sports Areas (Football/Baseball/Basketball/Golf)	28	6	34
Total	50	18	68

- Outdoor Sports Areas assumed to accommodate 70 patrons with an average vehicle occupancy of 2.5. $70 \div 2.5 = 28$ vehicles

V. TRIP DISTRIBUTION & PROJECT IMPACT

The trips shown in Table 1 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined by the City of Bonita Springs Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix of this report, was created. This table indicates which roadway links will exceed 2% or 3% of the directional peak hour capacity of the Level of Service Standard. The Level of Service Thresholds were obtained from the *Lee County Link-Specific Service Volume* tables, dated June, 2016. Based on Table 1A, no roadway segments are projected to be significantly impacted as a result of the proposed development (impact percentage less than 1% of Level of Service Threshold)

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2023 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, vested traffic volumes were applied to the existing traffic conditions for the roadway links adjacent to this project. All background growth on Bonita Beach Road will be due to vested traffic data provided by the City. The existing roadway link traffic data was obtained from the 2021 *City of Bonita Springs Traffic Count Report*. Based on the project distribution shown in Table 1A, the link data was analyzed for the year 2023 without the development and year 2023 with the development.

Table 2A indicates the year 2023 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Table 2A is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. Note, the peak hour - peak direction vested trips were determined by utilizing the vested traffic information provided by the City of Bonita Springs and applying the K100 and D factors obtained from the 2021 *City of Bonita Springs Traffic Count Report*. The “Bonita Beach Traffic by Link” and the 2021 City’s traffic count data are attached to the Appendix of this report for reference.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Table 2A details the Levels of Service for all links adjacent to the project based on this analysis. In comparing the links’ functional classification and calculated 2023 traffic volumes to the Service Volume Tables, it was determined Bonita Beach Road, east and west of Race Track Road will operate above the minimum acceptable Level of Service in the 2023 background conditions as well as in the 2023 With Project conditions. Old 41 is shown to operate below the minimum Level of Service standard based on EXISTING traffic conditions. The Florida Department of Transportation is currently conducting a

PD&E Study along this segment of Old 41 to determine the future cross section of this roadway to address this existing Level of Service deficiency. Since this is an existing deficiency, this project is not responsible for mitigating the improvement necessary to address the deficiency. Additionally, it is not the responsibility of this development to mitigate impacts of other “vested” projects. Therefore, roadway capacity improvements will not be warranted as a result of the proposed zoning amendment.

VIII. CONCLUSION

The proposed zoning amendment of the Bonita Card Room CPD will permit the development of the Sports Challenge America facility on the approximately 4 acre site adjacent to the existing Poker Room. Based on the results of Level of Service analysis, the proposed development will not degrade the Level of Service on the roadways within the study area. Bonita Beach Road, east and west of Race Track Road was shown to operate at LOS “C” both in the 2023 background conditions and the 2023 With Project Trips conditions. Old 41 south of Bonita Beach Road is currently operating below the minimum Level of Service standard and therefore is considered as an existing transportation deficiency that this project is not responsible for mitigating. The trips added by this project are less than 1% of the adopted Level of Service thresholds for both Bonita Beach Road and Old 41. The mitigation for this project will be the payment of road impact fees to the City.

APPENDIX

**LETTER FROM OPERATOR OF
SPORTS CHALLENGE AMERICA**

SOUTHWEST FLORIDA ENTERPRISES, INC.

P.O. BOX 350940 □ MIAMI □ FLORIDA 33135-0940 □ (305) 649-3000

SCA OPERATIONS OVERVIEW

The Sports Challenge America facility to be located in Bonita Springs Florida will be the first of its kind in the country. The premise is to allow individuals to compete against themselves in a series of sports challenges. These range from bowling three strikes in a row to making a hole in one on a par 3 golf hole to kicking a field goal. Each challenge offers the opportunity to win a predetermined prize for a fixed entry fee. The facility will be comprised of two indoor elements, a six-lane bowling alley and five virtual reality studios featuring golf and other sports simulations. Outdoors will be a par 3 golf hole, reduced width football field, regulation basketball court, and a baseball field that eliminates right and left field.

The outdoor facility will be primarily used for individual sports skill challenges. There will be certain times when groups could rent the facilities for corporate events or team building exercises. Indoor facilities will be open from Wednesday through Sunday beginning at 10 AM. Outdoor activities will take place Friday beginning at 5 PM and on Saturday and Sunday. The outdoor facility is open three days a week and not during peak traffic hours and the indoor facility has a limited capacity with only six bowling lanes and five VR studios that can accommodate up to eight people each.

METHODOLOGY MEETING NOTES

MEMORANDUM

TO: Mr. Tom Ross, P.E.
Jacobs

FROM: Ted Treesh
President

Yury Bykau
Transportation Consultant

DATE: July 13, 2021

RE: Sports Challenge America @ Bonita Springs Card Room
Phase 1A of the CPD Amendment
Traffic Impact Statement Methodology
SWC of Bonita Beach Rd & Race Track Rd – City of Bonita Springs, FL

The applicant is requesting to amend the CPD Master Concept Plan of the Bonita Springs Card Room CPD to re-designate +/- 4 acres of Phase 2 to Phase 1A. This will allow for a Sports Challenge complex. The amended CPD will include three phases: Phase I, which is +/- 9 acres that is currently developed with an approximately 32,000 sq. ft. of building floor area that includes the card room and restaurant. Phase 1A will be +/- 4 acres immediately to and abutting the Card Room building to the west. This area is being proposed for an approximately 10,246 square foot building to include bowling lanes, virtual reality simulators, an outdoor bar and outdoor recreational uses including a basketball court, a reduced width football and a reduced width baseball field, and a single Par 3 golf hole. Phase II will be the remaining +/- 77 acres, which has not been designated for any future uses at this time.

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the rezoning application for approximately 4 acres of property located to the west of the existing Card Room building in the City of Bonita Springs, Florida.

The subject property is part of the overall Naples/Fort Myers Greyhound Racing & Poker property. The vacant and northern portion of the property (approximately 39.4 acres) is

currently zoned Commercial Planned Development (CPD) and is governed by Zoning Ordinance 19-02. The existing zoning for Phase 1 included the construction of the 32,616 square foot Card Room and Phase 2 included the balance the property. This rezoning request will add a Phase 1A to the CPD and create the Sport Challenge America uses on the +/- 4 acres immediately to the west of the Card Room facility adjacent to Bonita Beach Road. The TIS will be prepared consistent with the methodology outlined in City of Bonita Springs Resolution No. 17-07.

TRIP GENERATION

There is no other similar type use anywhere in the United States. The combination of the bowling alley, Virtual Reality stations and the outdoor sports activities will create a one of a kind use. Revenues are generated through three main components of the site. 1) Rentals of the individual activities on an hourly or daily basis, 2) Rental of the entire facility for parties or corporate events, and 3) Sports Challenge Days, where contests are conducted with the various sporting venues provided (football, baseball, golf and basketball).

The anticipated hours of operation for the indoor portion of the facility will be from 10:00 A.M. to 8 P.M. on Wednesday and Thursday, 10:00 A.M. until 11:00 P.M. on Friday and Saturday and from 10:00 A.M. until 9:00 P.M. on Sundays. The facility will not be open during the morning peak period and therefore, the analysis period will focus on the weekday P.M. peak hour. The outdoor uses will open at 5:00 P.M. each of the days listed above and close at the same time as the indoor facility.

The trip generation estimation for the new Sports Challenge America facility will be completed utilizing the Institute of Transportation Engineer's (ITE) report, *Trip Generation Manual*, 10th Edition. The trip generation for the building was broken down into the bar area and the bowling/Virtual Reality area. The trips associated with the outdoor sports uses (football, baseball, basketball, golf) was estimated based on an expected attendance and an assumed vehicle occupancy.

The bar area is anticipated to include approximately 1,600 square feet of floor area. Land Use Code 925 (Drinking Place) was utilized to estimate the weekday P.M. peak hour trips for this portion of the building. The bowling/Virtual Reality area will include 6 bowling lanes and 5 Virtual Reality stations, for a total of 11 lanes/stations. For this analysis, a total of twelve (12) lanes/stations was assumed. Land Use Code 437 (Bowling Alley) was utilized for these uses based on the total number of lanes/stations. The trip generation equations utilized from these land uses are attached to this document for reference.

For the outdoor sports areas (football, baseball, basketball and golf), an attendance number was utilized based on information provided by the owner on what can be expected/accommodated at each of these four areas on the property. It was estimated that an average of 10 persons will occupy the Baseball area at one time, 30 persons would

occupy the football area at one time, 20 persons would occupy the basketball area at one time and 10 persons would occupy the golf area at on time. Therefore, a total of 70 persons could potentially be using the four outdoor sports areas at one time. Assuming that all of these participants arrive on-site during the weekday P.M. peak hour (a very conservative assumption), and assuming an average auto occupancy of 2.5 persons per vehicle (as most will arrive in groups), an estimated vehicle trip generation can be obtained. Of the twenty-eight (28) vehicles assumed to arrive during the P.M. peak hour, it was estimated that approximately six (6) would leave the site during the same P.M. peak hour.

Table 1 summarizes the estimated weekday PM peak hour trip generation of the proposed facility based on these assumptions.

Table 1
Trip Generation – Sports Challenge America

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Bar/Drinking Place (1,600 sq. ft.)	12	6	18
Bowling/VR Stations (12 lanes/stations)	10	6	16
Outdoor Sports Areas (Football/Baseball/Basketball/Golf)	28	6	34
Total	50	18	68

- Outdoor Sports Areas assumed to accommodate 70 patrons with an average vehicle occupancy of 2.5. $70 \div 2.5 = 28$ vehicles

TRIP DISTRIBUTION

The trip distribution for the project trips was estimated manually and was based on the available roadway network and commuting patterns in the area. It is assumed that 15% of the trips will be to/from the south of Greyhound Track to access Old 41 Road, 45% to/from the west of Race Track Road on Bonita Beach Road and the remaining 40% to/from the east of Race Track Road on Bonita Beach Road.

STUDY AREA

The study area will include the intersections of Race Track Road with Bonita Beach Road and Furlong Street. A Link Level of Service analysis will be conducted on Bonita Beach Road adjacent to the site and on Old 41 south of Bonita Beach Road. Vested trips as provided by the City of Bonita Springs will be accounted for on Bonita Beach Road.

EXISTING/FUTURE TRAFFIC

Existing traffic conditions will be based on the traffic counts conducted at the intersections of Race Track Road with Bonita Beach Road and Furlong Street.

Intersection analysis scenarios will be as follows:

- Existing traffic within the study area
- Existing traffic increased by a growth factor to the year 2024 (Future Background Traffic Conditions)
- Existing traffic increased by a growth factor to the year 2024 (Future Background Traffic Conditions) plus PM peak hour project trips added to the movements.

Attachments

Powerpoint Presentation from the first Neighborhood Information Meeting
Trip Generation Equations

K:\2021\07 July\06 Sport Challenge America (Bonita Card Room)\TIS Methodology\7-13-2021 Methodology.doc

Sports Challenge America

Neighborhood Meeting

Monday, July 12, 2021

PRE21-81169



BONITA SPRINGS, FLORIDA

WHERE WINNERS PLAY
AND
PLAYERS WIN



Project Team

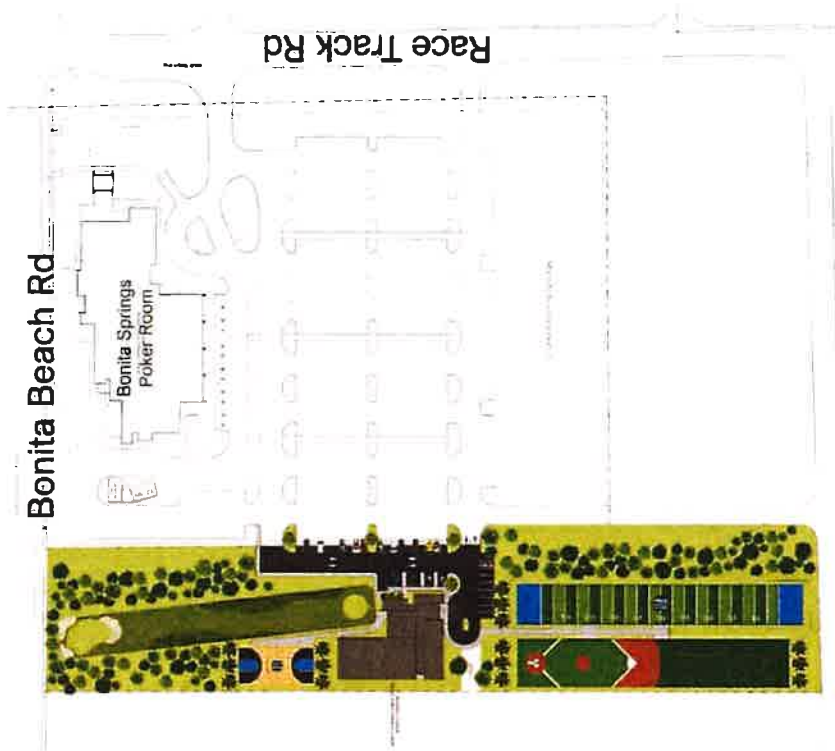
- Isadore Havenick, Bonita Springs Poker Room
- Scott Savin, Bonita Springs Poker Room
- Paula McMichael, AICP, Hole Montes
- George Powell, Esq., Akerman
- Thomas Jones, AIA, LEED AP BD+C, JMDG Architecture
- Rick Brylanski, PE, Hole Montes
- Ted Treesh, TR Transportation Consultants

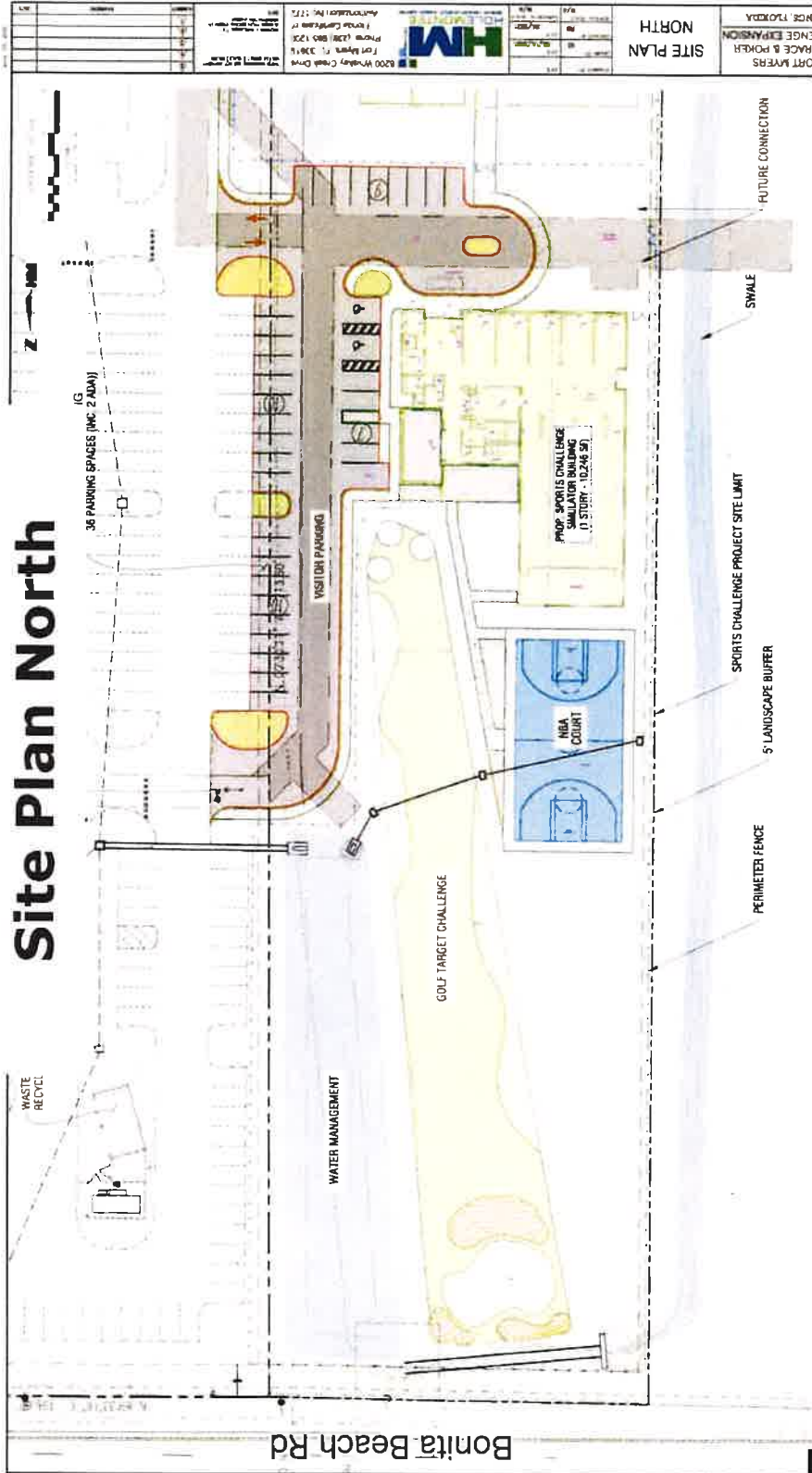


Location



Site Plan



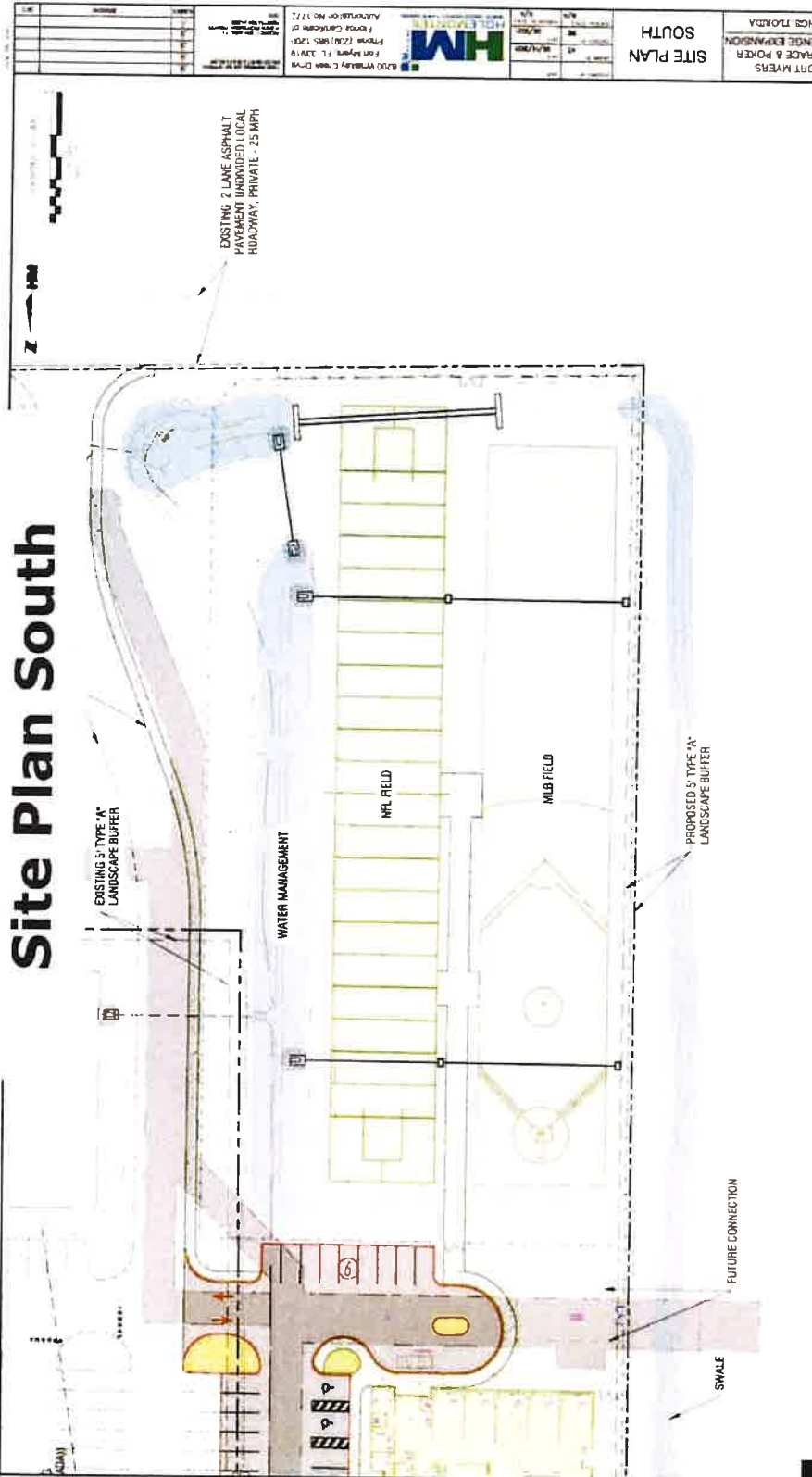


Site Plan North

Bonita Beach Rd

8200 W. Highway 170, Suite 200 Fort Myers, FL 33916 Phone: (239) 938-1234 Fax: (239) 938-1234 www.holemontes.com		HOLEMONTES ARCHITECTS 11111 S. W. 11th St. Suite 100 Fort Myers, FL 33907
DATE: 01/15/11 DRAWN: J. HOLEMONTES CHECKED: J. HOLEMONTES PROJECT NO: 11-001	SHEET NO: 11-001-01 TOTAL SHEETS: 11-001-01 TO 11-001-05	CLIENT: HOLEMONTES ARCHITECTS PROJECT: SPORTS CHALLENGE





		SITE PLAN SOUTH
8200 Winkley Creek Drive Ft. Myers, FL 33919 Phone: (239) 945-1200 Fax: (239) 945-1201 Registration No. 1772		ORT MYERS PLACE & POWER INDC FLORIDA



South Elevation



JMDG



HIM
HOLEMONTES
ARCHITECTS & INTERIORS

East Elevation



Northeast Elevation



Process to Amend CPD

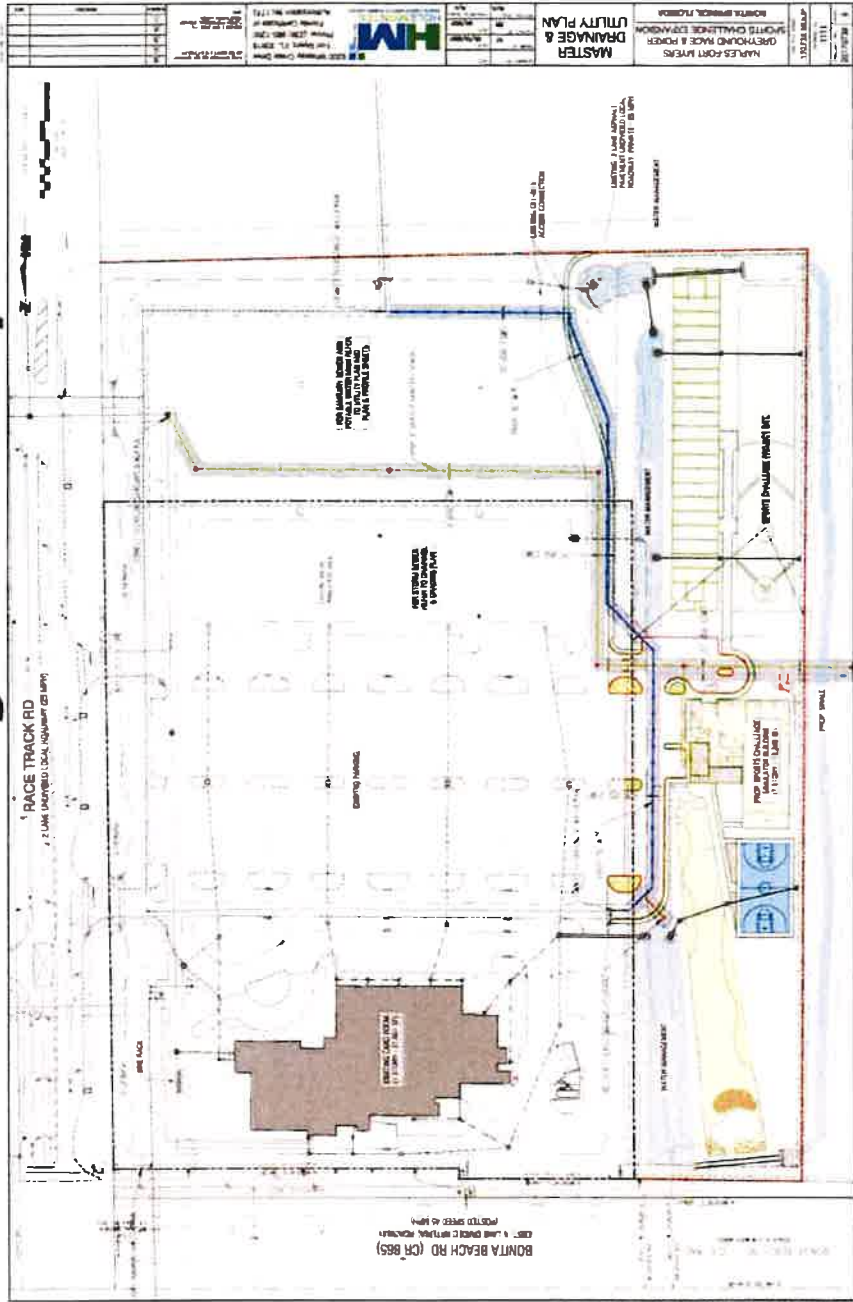
- Hold a Neighborhood Meeting prior to submittal – this meeting.
- Submit a planned development amendment application to the City of Bonita Springs.
- Receive staff comments and respond to staff comments.
- Receive a “finding of sufficiency” from staff.
- Hold a 2nd Neighborhood Meeting.
- Hearing before the Zoning Board – the board makes a recommendation to City Council.
- Two hearings before City Council:
 - First reading – request scheduled for second hearing and consideration.
 - Second reading – Council makes a decision to approve, approve with conditions, or deny.



Questions?



Master Drainage and Utility Plan



Bowling Alley (437)

Vehicle Trip Ends vs: Bowling Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

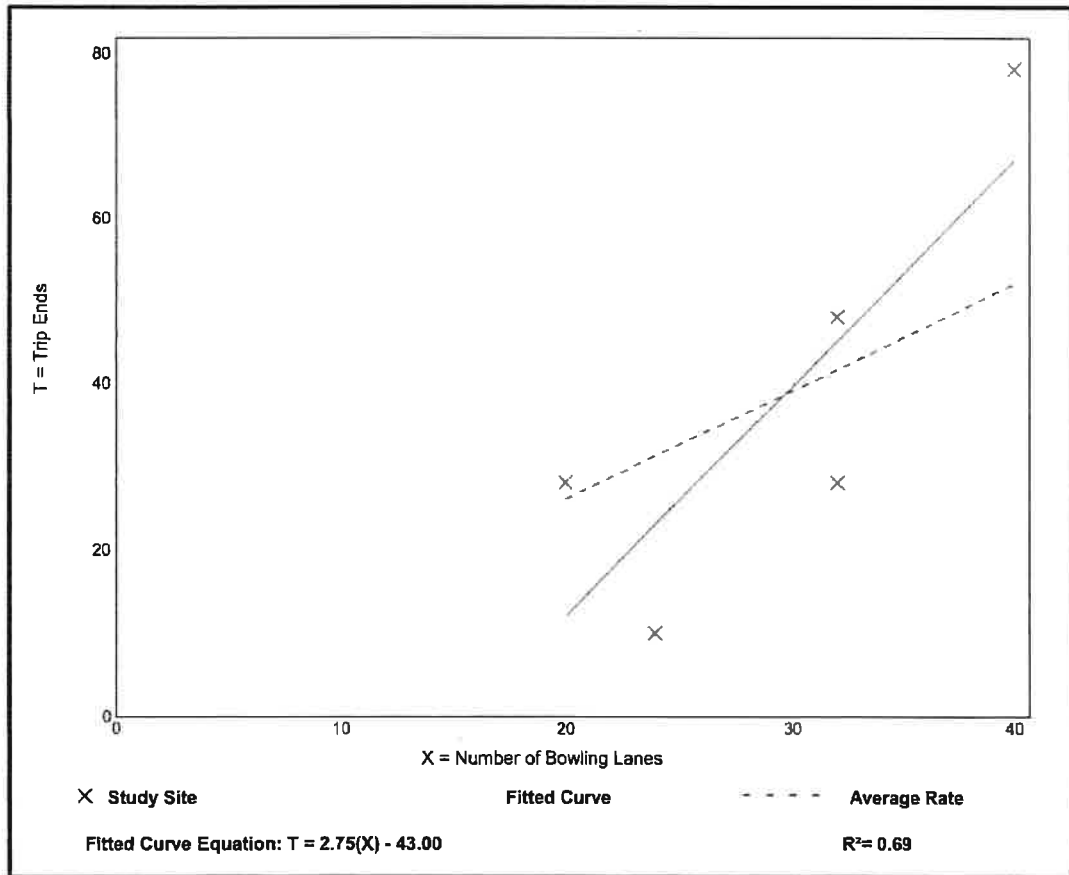
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. Num. of Bowling Lanes: 30
 Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Bowling Lane

Average Rate	Range of Rates	Standard Deviation
1.30	0.42 - 1.95	0.60

Data Plot and Equation

Caution – Small Sample Size



Drinking Place (925)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 12
 1000 Sq. Ft. GFA: 4
 Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.36	3.74 - 30.09	7.81

Data Plot and Equation

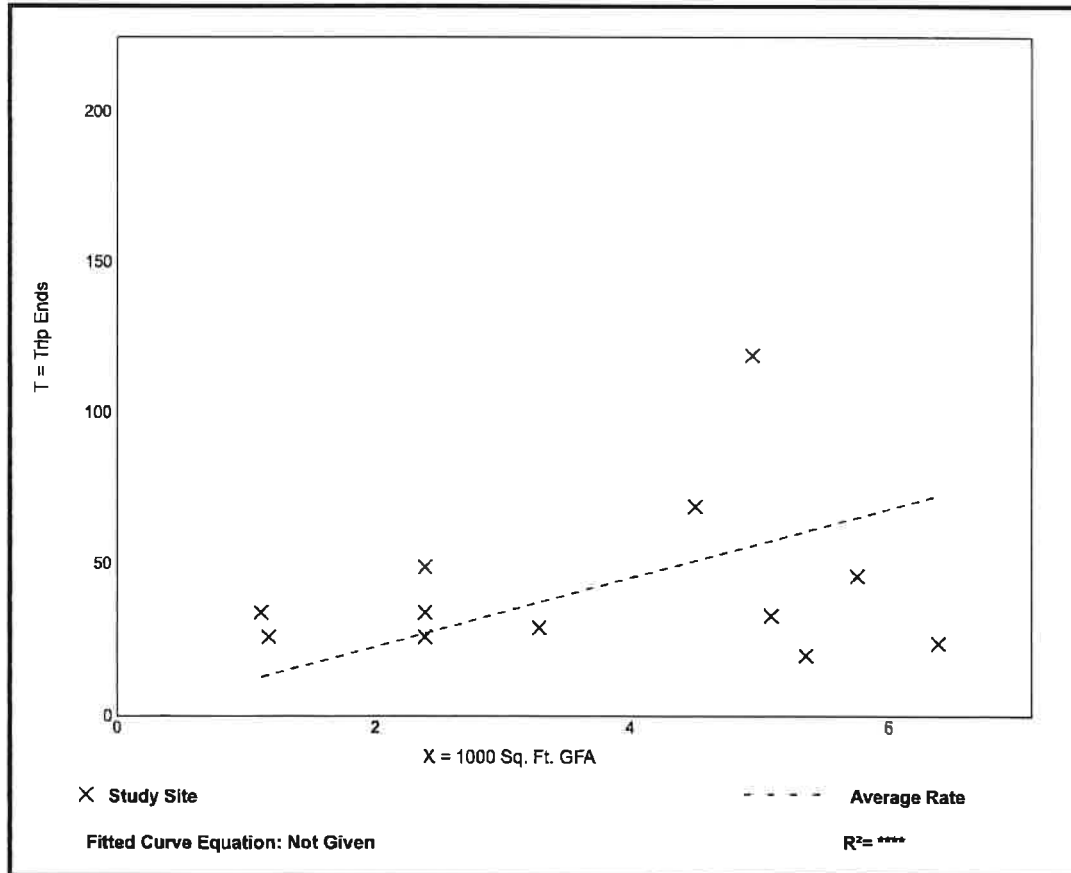


TABLE 1A, 2A & 3A

**TABLE 1A
PROJECT'S AREA OF IMPACT
SPORTS CHALLENGE AMERICA**

		68 VPH		IN=		50		OUT=		18				
TOTAL PM PEAK HOUR PROJECT TRAFFIC =														
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>LOS F VOLUME</u>	<u>LOS G VOLUME</u>	<u>LOS H VOLUME</u>	<u>LOS I VOLUME</u>	<u>PERCENT PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>2% / 3% IMPACT</u>
Bonita Beach Road	E. of Race Track Rd.	6LD	0	530	2,800	2,800	2,800	2,800	2,800	2,800	2,800	40%	20	0.7%
	W. of Race Track Rd.	6LD	0	530	2,800	2,800	2,800	2,800	2,800	2,800	2,800	45%	23	0.8%
Old 41	S. of Bonita Beach Rd	2LU	0	140	800	860	860	860	860	860	860	15%	8	0.9%

* Level of Service Thresholds for Bonita Beach Rd. was obtained from the Lee County Link Specific Peak Hour Directional Service Volumes tables (June 2016)

* Level of Service Thresholds for Old 41 was obtained from Lee County Generalized Service Volume Tables (April 2016)

**TABLE 3A
ANNUAL GROWTH RATE CALCULATIONS
BASED UPON HISTORICAL AADT DATA**

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>CURRENT ID#</u>	<u>BASE AADT VOLUME</u>	<u>2021 AADT VOLUME</u>	<u>YRS OF GROWTH</u>	<u>ANNUAL GROWTH RATE</u>	<u>ACTUAL GROWTH RATE</u>
Bonita Beach Rd.	W, of Race Track Rd.	1230	37,500	40,200	5	2.00%	1.40%

* Historical traffic volumes were obtained from the City of Bonita Springs Traffic Count Report (March 2021)

** In instances where the historical data indicates a reduction in traffic or insufficient data was available to calculate

a growth rate due to construction, a minimum annual growth rate of 2.0% was assumed.

SAMPLE GROWTH RATE CALCULATION

$$\text{Annual Growth Rate (AGR)} = \frac{2021 \text{ AADT}^{\wedge(1/\text{Yrs of Growth})}}{\text{BASE AADT}} - 1$$

$$\text{AGR (BBR)} = \frac{40,200^{\wedge(1/5)}}{37,500} - 1$$

$$\text{AGR (BBR)} = 1.40\%$$

**TRAFFIC DATA FROM THE CITY OF
BONITA SPRINGS TRAFFIC COUNT
REPORT**

TRAFFIC COUNT REPORT 2021



CITY OF BONITA SPRINGS, FLORIDA



PREPARED BY:



8250 PASCAL DR
PUNTAGORDA, FL 33950
PH# (941) 639 2818
FAX# (941) 209 5331

March 2021

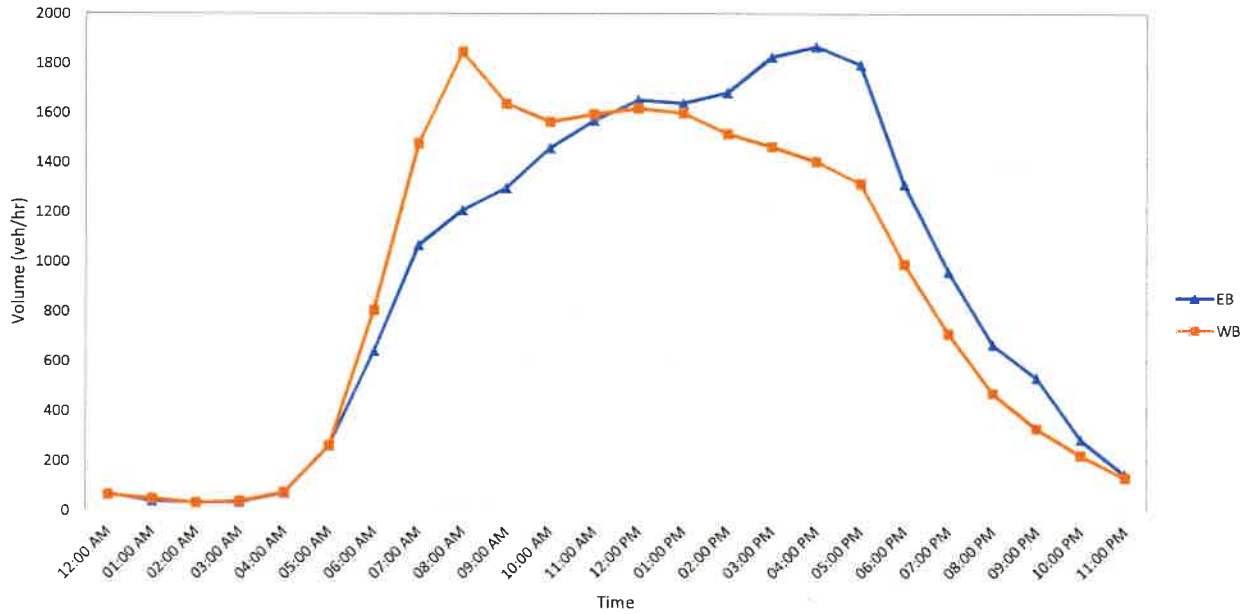
1230-Bonita Beach W of Race Track Rd
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

Time	Tuesday 3/2/2021		Wednesday 3/3/2021		Thursday 3/4/2021		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
	12:00 AM	43	62	69	55	87	66	66
01:00 AM	35	37	38	46	39	58	37	47
02:00 AM	32	34	28	20	30	34	30	29
03:00 AM	31	31	31	35	32	39	31	35
04:00 AM	70	74	73	63	62	76	68	71
05:00 AM	266	259	263	265	240	253	256	259
06:00 AM	631	804	644	791	635	811	637	802
07:00 AM	1052	1457	1059	1467	1077	1498	1063	1474
08:00 AM	1204	1868	1200	1861	1209	1798	1204	1842
09:00 AM	1312	1653	1265	1665	1304	1583	1294	1634
10:00 AM	1422	1596	1441	1507	1505	1583	1456	1562
11:00 AM	1538	1562	1539	1580	1624	1634	1567	1592
12:00 PM	1640	1634	1632	1556	1682	1659	1651	1616
01:00 PM	1626	1657	1628	1557	1658	1577	1637	1597
02:00 PM	1679	1526	1707	1457	1655	1560	1680	1514
03:00 PM	1865	1415	1803	1462	1805	1508	1824	1462
04:00 PM	1871	1423	1901	1390	1827	1397	1866	1403
05:00 PM	1799	1329	1782	1309	1794	1301	1792	1313
06:00 PM	1289	939	1312	1022	1327	1003	1309	988
07:00 PM	968	673	956	730	946	723	957	709
08:00 PM	599	476	699	456	694	475	664	469
09:00 PM	524	309	535	329	533	350	531	329
10:00 PM	262	200	279	234	311	230	284	221
11:00 PM	134	108	135	122	167	165	145	132
Day Total	21892	21126	22019	20979	22243	21381	22049	21161
Combine Totals	43018		42998		43624		43210	

Threeday Average



1223-Old 41 Rd Btw Collier C L & Bonita Beach
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

Time	Tuesday		Wednesday		Thursday		Threeday Average	
	3/2/2021		3/3/2021		3/4/2021		NB	SB
	NB	SB	NB	SB	NB	SB		
12:00 AM	26	18	37	19	39	20	34	19
01:00 AM	13	13	17	22	22	18	17	18
02:00 AM	13	11	8	3	9	14	10	9
03:00 AM	11	19	8	16	8	24	9	20
04:00 AM	13	40	20	29	12	37	15	35
05:00 AM	53	150	70	155	66	145	63	150
06:00 AM	185	530	181	551	187	536	184	539
07:00 AM	384	751	400	787	372	785	385	774
08:00 AM	481	848	492	788	480	814	484	817
09:00 AM	539	733	518	744	523	665	527	714
10:00 AM	614	614	599	640	583	587	599	614
11:00 AM	700	656	694	638	683	622	692	639
12:00 PM	714	714	711	638	708	687	711	680
01:00 PM	680	708	688	699	703	710	690	706
02:00 PM	777	604	730	608	787	641	765	618
03:00 PM	1002	552	1076	651	1012	621	1030	608
04:00 PM	1157	532	1213	481	1185	537	1185	517
05:00 PM	1090	474	903	482	993	465	995	474
06:00 PM	573	315	537	368	578	358	563	347
07:00 PM	377	236	324	252	356	260	352	249
08:00 PM	193	202	246	176	266	189	235	189
09:00 PM	185	143	212	115	204	125	200	128
10:00 PM	132	63	137	90	143	80	137	78
11:00 PM	56	32	77	54	81	43	71	43
Day Total	9968	8958	9898	9006	10000	8983	9953	8985
Combine Totals	18926		18904		18983		18938	

Threeday Average

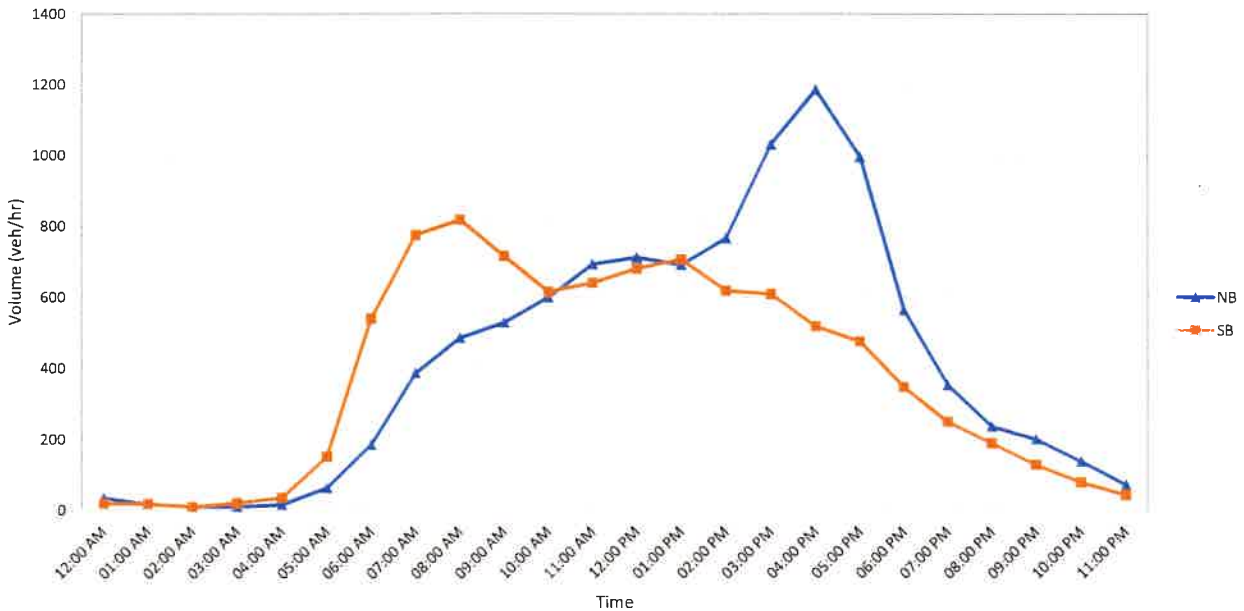




TABLE 1 2021 TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	2-Mar-21	N/S	3652	2968	6620	0.93	6200	11%	53%	682	D	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	2-Mar-21	E/W	16580	16744	33324	0.93	31000	11%	53%	3410	D	42
0016	7	Bonita Beach Rd E. of Vanderbilt Dr	2-Mar-21	E/W	14534	14326	28860	0.93	26800	13%	58%	3484	D	7
1229	221	Bonita Beach Rd East of Arroyal Rd	2-Mar-21	E/W	17871	17123	34994	0.93	32500	11%	53%	3575	F	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	2-Mar-21	E/W	18620	16915	35535	0.93	33000	13%	56%	4290	C	92
1230	N/A	Bonita Beach W of Race Track Rd	2-Mar-21	E/W	22049	21161	43210	0.93	40200	11%	53%	4422	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	2-Mar-21	E/W	10763	11218	21981	0.93	20400	13%	58%	2652	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	2-Mar-21	E/W	13701	13640	27341	0.93	25400	13%	58%	3302	D	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	2-Mar-21	N/S	4915	4916	9831	0.93	9100	11%	53%	1001	C	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	2-Mar-21	N/S	1152	964	2116	0.93	2000	12%	57%	240	C	16
1207	N/A	Dean St E of Lime St	2-Mar-21	E/W	1980	1904	3884	0.93	3600	11%	53%	396	C	42
1208	N/A	Dean St W of Matheson Ave	2-Mar-21	E/W	1585	1395	2980	0.93	2800	11%	53%	308	C	42
1205	N/A	E Terry St E of I-75	2-Mar-21	E/W	5454	5554	11008	0.93	10200	11%	53%	1122	D	42
1211	271	E Terry St E of Old 41 Rd	2-Mar-21	E/W	7352	7975	15327	0.93	14300	11%	53%	1573	D	42
1203	N/A	E Terry St W of Bonita Grande Dr	2-Mar-21	E/W	3873	3961	7834	0.93	7300	11%	53%	803	D	42
0013**	N/A	Estero Blvd N of Hickory Blvd	2-Mar-21	N/S	5068	5173	10241	0.93	9500	13%	67%	1235	C	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	2-Mar-21	N/S	4921	4846	9767	0.93	9100	13%	67%	1183	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	2-Mar-21	N/S	4839	4720	9559	0.93	8900	13%	67%	1157	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	2-Mar-21	N/S	12785	12344	25129	0.93	23400	17%	57%	3978	F	63
1226	N/A	Imperial Pkwy N/O Shangri-La	2-Mar-21	N/S	8980	8889	17869	0.93	16600	17%	57%	2822	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	2-Mar-21	N/S	11701	11290	22991	0.93	21400	17%	57%	3638	F	63
1227	N/A	Imperial Pkwy S/O Shangri-La	2-Mar-21	N/S	9866	9442	19308	0.93	18000	17%	57%	3060	C	63
1209	N/A	Matheson Ave N of Dean St	2-Mar-21	N/S	1160	1074	2234	0.93	2100	11%	53%	231	C	42

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1204	N/A	Morton Ave N of East Terry St	2-Mar-21	N/S	3209	3205	6414	0.93	6000	11%	53%	660	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	2-Mar-21	N/S	9953	8985	18938	0.93	17600	12%	57%	2112	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	2-Mar-21	N/S	6397	7479	13876	0.93	12900	12%	57%	1548	F	16
1220	N/A	Old 41 Rd N of E/W Terry St	16-Mar-21	N/S	10583	11033	21616	0.93	20100	12%	57%	2412	D	16
1216	N/A	Old 41 Rd S of US 41	2-Mar-21	N/S	8290	6417	14707	0.93	13700	12%	57%	1644	D	16
1228	N/A	Old 41 S/O Herwood Pkwy	2-Mar-21	N/S	8270	8352	16622	0.93	15500	12%	57%	1860	D	16
0002	N/A	Paradise Rd N of Shangri-La	2-Mar-21	N/S	1891	1897	3788	0.93	3500	17%	57%	595	D	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	16-Mar-21	E/W	1579	1776	3355	0.93	3100	13%	56%	403	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	2-Mar-21	E/W	2363	2098	4461	0.93	4100	11%	53%	451	C	42
0003	N/A	Tropical Acres Dr N. of Shangri-La	2-Mar-21	N/S	312	282	594	0.93	600	17%	57%	102	C	63
1212	N/A	Shangri-La Rd E of Old US 41	2-Mar-21	E/W	3710	3431	7141	0.93	6600	12%	57%	792	D	16
0010	N/A	US-41, N. of Shopping Center Entrance	2-Mar-21	N/S	26809	26204	53013	0.93	49300	11%	55%	5423	F	93
0009	N/A	US-41, S. of Beaumont Rd	2-Mar-21	N/S	21549	20884	42433	0.93	39500	13%	56%	5135	D	92
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	2-Mar-21	N/S	4881	4730	9611	0.93	8900	13%	58%	1157	D	7
1219	N/A	W Terry St E of US 41	2-Mar-21	E/W	6019	6058	12077	0.93	11200	11%	53%	1232	C	42
1225	N/A	Woods Edge Pkwy W of US 41	2-Mar-21	E/W	3621	2652	6273	0.93	5800	12%	60%	696	C	23
1210	N/A	Longcillow Ln W of Imperial Pkwy	2-Mar-21	E/W	423	298	721	0.93	700	11%	53%	77	C	42
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	2-Mar-21	E/W	23672	23177	46849	0.93	43600	11%	53%	4796	C	42
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	2-Mar-21	E/W	12120	12502	24622	0.93	22900	11%	53%	2519	D	42
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	2-Mar-21	E/W	10003	10319	20322	0.93	18900	11%	53%	2079	D	42
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	2-Mar-21	N/S	353	567	920	0.93	900	13%	58%	117	C	7
0021	N/A	Quails Walk E. of Luke St	2-Mar-21	E/W	263	256	519	0.93	500	13%	58%	65	C	7
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	2-Mar-21	N/S	1287	1449	2736	0.93	2500	13%	58%	325	C	7
0023	N/A	Tarpon Avenue E. of Sherry Ln	2-Mar-21	E/W	427	313	740	0.93	700	13%	58%	91	C	7
0024	N/A	Logan Blvd S. of Bonita Beach Rd	2-Mar-21	N/S	2950	2811	5761	0.93	5400	11%	53%	594	D	42
0025	N/A	Bonita Beach Rd E. of Logan Blvd	2-Mar-21	E/W	6553	6545	13098	0.93	12200	11%	53%	1342	C	42

** Collected weekend counts also.



**VESTED TRAFFIC PROVIDED BY
THE CITY OF BONITA SPRINGS FOR
BONITA BEACH ROAD**

BONITA BEACH ROAD TRAFFIC BY LINK

LINK	AVERAGE SEASONAL*	AADT	BACKGROUND	TOTAL
I-75 to East of Bonita Grand	9500		44400	53900
IMPERIAL TO I-75	37500		28300	50330
US 41 TO IMPERIAL	35000		11930	46930
VANDERBILT TO US 41	33585	25205	8350	41935*

Notes:

Seasonal* is the months of Jan, Feb, Mar.
 Seasonal information is used when available.
 Background is from approved development orders or agreements.
 Link assignment is based on direct access and historic trends.

*FDOT Count Station
 right across street -
 needs to be adjusted*

**LEE COUNTY ROADWAY LINK
SPECIFIC SERVICE VOLUME TABLE**

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	110	260	440	590	990	210	490	820	1,100	1,840
	SR 82	MILWAUKEE BLVD	3	2.3	2LN	120	290	480	660	990	230	540	890	1,230	1,840
ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEE/LAND HEIGHTS	3	3.4	2LN	120	290	480	660	990	230	540	890	1,230	1,840
	US 41	DUSTY RD	4	0.5	4LD	0	1,930	1,980	1,980	1,980	0	3,720	3,800	3,800	3,800
	DUSTY RD	LEE RD	4	1.6	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
ALICO RD	LEE RD	THREE OAKS PKWY	4	0.8	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	THREE OAKS PKWY	I-75	4	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
BEN HILL GRIFFIN PKWY	BEN HILL GRIFFIN PKWY	CORKSCREW RD	3	6.9	2LN	70	280	540	760	1,100	140	540	1,040	1,470	2,120
	CORKSCREW RD	FGC ENTRANCE	3	2.2	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	FGC ENTRANCE	COLLEGE CLUB DR	3	1.8	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
BONITA BEACH RD	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560
	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	VANDERBILT DR	US 41	8	0.7	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
BOYSCOUT RD	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	OLD 41	IMPERIAL ST	8	1.1	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
BUCKINGHAM RD	IMPERIAL ST	I-75	8	0.7	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	I-75	BONITA GRANDE DR	8	0.7	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
	BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
BURNT STORE RD	END OF CO. MAINTAINED	CLAYTON CT	1	0.3	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
	CLAYTON CT	US 41	1	0.2	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
	US 41	ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870
BUSINESS 41	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870
	SR 80	VAN BUREN PKWY	5	3.6	4LD	870	1,490	2,100	2,660	2,950	1,530	2,620	3,690	4,670	5,180
	VAN BUREN PKWY	COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010
CAPE CORAL BRIDGE	COUNTY LINE	N. END OF BRIDGE	2	1.2	6LB	1,440	2,440	3,450	4,420	5,120	2,220	3,760	5,310	6,800	7,880
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	PONDELLA RD	SR 78	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
COLLEGE PKWY	SR 78	LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
	LITTLETON RD	US 41	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
	US 41	DEL PRADO BLVD	4 & 5	0.4	4LD	0	0	1,340	1,900	1,900	0	0	2,280	3,230	3,230
COLONIAL BLVD	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	1.3	4LB	1,120	1,900	2,680	3,440	4,000	1,910	3,230	4,540	5,820	6,790
	WEST END OF BRDG	MCGREGOR BLVD	4 & 5	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	MCGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
CORKSCREW RD	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.9	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	SUMMERLIN RD	US 41	1	0.4	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
FOWLER ST	US 41	MCGREGOR BLVD	1	0.7	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	MCGREGOR BLVD	SUMMERLIN RD	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	SUMMERLIN RD	FOWLER ST	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740

**LEE COUNTY ROADWAY
GENERALIZED LEVEL OF SERVICE
TABLE**

**Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas**

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

**BONITA CARD ROOM CPD TRAFFIC
MONITORING REPOT**

November 11, 2020

Mr. Richard E. Brylanski, P.E.
Hole Montes, Inc.
6200 Whiskey Creek Drive
Fort Myers, FL 33913

RE: Bonita Springs Card Room Traffic Count Report
DOS19-61297-BOS

Dear Mr. Brylanski:

TR Transportation Consultants, Inc. has reviewed the traffic stipulations issued by the City of Bonita Springs Department of Community Development as part of the approved Development Order for the Bonita Springs Card Room located at the southwest corner of Bonita Beach Road and Race Track Road. The stipulations and TR Transportation's responses to those stipulations are listed below for reference.

Traffic Count Requirements:

- 1) *Required traffic counts will begin their scheduled submittals within 30 days of approval.*
- 2) *Turning movement counts shall be provided along Race Track Road at the intersections of Bonita Beach Road, Furlong St, and the northern card room entrance. Turning movements counts shall be collected for a duration of 4-hours between 2 PM and 6 PM. All intersections shall be counted on the same day.*
- 3) *24-hour bi-directional volume counts shall be provided for each intersection approach and shall be collected the same day as the turning movement counts.*
- 4) *All counts shall be collected during a Tuesday, Wednesday or Thursday.*

Attached are the traffic counts that were conducted at the required locations on Thursday, October 29, 2020. Note, the 24-hour bi-directional counts were only conducted on Race Track Road between Bonita Beach Road and Furlong Street/Northern Card Room Access. Lee County has a permanent count station (Location ID #130) on Bonita Beach Road just to the east of Race Track Road that constantly monitors traffic counts on this roadway. Therefore, it was deemed unnecessary to provide 24-hour bi-directional counts on Bonita Beach Road. Attached to this response are the latest traffic counts from the Lee County Count Station #130.

Volume Counts Requiring Initial Review of Traffic Efficiency and Safety:

- 1) *NB Race Track Road left turn volume at Bonita Beach Road equal to or greater than 135 vph and 42 vehicles during any 15-minute count interval.*
- 2) *Total NB Race Track Road approach volume at Bonita Beach Road equal to or greater than 310 vph.*

The attached traffic counts indicate that the northbound left turning volumes at the Bonita Beach Road and Race Track Road intersection do not exceed 135 vehicles per hour. The count also indicates this approach to exceed 42 vehicles only once during the 15-minute count interval.

The attached traffic count furthermore indicates that the total northbound Race Track Road approach volume exceeded 310 vehicles per hour from 3 PM to 5 PM.

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

DOS19-61297-BOS
CARD ROOM
STIPULATIONS



October 7, 2019

9220 Bonita Beach Rd Ste 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Mr. Richard E. Brylanski, P.E.
Holes Montes, Inc.
6200 Whiskey Creek Drive
Fort Myers, FL 33913

RE: DOS19-61297-BOS: Card Room

Peter Simmons
Mayor

Dear Mr. Brylanski:

Amy Quaremba
Council Member
District One

Your plans for the above referenced Development Order (Signed and Sealed 9/27/2019), Architectural Plans (Signed and Sealed 6/18/2019), Lighting Plans (Signed and Sealed 9/17/2019) and Landscape Plans (Signed and Sealed 9/17/2019) have been approved for the above-referenced project for Concurrency (CNC19-64341BOS) and a Development Order with stipulations. This Development Order is granted for the following:

Greg DeWitt
Council Member
District Two

Approved for Construction of a Commercial Building, associated parking, utilities, drainage infrastructure and landscaping, as shown on the plans stamped and approved by the City of Bonita Springs Community Development Department.

Laura Carr
Council Member
District Three

This Development Order approval is required prior to issuance of any building permit application in accordance with LDC 3-78 (development orders) and LDC 3-156 (limited review development orders). Please submit 1 copy of this approval letter and site plan, as required in the commercial and residential permitting procedures, with any associated building permit applications. Failure to submit this documentation may delay your permit and result in rejection of your permit through zoning.

Peter O'Flinn
Council Member
District Four

This Certificate of Concurrency shall be valid and effective until 10/7/2022. During the next three (3) years, the City of Bonita Springs is authorized to issue building permits for the construction of the buildings indicated above without further review of the Concurrency requirements. Upon expiration of the Concurrency Certificate, the project will be subject to the concurrency program in effect at the time of expiration. No vested right to a Concurrency Certificate will exist solely due to existence of an otherwise effective Development order. This Development Order Approval is valid for a period of six (6) years and is scheduled to expire 10/7/2025. Attached is the Development Inspection Card, which highlights the required inspections for this job. Upon completion of the job please submit a Letter of Substantial Compliance to request a Certificate of Completion per LDC Sec. 3-193.

Michael Gibson
Council Member
District Five

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

Fred Forbes, AIA
Council Member
District Six

Arlene M. Hunter
City Manager
(239) 949-6267

Sincerely,

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Stuart Smith, P.E.
Development Engineer
City of Bonita Springs
Community Development Department

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

Please Contact: Dominic Strollo
Phone: 239-992-0711
E-Mail: dstrollo@bsu.us

Bonita Springs Traffic-Impact Comments:

STIPULATION: Traffic Count Requirements:

1. Required traffic counts will begin their scheduled submittals within 30 days of approval.
2. Turning movement counts shall be provided along Race Track Road at the intersections of Bonita Beach Road, Furlong St, and the northern card room entrance. Turning movement counts shall be collected for a duration of 4-hours between 2 PM and 6 PM. All intersections shall be counted on the same day.
3. 24-hour bi-directional volume counts shall be provided for each intersection approach and shall be collected the same day as the turning movement counts.
4. All counts shall be collected during a Tuesday, Wednesday or Thursday
5. All counts shall be provided in 15-minute intervals and adjusted to peak season volumes
Traffic monitoring report is being conducted

STIPULATION: Volume Counts Requiring Initial Review of Traffic Efficiency and Safety:

1. NB Race Track Road left turn volume at Bonita Beach Road equal to or greater than 135 vph or 42 vehicles during any 15-minute count interval.
2. Total NB Race Track Road approach volume at Bonita Beach Road equal to or greater than 310 vph.

Please Contact: Tom Ross, P.E. Senior Engineer
Phone: 407-650-2178
E-Mail: Tom.Ross@jacobs.com

Lee County Transportation Comments:

1. **STIPULATION:** A Type 'D' Limited Development Order (LDO) will be required and submitted to Lee County for the offsite improvements and utilities connections within the County maintained right-of-way (Bonita Beach Road). Additional comments and revisions may be necessary for the proposed construction activities within the County maintained right-of-way. The LDO will need to meet Lee County LDC requirements
completed - refer to LDO2020-00267 (Certification is incomplete as of 09-21-2020)
2. **STIPULATION:** The contractor shall repair all damages to traffic signal equipment, traffic detectors, and communications infrastructure on or affecting County rights-of-way within 24 hours of being damaged.
Not applicable

TRAFFIC COUNT
BONITA BEACH ROAD @ RACE
TRACK ROAD
10/29/20

Time	Southbound			Westbound			Northbound			Eastbound			Int Total		
	Peds	Thru	Left	U- Turn	Appr Total	Peds	Thru	Left	U- Turn	Appr Total	Peds	Thru		Left	U- Turn
PM	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15
PK Hr															
PM	0	0	0	0	1457	182	0	142	0	324	182	1859	0	7	2048
PK Vol															
PM	NaN	NaN	NaN	NaN	0.863	0.813	NaN	0.845	NaN	0.827	0.843	0.958	NaN	0.583	0.966
PHF															

Bonita Beach Rd @ Race Track Rd 10-29-20

File Name: Bonita Beach Rd @ Race Track Rd 10-29-20
 Location:

Site Code:
 Study Date: 10/29/2020





All Vehicles

0	0	0	0
Right	Thru	Left	U-Turn
			

7	0	1859	182
U-Turn	Left	Thru	Right
			

PM Peak Hour Statistics
 PM Peak Hour Begins: 16:15
 PM Peak Hour Volume: 3829
 PM Peak Hour Factor: 0.964

0	142	0	182
U-Turn	Left	Thru	Right
			

0	1335	114	8
Right	Thru	Left	U-Turn
			

TRAFFIC COUNT
RACE TRACK ROAD @ FURLONG
STREET/CARD ROOM ACCESS
10/29/20

Bonita Beach Rd @ Furlong St & Card Room Access 10-29-20

File Name: Bonita Beach Rd @ Furlong St & Card Room Site Code: Study Date: 10/29/2020
 Location: Cars and Peds

Time	Race Track Rd Southbound				Furlong St Westbound				Race Track Rd Northbound				Card Room Access Eastbound								
	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total		
14:00	5	21	32	0	0	58	16	0	0	0	16	1	29	0	0	0	3	30	0	3	107
14:15	8	27	24	0	4	59	16	0	4	0	20	4	33	0	1	1	5	37	7	123	
14:30	7	30	24	0	1	61	8	0	1	0	9	2	27	0	0	1	7	29	8	107	
14:45	7	39	27	0	4	73	9	0	4	0	13	3	33	0	0	0	7	36	7	129	
Total	0	27	117	107	0	251	49	0	9	0	58	10	122	0	1	2	22	132	0	25	466
15:00	7	34	37	0	1	78	23	0	1	0	25	15	32	0	0	4	0	47	6	156	
15:15	4	30	28	0	2	62	38	0	2	0	40	8	39	0	1	0	7	47	8	157	
15:30	12	28	26	0	6	66	14	0	6	0	21	10	35	0	0	6	0	45	6	138	
15:45	6	27	26	0	3	59	17	0	3	0	22	9	20	0	0	6	0	29	6	116	
Total	0	29	119	117	0	265	92	0	12	0	108	42	126	0	1	2	23	168	0	26	567
16:00	7	28	28	0	2	63	23	0	2	0	26	12	43	0	0	5	0	55	5	149	
16:15	11	23	40	0	2	74	16	0	2	0	18	5	50	0	2	6	0	55	9	156	
16:30	10	31	35	0	4	76	25	0	4	0	29	7	46	0	0	3	0	53	3	161	
16:45	8	38	35	0	2	81	16	0	2	0	18	5	49	1	0	6	0	55	6	160	
Total	0	36	120	138	0	294	80	0	10	0	91	29	188	1	2	20	0	218	0	23	626
17:00	12	25	37	0	0	74	19	0	0	0	19	11	71	0	0	6	0	82	7	182	
17:15	12	17	30	0	1	59	10	0	1	0	13	4	32	0	1	5	0	36	6	114	
17:30	19	13	13	0	1	45	13	0	1	0	14	6	29	0	0	5	0	35	5	99	
17:45	19	14	25	0	2	58	15	0	2	0	17	8	26	0	3	13	0	34	16	125	
Total	0	62	69	105	0	236	57	0	4	0	63	29	158	0	1	4	29	187	0	34	520
Grand Total	0	154	425	467	0	1046	278	0	35	0	320	110	594	1	4	10	94	705	0	108	2179
Appr %	14.7	40.6	44.6	0	0	86.9	2.2	10.9	0	0	15.6	84.3	0.1	0	3.7	9.3	87	0	0	0	0
Total %	7.1	19.5	21.4	0	0	12.8	0.3	1.6	0	0	5	27.3	0	0	0.2	0.5	4.3	0	0	0	0

Time	Race Track Rd Southbound			Furlong St Westbound			Race Track Rd Northbound			Card Room Access Eastbound			Int Total								
	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total		Peds	Right	Thru	Left	U-Turn	Appr Total		
PM	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15	16:15		
PK Hr																					
PM	41	117	147	0	305	76	0	8	0	84	28	216	1	0	245	2	2	21	0	25	659
PHF	0.854	0.770	0.919	NaN	0.941	0.760	NaN	0.500	NaN	0.724	0.636	0.761	0.250	NaN	0.747	0.500	0.250	0.875	NaN	0.694	0.905

Bonita Beach Rd @ Furlong St & Card Room Access 10-29-20

File Name: Bonita Beach Rd @ Furlong St & Card Room
 Location:
 Site Code:
 Study Date: 10/29/2020

All Vehicles

Race Track Rd				
41	117	147	0	
Right	Thru	Left	U-Turn	

Card Room Access				
0	21	2	2	
U-Turn	Left	Thru	Right	

PM Peak Hour Statistics
 PM Peak Hour Begins: 16:15
 PM Peak Hour Volume: 659
 PM Peak Hour Factor: 0.905

Furlong St				
76	0	8	0	
Right	Thru	Left	U-Turn	

Race Track Rd				
0	1	216	28	
U-Turn	Left	Thru	Right	

TRAFFIC COUNT
RACE TRACK ROAD BETWEEN
BONITA BEACH ROAD AND
FURLONG STREET
10/29/20

TR Transportation Consultants

2726 Oak Ridge Court, Suite 503
Fort Myers, FL 33901
(239) 278-3090

Site Code: 24 Hr Count
Station ID:
Race Track Rd South of BBR
Latitude: 0' 0.0000 Undefined

Start Time	29-Oct-20 Thu	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		10	78			7	92				
12:15		4	88			2	109				
12:30		4	82			2	92				
12:45		10	54	28	302	4	82	15	375	43	677
01:00		8	76			2	103				
01:15		10	65			5	75				
01:30		9	84			0	91				
01:45		14	68	41	293	4	70	11	339	52	632
02:00		18	56			3	69				
02:15		4	72			0	74				
02:30		4	51			4	74				
02:45		2	70	28	249	3	81	10	298	38	547
03:00		1	81			5	114				
03:15		3	110			2	97				
03:30		4	83			4	98				
03:45		2	56	10	330	6	70	17	379	27	709
04:00		3	84			2	74				
04:15		1	88			3	92				
04:30		3	98			4	92				
04:45		10	87	17	357	14	94	23	352	40	709
05:00		4	118			10	86				
05:15		4	57			8	65				
05:30		12	58			34	56				
05:45		16	68	36	301	46	76	98	283	134	584
06:00		16	62			66	68				
06:15		32	41			64	46				
06:30		48	51			115	34				
06:45		64	22	160	176	125	26	370	174	530	350
07:00		72	24			115	26				
07:15		85	39			112	30				
07:30		120	16			164	24				
07:45		98	30	375	109	152	26	543	106	918	215
08:00		83	28			117	26				
08:15		68	13			102	14				
08:30		66	16			85	20				
08:45		46	10	263	67	79	12	383	72	646	139
09:00		56	18			94	16				
09:15		51	16			98	16				
09:30		50	16			82	11				
09:45		54	14	211	64	83	16	357	59	568	123
10:00		50	20			61	10				
10:15		45	16			61	13				
10:30		60	14			84	14				
10:45		48	10	203	60	81	2	287	39	490	99
11:00		60	12			86	10				
11:15		66	16			77	6				
11:30		70	14			84	10				
11:45		70	8	266	50	90	6	337	32	603	82
Total		1638	2358			2451	2508			4089	4866
Percent		41.0%	59.0%			49.4%	50.6%			45.7%	54.3%
Grand Total		1638	2358			2451	2508			4089	4866
Percent		41.0%	59.0%			49.4%	50.6%			45.7%	54.3%
ADT		ADT 8,946		AAAT 8,946							

**LEE COUNTY TRAFFIC COUNTS ON
BONITA BEACH ROAD EAST OF
RACETRACK ROAD**

Location Info	
Location ID	130
Type	I-SECTION
Functional Class	-
Located On	Bonita Bch
EAST OF	Race Track Rd
Direction	2-WAY
Community	-
MPO_ID	
HPMS ID	
Agency	Lee County

Count Data Info	
Start Date	8/27/2020
End Date	8/28/2020
Start Time	12:00 AM
End Time	12:00 AM
Direction	2-WAY
Notes	
Count Source	
File Name	DataQuery_2020-01-08T09-20-34_SSM HD.txt
Weather	
Study	
Owner	LeeAuto
QC Status	Accepted

Interval: 15 mins					
Time	15 Min				Hourly Count
	1st	2nd	3rd	4th	
00:00 - 01:00	39	36	18	29	122
01:00 - 02:00	13	19	17	15	64
02:00 - 03:00	11	11	7	8	37
03:00 - 04:00	6	17	10	21	54
04:00 - 05:00	13	12	31	38	94
05:00 - 06:00	47	63	127	161	398
06:00 - 07:00	167	301	388	498	1354
07:00 - 08:00	421	556	633	684	2294
08:00 - 09:00	605	613	633	623	2474
09:00 - 10:00	598	560	562	591	2311
10:00 - 11:00	554	530	567	557	2208
11:00 - 12:00	576	593	654	590	2413
12:00 - 13:00	619	655	659	675	2608
13:00 - 14:00	627	535	636	631	2429
14:00 - 15:00	599	609	615	588	2411
15:00 - 16:00	647	643	708	704	2702
16:00 - 17:00	722	704	740	719	2885
17:00 - 18:00	713	706	671	561	2651
18:00 - 19:00	529	453	424	384	1790
19:00 - 20:00	332	317	275	311	1235
20:00 - 21:00	297	256	232	195	980
21:00 - 22:00	187	141	163	121	612
22:00 - 23:00	121	93	83	87	384
23:00 - 24:00	52	62	44	56	214
TOTAL					34724

Location Info	
Location ID	130_EB
Type	I-SECTION
Functional Class	-
Located On	Bonita Bch
EAST OF	Race Track Rd
Direction	EB
Community	-
MPO_ID	
HPMS ID	
Agency	Lee County

Count Data Info	
Start Date	8/27/2020
End Date	8/28/2020
Start Time	12:00 AM
End Time	12:00 AM
Direction	EB
Notes	
Count Source	
File Name	DataQuery_2020-01-08T09-20-34_SSM HD.txt
Weather	
Study	
Owner	LeeAuto
QC Status	Accepted

Interval: 15 mins						
Time	15 Min				Hourly Count	
	1st	2nd	3rd	4th		
00:00 - 01:00	18	17	9	14	58	
01:00 - 02:00	5	13	11	12	41	
02:00 - 03:00	6	8	2	6	22	
03:00 - 04:00	4	8	8	10	30	
04:00 - 05:00	7	5	14	16	42	
05:00 - 06:00	16	30	54	58	158	
06:00 - 07:00	60	100	133	145	438	
07:00 - 08:00	155	210	254	235	854	
08:00 - 09:00	228	212	236	206	882	
09:00 - 10:00	232	236	228	258	954	
10:00 - 11:00	257	253	246	240	996	
11:00 - 12:00	271	318	335	288	1212	
12:00 - 13:00	292	345	351	340	1328	
13:00 - 14:00	330	280	315	307	1232	
14:00 - 15:00	344	344	340	310	1338	
15:00 - 16:00	387	366	438	412	1603	
16:00 - 17:00	457	435	457	436	1785	
17:00 - 18:00	478	444	421	328	1671	
18:00 - 19:00	306	261	229	223	1019	
19:00 - 20:00	188	184	132	175	679	
20:00 - 21:00	180	140	136	109	565	
21:00 - 22:00	118	86	104	59	367	
22:00 - 23:00	75	57	49	53	234	
23:00 - 24:00	29	34	25	32	120	
TOTAL					17628	

Location Info	
Location ID	130_WB
Type	I-SECTION
Functional Class	-
Located On	Bonita Bch
EAST OF	Race Track Rd
Direction	WB
Community	-
MPO_ID	
HPMS ID	
Agency	Lee County

Count Data Info	
Start Date	8/27/2020
End Date	8/28/2020
Start Time	12:00 AM
End Time	12:00 AM
Direction	WB
Notes	
Count Source	
File Name	DataQuery_2020-01-08T09-20-34_SSM HD.txt
Weather	
Study	
Owner	LeeAuto
QC Status	Accepted

Interval: 15 mins					
Time	15 Min				Hourly Count
	1st	2nd	3rd	4th	
00:00 - 01:00	21	19	9	15	64
01:00 - 02:00	8	6	6	3	23
02:00 - 03:00	5	3	5	2	15
03:00 - 04:00	2	9	2	11	24
04:00 - 05:00	6	7	17	22	52
05:00 - 06:00	31	33	73	103	240
06:00 - 07:00	107	201	255	353	916
07:00 - 08:00	266	346	379	449	1440
08:00 - 09:00	377	401	397	417	1592
09:00 - 10:00	366	324	334	333	1357
10:00 - 11:00	297	277	321	317	1212
11:00 - 12:00	305	275	319	302	1201
12:00 - 13:00	327	310	308	335	1280
13:00 - 14:00	297	255	321	324	1197
14:00 - 15:00	255	265	275	278	1073
15:00 - 16:00	260	277	270	292	1099
16:00 - 17:00	265	269	283	283	1100
17:00 - 18:00	235	262	250	233	980
18:00 - 19:00	223	192	195	161	771
19:00 - 20:00	144	133	143	136	556
20:00 - 21:00	117	116	96	86	415
21:00 - 22:00	69	55	59	62	245
22:00 - 23:00	46	36	34	34	150
23:00 - 24:00	23	28	19	24	94
TOTAL					17096

TRIP GENERATION EQUATIONS

Bowling Alley (437)

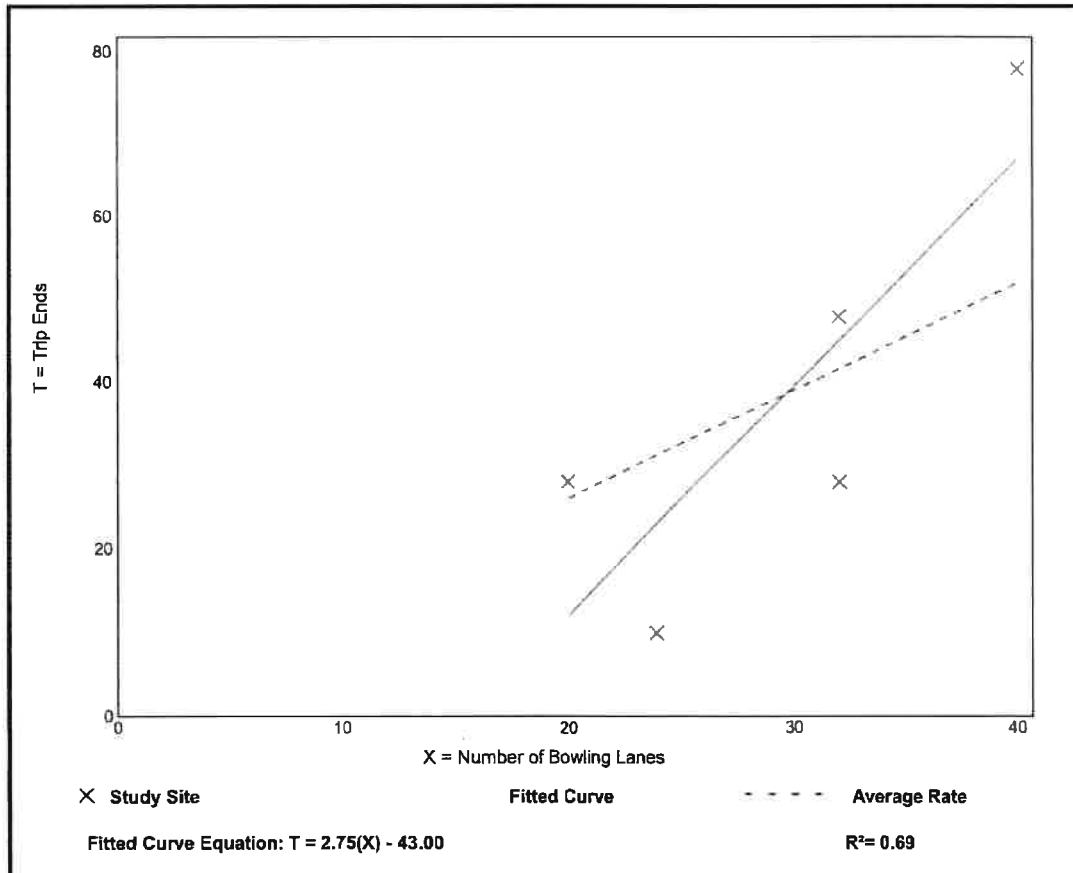
Vehicle Trip Ends vs: Bowling Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. Num. of Bowling Lanes: 30
 Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Bowling Lane

Average Rate	Range of Rates	Standard Deviation
1.30	0.42 - 1.95	0.60

Data Plot and Equation

Caution – Small Sample Size



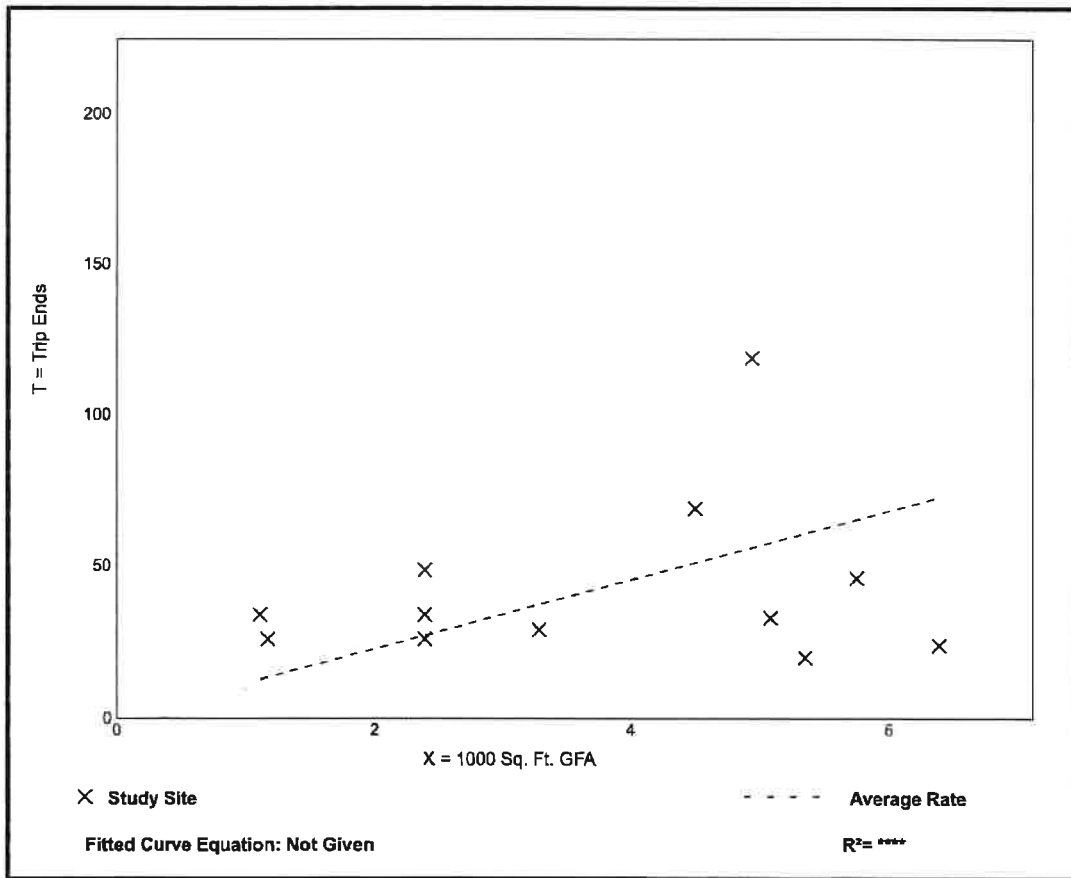
Drinking Place (925)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 12
 1000 Sq. Ft. GFA: 4
 Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.36	3.74 - 30.09	7.81

Data Plot and Equation





950 Encore Way • Naples, Florida 34110 • Phone 239.254.2000 • Fax: 239.254.2099

September 9, 2021

Mike Fiigon, II, Senior Planner
City of Bonita Springs – Dept. of Community Development
9220 Bonita Beach Road, Suite 111
Bonita Beach, FL 34135

**Re: Sports Challenge - Planned Development Amendment
PD21-82898-BOS
HM File No. 2017.073A**

Dear Mr. Fiigon:

As a follow-up to our resubmittal dated 9-8-2021, we enclosed five (5) copies of the Traffic Impact Statement along with a flash drive of same.

If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, INC.

A handwritten signature in blue ink, appearing to read 'Paula N. C. McMichael'.

Paula N. C. McMichael, AICP
Vice President, Planning Services
PNCM/sek

cc: Isadore Havenick w/enclosures
George W. Powell, Jr., Esquire w/enclosures
Rick Brylanski, P.E. w/enclosures



October 12, 2021

Ms. Paula C. McMichael, AICP
Hole Montes, Inc.
950 Encore Way
Naples, Florida 34110

Re: Sports Challenge Planned Development – PD21-82989-BOS

Dear Ms. McMichael:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development amendment request. Additional support documentation is required for the Application to be deemed complete. Please provide comments for each requirement not satisfied on the attached checklist.

Please submit the aforementioned items in order for the City to process your Application effectively. If the requested items are not provided within sixty (60) calendar days of the date of this letter, this Application will be considered **withdrawn**.

Please feel free to contact me if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Derek Rooney, City Attorney
Brent Spain, Theriaque & Spain
Matt Feeny, Public Works
John Dulmer, AICP, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Sam Vincent, City Architect
Pakorn Sutitarnnontr, Lee County Transportation
Cynthia Vargas, Administrative Assistant
PD Files

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Amy Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

BONITA SPRINGS Planning and Zoning

Sufficiency Comments:

1. LDC Section 4-899(b)(3)(a) requires any site that is overparked by more than 15% of the required rate to obtain a special exception for the excess spaces. It is Staff's recommendation to either submit the necessary special exception application, or, alternatively, request a deviation from the section and provide a justification.

Substantive Comments:

1. Staff still has concerns regarding the hitting of golf balls towards Bonita Beach Road.

Please contact: Mike Fiigon II, Senior Planner
Phone: 239.444.6151
E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Engineering

Substantive Comments:

1. Please note that based upon the outcome of the traffic monitoring analysis (further elaborated in the traffic comments below), additional improvements may be required as part of the local development order process.

Please contact: Stuart Smith, Senior Engineer
Phone: 239.444.6164
E-mail: ssmith@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Sufficiency Comments:

1. The topographic map is not at the same scale as the Master Concept Plan (MCP) as previously requested. The MCP scale is 1" = 50' and the Topographic Map exhibit is 1" = 200'.

Substantive Comments:

1. Note: The local chapter of the Florida Native Plant Society interested in the rare plants does hold liability insurance. It currently has a contract with Lee County to restore gopher tortoise habitat on County preserve lands. Due to the varying seasons of plants/seeds, prompt/timely coordination is desired as much as possible.

Please contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6142
Email: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped/Multimodal

Sufficiency Comments:

1. The Applicant is being placed on notice that the Bonita Beach Road Corridor fronting its proposed project is designated by the City of Bonita Springs Bicycle and Pedestrian Master Plan (PATH) as the future home of multimodal facilities, including sidewalks, multiuse pathways/trails and corresponding amenities, furnishings, buffering, and respite areas as appropriate. As such, the project will be subject to the City's requirements for the construction and/or provision thereof all required bicycle facilities and pedestrian facilities specified by Code.

Substantive Comments:

1. At time of development order, the Applicant shall provide a fee-in-lieu payment for, or construct, the required bicycle, pedestrian, and complete streets facility improvements to Bonita Beach Road (10'-12' Multi-Use Path, 6'-8' Sidewalk, Amenity/Furnishing Zoning and Modality Separation Buffer(s)/Planting Strip(s), etc.) as required by LDC Sections 3-263, 3-302, 3-303, 3-304 and 3-491, The Bonita Beach Road Corridor Design Standards, and The City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as applicable.
2. At time of local development order, all required bicycle and pedestrian facilities must meet or exceed the specifications set forth in LDC Sections 3-263, 3-302, 3-303 3-304 and 3-491, The Bonita Beach Road Corridor Design Standards, and The City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as may be amended.

Please contact: Sean Gibbons, Bike-Ped Coordinator
Phone: 239.444.6176
Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Traffic

Substantive Comments:

1. There continues to be disagreement between the Applicant and Staff regarding the sufficiency of the TIS submitted for review. It is Staff's opinion that the proposed uses will be a significant contributor to traffic demands on Race Track Road, including the intersection at Bonita Beach Road. Unfortunately, the ITE Trip Generation Manual has limited data on the types of uses proposed for this site. Nevertheless, it is important for the City to understand the traffic demand

October 12, 2021

Ms. Paula C. McMichael, AICP

PD21-82898-BOS: Sports Challenge Planned Development

Page 4

that the proposed uses will place on Race Track Road so that the appropriate proportionate share of any future improvements can be assessed. Therefore, in the interest of moving this project forward without delay regarding this particular issue, Staff will accept the TIS as sufficient on the condition that the Applicant agrees to install permanent and continuous traffic count monitors on each driveway to the combined Card Room/Sports Challenge site, including the two (2) driveways on Race Track Road and the driveway to the south. The data must be collected continuously in fifteen (15) minute intervals, by direction for both entering and exiting vehicles, twenty-four (24) hours per day, seven (7) days per week for a minimum period of one (1) year beyond the date of final Certificate of Occupancy for the complete site. The traffic count data for each driveway must be stored electronically in separate files indicating the driveway location and the time and date of each fifteen (15) minute count interval. The count data must be submitted in both electronic (Excel or CSV format) and hard copy format to the City within thirty (30) days of the completion of each consecutive three (3) month period. Any gaps in the data will require an extension of the count period sufficient to produce a complete data set as determined by the City Manager or designee.

Please contact: Tom Ross, Traffic Group Leader

Phone: 407.718.5443

E-mail: tom.ross2@jacobs.com

October 15, 2021

Mike Fiigon, II, Senior Planner
City of Bonita Springs – Dept. of Community Development
9220 Bonita Beach Road, Suite 111
Bonita Beach, FL 34135

**Re: Sports Challenge - Planned Development Amendment
PD21-82898-BOS
HM File No. 2017.073A**

Dear Mr. Fiigon:

We are in receipt of the City's comment letter dated October 12, 2021, and offer the following responses, below.

Bonita Springs – Planning and Zoning – Mike Fiigon

Sufficiency Comments:

1. LDC Section 4-899(b)(a) requires any site that is overparked by more than 15% of the required rate to obtain a special exception for the excess spaces. It is Staff's recommendation to either submit the necessary special exception application, or alternatively, request a deviation from the section and provide a justification.

Response: A deviation from LDC Section 4-899(b)(a) has been requested and added to the MCP (Deviation 4).

Substantive Comments:

1. Staff has concerns regarding the hitting of golf balls towards Bonita Beach Road.

Response: The golf hole is a PAR 3 hole approximately 130 yards in length. There will be landscape protection behind the green as well as protective screening at a height of 20' behind the green. The screening running down the hole will increase in height to as high as 40' at the apex where the ball trajectory would be the highest. The concept involves trying to make a hole in one where you pay a fixed entry fee to win a fixed cash prize. This is not a driving range and "woods" will be prohibited from use due to the length of the hole. The orientation is vital as the shot will be made from a location close to the "clubhouse" and players will generally not be going to make a 2nd shot. We do not want people to go to the north end of the property to hit a shot and then must return all the way back to the clubhouse to participate in the next activity or purchase more entries. Safety and Security are a primary concern, and the hole orientation takes both of those into account and has been extensively reviewed.

We recognize staff's concern; however, as previously stated the golf attraction is not a driving range; it is a Par 3 golf hole. When at the hole, patrons will be attempting short distance shots similar to mini-golf facilities. Such facilities are located along major roadways throughout Lee County without issue. The enhanced landscape buffering and fencing proposed adjacent to Bonita Beach Road will further screen the project. No changes to the location of the golf attraction are proposed.

Bonita Springs – Engineering – Stuart Smith

Substantive Comments:

1. Please note that based upon the outcome of the traffic monitoring analysis (further elaborated in the traffic comments below), additional improvements may be required as part of the local development order process.

Response: Acknowledged.

Bonita Springs – Environmental – Laura Gibson

Sufficiency Comments:

1. The Topographic Map is not at the same scale as the Master Concept Plan (MCP) as previously requested. The MCP scale is 1" = 50' and the Topographic Map Exhibit is 1" = 200'.

Response: A revised Topographic Map has been included with this resubmittal.

Substantive Comments:

1. Note: The local chapter of the Florida Native Plant Society interested in the rare plants does not hold liability insurance. It currently has a contract with Lee County to restore gopher tortoise habitat on County-preserved lands. Due to the varying seasons of plants/seeds, prompt/timely coordination is desired as much as possible.

Response: Acknowledged.

Bonita Springs – Bike-Ped/Multimodal – Sean Gibbons

Sufficiency Comments:

1. The Applicant is being placed on notice that the Bonita Beach Road Corridor fronting its proposed project is designated by the City of Bonita Springs Bicycle and Pedestrian Master

Plan (PATH) as the future home of multimodal facilities, including sidewalks, multiuse pathways/trails and corresponding amenities, furnishings, buffering, and respite areas as appropriate. As such, the project will be subject to the City's requirements for the construction and/or provision thereof all required bicycle facilities and pedestrian facilities specified by code.

Response: Acknowledged.

Substantive Comments:

1. At time of development order, the Applicant shall provide a fee-in-lieu payment for, or construct, the required bicycle, pedestrian, and complete streets facility improvements to Bonita Beach Road (10' – 12' Multi-Use Path, 6' – 8' Sidewalk, Amenity/Furnishing Zoning and Modality Separation Buffer(s)/Planting Strip(s), etc.) as required by LDC Sections 3-263, 3-302, 3-303, 3-304, and 3-491, The Bonita Beach Road Corridor Design Standards, and The City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as applicable.

Response: Acknowledged.

2. At the time of local development order, all required bicycle and pedestrian facilities must meet or specifications set forth in LDC Sections 3-263, 3-302, 3-303, 3-304 and 3-491, the Bonita Beach Road Corridor Design Standards, and The City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as may be amended.

Response: Acknowledged.

Bonita Springs – Traffic – Tom Ross

Substantive Comments:

1. There continues to be a disagreement between the Applicant and Staff regarding the sufficiency of the TIS submitted for review. It is Staff's opinion that the proposed uses will be a significant contributor to traffic demands on Race Track Road, including the intersection at Bonita Beach Road. Unfortunately, the ITE Trip Generation Manual has limited data on the types of uses proposed for this site. Nevertheless, it is important for the City to understand the traffic demand that the proposed uses will place on Race Track Road so that the appropriate proportionate share of any future improvements can be assessed. Therefore, in the interest of moving this project forward without delay regarding this particular issue, Staff will accept the TIS as sufficient on the condition that the Applicant agrees to install permanent and continuous traffic count monitors on each driveway to the combined Card Room/Sports Challenge site, including the two (2) driveways on Race

Mike Fiigon, II, Senior Planner
Re: Sports Challenge - Planned Development Amendment
PD21-82898-BOS
HM File No. 2017.073A
October 15, 2021
Page 4

Track Road and the driveway to the south. The data must be collected continuously in fifteen (15) minute intervals, by direction for both entering and exiting vehicles, twenty-four (24) hours per day, seven (7) days per week for a minimum of one (1) year beyond the date of final Certificate of Occupancy for the complete site. The traffic count data for each driveway must be stored electronically in separate files indicating the driveway location and the time and date of each fifteen (15) minute count interval. The count data must be submitted in both electronic (Excel or CSV format) and hard copy format to the City within (30) days of the completion of each consecutive three (3) month period. Any gaps in the data will require an extension of the count period sufficient to produce a complete data set as determined by the City Manager or designee.

Response: The applicant will accept the traffic monitoring condition.

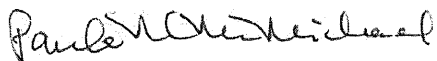
We enclose five (5) sets of the following:

- Response Letter (this is the Response Letter);
- IV-E-2, Master Concept Plan (revised).
- IV-H, Schedule of Deviations and Justifications (revised); and
- Topographic Map (revised);

If you have any questions, please don't hesitate to contact us.

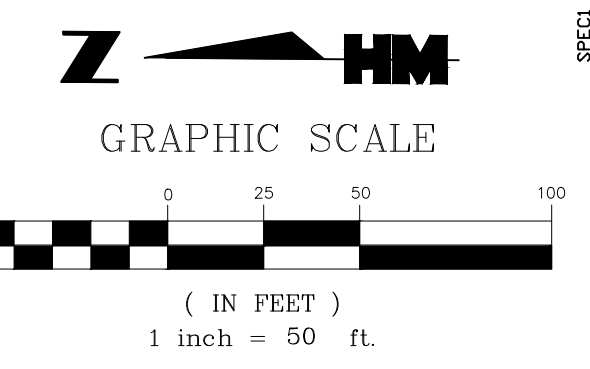
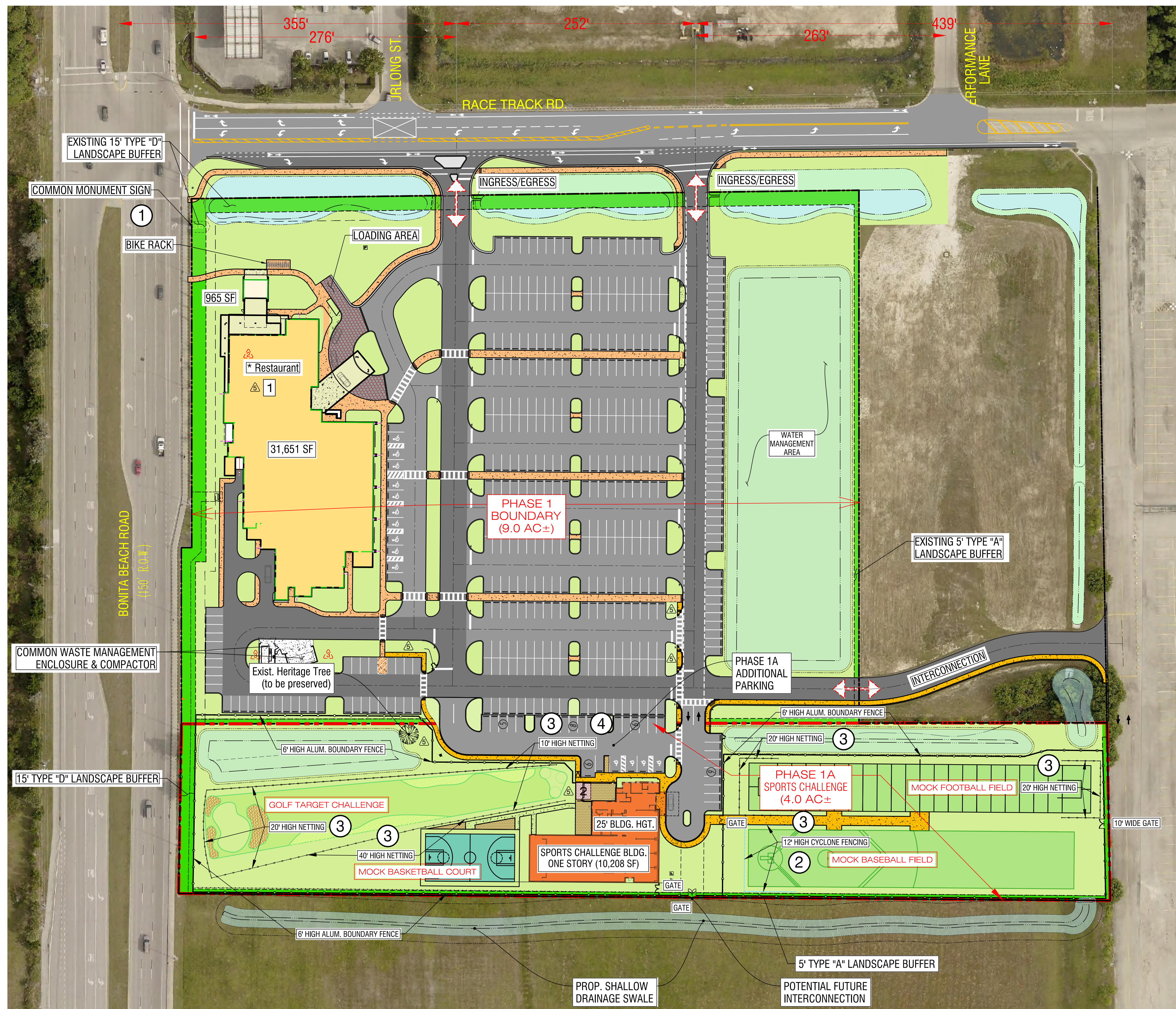
Very truly yours,

HOLE MONTES, INC.



Paula N. C. McMichael, AICP
Vice President, Planning Services
PNCM/sek

cc: Isadore Havenick w/enclosures
George W. Powell, Jr., Esquire w/enclosures
Rick Brylanski, P.E. w/enclosures



PROJECT SUMMARY

1. PARCEL DATA:
 Project Size (PHASE 1 and PHASE 1A): 13.0 AC±
 Future Land Use: General Commercial
 Existing Zoning: C.P.D.
 Existing Land Use: Bonita Springs Card Room - Undeveloped

2. REQUEST:
 C.P.D. Amendment

3. ADJACENT PROPERTY LAND USE / ZONING:

ZONING	USE
North CPD	Bonita Beach Rd., Vacant / Undeveloped
East C1-A	Race Track Rd., RaceTrac Gas Station (north) Vacant / Undeveloped (south)
South CPD	Parking Lot (Naples - Fort Myers Greyhound Track)
West CPD	Vacant / Undeveloped (Naples - Fort Myers Greyhound Track)

4. CONCEPTUAL LAND USE BREAKDOWN:

Existing Commercial Building	0.73 AC
Existing Parking	4.44 AC
Proposed Building	0.24 AC
Proposed Parking	0.59 AC
Open Space / Green Areas / Water Management	7.00 AC
TOTAL PROJECT AREA	13.0 AC±

5. CONCEPTUAL OPEN SPACE:

Open Space Required:
 Commercial Development: 13.0 AC x 0.2 = 2.60 AC
 Open Space Provided (min.): 2.60 AC±

6. INDIGENOUS OPEN SPACE:
 There is no existing native vegetation within the CPD. No preserve is required.

7. PROPERTY DEVELOPMENT REGULATIONS:

Minimum Setbacks:

Street	25'
Side	20'
Rear	20'
Building Separation	One-half the sum of the building heights, 20' min.
Maximum Building Height:	30' / One Story
Maximum Netting Height	40' / 20' at closest point to Bonita Beach Rd. (setback 25')

The minimum lot area, width, and depth are as depicted on the MCP for the entire subject property. No division or lot splits can be granted for this development unless the planned development is amended to provide alternative property development regulations.

8. PARKING:

Required parking:	Provided parking:
Existing Phase 1 - 253 spaces	Existing Phase 1 - 411 spaces
Phase 1A - 119 spaces	Phase 1A - 35 spaces
TOTAL Req'd - 372 spaces	TOTAL Provided - 446 spaces

9. PUBLIC TRANSPORTATION:
 There is no LeeTran Service within a quarter of a mile.

10. LANDSCAPE BUFFERS:
 For details refer to Landscape Betterment Plan.

11. DEVIATIONS:

- 1) Deviation from LDC 6-39(c)(2) Nonconforming signs
- 2) Deviation from LDC 4-1467(b)(2)b.1. prohibiting chain link fence
- 3) Deviation from LDC 4-1467(b)(2)b.3. fence heights in commercial areas
- 4) Deviation from LDC Section 4-899(b)(3)a., Parking requirements

***NOTE:**

- 1 Consumption on Premises, associated with the Restaurant (Group III), the outdoor seating area connected to the Restaurant and proposed Phase 1A Sports Challenge building.
- 2 Consumption on Premises associated with the recreation facilities, Group IV, including outdoor sitting areas.

NUMBER	REVISIONS	DATE
1	CPD AMENDMENT #1 - REV. PER DCD ZD REVIEW COMMENTS	08/18/2021
2	CPD AMENDMENT #1	07/12/2021
3	REVISION PER CITY COMMENTS	08/12/2019
4	REVISION PER CITY COMMENTS	05/26/2019
5	REVISION PER CITY COMMENTS	03/26/2019

NAPLES - FORT MYERS
 GREYHOUND RACING AND POKER
 BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1"=50'

H M
HOLEMONTES
 ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS

6200 Whiskey Creek Drive
 Fort Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

BONITA SPRING CARD ROOM EXPANSION
 SPORTS CHALLENGE - MASTER SITE PLAN
EXHIBIT IV-E-2

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:	CAD FILE NAME:	DRAWING NO.:
RICHARD E. BRYLANSKI, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #42339 DATE	IV-E-2	1490
	PROJECT NO.:	SHEET NO.:
	2017073X	

C:\Users\VALENTI\OneDrive\Desktop\Projects\Local\13488\MPR-DM IV-E-2.dwg (DWG) 10/14/2021 11:29am

Exhibit IV-H
Fort Myers Corp CPD Amendment
Schedule of Deviations & Justifications

1. No changes requested.
2. Deviation (2) seeks relief from LDC Section 4-1467(b)(2)b.1., *Location and height of fences and walls other than residential project fences*, which prohibits chain link fences, to allow for cyclone (chain link) fencing around a portion of the baseball field as located on the MCP.

Justification: Cyclone fencing is typical to baseball facilities as it is easy to maintain and durable enough to withstand errant baseballs. The proposed fencing is internal to the site and will be screened by the proposed perimeter buffering, which includes a 6' fence. The location of the fence ($\pm 604'$ south of Bonita Beach Road and $\pm 674'$ west of Race Track Road) and enhanced perimeter buffers assures that the cyclone fence will be adequately screened and will not be visible from Bonita Beach Road.

3. Deviation (3) seeks relief from LDC Section 4-1467(b)(2)b.3., *Location and height of fences and walls other than residential project fences*, which requires that fences and walls in commercial areas not exceed six feet in height, to allow for netting around the golf green at a maximum height of 40'; football field netting at a maximum height of 20'; and baseball field fencing at a maximum height of 12'.

Justification: The type of protective fencing and netting proposed is typical to athletic facilities and necessary to protect patrons of the facility. Only the top portion of the golf court netting will be visible from Bonita Beach Road; the remainder of the fencing will be interior to the site and not visible from Bonita Beach Road. The golf court netting tapers in height, from 10' at the hole, to 40' near the middle of the hole, to 20' at closest point to Bonita Beach Road (the netting is setback 25'). An enhanced landscape buffer with a 6' opaque wall adjacent to Bonita Beach Road will provide additional visual screening of the netting. The netting is $\pm 613'$ from the intersection of Bonita Beach Road and Race Track Road, so it does not interfere with vehicle visibility requirements.

4. Deviation (4) seeks relief from LDC Section 4-899(b)(3)a., *Parking requirements*, which limits maximum parking spaces to no more than 15 percent more than the minimum required, to allow for maximum parking spaces 20 percent more than the minimum required.

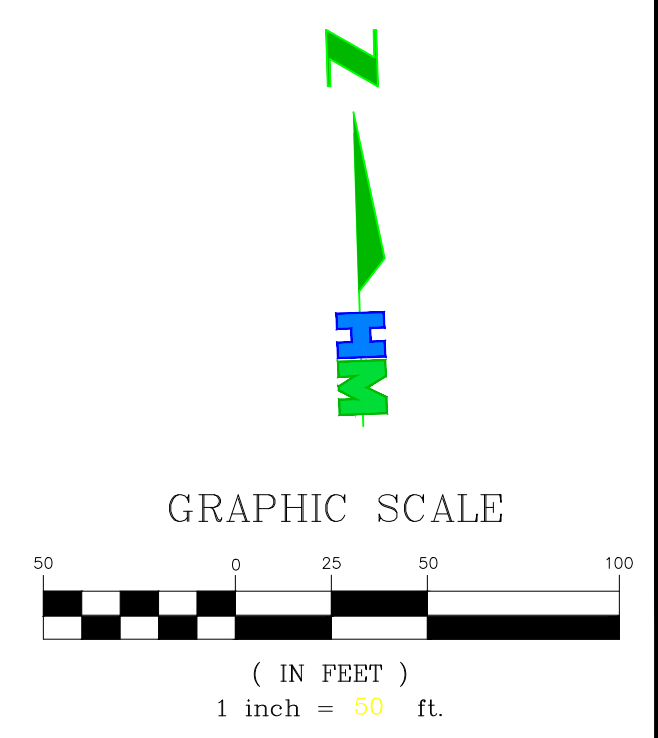
Justification: The Sports Challenge facility is a unique combination of uses, so there is no exact precedent to rely on when calculating trip generation and parking demand. The trip generation estimation for the facility was completed using the ITE Trip Generation Manual for the bar area and bowling/virtual reality area (as the manual provides information on these uses). The trips associated with the outdoor sports uses were based on expected attendance and an assumed vehicle occupancy. Additionally, parking requirements

established in the LDC assume that the proposed athletic uses are full size sports facilities and aren't fully comparable in size and nature to the Sports Challenge facility. Due to this disconnect and the assumptions made to calculate trip generation, the site plan was designed to provide extra parking to guarantee that demand will be met. Since this is the first phase of a multi-phase project, and shared parking is already being utilized with the existing card room, future development will continue to be designed to make use of existing parking facilities whenever possible to avoid overparking.

BONITA BEACH ROAD S.E.

SITE BENCHMARK
1115-22-A3
11.1 ELEV = 11.06
MSND

MSND LB1772



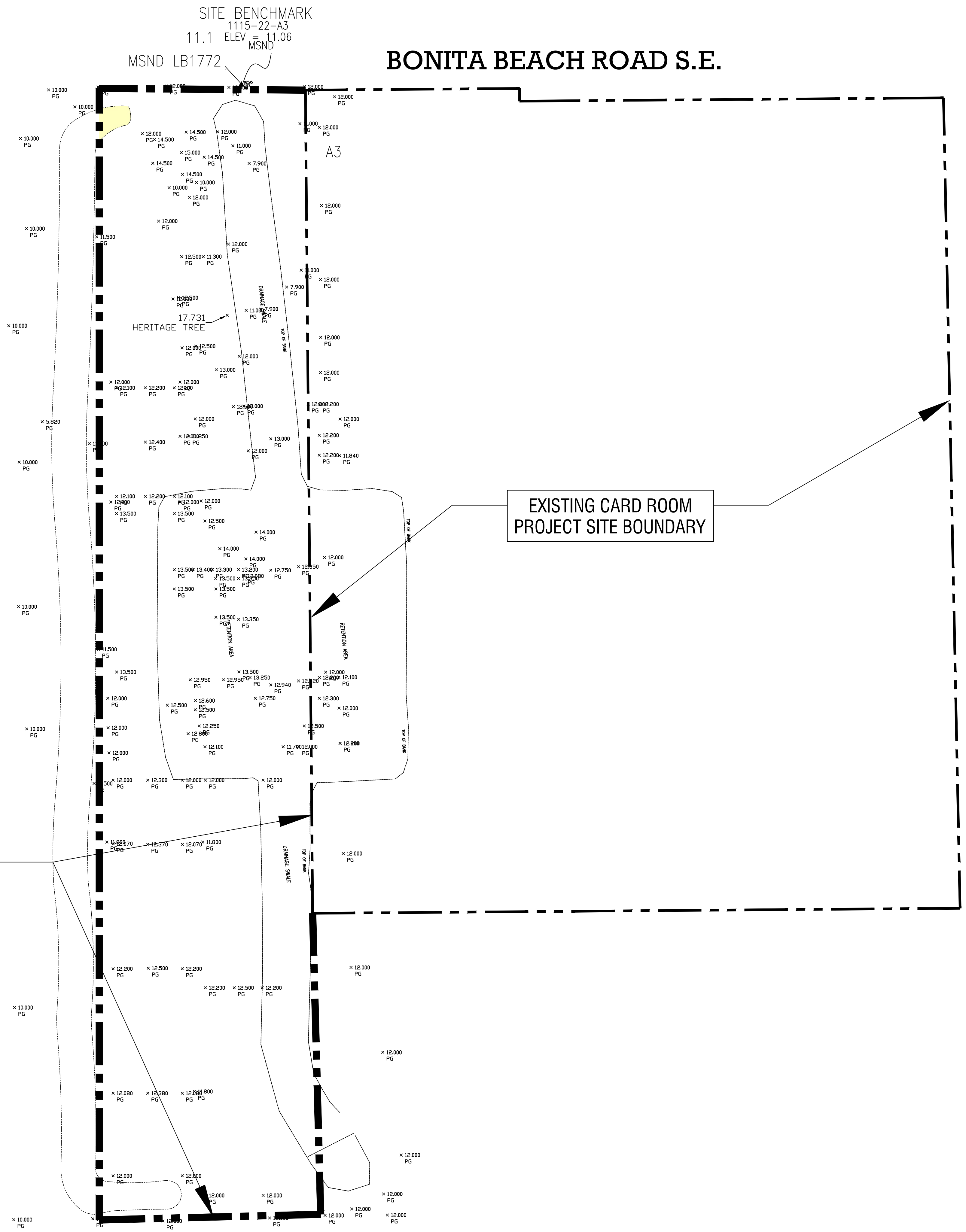
FURLONG ST.

RACETRACK RD.

PERFORMANCE LN.

EXISTING CARD ROOM
PROJECT SITE BOUNDARY

EXPANSION PROJECT
SITE BOUNDARY
(4.11 AC±)



REVISIONS	NUMBER	DATE

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:

RICHARD E. BRYLANSKI, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #12429
DATE: _____

6200 Whiskey Creek Drive
Fort Myers, FL, 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

HOLEMONTES
ENGINEERS LANDSCAPE ARCHITECTS PLANNERS SURVEYORS

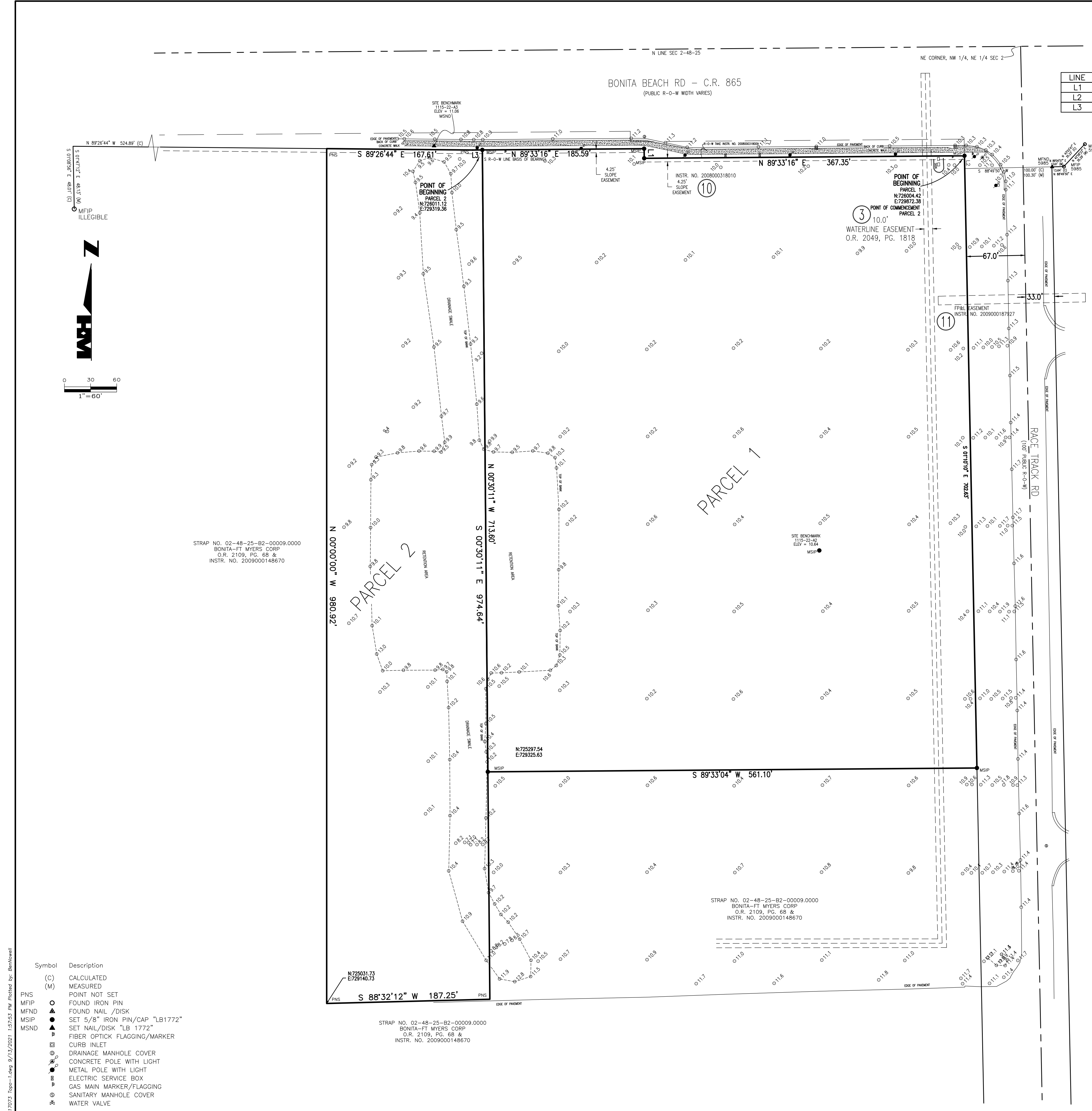
DESIGNED BY	DATE	CHECKED BY	DATE

VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1"=10'

SITE TOPO MAP

NAPLES-FORT MYERS
GREYHOUND RACE & POKER
SPORTS CHALLENGE EXPANSION
BONITA SPRINGS, FLORIDA

CAD FILE NAME: 17073X.TOP0
DRAWING NO.: 1490
PROJECT NO.: 2017073X
SHEET



LINE	BEARING	DISTANCE
L1	S 00°26'44" E	11.00'
L2	N 01°10'10" W	14.66'
L3	N 89°33'16" E	11.03'

STRAP NO. 02-48-25-B2-00009.0000
 BONITA-FT MYERS CORP
 O.R. 2109, PG. 68 &
 INSTR. NO. 2009000148670

STRAP NO. 02-48-25-B2-00009.0000
 BONITA-FT MYERS CORP
 O.R. 2109, PG. 68 &
 INSTR. NO. 2009000148670

LEGAL DESCRIPTION

PARCEL 1
 A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RACE TRACK RD S01°10'10"E FOR A DISTANCE OF 702.63 FEET; THENCE RUN S89°33'04"W FOR A DISTANCE OF 561.10 FEET; THENCE RUN N00°30'11"W FOR A DISTANCE OF 713.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING CALLS ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN N89°33'16"E FOR A DISTANCE OF 185.59 FEET; THENCE RUN S00°26'44"E FOR A DISTANCE OF 11.00 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 367.35 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.0 ACRES, MORE OR LESS.

PARCEL 2
 A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE COURSES ALONG THE SOUTH R-O-W LINE OF SAID BONITA BEACH RD; 1) THENCE RUN S89°33'16"W FOR A DISTANCE OF 367.35 FEET; 2) THENCE RUN N00°26'44"W FOR A DISTANCE OF 11.00 FEET; 3) THENCE RUN S89°33'16"W FOR A DISTANCE OF 185.59 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S00°30'11"E FOR A DISTANCE OF 974.64 FEET; THENCE RUN S88°32'12"W FOR A DISTANCE OF 187.25 FEET; THENCE RUN N00°00'00"W FOR A DISTANCE OF 980.92 FEET TO A POINT ON THE SOUTH R-O-W LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING CALLS ALONG THE SOUTH R-O-W LINE OF SAID BONITA BEACH RD; THENCE RUN S89°26'44"E FOR A DISTANCE OF 167.61 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 11.03 FEET, TO THE POINT OF BEGINNING, CONTAINING 178831.30 SQUARE FEET OR 4.1 ACRES, MORE OR LESS.

NOTES:

THE FOLLOWING ITEMS LISTED AS ENCUMBRANCES ON THE PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY HAVE AN ORDER NO. 7405016, BASED ON A SEARCH DATED 12/10/2018 8:00 AM, HAVE BEEN REVIEWED AS FOLLOWS:

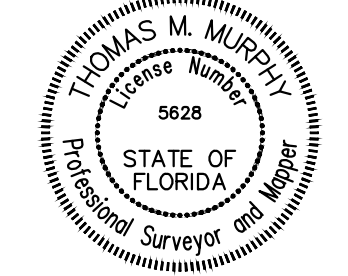
- FLORIDA POWER & LIGHT EASEMENT, O.R. BOOK 1322, PG. 1810, DOES NOT FALL ON THIS PROPERTY.
- EASEMENT, O.R. 1108, PG. 733 DOES NOT FALL ON THIS PROPERTY.
- EASEMENT, O.R. 2049, PG. 1818 FALLS ON THIS PROPERTY AS SHOWN HEREON.
- EASEMENT, O.R. 826, PG. 360 DOES NOT FALL ON THIS PROPERTY.
- FLORIDA POWER & LIGHT EASEMENT, O.R. 1694, PG. 4185 DOES NOT FALL ON THIS PROPERTY.
- OIL & MINERAL RIGHTS, DEED BOOK 212, PG. 100, DEED BOOK 213, PG. 542, O.R. 231, PG. 746, O.R. BOOK 275, PG. 729, O.R. BOOK 884, PGS. 1555, O.R. 1458, PG. 1856, O.R. BOOK 1589, PG. 1672M O.R. BOOK 2070, PG. 17, O.R. 2070, PGS. 95 & INSTR. NO. 2010000182256 DO NOT FALL ON THIS PROPERTY.
- UNRECORDED CROSS-INDEMNITIES AGREEMENTS HAVE NOT BEEN PROVIDED.
- UTILITY EASEMENT, O.R. 2470, PG. 827 DOES NOT FALL ON THIS PROPERTY.
- THIS PROPERTY FALLS WITHIN, COVENANT OF UNIFIED CONTROL, O.R. 2909, PG. 3831, BLANKET IN NATURE.
- SLOPE EASEMENT, INSTR. NO. 2008000318010 FALLS ON THIS PROPERTY AS SHOWN HEREON.
- FLORIDA POWER & LIGHT EASEMENT, INSTR. NO. 2009000187827 FALLS ON THIS PROPERTY AS SHOWN HEREON.
- THIS PROPERTY FALLS WITHIN DEV. ORDER INSTR. NO. 201200225653, BLANKET IN NATURE.

NOTES:

STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.
 BEARINGS SHOWN HEREON REFER TO SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH ROAD, AS RECORDED IN INSTRUMENT NO. 2008000318009 AS BEING N 89°33'16" E
 ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 SITE BENCHMARKS: BM 1115-22-A2, SET IRON PIN AND CAP, LB 1772, ELEV 10.64
 BM 1115-22-A3, SET NAIL AND DISC, LB 1172, ELEV 11.06
 THIS SURVEY WAS SURVEYED UNDER MY DIRECTION ON 4/2/2019.
 THIS PROPERTY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 CERTIFIED TO: BONITA - FORT MYERS CORPORATION

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA



Symbol	Description
(C)	CALCULATED
(M)	MEASURED
PNS	POINT NOT SET
MFIP	FOUND IRON PIN
MFND	FOUND NAIL /DISK
MSIP	SET 5/8" IRON PIN/CAP "LB1772"
MSND	SET NAIL/DISK "LB 1772"
⦿	FIBER OPTIC FLAGGING/MARKER
⊞	CURB INLET
⊙	DRAINAGE MANHOLE COVER
⊞	CONCRETE POLE WITH LIGHT
⊙	METAL POLE WITH LIGHT
⊞	ELECTRIC SERVICE BOX
⊞	GAS MAIN MARKER/FLAGGING
⊙	SANITARY MANHOLE COVER
⊞	WATER VALVE

BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHIEF: AT	DATE: 4/2/19
	DRAWN BY: BEN	DATE: 4/19
	SHEET: 1	OF SHEET: 1
	SEC-TWN-RGE: 2-48-25	

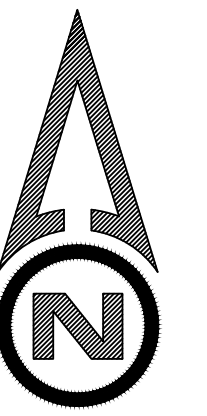


6200 Whiskey Creek Dr.
 Ft. Myers, FL 33919
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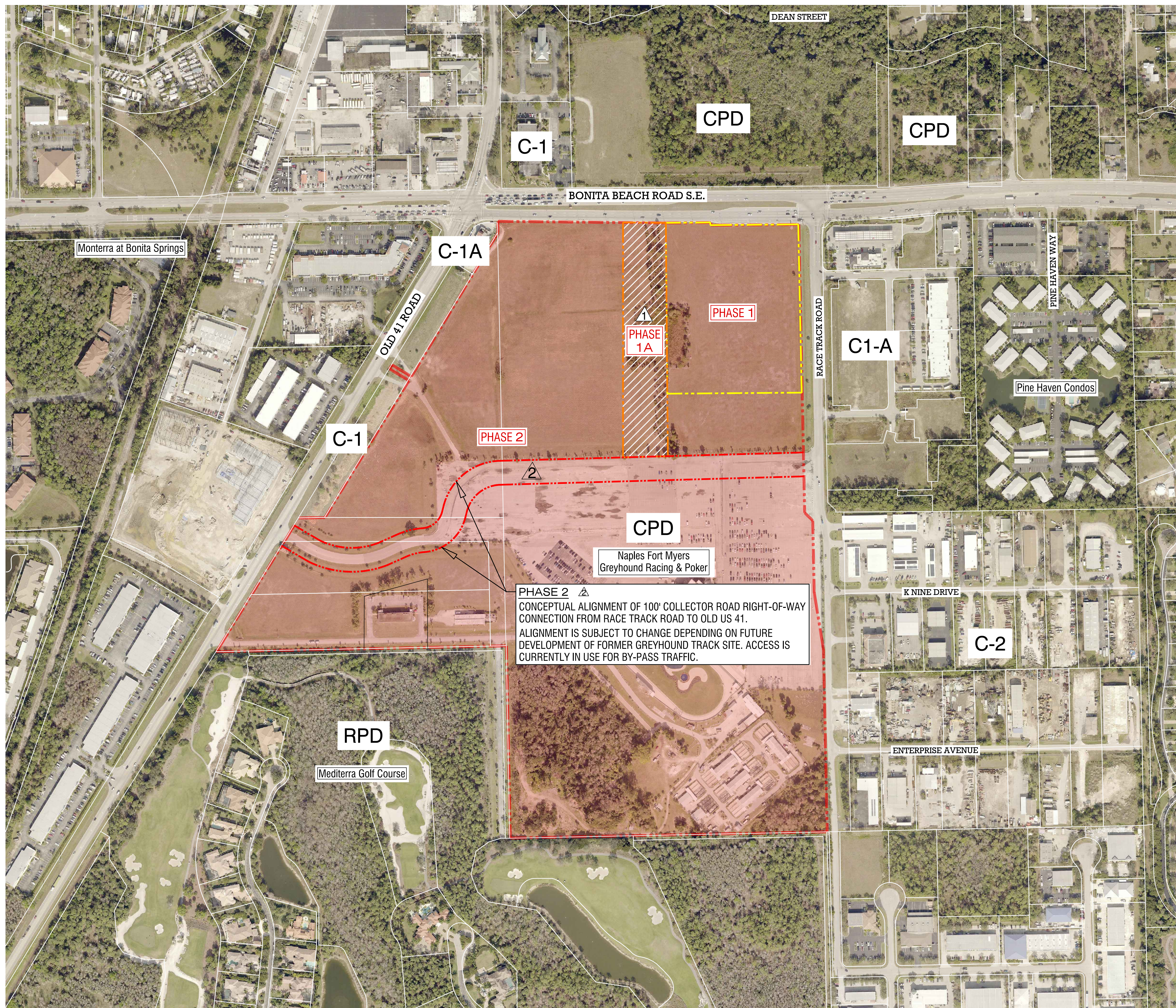
**POKER ROOM & SPORTS CHALLENGE
 NAPLES FT MYERS DOG TRACK**

DRAWING NO. H-950-1
PROJECT NO. 17.073
FILE NAME: 17073_topo-1.dwg

H:\2017\17073\17073\BOUNDARY\17073_Topos-1.dwg 9/13/2021 1:57:53 PM Plotted by: BenMontes



SCALE: 1" = 200'



PHASE 2

CONCEPTUAL ALIGNMENT OF 100' COLLECTOR ROAD RIGHT-OF-WAY CONNECTION FROM RACE TRACK ROAD TO OLD US 41. ALIGNMENT IS SUBJECT TO CHANGE DEPENDING ON FUTURE DEVELOPMENT OF FORMER GREYHOUND TRACK SITE. ACCESS IS CURRENTLY IN USE FOR BY-PASS TRAFFIC.

- LEGEND:**
- PROPERTY LINE
 - CPD Commercial PD
 - CPD AMENDMENT #1 BONITA SPRINGS CARD ROOM EXPANSION

C:\Users\VALENTI\OneDrive\Work\Temp\MapData\15844\DWG\11-E-3.dwg 22 Nov 04, 2021 11:48am

NUMBER	REVISIONS	DATE
1	REVISION PER ZONING REVIEW - ADDED THIS EXHIBIT	11/04/2021
2	CPD AMENDMENT #1	07/12/2021

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY VZ	11/04/2021
CHECKED BY REB	11/04/2021
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=200'

H M
HOLEMONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

RACETRACK ROAD - OLD US 41 RIGHT-OF-WAY ALIGNMENT
AERIAL - LEE COUNTY, 2021
EXHIBIT IV-E-3

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME:	DRAWING NO.:
RICHARD E. BRYLANSKI, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #42339 DATE _____	IV-E-3	DRAWNUM
	PROJECT NO.:	SHEET NO.:
	2017073X	



November 23, 2021

Mike Fiigon, II, Senior Planner
City of Bonita Springs – Dept. of Community Development
9220 Bonita Beach Road, Suite 111
Bonita Beach, FL 34135

**Re: Sports Challenge - Planned Development Amendment
PD21-82898-BOS
HM File No. 2017.073A**

Dear Mr. Fiigon:

In response to your request, attached please find the following:

- Three (3) copies of Exhibit IV-E-3, Aerial (24" x 36") and (11" x 17");
- One (1) copy of the Neighborhood Meeting Summary; and
- One (1) copy of the PowerPoint Presentation (presented at the Meeting on 11-22-2021).

If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, INC.

Paula N. C. McMichael, AICP
Vice President, Planning Services
PNCM/sek



November 30, 2021

Mike Fiigon, II, Senior Planner
City of Bonita Springs – Dept. of Community Development
9220 Bonita Beach Road, Suite 111
Bonita Beach, FL 34135

**Re: Sports Challenge - Planned Development Amendment
PD21-82898-BOS
HM File No. 2017.073A**

Dear Mr. Fiigon:

Enclosed is a flash drive with the following:

- Three (3) copies of Exhibit IV-E-3, Aerial (24" x 36") and (11" x 17");
- One (1) copy of the Neighborhood Meeting Summary; and
- One (1) copy of the PowerPoint Presentation (presented at the Meeting on 11-22-2021).

If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, INC.

Paula N. C. McMichael, AICP
Vice President, Planning Services
PNCM/sek



October 29, 2021

Ms. Paula C. McMichael, AICP
Hole Montes, Inc.
950 Encore Way
Naples, Florida 34110

Re: Sports Challenge Planned Development – PD21-82898-BOS

Dear Ms. McMichael:

The Zoning Division has reviewed the information provided and supplemented for the planned development request referenced above. The application has been found sufficient and the following language is being drafted for the request.

A request to amend the schedule of uses for Phase Two, as described in Bonita Springs Zoning Ordinance 19-02, to include a sports challenge complex, and to add three (3) deviations.

It is the Staff recommendation to resubmit the master concept plan (MCP) and attendant documentation labeled as “Phase Two.”

Please review the proposed language carefully and notify me in writing no later than November 5, 2021, if the above request language is sufficient or if changes are requested.

Please feel free to contact me if you have any questions.

The City of Bonita Springs has adopted standards for neighborhood meetings pursuant to LDC Sec. 4-28. The applicant shall advertise and conduct a post-sufficiency neighborhood meeting within thirty (30) days of the date of sufficiency. A notice of the meeting shall be provided to the City.

The City of Bonita Springs may process invoices for cost recovery services pursuant to LDC Sec. 2-571. Staff will notify the applicant under separate cover when an additional cost recovery deposit is due. Payment shall be provided to avoid delays in the processing of the case and any associated cases.

Costs for notices (\$40.50) and sign posting (\$17.07) are due at time of submittal of post-sufficiency neighborhood meeting items.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Amy Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

October 29, 2021

Ms. Paula C. McMichael, AICP

PD21-82898-BOS: Sports Challenge Planned Development

Page 2

Copy:

Derek Rooney, City Attorney

Brent Spain, Theriaque & Spain

Matt Feeney, Public Works

John Dulmer, AICP, Community Development Director

Jacqueline Genson, Planning & Zoning Manager

Jay Sweet, AICP, PSM, City Surveyor

Laura Gibson, Senior Environmental Specialist

Sean Gibbons, Bike-Ped Coordinator

Stuart Smith, Development Engineer

Tom Ross, Transportation Engineer

Sam Vincent, City Architect

Pakorn Sutitaranontr, Lee County Transportation

Cynthia Vargas, Administrative Assistant

PD Files



AFFIDAVIT OF POSTING NOTICE

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

INSTRUCTIONS

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- a. Signs for case # PD21-82898-BOS must be posted by November 30, 2021.
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.
- c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.
- f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

STATE OF FLORIDA
COUNTY OF LEE Collier

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Paula W. A. McMichael
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 4-
229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN
THE ZONING APPLICATION REFERENCED BELOW:

Paula W. A. McMichael
SIGNATURE OF APPLICANT OR AGENT

Paula McMichael
NAME (TYPED OR PRINTED)

980 Encore Way
ST. OR P.O. BOX

Naples FL 34110
CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE Collier

The foregoing instrument was sworn to and subscribed before me this 30 day of November, 2021,
by Paula W. A. McMichael, personally known to me or who produced
_____ as identification and who did/did not take oath.



Stephanie Karol
Signature of Notary Public

Stephanie Karol
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)



APPLICANT: BONITA SPRINGS CORPORATION
ACTION REQUESTED:
ZONING ACTION REQUESTED
BONITA SPRINGS
FOR MORE INFORMATION, CONTACT THE CITY ENGINEER AT 941-359-1234



APPLICANT: BONITA ENTERPRISES CORPORATION
 ACTION REQUESTED:
 A REQUEST FOR ZONING ACTION FOR THE SUBJECT PROPERTY IS BEING MADE BY BONITA ENTERPRISES CORPORATION. THE PROPERTY IS CURRENTLY ZONED R-1. THE APPLICANT IS REQUESTING A ZONING CHANGE TO R-10. THE APPLICANT IS REQUESTING A ZONING CHANGE TO R-10. THE APPLICANT IS REQUESTING A ZONING CHANGE TO R-10.

PUBLIC NOTICE
ZONING ACTION REQUESTED

BONITA SPRINGS

PUBLIC HEARINGS WILL BE HELD ON THE DATE AND TIME LISTED BELOW. THE PUBLIC IS INVITED TO ATTEND AND COMMENT ON THE PROPOSED ZONING CHANGE. THE PUBLIC HEARING WILL BE HELD AT THE CITY OF BONITA SPRINGS, 10000 W. STATE ROAD 301, SUITE 100, BONITA SPRINGS, FL 34135. FOR MORE INFORMATION OR TO REQUEST A PUBLIC HEARING, CONTACT THE CITY OF BONITA SPRINGS AT 441-4400. CONTACTS: CITY OF BONITA SPRINGS, 10000 W. STATE ROAD 301, SUITE 100, BONITA SPRINGS, FL 34135. CITY OF BONITA SPRINGS, 10000 W. STATE ROAD 301, SUITE 100, BONITA SPRINGS, FL 34135.



APPLICANT: BONITA STATE WATER COOPERATION
 ACTION REQUESTER: [Redacted]
 APPLICANT IS REQUESTING ZONING ACTION FOR THE PROPOSED PROJECT. THE APPLICANT HAS BEEN ADVISED BY THE ZONING DEPARTMENT THAT THE PROPOSED PROJECT DOES NOT COMPLY WITH THE ZONING REGULATIONS AND AN AMENDMENT TO THE ZONING REGULATIONS IS REQUIRED. THE APPLICANT IS REQUESTING ZONING ACTION TO AMEND THE ZONING REGULATIONS TO ALLOW THE PROPOSED PROJECT TO BE CONSIDERED FOR APPROVAL.

PUBLIC NOTICE
 ZONING ACTION REQUESTED

BONITA SPRINGS
 PUBLIC HEARING NOTICE: THE PUBLIC HEARING WILL BE HELD ON [Redacted] AT [Redacted] O'CLOCK [Redacted] IN THE [Redacted] ROOM OF THE [Redacted] CITY OF BONITA SPRINGS, FLORIDA. THE PUBLIC HEARING WILL BE HELD ON [Redacted] AT [Redacted] O'CLOCK [Redacted] IN THE [Redacted] ROOM OF THE [Redacted] CITY OF BONITA SPRINGS, FLORIDA. THE PUBLIC HEARING WILL BE HELD ON [Redacted] AT [Redacted] O'CLOCK [Redacted] IN THE [Redacted] ROOM OF THE [Redacted] CITY OF BONITA SPRINGS, FLORIDA.

FOR MORE INFORMATION, CONTACT THE ZONING DEPARTMENT AT [Redacted] OR VISIT OUR WEBSITE AT [Redacted].

DATE: [Redacted]
 BY: [Redacted]



Civil Engineers • Land Surveyors • Planners • Landscape Architects

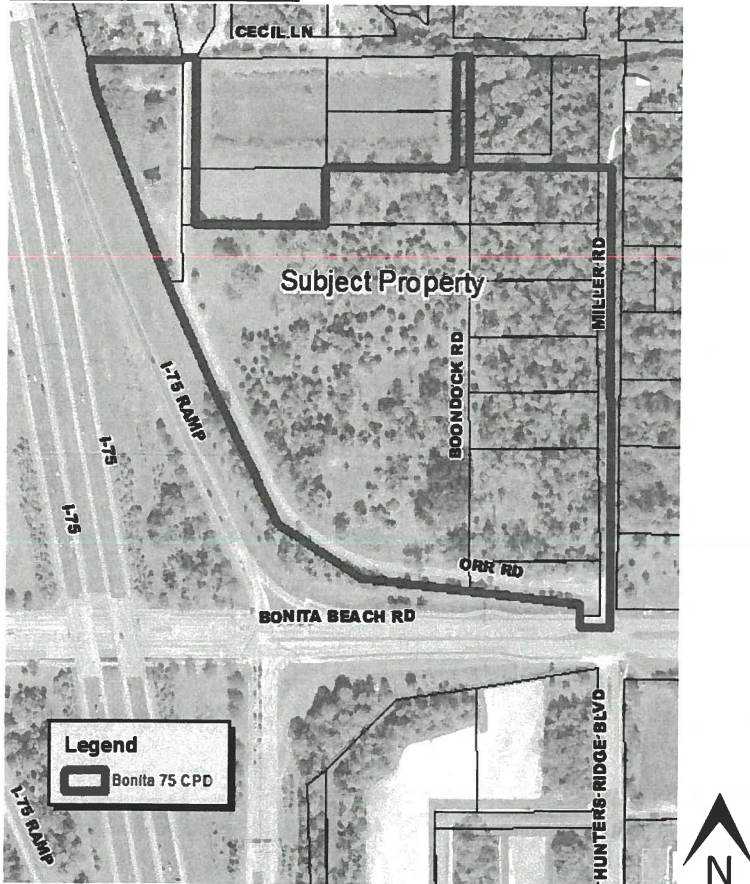
NEIGHBORHOOD INFORMATION MEETING

A neighborhood information meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held Thursday, June 28, 2021, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135.

The neighborhood information meeting will provide general information regarding a proposed Planned Development (PD) amendment application for a project known as the Bonita 75 CPD. The applicant, Madison Capital Group Management, LLC, is requesting an amendment to the Bonita 75 CPD to reduce the commercial square footage and add multi-family residential as a use. The applicant is requesting bonus density units.

The subject property is located on the northeast quadrant of Bonita Beach Road and Interstate 75 (I-75) and is comprised of approximately 21± acres in Section 31, Township 47 South, Range 26 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour, Senior Planning Technician with Q. Grady Minor & Associates, P.A. by email: sumpenhour@gradyminor.com, phone: 239-947-1144, or mail: 3800 Via Del Rey, Bonita Springs, FL 34134. For project information or to participate remotely, please visit our website at gradyminor.com/planning. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.

PROJECT LOCATION MAP



5/11/21 10:41:15

November 1, 2021

**Re: Sports Challenge – 10601 Bonita Beach Road, Bonita Springs, FL
Portion of Strap No: 02-48-25-B2-00009.0000
Neighborhood Meeting
HM File No.: 2017.073A**

Dear Property Owner:

You are receiving this letter because you own property within 1,000 feet of the above-referenced STRAP Number (10601 Bonita Beach Road).

We will be holding a Neighborhood Meeting to discuss a rezoning petition for a portion of the above-referenced property. The subject site consists of approximately 4 acres and is located on the south side of Bonita Beach Road and west side of Race Track Road. The petition will amend the existing commercial planned development (CPD) zoning district to allow construction of a new approx. 10,000 square foot sports complex building and additional outdoor sports recreational facilities immediately to the west of the Bonita Springs Poker Room.

The Neighborhood Meeting will be held on Monday, November 22, 2021 at 5:00pm at St. Leo The Great Catholic Church, New Auditorium, 28350 Beaumont Road, Bonita Springs, FL 34134.

You are welcome to attend the presentation and there will be an opportunity for you to ask questions. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, or e-mail to me at (239) 254-2000 or paulamcmichael@hmeng.com.

Very truly yours,

HOLE MONTES, INC.

Paula N. C. McMichael, AICP
Vice President/Planning Services
PNCM/sek

Sports Challenge America

Neighborhood Meeting

Monday, November 22, 2021
PRE21-81169



BONITA SPRINGS, FLORIDA

WHERE WINNERS PLAY
AND
PLAYERS WIN



Project Team

- Isadore Havenick, Bonita Springs Poker Room
- Scott Savin, Bonita Springs Poker Room
- Paula McMichael, AICP, Hole Montes, Inc.
- George Powell, Esq., Akerman, LLP
- Thomas Jones, AIA, LEED AP BD+C, JMDG Architecture

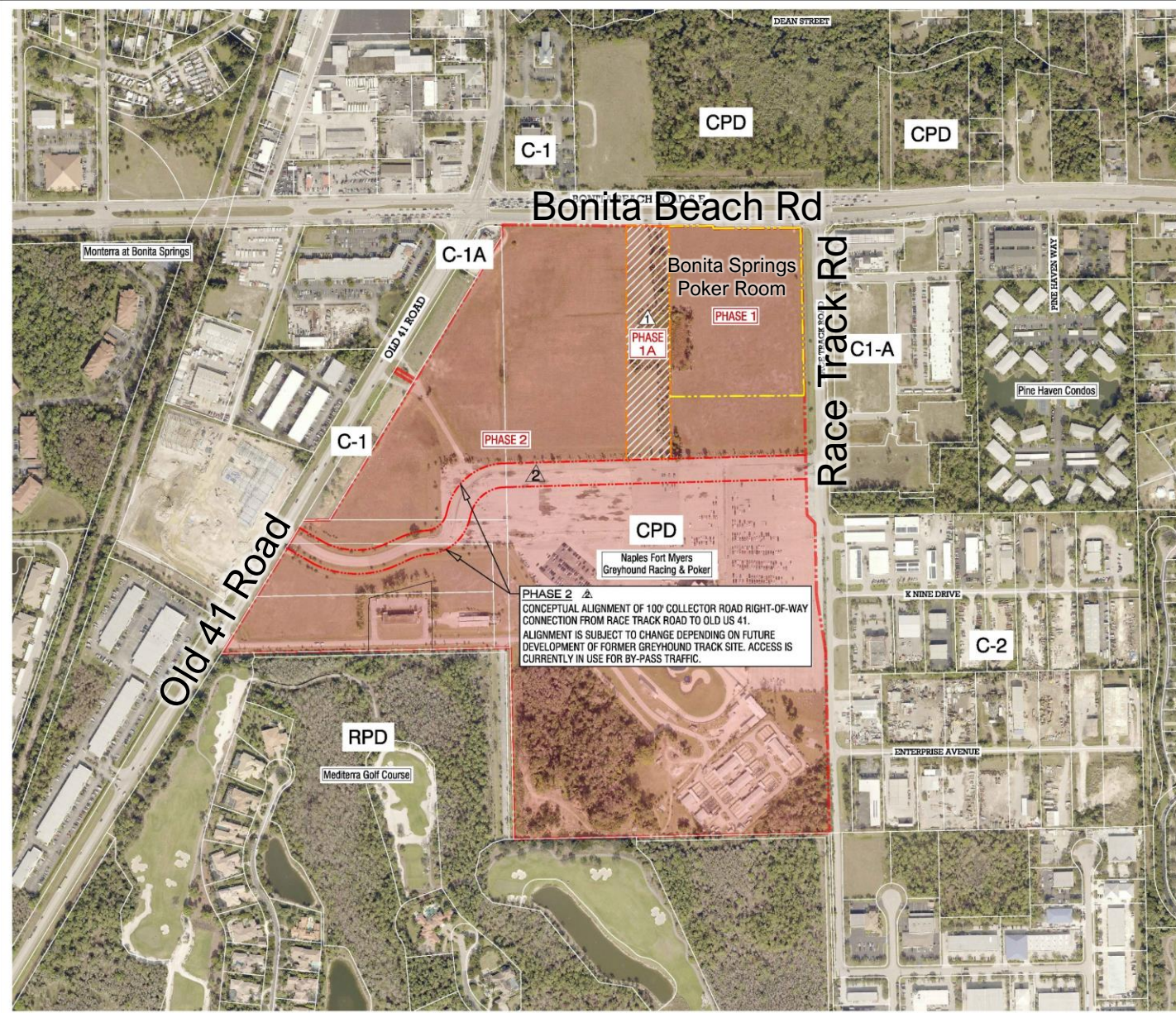


Location





SCALE: 1" = 200'



REVISION PER ZONING REVIEW - ADDED THIS EXHIBIT 11/04/2021

GREYHOUND RACING AND POKER

CHECKED BY: REP DATE: 11/04/2021



Phone: (239) 985-1200 Florida Certificate of

VENUE: LEE COUNTY, FLORIDA EXHIBIT 11.2

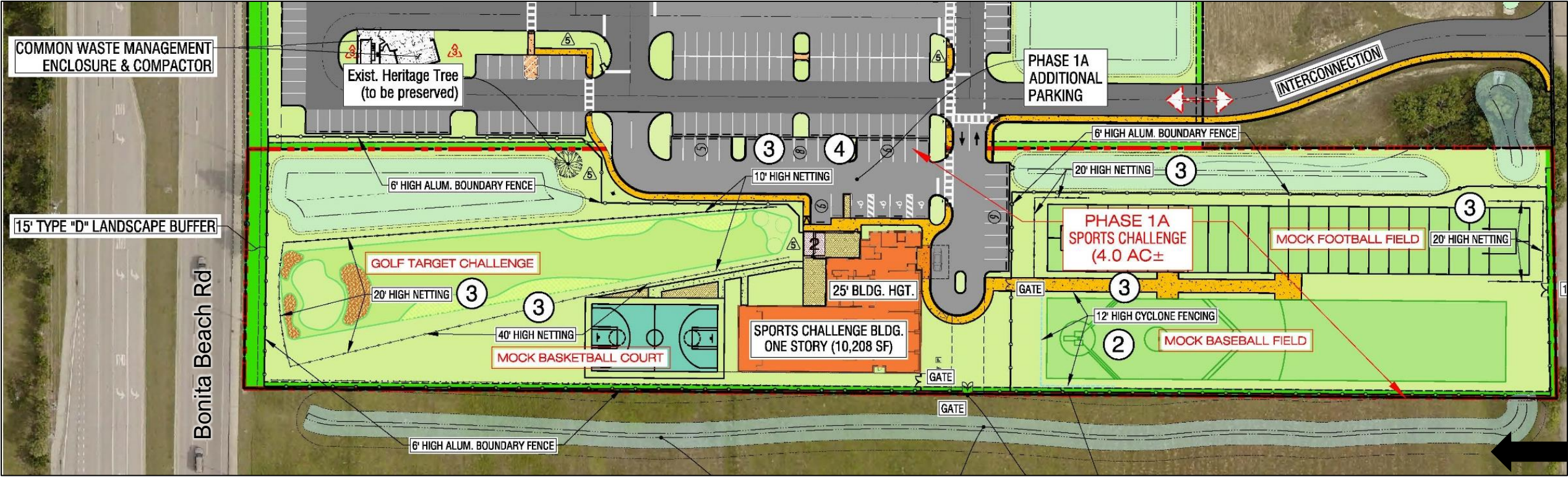
RICHARD E. BRILANSKI, P.E. PROJECT NO:



Master Plan



Master Plan



South Elevation



East Elevation



JMDG
 ARCHITECTURAL
 PLANNING • INTERIOR



Northeast Elevation



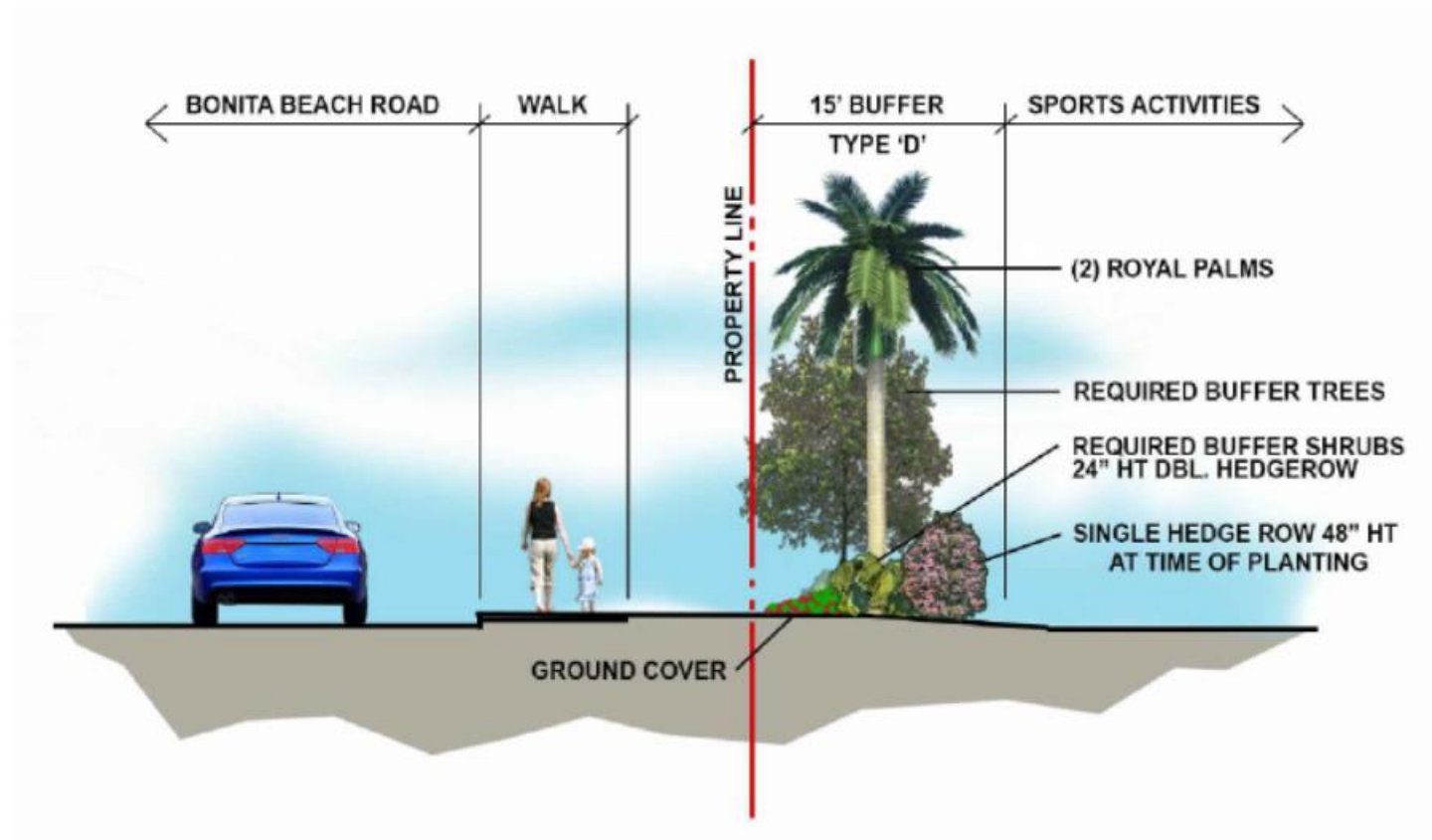
Bonita Beach Road Landscape Buffer - at installation



Bonita Beach Road Landscape Buffer – 3 years



Bonita Beach Road Landscape Buffer



Process to Amend CPD

- Hold a 2nd Neighborhood Meeting – this meeting.
- Hearing before the Zoning Board – the board makes a recommendation to City Council. Zoning Board is scheduled for December 14th.
- Two hearings before City Council:
 - First reading – request scheduled for second hearing and consideration.
 - Second reading – Council makes a decision to approve, approve with conditions, or deny.



Questions?



**Neighborhood Meeting Summary
Bonita Springs Card Room CPD Amendment
November 22, 2021, 5:00 PM
St. Leo The Great Catholic Church, New Auditorium
28350 Beaumont Road, Bonita Springs, FL 34134**

Attendees: 5

Applicants:

Isadore Havenick, Bonita Springs Poker Room

On Behalf of the Applicant:

Paula McMichael, AICP, Hole Montes, Inc.

Approximately 5 members of the public attended.

Ms. McMichael started the presentation by introducing the applicant. Ms. McMichael then provided an overview of the project and explained the process for approval of the CPD amendment.

Following the presentation there was approximately five minutes of questions from the public in attendance. Please see below for a summary of public comments.

Summary of Public Comments

Landscaping

Questions were asked regarding the proposed buffer adjacent to Bonita Beach Road. To provide a unified design within the CPD, the project will provide the same enhanced landscape buffer that is adjacent to the existing card room. The enhancements consist of a single hedge row 48” tall at the time of planting and palm trees.

Public Hearing Notice

Questions were asked regarding public hearing notices. The first hearing is scheduled in front of the zoning board for December 14th. The City of Bonita Springs will send notice of public hearing to all property owners within 375 ft. of the CPD. It was noted that the notice requirements for a neighborhood meeting are more extensive than for hearings. The notice requirement for the neighborhood meeting was 1,000 ft.