

CASE A: PD21-80572-BOS

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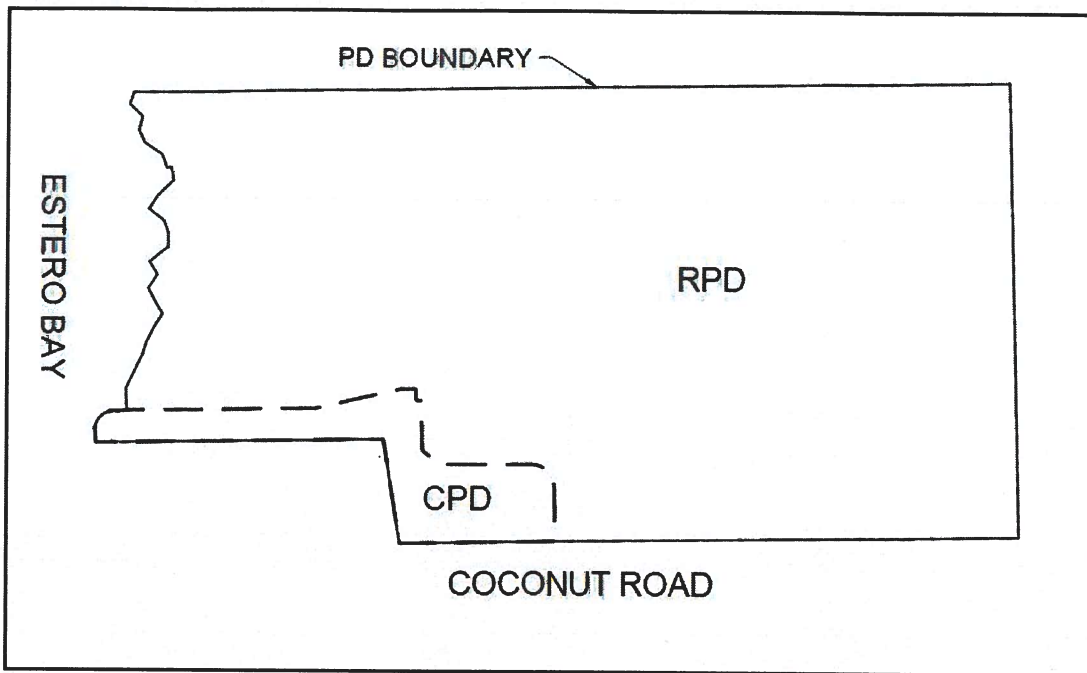
BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: AMENDMENT – PLANNED DEVELOPMENT
CASE NUMBER: PD21-80572-BOS
HEARING DATE: September 21, 2021
PLANNER: Jacqueline Genson, AICP

APPLICATION SUMMARY:

- A. Applicant: LB Estero Bay Investments, LLC
- B. Agent: Waldrop Engineering, P.A.
Coleman, Yovanovich & Koester, P.A.
- C. Request: A request to amend the Residential Planned Development (RPD) portion of the Bayview on Estero Bay Commercial Planned Development (CPD/RPD) to:
1. Increase the maximum permitted building height to 286 feet (22 stories) for Building A; and
 2. Add a 7,500 square feet (SF) Restaurant, Group III use to the Schedule of Uses; and
 3. Add Hotel/Motel to the Schedule of Uses subject to a conversion rate; and
 4. Add three (3) new deviations relating to the 7,500 SF restaurant and hotel/motel use; and
 5. Modify two (2) existing deviation justifications relating to increase in height; and
 6. Modify the Master Concept Plan to provide for these changes.
- D. Location: The property is located at the northwest corner of Coconut Road and Coconut Point Resort Drive.
- E. Future Land Use Map Designation: The property is designated as City of Bonita Springs Coconut Village (26.38 acres) and Resource Protection (4.13+/- acres)
- F. Current Zoning: The property was rezoned by the City to a Commercial Planned Development (CPD)/ Residential Planned Development (RPD) pursuant to Zoning Ordinance 20-06 in 2020. The CPD/RPD was approved to allow for a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and

a seventy-five (75) bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp.



CPD/RPD Boundary

Source: Waldrop Engineering

G. Current Land Use: The property contains a closed marina waterfront and a few vacant residential structures.

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:

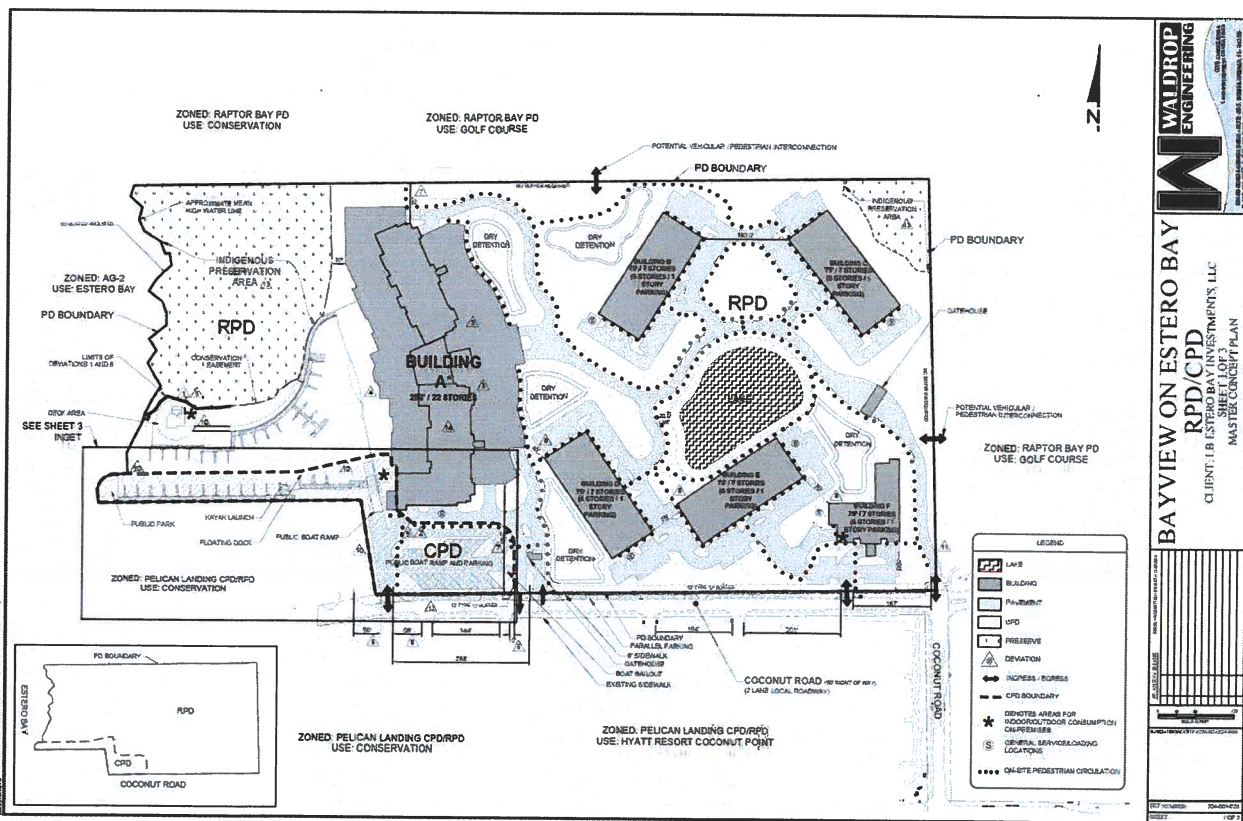
Overview

The Applicant purchased the property and submitted land use and rezoning petitions for the property in 2018, which were approved by City Council in 2020. The current zoning contemplates two (2) residential development scenarios, both of which include a public access component to Estero Bay.

The residential development scenarios for the RPD portion allow a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and a seventy-five (75) bed Assisted Living Facility (ALF) OR up to 300 multi-family dwelling units. The CPD portion, which includes a public access component to Estero Bay, was approved for seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp.

This amendment request affects the RPD portion of the planned development; no changes to the CPD are requested. The Applicant's request is to seek an amendment as follows:

1. Increase the maximum permitted building height from 245 feet (22 stories) for Building A-Phase 2 and 115 feet (10 stories) for Building A- Phase 1 to 286 feet (22 stories) for all of Building A; and
2. Add a 7,500 square foot Restaurant, Group III use to the Schedule of Uses (**Exhibit "C"**) for both residential development scenarios of the RPD. The restaurant use will be open to the general public; and
3. Add Hotel/Motel to the Schedule of Uses (**Exhibit "C"**) subject to a conversion rate under the multi-family development scenario; and
4. Add three (3) new deviations relating to the 7,500 SF restaurant and hotel/motel use based on requirements of the Land Development Code (LDC); and
5. Modify two (2) existing deviation justifications relating to the increase in height in the RPD area; and
6. Modify the Master Concept Plan to provide for the changes (**Exhibit "B"**).



Proposed Master Concept Plan

Source: Waldrop Engineering

Uses

The amendment request includes modifications to the previously-approved Schedule of Uses. The proposed changes are shown in underline format, which indicate new text. The first request adds up to 7,500 SF of restaurant uses that will be open to the public within the RPD portion of the project. The Applicant is also requesting to add Hotel/Motel uses to the Schedule of Uses subject to a conversion rate under the multi-family development scenario only. This request is based on a trip generation and is conditioned by the City Staff so that the number of residential and hotel units does not exceed 300 units.

Property Development Regulations and Deviations

All development is to be in accordance with the LDC Chapter 3 (Development Standards) and Chapter 4 (Zoning). Conditions and deviations set forth in the adopted zoning ordinance (ZO-20-06) augment certain development regulations such as development standards, buffering, deviations, and any associated conditions of approval.

This amendment request proposes to amend the development regulations for height, building separation, and perimeter setbacks. These are included in **Condition 2b** and reflected in **Exhibit "C."** Deviations may be requested during the review process in accordance with [LDC 4-326](#) and [LDC 3-81\(b\)](#). The amendment request includes amendments to two (2) of the thirteen (13) previously approved deviations, and adds three (3) additional deviations for the restaurant use. All deviations and associated justifications by the Applicant are included in the Applicant's Analysis in **Attachment "B."** The City Staff's analysis and recommendation on each of the deviation requests are included later in this staff report.

Comprehensive Plan Considerations

Additional Staff Analysis is included in **Attachment "A."** The Applicant's Analysis is included in **Attachment "B."**

Transportation Summary Analysis

The amendment request has been reviewed by the City's Community Development, Lee County Department of Transportation (LCDOT), and the Village of Estero. The Applicant's analysis indicates that this amendment to add 7,500 SF of restaurant uses will generate thirty-eight (38) total net new trips to the surrounding roadway network when compared to the current zoning approval. Coconut Road will continue to operate at a Level of Service "E" with this project. It is possible that this project may need to make on-site and off-site related improvements; however, that analysis will be performed at time of local development order. The City Staff will continue to include the Village of Estero and LCDOT on all future application requests that have the potential to impact Coconut Road.

Conservation/Coastal Management Summary Analysis

The City of Bonita Springs is a coastal boating community and promotes the use of water-dependent uses. The Bonita Plan desires renovation of existing facilities over establishment of new facilities. The public water access and boating slips (wet and dry) provided with the redevelopment of this property were found to be consistent with the goals, objectives, and policies of the Conservation/Coastal Management Element of the Bonita Plan as part of the original zoning approval pursuant to Zoning Ordinance No. 20-06. No changes to the CPD portion are proposed.

Resource and wetland protection will continue to be enhanced with the project design and water quality will be improved from that of the previously proposed project.

The indigenous vegetation preservation amount remains the same and is not impacted by this request. The majority of the indigenous vegetation is highly impacted by exotic vegetation and previous land uses on the property.

Infrastructure Summary Analysis

The amendment request was distributed to Bonita Springs Utilities (BSU), Estero Fire Rescue, Public Works, and the Community Development Engineer and Transportation Engineer. All review disciplines had no objections to the request. As a result, it is the City Staff's opinion that the proposed project is consistent with the Infrastructure Element of the Bonita Plan.

CONCLUSIONS:

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

Pursuant to the City's LDC, the Applicant was required to hold two (2) neighborhood meetings. The first meeting was held on April 5, 2021, and a second meeting was held on August 25, 2021. Additional methods of public notice included mailed notices to properties within 375 feet of the property, rezoning property posting signs along Coconut Road and one on Estero Bay, and a legal ad in the Fort Myers News Press that ran on September 9, 2021, for the Zoning Board public hearing.

The amendment request was evaluated by Community Development for planning, zoning, engineering, environmental, and transportation impacts. Lee County, Estero Fire Rescue, and BSU also reviewed the request. The proposed development, as conditioned, is consistent with the requirements and standards of the Bonita Plan and the City's LDC. A detailed City Staff analysis is included in **Attachment "A"** of the Staff Report.

RECOMMENDATION:

The City Staff recommends **APPROVAL** of Petition PD21-80572-BOS Bayview on Estero Bay RPD/CPD which requests to amend Zoning Ordinance No. 20-06 for an amendment to the Residential Planned Development (RPD) portion of the Bayview on Estero Bay Commercial Planned Development (CPD)/RPD to:

1. Increase the maximum permitted building height to 286 feet (22 stories) for Building A; and
2. Add a 7,500 SF Restaurant, Group III use to the Schedule of Uses; and
3. Add Hotel/Motel to the Schedule of Uses subject to a conversion rate; and
4. Add three (3) new deviations relating to the 7,500 SF restaurant and hotel/motel use; and
5. Modify two (2) existing deviation justifications relating to increase in height; and
6. Modify the Master Concept Plan to provide for these changes.

This recommendation of **APPROVAL** is subject to the following conditions:

Conditions:

The amended zoning approval and master concept plan are subject to the following conditions:

1. The development and use of the property must be in substantial compliance with the Master Concept Plan stamped received June 28, 2021, and titled "Bayview on Estero Bay" prepared by Waldrop Engineering, P.A., and attached hereto (**Exhibit "B,"** Sheets 1-3), except as modified by the conditions herein.

The total residential dwelling units may not exceed the approvals granted pursuant to Zoning Ordinance No. 20-06, which allowed for a maximum of 300 Independent Living Facility (ILF) units and a seventy-five (75) bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry

boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp. However, under the 300 multi-family unit option, up to 120 multi-family dwelling units may be converted from multi-family dwelling units to hotel/motel units at the rate of one (1) multi-family unit to one (1) hotel/motel unit. The development also includes up to 7,500 square feet of restaurant uses that are open to the public.

The Applicant must provide a cumulative land development summary table as a part of any local development order application.

2. Condition 2 of Zoning Ordinance No. 20-06 is amended as follows:

- a. Schedule of Uses: **Exhibit "C"**
- b. The Development Regulations: See **Exhibit "B"**

Building A is limited to 286 feet (20 habitable stories/2 stories of parking).

3. Parking for the restaurant must be accommodated within the RPD portion of the project and not within the CPD portion. Parking within the CPD is limited to the public access uses of the marina pursuant to Zoning Ordinance No. 20-06, Condition 7.
4. This Master Concept Plan is subject to conditions set forth herein and the rules, regulations, laws, and codes in place at the time of Development Order and Construction Plan approval. Approval of this Planned Development is not a guarantee of future approvals.
5. All terms and conditions of Zoning Ordinance No. 20-06 remain in full force and effect, unless specifically modified by this amendment or other preceding actions.

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.

The City Manager or designee is also authorized to grant deviations from the technical standards for specific sections in LDC Chapter 3 based on review criteria established in [LDC 3-81\(b\)](#). In those instances, the City Staff has evaluated those deviations as a part of this review process and may approve, approve with conditions, or reject the Applicant's request. The Applicant must ensure that the following criteria have been met:

1. The proposed alternative is based on sound engineering practices; and
2. The proposed alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested; and

3. For division 7 of article III of this chapter, Public Transit, the required facility would unnecessarily duplicate existing facilities; and
4. The granting of the deviation is not inconsistent with any specific policy directive of the city council, any other ordinance, or any city comprehensive plan provision; and
5. The granting of the deviation is not inconsistent with in the intent of the bicycle and pedestrian master plan, Bonita Beach Road Visioning Study, and the complete streets policy.

The Bayview on Estero Bay CPD/RPD was originally approved with thirteen (13) deviations. This amendment request modifies two (2) of the existing deviations and adds three (3) new deviation requests. All deviations and associated justifications by the Applicant are included in the Applicant's Analysis in Attachment "B." The City Staff's analysis and recommendation on each deviation request is as follows:

1. Deviation 1 seeks relief from LDC Section 3-417(6), setbacks, which requires a minimum thirty (30) foot setback from all preserve (wildland) areas for buildings and accessory structures for the purposes of fire protection, to permit principal and accessory structures to be located fifteen (15) feet from a preserve. **NO CHANGE REQUESTED.**
2. Deviation 2 seeks relief from LDC Section 3-418(d)(7), buffering adjacent property, which requires that all freestanding parking areas, whether commercial, public, or private, not associated with other development must provide a Type "D" buffer for the right-of-way and Type "C" buffer if they abut single-family residential or multiple-family residential uses or zoning, to permit the marina CPD area to provide no internal buffer between the proposed commercial and residential uses. **NO CHANGE REQUESTED.**
3. Deviation 3 seeks relief from LDC Section 4-1732(4)(n)1. and 2., Recreation facilities, indoor, 1. Gymnasiums, health clubs and similar type recreational establishments wherein large floor areas are required to accommodate equipment for individual users. Four (4) parking spaces per 1,000 square feet of total floor area. 2. All other indoor recreational facilities not specifically listed: One (1) parking space per 100 square feet of total floor area, to permit indoor recreational parking requirements to be calculated at one (1) space per 1,000 square feet of floor area. **NO CHANGE REQUESTED.**
4. Deviation 4 seeks relief from LDC Section 4-303, duration of rights conferred by adopted Master Concept Plan, which remain valid for five years from the date the Planned Development was approved by City Council, to permit the Bayview on Estero Bay Master Concept Plan to remain valid for ten (10) years from the date of City Council approval. **NO CHANGE REQUESTED.**
5. Deviation 5 seeks relief from LDC Section 3-291(a)(1), connection separation, which requires a 125-foot motor vehicle entrance separation on local roadways, to allow for a minimum separation of ten (10) feet between the project entrance and existing driveways south of Coconut Road as shown on the MCP. This deviation request is from the technical standards for specific sections in LDC Chapter 3 and can be approved administratively. **NO CHANGE REQUESTED.**

6. Deviation 6 seeks relief from LDC Section 3-417(b)(1)a., which requires a minimum thirty (30) foot setback from indigenous native vegetation to any habitable structure, to permit a fifteen (15) foot setback from indigenous native vegetation to any habitable structure. **NO CHANGE REQUESTED.**
7. Deviation 7 seeks relief from LDC Section 4-741(b), which requires all buildings and structures to be setback from the development perimeter a distance equal to the greater of one-half the height of the building or structure, to allow ~~all buildings and structures~~ Building A within the Bayview on Estero Bay RPD/CPD to be setback from the development perimeter at a distance equal to the distances as shown on the MCP, with ~~forty-five (45)~~ seventy-five (75) feet being the smallest distance. Buildings seventy-five (75) feet or less must comply with the LDC, or one-half the height of the building.

Justification: This was a previously approved deviation based on the building height approved pursuant to ZO-20-06 of 245 feet for Building A, Phase 2. The amendment is requesting a building height of 286 feet for all of Building A, which would require a 143-foot perimeter setback. The City Staff agrees that the intent of this standard is for compatibility purposes relative to spatial distancing. The property north of the perimeter is owned by LB Raptor Investments, LLC, which includes the same authorized representatives as this property owner, LB Estero Bay, LLC. LB Raptor Investments, LLC, intends to redevelop the property to the north with a similar high-rise development pattern. The Applicant still states that this request and site design maximizes public access to the marina and preserves the on-site wetlands. The City Staff recommends **APPROVAL** of the deviation request subject to consistency with building and NFPA codes.

8. Deviation 8 seeks relief from LDC Section 4-741(d)(4), minimum separation of buildings, which requires where there are two (2) or more principal buildings on a development tract, the minimum separation of buildings shall be one-half the sum of their heights, or twenty (20) feet, whichever is greater, to allow the minimum building separation between buildings A1 and A2 to be twenty (20) feet, and the minimum separation between buildings A and D to be forty-five (45) feet.

Justification: This was a previously approved deviation based on the building height approved pursuant to ZO-20-06 for Building A, Phases 1 (115 feet) and 2 (245 feet). Similar to Deviation 7, the City Staff agrees that the intent of this standard is for compatibility purposes relative to spatial distancing. As previously stated, the Applicant states the site design maximizes public access to the marina and preserves on-site wetlands. The site design places the tallest buildings closest to the waterfront to maximize views of Estero Bay and five (5) other mid-rise buildings to the east. This site design and the redesign of Building A still requires relief from the building separation requirement. The Applicant states that its architectural elevations and perspective views from the surrounding area demonstrate the proposed project will allow for an attractive development that is of a consistent height and development form when compared to mid- and high-rise buildings in the area. The City Staff has no objection to the request, subject to review and approval by the building department and Estero Fire Rescue. The City Staff recommends **APPROVAL** of the deviation request.

9. Deviation 9 seeks relief from LDC Section 4-1723, which requires all residential and non-residential uses to provide off-street parking spaces in accordance with specific regulations, to allow for off-site parking for the CPD, which is for the public use, as shown on the MCP. **NO CHANGE REQUESTED.**
10. Deviation 10 seeks relief from LDC Section 7-381(4), setbacks for multi-slip docking facilities, which requires docking facilities to be setback a minimum of twenty-five (25) feet from side lot lines, to allow for a zero (0) foot setback along the southern PD boundary/side lot line. **NO CHANGE REQUESTED.**
11. Deviation 11 seeks relief from LDC Section 4-741(b)(2), property development regulations, which requires that parking or internal roads or drives may not be closer to the development perimeter than the width of any buffer area or landscape strip, or five (5) feet, to allow parking and internal roads to be less than five (5) feet from the development perimeter only in areas identified on the MCP. **NO CHANGE REQUESTED.**
12. Deviation 12 seeks relief from LDC Section 3-418(d)(3), landscape buffers, which requires a fifteen (15) foot Type "D" landscape buffer for commercial to right-of-way, to allow a ten (10) foot Type "D" buffer where the public accessible boat ramp and parking abut Coconut Road. **NO CHANGE REQUESTED.**
13. Deviation 13 seeks relief from LDC Section 3-417(b)(1)a, indigenous vegetation, which requires large developments to provide 50% of their open space requirements through on-site preservation of existing native vegetative communities, thus requiring Bayview on Estero Bay to provide 5.90 acres of indigenous preservation, to allow the project to satisfy this requirement by providing 4.13 acres of on-site indigenous vegetation. **NO CHANGE REQUESTED.**
14. Deviation 14 seeks relief from LDC Section 4-743, commercial uses in RPD zoning districts, which requires a minimum of 301 dwelling units to allow for 7,500 square feet of commercial uses in the RPD zoning district, to allow for 7,500 square feet of commercial uses with 300 dwelling units.

Justification: The Applicant intends to develop a publicly accessible restaurant oriented within the waterfront portion of the RPD. Both residential development scenarios are one (1) unit "short" of the threshold to allow for the requested 7,500 SF of commercial uses. The City Staff agrees that the deviation does not alter the intent of the LDC to ensure a reasonable proportion of residential to non-residential uses, thereby maintaining the underlying zoning's intent to be predominantly residential. Additionally, this use adds greater opportunities for the public to access and enjoy an additional amenity on Estero Bay. The City Staff recommends **APPROVAL** of the deviation request subject to **Condition 3**.

15. Deviation 15 seeks relief from LDC Section 4-739, Permitted Uses in Planned Development zoning districts, which does list not list the hotel/motel uses within Table 4-740 within the RPD zoning district.

The City Staff does not believe a deviation is required. Per LDC Sec. 4-739, uses that are not specifically listed in Table 4-740 may also be permitted if, in the opinion of the director, they are substantially similar to a listed permitted use. The original redevelopment plans for the Weeks Fish Camp property contemplated a resort and residential waterfront project and is consistent with the underlying Coconut Village future land use category that explicitly encourages a mix of resort-oriented uses including residential dwellings and hotels. Additionally, the Kersey Smoot RPD to north is a similar style of timeshare and resort style development. Therefore, it is the City Staff's opinion that the use as conditioned is compatible and substantially similar to the residential uses. The City Staff recommends **WITHDRAWAL** of the deviation request

16. Deviation 16 seeks relief from LDC Section 4-743(5), Commercial uses in RPD and MHPD districts, which prohibits signs for commercial uses other than project sales to be visible from the perimeter of the project, to allow for signage associated with the proposed restaurant to be visible from Coconut Road.

Justification: The City Staff agrees that proposed signage from Coconut Road will assist in wayfinding and visibility to the proposed public restaurant and will serve as an enhancement to public safety. The sign will conform with all height and size limitations set forth in LDC Chapter 6. The City Staff recommends **APPROVAL** of the deviation request.

SUBJECT PROPERTY:

The Applicant indicates the STRAP numbers are: 074725B2000030060, 074725B200003011A, 074725B2000030350, 074725B2000030000, 074725B2000030170, 074725B2000030190, 074725B2000030320, 074725B2000030080, 074725B2000030120, 074725B2000030150, 074725B2000050000, 074725B2000030310, 074725B2000030340, 074725B2000030280, 074725B2000030030, 074725B2000030100, 074725B2000030270, 074725B200003014B, 074725B2000030010, 074725B200003003A, 074725B2000030110, 074725B200006001A, 074725B2000030240, 074725B2000030230, 074725B200003014C, 074725B2000030390, 074725B2000020000, 074725B2000030050, 074725B2000030140, 074725B2000030200, 074725B2000030160, 074725B2000030220, 074725B2000030260, 074725B2000030130, 074725B2000030070, 074725B2000060010, 074725B2000030090, 074725B2000060000, 074725B2000030250, 074725B2000030380, 074725B200003014A, 074725B2000030360, 074725B2000030330, 074725B2000030040, 074725B200006001C, 074725B2000030210, 074725B2000030290, 074725B2000030400, 074725B2000030370, 074725B200003011B, 074725B2000030300, 074725B2000030020, 074725B2000030410, and 074725B2000030180.

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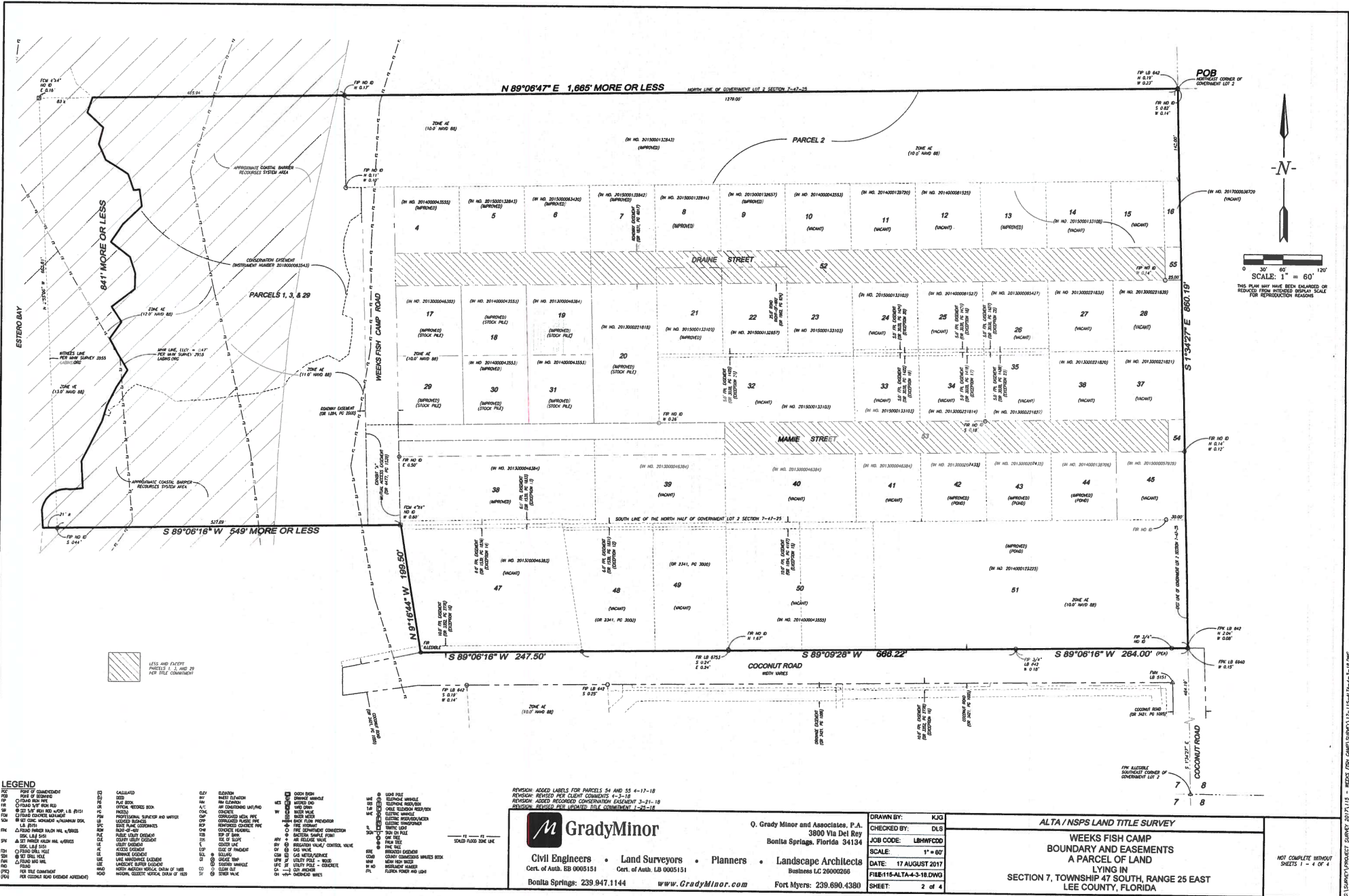
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LEGEND

<ul style="list-style-type: none"> 101 POINT OF COMMENCEMENT 102 POLE OF RECORD 103 CEMENTED IRON PIPE 104 2" X 2" X 1/4" IRON ROD 105 1/2" X 1/2" X 1/4" IRON ROD 106 1/2" X 1/2" X 1/4" IRON ROD 107 1/2" X 1/2" X 1/4" IRON ROD 108 1/2" X 1/2" X 1/4" IRON ROD 109 1/2" X 1/2" X 1/4" IRON ROD 110 1/2" X 1/2" X 1/4" IRON ROD 111 1/2" X 1/2" X 1/4" IRON ROD 112 1/2" X 1/2" X 1/4" IRON ROD 113 1/2" X 1/2" X 1/4" IRON ROD 114 1/2" X 1/2" X 1/4" IRON ROD 115 1/2" X 1/2" X 1/4" IRON ROD 116 1/2" X 1/2" X 1/4" IRON ROD 117 1/2" X 1/2" X 1/4" IRON ROD 118 1/2" X 1/2" X 1/4" IRON ROD 119 1/2" X 1/2" X 1/4" IRON ROD 120 1/2" X 1/2" X 1/4" IRON ROD 121 1/2" X 1/2" X 1/4" IRON ROD 122 1/2" X 1/2" X 1/4" IRON ROD 123 1/2" X 1/2" X 1/4" IRON ROD 124 1/2" X 1/2" X 1/4" IRON ROD 125 1/2" X 1/2" X 1/4" IRON ROD 126 1/2" X 1/2" X 1/4" IRON ROD 127 1/2" X 1/2" X 1/4" IRON ROD 128 1/2" X 1/2" X 1/4" IRON ROD 129 1/2" X 1/2" X 1/4" IRON ROD 130 1/2" X 1/2" X 1/4" IRON ROD 131 1/2" X 1/2" X 1/4" IRON ROD 132 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256 1/2" X 1/2" X 1/4" IRON ROD 257 1/2" X 1/2" X 1/4" IRON ROD 258 1/2" X 1/2" X 1/4" IRON ROD 259 1/2" X 1/2" X 1/4" IRON ROD 260 1/2" X 1/2" X 1/4" IRON ROD 261 1/2" X 1/2" X 1/4" IRON ROD 262 1/2" X 1/2" X 1/4" IRON ROD 263 1/2" X 1/2" X 1/4" IRON ROD 264 1/2" X 1/2" X 1/4" IRON ROD 265 1/2" X 1/2" X 1/4" IRON ROD 266 1/2" X 1/2" X 1/4" IRON ROD 267 1/2" X 1/2" X 1/4" IRON ROD 268 1/2" X 1/2" X 1/4" IRON ROD 269 1/2" X 1/2" X 1/4" IRON ROD 270 1/2" X 1/2" X 1/4" IRON ROD 271 1/2" X 1/2" X 1/4" IRON ROD 272 1/2" X 1/2" X 1/4" IRON ROD 273 1/2" X 1/2" X 1/4" IRON ROD 274 1/2" X 1/2" X 1/4" IRON ROD 275 1/2" X 1/2" X 1/4" IRON ROD 276 1/2" X 1/2" X 1/4" IRON ROD 277 1/2" X 1/2" X 1/4" IRON ROD 278 1/2" X 1/2" X 1/4" IRON ROD 279 1/2" X 1/2" X 1/4" IRON ROD 280 1/2" X 1/2" X 1/4" IRON ROD 281 1/2" X 1/2" X 1/4" IRON ROD 282 1/2" X 1/2" X 1/4" IRON ROD 283 1/2" X 1/2" X 1/4" IRON ROD 284 1/2" X 1/2" X 1/4" IRON ROD 285 1/2" X 1/2" X 1/4" IRON ROD 286 1/2" X 1/2" X 1/4" IRON ROD 287 1/2" 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GradyMinor
 Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. 53 0005151 Cert. of Auth. LB 0005151
 Bonita Springs, FL 34134 Fort Myers, FL 33901
 239.947.1144 www.GradyMinor.com 239.690.4380

Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134
 Business LC 29000286
 DRAWN BY: KJG
 CHECKED BY: DLS
 JOB CODE: LBHWCCD
 SCALE: 1" = 60'
 DATE: 17 AUGUST 2017
 FILE: 115-ALTA-4-3-18.DWG
 SHEET: 2 of 4

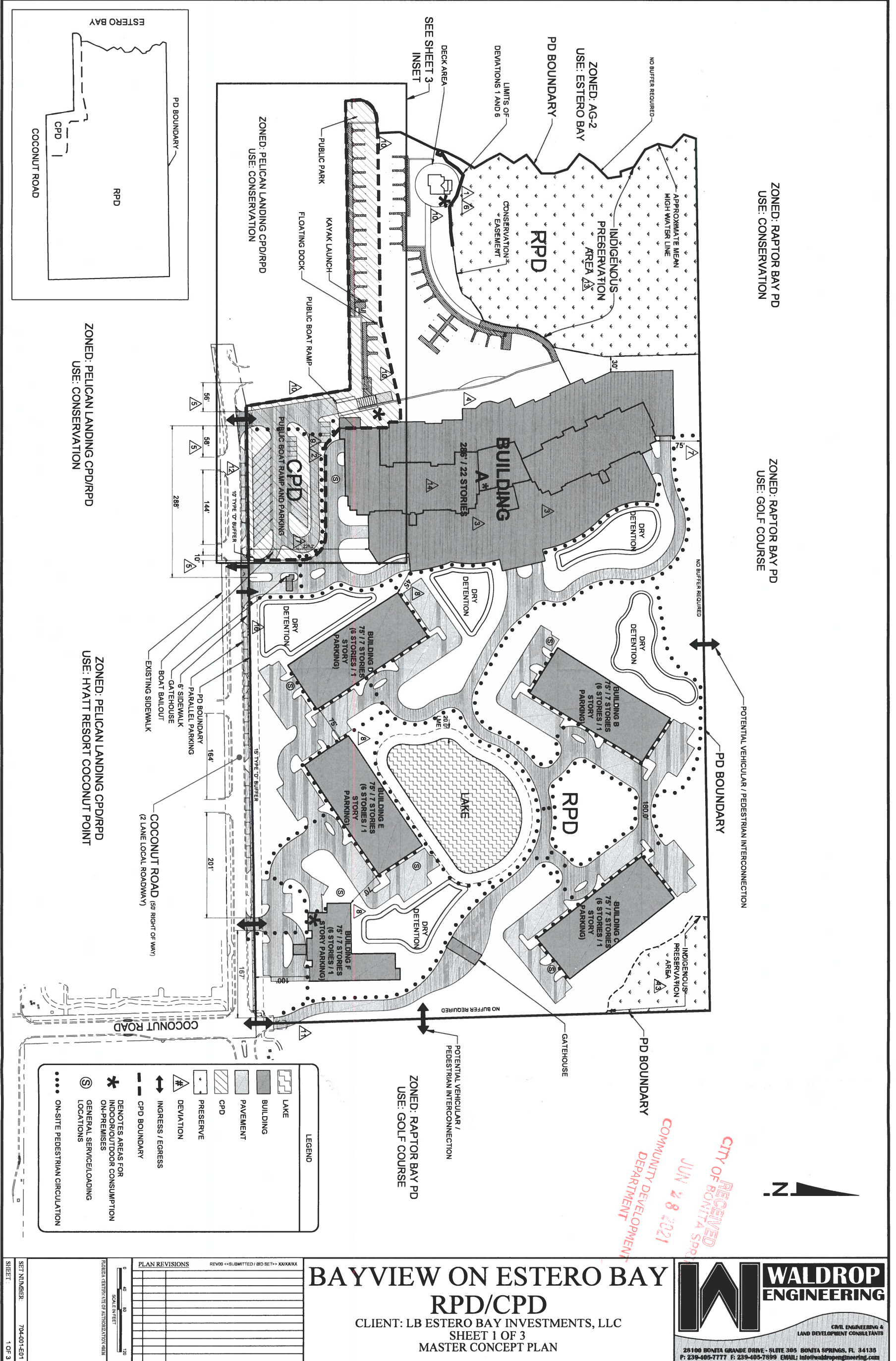
ALTA / NPS LAND TITLE SURVEY
WEEKS FISH CAMP
BOUNDARY AND EASEMENTS
A PARCEL OF LAND
 LYING IN
SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT COMPLETE WITHOUT SHEETS 1 - 4 OF 4

© L&P/PROJECT SURVEY 2017.115 - WEEKS FISH CAMP SURVEY 17-18-ALTA-4-3-18.DWG

EXHIBIT B

B:\Projects\704-001 (Bayview) City of Bonita Springs Zoning\Drawings-Exhibit\704-001-E01 Bayview MCP\Current Plans\704001E0108.dwg
6/28/2021 1:54:31 PM



LEGEND

- LAKE
- BUILDING
- PAVEMENT
- CPD
- PRESERVE
- DEVIATION
- INGRESS / EGRESS
- CPD BOUNDARY
- DENOTES AREAS FOR INDOOR/OUTDOOR CONSUMPTION ON-PREMISES
- GENERAL SERVICE/LOADING LOCATIONS
- ON-SITE PEDESTRIAN CIRCULATION

REV	DATE	DESCRIPTION

SCALE: 1" = 100'

FLORIDA CERTIFICATE OF AUTHORIZATION #484

SET NUMBER: 704-001-E01
SHEET: 1 OF 3

BAYVIEW ON ESTERO BAY
RPD/CPD
CLIENT: LB ESTERO BAY INVESTMENTS, LLC
SHEET 1 OF 3
MASTER CONCEPT PLAN

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

25100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

RECEIVED
 JUN 28 2021
 CITY OF BONITA SPRING
 COMMUNITY DEVELOPMENT DEPARTMENT

SITE SUMMARY:
EXISTING PLAN DESIGNATION: COCONUT VILLAGE
DESIGNATION: CPD, RPD, MHPD, AND AG-2
EXISTING LAND USE: VACANT
EXISTING ZONING DESIGNATION:
RESIDENTIAL PLANNED DEVELOPMENT (RPD) AND
COMMERCIAL PLANNED DEVELOPMENT (CPD)
GROSS AREA: 30.51± ACRES

MAXIMUM DEVELOPMENT POTENTIAL:

OPTION 1:
 300 CONTINUING CARE FACILITY - INDEPENDENT LIVING FACILITY UNITS (ILF)
 75 ASSISTED LIVING FACILITY (ALF) BEDS
 72 WET BOAT SLIPS & 25 DRY BOAT SLIPS (15 ON-SITE AND 10 OFF-SITE DRY SLIPS)
 1 PUBLIC BOAT RAMP
 7,500 SF RESTAURANT, GROUPS -III
OR
OPTION 2:
 300 MULTI-FAMILY DWELLING UNITS AND/OR HOTELMOTEL UNITS SUBJECT TO CONVERSION MATRIX
 72 WET BOAT SLIPS & 25 DRY BOAT SLIPS (15 ON-SITE AND 10 OFF-SITE DRY SLIPS)
 1 PUBLIC BOAT RAMP
 7,500 SF RESTAURANT, GROUPS -III

SITE DATA TABLE:

RPD AREA: 28.45 ACRES
 CPD AREA: 2.06 ACRES

OPEN SPACE:

RPD AREA: 11.38± ACRES (28.45 ACRES X 0.40)
 CPD AREA: 0.41± ACRES (2.06 ACRES X 0.20)
TOTAL REQUIRED: 11.79 ACRES
TOTAL PROVIDED: 11.79 ACRES

INDIGENOUS PRESERVE:

TOTAL REQUIRED: 5.89± ACRES (11.79± ACRES X 0.50)
TOTAL PROVIDED: 4.13± ACRES

INDIGENOUS PRESERVE	
INDIGENOUS PRESERVE	TOTAL
3.51 AC (WETLANDS)	3.51 AC
0.63 AC (EXOTIC WETLAND HARDWOODS)	0.63 AC
TOTAL REQUIRED	5.89 AC
TOTAL PROVIDED	4.13 AC

DEVIATIONS

- FROM LDC SECTION 3-417(6), SETBACKS
- FROM LDC SECTION 3-418(D)(7), BUFFERING ADJACENT PROPERTY
- FROM LDC SECTION 4-1732(4)(N)1, AND 2, REQUIRED PARKING
- FROM LDC SECTION 4-303(A)(2), DURATION OF RIGHTS CONFERRED BY ADOPTED MASTER CONCEPT PLAN
- FROM LDC SECTION 3-291(A)(1), CONNECTION SEPARATION
- FROM LDC SECTION 3-417(B)(1)A., WETLAND HABITABLE STRUCTURE SETBACK
- FROM LDC SECTION 4-741(B), DEVELOPMENT PERIMETER SETBACK
- FROM LDC SECTION 4-741(D)(4), MINIMUM SEPARATION OF BUILDINGS
- FROM LDC SECTION 4-1723, OFF-SITE PARKING
- FROM LDC SECTION 7-381(4), MULTI-SLIP DOCKING SETBACKS FROM SIDE LOT LINES
- FROM LDC SECTION 4-741(B)(2), PARKING AND INTERNAL ROADS SETBACK FROM DEVELOPMENT PERIMETER
- FROM LDC SECTION 3-418(D)(3), LANDSCAPE BUFFERS
- FROM LDC SECTION 3-417(B)(1)A., INDIGENOUS VEGETATION
- FROM LDC SECTION 4-743, COMMERCIAL USES IN RPD ZONING DISTRICT
- FROM LDC SECTION 4-739, TO ALLOW HOTELMOTEL IN RPD PORTION OF CPD/RPD
- FROM LDC SECTION 4-743(6) TO ALLOW FOR SIGNAGE ASSOCIATED WITH THE PROPOSED RESTAURANT TO BE VISIBLE FROM COCONUT ROAD

NOTES:

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES EXCEPT WHERE A DEVIATION HAS BEEN APPROVED.
- ALL ACREAGES AND CPD/RPD TRACT LINES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC). THE MINIMUM REQUIRED OPEN SPACE WILL BE MET WITHIN BOTH TRACTS PER THE LDC BASED UPON THE FINAL ACREAGE OF THE RPD AND CPD AREAS.
- PEDESTRIAN FACILITIES ON-SITE ARE SUBJECT TO FINAL PLACEMENT OF BUILDINGS.
- FINAL JURISDICTIONAL DETERMINATION (JD) FOR INDIGENOUS PRESERVE AREA IN THE NORTHEAST CORNER SHALL BE DETERMINED AT THE TIME OF D.O. PERMITTING.
- SERVICE AND LOADING AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF D.O. PERMITTING.

DEVELOPMENT REGULATIONS (RPD)
 MINIMUM LOT AREA: N.A.
 MINIMUM LOT WIDTH: N.A.
 MINIMUM LOT DEPTH: N.A.
MINIMUM SETBACKS:
PRINCIPAL STRUCTURE:
 PD PERIMETER: 7
 BUILDINGS 75' ABOVE MINIMUM BASE FLOOD ELEVATION OR LESS IN HEIGHT: PER LDC.
 BUILDINGS 75' ABOVE MINIMUM BASE FLOOD ELEVATION OR GREATER IN HEIGHT: 75 FEET
 INTERNAL CPD/RPD BOUNDARY: 0 FEET

ACCESSORY STRUCTURES: **INCLUDES COVERED PARKING AND PARKING DECK LEVELS

PD PERIMETER: 15 FEET
 INTERNAL CPD/RPD BOUNDARY: 0 FEET
 INTERNAL RPD/RPD BOUNDARY: 0 FEET
MINIMUM BUILDING SEPARATION: 8

PRINCIPAL STRUCTURES: 60 FEET
PRINCIPAL TO ACCESSORY: 0 FEET**

COVERED PARKING ATTACHED TO PRINCIPAL BUILDING: 0 FEET**
 COVERED PARKING TO COVERED PARKING: 20 FEET**
 **COVERED PARKING INCLUDES PARKING DECK LEVELS EXTENDING FROM PRINCIPALS STRUCTURES

MAXIMUM LOT COVERAGE: 60 PERCENT

MAXIMUM BUILDING HEIGHT:

BUILDING A: 286 FEET (22 STORIES)
 BUILDINGS B-E: 75 FEET (7 STORIES)
 BUILDING F: 75 FEET (7 STORIES) **1 6**

INDIGENOUS VEGETATION SETBACK: 15 FEET

DEVELOPMENT REGULATIONS (CPD)

MINIMUM LOT AREA: 10,000 SQUARE FEET
 MINIMUM LOT WIDTH: N.A.
 MINIMUM LOT DEPTH: N.A.
MINIMUM SETBACKS:

PRINCIPAL STRUCTURES - PD PERIMETER: 15 FEET
ACCESSORY STRUCTURES - PD PERIMETER: 0 FEET
INTERNAL CPD/RPD BOUNDARY: 0 FEET

MINIMUM BUILDING SEPARATION:

PRINCIPAL STRUCTURES: 20 FEET
PRINCIPAL TO ACCESSORY: 0 FEET

MAXIMUM LOT COVERAGE: 50%

MAXIMUM BUILDING HEIGHT: 286 FEET (BUILDING A)

45 FEET (ALL OTHER STRUCTURES)

INDIGENOUS VEGETATION SETBACK: 30 FEET

WALDROP ENGINEERING
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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BAYVIEW ON ESTERO BAY
RPD/CPD
 CLIENT: LB ESTERO BAY INVESTMENTS, LLC
 SHEET 2 OF 3
 MASTER CONCEPT PLAN

REV# << SUBMITTED / BD SET >> XXXXXX

NO.	DATE	DESCRIPTION

SCALE: _____

DATE: _____

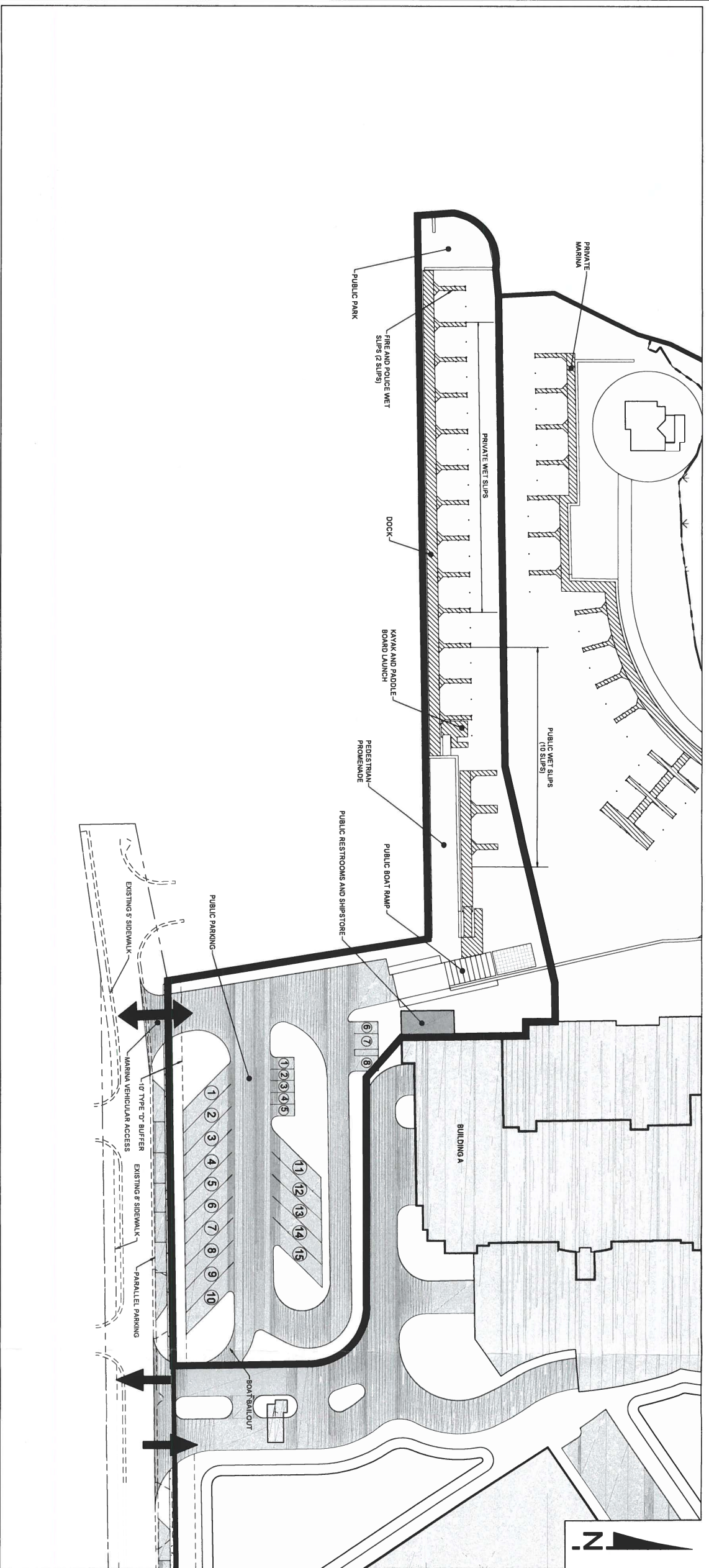
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SHEET NO. _____

DATE: _____

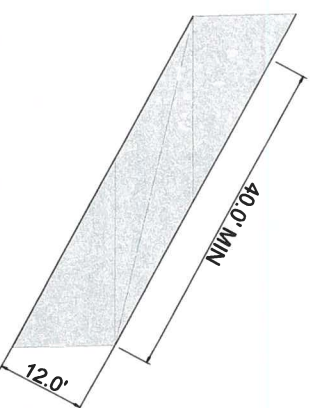
PROJECT NO. _____

SHEET NO. _____

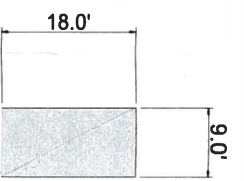


PARKING SPACES	
TYPE	NO. OF SPACES
BOAT TRAILER STANDARD	15
HANDICAPPED	7
TOTAL SPACES	1
	23

BOAT TRAILER SLIP SPACE (TYP)



STANDARD PARKING (TYP)



PLAN REVISIONS

REV 00 << SUBMITTED / BID SET >> XX/XXXX

SCALE IN FEET

0 15 30 45

FLORIDA CERTIFICATE OF AUTHORIZATION #1836

SET NUMBER: 704-001-E01

SHEET: 3 OF 3

BAYVIEW ON ESTERO BAY
RPD/CPD
 CLIENT: LB ESTERO BAY INVESTMENTS, LLC
 SHEET 3 OF 3
 MASTER CONCEPT PLAN

WALDROP ENGINEERING

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CITY OF BONITA SPRINGS

SEP 12 2021

Bayview on Estero Bay RPD/CPD Amendment

COMMUNITY DEVELOPMENT
DEPARTMENT

Exhibit IV-G
Schedule of Uses

*Changes to conditions of Zoning Ordinance No. 20-06 are shown in ~~strikethrough~~/underline format

MAXIMUM DEVELOPMENT

The Planned Development is approved for a maximum of the following:

OPTION 1 (CONTINUING CARE FACILITIES OPTION):

- *A Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units calculated at a density of 2 ILF units: 1 residential dwelling unit per 4-1183(c);
- 75 Assisted Living Facility (ALF) at a density of 4 ALF beds: 1 residential dwelling unit per 4-1283(a)(1); and
- 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD)
- 1 public boat ramp
- 7,500 SF of Restaurants, Group I-III

OR

OPTION 2 (MULTI-FAMILY OPTION):

- 300 multi-family dwelling units or hotel/motel subject to conversation matrix in Condition X; and
- 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD)
- 1 public boat ramp
- 7,500 SF of Restaurants, Group I-III

RPD

Accessory uses and structures, residential

Administrative offices

Assisted Living Facility (ALF)

ALF/CCF Accessory uses and structures, ALF/CCF including but not limited to: small-scale retail and personal services for use by residents such as ATM's, auditoriums, banking, barber and/or beauty shop, spa services, laundry and/or dry cleaning (Group I and II), medical offices, pharmacy, postal services, rehabilitation facilities, sundries, other community recreational facilities and similar uses)

Continuing Care Facility (CCF)

Clubs, country, private and fraternal

Accessory uses, including but not limited to:

ATM

Bait and tackle shop

Boat dock

Boat ramp

- Consumption on premises, including outdoor seating
- Day care center, adult and child
- Food and beverage service
- Locker rooms
- Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
- Rental or leasing establishments, Group I only
- Restaurants Groups I, II and III with consumption on premises and outdoor seating
- Specialty retail shop, Groups I and II
- Swimming pools
- Sports courts
- Communication facilities, wireless
- Community gardens
- Cultural facilities
- Dwelling units:
 - Multi-family Building
- Entrance gates and gatehouse
- Essential services
- Essential services facilities, Group I
- Excavation, water retention
- Fences, walls
- Health Care Facilities, Groups I, II and III
- Home occupations in accordance with LDC Chapter 4
- Hotel/motel
- Independent Living Units (ILF)
- Models, display center, model unit limited to residential uses within the PD
- Multi-Slip Docking Facility
- Parks, public and private
- Parks, Groups I and II excluding fishing piers
- Parking lot, accessory, commercial, garage, temporary
- Real estate sales office
- Recreational facilities, commercial Group III, outdoor cultural, passive and active recreational (private on-site) and educational activities only
- Restaurant, Group I-III (limited to 7,500 SF within the overall RPD/CPD)
- Signs in accordance with Chapter 6
- Storage, indoor, accessory only
- Temporary uses in accordance with Chapter 4
- Transportation services, Group I and II

CPD

- Accessory uses and structures
- Administrative offices
- ATM
- Boat parts store
- Boat rental and leasing establishments, Group I
- Club, private
 - Accessory uses, including but not limited to:
 - Bait and tackle shop
 - Boat dock
 - Consumption on premises, including outdoor seating

Food and beverage service
Locker rooms
Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
Rental or leasing establishments, Group I only
Restaurants Groups I, II and III with consumption on premises and outdoor seating and accessory to private club only
Specialty retail shop, Groups I and II
Swimming pools
Sports courts
Excavation, water retention
Fences, walls
Marina
Marina, accessory uses, excluding fueling facilities
Multi-slip docking facility
Parking lot, accessory
Parks, Groups I and II (excluding fishing piers)
Recreation Facilities, Commercial Group III, outdoor cultural, passive and active recreational and educational activities only
Signs in accordance with Chapter 6
Transportation services, Groups I and II

ATTACHMENT "A"

BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The purpose and intent of the various planned development districts is to further implement the goals, objectives, and policies of the Bonita Springs Comprehensive Plan (Bonita Plan) by providing some degree of flexibility in planning and designing developments as defined in [Land Development Code \(LDC\) 4-200\(2\)](#). The standard of review conducted by the City Staff and other review agencies provides the basis for the City Staff's recommendation on this planned development amendment request as outlined in [LDC 4-131\(d\)\(3\)](#) and [LDC 4-299\(a\)\(2\) and \(4\)](#). This recommendation is then presented to the City Council, which has the final-decision making authority.

This request is to amend the existing Residential Planned Development (RPD) portion of the Bayview on Estero Bay Commercial Planned Development (CPD/RPD) to:

1. Increase the maximum permitted building height from 245 feet (22 stories) for Building A-Phase 2 and 115 feet (10 stories) for Building A- Phase 1 to 286 feet (22 stories) for all of Building A; and
2. Add a 7,500 Restaurant, Group III use to the Schedule of Uses (**Exhibit "C"**) for both residential development scenarios of the RPD. The restaurant use will be open to the general public; and
3. Add Hotel/Motel to the Schedule of Uses (**Exhibit "C"**) subject to a conversion rate under the multi-family development scenario; and
4. Add three (3) new deviations relating to the 7,500 square feet of restaurant uses and the hotel/motel use based on requirements of the Land Development Code (LDC); and
5. Modify two (2) existing deviation justifications relating to the increase in height in the RPD area; and
6. Modify the Master Concept Plan to provide for the changes (**Exhibit "B"**).

Master Concept Plan

The amendment request requires revisions to portions of the three (3) page Master Concept Plan (**Exhibit "B"**).

Sheet 1

Sheet 1 of the Master Concept Plan delineates the areas designated as RPD and CPD. The RPD portion of the proposed project remains gated and separated from the public access portion of the project (CPD). The RPD area still includes portions of the marina for private access; five (5) residential buildings (CCF and multi-family); one (1) building for an Assisted Living Facility use; a series of lakes and dry detention areas for stormwater management; a vehicular and pedestrian circulation system; two (2) areas for on-site preservation; and the ability to interconnect to the Pelican Landing RPD/CPD F1 parcel (f/k/a Raptor Bay parcel), which is now under common ownership.

The CPD portion remains unchanged and remains designed for public access with the following amenities: boat ramp, kayak launch, a passive park, ship store, indoor restroom facilities, ten (10) public boat slips, fifteen (15) boat trailer spaces, eight (8) parking spaces (including one disabled parking space), and an opportunity for twenty-six (26) additional on-street parallel parking spaces

along the north side of Coconut Road. The Applicant will still provide additional boat trailer and standard parking spaces at the commercial parking lot in the Bayview II CPD located at 4798 Coconut Road (**Attachment "A"**). The Applicant, and its successors or assigns, are required to dedicate the CPD area to the City for public use in perpetuity pursuant to Zoning Ordinance No. 20-06.

Sheet 1 includes changes to the RPD's maximum allowable height (Building A only) and the location of the new deviation requests for the restaurant and hotel/motel uses (Deviations 14, 15, and 16). The Applicant is requesting to modify the height of Building A, which includes one (1) building pedestal and two (2) tower elements. The development was approved in Zoning Ordinance No. 20-06 at 115 feet/10 stories (8 stories/2 stories of parking) and 245 feet/22 stories (20 stories/2 stories of parking). The requested height is for both tower elements at 286 feet/22 stories (20 stories/2 stories of parking). The remaining residential buildings remain at 75 feet/7 stories (6 stories/1 story of parking). The restaurant use will be accommodated within Building A. All required parking will be provided within the RPD portion of the site; no public parking spaces within the CPD may be used for restaurant parking.

Sheet 2

Sheet 2 still includes the site summary, maximum development potential (project density and intensity), open space calculations, indigenous calculations, deviations, notes, and development regulations. The property development regulations included on this sheet specify how the project may develop. Proposed changes to this sheet include:

1. Addition of the Restaurant use under the RPD portion for both development options; and
2. Addition of the text relating to the three (3) new deviation requests (Deviations 14, 15, and 16); and
3. Change in height for Building A to 286 feet (22 stories).

Sheet 3

Sheet 3 is the CPD Inset, which provides additional detail and scale for the public access portion of the marina. No changes are proposed as part of this application.

Schedule of Uses

The amendment request includes modifications to the previously approved Schedule of Uses. The proposed changes are shown in underline format, which indicate new text (**Exhibit "C"**). The first request adds up to 7,500 square feet of restaurant uses that will be open to the public within the RPD portion of the project. The Applicant is also requesting the ability to add Hotel/Motel uses to the Schedule of Uses subject to a conversion rate under the multi-family development scenario only. This request is based on a trip generation and is conditioned by the City Staff so that the number of residential and hotel units does not exceed 300 units.

Surrounding Land Use and Neighborhood Compatibility

The surrounding land use analysis has not substantially changed since 2020. The area is still surrounded by conservation, hospitality, and recreational uses. Directly to the north are conservation and recreational uses within the Raptor Bay Golf Club and Hyatt Residence Club (resort and timeshare area). The mangroves and golf course are a part of the timeshare property, which are zoned RPD under two (2) planned development zoning approvals (Kersey Smoot RPD and Pelican Landing CPD/RPD). In August 2020, the City Council approved an amendment to

the Pelican Landing CPD/RPD that memorialized the Final Judgment Confirming Final Arbitration Order for Case No. 17-CA-3966 where the Court ordered and adjudged that Lee County Zoning Resolution No. 94-014 was amended to allow a maximum of four (4) residential buildings with a height greater than seventy-five (75) feet on the property owned by LB Raptor LLC. The owner, LB Raptor LLC”, agreed to limit the development of the four (4) buildings to twenty (20) habitable floors over two (2) floors of parking.

Directly to the east is Coconut Resort Drive (50-foot private driveway easement) and the entrance to the Raptor Bay Golf Club and Hyatt Residence Club resort and timeshare area. Directly to the south is Coconut Road, a two-lane County collector roadway and a portion of the Pelican Landing Community Association (PLCA) Marina parcel. This portion of the Marina parcel that directly abuts the proposed project is a roadway and mangrove area protected by a conservation easement. South of Coconut Road is the Hyatt Regency at Coconut Point, a hotel and conference/event facility at a height of 213 feet/18 stories. This northernmost section of the Hyatt’s facility encompasses an outdoor recreational area (swimming pool and lazy river), parking garage, loading/unloading area, waste management, and other service function areas. Directly to the west is a portion of the PLCA Marina parcel and Estero Bay. This portion of the Marina parcel also directly abuts a mangrove area protected by a conservation easement. The Applicant is in the process of modifying existing permits with the Florida Department of Environmental Protection (FDEP) and the United States Army Corps of Engineers (ACOE) and states that the proposed project will improve the water quality in this area above current conditions.

The surrounding properties have the following attributes:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Kersey Smoot RPD and Pelican Landing RPD/CPD, Pelican Landing Golf Resort	Lee County Wetlands and Lee County Outlying Suburban
East: Kersey Smoot RPD and Pelican Landing RPD/CPD, Pelican Landing Golf Resort	Lee County Outlying Suburban
South: Pelican Landing RPD/CPD, Pelican Landing Community Association Marina and the Hyatt Regency Coconut Point Resort and Spa	Lee County Wetlands and Lee County Outlying Suburban
West: Estero Bay	N/A

Environmental Considerations

Wetlands, boat basin, listed species, water quality and best management practices, and archeological impacts were previously analyzed as part of the planned development approval in Zoning Ordinance No. 20-06. This amendment request does not propose changes that require additional environmental analysis.

Stormwater/Drainage

The existing stormwater runoff characteristics and proposed drainage plan was evaluated by the City's Community Development Engineer and Lee County Department of Natural Resources as part of the planned development approval in Zoning Ordinance No. 20-06. While this amendment request includes minor modifications to the Master Concept Plan, it does not alter the stormwater management narrative and proposed surface water management system; therefore, additional analysis was not required.

Traffic

The amendment request was reviewed by the City's Community Development Traffic Engineer, Lee County Department of Transportation (LCDOT), and the Village of Estero. The Village of Estero has previously received concerns regarding development along Coconut Road and has commissioned several traffic studies and received a traffic technical memorandum, which analyzed capacity concerns and intersection operations along Coconut Road.

The Applicant's analysis indicates the additional 7,500 SF of restaurant uses will generate thirty-eight (38) total net new trips to the surrounding roadway network when compared to the current zoning approval. Coconut Road will continue to operate at a Level of Service "E" with this project. It is possible that this proposed project may need to make on- and/or off-site related improvements; however, that analysis will be performed at time of local development order. The City Staff will continue to include the Village of Estero and LCDOT on all future application requests that have the potential to impact Coconut Road.

Comprehensive Plan Considerations

The Applicant has prepared a comprehensive plan consistency analysis as part of this application request (See Attachment "B").

Future Land Use Element

Future Land Use Element Goal 1 of the Bonita Plan addresses land use patterns by providing a variety of land uses, encouraging a mixture of uses, and preserving the natural environment and economic vitality of the community with the availability of essential services. The City Council agreed that the recently amended Coconut Village Future Land Use category (Ordinance No. 20-09) would encourage the redevelopment of the marina into current compliance and would provide public access to the Estero Bay waterfront. The project encourages redevelopment of the marina with public and private marine uses and non-residential uses, while still preserving environmentally sensitive areas in the Resource Protection category.

The amendment request is consistent with transportation level of services standards for both the residential and non-residential uses. Coconut Road will still have a Level of Service "E" with this proposed amendment and will not require capacity improvements at this time. It is possible that this proposed project may need to pay a proportionate share of intersection improvements at time of local development order review. The City Staff will continue to include the Village of Estero and Lee County on these application requests. The request is consistent with **Future Land Use Element Objective 1.11** of the Bonita Plan.

The project was previously reviewed and found consistent with the level of service standards for potable water, sanitary sewer, solid waste, and stormwater sub-elements of the Bonita Plan. The

7,500 square feet of restaurant uses can be serviced by BSU and Lee County Solid Waste for potable water, waste water, and solid waste service. The Applicant is still required to obtain the necessary federal and state permits/modifications from the ACOE and FDEP relative to water quality and stormwater management. The request is still consistent with **Future Land Use Element Policy 1.11.1.** of the Bonita Plan.

Policy 1.1.10.2: Coconut Village: *Intended to accommodate marine, retail, restaurant, hotel, Continuing Care Facilities (CCF) including ancillary medical, skilled nursing care facilities, personal service and similar uses, Independent Living Facility (ILF) units, Assisted Living Facility (ALF) units, multi-family dwelling units, and office uses designed to enhance and protect the public use of, and access to, the marina and waterfront areas of Estero Bay. Development of wet and dry slips, boat ramps and other marine related uses will provide access for public and private club members. This future land use category is applicable to areas along Estero Bay, and shall not be located on any barrier island. Proposed development within this and future land use category shall adhere to innovative design and planning principles that incorporate the protection of the natural resources of Estero Bay while providing the recreational and boating opportunities to the City of Bonita Springs.*

- a. *All new development within the Coconut Village category shall be required to be zoned planned development. All density, intensity, height and types of uses will be established during the planned development rezoning process.*
- b. *Appropriate uses within the Coconut Village future land use category include the following:*
 - i. *Marina and marine accessory uses. Marina uses shall not be solely for private use.*
 - ii. *Limited private club use as defined in planned development process may be allowed.*
 - iii. *Hotels/resorts and ancillary retail, cultural, and public and private recreational uses.*
 - iv. *Residential dwellings.*
 - v. *CCF, ILF, and ALF units.*
- c. *Development Standards:*
 - i. *Development shall be located to minimize loss of environmentally sensitive areas.*
 - ii. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2. If the development includes residential and/or CCF uses, non-residential uses shall be limited to ancillary uses only.*
 - iii. *Residential uses with a resort character and lifestyle may be integrated into resort use and may share in resort amenities.*
 - iv. *Residential density shall be limited to not more than 11.4 dwelling units per acre, not to exceed 300 multi-family residential units; or a Continuing Care Facility (CCF) containing 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) beds, within the approximately 26.38 acres of gross land area in this land use category. Where 300 ILF units and 75 ALF beds are developed within a CCF, the residential density shall not exceed 6.4 dwelling*

units per acre based upon the density equivalency factors in the Land Development Code of two ILF units equal to one residential dwelling unit.

- v. Residential density calculations shall be considered for the gross project acreage regardless of other non-residential uses on the project.*
- vi. No buffer shall be required between the CPD/RPD areas.*
- d. Height.*
 - i. Buildings over 75 feet from the base flood (FEMA + 1') elevation to the eaves shall be limited to locations that do not negatively impact adjacent property view corridors or neighborhood compatibility.*
 - ii. Compatibility with surrounding buildings.*
- e. Locations shall have access to a transportation network with adequate capacity and sufficient and navigable access to waters of Estero Bay.*
- f. Coastal High Hazard. Impacts on sheltering and evacuation resulting from development/redevelopment activities within the CHHA shall be mitigated through cooperation and coordination with Lee County Emergency Management Operations at time of local development order and shall be consistent with Chapter 163, Florida Statutes.*

The request involves a proposed amendment to the existing zoning ordinance. The 7,500 square feet of restaurant uses is below the maximum floor area ratio (FAR) of 1.2 and is an ancillary use to the project. The hotel/motel use is limited to the 300 multi-family unit option only, with the ability to convert up to 120 multi-family dwelling units at the rate of one (1) multi-family unit to one (1) hotel/motel unit. The amendment to the schedule of uses is **consistent** with Future Land Use Element **Policy 1.1.10.2** of the Bonita Plan.

The City Council approved, by an affirmative vote of five (5) or more council members, amendments to Policy 1.1.10.2, which contained language that would allow a structure to be built at a height greater than seventy-five (75) feet. The Coconut Village Future Land Use Category states that height will be established during the planned development rezoning process. It further states that buildings more than seventy-five (75) feet in height shall be limited to locations that do not negatively impact adjacent properties' view corridors or neighborhood compatibility. It also considers compatibility with surrounding buildings. The City Council previously determined that the height and number of stories of the two (2) towers in Building A was appropriate and compatible with the surrounding area based on the Applicant's compatibility and surrounding development pattern analysis. This request increases the maximum permitted building height from 245 feet (22 stories) for Building A-Phase 2 and 115 feet (10 stories) for Building A-Phase 1 to 286 feet (22 stories) for all of Building A. The Applicant provided an updated compatibility analysis and visualization study analysis as part of this request (**Attachment "B"**). The analysis included height comparisons of high-rise development to the south of the project along Estero Bay. The visualization analysis illustrated the project's potential visual impacts from various vantage points along Coconut Road and the El Dorado community. Additionally, directly to the north is the F1 parcel of the Pelican Landing CPD/RPD, which is also owned by the same managing members of LB Raptor Bay, LLC, and that allows a

maximum of four (4) buildings to twenty (20) habitable floors over two (2) floors of parking, with no maximum height established. The Applicant's request is consistent with the existing and planned high-rise buildings in the surrounding area, with most high-rise development at twenty (20) stories over parking. The Applicant has provided a visualization study demonstrating that the revised project will not negatively impact adjacent properties' view corridors. The Applicant continues to evaluate the ultimate siting of Building A, which could place the building in line with the Hyatt Regency, thereby reducing view corridor impacts to the Hyatt and providing a slightly greater building setback from Estero Bay.

The proposed amendment for the height of Building A is **consistent** with Future Land Use Element **Policy 1.1.10.2** of the Bonita Plan.

Policy 1.1.22 – *In order to minimize incompatibility when commercial, industrial or more intensive land uses share a common boundary with residential land uses, lower intensity uses shall be located adjacent to residential uses and the Land Development Code shall include provisions for buffering in the form of fences, walls, vegetation or spatial buffers to minimize the impacts upon residential use.*

The amendment request includes the addition of non-residential uses and an amendment to maximum allowable height for Building A. The addition of the restaurant uses will complement the public access uses of the CPD. The existing and planned development pattern is comprised of high-rise development with buildings greater than seventy-five (75) feet in height. The Applicant continues to evaluate the ultimate siting of Building A, which could place the building in line with the Hyatt Regency, thereby reducing view corridor impacts to the Hyatt and providing a slightly greater building setback from Estero Bay.

The proposed amendment for the height of Building A is **consistent** with Future Land Use Element **Policy 1.1.22** of the Bonita Plan.

Transportation Element

Transportation Element Policy 1.7.4. of the Bonita Plan states as follows "*The City shall review requests for development orders and building permits for compliance with the Bikeways/Walkways Facilities Plan and the bikeways and pedestrian ways requirements in the Land Development Code.*"

No changes are proposed that impact multimodal infrastructure. The multimodal features provided have been designed to allow for multimodal users (vehicles, small private transit, and pedestrians) in, through, and out of the site via a system of internalized infrastructure (pathways). The Applicant is required to coordinate with the City and Lee County on required right-of-way improvements for vehicular and pedestrian (sidewalk) improvements. The request as conditioned is **consistent** with Transportation Element **Policy 1.7.4** of the Bonita Plan.

Conservation/Coastal Management Element

Conservation/Coastal Management Element Goal 5: Protection of Life and Property in Coastal High Hazard and Coastal Management Areas. This Goal relates to the protection of life and property in the Coastal High Hazard Area (CHHA) and Coastal Management Area (CMA). The objective and policies for the CHHA were amended in 2017 as a part of the Evaluation and Appraisal Review (EAR). They still require the City to minimize flood risk that results from high-

tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the CHHA by limiting new development in that area. Conservation/Coastal Management Element Policy 5.1.1 of the Bonita Plan requires property within the CHHA to meet one (1) of the criteria in accordance with Section 163.3178(8)(a), *Florida Statutes*. The Applicant has provided an updated analysis for the amendment request stating that it has met this requirement.

Conservation/Coastal Management Element Objective 5.2 of the Bonita Plan addresses lands in the CMA, which was adopted in December 2019 as part of the second phase of the State-mandated comprehensive plan amendments. Recognizing that the State mandated a different standard for properties in the CHHA, the public wanted to maintain that same level of protection for properties in that area. Consequently, the City Council adopted the CMA, which includes this property and all annexed lands that had a CHHA designation under Lee County's Comprehensive Plan (Lee Plan). The policies contained in Objective 5.2 prohibit density increases on coastal or barrier islands, limit the type of shoreline protection in V-Zones, encourage the reduction of density for undeveloped lands, limit infill based on surrounding density/intensity, encourage land acquisition for public access, require compliance with the City's Flood Ordinance, and prohibit new mobile home parks.

The City Council had accepted the Applicant's analysis of this objective and associated policies for the project as part of project approval in Zoning Ordinance No. 20-06. This request is to add 7,500 square feet of restaurant uses to the project that will be open to the residents and general public. The addition of this non-residential use is consistent with other amenities offered at the Hyatt Regency Coconut Point Resort at Coconut Point and the Hyatt Residence Club Bonita Springs, Coconut Plantation.

The restaurant provides additional public access to the estuary without capital outlay from the City. This additional access will provide an opportunity to the citizens and visitors. The additional 7,500 square foot restaurant use is consistent with Conservation/Coastal Management Element Policy 5 of the Bonita Plan.

The request is **consistent with Conservation/Coastal Management Element Objective 5.2** of the Bonita Plan.

The amendment request does not impact the environmental comprehensive plan analysis conducted as part of the planned development approval in Zoning Ordinance No. 20-06. This amendment request does not propose changes that require additional consistency review with **Conservation/Coastal Management Element Goals 4 (Coastal Resource Protection), 7 (Resource Protection), 15 (Wetlands), and 22 (Shoreline Management)**.

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	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.
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan; and	Yes
The request is compatible with existing or planned uses in the surrounding area; and	Yes
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	Yes
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

**CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 20 - 06**

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS TO REZONE 30.51 +/- ACRES FROM COMMERCIAL PLANNED DEVELOPMENT (CPD), RESIDENTIAL PLANNED DEVELOPMENT (RPD), MOBILE HOME PLANNED DEVELOPMENT (MHPD), AND AGRICULTURE (AG-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) AND COMMERCIAL PLANNED DEVELOPMENT (CPD) TO ALLOW A PUBLIC BOAT RAMP, WET AND DRY BOAT SLIPS, A CONTINUING CARE FACILITY (CCF) CONTAINING A MAXIMUM OF 300 INDEPENDENT LIVING FACILITY (ILF) UNITS AND A 75 BED ASSISTED LIVING FACILITY (ALF) OR 300 MULTIFAMILY DWELLING UNITS AT THE NORTHWEST CORNER OF COCONUT ROAD AND COCONUT POINT RESORT DRIVE; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an petition has been submitted by LB Estero Bay Investments, LLC (hereinafter "Developer" and to include any successors in interest) is requesting to rezone 30.51 +/- acres from Commercial Planned Development (CPD), Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), and Agriculture AG-2 to an RPD/CPD to allow for a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and a seventy-five (75) bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp; and

WHEREAS, the subject property is located at the northwest corner of Coconut Road and Coconut Point Resort Drive and is described more particularly in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, a Public Hearing was advertised and heard on September 15, 2020, by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case PD18-55071-BOS which recommended denial (3-2), 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 September 15, 2020 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: RECITALS

The forgoing recitals are true and correct and are incorporated herein by this reference.

SECTION TWO: APPROVAL OF REQUEST

The City Council hereby approves Petition PD19-62429-BOS to rezone 30.51 +/- acres from Commercial Planned Development (CPD), Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), and Agriculture AG-2 to an RPD/CPD to allow for a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and a seventy-five (75) bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp; consistent with the Master Concept Plan; subject to the following conditions and deviations:

Conditions:

1. The project shall be consistent with the Master Concept Plan and Urban Design Plan Overlay stamped received August 18, 2020, and titled "Bayview on Estero Bay" prepared by Waldrop Engineering, P.A., and attached hereto (Exhibit "B," Sheets 1-3), except as modified by the conditions below.

The approved development allows for a maximum of 300 Independent Living Facility (ILF) units and a seventy-five (75) bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp.

The Developer must provide a cumulative land development summary table as a part of any local development order application.

2. Duration of rights. Pursuant to Section 4-303(a)(2) of the Land Development Code, the MCP will expire within five (5) years of the date of approval unless, within such timeframe, the Developer obtains development orders for construction of the public access portion of the project (public marina and park) and the Bayview II CPD local development order (off-site parking) to account for a substantial portion of the project.
3. The following limits apply to the project and uses:
 - a. Schedule of Uses: **Exhibit "C"**
 - b. The Development Regulations: **See Exhibit "B"**
4. **Environmental**
 - a. The Developer shall provide 100% native vegetation plantings within all required buffers, as shown on the MCP, except that coconut palms may be used and counted as native palms.

- b. The Developer shall implement the Best Management Practices for DEP's Clean Marina facilities. Within one (1) year of the certificate of completion for the marina, the Developer shall submit for and pursue the DEP Clean Marina Program Designation for the marina.
- c. Prior to the first certificate of occupancy, the Developer shall place signs visible to all users within the marina portion of the project educating such users about the following:
 - i. The importance of sea grass beds, oyster bars, bird rookeries, listed species, and clean water; and
 - ii. Scaring of seagrass beds from vessels and the long-term negative impacts from such scaring; and
 - iii. A statement that it is against the law to destroy sea grass beds, disturb bird rookeries, molest manatees, and that this preserve is patrolled by law enforcement; and
 - iv. A full-sized map depicting how to exit the marina and pathway to the closest marked channel; and
 - v. A second map showing the marked channels in Estero Bay.

The City Staff may administratively approve the location of any signs, so as to allow them within setbacks, if necessary, to be most visible for the marina users.

- d. At the time of local development order, the Preserve Management Plan shall include signage demarcating the limits and protected status at a minimum of every 300 feet of the preserve areas.
- e. The Preserve Management Plan shall be recorded as an addendum to the Home Owners/Property Owners Association's documents.
- f. At the time of local development order, documentation from the United States Fish and Wildlife Service confirming the number of slips, including slip transfers, approved at Bayview on Estero Bay shall be submitted to the City. The Developer must specify the number of slips allocated to the subject property.
- g. The mangroves shall not be trimmed for the purpose of providing view corridors to the water. Any proposed trimming shall be included in the Preserve Management Plan approved by the City Environmental Sciences Staff.
- h. Open Space: 11.79 acres of open space must be provided on the development order plans in compliance with LDC Chapter 3.
- i. Indigenous Preserve: A minimum of 4.13 acres of indigenous preserve must be provided on development order plans in the general locations shown on

Sheet 1 of the MCP. Final acreage is subject to change based upon final acreage for Commercial Planned Development and Residential Planned Development areas.

- j. **Removal of septic systems:** The proposed project shall connect to Bonita Springs Utilities' centralized potable water and sewer service, except for interim facilities used on a temporary basis during construction, and unmanned essential services on a temporary basis until water and sewer is extended to the development. All existing septic systems shall be removed from the property.
5. **Engineering.** At the time of local development order, the Developer shall provide or meet the following criteria:
- a. The use of gutters, downspouts, and bubblers/yard drains may be required to properly channelize and direct runoff to a suitable outfall.
 - b. To help prevent erosion and improve stormwater quality, the Developer may be required to utilize the following: (1) swale and berms surrounding the perimeter of the lakes and/or, (2) flatter slopes (as flat as a 6:1 slope) than currently required (4:1 slope) for lake banks and littoral planting areas, (3) a greater quantity of littoral plantings than currently required and/or, (4) if necessary, other shoreline stabilization methods, such as bulkheads or rip rap.
6. **Informational Interpretive Signage:** A minimum of one (1) sign, 18 inches by 24 inches in area, shall be provided within the Commercial Planned Development, providing information on historical background of the property.
7. **Public Access**
- a. The Developer, and its successors or assigns, shall dedicate the public access area to the City for public use in perpetuity. The legal mechanism for the dedication will be determined and finalized at time of local development order review. The dedication may only be vacated if the public use is terminated by the City or with the approval of the City. Property and uses identified as open to the public shall be constructed and operational as part of the first phase of the development.
 - b. At a minimum, the following public facilities shall be designed, permitted, and constructed by the Developer:
 - i. Boat ramp;
 - ii. Kayak launch;
 - iii. Passive park;
 - iv. Ship store;

- v. Indoor restroom facilities connected to sanitary sewer and potable water services;
 - vi. Ten (10) wet slips, one (1) boat slip provided to Estero Fire Rescue, and one (1) boat slip provided to Lee County Sheriff's Office;
 - vii. Fifteen (15) on-site boat trailer parking spaces and eight (8) on-site standard parking spaces (including one disabled parking space), with up to ten (10) additional boat trailer spaces and fourteen (14) additional standard parking spaces available at the Bayview II CPD located at 4789 Coconut Road, if demand requires; and
 - viii. Shuttle services shall be provided to the additional public parking spaces in the commercial parking lot in the Bayview II CPD located at 4798 Coconut Road. The hours of operation for the shuttle service will be provided at the time of local development order review and shall be based upon the parking needs of the project and fluctuations in seasonal demand.
- c. The above-referenced public facilities shall be open to the public daily from dawn until dusk.
 - d. Public use does not require that the public must join a club or group prior to leasing, renting, or purchasing a dock space. The Developer or the marina operator may charge a reasonable fee for such use of the wet slips or ramp.
 - e. The Developer, and its successors or assigns, shall be responsible for the operations and maintenance of the CPD area, which may be assigned to a third-party operator.
 - f. The Developer may charge a usage fee for the boat ramp and/or parking facilities.

8. Transportation and Multimodal

- a. Should the Developer co-develop, re-entitle, or otherwise integrate the subject property into the adjacent project PD15-23946-BOS the Developer shall be obligated to contribute towards the cost of design, permitting, and construction of the traffic signal at the intersection of US 41 and Pelican Colony Boulevard as provided in Zoning Ordinance 20-04, Condition 4.
- b. Other than the deviations and/or exceptions provided by this approval, at the time of local development order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by LDC Chapter 3 and all applicable design standards except as modified herein and as required by the Estero Fire Rescue and National Fire Protection Area (NFPA).

- c. The proposed access points along the Coconut Road right-of-way will need to be approved by the Lee County Department of Transportation.
 - d. Prior to construction, a Lee County Type 'D' Limited Review Development Order (LDO) will be required for the offsite improvements within the County maintained rights-of-way.
9. The subject property has a multitude of easements across it. Prior to approval of any local development order, any easement in conflict with the development plan must be vacated or otherwise extinguished.
 10. At the time of local development order, the Developer shall plat the property in accordance with the City's subdivision regulations.
 11. A Tall Structures Permit shall be provided for by Lee County prior to issuance of the local development order for buildings that exceed 125 feet in height.
 12. The Developer or the Developer's representative shall conduct an assessment model to determine whether the minimum radio signal's strength for the fire department communication is in compliance in accordance with NFPA 1: 11.10, and NFPA 1221: 11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the Developer shall install radio enhancement in the building.
 13. The Master Concept 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:

1. Deviation 1 is approved seeking relief from LDC Section 3-417(6), setbacks, which requires a minimum thirty (30) foot setback from all preserve (wildland) areas for buildings and accessory structures for the purposes of fire protection, to permit principal and accessory structures to be located fifteen (15) feet from a preserve.
2. Deviation 2 is approved seeking relief from LDC Section 3-418(d)(7), buffering adjacent property, which requires that all freestanding parking areas, whether commercial, public, or private, not associated with other development must provide a Type "D" buffer for the right-of-way and Type "C" buffer if they abut single-family residential or multiple-family residential uses or zoning, to permit the marina CPD area to provide no internal buffer between the proposed commercial and residential uses.

3. Deviation 3 is approved seeking relief from LDC Section 4-1732(4)(n)1. and 2., Recreation facilities, indoor, 1. Gymnasiums, health clubs and similar type recreational establishments wherein large floor areas are required to accommodate equipment for individual users. Four (4) parking spaces per 1,000 square feet of total floor area. 2. All other indoor recreational facilities not specifically listed: One (1) parking space per 100 square feet of total floor area, to permit indoor recreational parking requirements to be calculated at one (1) space per 1,000 square feet of floor area.
4. Deviation 4 is approved seeking relief from LDC Section 4-303, duration of rights conferred by adopted Master Concept Plan, which remain valid for five years from the date the Planned Development was approved by City Council, to permit the Bayview on Estero Bay Master Concept Plan to remain valid for ten (10) years from the date of City Council approval.
5. Deviation 5 is approved subject to Condition 9 seeking relief from LDC Section 3-291(a)(1), connection separation, which requires a 125-foot motor vehicle entrance separation on local roadways, to allow for a minimum separation of ten (10) feet between the project entrance and existing driveways south of Coconut Road as shown on the MCP. This deviation request is from the technical standards for specific sections in LDC Chapter 3 and can be approved administratively.
6. Deviation 6 is approved subject to Condition 4d seeking relief from LDC Section 3-417(b)(1)a., which requires a minimum thirty (30) foot setback from indigenous native vegetation to any habitable structure, to permit a fifteen (15) foot setback from indigenous native vegetation to any habitable structure.
7. Deviation 7 is approved seeking relief from LDC Section 4-741(b), which requires all buildings and structures to be setback from the development perimeter a distance equal to the greater of one-half the height of the building or structure, to allow all buildings and structures within the Bayview on Estero Bay RPD/CPD to be setback from the development perimeter at a distance equal to the distances as shown on the MCP, with forty-five (45) feet being the smallest distance.
8. Deviation 8 is approved seeking relief from LDC Section 4-741(d)(4), minimum separation of buildings, which requires where there are two (2) or more principal buildings on a development tract, the minimum separation of buildings shall be one-half the sum of their heights, or twenty (20) feet, whichever is greater, to allow the minimum building separation between Building A Phase I and II to be twenty (20) feet, and the minimum separation between Buildings A and D to be forty-five (45) feet.
9. Deviation 9 is approved subject to Condition 2 seeking relief from LDC Section 4-1723, which requires all residential and non-residential uses to provide off-street parking spaces in accordance with specific regulations, to allow for off-site parking for the CPD, which is for the public use, as shown on the MCP.
10. Deviation 10 is approved seeking relief from LDC Section 7-381(4), setbacks for multi-slip docking facilities, which requires docking facilities to be setback a minimum

11. not be closer to the development perimeter than the width of any buffer area or landscape strip, or five (5) feet, to allow parking and internal roads to be less than five (5) feet from the development perimeter only in areas identified on the MCP.
12. Deviation 12 is approved seeking relief from LDC Section 3-418(d)(3), landscape buffers, which requires a fifteen (15) foot Type "D" landscape buffer for commercial to right-of-way, to allow a ten (10) foot Type "D" buffer where the public accessible boat ramp and parking abut Coconut Road.
13. Deviation 13 is approved seeking relief from LDC Section 3-417(b)(1)a, indigenous vegetation, which requires large developments to provide 50% of their open space requirements through on-site preservation of existing native vegetative communities, thus requiring Bayview on Estero Bay to provide 5.90 acres of indigenous preservation, to allow the project to satisfy this requirement by providing 4.13 acres of on-site indigenous vegetation.

SECTION THREE: INCORPORATION OF RECORD

City Council of Bonita Springs hereby adopts and incorporates into this Ordinance the record of hearings, including testimony, reports, exhibits and attachments considered as part of the application, including specifically:

EXHIBITS:

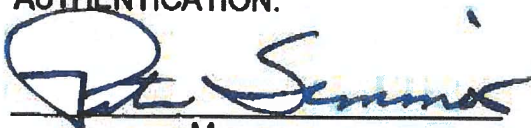
- A. Legal Description and Sketch of the Subject Property stamped received November 8, 2018
- B. Master Concept Plan stamped received August 31, 2020
- C. Schedule of Uses

SECTION FOUR: EFFECTIVE DATE


This Ordinance shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 21st of October, 2020.

AUTHENTICATION:




Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

Carr	Aye	Gibson	Aye
Purdon	Aye	Quaremba	Nay
Forbes	Aye	Simmons	Aye
Corrie	Aye		

Date filed with City Clerk: 10/21/2020

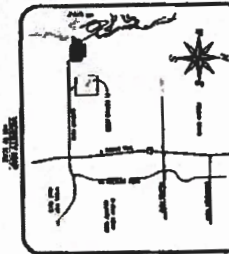
Grady Minor
 • Land Brokers • Farmers • Lumber/Analytics
 3630 15th St • Fort Worth, TX 76114 • www.GradyMinor.com

Grady Minor
 • County Broker/Analyst • Real Estate Services
 3630 15th St • Fort Worth, TX 76114 • www.GradyMinor.com

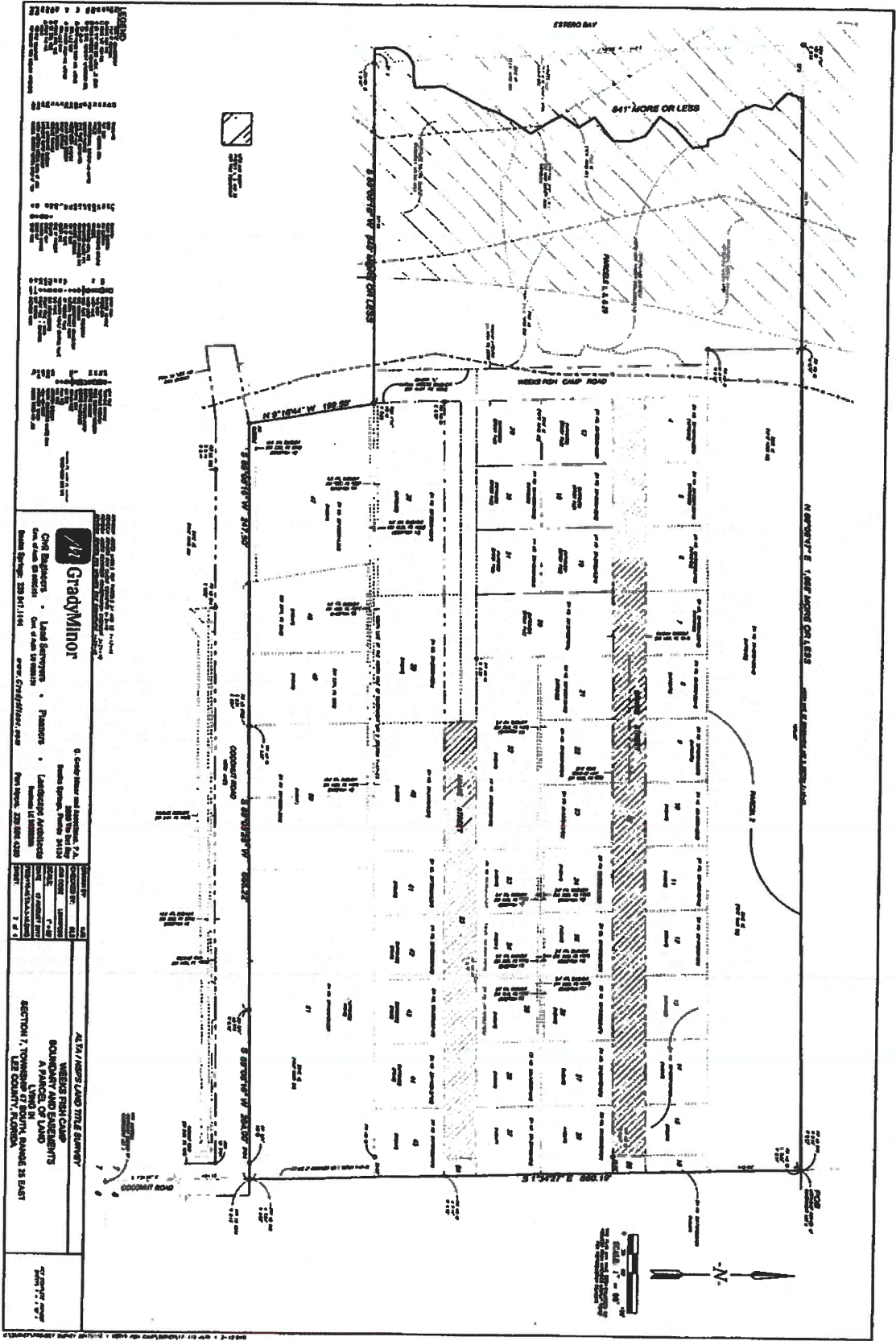
Grady Minor
 • Real Estate Services • Lumber/Analytics
 3630 15th St • Fort Worth, TX 76114 • www.GradyMinor.com

ALTA / ASBESTOS / FISH / EROSION / WETLANDS / TREE / SURVEY
A PARCEL OF LAND
 1.7993 AC IN SECTION 7, TOWNSHIP 22 NORTH, RANGE 20 EAST, COUNTY OF FORT WORTH, TEXAS

(Signature)
 DATE: NOV 9 8 2018



GENERAL NOTES:
 1. THIS SURVEY WAS MADE FROM AERIAL PHOTOGRAPHY TAKEN ON OR ABOUT 11/14/18.
 2. THE BOUNDARIES OF THIS PARCEL ARE BASED ON THE AERIAL PHOTOGRAPHY AND MAY BE DIFFERENT FROM THE RECORD SURVEY.
 3. THERE ARE NO WETLANDS, STREAMS, OR FISH HABITATS SHOWN ON THIS SURVEY.
 4. THERE ARE NO ASBESTOS CONTAMINATION CONCERNS IDENTIFIED ON THIS SURVEY.
 5. THIS SURVEY IS INTENDED TO BE USED FOR GENERAL INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR LEGAL PURPOSES.
 6. ANY DISCREPANCIES BETWEEN THIS SURVEY AND RECORD SURVEYS SHALL BE RESOLVED IN FAVOR OF THE RECORD SURVEYS.

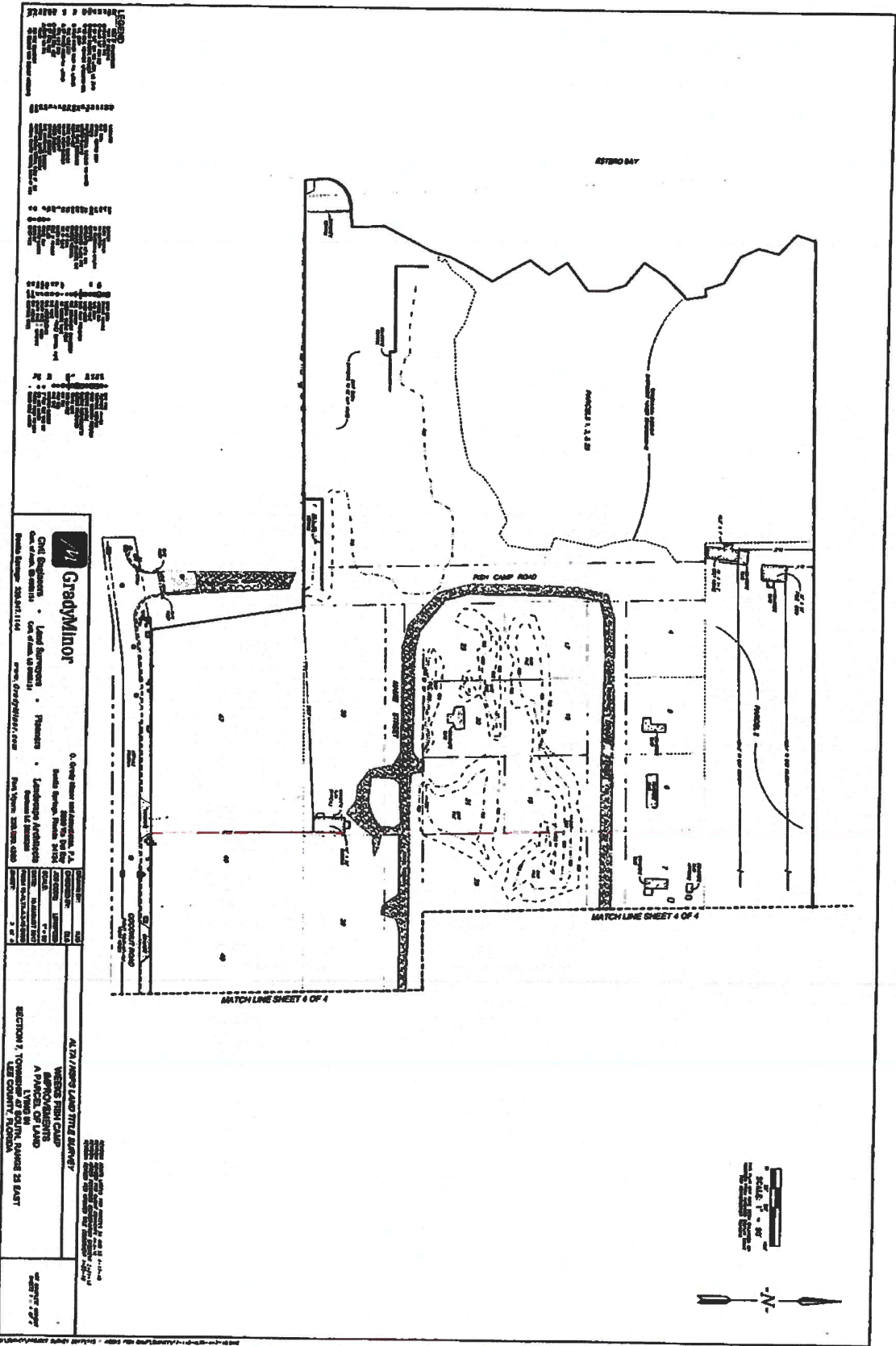


GradyMilnor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Civil & Land Surveyors
 330 N.W. 116th Ave. Suite 1000
 Fort Lauderdale, FL 33309-4001
 Phone: 330.451.1161 • www.GradyMilnor.com • Fax: 330.451.4220

ALL IN / W/ERS LAND TITLE SURVEY
 WEEKS FISH CAMP
 BOUNDARY AND EASEMENTS
 A PARCEL OF LAND
 SECTION 1, TOWNSHIP 21 NORTH RANGE 33 EAST
 LEE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	01/01/2010	WEEKS FISH CAMP
2	02/01/2010	WEEKS FISH CAMP
3	03/01/2010	WEEKS FISH CAMP
4	04/01/2010	WEEKS FISH CAMP
5	05/01/2010	WEEKS FISH CAMP
6	06/01/2010	WEEKS FISH CAMP
7	07/01/2010	WEEKS FISH CAMP
8	08/01/2010	WEEKS FISH CAMP
9	09/01/2010	WEEKS FISH CAMP
10	10/01/2010	WEEKS FISH CAMP



LEGEND

----- Proposed Road

----- Existing Road

----- Proposed Footing

----- Existing Footing

----- Proposed Foundation

----- Existing Foundation

----- Proposed Foundation

----- Existing Foundation

----- Proposed Foundation

----- Existing Foundation

----- Proposed Foundation

----- Existing Foundation

----- Proposed Foundation

----- Existing Foundation

----- Proposed Foundation

----- Existing Foundation

----- Proposed Foundation

----- Existing Foundation

----- Proposed Foundation

----- Existing Foundation

----- Proposed Foundation

----- Existing Foundation

GradyMlinor

Chad R. Grady - Land Surveyor

Chad R. Grady - Professional Engineer

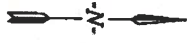
Chad R. Grady - Professional Architect

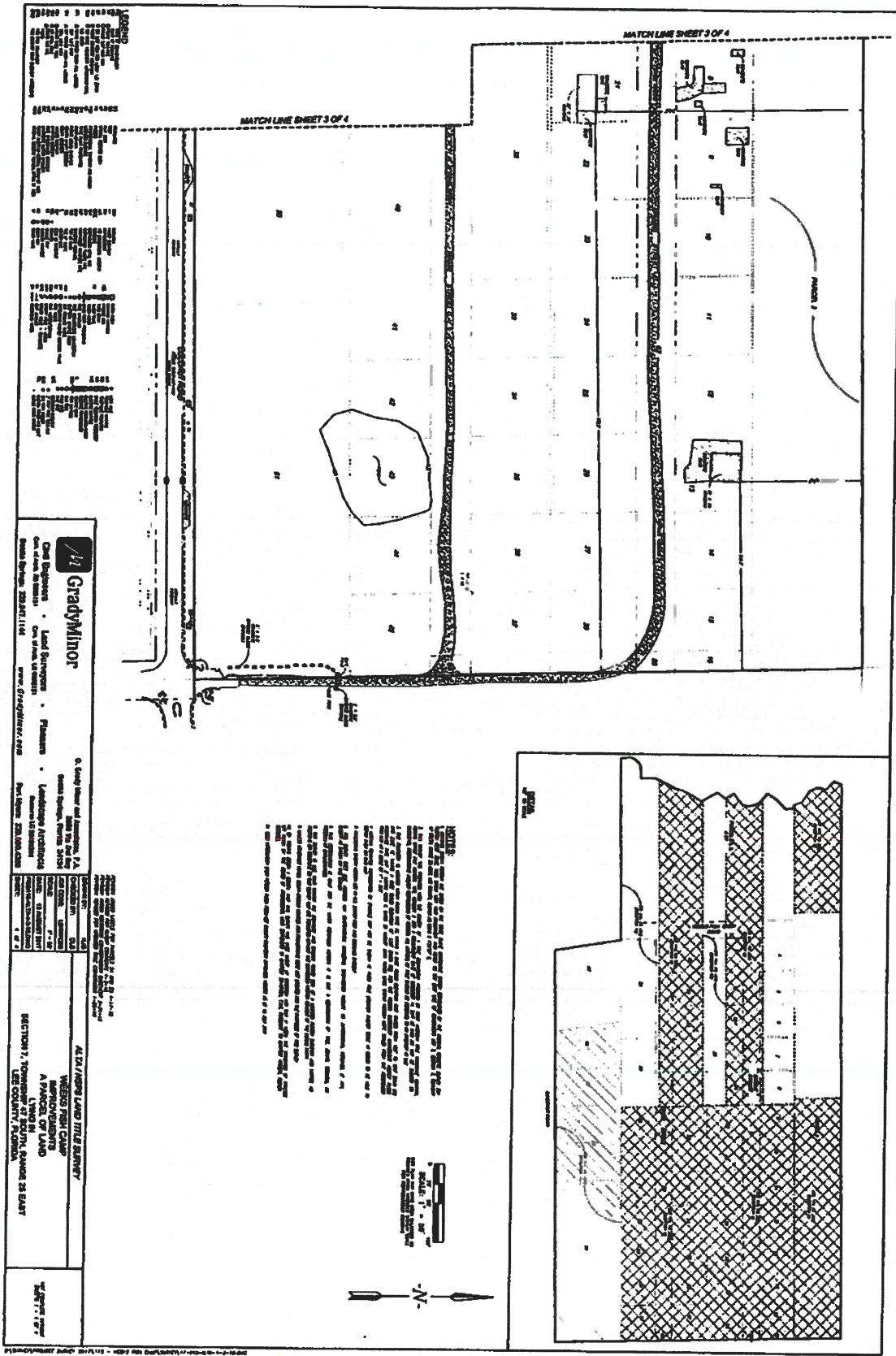
State Bar No. 228471146 | State Reg. No. 45281 | State Reg. No. 228471146

PROJECT NO.	2015-11
DATE	11/11/15
SCALE	AS SHOWN
SHEET NO.	3 OF 4

ALTO / WINE'S LAND TITLE SURVEY
 WINE'S FISH CAMP
 APPROXIMATE
 A PARCEL OF LAND
 LOCATED IN TOWNSHIP 17 NORTH, RANGE 23 EAST
 WALKER COUNTY, FLORIDA

CHAD R. GRADY





NOTES:

1. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. SEE SHEET 3 OF 4 FOR ROAD AND UTILITY LOCATIONS.
3. SEE SHEET 4 OF 4 FOR LOT DIMENSIONS AND AREA CALCULATIONS.
4. SEE SHEET 5 OF 5 FOR UTILITY AND EROSION CONTROL DETAILS.
5. SEE SHEET 6 OF 6 FOR LANDSCAPE ARCHITECTURE AND PLANTING SCHEDULE.
6. SEE SHEET 7 OF 7 FOR FINISHES AND MATERIALS SCHEDULE.
7. SEE SHEET 8 OF 8 FOR SPECIAL NOTES AND CONDITIONS.
8. SEE SHEET 9 OF 9 FOR LEGEND AND SYMBOLS.
9. SEE SHEET 10 OF 10 FOR INDEX MAP AND LOCATION.

GradyMilnor

Civil Engineers • Land Surveyors • Planners
 Landscape Architects

2000 S. ...
 ...

ALTA / RESUB LAND TITLE SURVEY

WINDSOR FISH CAMP
 IMPROVEMENTS
 A PARCEL OF LAND
 LINGUEEN
 SECTION 1, TOWNSHIP 28 SOUTH
 RANGE 28 EAST
 LEE COUNTY, FLORIDA

NOTES:

1. THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL SURVEY OF THE ABOVE DESCRIBED PROPERTY AND DOES NOT REPRESENT THE ACTUAL SURVEY OF THE PROPERTY.

2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE ORIGINAL SURVEY OF THE PROPERTY AND ARE NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY.

3. THE AREA OF THE PROPERTY IS 1.25 ACRES.

4. THE AREA OF THE PROPERTY IS 1.25 ACRES.

5. THE AREA OF THE PROPERTY IS 1.25 ACRES.

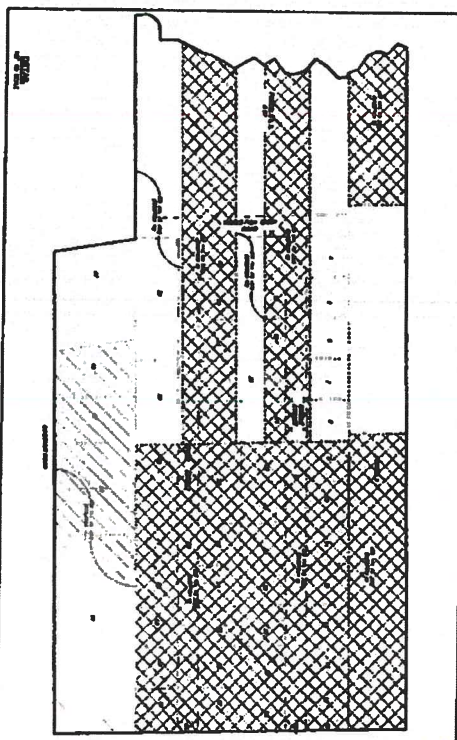
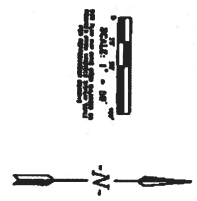
6. THE AREA OF THE PROPERTY IS 1.25 ACRES.

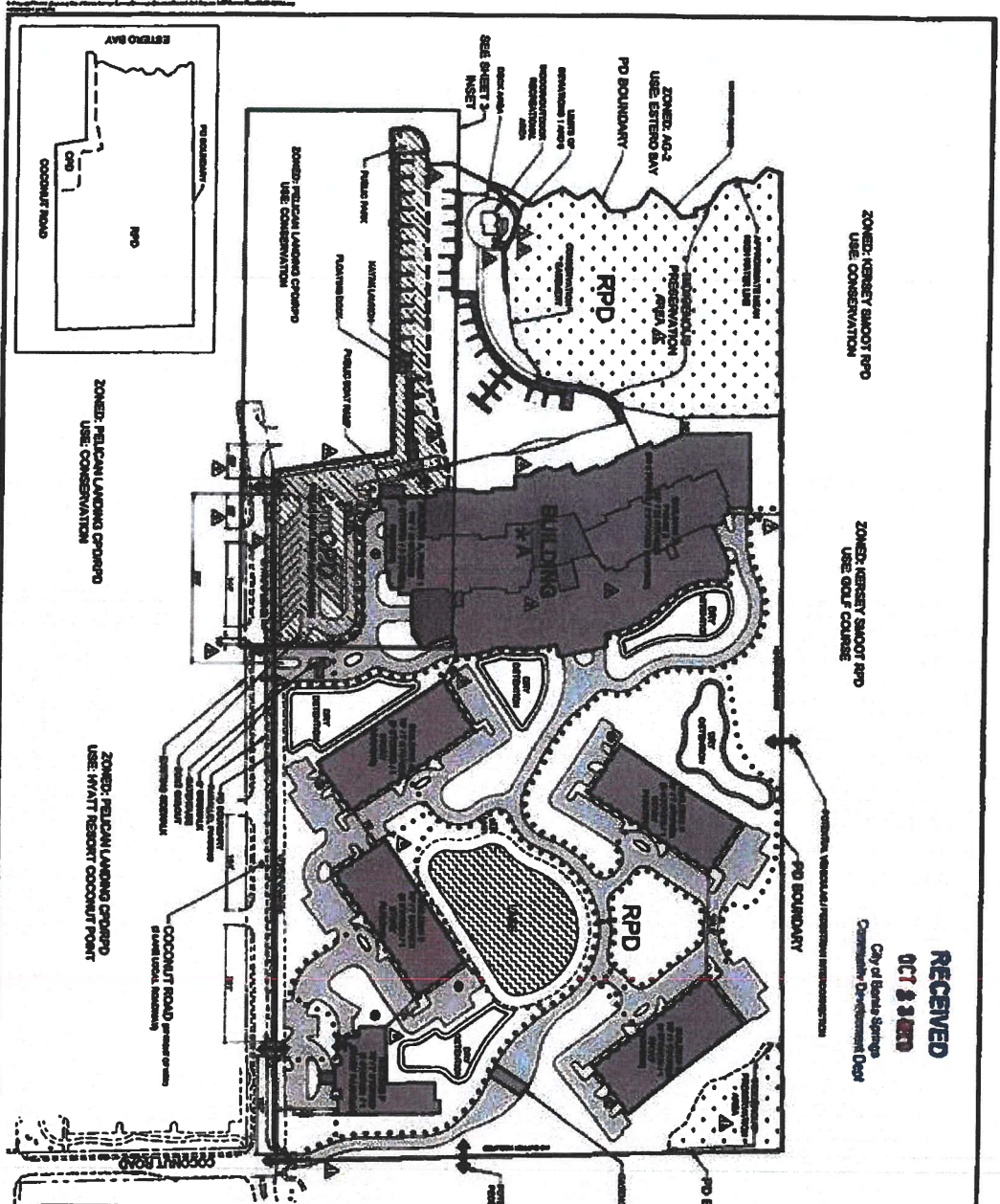
7. THE AREA OF THE PROPERTY IS 1.25 ACRES.

8. THE AREA OF THE PROPERTY IS 1.25 ACRES.

9. THE AREA OF THE PROPERTY IS 1.25 ACRES.

10. THE AREA OF THE PROPERTY IS 1.25 ACRES.





ZONE: HERSEY SMOOT RPD
USE: CONSERVATION

ZONE: HERSEY SMOOT RPD
USE: GOLF COURSE

ZONE: PELICAN LANDING CPO RPD
USE: CONSERVATION

ZONE: PELICAN LANDING CPO RPD
USE: WATTS RESORT COCONUT POINT

ZONE: HERSEY SMOOT RPD
USE: GOLF COURSE

RECEIVED

OCT 23 2010

City of Estero Springs
Community Development Dept

City of Estero Springs
Community Development Dept

BAYVIEW ON ESTERO BAY
RPD/CPD

CLIENT: LB ESTERO BAY INVESTMENTS, LLC
SHEET 1 OF 3
MASTER CONCEPT PLAN

WALDROP ENGINEERING

10000 BAYVIEW DRIVE, SUITE 200, PALM BEACH, FL 33480
TEL: (561) 855-8888 FAX: (561) 855-8889
WWW.WALDROP-ENGINEERING.COM

SITE SUMMARY:
 EXISTING ZONING DESIGNATION: COCONUT VILLAGE
 EXISTING PLANNED DEVELOPMENT: CPD, RPD, MHPO, AND AG-2
 PROPOSED ZONING DESIGNATION: RESIDENTIAL PLANNED DEVELOPMENT (RPD) AND COMMERCIAL PLANNED DEVELOPMENT (CPD)
 GROSS AREA: 30.91 ACRES

MAXIMUM DEVELOPMENT POTENTIAL:

- OPTION 1:
 - 200 MULTIFAMILY DWELLING UNITS
 - 20 WEST BOAT SLIPS & 20 DRY BOAT SLIPS (15 ON-SITE AND 10 OFF-SITE DRY SLIPS)
 - 1 PUBLIC BOAT RAAP
- OPTION 2:
 - 200 MULTIFAMILY DWELLING UNITS
 - 20 WEST BOAT SLIPS & 20 DRY BOAT SLIPS (15 ON-SITE AND 10 OFF-SITE DRY SLIPS)
 - 1 PUBLIC BOAT RAAP

SITE DATA TABLE:

PROV AREA: 28.67 ACRES	
CPD AREA: 2.04 ACRES	
OPEN SPACE:	
PROV AREA: 11.28 ACRES (9.45 ACRES X 0.40)	
CPD AREA: 0.415 ACRES (0.28 ACRES X 0.20)	
TOTAL RESERVED: 11.70 ACRES	
TOTAL PROVIDED: 11.70 ACRES	

INDIGENOUS PRESERVE:
 TOTAL RESERVED: 11.70 ACRES (11.70 ACRES X 0.40)
 TOTAL PROVIDED: 4.178 ACRES

RESOURCES PRESERVE	TOTAL
3.0 AC (3.00 AC)	3.0 AC
1.0 AC (1.00 AC)	1.0 AC
TOTAL PROVIDED	4.178 AC

- SEPARATIONS:**
- FROM LOC SECTION 3-4-1101, BUFFERING ADJACENT PROPERTY
 - FROM LOC SECTION 3-4-1101, BUFFERING ADJACENT PROPERTY
 - FROM LOC SECTION 3-4-1101, BUFFERING ADJACENT PROPERTY
 - FROM LOC SECTION 3-4-1101, BUFFERING ADJACENT PROPERTY
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 - FROM LOC SECTION 3-4-1101, BUFFERING ADJACENT PROPERTY
 - FROM LOC SECTION 3-4-1101, BUFFERING ADJACENT PROPERTY

- NOTES:**
- THE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO REVISION AT THE TIME OF AGENCY PERMITTING, D.D. OR PLAT APPROVAL. HOWEVER, ANY SUCH REVISIONS SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES EXCEPT WHERE A DEVIATION HAS BEEN APPROVED.
 - ALL ACCESS AND DRIVEWAY TRACT LINES ARE APPROXIMATE AND SUBJECT TO REVISION AT THE TIME OF AGENCY PERMITTING, D.D. OR PLAT APPROVAL. IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC), THE MINIMUM REQUIRED OPEN SPACE WILL BE MET WHEN BOTH TRACTS FOR THE LDC BASED UPON THE FINAL ACRES OF THE RPD AND CPD AREAS.
 - PERMITTING PACKAGES OBTAINED ARE SUBJECT TO FINAL PLACEMENT OF BUILDINGS.
 - PERMITTING PACKAGES OBTAINED FOR RESIDUAL PRESERVE AREA IN THE NORTHEAST CORNER SHALL BE DETERMINED AT THE TIME OF D.D. PERMITTING.
 - SERVICE AND LOADING AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF D.D. PERMITTING.

DEVELOPMENT REGULATIONS (CDD)
 MINIMUM LOT WIDTH: N/A
 MINIMUM LOT DEPTH: N/A
 MINIMUM SETBACKS:
 PRINCIPAL STRUCTURE:
 PD PERIMETER: 15 FEET


BUILDINGS 75' ABOVE MINIMUM BASE FLOOD ELEVATION OR LESS IN HEIGHT: PER LOC.
 BUILDINGS 75' ABOVE MINIMUM BASE FLOOD ELEVATION OR GREATER IN HEIGHT: 75 FEET
 INTERIOR, CROPPED BOUNDARY: 9 FEET
 ACCESSORY STRUCTURES: INCLUDES COVERED PARKING AND PARKING DECK LEVELS
 PD PERIMETER: 15 FEET
 INTERIOR, CROPPED BOUNDARY: 9 FEET
 MINIMUM BUILDING SEPARATION: 15 FEET
 MINIMUM BUILDING SEPARATION: 15 FEET
 PRINCIPAL TO ACCESSORY: 0 FEET
 COVERED PARKING ATTACHED TO PRINCIPAL BUILDING: 0 FEET
 COVERED PARKING TO ACCESSORY: 20 FEET
 COVERED PARKING INCLUDES PARKING DECK LEVELS EXTENDING FROM PRINCIPAL STRUCTURES

MINIMUM LOT COVERAGE: 60 PERCENT
 MAXIMUM BUILDING HEIGHT: 35 FEET
 BUILDING A, PHASE 2: 34 FEET (22 STOREYS)
 BUILDING A, PHASE 1: 118 FEET (10 STOREYS)
 BUILDING B-E: 78 FEET (7 STOREYS)
 BUILDING F: 78 FEET (7 STOREYS)
 INDIGENOUS VEGETATION SETBACK: 15 FEET

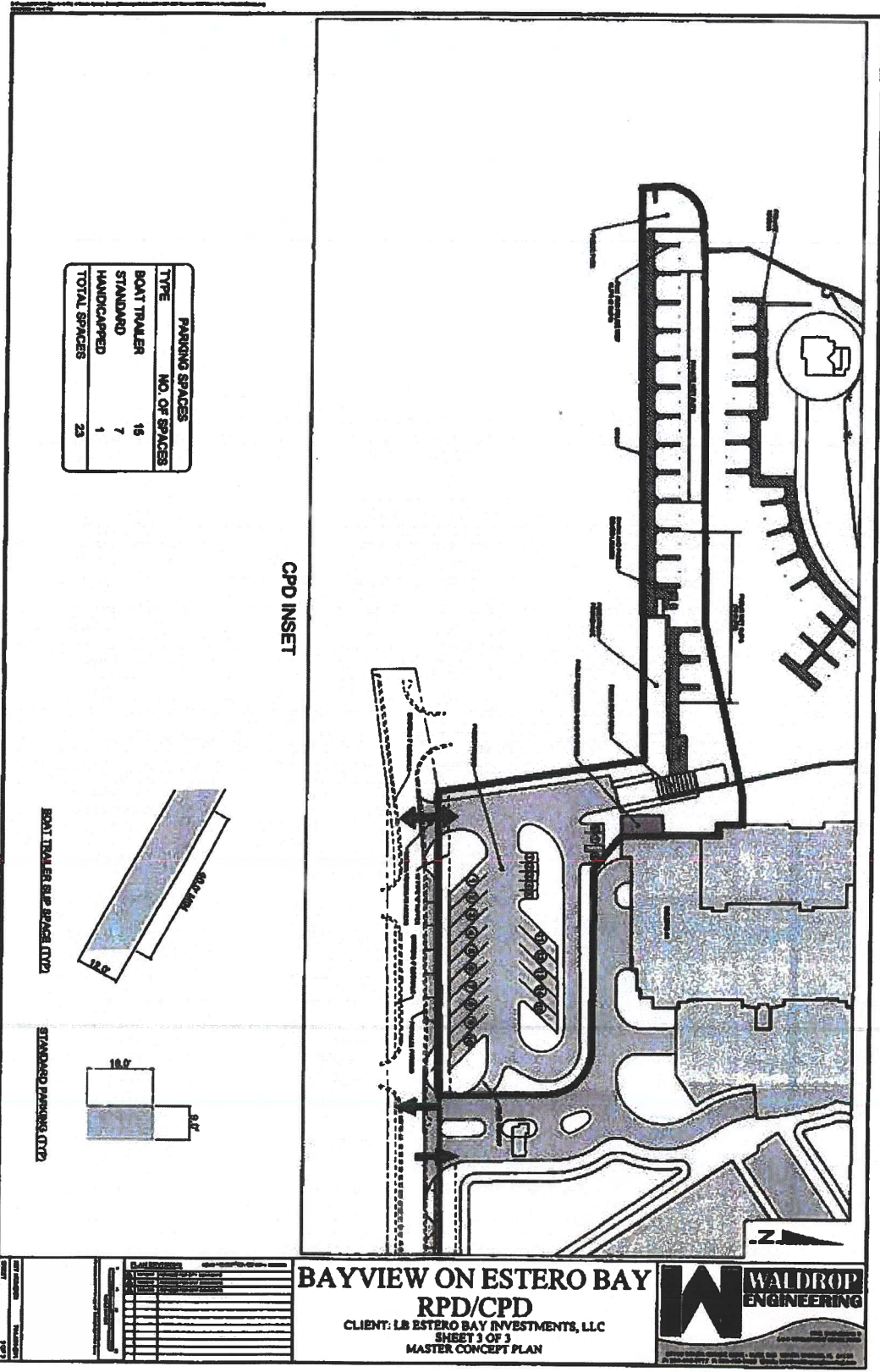
DEVELOPMENT REGULATIONS (CDD)
 MINIMUM LOT WIDTH: N/A
 MINIMUM LOT DEPTH: N/A
 MINIMUM SETBACKS:
 PRINCIPAL STRUCTURES: PD PERIMETER: 15 FEET
 ACCESSORY STRUCTURES: PD PERIMETER: 9 FEET
 INTERIOR, CROPPED BOUNDARY: 9 FEET

MINIMUM BUILDING SEPARATION:
 PRINCIPAL STRUCTURES: 20 FEET
 PRINCIPAL TO ACCESSORY: 9 FEET
 MAXIMUM LOT COVERAGE: 50%
 MAXIMUM BUILDING HEIGHT: 45 FEET
 INDIGENOUS VEGETATION SETBACK: 30 FEET

BAYVIEW ON ESTERO BAY
RPD/CPD
 CLIENT: LB ESTERO BAY INVESTMENTS, LLC
 SHEET 2 OF 3
 MASTER CONCEPT PLAN

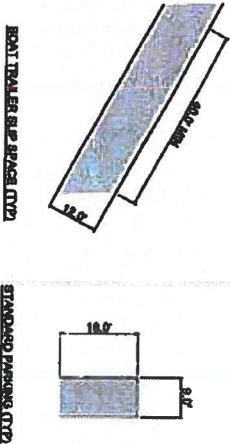


MWDROP ENGINEERING



PARKING SPACES	
TYPE	NO. OF SPACES
BOAT TRAILER	15
STANDARD	7
HANDICAPPED	1
TOTAL SPACES	23

CPD INSET



DATE	REVISION	BY	DATE

BAYVIEW ON ESTERO BAY
RPD/CPD
 CLIENT: LB ESTERO BAY INVESTMENTS, LLC
 SHEET 1 OF 3
 MASTER CONCEPT PLAN

W WALDROP
ENGINEERING

3000 W. STATE ROAD 15, SUITE 100
 PALM SPRING, FL 33461

TEL: (561) 850-0000
 FAX: (561) 850-0001
 WWW.WALDROP-ENGINEERING.COM

Exhibit C
PD18-55071-BOS



BONITA SPRINGS Tampa Orlando Sarasota

28100 Bonita Grande Dr. Suite 305, Bonita Springs, FL 34135
p. (239) 403-7777 f. (239) 403-7899

Bayview on Estero Bay RPD/CPD

**Exhibit IV-G
Schedule of Uses**

REVISED DECEMBER 2019



MAXIMUM DEVELOPMENT

The Planned Development is approved for a maximum of the following:

OPTION 1 (CONTINUING CARE FACILITIES OPTION):

- *A Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units calculated at a density of 2 ILF units: 1 residential dwelling unit per 4-1183(c);
- 75 Assisted Living Facility (ALF) at a density of 4 ALF beds: 1 residential dwelling unit per 4-1283(a)(1); and
- 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD)
- 1 public boat ramp

OR

OPTION 2 (MULTI-FAMILY OPTION):

- 300 multi-family dwelling units; and
- 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD)
- 1 public boat ramp

RPD

Accessory uses and structures, residential

Administrative offices

Assisted Living Facility (ALF)

ALF/CCF Accessory uses and structures, ALF/CCF including but not limited to: small-scale retail and personal services for use by residents such as ATM's, auditoriums, banking, barber and/or beauty shop, spa services, laundry and/or dry cleaning (Group I and II), medical offices, pharmacy, postal services, rehabilitation facilities, sundries, other community recreational facilities and similar uses)

Continuing Care Facility (CCF)

Clubs, country, private and fraternal

Accessory uses, including but not limited to:

- ATM
- Bait and tackle shop
- Boat dock
- Boat ramp
- Consumption on premises, including outdoor seating
- Day care center, adult and child
- Food and beverage service
- Locker rooms

Bayview on Estero Bay
Schedule of Uses
Page 1 of 3

Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
 Rental or leasing establishments, Group I only
 Restaurants Groups I, II and III with consumption on premises and outdoor seating
 Specialty retail shop, Groups I and II
 Swimming pools
 Sports courts
 Communication facilities, wireless
 Community gardens
 Cultural facilities
 Dwelling units:
 Multi-family Building
 Entrance gates and gatehouse
 Essential services
 Essential services facilities, Group I
 Excavation, water retention
 Fences, walls
 Health Care Facilities, Groups I, II and III
 Home occupations in accordance with LDC Chapter 4
 Independent Living Units (ILF)
 Models, display center, model unit limited to residential uses within the PD
 Multi-Slip Docking Facility
 Parks, public and private
 Parks, Groups I and II excluding fishing piers
 Parking lot, accessory, commercial, garage, temporary
 Real estate sales office
 Recreational facilities, commercial Group III, outdoor cultural, passive and active recreational (private on-site) and educational activities only
 Signs in accordance with Chapter 6
 Storage, indoor, accessory only
 Temporary uses in accordance with Chapter 4
 Transportation services, Group I and II

CPD

Accessory uses and structures
 Administrative offices
 ATM
 Boat parts store
 Boat rental and leasing establishments, Group I
 Club, private
 Accessory uses, including but not limited to:
 Bait and tackle shop
 Boat dock
 Consumption on premises, including outdoor seating
 Food and beverage service
 Locker rooms
 Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
 Rental or leasing establishments, Group I only

**Restaurants Groups I, II and III with consumption on premises and outdoor seating
and accessory to private club only
Specialty retail shop, Groups I and II
Swimming pools
Sports courts
Excavation, water retention
Fences, walls
Marina
Marina, accessory uses, excluding fueling facilities
Multi-slip docking facility
Parking lot, accessory
Parks, Groups I and II (excluding fishing piers)
Recreation Facilities, Commercial Group III, outdoor cultural, passive and active recreational and
educational activities only
Signs in accordance with Chapter 6
Transportation services, Groups I and II**

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

WHEREAS, Alexis V. Crespo filed an application on behalf of the property owner, Mark D. Wilson to rezone a 1.44± acre parcel from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) in reference to Bayview II CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on September 12, 2019. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before October 4, 2019; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2019-00002 and recommended APPROVAL WITH CONDITIONS; and

WHEREAS, a second public hearing was advertised and held on December 4, 2019 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 1.44± acre parcel from RS-1 to CPD, to permit development of an accessory parking lot.

The property is located in the Outlying Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Bayview II CPD," prepared by Waldrop Engineering, date stamped received August 20, 2019, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

The development approved herein is as follows: Commercial Parking lot with a maximum of 95 parking spaces.

2. Schedule of Uses and Property Development Regulations

a. Schedule of Uses

Accessory uses and structures
Boat storage, dry: Subject to Condition 5
Excavation, water management
Entrance gate and gatehouses
Parking lot, subject to Condition 3:
 Accessory
 Commercial
Signs

b. Property Development Regulations

Minimum Lot Area: 1.44 acres
Minimum Lot Width: 170 feet
Minimum Lot Depth: 360 feet

Minimum Setbacks (feet)(principal/accessory)
Street: 20/20
Side: 15/10
Rear: 15/15

Minimum Building Separation (feet)
Principal to Principal: 10
Principal to Accessory: 5

Maximum Lot Coverage: 80%

Maximum Building Height: 35 feet

3. Use

Use of the property is limited to accessory parking for Bayview on Estero Bay. Operation of a standalone parking facility or other change of use requires further development approval.

4. Gated Access, Hours of Operation

The parking lot must be gated and access restricted to employees, residents, and guests of Bayview on Estero Bay. Gates may be left open daily between 7:00 a.m. and 10:00 p.m.; access to the lot for guest and boat trailer parking must be restricted to the hours of 7:00 a.m. and 10:00 p.m.

Access for employee parking may be permitted 24 hours a day, 7 days a week.

5. Dry Slip Storage

Developer must submit documentation from the United State Fish and Wildlife Service confirming the number of dry slips, including slip transfers, approved at Bayview on Estero Bay. Developer must specify the number of dry slips allocated to the subject property.

The development order plans must reflect the number of dry slips proposed on the site (boat trailer parking spaces).

6. Design Standards

Commercial buildings and structures must comply with LDC Design Standards and Guidelines for Commercial Buildings and Development.

7. Development Permits

County development permits do not establish a right to obtain permits from state or federal agencies. Further, those county permits do not establish liability on the county if the developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions resulting in violation of state or federal law.

8. Access from Coconut Road

The developer must submit documentation of the Village of Estero's approval to access Coconut Road with the application for development order approval. If the Village requires improvements as a condition of access, the developer must submit plans for those improvements to County Development Services to ensure the improvements do not adversely affect on-site requirements of unincorporated Lee County.

9. Coconut Road Buffer

The local development order plans must delineate an enhanced right-of-way buffer along Coconut Road. The buffer must be 20 feet wide and contain a three-foot-high berm, a double-staggered hedgerow, and five (5) canopy trees per 100 linear feet. The double-staggered hedgerow must be 24 inches in height at the time of planting and must be maintained at a minimum height of 36 inches within one year after time of planting. Canopy trees must be a minimum of 45 gallons, 12-14 feet in height at the time of planting, with a 6-foot spread and 3-inch caliper.

10. Shuttle

The developer must provide public shuttle service from the Bayview II CPD property to the Bayview on Estero Bay project. Developer must provide the days and hours of the shuttle service at the time of local development order application. Days/hours of operation must be based on project parking needs and fluctuations in demand.

11. Lighting

Light poles cannot exceed 15 feet in height and must comply with LDC requirements for full cutoff and shielded fixtures. Light color (temperature) for LED may not exceed 3000K.

12. Parking

The number of standard vehicle parking spaces and dry boat slips may not exceed 95 spaces. The developer may modify parking space configuration at time of local development order approval without triggering an administrative amendment. The developer may convert standard vehicle parking spaces to dry boat slips and vice-versa, subject to compliance with LDC dimension standards. The dry boat slips developed within the CPD must be transferred from the "Bayview on Estero Bay" project in Bonita Springs.

SECTION C. DEVIATIONS:

1. Connection Separation. Deviation (1) seeks relief from LDC 10-285, which requires a

connection separation of 330 feet for major collector roadways in future suburban areas, to allow connection separation distances of 210 and 255 feet between the proposed site access and access to adjacent properties to the west and east respectively. This deviation is APPROVED, SUBJECT TO Condition 8.

2. Buffer. Deviation (2) seeks relief from LDC 10-416(d)(6), which requires parking areas located less than 125 feet from existing single-family development to be buffered by a 25-foot-wide buffer consisting of an eight-foot-high solid wall or combination berm and solid wall with a minimum of five trees and 18 shrubs per 100 linear feet, or a 30-foot-wide Type F buffer with a hedge planted a minimum 20 feet from the abutting property, to allow a 15-foot-wide buffer consisting of an eight-foot-high solid wall or combination berm and solid wall with a minimum of five trees and 18 shrubs per 100 linear feet. This deviation is APPROVED.
3. Location and Design of Parking. Deviation 3 seeks relief from LDC 34-2015(1), which requires parking spaces to be provided on the same premises and within the same zoning district as the use they serve, or within a zoning district that permits the same use, to allow an off-premises parking lot. This deviation is APPROVED, SUBJECT TO Condition 3.
4. Entrance Gates and Gatehouses. Deviation 4 seeks relief from LDC 34-1748(1)d, which requires entrance gates/gate houses to be located a minimum of 100 feet back from an intersecting street right-of-way/easement and to provide stacking for a minimum of five vehicles, to allow stacking within a right-turn lane in the Coconut Road right of way. This deviation is APPROVED, SUBJECT TO Condition 8.

SECTION D. EXHIBITS:

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

1. The request for CPD zoning is consistent with the Lee Plan. See Lee Plan Vision Statement - Paragraph 21 (Estero Planning Community), Goals 4, 6, 77; Objectives 2.1, 2.2 and Policies 1.1.6, 1.7.6, 2.1.2, 5.1.5, 6.1.4; Lee Plan Maps 1 and 16.*
2. As conditioned, the CPD zoning designation:
 - a. is consistent with the LDC and other county regulations. See LDC 34-411, 34-413, 34-341, 34-491, 34-612(2), 34-931(e), 34-932, 34-934;
 - b. is compatible with existing or planned uses in the surrounding area. See Lee Plan Goal 5, 6; Objective 2.1, and Policies 5.1.5, 6.1.4; LDC 34-411;
 - c. provides access sufficient to support the proposed development intensity. See Lee Plan Policy 6.1.1; LDC 34-411(d);
 - d. expected impacts on transportation facilities will be addressed by county regulations and conditions of approval;
 - e. will not adversely affect environmentally sensitive areas or natural resources.

3. Urban Services are available to serve the property. Lee Plan Policy 2.2.1.
4. The proposed uses are appropriate at the proposed location. See Lee Plan 6.1.4.
5. County regulations and recommended conditions of approval sufficiently protect the public interest and reasonably relate to the impacts expected from the proposed development. See Lee Plan Policies 5.1.5, 5.2.4, 6.1.4, 6.1.6; LDC 34-411, and 34-932.
6. The requested deviations enhance the planned development and protect public health, safety and welfare. See LDC 34-377(a)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

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

Adopted by unanimous consent.

John Manning	Aye
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 3rd day of December 2019.

ATTEST:
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Joye Townsend
Deputy Clerk

BY: Brian Hamman
Brian Hamman, Chair

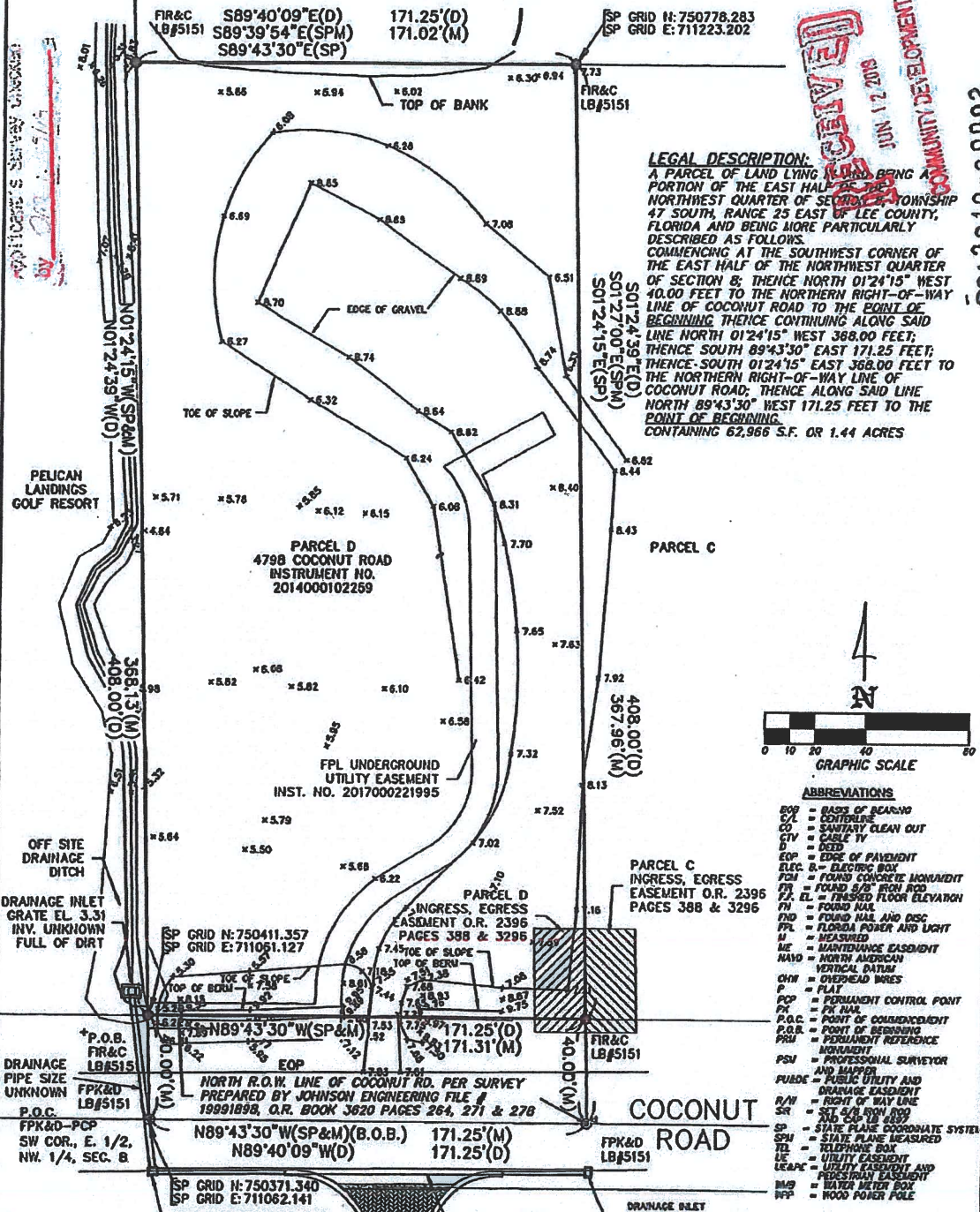


APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Amanda L. Swindle
Amanda L. Swindle
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2019 DEC 11 PM 5:29

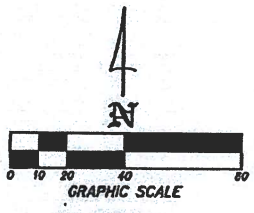
PRIVATE LAKE LOT 20 ELDORADO ACRES UNRECORDED SUBDIVISION



LEGAL DESCRIPTION:
 A PARCEL OF LAND LYING AND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8; THENCE NORTH 01°24'15" WEST 40.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF COCONUT ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 01°24'15" WEST 388.00 FEET; THENCE SOUTH 89°43'30" EAST 171.25 FEET; THENCE SOUTH 01°24'15" EAST 368.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF COCONUT ROAD; THENCE ALONG SAID LINE NORTH 89°43'30" WEST 171.25 FEET TO THE POINT OF BEGINNING.
 CONTAINING 62,966 S.F. OR 1.44 ACRES

RECORDED
 JUN 21 2019
 COUNTY DEVELOPMENT

2019-00002



ABBREVIATIONS

- BOB = BASIS OF BEARING
- C/L = CENTERLINE
- CC = CURBWAY CLEAN OUT
- CTV = CABLE TV
- D = DEED
- EOP = EDGE OF PAVEMENT
- ELEC. B. = ELECTRIC BOX
- FCM = FOUND CONCRETE MONUMENT
- FL = FOUND 5/8" IRON ROD
- FL EL. = FINISHED FLOOR ELEVATION
- FN = FOUND NAIL
- FN&D = FOUND NAIL AND DISC
- FPL = FLOOR POWER AND LIGHT
- M = MEASURED
- ME = MAINTENANCE EASEMENT
- NAVD = NORTH AMERICAN VERTICAL DATUM
- OHW = OVERHEAD WIRES
- P = PLAT
- PCP = PERMANENT CONTROL POINT
- PK = PK NAIL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PRN = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PUEDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
- RAY = RIGHT OF WAY LINE
- SR = STATE PLANE COORDINATE SYSTEM
- SP = STATE PLANE COORDINATE SYSTEM
- SPM = STATE PLANE MEASURED
- T/L = TELEPHONE BOX
- UE = UTILITY EASEMENT
- UE&PC = UTILITY EASEMENT AND PEDESTRIAN EASEMENT
- WMB = WATER METER BOX
- WPP = WOOD POWER POLE

- NOTES**
1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA, BEST COOR. 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF N.W. 1/4 OF SECTION 8, TWP. 47 S. R.C. 25 E. LEE COUNTY, SAID LINE BEING N 89°43'0" W
 2. ELEVATIONS ARE BASED ON NAVD 1983 DATUM UNLESS NOTED.
 3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
 4. SUBJECT TO EASEMENTS OF RECORDS.
 5. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 6. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
 7. NO OTHER PERSONS OR ENTITIES OTHER THAN SHOWN MAY RELY ON THIS SURVEY.
 8. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 9. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
 10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

11 THIS SURVEY PERFORMED WITH BENEFIT OF TITLE OPINION BY LISA VAN DEN, INSURANCE POLICY FROM FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 8011615-0574044E AND FURTHER SUPPLEMENTED WITH AN EFFECTIVE DATE OF MARCH 1, 2016.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARD OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 46-17001 THROUGH 46-17003, FLORIDA ADMINISTRATIVE CODE-PERMANENT CHAPTER (FLORIDA STATUTES).

JOHN SCOTT RHODES, SR. PSM # 5739

RHODES & RHODES
 LAND SURVEYING, INC.
 LICENSE #LB 6897

DK:	Pg:	date:
802	43	MARCH 21, 2019
859	01-03	scale:
1192	50-58 & 60	1" = 40'
		cogo #:
		19-204

BOUNDARY & TOPOGRAPHIC SURVEY
 CERTIFIED TO:
 LB ESTERO BAY INVESTMENTS, LLC.
 LEE COUNTY

28100 BONITA GRANDE DRIVE SUITE 107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 (239) 405-8163 FAX

drawn:	acad #:	project#:	sheet#:
EBC	2019-204	2019-204	1 of 1
checked:	view:	file #:	
JTR	SITE	2019-204	

EXHIBIT A

Z:\Boview On Estero Box\2019-204 BNDY TOPO SURVEY.dwg (SITE) cert Jun 12, 2019 - 9:39am

EXHIBIT B

DCI2019-00002
Zoning

- Legend**
- Subject Parcel
 - City Limits



LOT 20 ELDORANDO ACRES
UNRECORDED SUBDIVISION

FIR&C
LB#5151
S89°40'09"E(D)
S89°39'54"E(SPM)
S89°43'30"E(SP)
171.25'(D)
171.02'(M)
SP GRID N:750778.283
SP GRID E:711223.202

Applicant's Legal Checked by

LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN AND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8; THENCE NORTH 01°24'15" WEST 40.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF COCONUT ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 01°24'15" WEST 368.00 FEET; THENCE SOUTH 89°43'30" EAST 171.25 FEET; THENCE SOUTH 01°24'15" EAST 368.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF COCONUT ROAD; THENCE ALONG SAID LINE NORTH 89°43'30" WEST 171.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 62,866 S.F. OR 1.44 ACRES

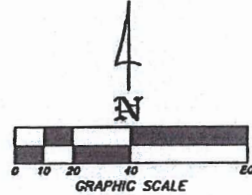
PELICANI LANDINGS GOLF RESORT

PARCEL D
4798 COCONUT ROAD
INSTRUMENT NO.
2014000102259

PARCEL C

FPL UNDERGROUND
UTILITY EASEMENT
INST. NO. 201700021995

PARCEL C
INGRESS, EGRESS
EASEMENT O.R. 2396
PAGES 388 & 3296



ABBREVIATIONS

BOB = BASE OF BEARING
C/L = CENTERLINE
CO = SANITARY CLEAN OUT
CTV = CABLE TV
D = DEED
EOP = EDGE OF PAVEMENT
ELEC. B. = ELECTRICAL BOX
FCU = FOUND CONCRETE MONUMENT
FR = FOUND 3/8" IRON ROD
F.F. EL. = FINISHED FLOOR ELEVATION
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PRM = PERMANENT REFERENCE MONUMENT
PSU = PROFESSIONAL SURVEYOR AND MAPPER
PU3DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
R/W = RIGHT OF WAY LINE
SR = SET 3/8" IRON ROD AND CAP LB 6857
SP = STATE PLANE COORDINATE SYSTEM
SPM = STATE PLANT MEASURED
TEL = TELEPHONE BOX
UEAPE = UTILITY EASEMENT AND PERMANENT EASEMENT
WMB = WATER METER BOX
WPP = WOOD PILING

SP GRID N:750411.357
SP GRID E:711061.127

N89°43'30"W(SP&M) 171.25'(D) 171.31'(M)
EOP
NORTH R.O.W. LINE OF COCONUT RD. PER SURVEY PREPARED BY JOHNSON ENGINEERING FILE # 19991895, O.R. BOOK 3620 PAGES 264, 271 & 278
N89°43'30"W(SP&M)(B.O.B.) 171.25'(M)
N89°40'09"W(D) 171.25'(D)
FIR&C LB#5151

COCONUT ROAD
FIR&C LB#5151

Surveyed by: John Scott Rhodes, SR., PSM # 5739
Date: May 03, 2010
Scale: 1" = 40'

NOTES

1. BEARING SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF R.W. 1/4 OF SECTION 8, TWP. 47 S. R. 25 E. LEE COUNTY, SAID LINE BEING N 89°43'30" W
2. ELEVATIONS ARE BASED ON NAVD 1988 DATUM UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SUBJECT TO EASEMENTS OF RECORDS.
5. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED OR EXPOSED HEREON.
7. NO DIMENSIONS FOR EXISTING OR OTHER DIMENSIONS SHOULD BE RELIED ON FOR THIS SURVEY.
8. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
9. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL JURISDICTION PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OF ANY KIND.

THIS SURVEY PERFORMED WITH CONSENT OF TITLE OPINION BY LISA VAN DEN INSURANCE POLICY FROM FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 5011412-0374044E AND FURTHER SUPPLEMENTED, WITH AN EFFECTIVE DATE OF MARCH 1, 2019.

CERTIFICATION: I CERTIFY THAT THIS SURVEY HAS BEEN MADE WITH CARE AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS OF CHAPTER 54-12.001 THROUGH 54-12.053, FLORIDA ADMINISTRATIVE CODE, SUPPLEMENT CHAPTER 612.001, FLORIDA STATUTES.

JOHN SCOTT RHODES, SR. PSM # 5739

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE # LB 6897

dk:	pg:	date:
802	43	MAY 03, 2010
858	01-05	scale:
1192	50-58 & 60	1" = 40'
		cogo #:
		18-204

SURVEY SKETCH AND DESCRIPTION			
CERTIFIED TO: LB ESTERO BAY INVESTMENTS, LLC. LEE COUNTY			
drawn:	EBC	acad #:	2019-204
checked:	JTR	view:	SITE
project #:	2019-204		sheet #:
file #:	2019-204		1 of 1

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34136
(239) 405-8188 (239) 405-8163 FAX



CLIENT: LB ESTERO BAY INVESTMENTS, LLC
 BAYVIEW II CPD
 MASTER CONCEPT PLAN

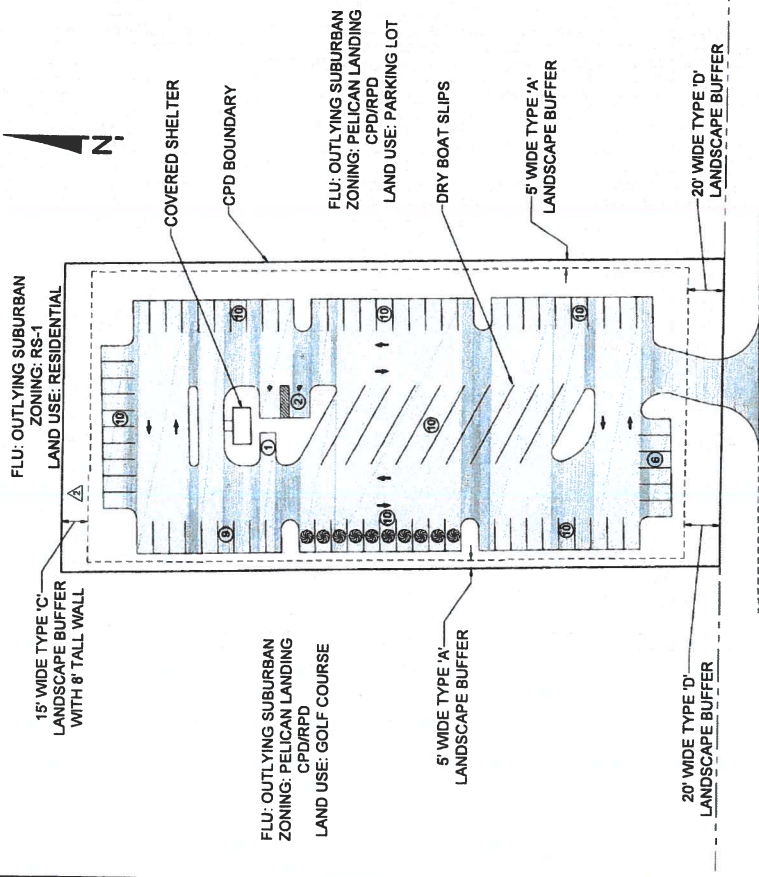
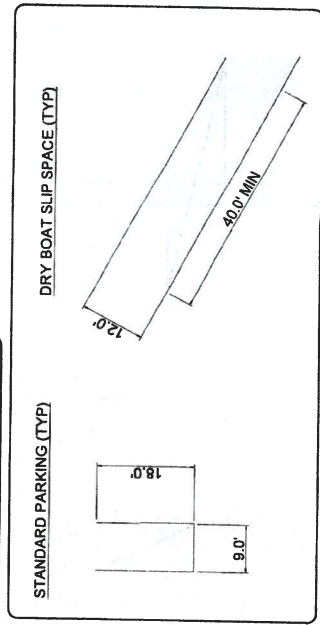
NO.	DATE	DESCRIPTION
1	08/20/2019	ISSUED FOR PERMITTING
2		
3		
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19		
20		

SITE SUMMARY:
 STREET ADDRESS: 4798 COCONUT ROAD
 STRAP NUMBER: 08-47-25-00-00003.0030
 EXISTING PLAN DESIGNATION: OUTLYING SUBURBAN
 EXISTING ZONING DESIGNATION: RS-1
 EXISTING LAND USE: VACANT
 PROPOSED ZONING DESIGNATION: CPD, COMMERCIAL PLANNED DEVELOPMENT
 GROSS AREA: 1.44 +/- ACRES

INDIGENOUS PRESERVE: N.A.
 OPEN SPACE: REQUIRED: 20% (1.44 ACRES X .20 = 0.28)
 PROVIDED: 20%

PARKING SPACES*		LEGEND	
TYPE	NO. OF SPACES	△	DEVIATION LOCATION
DRY BOAT SLIPS	10	●	EMPLOYEE PARKING
STANDARD	76		
HANDICAPPED	2		
TOTAL SPACES	88		

* SEE NOTE 4



275' CONNECTION SEPARATION △ COCONUT ROAD (2-LANE COUNTY MAINTAINED MAJOR COLLECTOR)
 285' CONNECTION SEPARATION △

- NOTES:
- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO THE MODIFICATION AT THE TIME OF AGENCY PERMITTING, DO OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.
 - ALL ACRES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, DO OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC).
 - FUTURE PHASE OF DEVELOPMENT TO INCLUDE PARKING GARAGE STRUCTURE IN ACCORDANCE WITH SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.
 - NUMBER OF STANDARD VEHICLE PARKING SPACES AND DRY BOAT SLIPS SHOWN ON PLAN ARE SUBJECT TO CHANGE BASED UPON MARKET DEMAND. STANDARD VEHICLE PARKING SPACES MAY BE CONVERTED TO DRY BOAT SLIPS AND/OR DRY BOAT SLIPS MAY BE CONVERTED TO STANDARD VEHICLE PARKING SPACES.
 - SLIPS SUBJECT TO CONFORMANCE WITH ALL DIMENSIONAL STANDARDS IN THE LDC. TOTAL NUMBER OF DRY BOAT SLIPS DEVELOPED WITHIN THE CPD MUST BE TRANSFERRED FROM ESTERO BAY MARINA RESORT CPD AND MAY NO EXCEED 150 SLIPS. PARKING AREA MAY BE RECONFIGURED AT TIME OF DEVELOPMENT ORDER APPROVAL WITHOUT AN ADMINISTRATIVE AMENDMENT.
 - NUMBER AND LOCATION OF EMPLOYEE PARKING IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF DEVELOPMENT ORDER BASED ON DEMAND.

RECEIVED
 AUG 20 2019
 COMMUNITY DEVELOPMENT
 Approved as Exhibit C
 MCP Page 1 of 1
 Resolution # 2-19-021

DCI 2019-08002

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Jacqueline Genson
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135

RECEIVED
CITY OF BONITA SPRINGS
AUG 27 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

Support _____ Oppose

Application: PD21-80572-BOS, Bayview on Estero Bay (RPD)/(CPD) Amendment

THE CONCERN IS COCONUT RD -
you are going to create a situation like that
on East Corkscrew Rd - & there is not the
land to widen. Dual Rd. way too much traffic
for a road with one lane in each direction. Think

DATE: 8-23-21
NAME: Mary Reichle PHONE: 239-992-4203 Dup
ADDRESS: 4771 Via Del Corral Home #401 CITY/STATE/ZIP: Bonita Sp 34134 Truck etc

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:

NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Jacqueline Genson
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135

RECEIVED
CITY OF BONITA SPRINGS
SEP 01 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

Support _____ Oppose X

Application: PD21-80572-BOS, Bayview on Estero Bay (RPD)/(CPD) Amendment

DATE: 8/24/21
NAME: M. Scafidi PHONE: 847 1721-4072
ADDRESS: 606 Trevino Dr CITY/STATE/ZIP: hale Geneva ill 63147

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

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NAME: _____	PHONE: _____
ADDRESS: _____	CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.



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CITY OF BONITA SPRINGS

ATTACHMENT B

JUN 28 2021

COMMUNITY DEVELOPMENT
DEPARTMENT

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: LB Estero Bay Investments LLC

Project Name: Bayview on Estero Bay RPD/CPD

STRAP Number(s): Please see Exhibit I-B-3

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: P021-80572-BJS **Date of Application:** 5/10/2021

Fee: See File

Current Zoning: CPD/RPD

Land Use Classification(s): Coconut Village
Resource Protection **Comp. Plan Density:** 11.4 du/ac

Date of Zoning Public Hearing: 9/21/20 ; 1/30/22 **Date of City Council Public Hearing:** 11/3 CCZ

Planner Assigned: J Genson

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): LB Estero Bay Investments LLC

Mailing Address: Street: 2210 Vanderbilt Beach Road, Suite 1300

City: Naples State: FL Zip: 34109

Phone Number: Area Code: 239 Number: 449-1550 Ext: _____

E-mail: danvillel@londonbay.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: N.A. 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: Same as applicant

Mailing Address: Street: _____

City: _____ State: _____ Zip: _____

Phone Number: Area Code: _____ Number: _____ Ext: _____

Fax Number: Area Code: _____ Number: _____

D. Date property was acquired by present owner(s): April 18, 2018

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: Alexis V. Crespo, Waldrop Engineering, P.A./ Richard Yovanovich, Coleman, Yovanovich & Koester, P.A.

Address: 28100 Bonita Grande Dr. #305, Bonita Springs, FL 34135/ 4001 Tamiami Tr. N., Ste 300, Naples, FL 34103

Contact Person: Alexis V. Crespo, AICP / Richard D. Yovanovich, Esq.

Phone: 239-405-7777 / 239-435-3535 E-mail: alexis.crespo@waldropengineering.com/ ryovanovich@cyklawfirm.com

**PART II
GENERAL INFORMATION**

A. Request: Amend the RPD/CPD

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

<input type="checkbox"/> RPD - Residential	<input type="checkbox"/> MPD - Mixed Use
<input type="checkbox"/> MHPD - Mobile Home	<input type="checkbox"/> RVPD - Recreational Vehicle
<input type="checkbox"/> CPD - Commercial	<input type="checkbox"/> CFPD - Community Facilities
<input type="checkbox"/> IPD - Industrial	<input type="checkbox"/> AOPD - Airport Operations

2. Option Chosen: Option 1 Option 2

3. Other - Provide specific details. Amend building height and allow for 7,500 SF Restaurant, Group III and hotel/motel uses

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: Please see Exhibit I-B-3

D. General Location Of Property (referenced to major streets): North side of Coconut Road, approximately one half mile west of El Dorado Blvd.

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: Coconut Village

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.

AE-EL 10, 11, 12, VE-13 and Coastal Barrier Zone 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 its 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?

_____ NO X 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: _____

Property consists of vacant land and defunct marina.

H. Property Dimensions

1. Width (average if irregular parcel): 1695+/- Feet
2. Depth (average if irregular parcel): 950+/- Feet
3. Frontage on road or street: 1177+/- Feet on Coconut Road
(Name of street)
4. Total land area: 30.51+/- Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:
- a. Freshwater wetland areas 0.62+/-
- b. Other wetland areas 3.51+/-
- c. Submerged land subject to tidal influence: _____
- d. Total (a + b + c): 4.13+/-
2. Remaining developable land (H.4 less I.1.d): 26.38+/-

**PART III
PROPOSED DEVELOPMENT**

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
300 Multi-Family/ILF	300 TOTAL ALL TYPES*	75 CCF/ALF (4:1) 300 ILF (2:1)

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): 300

b. PROPOSED total units (from A-1. above): 300

c. PROPOSED density (from Exhibit III-A-2): 11.4

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: 7,500 Total gsf (Limited to Group III, Restaurant)

Offices: _____ Total gsf

Medical: _____ gsf Non-medical: _____ gsf

Hotel/Motel: Subject to Conversion Matrix Total units

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

Industrial: N.A. Total gsf

Under roof: N.A. gsf Not under roof: N.A. gsf

Mines, Quarries, or General Excavation: Acres to be excavated: N.A.

Other-specify: Marina and public boat ramp

Number of Beds (if applicable): 75 ALF beds OR: _____ gsf

4. Building Height

* _____ Maximum height of buildings (in feet above grade) * **286' above FEMA + 1' (varies per building)**

** _____ Number of Habitable Floors ****20 above parking (varies per building)**

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: Estero Fire Rescue

2. Water Supply

a. Estimated daily consumption of potable water:

1. Residential units: 75,000 gpd

2. Mobile Home units: _____ gpd

3. Rec. Vehicle units: _____ gpd

4. Commercial: 250 gpd

5. Industrial: _____ gpd

b. Source of potable water: BSU water main

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: Bonita Springs Utilities

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

1. Residential units: 75,000 gpd

2. Mobile Home units: _____ gpd

3. Recreational Vehicles: _____ gpd

4. Commercial: 250 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

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

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

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

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CITY OF BONITA SPRINGS

MAY 10 2021

COMMUNITY DEVELOPMENT
DEPARTMENT

PART V

AFFIDAVIT

I, Mark D. Wilson 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.

Mark D. Wilson

Signature of Owner or Owner-authorized Agent

3/22/21

Date

Mark D. Wilson, President & CEO

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 22 day of March 2021, by Mark D. Wilson, who is personally known to me or who has produced _____ as identification.

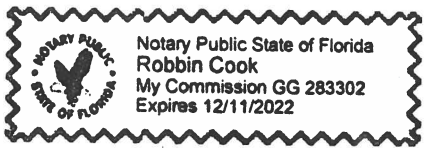
[Signature]

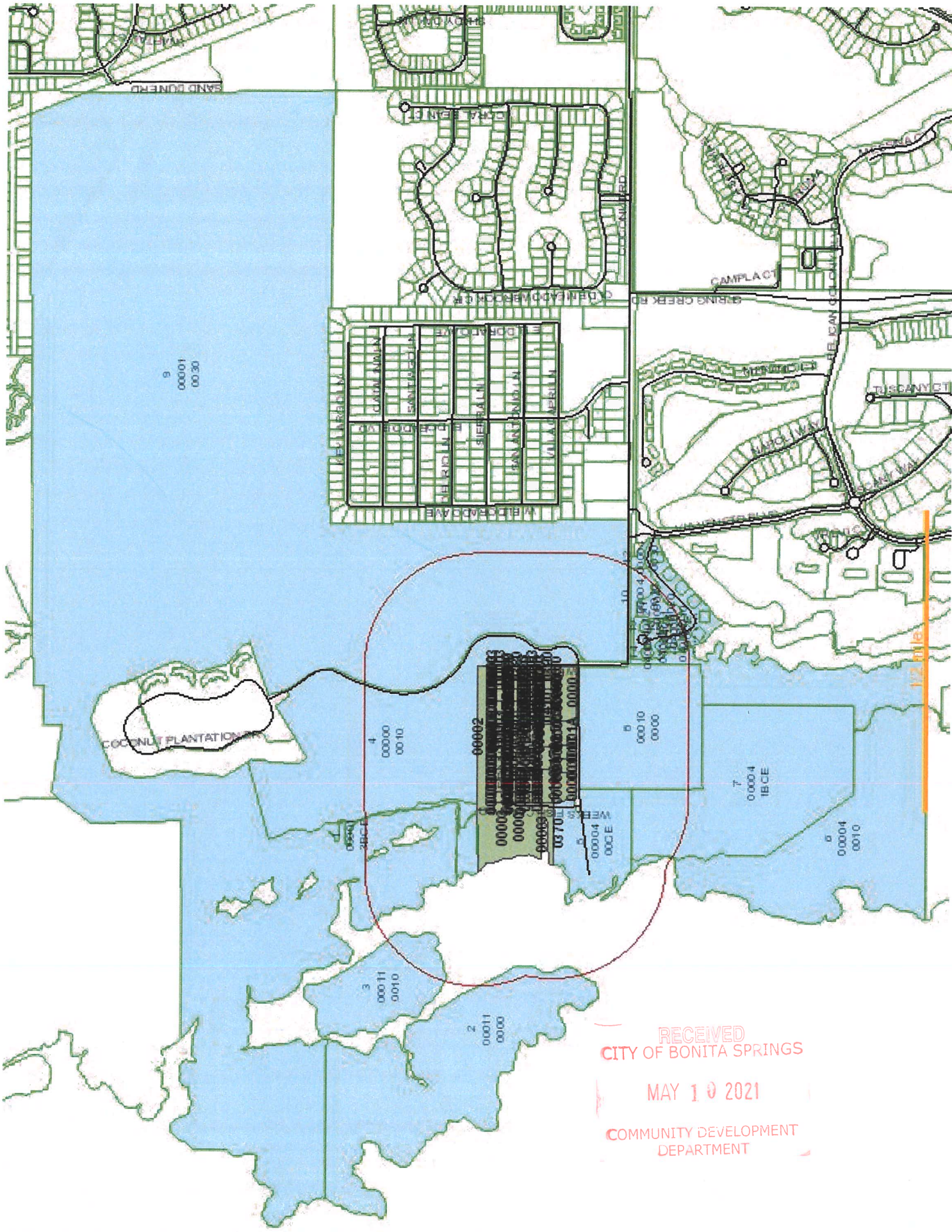
Signature of notary public

Robbin Cook

Printed name of notary public

(SEAL)





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 CITY OF BONITA SPRINGS
 MAY 10 2021
 COMMUNITY DEVELOPMENT
 DEPARTMENT

Bayview on Estero Bay
Exhibit I-B-3

074725B2000030180

5213

DRAINE ST

BONITA SPRINGS

34134

LB ESTERO BAY INVESTMENTS LLC

STE 1300

2210 VANDERBILT BEACH RD

NAPLES FL

34109

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

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MAY 10 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Bayview on Estero Bay RPD/CPD 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 Rich Yovanovich&Waldrop Engineering 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:

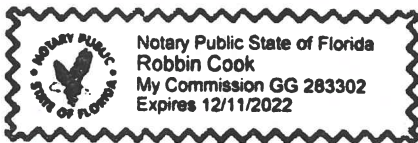
1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible 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.

Mark D. Wilson
Owner
Mark D. Wilson
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 22 day of March 2021, by Mark D. Wilson, who is personally known to me or who has produced _____ as identification.

Robbin Cook
Notary Public
Robbin Cook
(Name typed, printed or stamped)
(Serial Number, if any)



LB ESTERO BAY INVESTMENTS LLC
2210 VANDERBILT BEACH RD
STE 1300
NAPLES, FL 34109

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STE 1300
NAPLES, FL 34109

PELICAN LANDING COMMUNITY
24501 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

LB RAPTOR INVESTMENTS LLC
2210 VANDERBILT BEACH RD
NAPLES, FL 34109

PELICAN LANDING COMMUNITY ASSO
24501 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

COLONY AT PELICAN LANDING
5200 PELICAN COLONY BLVD
BONITA SPRINGS, FL 34134

PELICAN LANDING COMMUNITY
24501 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

HHR HRCP LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

LB RAPTOR INVESTMENTS LLC
2210 VANDERBILT BEACH RD
NAPLES, FL 34109

WCI COMMUNITIES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS, FL 33966

BAYSIDE IMPROVEMENT CDD
6131 LYON RD STE 100
COCONUT CREEK, FL 33073

COLONY AT PELICAN LANDING FOUN
12270 SW 3RD ST #200
PLANTATION, FL 33325

SANFORD MICHAEL DAVID SR &
4781 VIA DEL CORSO LN #101
BONITA SPRINGS, FL 34134

SCAFIDI MICHAEL A &
606 TREVINO DR
LAKE GENEVA, WI 53147

RANSOM RICHARD R &
4781 VIA DEL CORSO LN # 201
BONITA SPRINGS, FL 34134

JOHNSON JEROME L TR
4781 VIA DEL CORSO LN #202
BONITA SPRINGS, FL 34134

SHAFFER JANICE R TR
561 S 10TH ST #4212
MINNEAPOLIS, MN 55403

GREENWALD RONALD G &
4781 VIA DEL CORSO LN #302
BONITA SPRINGS, FL 34134

JOSEPH WAYNE + BRENDA
1601 BLACKBERRY CIR
SARTELL, MN 56377

STROEHMANN DAVID L SR TR
4781 VIA DEL CORSO LN # 402
BONITA SPRINGS, FL 34134

BAKER DAVID HARRIS & MARY C
4771 VIA DEL CORSO LN #101
BONITA SPRINGS, FL 34134

ABRAMS MITCHELL
4771 VIA DEL CORSO LN #102
BONITA SPRINGS, FL 34134

GARREN TIMOTHY J &
21605 W FIELD CT - APT 402
DEER PARK, IL 60010

PAULL MARGARET CARMICHAEL TR
100 HIGHLAND AVE
WELLSBURG, WV 26070

KADLIC JOHN P & MARIANNE H
4771 VIA DEL CORSO LN #301
BONITA SPRINGS, FL 34134

UDICIOUS DENISE C &
4771 VIA DEL CORSO LN #302
BONITA SPRINGS, FL 34134

REICHLER RICHARD G JR &
4771 VIA DEL CORSO LN #401
BONITA SPRINGS, FL 34134

BAKER DONALD D + ANN E
4771 VIA DEL CORSO LN UNIT 402
BONITA SPRINGS, FL 34134

GALIETTA GERALD E & HARILYN
4761 VIA DEL CORSO LN #101
BONITA SPRINGS, FL 34134

PEDERSEN JAN ERIK + JAMIE A
1454 GARDEN RD
WESTON, FL 33326

GUY P CAPUTO TRUST +
4761 VIA DEL CORSO LN #201
BONITA SPRINGS, FL 34134

HALL KEVIN M & MARY C
4761 VIA DEL CORSO LN # 3-202
BONITA SPRINGS, FL 34134

RINK TIMOTHY L TR
4761 VIA DEL CORSO LN #301
BONITA SPRINGS, FL 34134

OSTRANDER ROBERT JAMES +
769 LAKE AVE
GREENWICH, CT 6830

STEPHEN LACHLAN MAY TRUST +
4761 VIA DEL CORSO LANE # 401
BONITA SPRINGS, FL 34134

BALY DOMINIQUE & SYLVIE
4761 VIA DEL CORSO LN #402
BONITA SPRINGS, FL 34134

WEKSELBLATT JOSEPH R + MAUREEN
4750 VIA DEL CORSO LN #101
BONITA SPRINGS, FL 34134

LOEBER MICHAEL C &
4750 VIA DEL CORSO LN #102
BONITA SPRINGS, FL 34134

POLUDNIAK S LEE & CYNTHIA R
4853 NOBLES POND DR NW
CANTON, OH 44718

WEAD FREDERICK K + PATRICIA J
4750 VIA DEL CORSO LN #202
BONITA SPRINGS, FL 34134

TARTABINI JOSEPH SR &
470-12 DEER PATH
AURORA, OH 44202

DIEDERICH CATHERINE D TR
4750 VIA DEL CORSO LN #302
BONITA SPRINGS, FL 34134

LYONS EDWIN L & MARLENE L
4750 VIA DEL CORSO LN #401
BONITA SPRINGS, FL 34134

RICHARD JAMES FETTERS LIVING T
4750 VIA DEL CORSO LN #402
BONITA SPRINGS, FL 34134

ROSS CHARLES E TR
42772 CARDINAL WAY
NOVI, MI 48375

TIGNANELLI JAMES & NORMA
4770 VIA DEL CORSO LN #102
BONITA SPRINGS, FL 34134

GETTENBERG GARY TR
4770 VIA DEL CORSO LN # 201
BONITA SPRINGS, FL 34134

CHAPEKIS ANTHONY FREDRICK &
4116 APPLEWOOD LN
NORTHBROOK, IL 60062

LISY ROBERT J
4770 VIA DEL CORSO LN # 301
BONITA SPRINGS, FL 34134

KNAEBEL MICHAEL L +
4770 VIA DEL CORSO LN #302
BONITA SPRINGS, FL 34134

ARMSTRONG ALBERT B TR +
4770 VIA DEL CORSO LN #401
BONITA SPRINGS, FL 34134

SICHTING JERRY L & JONI E
4770 VIA DEL CORSO LN #402
BONITA SPRINGS, FL 34134

BRDA BRUCE W & KAREN M
4780 VIA DEL CORSO LN #101
BONITA SPRINGS, FL 34134

MENNEL DAVID R TR
15379 WHISTLING LN
CARMEL, IN 46033

FILBIN KENNETH J & SANDRA L TR
4780 VIA DEL CORSO LN #201
BONITA SPRINGS, FL 34134

WADDELL ROBERT S &
4780 VIA DEL CORSO LN #202
BONITA SPRINGS, FL 34134

SANTORO RICHARD G +
4780 VIA DEL CORSO LN #301
BONITA SPRINGS, FL 34134

HANCY DENNIS W & JOANNE
4780 VIA DEL CORSO LN #302
BONITA SPRINGS, FL 34134

STARUCK JAMES E & CHERYL M
4780 VIA DEL CORSO LN #401
BONITA SPRINGS, FL 34134

SCHLOSS STUART & NANCY
4780 VIA DEL CORSO LN # 402
BONITA SPRINGS, FL 34134

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

RECEIVED
CITY OF BONITA SPRINGS
MAY 10 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

STRAP NO. See Exhibit I-B-3 Attached **CASE NO.** 121-80572-805

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
<u>LB ESTERO BAY INVESTMENTS, LLC</u>	<u>100%</u>
<u>LIST OF OFFICERS ATTACHED</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: Mark D. Wilson
 (Applicant)

Mark D. Wilson
 (Printed or typed name of applicant)

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument acknowledged before me this 22 day of March, 2021, by Mark D. Wilson, who is personally known to me or who has produced _____ as identification.

Robbin Cook
 Signature of Notary Public

Robbin Cook
 Printed Name of Notary Public

(SEAL)

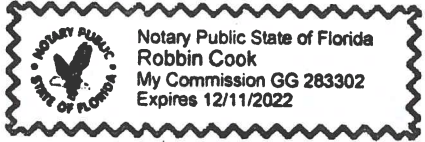


EXHIBIT I-F
DISCLOSURE OF INTEREST FORM

RECEIVED
CITY OF BONITA SPRINGS
MAY 10 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

OWNERSHIP OF LB ESTERO BAY INVESTMENTS, LLC

**LB Bonita Springs Investments, LLC,
A Florida limited liability company**

50%

Mark D. Wilson, as Trustee of the
Mark D. Wilson Revocable Trust dated 9/5/2000 50.98%

Stephen G. Wilson, as Trustee of the Heron
Trust dated 1/1/2006 19.02%

LB Evo Holdings, LLC, a Delaware
limited liability company 30.00%

LB Evo Holdings, LLC, a Delaware limited liability company

25%

Eijk de Mol van Otterloo, Trustee of the
Eijk de Mol van Otterloo Revocable Trust 100%
Dated November 22, 2013

Manager: Eijk de Mol Van Otterloo

**Jeffrey J. Diermeier, Trustee of the
Diermeier Family Trust**

25%



Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographic, NES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Bayview on Estero Bay
AERIAL MAP

prepared for: LB Estero Bay Investments
A London Bay Company

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CITY OF BONITA SPRINGS
MAY 10 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

**Estero Bay
Aquatic
Preserve**

PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
**WALDROP
ENGINEERING**
www.waldropengineering.com

PROPOSED TRIP CONVERSION MATRIX

Land Use Conversion Matrix	
	Mid Rise MF (units)
High Rise (Units)	1
Resort Hotel (1 Room)	1.07

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DEPARTMENT

Bayview on Estero Bay RPD/CPD

**Request & Bonita Plan Consistency Narrative
Exhibit II-E-2**

REVISED AUGUST 2021

RECEIVED
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AUG 27 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

I. REQUEST

The Applicant (LB Estero Bay Investments, LLC) has filed a PD Amendment application to amend the Bayview on Estero Bay RPD/CPD approved per Zoning Ordinance 20-06 to 1) increase the maximum permitted building height to 286' (22 stories) for Building A; 2) add a 7,500 SF Restaurant, Group III and Hotel/Motel to the Schedule of Uses; 3) modify the Master Concept Plan to provide for these changes; and 4) add two (2) new deviations to allow for 7,500 SF of commercial uses in a RPD zoning district with less than 301 dwelling units, and allow the hotel/motel use in the RPD zoning district. No other changes are proposed to the approved density, schedule of uses, approved deviations, development regulations, or other conditions of zoning approval.

The Residential Planned Development (RPD)/Commercial Planned Development (CPD) will remain consistent with the Bonita Plan and Land Development Code, and more specifically the proposed Coconut Village future land use category, upon adoption of these amendments.

There is no proposed change to the development program that allows the subject site to be redeveloped with up to 300 Independent Living Facility (ILF) units and 75 ALF units within a CCF under Option 1, or 300 multi-family residential dwelling units under Option 2. Both development options will include a public marina including a boat ramp, kayak launch, recreation area/park, and parking facilities for vehicles and boat trailers. There are no changes to the public amenities and Estero Bay access provided for in the current zoning approval.

The following is an analysis of the Planned Development Amendment's consistency with the review criteria set forth in the City of Bonita Springs Land Development Code and the goals, objective and policies contained in the Bonita Plan.

II. REZONING CRITERIA – LDC Section 4-131(d)(3)

- 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;***

As outlined herein the change to building height and addition of the restaurant and hotel/motel use will not impact the RPD/CPD's consistency with the LDC and Bonita Plan. These approved and proposed uses are consistent with the allowable range of uses permitted in the Coconut Village FLU Category. The PD will maintain the intent for this land use category to provide significant public amenities and Estero Bay access to City residents.

There is no change to the approved density. The proposed 7,500 SF of additional intensity is supported by available public infrastructure. The hotel/motel units would be accomplished by converting some or all of the 300 multi-family dwelling units to hotel rooms per the Trip Conversion Matrix included in the TIS.

The PD complies with the LDC, except where an approved deviation is expressly requested to enhance the design of the project and protect public health, safety and welfare. The new deviation to allow for 7,500 SF of restaurant uses within a 300-unit RPD is consistent with the intent of the LDC and will support a highly demanded waterfront restaurant that is open to the public. The deviation to allow the hotel/motel use in the RPD portion of the site is appropriate in the Coconut Village category and will enhance the project's consistency with the Bonita Plan's vision for this property to be resort oriented. All other required permit from local, state and federal agencies will be obtained prior to site development activities to ensure compliance with applicable codes and regulations.

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

As proposed, the CPD/RPD will continue to comply with the marina facility siting criteria as outlined in the LDC. The Coconut Village future land use category explicitly includes restaurant and resort hotel as permitted uses. The request is consistent with all applicable performance standards and locational criteria.

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;*

No change is proposed to the approved density. The hotel/motel units would be accomplished by converting some or all of the 300 multi-family dwelling units to hotel rooms per the Trip Conversion Matrix included in the TIS.

As noted above, the increase in intensity via the 7,500 SF restaurant is permitted by the Coconut Village future land use category.

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

Approval of this RPD/CPD amendment will not impact the project's compatibility with the surrounding area.

No change to the approved density is proposed. The addition of a publicly accessible restaurant and hotel resort at the marina will serve as an enhancement to the project and community as a whole by providing additional waterfront amenities that are highly desired by the public.

The Applicant is proposing to increase building heights to 286' for Building A. No change to the number of floors is proposed and the building will remain 22 stories. The additional building height is needed to accommodate higher ceilings in the ground floor lobby and amenity areas, as well as the upper story penthouses. Thus, the building height is needed to deliver a project consistent with market demand for this type of high-end real estate.

The most proximate single-family residential development is in El Dorado Acres, approximately 2,000' from Building A, and separated by golf course holes and golf-related maintenance facilities. Building A is located along the Estero Bay waterfront, and as far west into the site as possible. As shown in the Conceptual Plan & Visualization Presentation prepared by EDSA specifically, this sensitive site design provides substantial physical and visual separation between the approved structures and the El Dorado Acres community.

In general, the Coconut Road corridor is dynamic and urbanized area developed with a mix of medium and high-density residential land uses, as well as tourist-oriented non-residential

development. These non-residential uses include a major resort hotel, timeshares, several golf courses, and a marina. In terms of building heights, the majority of surrounding lands are developed with mid- and high-rise development including the adjacent Hyatt Coconut Point Resort (213'/18 stories), Navona at The Colony Golf & Bay Club (maximum of 254'/20 stories over parking), and Altaira at the Colony Golf & Bay Club (maximum of 249', 20 stories over parking).

The enclosed Visualization demonstrates the proposed 286' building height is comparable to those heights already established by the nearby Hyatt Coconut Point Resort and Colony high-rise condominiums. The building heights proposed in the Bayview on Estero Bay RPD/CPD will remain compatible with the heights and intensities of surrounding development and do not introduce building heights that are out of scale with the neighborhoods.

No changes are proposed to the perimeter buffers, site development standards, on-site preserve areas or other design components that would negatively impact compatibility with surrounding lands.

- 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 supporting documents included with this amendment include an analysis of availability and capacity for potable water, sanitary sewer and roadways. The analysis identifies no current or projected deficiencies for these infrastructure facilities.

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

No changes are proposed via this amendment that would impact the environmentally sensitive areas on-site.

- 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);***

- (a) Hearing before zoning board. After the staff prehearing conference required by this division, the application will be scheduled for a public hearing before the zoning board.***

- (2) The recommendation made to the city council must be supported by formal findings that address the guidelines set forth in section 4-131. In addition, the findings must address whether the following criteria can be satisfied:***

- a. The proposed use or mix of uses is appropriate at the subject location;***

The only change to the approved mix of uses is the addition of a Hotel/Motel and Group III Restaurant that will be open to the public. Private restaurants as part of a club are already approved in both the RPD and CPD areas. Thus, the proposed use is appropriate at the subject location and will be an enhancement to the public waterfront amenities provided by the project. Proximity to Hyatt Coconut Point resort is also demonstrative of the appropriateness of a hotel in this area.

- b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.***

The approved CPD/RPD includes conditions to ensure that development of the site will be consistent with the Coconut Village FLU policies and the MCP as proposed.

- c. *The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.***

The conditions will continue to mitigate the project's impact to the public interest and will enhance public access to the Estero Bay.

- (4) *If the application includes a schedule of deviations pursuant to section 4-326, the zoning board's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:***

- a. *Enhances the achievement of the objectives of the planned development; and***
- b. *Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.***

If the zoning board concludes that the application omits necessary deviations, they may include those omitted deviations in its recommendation without an additional hearing.

A new deviation is requested to allow for 7,500 SF of restaurant uses within a 300-unit RPD, whereas the LDC requires 301 dwelling units to allow for this intensity within the RPD zoning district. The proposed density/intensity is consistent with the intent of the LDC and will support a highly demanded waterfront restaurant that is open to the public.

The deviation to allow the hotel/motel in the RPD portion of the site is appropriate considering the intent for this property to function as a resort style community and integrate multiple uses together in one master planned water oriented project.

- a. *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 to support the increased intensity of 7,500 SF of restaurant use. The hotel/motel units will be converted from the allowable density of 300 dwelling units under Option 2. Thus, the amendment proposes no increase to density.

Sec. 4-325. - General standards.

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

The proposed changes to the RPD/CPD are consistent with the land uses, intensity and development parameters of the proposed Coconut Village future land use policies. The project will also remain consistent with all other applicable Goals, Objectives and Policies relating to public recreation, environmental protection and compatibility as set forth below.

- (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.***

Except for the deviations already approved as part of the RPD/CPD, and two (2) new deviations for the proposed intensity and hotel use in the RPD, the project will comply with all City development regulations at the time of development.

- (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 MCP identifies the general location for the proposed buildings and site improvements. No changes are proposed other than the increase to the building height for Building A. As previously noted, the proposed building heights and intensity of development are consistent with both residential mid- and high-rise developments located in the adjacent Pelican Landing CPD/RPD. The project also includes provisions for a publicly accessible restaurant to compliment the approved boat ramp, boat slips, park, kayak launch, and parking area for boat trailers and vehicles.

The project provides extensive areas of open space including the marina and boat basin, landscape buffers, water management areas, outdoor recreational areas, and pedestrian pathways. The Applicant is not seeking a deviation from the open space requirements set forth in the LDC, which requires the project to provide 20% open space for the CPD portion and 40% open space for the RPD portion.

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

The TIS submitted with the RPD/CPD amendment is consistent with the methodology required for a zoning level traffic analysis in the City of Bonita Springs. The TIS concludes that there is available capacity on the surrounding roadway network to support the proposed development program.

Ingress and egress to the site is not changed and includes three (3) access points from Coconut Road, and an interconnection to the adjacent Raptor Bay property. The Applicant intends to provide off-site related improvements including pedestrian facilities as required by the LDC. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

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

No Lee Tran transit stop is located along the Coconut Road corridor west of U.S. 41. The nearest Lee Tran transit stop is located along U.S. 41 near the entrance to the Coconut Point Mall. As outlined in the approved conditions, the Applicant is providing a publicly accessible shuttle service that will transport passengers from the aforementioned Lee County CPD parking lot on Coconut Road to the public marina area of the project.

- (d) 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.**

No changes are proposed to the conditions and design relating to the site's drainage and surface water management system.

- (e) 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 MCP provides for two (2) areas of indigenous preserve that meets the requirements of the LDC. No changes are proposed to these preserve areas via this amendment. A full archeological assessment was completed for the property as part of the original rezoning, and no significant archeological potential exists on the site.

- (f) 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.**

The site design has made creative use of the natural wetland habitat and direct access to Estero Bay by providing highly demanded public access to the marina basin, boat ramp and Estero Bay. The public portion of the project, or the CPD tract, provides a park, in addition to the other amenities, for use by the public. The addition of the restaurant and hotel uses via this amendment will further enhance the PD design.

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

The MCP has been carefully designed with the concept of reducing impacts to surrounding existing development. Placement of the highest building was purposely sited closest to Estero Bay in order to provide expansive water views for residents of the project, but also to provide the greatest possible separation between the building and El Dorado Acres community located directly east of the project. Building A will be more than 2000' from the nearest residential lot in El Dorado Acres. Sight line studies are enclosed for reference.

- (h) 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 approved density is not proposed for modification via the inclusion of a trip conversion matrix. The increased intensity of 7,500 SF of restaurant use is consistent with the surrounding development pattern, which includes waterfront resort development.

- (a) **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.**

See above. The approved density is not proposed for modification. The increased intensity of 7,500 SF of restaurant is consistent with the surrounding development pattern that includes waterfront resort development.

- (b) **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.**

No change to the approved MCP is proposed that impacts the internal layout of the site.

- (c) **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.**

The tallest building has been placed in proximity to the boat basin with views of the Estero Bay. The placement of the tallest building in this location provides for the largest separation from residential uses in the El Dorado Acres community to the east. All other buildings within the project will be 75' or less in height. The building will remain 22 stories including parking.

- (d) **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.**

As noted above, the tallest building has been located to provide for the largest separation possible from residential uses in the El Dorado Acres community to the east. All other buildings within the project will be 75' or less in height. The building will remain 22 stories including parking.

- (e) **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.**

Parking requirements will comply with the LDC, except where a deviation is approved for off-site parking.

(f) 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.

Not Applicable.

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

No changes to the conditions of approval are proposed that will impact internal consistency.

III. BONITA PLAN COMPLIANCE

The proposed CPD/RPD rezoning remains consistent with the Goals, Objectives and Policies of the Bonita Plan as documented through the current zoning approval as follows:

(FUTURE LAND USE) Policy 1.1.2. – Density, Affordable Housing Density Bonus, and Wetlands Transfer of Density

No changes are proposed to on-site wetland preserve areas. The proposed Bayview on Estero Bay RPD/CPD remains consistent with the Coconut Village FLU category, which allows a maximum allowable density of 11.4 du/acre for on-site uplands for the multi-family residential Option 2, and 6.4 du/acre for CCF uses.

A portion of the Coconut Village FLU category contains wetlands designated as Resource Protection on the proposed FLUM. The density for these lands has been calculated at 1 du/20 acres in full compliance with the above policy. The RPD/CPD provides for protection of these wetland areas found on-site as shown on the MCP. Therefore, the proposed Coconut Village FLU category remains consistent with FLU Policy 1.1.2.

(FUTURE LAND USE) Policy 1.7.6. – The City shall protect its environmentally critical areas by requiring the use of Planned Development in locations exhibiting characteristics of environmentally critical areas including: (1) Areas designated as Resource Protection on the Future Land Use Map; (2) other wetlands identified on the map of Evaluated Wetlands in the Future Land Use Map Series, and; (3) rare and unique upland habitats, including sand scrub, coastal scrub and pine flatwoods identified on the Vegetation and Habitats Map contained in the Conservation/Coastal Management Element, where these habitats can be categorized as mature due to the absence of severe impacts caused by logging, drainage and exotic infestation. Developments shall incorporate clustering or other innovative and appropriate development techniques to avoid clearing and other impacts associated with the development footprint by shifting infrastructure and other structures to appropriate non-sensitive locations.

The proposed MCP continues to demonstrate that development has been placed outside the mangrove wetland area adjacent to Estero Bay and the development has been clustered on the previously disturbed and developed portions of the site consistent with FLU Policy 1.7.6.

(FUTURE LAND USE) Objective 1.8: Ensure that population densities in the Coastal High Hazard Area are not increased beyond that allowed prior to the adoption of this Comprehensive Plan.

No change to the permitted density is proposed via this amendment, thus the RPD/CPD remains consistent with the above objective.

(FUTURE LAND USE) Policy 1.8.3: The City shall continue to meet or better the Region's 18-hour, and Lee County's 24-hour, goals for evacuation time.

No change to the permitted density is proposed via this amendment, thus the RPD/CPD remains consistent with the above objective.

(FUTURE LAND USE) Objective 1.11: Development orders and permits for new development or redevelopment shall be issued only if public facilities and services for potable water, sanitary sewer, solid waste, and stormwater management are necessary to meet the City's adopted Level of Service (LOS) standards are available concurrent with the impacts of the development.

(FUTURE LAND USE) Policy 1.11.1: Level of Service (LOS) Standards

The approved Bayview on Estero Bay RPD/CPD has availability of water, sewer and solid waste as demonstrated through the current PD ordinance. The site is within the BSU service area and there are no anticipated LOS issues in the near term or long-term planning vision. The 7,500 SF of restaurant can be served by existing infrastructure.

The resulting project will be required to obtain an environmental resource permit from the SFWMD, which evaluates stormwater management consistent with the criteria established in Policy 1.11.1.

The application includes a Traffic Impact Analysis that confirms there are no LOS deficiencies for collector or arterial roadways. The companion CPD/CPD identifies a traffic reduction from the current approved zoning with the proposed CCRC or residential and marina development option.

(TRANSPORTATION) Policy 1.1.3: The minimum acceptable peak hour/peak season/peak direction roadway levels of service shall be as follows:

I-75	D
Freeways (non-FIHS)	D
Arterials*	E
Collectors*	E
Local roads	D
*Applies to both major and minor arterial/collector	

The RPD/CPD amendment application includes a Transportation Impact Statement (TIS) prepared by TR Transportation Consultants, Inc. in support of this application. The TIS concludes that there are no level of service issues resulting from the addition of the restaurant use. The proposed development of the subject site meets the requirements set forth by the City of Bonita Plan and LDC in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development.

(INFRASTRUCTURE) Potable Water Sub-Element: Objective 1.2: To ensure an adequate supply of potable water, the City shall increase its role in influencing private utility providers about service alternatives, facility locations, and conservation of resources.

Bonita Springs Utilities serves this project site with potable water mains that are available for connection.

(INFRASTRUCTURE) Potable Water Sub-Element: Objective 2.1: To protect its potable water resources.

The City has adopted water conservation elements into their LDC. The project shall utilize xeriscape techniques to the maximum extent practical in accordance with the Bonita Springs Land Development Code requirements for landscaping.

(INFRASTRUCTURE) Potable Water Sub-Element: Objective 2.2: In order to reduce demand for potable water, and consistent with the State's water policy to encourage and promote water conservation and the reuse of reclaimed water, the City shall require the use of reclaimed or other alternative irrigation water for irrigation purposes and other authorized uses in areas where franchised utility companies have constructed or operate a reclaimed or other alternative irrigation water distribution system.

Reclaimed water is not available at this location.

(INFRASTRUCTURE) Sanitary Sewer Sub-Element: Objective 1.1: The City shall continue to ensure the provision of acceptable levels of sanitary sewer service throughout the City, indirectly through franchised utility companies.

Bonita Springs Utilities serves this project site with a sanitary sewer main that is available for connection.

(INFRASTRUCTURE) Sanitary Sewer Sub-Element: Objective 1.2: To maintain or enhance water quality within the City.

The project will connect to BSU's central sewer system.

(INFRASTRUCTURE) Sanitary Sewer Sub-Element: Objective 2.1: Promote the application of new technology and management practices to increase efficiency and to promote conservation of natural resources.

Reclaimed water is not available at this location.

(INFRASTRUCTURE) Solid Waste Sub-Element: Objective 1.1: Conserve the City's resources and minimize use of the County's landfill facilities.

The project will provide recycling collection facilities for the various uses within the project.

(INFRASTRUCTURE) Solid Waste Sub-Element: Policy 1.1.1: The City will continue its participation in Lee County's program of recycling, waste-to-energy facility and landfill disposal and meet with representatives of the County to ensure cooperation with the County in implementing its programs to decrease the volume of solid waste deposited in landfills.

The project will not discharge to a city stormwater collection facility.

(INFRASTRUCTURE) Solid Waste Sub-Element: Policy 1.1.2: The City will continue its programs to segregate recyclables, yard waste, hazardous wastes, and construction and demolition debris.

The project shall be designed to comply with the City's requirements for programs to segregate recyclables, yard waste, hazardous wastes, and construction and demolition debris.

(INFRASTRUCTURE) Solid Waste Sub-Element: Policy 1.1.3: The City will cooperate with Lee County in public education efforts through distribution of information to residents and businesses in the City concerning the proper management of hazardous wastes.

The project is not located in a wellfield area.

(CONSERVATION/COASTAL MANAGEMENT) Goal 5: Protection of Life and Property in Coastal High Hazard Areas. To protect human life and developed property from natural disasters.

The project remains consistent with this goal and LDC related to CHHAs and hurricane preparedness/mitigation. No increase to density is proposed via this amendment that would impact the project's consistency with Goal 5 and the following supportive objectives and policies: Objective 5.1, Policy 5.1.2, 5.1.6, and 5.1.10.

(CONSERVATION/COASTAL MANAGEMENT) Policy 5.2.4: Development in the Coastal Management Area, except as otherwise restricted by 5.2.1 and the City's redevelopment project on Old U.S. 41, shall be infill only and shall not exceed the surrounding properties' density/intensity except as allowed by existing zoning at the time of the adoption of this Comprehensive Plan.

The project continues to qualify as infill redevelopment and is surrounded on all sides by existing commercial, residential and recreational development or the Estero Bay. The built intensity of the neighboring Hyatt Coconut Point property to the south is far more intense than the proposed intensity of 7,500 SF of restaurant uses, as it includes multiple restaurants, spa, shops and other non-residential uses. Additionally, the Raptor Bay golf course and clubhouse to the north is more intense than the proposed restaurant. The density component of this application is not proposed to increase and was deemed consistent with Policy 5.2.4 per Ordinances 20-09 and 20-06.

(CONSERVATION/COASTAL MANAGEMENT) Goal 7: Resource Protection. To manage the City's wetland and upland ecosystem so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

The Bayview on Estero Bay RPD/CPD, as proposed for amendment via this application, will remain consistent with Goal 7 and supportive Objectives and Policies 7.4, 7.5, 7.6, 7.7 and 7.11 relating to resource protection. The wetlands and indigenous upland areas identified on-site are not proposed to change. Conditions relating to water quality, preserve protection, surface water management and protected species surveys are not proposed for modification. The project continues to provide 3.62± acres of mangrove wetland preserve. The protection of this mangrove area will provide for habitat for area fish and wildlife species. These areas will be incorporated into the indigenous management plan; through this management plan and maintained in accordance with state and federal permit requirements.

(CONSERVATION/COASTAL MANAGEMENT) Goal 8: Historic Resources. Protect, provide access to and educate residents regarding the historic resources of the City of Bonita Springs.

No changes are proposed that would impact the PD's consistency with historic resources. In fact, the zoning approval includes a condition for informational historical signage.

(CONSERVATION/COASTAL MANAGEMENT) Goal 10: Evacuation and Shelter. To provide evacuation and facilitate the development of shelter capabilities adequate to safeguard the public against the effects of hurricanes and tropical storms.

There is no increase to residential density proposed through this amendment. The proposed addition of restaurant uses will not contribute to the evacuation and shelter needs of the project as already approved.

(CONSERVATION/COASTAL MANAGEMENT) Goal 14: Coastal Areas. The City shall conserve, maintain, and enhance the natural balance of ecological functions in the coastal planning area, with particular emphasis on the protection of beach and dune systems so as to retain their contribution to storm protection, natural resources, and economic development.

(CONSERVATION/COASTAL MANAGEMENT) Objective 14.1: Coastal Area In General - The City of Bonita Springs shall continue to manage the coastal area to provide a balance among conservation of resources, public safety capabilities, and development.

No changes are proposed that would impact the PD's consistency with the appropriate development of coastal areas and corresponding protection of natural resources. Therefore, the amendment is consistent with CCME Goal 14, Goal 15, Goal 16, Goal 18, Goal 19 and Goal 22 and supportive objectives and policies.

For these reasons, the Bayview on Estero Bay RPD/CPD remains consistent with the Bonita Plan and the Land Development Code. The Applicant respectfully requests approval of the proposed amendments.

June 18, 2021

Ms. Alexis Crespo, AICP
Waldrop Engineering, P.A.
28100 Bonita Grande Drive, Suite #305
Bonita Springs, FL 34135

RE: Bayview on Estero Bay
PD21-80572-BOS – Bayview at Estero Bay PD

RECEIVED
CITY OF BONITA SPRINGS
JUN 28 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Ms. Crespo:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the City of Bonita Springs Department of Community Development regarding the proposed rezoning application for the above project. The comments and TR Transportation's response to those comments are listed below for reference.

PD21-80572 Comments:

- 1) *Figure 2 is incorrect and does not match the traffic volumes in Table 3. Revise Figure 2 to match Table 3 including all changes to Table 3 noted in the subsequent comments below.*

Table 3 and Figure 2 were revised and included in the revised TIS report attached.

- 2) *Internal capture must be in pairs with inbound trips captured equal to outbound trips captured. Revise Table 3 to show 9 inbound captured trips and 9 outbound captured trips.*

Table 3 was revised and is included in the revised TIS attached.

- 3) *Please include in the background traffic, shown in Figure 3 and evaluated in Table 2A, all trips associated with the build-out of the Pelican Landing DRI including Raptor Bay. Include calculations showing how the background volumes were developed for verification.*

This is a similar comment received from Staff regarding the previous traffic study prepared for the approval of Zoning Ordinance 20-06. As addressed in that report, the ***Pelican Landing CPD/RPD Amendment Traffic Impact Statement*** (dated Revised November 22, 2016) already demonstrated the total traffic volumes anticipated along Coconut Road and included trips from the subject site (referred to in that report as Weeks Fish Camp). These traffic volumes were shown graphically in the traffic assignment figures as part of the Pelican Landing DRI traffic study. Those figures were and are attached to the Appendix of the TIS report for the subject site. The traffic volumes for the Weeks Fish Camp site included in the Pelican Landing CPD/RPD study were more

intense than what is being proposed as part of this rezoning application. The CPD/RPD traffic study also included trips from Raptor Bay.

- 4) *Exhibit IV-G, Schedule of Uses, Option 2 allows “hotel/motel subject to conversion matrix in Condition X.” It is assumed the intent is a “conversion matrix”. This is not addressed in the TIS. No Condition X is provided in the Amendment. There is a Land use Conversion Matrix in the package on pf page 37 just prior to the TIS. Please revise the matrix to clarify what is intended. The matrix is confusing and does not address trips. It also appears to indicate that one high-rise unit is equal to one mid-rise unit and one hotel unit is equal to 1.07 midrise units. What about the ratio between high-rise and hotel units? If this is intended to show trip equivalent uses, back-up calculations are required for verification.*

See response prepared by Waldrop Engineering.

- 5) *Please remove the first two sentences in the last paragraph of Page 2 (sic 7) of the TIS. The current request is not a “down zoning” as stated. Any comparison to the uses permitted under Ordinance 14-03 is irrelevant because these uses are no longer permitted.*

The language in the TIS was revised to ensure that the current request does **NOT** represent a “down zoning” but the history of the zoning on the subject site is completely relevant. The point being made was the Zoning approved under Ordinance 14-03 was more intense than what is being proposed under the current zoning. The trip generation comparison made was for “informational purposes” only and the data was not used in any analysis within the report.

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

Sincerely,



Ted B. Treesh, PTP
President

Attachments

TRAFFIC IMPACT STATEMENT

FOR

BAYVIEW ON ESTERO BAY REZONING

(PROJECT NO. F2104.15)

**PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

**REVISED:
June 18, 2021**

CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. ZONING ANALYSIS
- IV. CONCLUSION

I. INTRODUCTION

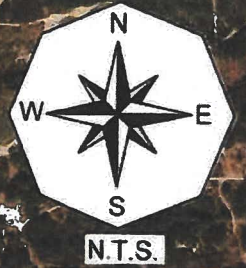
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the City of Bonita Springs for projects seeking re-zoning approval. The site is located at the western terminus of Coconut Road and is immediately to the north of the Coconut Hyatt Regency Resort within the Pelican Landing DRI. **Figure 1** illustrates the approximate location of the subject site.

The Applicant (LB Estero Bay Investments, LLC) has filed a PD Amendment application to amend the Bayview on Estero Bay RPD/CPD approved per Zoning Ordinance 20-06 to increase the maximum permitted building height to 286 feet (20 stories over 2 stories of parking) for both towers in Building A, add a 7,500 square foot Restaurant to the Schedule of Uses and modify the Master Concept Plan to provide for these changes. No other changes are proposed to the approved density, schedule of uses, deviations, development regulations, or other conditions of zoning approval as contained in Ordinance 20-06.

The Residential Planned Development (RPD)/Commercial Planned Development (CPD) will remain consistent with the Bonita Plan and Land Development Code, and more specifically the proposed Coconut Village future land use category, upon adoption of these amendments.

There is no proposed change to the development program that currently allows the subject site to be developed with up to 300 Independent Living Facility (ILF) units and 75 Assisted Living Units (ALF) within a CCF under Option 1, **OR** 300 traditional multi-family residential dwelling units under Option 2. Both development options will include a public marina, including a boat ramp, kayak launch, recreation area/park, and parking facilities for vehicles and boat trailers. There are no changes to the public amenities and Estero Bay access as provided for in the current zoning approval.

E2104.15



PROJECT SITE



Coconut Point Resort Dr

W. Eldorado Ave

Via Veneto

II. EXISTING CONDITIONS

The subject site is mostly vacant apart from several abandoned buildings on site. The site is bordered by Coconut Road to the south, Pelican Landing Development of Regional Impact (DRI) borders the site to the east, Wetlands and Raptor Bay Golf Course border the site to the north, and Estero Bay borders the site the west.

Coconut Road is a two lane undivided local roadway that borders the subject site to the south. Coconut Road is classified as a major collector roadway between the Coconut Hyatt Regency Resort entrance and US 41. Coconut Road has a posted speed limit of 40 mph and is under the jurisdiction of the Lee County Department of Transportation to the west of Via Veneto Boulevard and under the jurisdiction of the Village of Estero to the east of Via Veneto Boulevard.

IV. ZONING ANALYSIS

The existing zoning on the approximately 17.34 acre portion of the subject site is RPD which is governed by City of Bonita Springs Ordinance 20-06. This zoning permits the development of a residential development with up to 300 units of traditional multi-family units OR up to 300 Independent Living Unit and 75 Assisted Living Units. The approved uses on the subject site also include a Marina with 72 wet slips, 25 dry slips and associated uses as well as the public boat ramp, all of which were permitted in the previously approved zoning under Ordinance 14-03. Uses that were eliminated from the site during the recent rezoning process that were permitted under Ordinance 14-03 include retail and public restaurant uses that were not ancillary to the Marina or the assisted living/independent living facility use. The recent zoning also eliminated the approved 125 dry boat slips (dry boat storage use) on the site.

Table 1 summarizes the land uses that were utilized to complete the trip generation for the proposed rezone application.

Table 1
Land Uses – Rezoning Application
Bayview on Estero Bay

Land Use	Size
Multi-Family Residential Or Continuing Care Facility (CCF)	300 MF Units Or 300 ILF + 75 ALF Units
Quality Restaurant	7,500 Square Feet
Marina	97 Slips (72 Wet Slips & 25 Dry Slips*)

Trip Generation

The trip generation for the proposed rezoning application was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 10th Edition. As analyzed in the previous zoning approval, the “worst case” trip generation for the Multi-Family use was utilized, which is based on the site being developed with the 300 traditional multi-family units.

As previously analyzed, the trip generation for the residential multi-family uses was based on LUC 221 and LUC 222 since the traditional multi-family units will be in buildings between 3 and 10 floors as well as buildings over 10 floors. This analysis, consistent with the analysis conducted in the previous traffic study, assumed that there would be 144 dwelling units in the Mid-Rise buildings and the remaining 156 units in the High-Rise buildings. As the Development Program is fine tuned, there may be more units allocated to the High Rise buildings and less units to the Mid-Rise buildings. Since the Mid-Rise buildings generate more P.M. peak hour trips than the High-Rise buildings, this analysis will be the “worst case” analysis. Land Use Code 931 (Quality Restaurant) was utilized for the trip generation of the proposed restaurant use. The trip generation equations are in the Appendix for reference.

Table 2 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation as currently proposed for the rezoning application.

**Table 2
Trip Generation – Rezoning Application
Bayview on Estero Bay**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (144 Units LUC 221)	13	36	49	38	25	63	783
Multi-Family (156 Units LUC 222)	14	43	57	38	24	62	826
Restaurant (7,500 Square Feet)	4	1	5	40	19	59	629
Marina (97 Slips)	2	5	7	12	8	20	234
Total	33	85	118	128	76	204	2,472

Since the weekday P.M. peak hour trip generation is significantly higher than the weekday A.M. peak hour trip generation and the proposed restaurant will add an insignificant amount of trips in the A.M. peak hour (5 total trips), the remainder of this analysis will focus on the impacts of the project during the weekday P.M. peak hour.

The total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the proposed RPD/CPD. This interaction is called “internal capture”. In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall external impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the residential and restaurant uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE *Trip Generation Handbook*, 3rd Edition. The

resultant analysis indicates that with the approved RPD/CPD scenario there will be an internal trip capture reduction of ten percent (10%) in the P.M. peak hour between the residential and restaurant uses. The summary sheets utilized to calculate these internal capture rates for the weekday PM peak hour are included in the Appendix of this report for reference.

Table 3 indicates the total external trips of the subject site based on the proposed RPD/CPD

Table 3
Trip Generation – Net New Trips of Approved Uses
Bayview on Estero Bay

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Total Trips	128	76	204
Less Internal Capture 10% PM	-11	-10	-21
Total Trips (Less Internal Capture)	117	66	183

A comparison was made to the trip generation shown in Table 3 to the trip generation that was analyzed as part of the previous Zoning approval (Ordinance 20-06). Again, the only change in uses is the addition of the 7,500 square foot restaurant that will be open to the public. **Table 4** illustrates the comparison of the weekday P.M. peak hour trip generation between the previous approved zoning in 2020 and the requested zoning to RPD/CPD with this application.

Table 4
Trip Generation Comparison– Existing Zoning vs. Requested Zoning
Bayview On Estero Bay

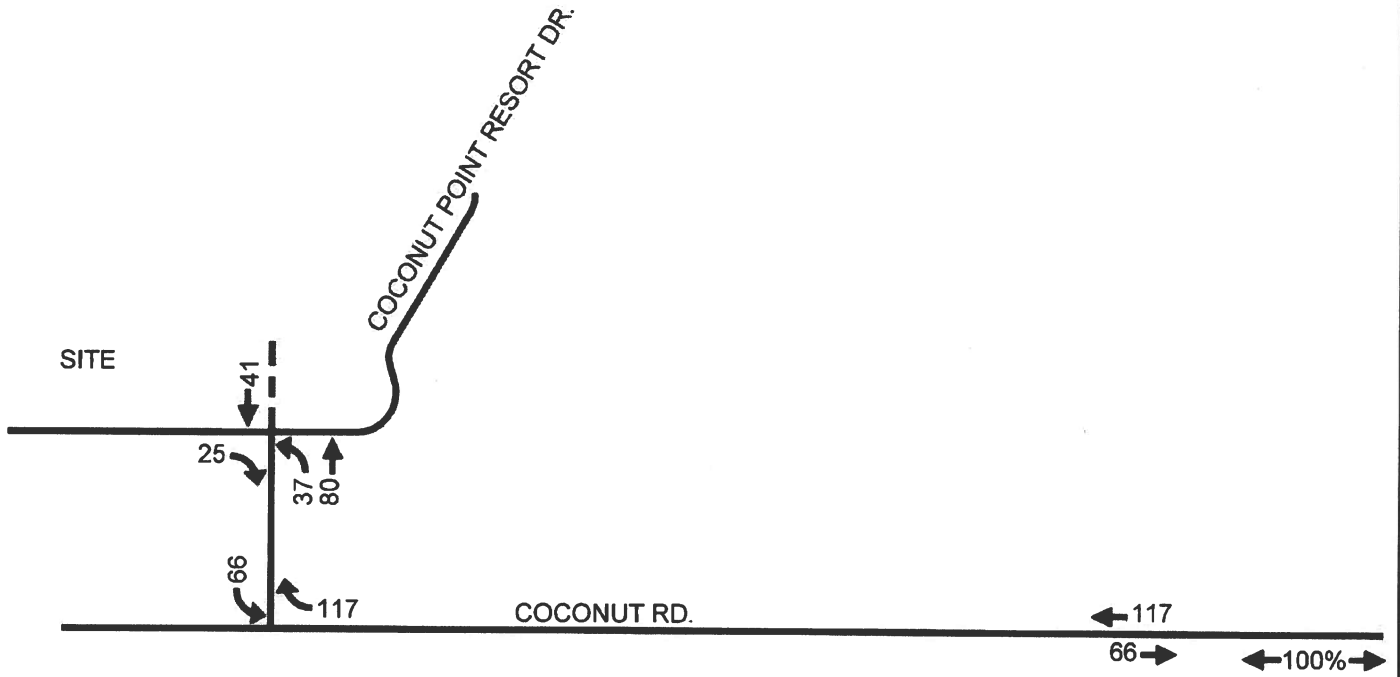
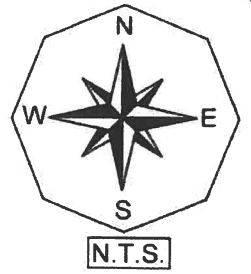
Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Proposed Zoning	117	66	183
Approved Zoning	-88	-57	-145
Trip Change	29	9	38

Based on Table 4, the addition of the public restaurant will add approximately 38 total net new trips to the surrounding roadway network when compared to the zoning approval that exist on the site today.

The trips shown in Table 3 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives.

Attached to the Appendix of this report are also traffic assignment figures obtained from the *Pelican Landing CPD/RPD Amendment Traffic Impact Statement*. These figures demonstrate the total traffic volumes anticipated along Coconut Road in 2024. The aforementioned study incorporated traffic from Pelican Landing DRI as well as other approved zonings (including this site) and approved developments in the area. The traffic impacts related to the proposed rezoning application remain less than those analyzed in the aforementioned traffic study.

The Pelican Landing traffic study has already demonstrated the total traffic volumes anticipated along Coconut Road and included trips from the project parcels referred to as Weeks Fish Camp. These traffic volumes were shown in the traffic assignment figures as part of the Pelican Landing traffic study. Those figures are attached to this study again for reference.



LEGEND

- ← 000 WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ←-20%→ PERCENT TRIP DISTRIBUTION

The base peak hour peak season peak direction traffic volumes in **Table 2A** were taken from the *Lee County Traffic Data Management System* (TDMS) and are based on the most recent data available. The Village of Estero 2019 Traffic Counts along Coconut Road were also reviewed but the data utilizing the Lee County TDMS represented a higher peak hour, peak direction volume on Coconut Road than as reported in the Village of Estero report. Therefore, the higher volume as reported by Lee County was utilized. The AADT as reported by Lee County was factored by the FDOT Standard K Factor (K-100 factor) and the D-Factor in order to determine the estimated weekday P.M. peak hour, peak direction volumes on the surrounding roadways.

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 3A, 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 3A, Coconut Road west of US 41 is the only roadway segment projected to be significantly impacted as a result of the proposed development.

Level of Service Analysis

The future Level of Service analysis was based on the build-out year of 2026 which is consistent with the previous zoning traffic analysis. Based on this horizon year analysis, the surrounding roadway network was analyzed for the existing conditions (2019), year 2026 without the development and year 2026 with the development. **Table 1A** in the Appendix of the report indicates the methodology utilized to obtain the year 2026 build-out traffic volumes as well as the growth rate utilized for each roadway segment analyzed.

Figure 3 indicates the year 2026 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 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. Figure 3 was derived from **Table 2A** contained in the Appendix.

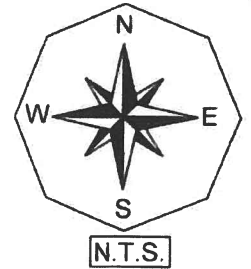
As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed RPD/CPD zoning amendment. All roadway links analyzed will continue to operate at an acceptable Level of Service in 2026 both with and without the proposed development. Therefore, no roadway capacity improvements to the roadways within the study area will be warranted as a result of the additional traffic to be generated by the proposed development. The proposed development does not cause any degradation in Level of Service on the surrounding roadways. Therefore, the only responsibility of this project is the payment of the road impact fees.

It is important to note that Table 14 from the attached *Coconut Road Traffic Study* prepared for the Village of Estero, indicates Coconut Road west of US 41 to operate at a Level of Service “F” in the 2026 peak hour conditions. The Coconut Road Traffic Study incorporated traffic from Pelican Landing DRI as well as other approved zonings (including this site) and approved developments in the area. *The traffic impacts related to the site subject to this rezoning application are less than those analyzed in the aforementioned traffic study.*

Zoning History

Although the current rezoning request is not a reduction in traffic generation, as noted in the previous rezoning traffic analysis approved under Ordinance 20-06, the zoning that existed on the subject site under Ordinance 14-03 included more intense uses than what is currently approved in Ordinance 20-06 and is also more intense than what is being requested with this Zoning Amendment. Ordinance 14-03, which was in effect prior to

F2104.15



U.S. 41

2,553 - "C"
(2,599 - "C")

COCONUT POINT MALL



SITE

COCONUT RD.

618 - "D"
(733 - "D")

813 - "C"
(830 - "C")

2,553 - "C"
(2,605 - "C")

LEGEND

XXX - "X" PROJECTED 2026 BACKGROUND TRAFFIC VOLUME AND LEVEL OF SERVICE DESIGNATION

(XXX -"X") PROJECTED 2026 BACKGROUND TRAFFIC VOLUME PLUS PM PEAK HOUR SITE TRAFFIC VOLUME AND LEVEL OF SERVICE DESIGNATION



2026 PROJECTED
LEVEL OF SERVICE ANALYSIS
BAYVIEW ON ESTERO RPD/CPD

Figure 3
109

the Adoption of Ordinance 20-06 on October 21, 2020, details the uses permitted on the 17.34 acre parcel. **Table 5** illustrates the uses that were approved in 2014 and **Table 6** illustrates the trip generation as approved under the 2014 zoning approval based on the TIS prepared for that rezoning application, dated June of 2014. The trip generation for the 2014 uses was updated based on latest Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 10th Edition. This is what was utilized for the transportation analysis prepared in 2014 for the rezoning application.

**Table 5
Trip Generation – 2014 Zoning
Estero Bay Marina Resort**

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Retail (20,000 sq. ft.)	79	86	165
Restaurant (228 Seats)	55	41	96
Marina (222 Slips)	28	19	47
Total	162	146	308

**Table 6
Trip Generation Comparison– 2014 Zoning vs. Requested Zoning
Estero Bay Marina Resort & Bayview On Estero Bay**

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Proposed Zoning	117	66	183
Approved Zoning	-162	-146	-308
Trip Reduction	-45	-80	-125

As can be seen from Table 6, the requested zoning is still a reduction from the traffic impacts of the development approved in 2014 by approximately 41% in the PM peak hour. *This data is for informational purposes only and was shown to illustrate that the requested rezoning remains LESS intense in terms of trip generation than what was approved by the City on the Weeks Fish Camp site as recent as 2014.*

VII. CONCLUSION

The proposed Bayview on Estero Bay RPD/CPD is located at the western terminus of Coconut Road and is immediately to the north of the Coconut Hyatt Regency Resort. Based upon the roadway link Level of Service analysis conducted as a part of this report for zoning amendment to add a restaurant to the Schedule of Uses, the development of the subject site meets the requirements set forth by the City of Bonita Springs Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development.

APPENDIX

METHODOLOGY MEETING NOTES

MEMORANDUM

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

FROM: Ted B. Treesh
President

DATE: April 15, 2021

RE: Bayview on Estero Bay RPD/CPD
Zoning Amendment
Traffic Impact Statement Methodology
Coconut Road – City of Bonita Springs, FL

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the zoning amendment for the Bayview on Estero Bay parcel. The application will include approximately 31 acres and includes and is contiguous to the Weeks Fish Camp. The site is located at the western terminus of Coconut Road and is immediately to the north of the Coconut Hyatt Regency Resort.

The Applicant (LB Estero Bay Investments, LLC) has filed a PD Amendment application to amend the Bayview on Estero Bay RPD/CPD approved per Zoning Ordinance 20-06 to increase the maximum permitted building height to 286 feet (20 stories over 2 stories of parking) for both towers in Building A, add a 7,500 square foot Restaurant to the Schedule of Uses and modify the Master Concept Plan to provide for these changes. No other changes are proposed to the approved density, schedule of uses, deviations, development regulations, or other conditions of zoning approval as contained in Ordinance 20-06.

The Residential Planned Development (RPD)/Commercial Planned Development (CPD) will remain consistent with the Bonita Plan and Land Development Code, and more specifically the proposed Coconut Village future land use category, upon adoption of these amendments.

There is no proposed change to the development program that currently allows the subject site to be developed with up to 300 Independent Living Facility (ILF) units and 75 Assisted Living Units (ALF) within a CCF under Option 1, OR 300 traditional multi-family residential dwelling units under Option 2. Both development options will include a public marina, including a boat ramp, kayak launch, recreation area/park, and parking facilities for vehicles and boat trailers. There are no changes to the public amenities and Estero Bay access as provided for in the current zoning approval. The Applicant (LB Estero Bay Investments, LLC) has filed a PD Amendment application to amend the Bayview on Estero Bay RPD/CPD approved per Zoning Ordinance 20-06 to 1) increase the maximum permitted building height to 286' (20 stories over 2 stories of parking) for both towers in Building A; 2) add a 7,500 SF Restaurant, Group III to the Schedule of Uses; and 3) modify the Master Concept Plan to provide for these changes. No other changes are proposed to the approved density, schedule of uses, deviations, development regulations, or other conditions of zoning approval.

The Residential Planned Development (RPD)/Commercial Planned Development (CPD) will remain consistent with the Bonita Plan and Land Development Code, and more specifically the proposed Coconut Village future land use category, upon adoption of these amendments.

There is no proposed change to the development program that allows the subject site to be redeveloped with up to 300 Independent Living Facility (ILF) units and 75 ALF units within a CCF under Option 1, or 300 multi-family residential dwelling units under Option 2. Both development options will include a public marina including a boat ramp, kayak launch, recreation area/park, and parking facilities for vehicles and boat trailers. There are no changes to the public amenities and Estero Bay access provided for in the current zoning approval.

Zoning Traffic Analysis

The rezoning traffic study will be completed consistent with the requirements outlined in Resolution 17-76.

The rezoning request will also be a “down zoning” from what was approved under the previously approved zoning in 2014. Ordinance 14-03 details the uses permitted on the 17 acre parcel that is part of this zoning request. **Table 2** identifies the weekday peak hour and daily trip generation based on the traffic study prepared for the rezoning application as well as the trip generation for the multi-family residential and Marina uses proposed as part of this rezoning application. As demonstrated in the previous Zoning, the development option with the traditional multi-family dwelling units generates the highest peak hour trips when compared with the development option with the CCRC units. Therefore, this report will focus only on the traditional multi-family dwelling units and the Marina along with the new restaurant.

The trip generation was completed utilizing the Institute of Transportation Engineer’s (ITE) report, *Trip Generation*, 10th Edition. The trip generation for the residential multi-family uses are based on LUC 221 and LUC 222 since the residential multi-family units will be in buildings between 3 and 10 floors as well as buildings over 10 floors. As the Development Program is fine tuned, there may be more units allocated to the High Rise buildings and less units to the Mid-Rise buildings. Since the Mid-Rise buildings generate more peak hour trips than the High-Rise buildings, this analysis will be the “worst case” analysis. For the Marina use, Land Use Code 420 (Marina) will be used and Land Use Code 931 (Quality Restaurant) for the proposed restaurant uses. **Table 2** summarizes the proposed uses on the subject site.

Table 1
Land Uses – Rezoning Application
Bayview on Estero Bay

Land Use	Size
Multi-Family Residential Or Continuing Care Facility (CCF)	300 MF Units Or 300 ILF + 75 ALF Units
Quality Restaurant	7,500 Square Feet
Marina	97 Slips (72 Wet Slips & 25 Dry Slips*)

Table 2 reflects the total weekday AM and PM peak hour trip generation of proposed rezoning based on the traditional multi-family development option.

Table 2
Trip Generation – Rezoning Application
Bayview on Estero Bay

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (144 Units LUC 221)	13	36	49	38	25	63	796
Multi-Family (156 Units LUC 222)	14	43	57	38	24	62	826
Restaurant (7,500 Square Feet)	4	1	5	40	19	59	629
Marina (97 Slips)	2	5	7	12	8	20	234
Total	33	85	118	128	76	204	2,485

Since the weekday P.M. peak hour trip generation is significantly higher than the weekday A.M. peak hour trip generation and the proposed restaurant will add an insignificant amount of trips in the A.M. peak hour (5 total trips), the report will focus on the impacts of the project during the weekday P.M. peak hour.

Since there is now a commercial component to the development plan, the total trips generated by the project will not all be new trips added to the adjacent roadway system. An internal capture trip reduction will be completed consistent with the methodologies in the NCHRP Report and published in the ITE *Trip Generation Handbook*, 3rd Edition. The resultant analysis indicates that with the approved RPD/CPD scenario there will be an internal trip capture reduction of ten percent (10%) in the P.M. peak hour between the residential and restaurant uses.

Table 3 indicates the total external trips of the subject site based on the proposed RPD/CPD

Table 3
Trip Generation – Net New Trips of Approved Uses
Bayview on Estero Bay

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Total Trips	128	76	204
Less Internal Capture 10% PM	-13	-8	-21
Total Trips (Less Internal Capture)	115	68	183

A comparison was made to the trip generation shown in Table 3 to the trip generation that was analyzed as part of the previous Zoning approval (Ordinance 20-06). Again, the only change in uses is the addition of the 7,500 square foot restaurant that will be open to the public. **Table 4** illustrates the comparison of the weekday P.M. peak hour trip generation between the previous approved zoning in 2020 and the requested zoning to RPD/CPD with this application.

Table 4
Trip Generation Comparison– Existing Zoning vs. Requested Zoning
Bayview On Estero Bay

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Proposed Zoning	115	68	183
Approved Zoning	-88	-57	-145
Trip Change	27	11	38

TRIP DISTRIBUTION

The trip distribution for the project trips will be the same as analyzed in the previous zoning case and approved under Ordinance 20-06 and will extend to the roadway links where the project trips do not consume more than 2% or 3% of the directional peak hour adopted Level of Service Volumes as determined by the Lee County Link Specific Service Volume Tables. If the Link Specific Service Volume Tables produced by Lee County are not available for a roadway link, the Lee County Generalized Level of Service Volume Tables will be used.

STUDY AREA

The study area will consist of arterial and collector roads where the project related trips equals or exceeds 2% or 3% of the directional peak hour capacity of the level of service standard for each roadway segment.

EXISTING/FUTURE TRAFFIC

Existing roadway link traffic conditions will be based on the 2019 AADT volumes as reported in the Lee County Traffic Data Management System (The City of Bonita Springs Traffic Count Report does not have any traffic data in this area) The 2019 Village of Estero Counts as collected on Coconut Road actually are lower than the volumes when compared to the Lee County Count data factored by the Standard FDOT K-100 factor (0.090) and the D-Factor as reported on the Lee County TDMS.

Analysis scenarios will be as follows:

- Existing traffic within the study area
- Existing traffic increased by a growth factor to the year 2026 (Future Background Traffic Conditions)
- Existing traffic increased by a growth factor to the year 2026 (Future Background Traffic Conditions) and PM peak hour project trips added to the links.

If you have any additional questions regarding this matter, please do not hesitate to contact us.

Attachments

Florida Traffic Online | Traffic Data | Transportation Data Management

lee.publi.ms2soft.com/tds/Asxchasp2loc=Lee&mod=

Home | SMS | TGLS | TDS | PMS | PMDS | RSMS | NMDS | WOTS | RTIV

Login | Locate | Locate All | Email This | Auto-Locate CFF

List View | AIDIRs

Record 1 of 1 Goto Record

Location ID	495	MPO ID	
Type	SPOT	HPMS ID	
On NH8		On HPMS	
LR8 ID		LR8 Loc PL	
SF Group	6	Route Type	
AF Group		Route	
OP Group		Active	Yes
Class Dist Grp		Category	
Seas Class Grp			
WIM Group			
QC Group	Default		
Fncrl Class		Milepost	
Located On	Coconut Rd		
Loc On Alias	WEST OF US-41		
More Detail			

STATION DATA

Directions: 2WAY EB WB

AADT							
Year	AADT	DHV-30	K%	D%	PA	BC	Src
2019	9,600	1,063	11	59			
2017	9,600	1,028	11	63			
2015	8,600	1,208	14	57			
2013	8,342						
2011	7,300						

Travel Demand Model

Model Year	Model AADT	AMPHV	AMPV	MDPHV	MDPV	PM PHV	PMPV	NT PHV	NT PV

VOLUME COUNT | VOLUME TREND

Location ID: 485
 Located On: Coconut Rd WEST OF US 41
 Direction: 2WAY
 AADT: 9600 (2019)
 EB Count: 5400 (2019)
 WB Count: 4200 (2019)

Florida Traffic Online | Traffic Data | Transportation Data Management

lee.public.ms2soft.com/tcds/search.asp?loc=Lee?mod=

LEE COUNTY Transportation Data Management System

Home | ISMS | TDS | TIDS | PMS | PMDS | USMS | NMDS | WOTS | RTTV

Login | Locate | Locate All | Email This | Auto-Locate OFF

List View | All DIRs

Record 1 of 1 Goto Record go

Location ID	93	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID		LRS Loc PL	
SF Group		Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Class Grp			
WIM Group			
QC Group	Default		
Fract Class		Milepost	
Located On	US 41		
Loc On Alias			
SOUTH OF	Coconut Rd		

More Detail

STATION DATA

Directions: 2-WAY NB SB

	1	2	3	1	2	3
--	---	---	---	---	---	---

AADT

Year	AADT	DHV-30	K%	D%	FA	BC	Sfc
2020	44,900	5,151	11	55			
2019	49,400	5,107	10	63			
2018	48,900	5,152	11	57			
2017	50,900						
2016	45,000	4,486	10	51	0 (0%)	45,000 (100%)	

Travel Demand Model

Location ID: 93
 Located On: US 41 SOUTH OF Coconut Rd
 Direction: 2-WAY
 AADT: 44900 (2020)
 NB Count: 22200 (2020)
 SB Count: 22600 (2020)
[View Detail in a New Search](#)

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Florida Traffic Online | Traffic Data | Transportation Data Management | Lee County Southwest Florida

lee-public.ms2soft.com/lcds/lsearch.asp?loc=Lee?mod=

LEE COUNTY Transportation Data Management System

Home SMS TCS EHS PMS PMDS RSMS NMDS WOTS RTV

Login Locate Locate All Email This

List View All DIRs

Record 1 of 1 Goto Record

Location ID	490	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc PL	
SF Group		Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Chs Grp			
WIM Group			
OC Group	Default		
Functl Class		Milepost	
Located On			
Lee On Alias			
AT			

More Detail

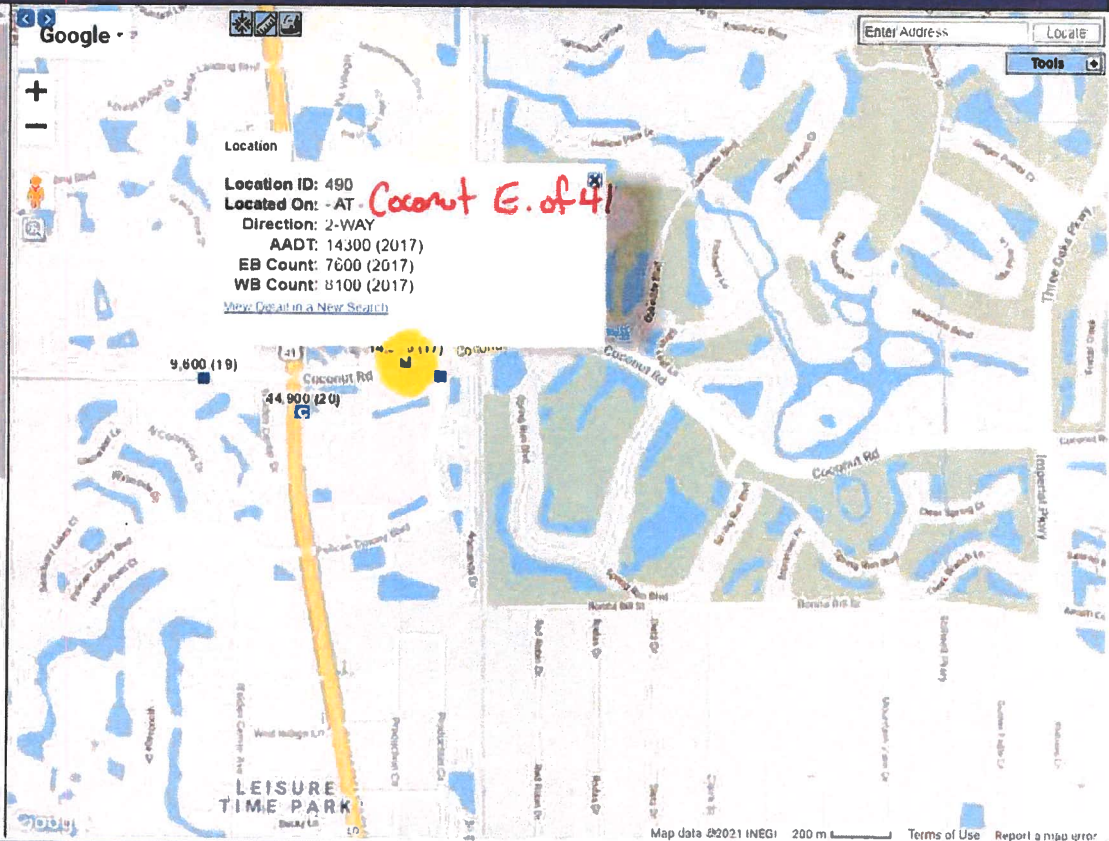
STATION DATA

Directions: 2-WAY EB WB

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2017	14,300	1,576	11	52			
2015	11,400	1,340	12	56			
2013	12,797						
2011	9,200						
2006	18,000						

Travel Demand Model

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THE VILLAGE OF ESTERO

2019 TRAFFIC COUNTS

NOVEMBER 2019

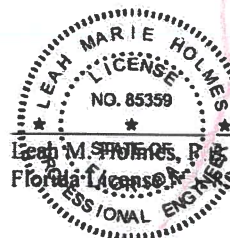
Prepared for:



9401 Corkscrew Palms Circle
Estero, Florida 33928

Prepared by:

JOHNSON
ENGINEERING
2122 Johnson Street
Fort Myers, Florida 33901
(239) 334-0046
EB 642



Digitally signed by Leah M. Holmes, P.E.
85359 STATE OF FLORIDA
DN: cn=Leah M. Holmes, P.E. 85359
STATE OF FLORIDA, o=This item has
been electronically signed and sealed
using an SHA-1 authentication code.,
ou=Printed copies of this document
are not considered signed and sealed
and all SHA-1 authentication codes
must be verified on any electronic
copies., email=LMH@johnsoneng.com,
c=US
Date: 2019.11.06 09:24:39 -05'00'

Date

20181321-000

Village of Estero, Village Location ID No. 2

Coconut Road between Weeks Street and Tamiami Trail (U.S. 41)

Start Time	18-Feb-19 Mon	West Bound	East Bound	Combined Total	
12:00 AM		21	21	42	█
01:00		8	11	19	█
02:00		7	4	11	█
03:00		9	12	21	█
04:00		12	23	35	█
05:00		66	56	122	█
06:00		125	114	239	█
07:00		191	262	453	█
08:00		266	348	614	█
09:00		262	426	688	█
10:00		331	438	769	█
11:00		377	423	800	█
12:00 PM		371	476	847	█
01:00		370	366	736	█
02:00		656	409	1065	█
03:00		353	518	871	█
04:00		348	552	900	█
05:00		342	491	833	█
06:00		305	346	651	█
07:00		228	195	423	█
08:00		212	119	331	█
09:00		164	85	249	█
10:00		96	73	169	█
11:00		45	44	89	█
Total		5165	5812	10977	
Percent		47.1%	52.9%		

5 Day Avg = 499 (EB)

Start Time	19-Feb-19 Tue	West Bound	East Bound	Combined Total	
12:00 AM		20	27	47	█
01:00		12	9	21	█
02:00		4	3	7	█
03:00		6	12	18	█
04:00		26	17	43	█
05:00		80	75	155	█
06:00		118	143	261	█
07:00		250	291	541	█
08:00		345	454	799	█
09:00		298	425	723	█
10:00		328	459	787	█
11:00		407	428	835	█
12:00 PM		372	417	789	█
01:00		370	456	826	█
02:00		375	428	803	█
03:00		410	448	858	█
04:00		364	465	829	█
05:00		340	454	794	█
06:00		309	361	670	█
07:00		245	191	436	█
08:00		215	147	362	█
09:00		192	92	284	█
10:00		93	83	176	█
11:00		45	36	81	█
Total		5224	5921	11145	
Percent		46.9%	53.1%		

Johnson Engineering, Inc.
 2122 Johnson Street
 Fort Myers, Florida 33901

Site Code: Coconut Rd
 Station ID: Location ID 2

Start Time	20-Feb-19 Wed	West Bound	East Bound	Combined Total	
12:00 AM		25	36	61	█
01:00		14	10	24	█
02:00		6	4	10	█
03:00		5	9	14	█
04:00		26	18	44	█
05:00		77	71	148	█
06:00		137	157	294	█
07:00		239	352	591	█
08:00		436	410	846	█
09:00		306	408	714	█
10:00		324	424	748	█
11:00		320	512	832	█
12:00 PM		346	409	755	█
01:00		386	412	798	█
02:00		388	426	814	█
03:00		439	486	925	█
04:00		420	511	931	█
05:00		352	424	776	█
06:00		323	353	676	█
07:00		228	206	434	█
08:00		229	130	359	█
09:00		184	104	288	█
10:00		109	95	204	█
11:00		42	38	80	█
Total		5361	6005	11366	
Percent		47.2%	52.8%		

Start Time	21-Feb-19 Thu	West Bound	East Bound	Combined Total	
12:00 AM		27	23	50	█
01:00		11	6	17	█
02:00		6	6	12	█
03:00		6	8	14	█
04:00		23	20	43	█
05:00		80	71	151	█
06:00		131	179	310	█
07:00		263	312	575	█
08:00		360	464	824	█
09:00		328	435	763	█
10:00		332	465	797	█
11:00		391	458	849	█
12:00 PM		454	453	907	█
01:00		440	473	913	█
02:00		413	435	848	█
03:00		433	495	928	█
04:00		381	491	872	█
05:00		380	466	846	█
06:00		338	341	679	█
07:00		264	241	505	█
08:00		233	177	410	█
09:00		201	130	331	█
10:00		132	103	235	█
11:00		58	46	104	█
Total		5685	6298	11983	
Percent		47.4%	52.6%		

Start Time	22-Feb-19 Fri	West Bound	East Bound	Combined Total	
12:00 AM		26	40	66	█
01:00		19	8	27	█
02:00		6	8	14	█
03:00		10	11	21	█
04:00		11	17	28	█
05:00		78	72	150	█
06:00		119	155	274	█
07:00		237	334	571	█
08:00		366	425	791	█
09:00		285	435	720	█
10:00		339	425	764	█
11:00		358	487	845	█
12:00 PM		386	419	805	█
01:00		402	394	796	█
02:00		402	455	857	█
03:00		453	449	902	█
04:00		399	477	876	█
05:00		395	453	848	█
06:00		415	384	799	█
07:00		307	255	562	█
08:00		240	203	443	█
09:00		253	234	487	█
10:00		125	121	246	█
11:00		53	79	132	█
Total		5684	6340	12024	
Percent		47.3%	52.7%		

TABLES 1A & 2A

**TABLE 1A
SIGNIFICANT IMPACT CALCULATIONS
BAYVIEW ON ESTERO BAY RPD**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 183 VPH IN= 115 OUT= 68

<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>PERCENT</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>2% / 3% IMPACT</u>
Coconut Rd	W. of US 41	2LU	0	0	550	860	860	100%	115	13.4%
	E. of US 41	4LD	0	0	1,310	1,790	1,790	15%	17	1.0%
U.S. 41	N. of Coconut Rd.	6LD	0	2,580	3,040	3,040	3,040	40%	46	1.5%
	S. of Coconut Rd.	6LD	0	2,580	3,040	3,040	3,040	45%	52	1.7%

* Level of Service Thresholds for Coconut Road, US 41 and Corkscrew Road were obtained from the Lee County Link-Specific Service Volumes tables, dated June, 2016

**TABLE 2A
2026 LOS ANALYSIS
BAYVIEW ON ESTERO BAY RPD**

		<u>Station #</u>	<u>K-Factor</u>	<u>D-Factor</u>
TOTAL PROJECT TRAFFIC PM =	183	495	0.090	0.590
	VPH	490	0.090	0.52
	IN= 115	93	0.090	0.550
	OUT= 68			

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>COUNT</u>	<u>BASE</u>	<u>CURRENT</u>	<u>YRS OF</u>	<u>ANNUAL</u>	2019	2026		PERCENT		2026	
							<u>PK HR</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>PK SEASON</u>	<u>PK SEASON</u>	<u>PROJECT</u>	<u>PM PROJ</u>
		<u>STA #</u>	<u>AADT</u>	<u>AADT</u>	<u>GROWTH¹</u>	<u>RATE</u>	<u>PEAK DIR²</u>	<u>VOLUME</u>	<u>LOS</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>
Coconut Rd	W. of US 41	495	8,600	9,600	4	2.79%	510	618	D	100%	115	733	D
	E. of US 41	490	12,797	14,300	4	2.82%	869	813	C	15%	17	830	C
U.S. 41	N. of Coconut Rd.	93	45,000	44,900	4	2.00%	2,223	2,553	B	40%	46	2,599	C
	S. of Coconut Rd.	93	45,000	44,900	4	2.00%	2,223	2,553	B	45%	52	2,605	C

¹ Annual Growth Rates were formulated utilizing historical AADT data obtained from the Lee County Traffic Count Database System (TCDS).

² The 2019 Peak Hour Peak Season Peak Direction Volumes were calculated by multiplying the 2019 AADT by the Standard FDOT K Factor and D factors from the Lee County Traffic Count Database

**INTERNAL TRIP CAPTURE
CALCULATIONS**

Land Use Intensity - With Restaurant

Land Use	Unit Count	Unit Type
Mid-Rise	144	dwelling units
High-Rise	156	dwelling units
Restaurant	7,500	square feet

Total Trip Generation of the Proposed Development

Land Use	Land Use Code	PM Peak Hour		Total
		In	Out	
Mid-Rise	LUC 221	40	23	63
High-Rise	LUC 222	38	24	62
Restaurant	LUC 931	40	19	59
Total Trips		118	66	184

Total Trips to the Surrounding Roadway Network

Trips	PM Peak Hour		
	In	Out	Total
Total Trips	118	66	184
Less 10% IC	-11	-7	-18
Total Trips	107	59	166

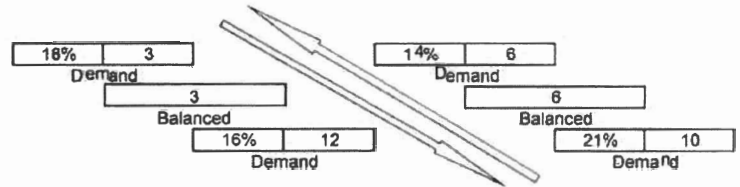
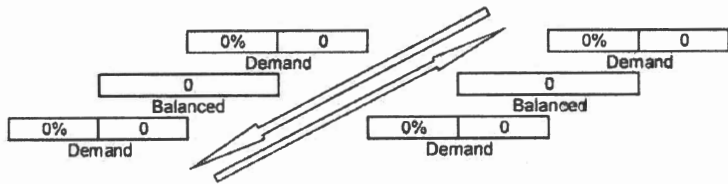
WEEKDAY PM PEAK HOUR

New Trips to the Surrounding Roadway Network

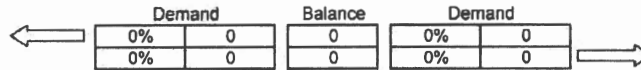
Trips	PM Peak Hour		
	In	Out	Total
Total Trips	107	59	166
Total Retail Trips	0	0	0
Total Trips	107	59	166

**Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR**

Exit to External		Land Use A - Restaurant Uses				
16		Total	40	6	34	
		Enter	19	3	16	
		Exit	59	9	50	
34		Total	%	100%	15%	85%
Enter from External						



Exit to External		Land Use B - Office Uses			
0		Total	0	0	0
		Enter	0	0	0
		Exit	0	0	0
		Total	0	0	0
0		%	100%	0%	100%
Enter from External					



Exit to External		Land Use C - Residential Uses				
41		Total	78	3	75	
		Enter	47	6	41	
		Exit	125	9	116	
		Total	%	100%	7%	93%
Enter from External						

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	34	0	75	109
Exit	16	0	41	57
Total	50	0	116	166
Single-Use Trip Gen. Est.	59	0	125	184
			Internal Capture Rate	10%

**LEE COUNTY LINK SPECIFIC
SERVICE VOLUMES TABLES**

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
SUMMERLIN RD	MCGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	1,020	1,980	1,980	1,980	1,980	2,850	3,490	3,490	3,490	3,490
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	PINE RIDGE RD	BASS RD	4	1.7	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	BASS RD	GLADIOLUS DR	4	1.8	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	0	1,450	1,900	1,900	1,900	0	2,590	3,400	3,400	3,400
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	0	2,250	2,880	2,880	2,880	0	4,020	5,140	5,140	5,140
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	0	2,250	2,880	2,880	2,880	0	4,020	5,140	5,140	5,140
BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	1,370	1,820	0	0	0	2,450	3,250	
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	150	310	500	700	1,010	250	500	810	1,130	1,630
	LEE BLVD	W 12TH ST	3	3.2	2LN	150	310	500	700	1,010	250	500	810	1,130	1,630
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4	2.6	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
TREELINE AVE	ALICO RD	DANIELS PKWY	3	3.8	4LD	1,530	2,980	2,980	2,980	2,980	2,600	3,360	3,360	3,360	3,360
	DANIELS PKWY	COLONIAL BLVD	3	4.5	4LD	1,530	2,980	2,980	2,980	2,980	2,600	3,360	3,360	3,360	3,360
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	0	2,400	2,740	2,740	2,740	0	4,220	4,830	4,830	4,830
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	TERRY ST	OLD 41	8	2.3	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	OLD 41	CORKSCREW RD	8	3.5	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	CORKSCREW RD	BROADWAY	4	0.7	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	BROADWAY	SANIBEL BLVD	4	1.9	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	FORT MYERS CITY LIMIT	NORTH KEY DR	1	0.4	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	HANCOCK BRIDGE PKWY	PONDELLA RD	2	0.3	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	PONDELLA RD	SR 78	2	1.3	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	SR 78	LITTLETON RD	2	1.0	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240
	LITTLETON RD	BUS 41	2	1.2	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240
BUS 41	DEL PRADO BLVD	2	0.8	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240	
DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240	

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	1,120	1,900	2,680	3,440	4,000	1,880	3,170	4,460	5,720	6,680
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SKYLINE BLVD	SR 78	5	3.5	4LD	1,400	2,040	2,040	2,040	2,040	2,340	3,420	3,420	3,420	3,420
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.4	4LD	0	0	590	1,520	1,520	0	0	990	2,530	2,530
	GLADIOLUS DR	BRANDYWINE CIR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	610	1,780	1,780	0	0	1,020	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330	

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

**TRAFFIC DATA FROM LEE COUNTY
TRAFFIC COUNT DATABASE SYSTEM
(TCDS)**

Florida Traffic Online | Traffic Data | Transportation Data Management

lee.public.ms2soft.com/tds/research.asp?locid=44&mode=

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Record 1 of 1 Goto Record go

Location ID	445	MPID ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LR# ID		LR# Loc Pt.	
SP Group	6	Route Type	
AF Group		Route	
QF Group		Active	Yes
Class Dist Grp		Category	
Seas Class Grp			
WIM Group			
QC Group	Default		
Fractl Class		Milepost	
Located On	Coconut Rd		
Loc On Alias			
WEST OF	US-41		

More Detail

STATION DATA

Directions: 2-WAY EB WB

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	9,600	1,063	11	59			
2017	9,600	1,028	11	63			
2015	8,800	1,206	14	57			
2013	8,347						
2011	7,400						

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT | VOLUME TREND

Location ID: 445
 Located On: Coconut Rd WEST OF US 41
 Direction: 2-WAY
 AADT: 9600 (2019)
 EB Count: 5400 (2019)
 WB Count: 4200 (2019)

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Record 1 of 1 Goto Record

Location ID	99	MPO ID	
Type	SECT	HPMS ID	
On NMS	No	On HPMS	No
LRS ID		LRS Loc PL	
SF Group		Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Ciss Grp			
WIN Group			
QC Group	Default		
Functl Class		Milepost	
Located On	US 41		
Loc On Alias	SOUTH OF Coconut Rd		

More Detail

STATION DATA

Directions: 2-WAY NB SB

Year	AADT	DHV-30	K%	D%	PA	BC	Src
2020	44,900	5,151	11	55			
2019	49,400	5,107	10	53			
2018	48,900	5,152	11	57			
2017	50,900						
2016	45,000	4,486	10	51	0 (0%)	45,000 (100%)	

Travel Demand Model

Google -

Location ID: 99
 Located On: US 41 SOUTH OF Coconut Rd
 Direction: 2-WAY
 AADT: 44900 (2020)
 NB Count: 22200 (2020)
 SB Count: 22600 (2020)
[View Detail in a New Window](#)

LEISURE TIME PARK

Map date ©2021 (NEE) 200 m

Florida Traffic Online | Traffic Data | Transportation Data Management | Lee County Southwest Florida

lee.public.ms2soft.com/tdm/search.asp?loc=Lee?mod=

Bill Pay Sites | Governments | Cogent Connection | FSUTMSOnline - Tra... | Developments of Co... | IIE Community | www.floridahealth.g... | McTrans Center v... | A Day in the Life of... | Other bookmarks

LEE COUNTY Transportation Data Management System

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Display: All DIRs

Record 1 of 1 Goto Record 00

Location ID	490	MPO ID	
Type	SFOCT	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc PL	
SF Group		Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Class Grp			
WIM Group			
QC Group	Default		
Functl Class		Milepost	
Located On			
Loc On Alias			
AT			

More Detail

STATION DATA

Directions: 2-WAY | EB | WB

Year	AADT	DMV-30	K %	D %	PA	BC	Src
2017	14 300	0 576	11	52			
2016	11 400	1 340	12	5			
2013	12 797						
2011	14 300						
2005	10 000						

Travel Demand Model

Google

Location

Location ID: 490 *Coconut E. of 41*

Located On: - AT

Direction: 2-WAY

AADT: 14 300 (2017)

EB Count: 7600 (2017)

WB Count: 6700 (2017)

Map data ©2017 INRIX

**TRAFFIC DATA FROM 2019 VILLAGE
OF ESTERO
TRAFFIC COUNT REPORT**

THE VILLAGE OF ESTERO

2019 TRAFFIC COUNTS

NOVEMBER 2019

Prepared for:



9401 Corkscrew Palms Circle
Estero, Florida 33928

Prepared by:

JOHNSON
ENGINEERING

2122 Johnson Street
Fort Myers, Florida 33901
(239) 334-0046
EB 642



Digitally signed by Leah M. Holmes, P.E.
85359 STATE OF FLORIDA
DN: cn=Leah M. Holmes, P.E. 85359
STATE OF FLORIDA, o=This Item has
been electronically signed and sealed
using anSHA-1 authentication code,
du=Printed copies of this document
are not considered signed and sealed
and all SHA-1 authentication codes
must be verified on any electronic
copies. email=L.M.H@johnsoneng.com,
c=US
Date: 2019.11.06 09:24:39 -05'00'

Date _____

20181321-000

Village of Estero, Village Location ID No. 2

Coconut Road between Weeks Street and Tamiami Trail (U.S. 41)

Johnson Engineering, Inc.

2122 Johnson Street
Fort Myers, Florida 33901

Site Code: Coconut Rd
Station ID: Location ID 2

Start Time	18-Feb-19 Mon	West Bound	East Bound	Combined Total	
12:00 AM		21	21	42	█
01:00		8	11	19	█
02:00		7	4	11	█
03:00		9	12	21	█
04:00		12	23	35	█
05:00		66	56	122	█
06:00		125	114	239	█
07:00		191	262	453	█
08:00		266	348	614	█
09:00		262	426	688	█
10:00		331	438	769	█
11:00		377	423	800	█
12:00 PM		371	476	847	█
01:00		370	366	736	█
02:00		656	409	1065	█
03:00		353	518	871	█
04:00		348	552	900	█
05:00		342	491	833	█
06:00		305	346	651	█
07:00		228	195	423	█
08:00		212	119	331	█
09:00		164	85	249	█
10:00		96	73	169	█
11:00		45	44	89	█
Total		5165	5812	10977	
Percent		47.1%	52.9%		

5 Day Avg = 499 (EB)

Johnson Engineering, Inc.
 2122 Johnson Street
 Fort Myers, Florida 33901

Start Time	19-Feb-19 Tue	West Bound	East Bound	Combined Total	
12:00 AM		20	27	47	█
01:00		12	9	21	█
02:00		4	3	7	█
03:00		6	12	18	█
04:00		26	17	43	█
05:00		80	75	155	█
06:00		118	143	261	█
07:00		250	291	541	█
08:00		345	454	799	█
09:00		298	425	723	█
10:00		328	459	787	█
11:00		407	428	835	█
12:00 PM		372	417	789	█
01:00		370	456	826	█
02:00		375	428	803	█
03:00		410	448	858	█
04:00		364	465	829	█
05:00		340	454	794	█
06:00		309	361	670	█
07:00		245	191	436	█
08:00		215	147	362	█
09:00		192	92	284	█
10:00		93	83	176	█
11:00		45	36	81	█
Total		5224	5921	11145	
Percent		46.9%	53.1%		

Start Time	20-Feb-19 Wed	West Bound	East Bound	Combined Total	
12:00 AM		25	36	61	█
01:00		14	10	24	█
02:00		6	4	10	█
03:00		5	9	14	█
04:00		26	18	44	█
05:00		77	71	148	█
06:00		137	157	294	█
07:00		239	352	591	█
08:00		436	410	846	█
09:00		306	408	714	█
10:00		324	424	748	█
11:00		320	512	832	█
12:00 PM		346	409	755	█
01:00		386	412	798	█
02:00		388	426	814	█
03:00		439	486	925	█
04:00		420	511	931	█
05:00		352	424	776	█
06:00		323	353	676	█
07:00		228	206	434	█
08:00		229	130	359	█
09:00		184	104	288	█
10:00		109	95	204	█
11:00		42	38	80	█
Total		5361	6005	11366	
Percent		47.2%	52.8%		

Johnson Engineering, Inc.

2122 Johnson Street
Fort Myers, Florida 33901

Site Code: Coconut Rd
Station ID: Location ID 2

Start Time	21-Feb-19 Thu	West Bound	East Bound	Combined Total	
12:00 AM		27	23	50	█
01:00		11	6	17	█
02:00		6	6	12	█
03:00		6	8	14	█
04:00		23	20	43	█
05:00		80	71	151	█
06:00		131	179	310	█
07:00		263	312	575	█
08:00		360	464	824	█
09:00		328	435	763	█
10:00		332	465	797	█
11:00		391	458	849	█
12:00 PM		454	453	907	█
01:00		440	473	913	█
02:00		413	435	848	█
03:00		433	495	928	█
04:00		381	491	872	█
05:00		380	466	846	█
06:00		338	341	679	█
07:00		264	241	505	█
08:00		233	177	410	█
09:00		201	130	331	█
10:00		132	103	235	█
11:00		58	46	104	█
Total		5685	6298	11983	
Percent		47.4%	52.6%		

Johnson Engineering, Inc.

2122 Johnson Street
Fort Myers, Florida 33901

Site Code: Coconut Rd
Station ID: Location ID 2

Start Time	22-Feb-19 Fri	West Bound	East Bound	Combined Total	
12:00 AM		26	40	66	█
01:00		19	8	27	█
02:00		6	8	14	█
03:00		10	11	21	█
04:00		11	17	28	█
05:00		78	72	150	█
06:00		119	155	274	█
07:00		237	334	571	█
08:00		366	425	791	█
09:00		285	435	720	█
10:00		339	425	764	█
11:00		358	487	845	█
12:00 PM		386	419	805	█
01:00		402	394	796	█
02:00		402	455	857	█
03:00		453	449	902	█
04:00		399	477	876	█
05:00		395	453	848	█
06:00		415	384	799	█
07:00		307	255	562	█
08:00		240	203	443	█
09:00		253	234	487	█
10:00		125	121	246	█
11:00		53	79	132	█
Total		5684	6340	12024	
Percent		47.3%	52.7%		

**PELICAN LANDING CPD/RPD
AMENDMENT TRAFFIC IMPACT
STATEMENT - TRAFFIC
ASSIGNMENT FIGURES**

PELICAN LANDING
CPD/RPD AMENDMENT
TRAFFIC IMPACT STATEMENT

Project #15534

August 26, 2016
November 22, 2016 - Revised

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
2149 McGregor Boulevard
Fort Myers, Florida 33901



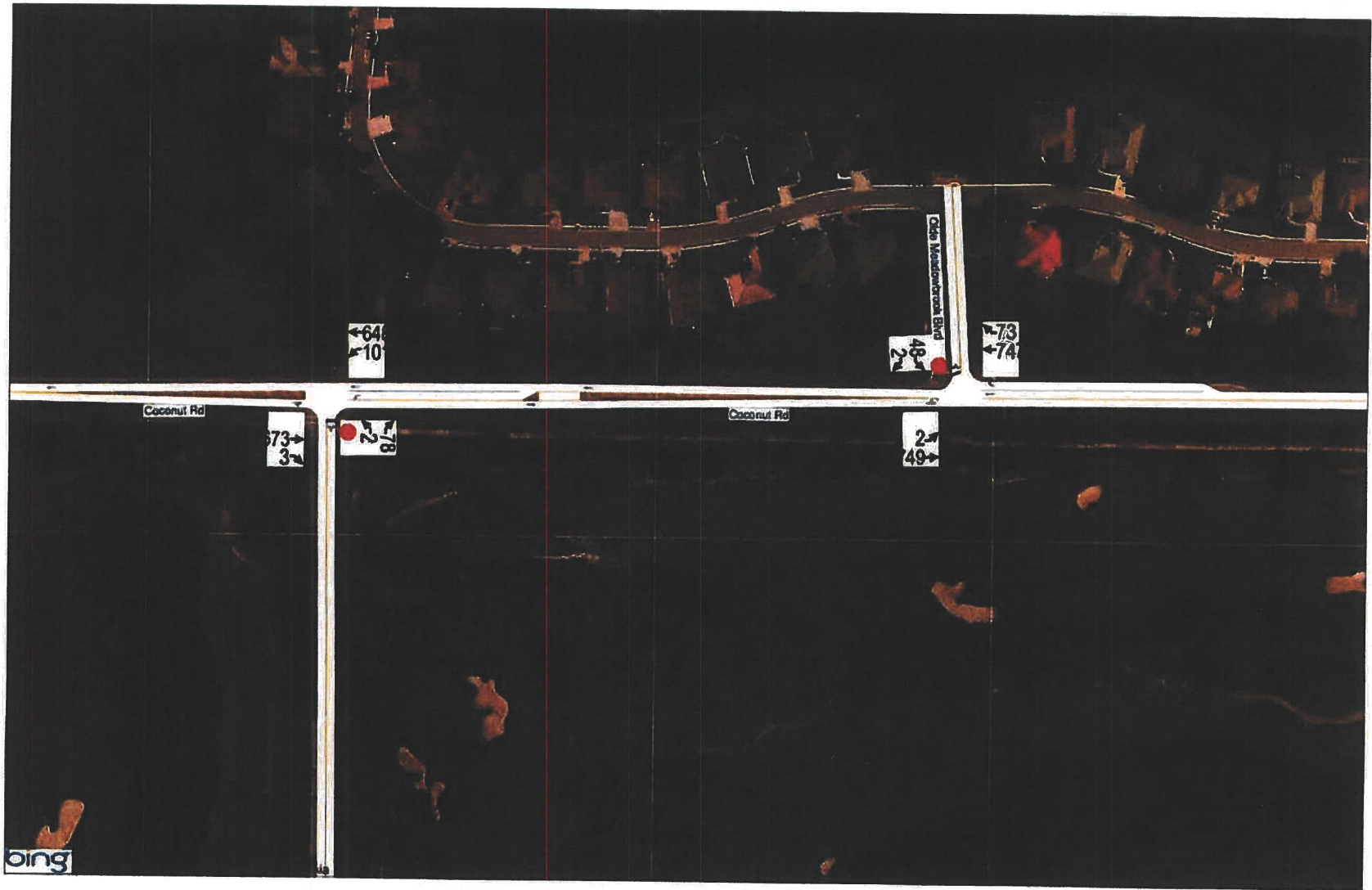
Total Traffic (Proposed Zoning) without PCB Signal



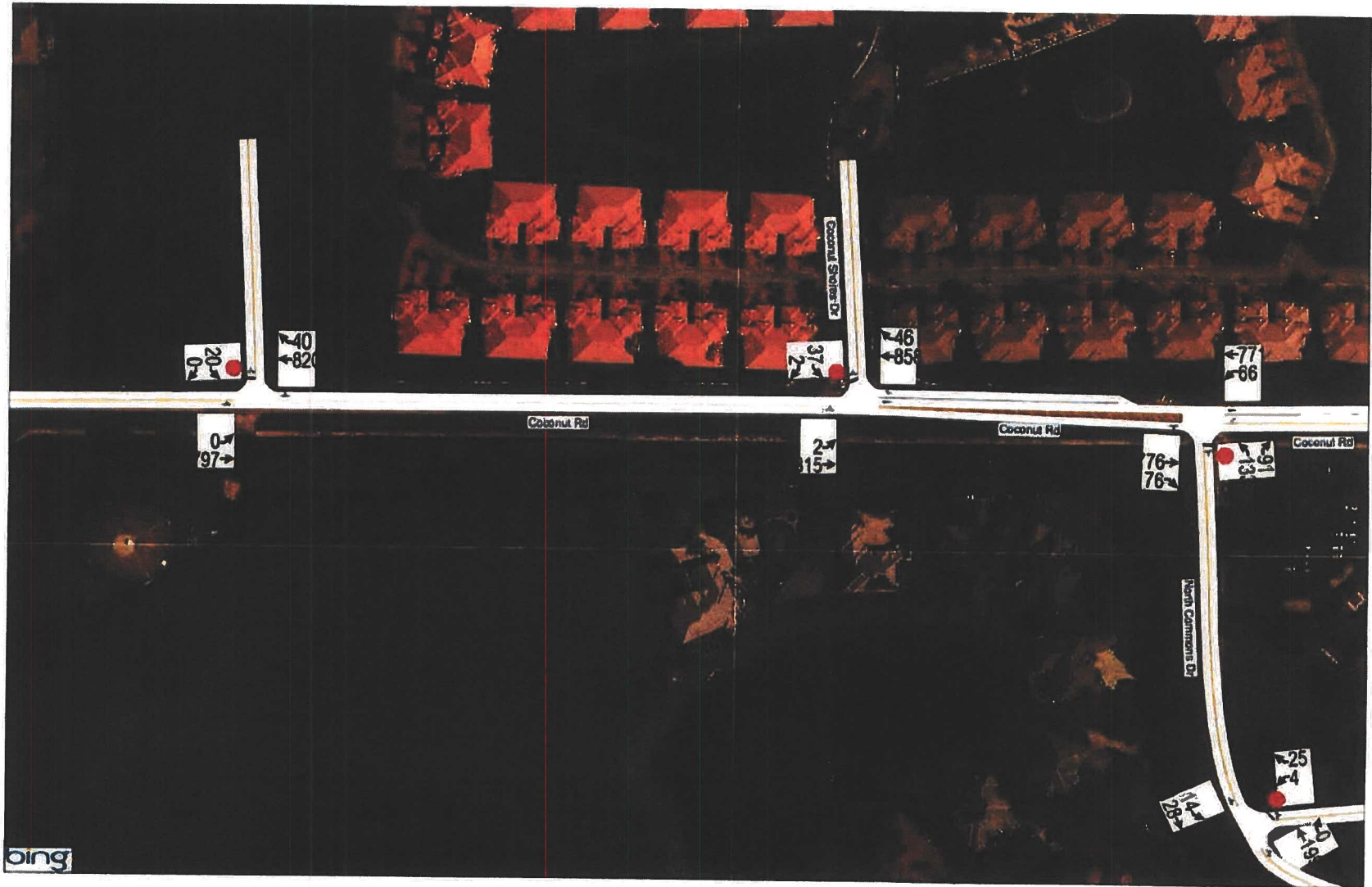
Total Traffic (Proposed Zoning) without PCB Signal



Total Traffic (Proposed Zoning) without PCB Signal



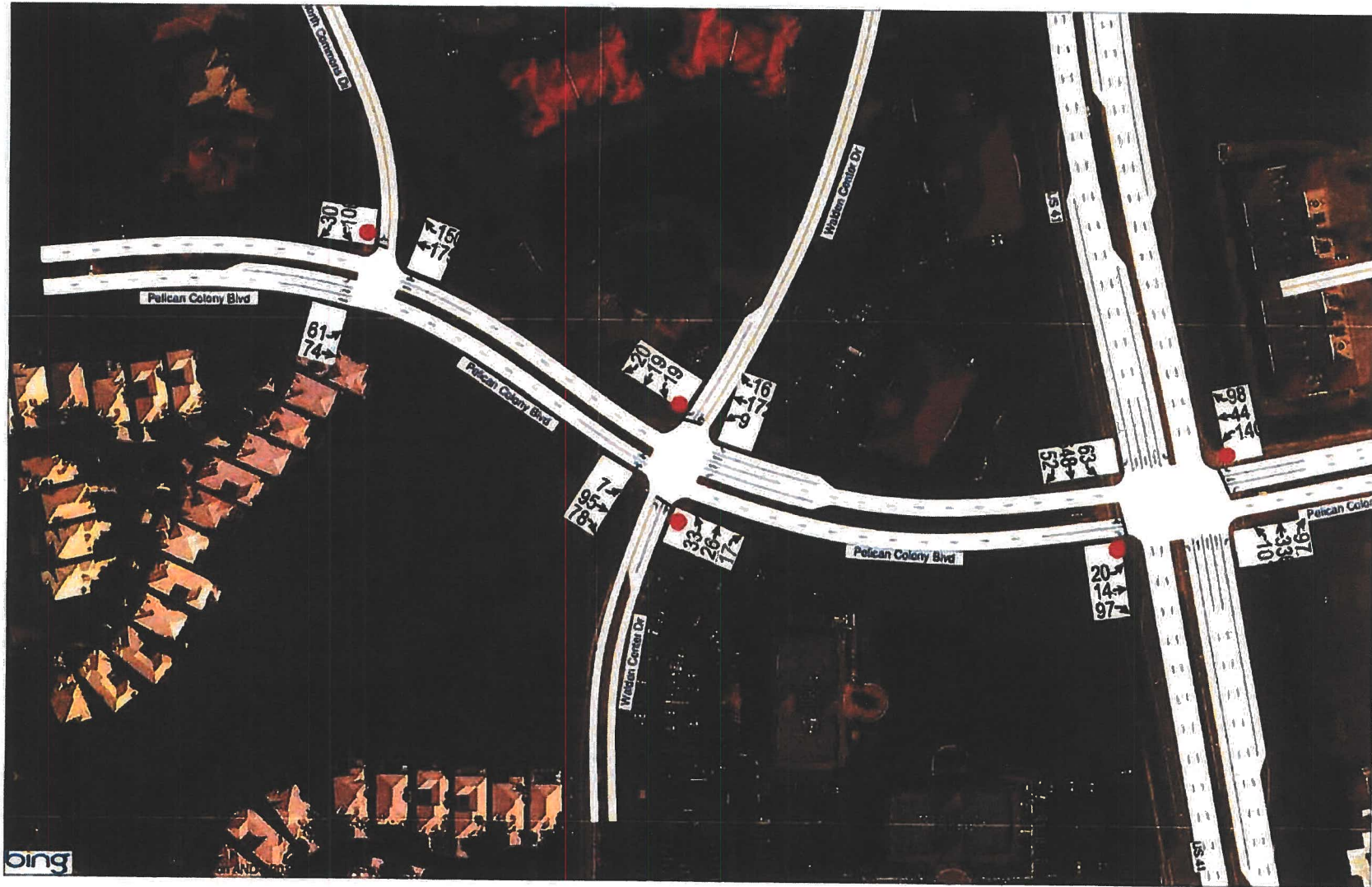
Total Traffic (Proposed Zoning) without PCB Signal



Total Traffic (Proposed Zoning) without PCB Signal



Total Traffic (Proposed Zoning) without PCB Signal



COCONUT ROAD TRAFFIC STUDY
VILLAGE OF ESTERO



Coconut Road Traffic Study

From Estero Bay to Three Oaks Parkway



Village of Estero, FL
06/08/2016

Prepared for:

Village of Estero
9401 Corkscrew Palms Circle
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Phone: 239.221.5035

Prepared by:

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recommended Lee County PCS 15 “D” factor. A comparison analysis between site-specific “D” factor and the Lee County Traffic Count PSC 15 “D” factor is illustrated in Table 5.

**Table 5
Coconut Road – Estimated D-100 Factor**

COCONUT ROAD LINK VOLUMES - 2016 D-FACTOR SITE SPECIFIC									
TCS COUNTER LOCATION	ROADWAY SEGMENT	LEE COUNTY LINK ID NUMBER	TIME PERIOD	SITE SPECIFIC D-FACTOR		*LEE COUNTY D-FACTOR		ESTIMATED D-FACTOR	
				VALUE	DIRECTION	VALUE	DIRECTION	VALUE	DIRECTION
1	FROM SPRING CREEK RD TO US 41	05000	AM	0.52	EB	0.53	WB	0.53	EB
			PM	0.56	EB	0.52	EB	0.54	EB
2	FROM SPRING CREEK RD TO US 41	05000	AM	0.53	EB	0.53	WB	0.53	EB
			PM	0.62	EB	0.52	EB	0.57	EB
3	FROM US 41 TO VIA COCONUT POINT	05030	AM	0.69	WB	0.53	WB	0.61	WB
			PM	0.52	EB	0.52	EB	0.52	EB
4	FROM VIA COCONUT POINT TO THREE OAKS PARKWAY	05030	AM	0.61	WB	0.53	WB	0.57	WB
			PM	0.56	EB	0.52	EB	0.54	EB

NOTES: *2015 LEE COUNTY TRAFFIC COUNT REPORT - PCS 15

Existing 2016 operating conditions were determined for roadway segments along Coconut Road as follows: from Spring Creek Road to US 41; from US 41 to Via Coconut Point; and from Via Coconut Point to Three Oaks Parkway. Based on our field observations and a review of the Lee County Traffic Count Report data associated with Coconut Road, it is our recommendation to use TCS counter location #2 (west of US 41) to represent data corresponding to Coconut Road segment from Spring Creek to US 41.

In agreement with the Lee DOT level of service calculations, daily volumes are converted to peak hour, peak season, peak directional volumes by applying K-100 factor, the estimated D-100 factor and Lee County PCS 15 day of the week fraction. The estimated Directional Design Hour Volume (DDHV) is illustrated in Table 6.

**Table 6
Coconut Road – Estimated Directional Design Hour Volume**

COCONUT ROAD LINK VOLUMES - 2016 PEAK HOUR PEAK DIRECTION PEAK SEASON							
TCS COUNTER LOCATION	ROADWAY SEGMENT	LEE COUNTY LINK ID NUMBER	2016 AADT TWO-WAY	*K-100	ESTIMATED D-100	* DAY OF WEEK FRACTION	2016 PEAK HOUR PEAK DIRECTION PEAK SEASON
2	FROM SPRING CREEK RD TO US 41	05000	9,800	0.100	0.57	1.07	522
3	FROM US 41 TO VIA COCONUT POINT	05030	13,000	0.100	0.52	1.07	632
4	FROM VIA COCONUT POINT TO THREE OAKS PARKWAY	05030	14,200	0.100	0.54	1.07	717

NOTES: * 2015 LEE COUNTY TRAFFIC COUNT REPORT - PCS 15

potential. As such, no future growth is applied towards the background traffic for this roadway segment.

The peak hour, peak season, peak direction 2016 100th Highest Hour traffic volume is used as determined in **Table 6, Coconut Road – Estimated Directional Design Hour Volume** of this report. Future 2021 and 2026 background traffic conditions are illustrated in **Table 12**.

**Table 12
Coconut Road – Future Background Traffic**

Roadway Link	Roadway Link Location	2016 100 th Highest Hour Volume* (trips/hr)	Projected Traffic Annual Growth Rate** (%/yr)	Growth Factor**	Future 2021 Background Pk Hr, Pk Dir Vol*** (trips/hr)	Future 2026 Background Pk Hr, Pk Dir Vol**** (trips/hr)
Coconut Road	From Spring Creek Rd to US 41	522	0.0%	1.000	522	522
Coconut Road	From US 41 to Via Coconut Point	632	1.0%	1.0510, 1.1046	664	698
Coconut Road	From Via Coconut Point to Three Oaks Parkway	717	1.0%	1.0510, 1.1046	754	792

Note(s): *Refer to **Table 6** of this report.
 **1% minimum or historical growth rate; Growth Factor = (1+Annual Growth Rate) ^P, P is the number of years from 2016 for that period.
 ***2021 Projected Volume= 2014 100th Highest Hour Volume x Growth Factor with P = 5.
 ****2026 Projected Volume= 2014 100th Highest Hour Volume x Growth Factor with P = 10.

5. Coconut Road – Projected Future Level of Service

Future 2021 and 2026 projected traffic capacity and level of service were analyzed for Coconut Road segments. Roadway improvements that are currently under construction or are scheduled to be constructed as depicted within Lee County Transportation Improvement Program, Fiscal Year 2015/2016 to Fiscal Year 2019/2020 (as adopted September 15, 2015), are considered to be committed improvements for the purpose of this study. As no such improvements were identified, the evaluated roadway segments are anticipated to remain as such thru project build out.

The development potential with zoning approvals but not yet constructed is considered within the projected future 2021 traffic conditions. The overall future development potential (to include potential future construction permitting) is included in the future 2026 traffic conditions analysis.

The estimated future 2021 and 2026 peak season, peak hour, peak direction traffic volumes were compared to the to the Level of Service thresholds volumes obtained from 2015 Lee County Concurrency Report and the Lee County Generalized Peak-Hour Directional Service Values. The future projected LOS for Coconut Road segments are reflected in **Table 13** and **Table 14**.

Table 13
Coconut Road – Estimated Future 2021 LOS

COCONUT ROAD LINK VOLUMES - CAPACITY ANALYSIS											
TCS COUNTER LOCATION	ROADWAY SEGMENT	LEE COUNTY LINK ID NUMBER	2021 BACKGROUND TRAFFIC (1)	2021 ESTIMATED DEVELOPED TRAFFIC (2)	2021 TOTAL ESTIMATED TRAFFIC	PERFORMANCE STANDARD (3)		2013 LINK SPECIFIC SERVICE VOLUMES, PK HR, PK DIR LOS (4)			PROJECTED 2021 LOS
						LOS	CAPACITY	C	D	E	
2	FROM SPRING CREEK RD TO US 41	05000	522	625	1,147	E	860	550	860	860	F
3	FROM US 41 TO VIA COCONUT POINT	05030	654	359	1,023	E	1,790	1,310	1,790	1,790	C
4	FROM VIA COCONUT POINT TO THREE OAKS PARKWAY	05030	754	290	1,044	E	1,790	1,310	1,790	1,790	C
NOTES: (1) SEE TABLE 12 OF THIS REPORT (2) SEE TABLE 11 OF THIS REPORT (3) 2015 LEE COUNTY CONCURRENCY REPORT (4) REFER TO 2013 LEE COUNTY LINK SPECIFIC SERVICE VOLUMES											

Table 14
Coconut Road – Estimated Future 2026 LOS

COCONUT ROAD LINK VOLUMES - CAPACITY ANALYSIS											
TCS COUNTER LOCATION	ROADWAY SEGMENT	LEE COUNTY LINK ID NUMBER	2026 BACKGROUND TRAFFIC (1)	2026 ESTIMATED DEVELOPED TRAFFIC (2)	2026 TOTAL ESTIMATED TRAFFIC	PERFORMANCE STANDARD (3)		2013 LINK SPECIFIC SERVICE VOLUMES, PK HR, PK DIR LOS (4)			PROJECTED 2021 LOS
						LOS	CAPACITY	C	D	E	
2	FROM SPRING CREEK RD TO US 41	05000	522	772	1,294	E	860	550	860	860	F
3	FROM US 41 TO VIA COCONUT POINT	05030	698	394	1,092	E	1,790	1,310	1,790	1,790	C
4	FROM VIA COCONUT POINT TO THREE OAKS PARKWAY	05030	792	317	1,109	E	1,790	1,310	1,790	1,790	C
NOTES: (1) SEE TABLE 12 OF THIS REPORT (2) SEE TABLE 11 OF THIS REPORT (3) 2015 LEE COUNTY CONCURRENCY REPORT (4) REFER TO 2013 LEE COUNTY LINK SPECIFIC SERVICE VOLUMES											

Based upon the results illustrated in the level of service analysis, the Coconut Road segment located west of US 41 is anticipated to be overcapacity in the year 2021 and 2026 future conditions. All other analyzed segments are projected to operate within the adopted level of service standard at future conditions.

TRIP GENERATION EQUATIONS

**TRIP GENERATION COMPARISON
BAYVIEW ON ESTERO BAY
ITE TRIP GENERATION REPORT, 10th EDITION**

**Trip Generation – Multi-Family Option
Bayview on Estero Bay Rezoning**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (144 Units LUC 221)	13	36	49	38	25	63	783
Multi-Family (156 Units LUC 222)	14	43	57	38	24	62	826
Restaurant (7,500 Square Feet)	4	1	5	40	19	59	629
Marina (97 Slips)	2	5	7	12	8	20	234
Total	33	85	118	128	76	204	2,472

**Trip Generation – Continuing Care Facility Option
Bayview on Estero Bay Rezoning**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Senior Adult Housing - Attached (300 Units)	21	39	60	41	33	74	1,181
Marina (97 Slips)	2	5	7	12	8	20	234
Restaurant (7,500 Square Feet)	4	1	5	40	19	59	629
Assisted Living (75 beds/units)	9	5	14	8	12	20	195
Total	36	50	86	101	72	173	2,239

Multifamily Housing (Mid-Rise) (221)

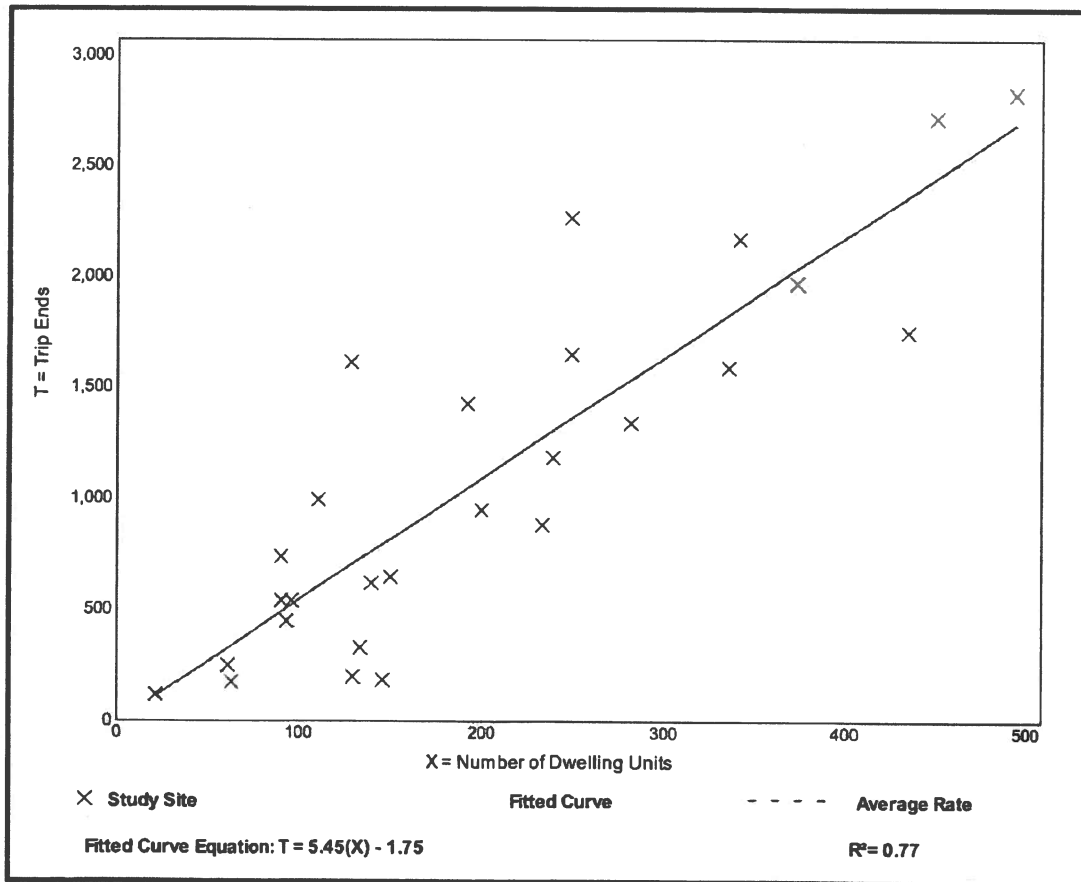
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



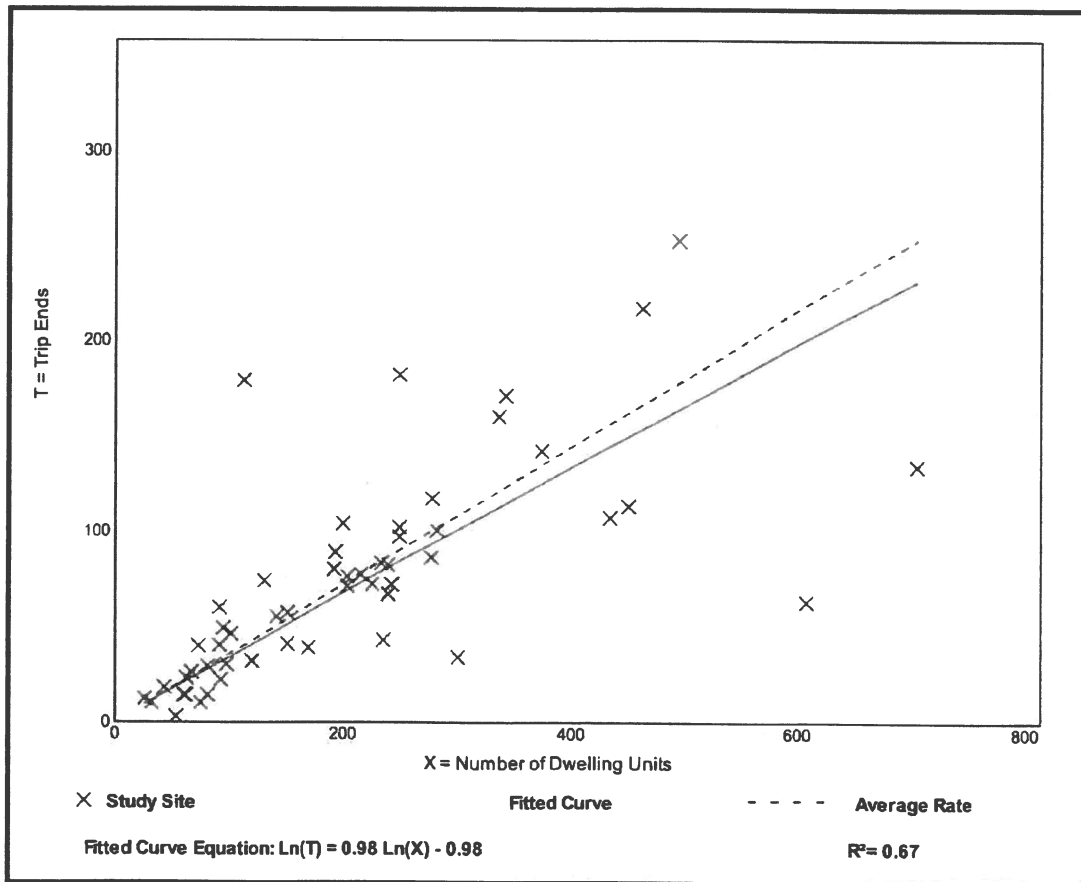
Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 53
 Avg. Num. of Dwelling Units: 207
 Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



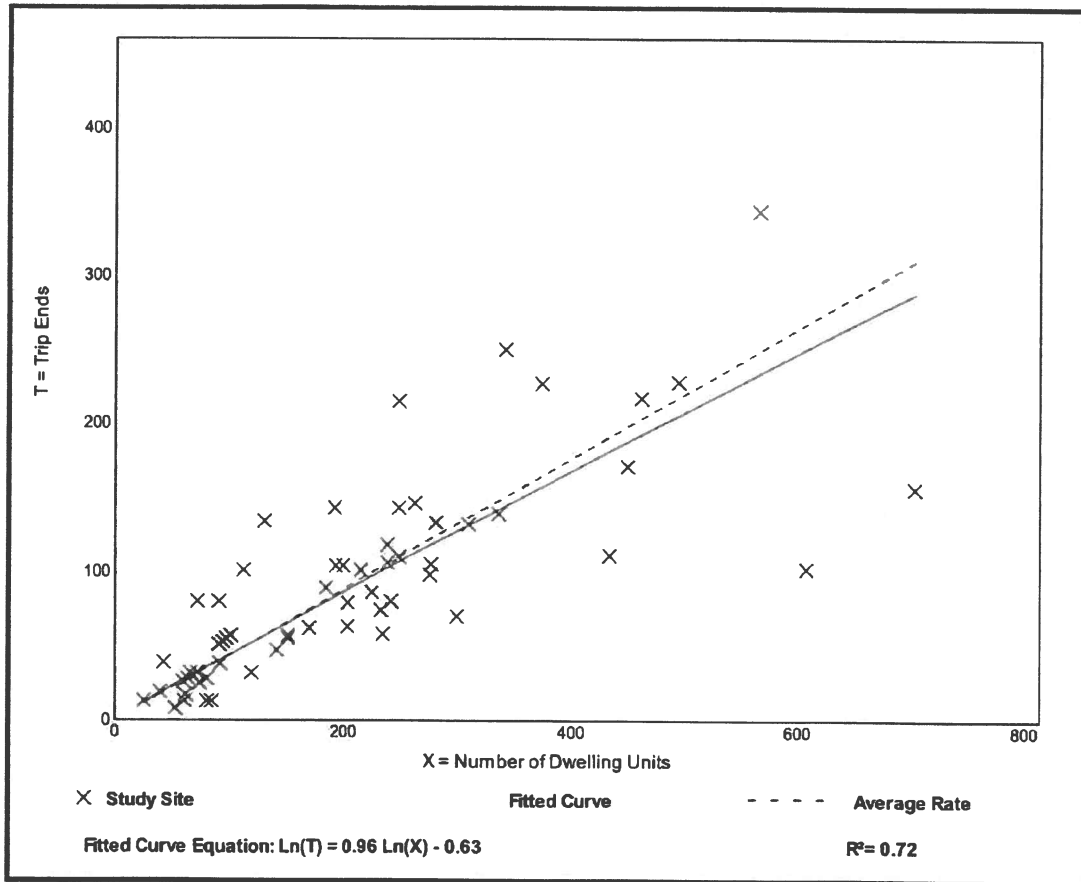
Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units
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: 60
 Avg. Num. of Dwelling Units: 208
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (High-Rise) (222)

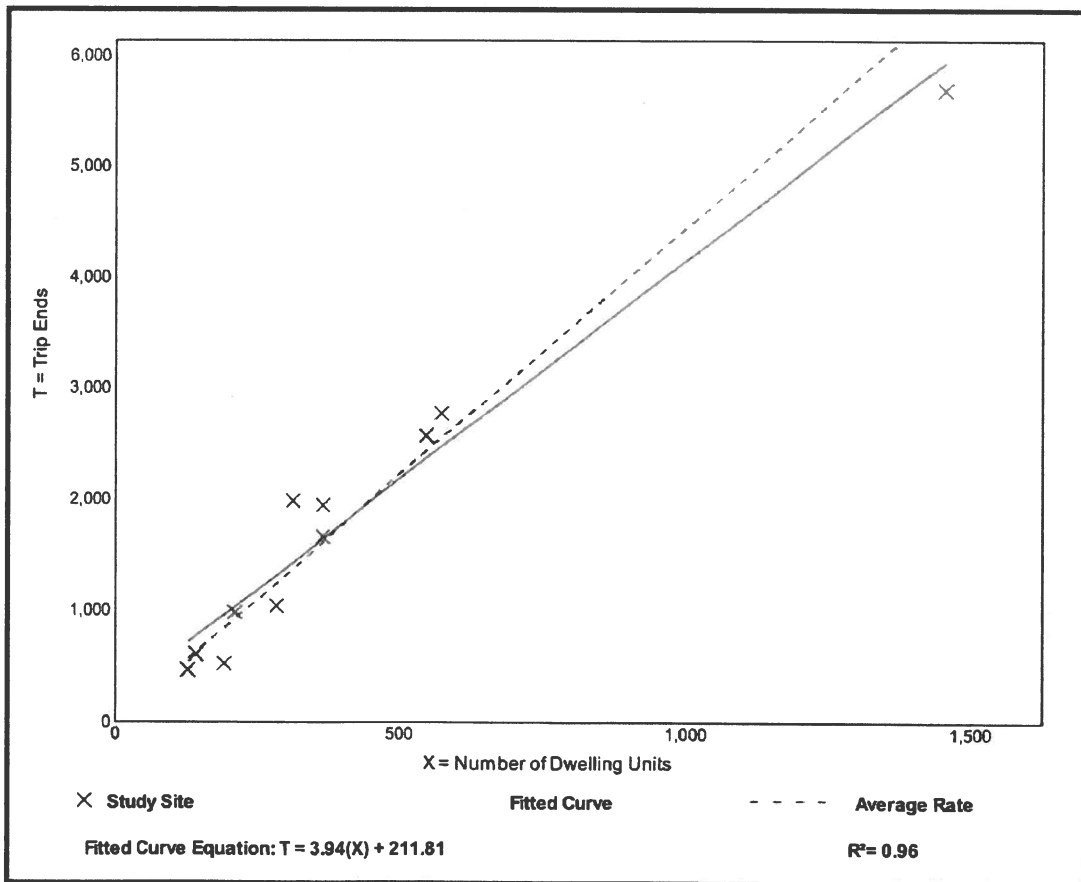
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 414
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.45	2.77 - 6.45	0.83

Data Plot and Equation



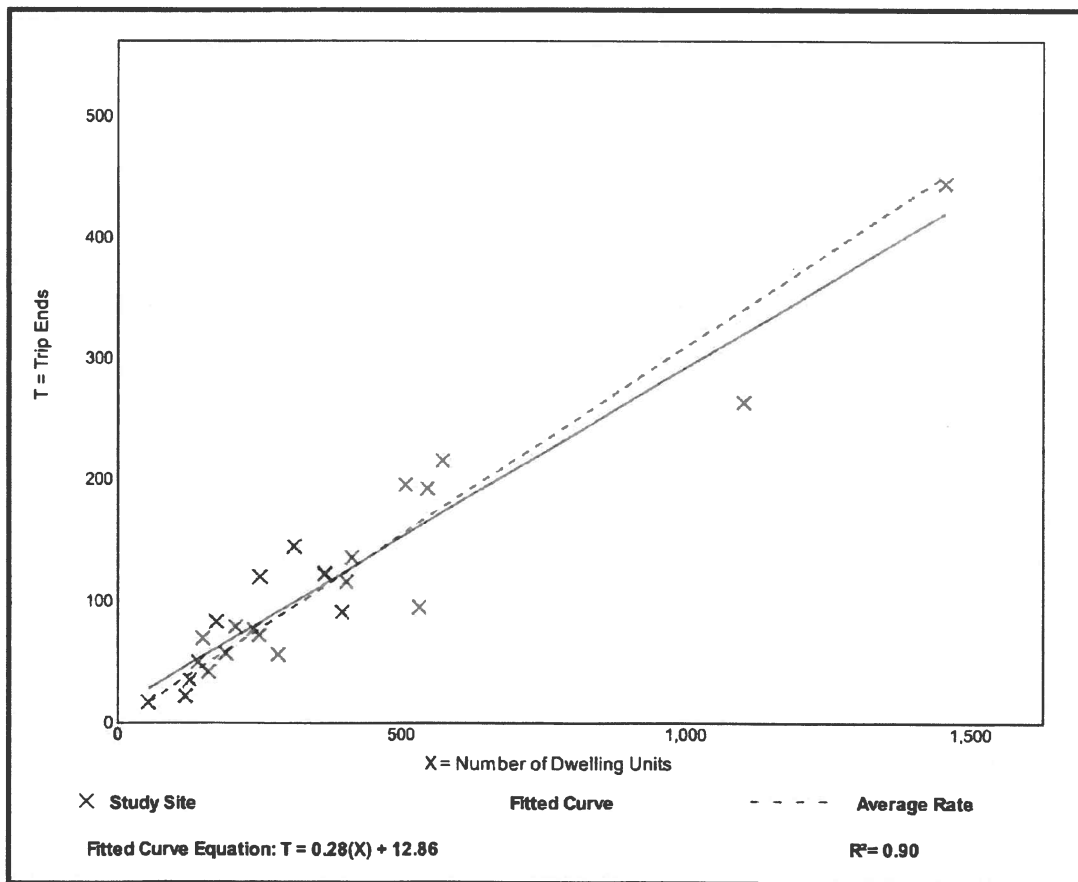
Multifamily Housing (High-Rise) (222)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. Num. of Dwelling Units: 372
 Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.31	0.18 - 0.48	0.08

Data Plot and Equation



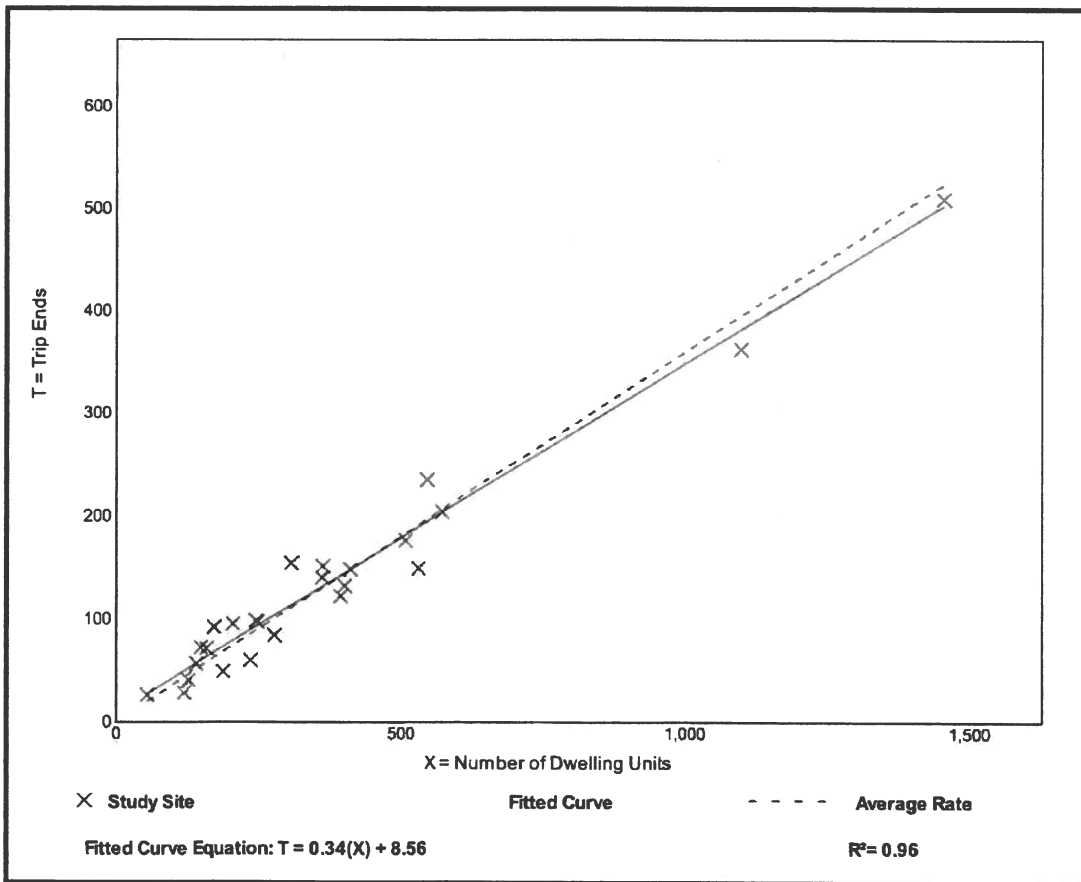
Multifamily Housing (High-Rise) (222)

Vehicle Trip Ends vs: Dwelling Units
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: 25
 Avg. Num. of Dwelling Units: 372
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.23 - 0.53	0.06

Data Plot and Equation



Marina (420)

Vehicle Trip Ends vs: Berths
On a: Weekday

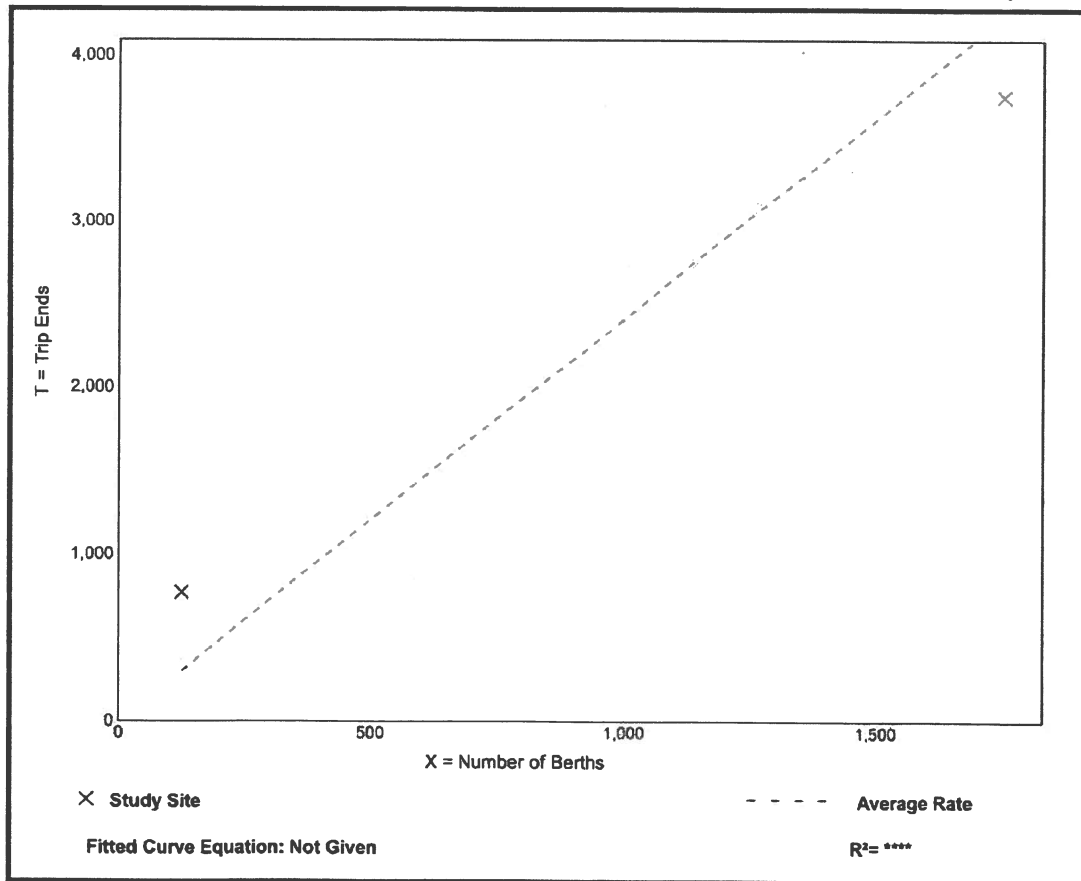
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Berths: 939
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
2.41	2.14 - 6.21	-

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

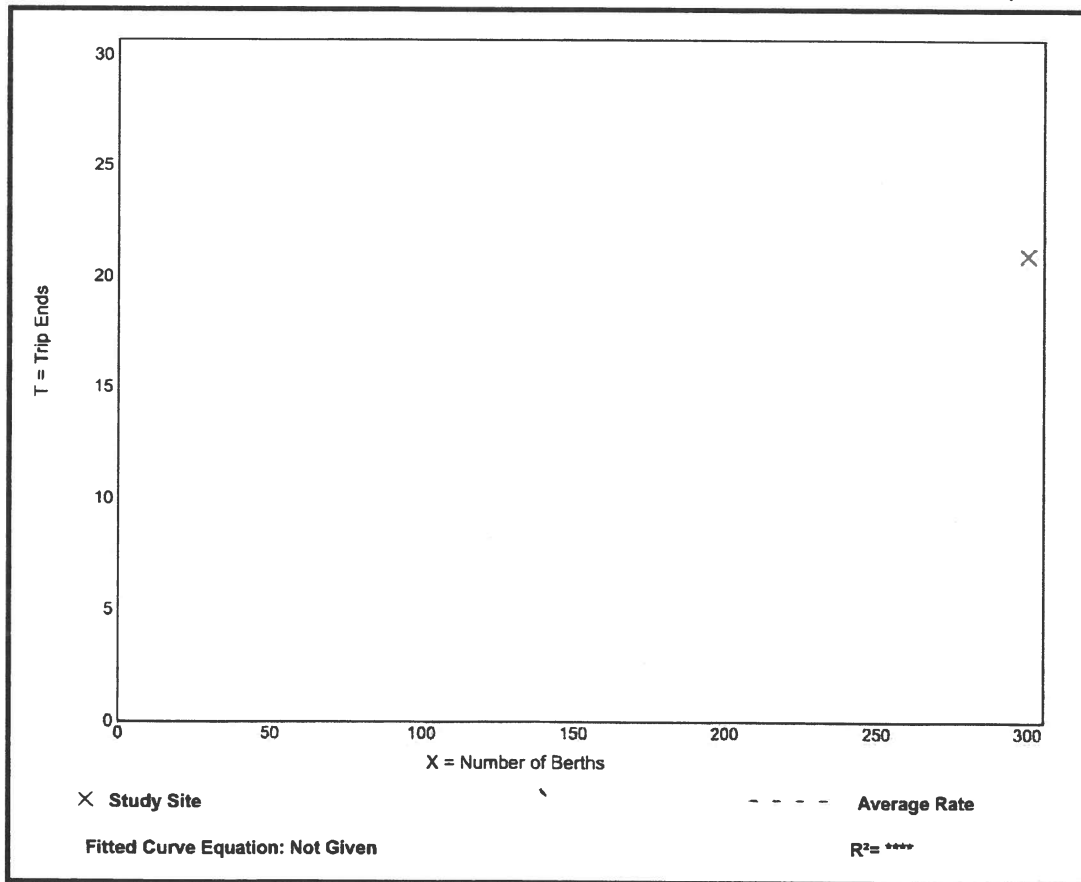
Vehicle Trip Ends vs: Berths
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Berths: 300
 Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.07	0.07 - 0.07	*

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

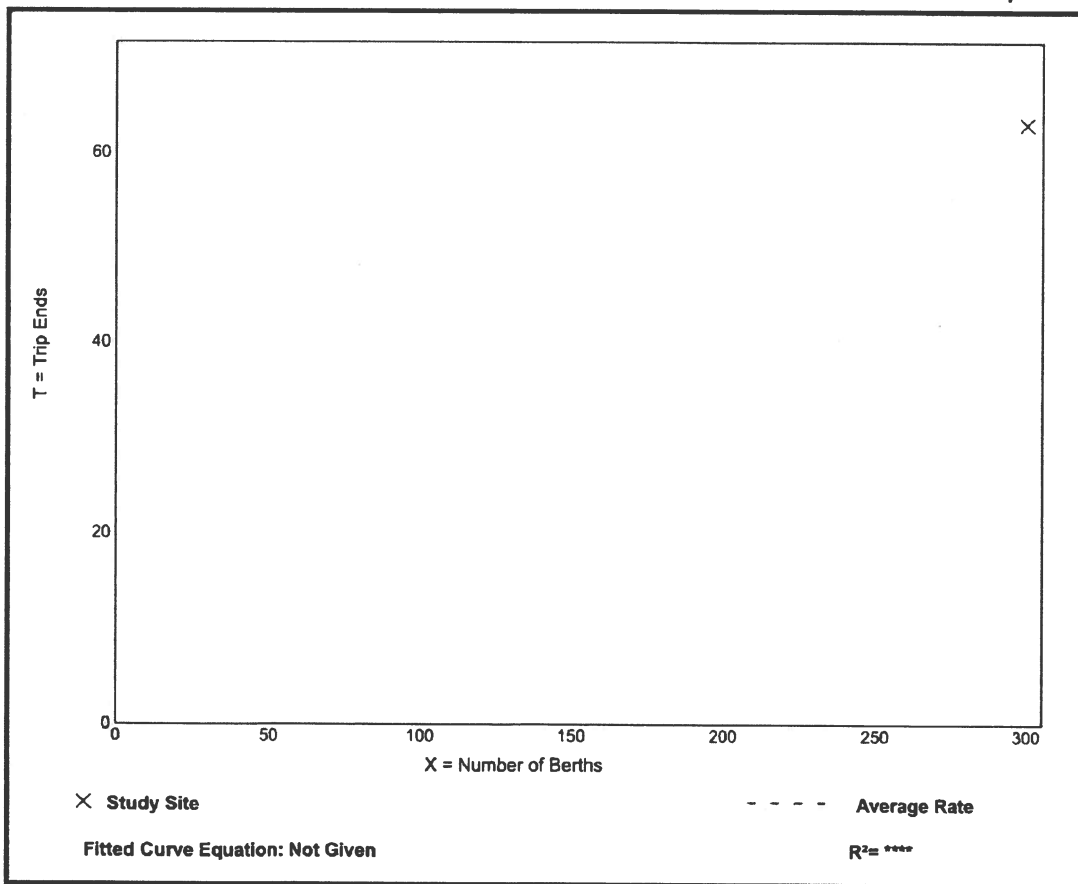
Vehicle Trip Ends vs: Berths
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Berths: 300
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.21	0.21 - 0.21	•

Data Plot and Equation

Caution – Small Sample Size



Quality Restaurant (931)

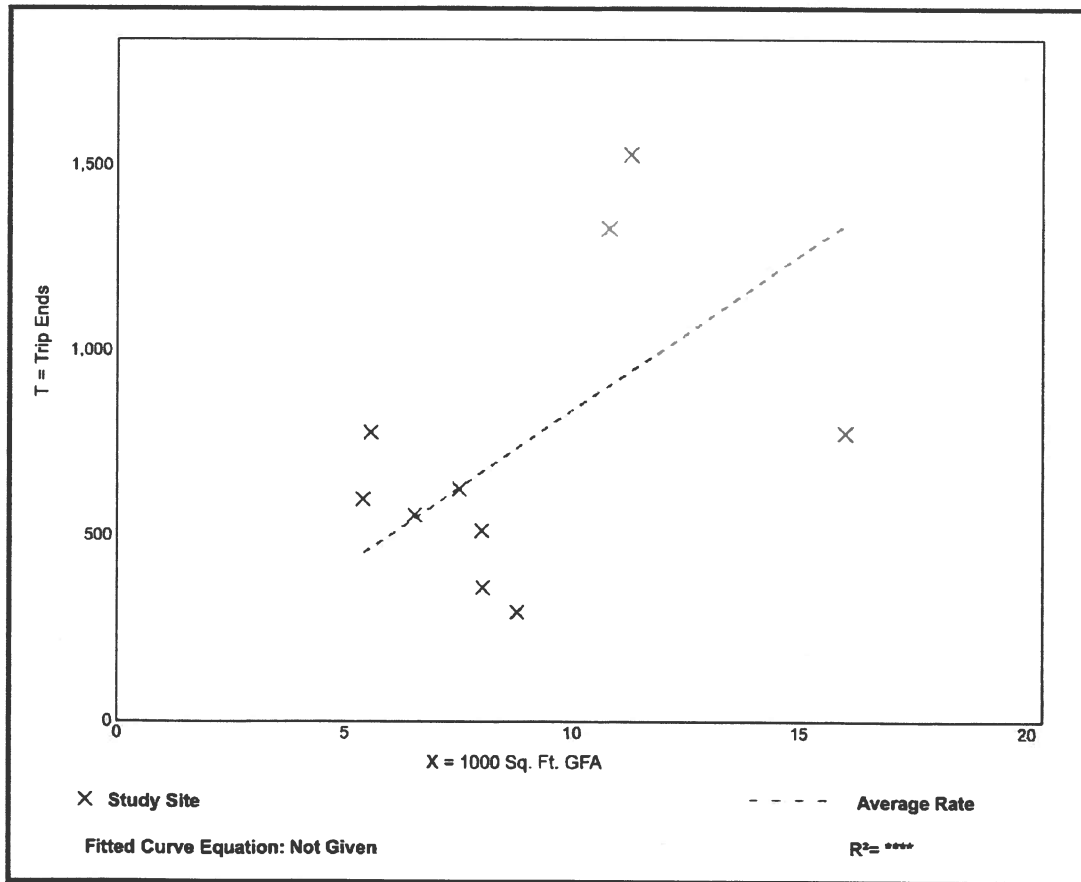
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 10
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
83.84	33.45 - 139.93	40.01

Data Plot and Equation



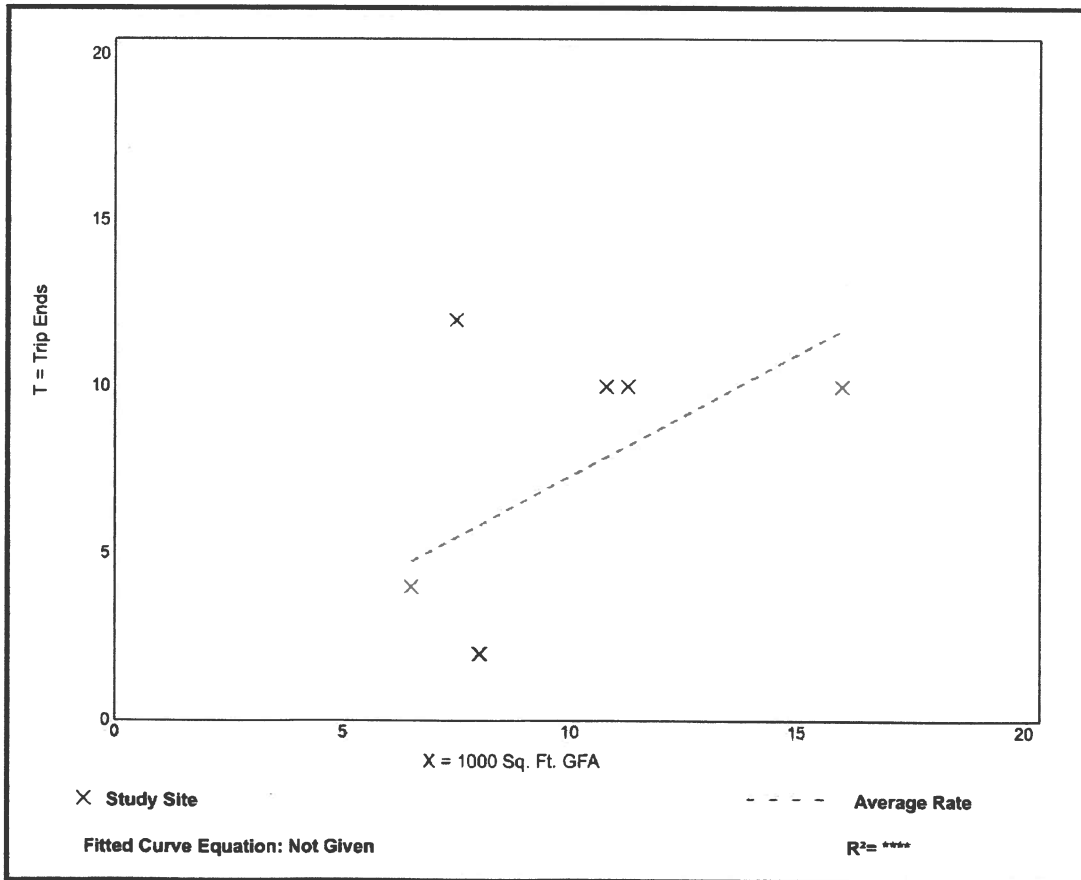
Quality Restaurant (931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 7
 1000 Sq. Ft. GFA: 10
 Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.25 - 1.60	0.42

Data Plot and Equation



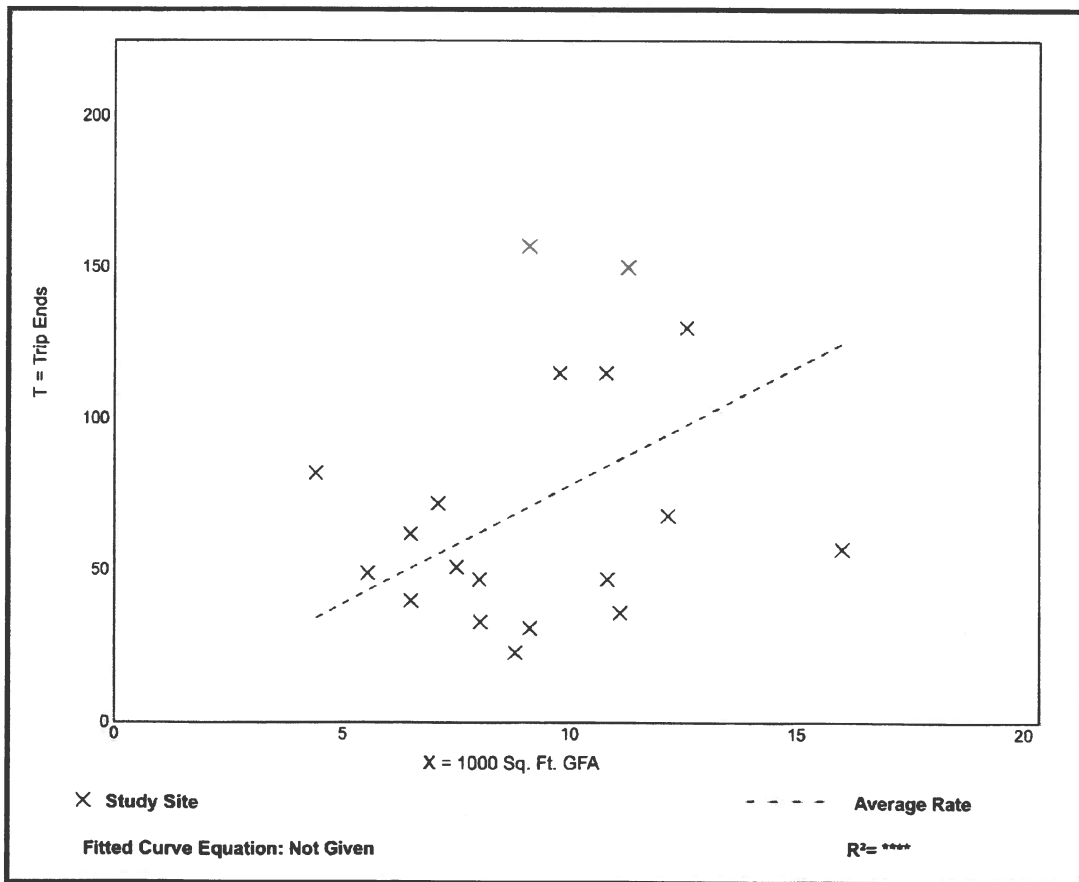
Quality Restaurant (931)

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: 19
 1000 Sq. Ft. GFA: 9
 Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



MEMORANDUM

TO: Ms. Alexis Crespo, AICP
Waldrop Engineering, P.A.

FROM: Yury Bykau
Transportation Consultant

Ted Treesh
President

DATE: June 23, 2021

RE: Bayview on Estero Bay PD
PD21-80572-BOS

RECEIVED
CITY OF BONITA SPRINGS
JUN 28 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

TR Transportation Consultants, Inc. has completed a land use conversion matrix for the proposed Bayview on Estero Bay Planned Development (PD21-805872-BOS) project. The main intent of the conversion matrix is to allow the flexibility for the project to convert the multi-family residential dwelling units (mid-rise & high-rise) to resort hotel rooms. This would also ensure that the trip generation is not being increased from what was previously analyzed as part of the zoning traffic study.

Table 1 below shows a land use conversion matrix between the multi-family residential dwelling units (mid-rise & high-rise) and resort hotel rooms. Note, Table 1 was developed based on the PM peak hour trip generation utilizing the average rates obtained from the Institute of Transportation Engineers Report titled *Trip Generation Manual*, 10th Edition.

Table 1
Land Use Conversion Matrix

	Land Use	
	Multifamily Housing Mid-Rise (Units)	Multifamily Housing High-Rise (Units)
Multifamily Housing (Mid-Rise: 3-10 floors)	1	N/A
Multifamily Housing (High-Rise: 10+ floors)	N/A	1
Resort Hotel (1 room)	1.07	0.88

*ITE LUC 221 (Multifamily Housing Mid-Rise), LUC 222 (Multifamily Housing High-Rise) and LUC 330 (Resort Hotel) were utilized.

*A minimum of 180 multi-family dwelling units will be retained in the RPD CPD.

As shown in Table 1, approximately 1.07 multi-family residential dwelling units (mid-rise) or 0.88 multi-family residential dwelling units (high-rise) would be deducted per each resort hotel room. As an example, approximately 140 multi-family residential dwelling units (mid-rise) or 170 multi-family residential dwelling units (high-rise) would be deducted from the project should 150 resort hotel rooms be developed on the site. It also should be noted that the applicant is wishing to retain a minimum of 180 multi-family dwelling units in the RPD/CPD. The trip generation equations utilized for the land use conversion matrix are attached to this Memorandum for reference.

Attachments

Multifamily Housing (Mid-Rise) (221)

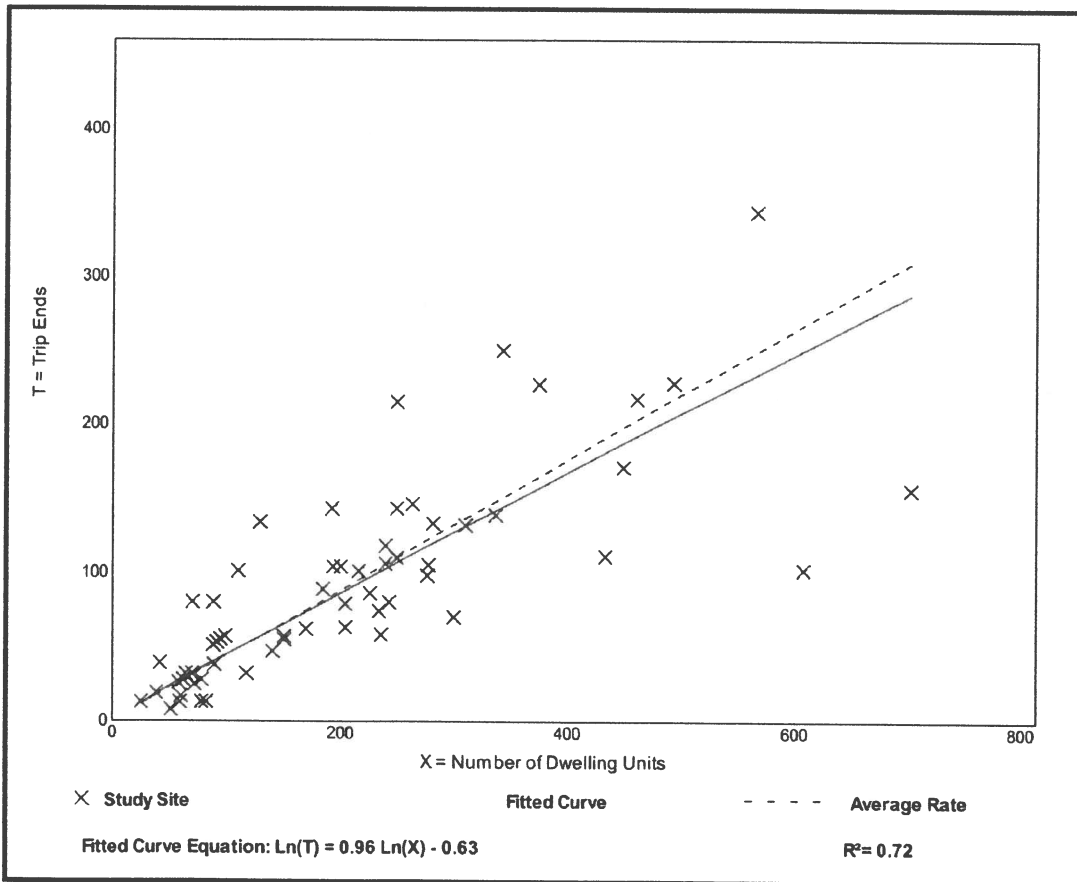
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 60
 Avg. Num. of Dwelling Units: 208
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



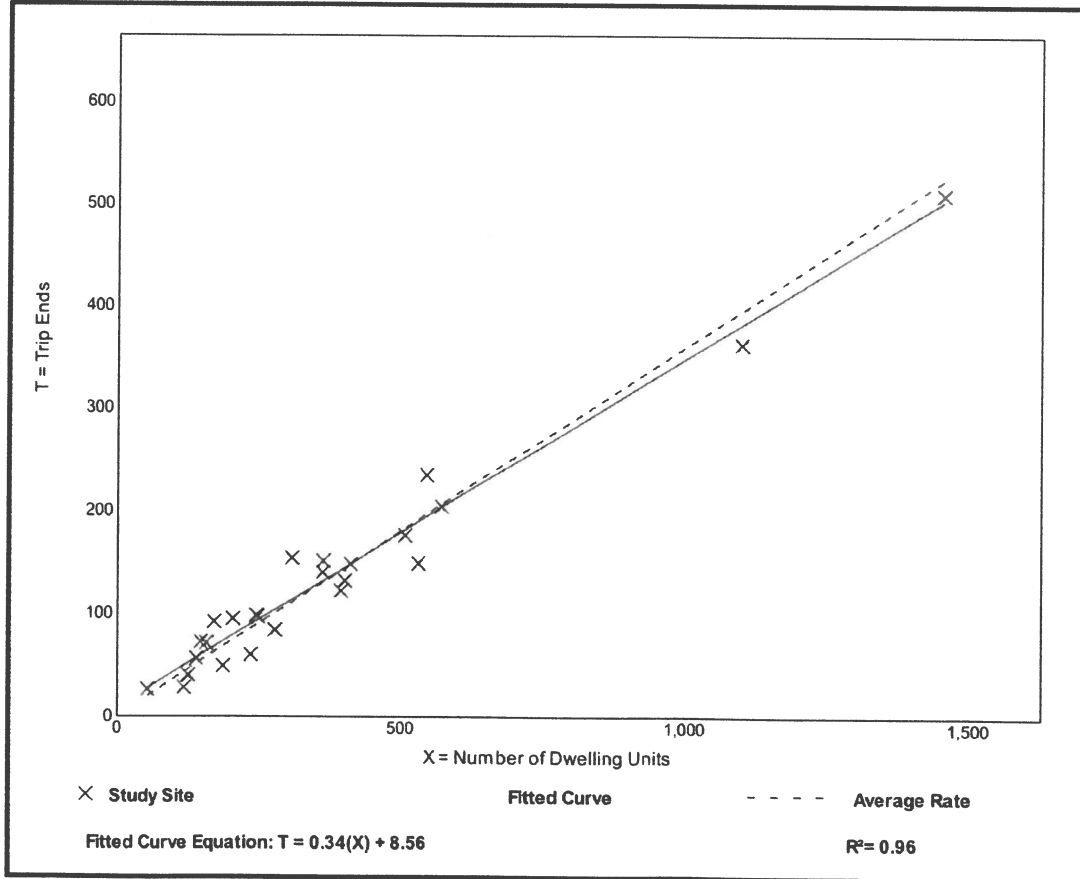
Multifamily Housing (High-Rise) (222)

Vehicle Trip Ends vs: Dwelling Units
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: 25
 Avg. Num. of Dwelling Units: 372
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.23 - 0.53	0.06

Data Plot and Equation



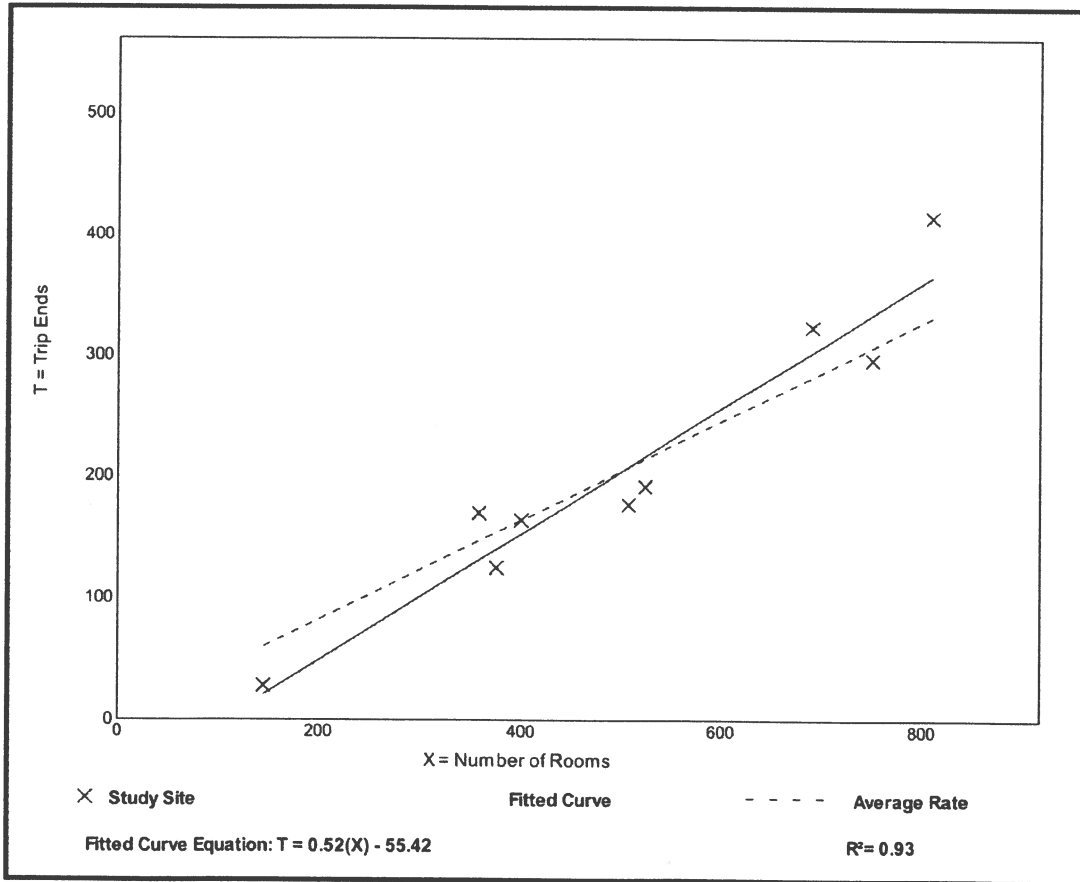
Resort Hotel (330)

Vehicle Trip Ends vs: Rooms
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: 9
 Avg. Num. of Rooms: 507
 Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.41	0.19 - 0.51	0.08

Data Plot and Equation



Bayview on Estero Bay RPD/CPD Amendment

Deviations & Justification Narrative

Changes to the deviations approved per Z-20-06 are shown in ~~strikethrough~~/underline format.

Deviation 1 – 6 **No Change.**

Deviation 7 seeks relief from LDC Section 4-741(b), which requires all buildings and structures to be setback from the development perimeter a distance equal to the greater of one-half the height of the building or structure, to allow Building A, ~~Phase 2~~ within the Bayview on Estero Bay RPD/CPD to be setback from the development perimeter a minimum of 75 feet as shown on the MCP. Buildings 75 feet or less must comply with the LDC, or one-half the height of the building.

Justification: This deviation will allow for flexible design within this master-planned development and allow for a taller structure that is compatible to the surrounding development pattern. This LDC requirement for vast perimeter setbacks is appropriate for suburban style, single-use projects. The multi-use, waterfront concept with building heights to maximize desirable views of Estero Bay requires relief from this requirement. The architectural elevations and perspective views from surrounding properties demonstrate the deviation will allow for an attractive development that is of a consistent height and development form when compared to mid- and high-rise buildings in Pelican Landing and the Hyatt Regency Coconut Point Resort immediately adjacent to the Property. Moreover, the adjacent uses, including golf course and golf course maintenance, do not necessitate the required setback for compatibility purposes. The Applicant is also the contract purchaser of the parcel directly north of the deviation area that would be impacted by this request.

The deviation will allow the Applicant to maximize public access to the marina and preserve the on-site wetland areas as shown on the MCP. Therefore, the deviation directly enhances public health, safety and welfare.

Through this amendment, the deviation is expanded to allow the proposed 286' tall building to be setback a minimum of 75 feet from the northern property line as shown on the MCP. The lands to the north are under common ownership by the Applicant and will be developed in a compatible and complimentary manner, thus the deviation will not impact any external property owners. The minimum setback per the LDC is maintained from all property lines that abut lands owned by others.

Deviation 8 seeks relief from LDC Section 4-741(d)(4), minimum separation of buildings, which requires where there are two or more principal buildings on a development tract, the minimum separation of buildings shall be one-half the sum of their heights, or 20 feet, whichever is greater, to allow the minimum building separation between Building A and D to be 45 feet.

Justification: This deviation will allow for flexible design within this master-planned development and allow for taller structures that are compatible to the surrounding development pattern. This LDC requirement for internal building separation is appropriate for suburban style, single-use projects. The multi-use, waterfront concept with building heights to maximize desirable views of Estero Bay requires relief from this

requirement. The architectural elevations and perspective views from surrounding properties demonstrate the deviation will allow for attractive development that is of a consistent height and development form when compared to mid- and high-rise buildings in Pelican Landing and the Hyatt Regency Coconut Point Resort immediately adjacent to the property.

Through this amendment, the deviation is expanded to allow the proposed 286' tall building to be setback a minimum of 45 feet from Building D. The above justification remains valid and the proposed setback will not impact buildings owned by others. The reduced separation will continue to allow a clustered development footprint that maximizes on-site public space and mangrove preserve along the Estero Bay.

Deviation 14 seeks relief from LDC Section 4-743, commercial uses in RPD zoning districts, which requires a minimum of 301 dwelling units to allow for 7,500 SF of commercial uses in the RPD zoning district, to allow for 7,500 SF of commercial uses with 300 dwelling units.

Justification: The project is one unit "short" of the threshold to allow for the requested 7,500 SF of commercial uses. The intended use is for a highly desired publicly accessible restaurant oriented within the waterfront portion of the RPD/CPD. The unit count is substantially in compliance with the LDC. Thus the deviation does not alter the intent of the code to ensure a reasonable proportion of residential to non-residential uses, thereby maintaining the underlying zoning's intent to be predominantly residential. Additionally, the project is an overall RPD/CPD, therefore the above limitation may not be applicable.

Deviation 15 seeks relief from LDC Section 4-739, Permitted Uses in Planned Development zoning districts, which does not allow for hotel/motel uses in the RPD zoning district.

Justification: The proposed hotel/motel uses will be consistent and compatible with multi-family dwelling units when developed as a common resort project. Hotel uses are generally more residential in nature when compared to other commercial uses. The underlying Coconut Village future land use category explicitly encourages a mix of resort-oriented uses including residential dwellings and hotels. The request will meet market demand for both residential and hotel resort uses in this prime waterfront location. Thus, approval of this deviation will enhance the project's consistency with the Bonita Plan, while protecting public health, safety and welfare.

Deviation 16 seeks relief from LDC Section 4-743(5), Commercial uses in RPD and MHPD districts, which prohibits signs for commercial uses other than project sales to be visible from the perimeter of the project, to allow for signage associated with the proposed restaurant to be visible from Coconut Road.

Justification: The proposed sign will assist in wayfinding and visibility to the proposed public restaurant and will serve as an enhancement to public safety. The sign will conform with all height and size limitations set forth in LDC Chapter 6.



BAY COLONY GATE

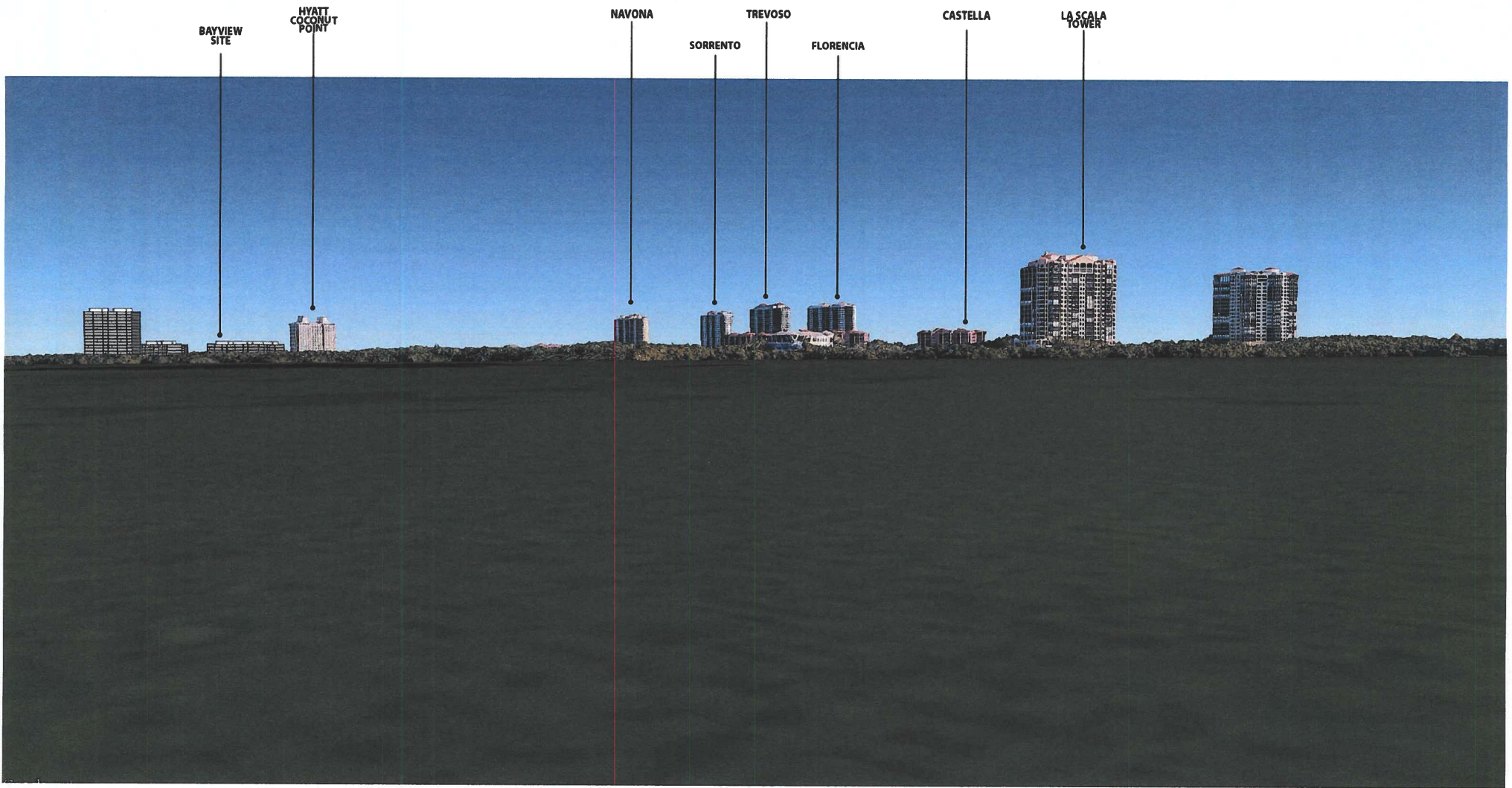
HYATT COCONUT POINT

BAYVIEW SITE

COCONUT ROAD

BONITA SPRINGS, FL
VIEW I: PERSPECTIVE VIEWS
APRIL 5, 2021

RECEIVED
CITY OF BONITA SPRINGS
MAY 10 2021
COMMUNITY DEVELOPMENT
DEPARTMENT



BONITA SPRINGS, FL
VIEW 6: PERSPECTIVE VIEWS
APRIL 5, 2021



BONITA SPRINGS, FL
VIEW 7: PERSPECTIVE VIEWS
APRIL 5, 2021



BONITA SPRINGS, FL
CONCEPTUAL MASTER PLAN
APRIL 5, 2021

RECEIVED
CITY OF BONITA SPRINGS

MAY 10 2021

COMMUNITY DEVELOPMENT
DEPARTMENT

**Bayview on Estero Bay RPD/CPD Planned Development Amendment
Neighborhood Meeting**

Monday, April 5, 2021, 5:30 p.m.
Elks Lodge, 3231 Coconut Rd, Bonita Springs, FL 34134
& Via Zoom (Virtual)

RECEIVED
CITY OF BONITA SPRINGS
MAY 10 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

LB Estero Bay Investments, LLC and their consultant team hosted a pre-application Neighborhood Meeting at the Elks Lodge, and virtually utilizing the Zoom platform, at 5:30 p.m., on Monday, April 5, 2021. The meeting was held for the Planned Development Amendment application. The meeting was noticed to property owners listed on Exhibit "A" attached, and the meeting notice was published in the News-Press on March 15, 2021. The Affidavit of Publication is attached as Exhibit "B".

The list of participants is attached as Exhibit "C" and demonstrates approximately 39 in-person attendees were present at the meeting including the consultant team. However, there were approximately 75 people in attendance at the Elks Lodge indicating several people did not sign in. There were also approximately 78 people in attendance virtually via Zoom.

Alexis Crespo and Mark Wilson welcomed attendees, introduced the project, and, together with the Applicant and consultant team, presented a PowerPoint presentation attached as Exhibit "D". After the presentation, the Applicant opened the floor for attendees to ask questions and make comments.

The Applicant explained the proposed amendment seeks to increase building height from 245' to 286' and add a public restaurant to the permitted Schedule of Uses. It was explained no other changes are proposed, including the commitments for public access to Estero Bay and associated public amenities.

Comments raised from attendees in-person and via Zoom included:

- The primary concern expressed was regarding traffic and congestion along Coconut Road, as well as what, if any, improvements are planned;
- There was concern expressed regarding parallel parking spaces on Coconut Road, and adequacy of parking for the public uses in general;
- It was recommended that the City of Bonita Springs share impact fee proceeds from the development with Village of Estero to address improvements to Coconut Road;
- There was discussion regarding any impacts to the Pelican Landing marina facility;
- There was discussion on proposed dates for construction to begin, as well as build-out of the project;
- There was discussion on the intent for conventional multi-family or Assisted Living Facilities (ALF) on the Bayview property;
- There was a question about the operator for the ALF use;
- There was a question about parking for the proposed public restaurant;
- There was discussion on price points for the multi-family dwelling units; and
- Comments were made on the adequacy of the approved public uses and boat ramp to serve the community.

- There was a question on parking for the public restaurant. It was confirmed the restaurant will have parking to meet the minimum code requirements and the parking would be located in the garage internal to Building A.
- There was a question on utilities servicing the project, and it was confirmed that Bonita Springs Utilities will serve the project.

There was discussion on the public hearing schedule, and the Planned Development Rezoning process, including multiple opportunities for public input.

Following the discussion and public comment, the Applicant thanked the attendees and provided contact information. The meeting was concluded at approximately 6:30 p.m.

EXHIBIT A

BAYVIEW
ON ESTERO BAY

March 15, 2021

RE: Bayview on Estero Bay (FKA Weeks Fish Camp)
Planned Development Amendment Application

Dear Property Owner:

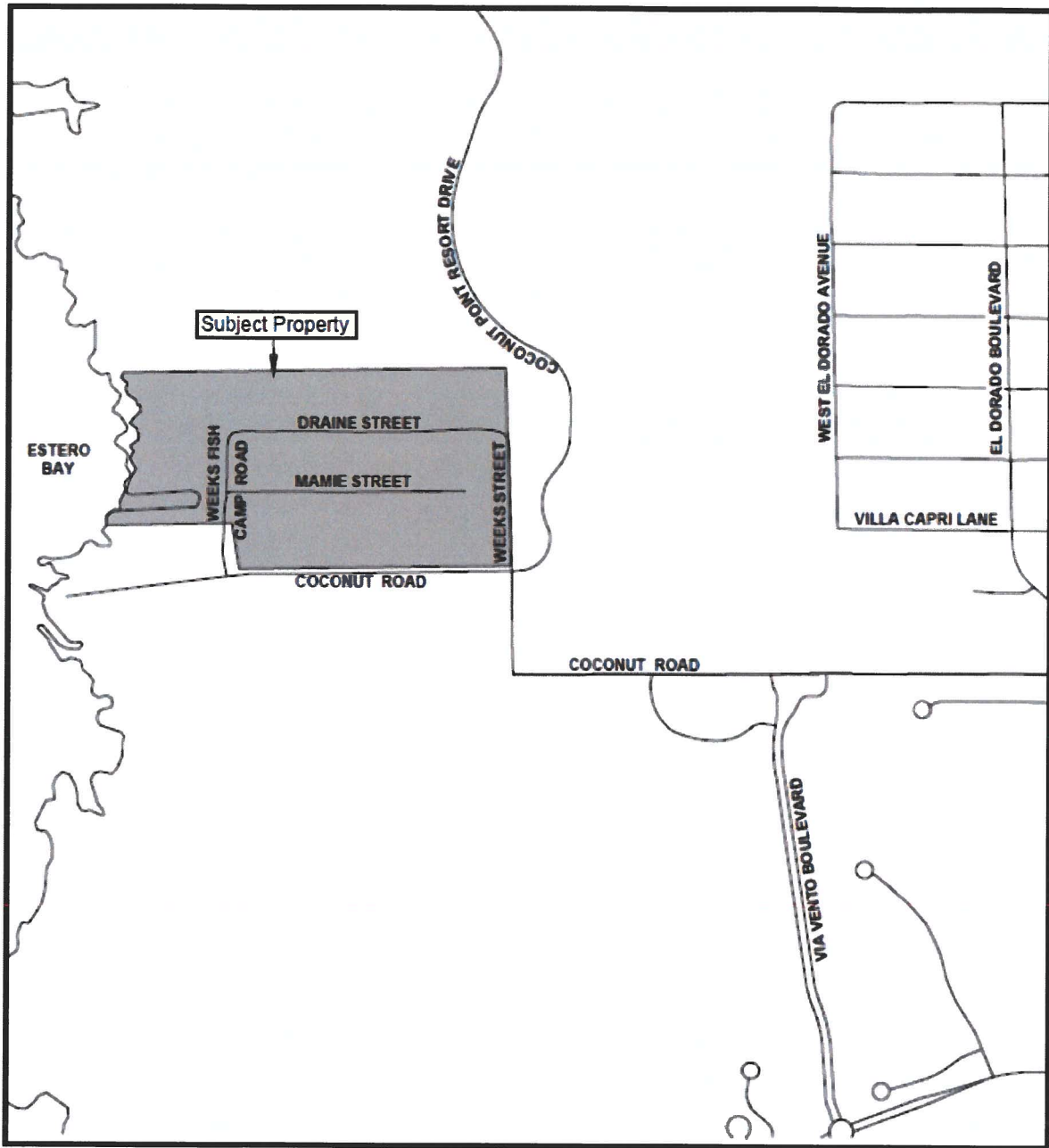
In compliance with the Bonita Springs Land Development Code requirements relating to Section 4-28, LB Estero Bay Investments, LLC, the owner of the above referenced properties, is holding its first Neighborhood Meeting in advance of submitting an application for a Planned Development Amendment relating to the Bayview on Estero Bay Residential Planned Development/Commercial Planned Development (RPD/CPD).

The application proposes to modify the Master Concept Plan, Schedule of Uses, Development Regulations, and Deviations. The proposed changes include adding Restaurant, Group III to the allowable uses, and increasing the building height from 245 feet to 285 feet. The purpose of the meeting is to educate community members and nearby landowners about the proposed “Bayview on Estero Bay” application, and to address any questions.

The Neighborhood Meeting will be held on Monday, April 5, 2021 at 5:30 p.m. at The Elks Lodge, 3231 Coconut Road, Estero, FL 34134.

Attending virtually is also available via Zoom. Please visit www.zoom.us, click on “Join A Meeting” in the top right corner, and enter **Meeting ID: 840 2798 6308**.

For questions, please contact Alexis Crespo, AICP at alexis.crespo@waldropengineering.com or (239) 850-8525.



LB ESTERO BAY INVESTMENTS, LLC
2210 Vanderbilt Beach Rd, Suite 1300 | Naples, FL 34109



Attn: WALDROP ENGINEERING 28100 BONITA GRANDE DR BONITA SPRINGS, FL 34135

STATE OF FLORIDA COUNTY OF LEE: Before the undersigned authority personally appeared Nicholas Penstun, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF PUBLIC NEIGHBORHOOD MEETING FOR BAYVIEW ON ESTERO BAY RPD/CPD In compliance with the Bonita Springs Land Development Code requirements relating to S

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

03/15/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 15th of March 2021, by legal clerk who is personally known to me.

[Signature] Affiant

[Signature] Notary State of Wisconsin, County of Brown 03.15.21 My commission expires

NOTICE OF PUBLIC NEIGHBORHOOD MEETING FOR BAYVIEW ON ESTERO BAY RPD/CPD

In compliance with the Bonita Springs Land Development Code requirements relating to Section 4-28, LS Estero Bay Investments, LLC, the owner of the above referenced properties, is holding its first Neighborhood Meeting in advance of submitting an application for a Planned Development Amendment relating to the Bayview on Estero Bay Residential Planned Development (RPD/CPD).

The application proposes to modify the Master Concept Plan, Schedule of Uses, Development Regulations, and Deviations. The proposed changes include adding Restaurant, Group B1 to the allowable uses, and increasing the building height from 245 feet to 285 feet. The purpose of the meeting is to educate community members and nearby landowners about the proposed "Bayview on Estero Bay" application, and to address any questions.

The Neighborhood Meeting will be held on Monday, April 5, 2021 at 5:30 p.m. at The Elks Lodge, 3231 Coconut Road, Estero, FL 34134.

For questions, please contact Alexis Crespo, AICP at alexis.crespo@waldrop-engineering.com or (239) 850-8525. AD # 4642795 Mar 15, 2021

of Affidavits 1 This is not an invoice

NANCY HEYRMAN Notary Public State of Wisconsin

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
APRIL 5, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Ken Filbin	4780 Via Del Corso	kifilbin@gmail.com
Loretta Vento	23850 Via Italia circle	cfommms@yahoo.com

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
APRIL 5, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
FRED ORLANDO	23540 Via Veneto Blvd	fredaorlando@aol.com
RICHARD SANTORO	4180 Via Del Corso Ln #301	RSANTORO2@AOL.COM
Penny & Bob Foma	23630 Waterside	penny & bob@foma.com Bonita Springs FL
Tom & Panga Archibald	3520 Musea Ln	Bonita Springs FL
Mary & Carol Fickinger	549 Lakewood Road	cfickinger@charter.net
Donna Orzech	25000 Cypress Hollow Ct.	doverly@me.com
Norm Ellenbogen	27550 Via Tre Vici Way	normellenbogen@grail.com

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
APRIL 5, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Margie Kessler	4800 Pelican Col Blvd 502	margieKessler27@gmail.com
Kruschel	23750 Via Trevi	dloccharte@gmx.ch
JOE VENT	23850 - VIA IVY	JTVMD@YAHOO.COM
Chris Johnson	19900 Estero Bart Blue	ihpjohnson@gmail.com

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
APRIL 5, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
John Watson	5051 Pelican Colony Dr #301	JOHNWATSON@AOL.COM
Steve Horn		SHORN@WESTBAYREALTY.COM ✓

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
APRIL 5, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Walt Buchner	COCONUT 23120 SHORES DR.	waltbuchner@hotmail.com
J. QUIRUS	3854 LAKE CREST DR. P.L. BOWTIA SPRS	
Lena Neal	Pelican Landing	neallena@gmail.com
Jonni Hegenderfer	Pelican Landing	jonniegenderfer@gmail.com
Tyler Kilmer	23100 COCONUT SHORES DR, ESTERO, FL 34131	captain.tyler@hotmail.com
P. Hoeft	5051 Pelican Colony Bowlk Springs	prh1066@gmail.com

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
APRIL 5, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
George Van Hecke	23110 COCONUT SHORES DR	
Joanne + Bill Poble	23450 Via Veneto Blvd	
Tom + Jeanne Munn	4875 Pelican Colony Blvd	
Magda Dimmendaal	23510 Peppermill Ct	magdadimke3@gmail.com
Tom + Jan BEGLEY	10177 GINGER Pointe	tom-begley@comcast.net
Mary Gibbs	Village of Estero	gibbs@estero-fl.gov
RICHARD VERCH	23850 VIA ITALIA CIR	VERCH Mail30041@yahoo.com

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
APRIL 5, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Judy Van Hecke	23110 Coconut Shores Dr.	
Barbara & Patricia Davis	4875 Pelican Colony #802	mdavis@colgan-davis.com
Awan W Bird	23540 Via Veneta 031	gabird@gmail.com
S/ Thomson	23100 Coconut Shores	realtorjeannie@yahoo.com

EXHIBIT D

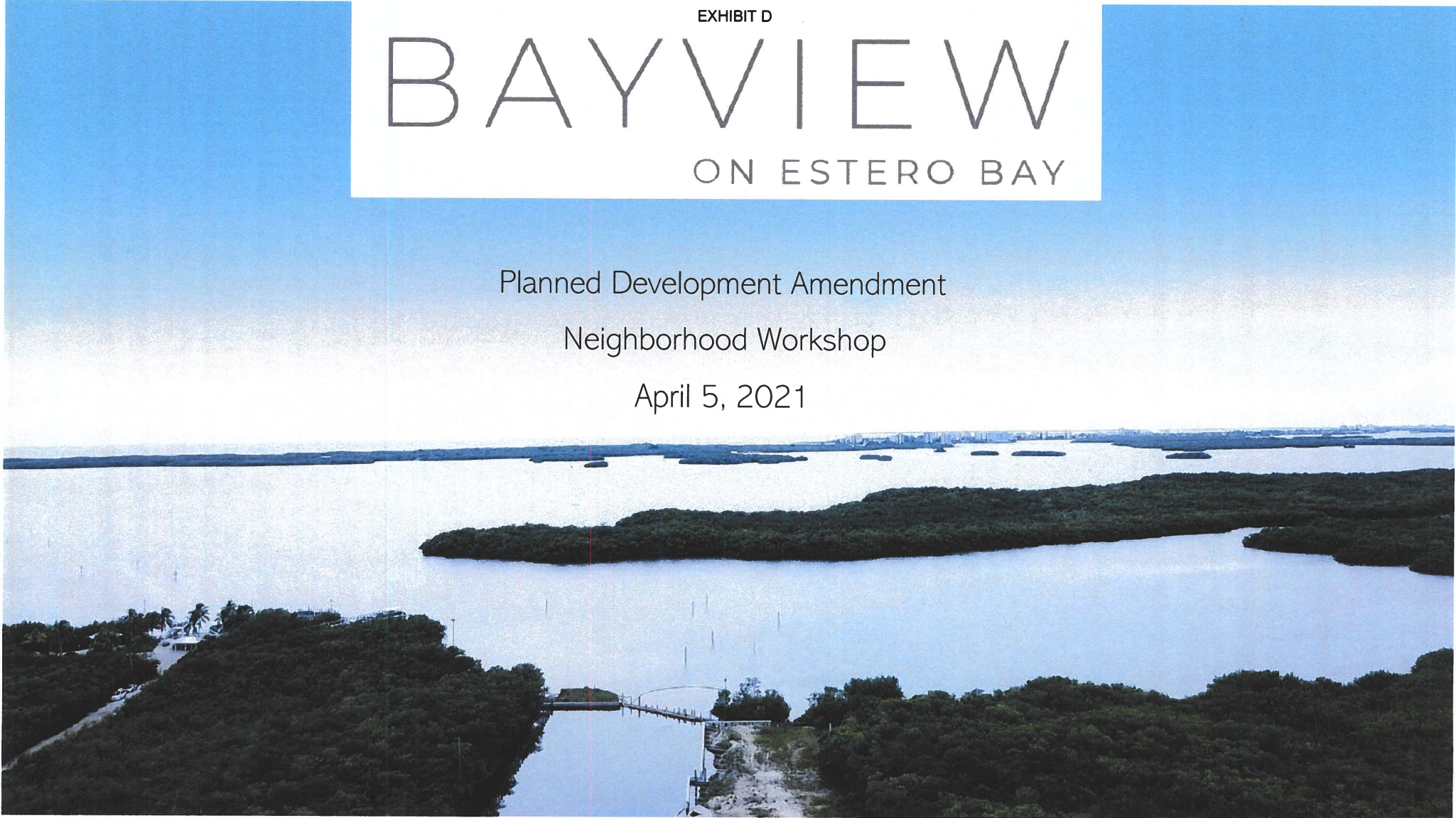
BAYVIEW

ON ESTERO BAY

Planned Development Amendment

Neighborhood Workshop

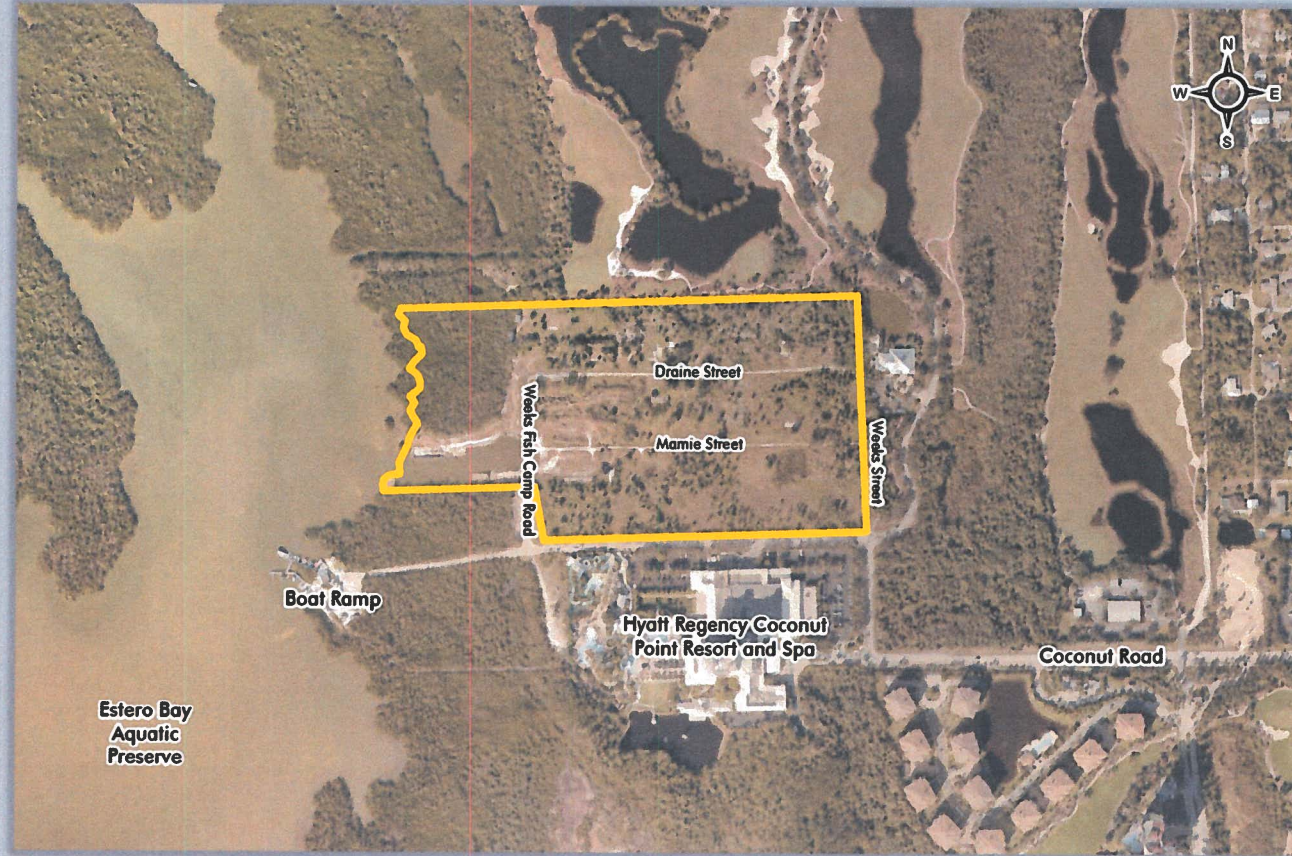
April 5, 2021



PROJECT TEAM

- Mark Wilson, Lisa Van Dien & Danville Leadbetter – London Bay Development Group
- Richard Yovanovich, Esq. – Land Use Attorney – Coleman, Yovanovich & Koester P.A.
- Alexis Crespo, AICP – Land Use Planner - Waldrop Engineering, P.A.
- Ted Treesh & Yury Bykau – Transportation Planners – TR Transportation Consultants, Inc.
- Jeremy Arnold & Luke Schultheis, P.E. – Civil Engineers - Waldrop Engineering, P.A.

PROPERTY LOCATION



REQUEST SUMMARY

Amend the Bayview on Estero Bay RPD/CPD to:

- 1) Increase the maximum building height to 286 feet
 - 2) Add a 7,500 SF restaurant as a permitted use
- ✓ No change to committed boat ramp and other public marina amenities
 - ✓ No change to maximum density of 300 dwelling units/Continuing Care Facility Units

ABOUT LONDON BAY

- Established in 1990 – Recognized Brand/Excellent Reputation
- Local Management & Ownership
- Here for 30 Years – Here to Stay



LONDON BAY'S VISION

- A **legacy** project for London Bay & City of Bonita Springs
- World-class residential project on one of the last remaining waterfront parcels in Southwest Florida
- Provides **increased & perpetual public access** to Estero Bay
- Donation of highly usable and valuable public access to Estero Bay at **no cost to the City or taxpayers**
- Program is based upon London Bay's core values of quality, integrity, and respect for surrounding communities in Bonita Springs & Estero



COMMITMENT TO QUALITY



LONDON BAY
DEVELOPMENT GROUP

SLIDE 7

COMMITMENT TO QUALITY



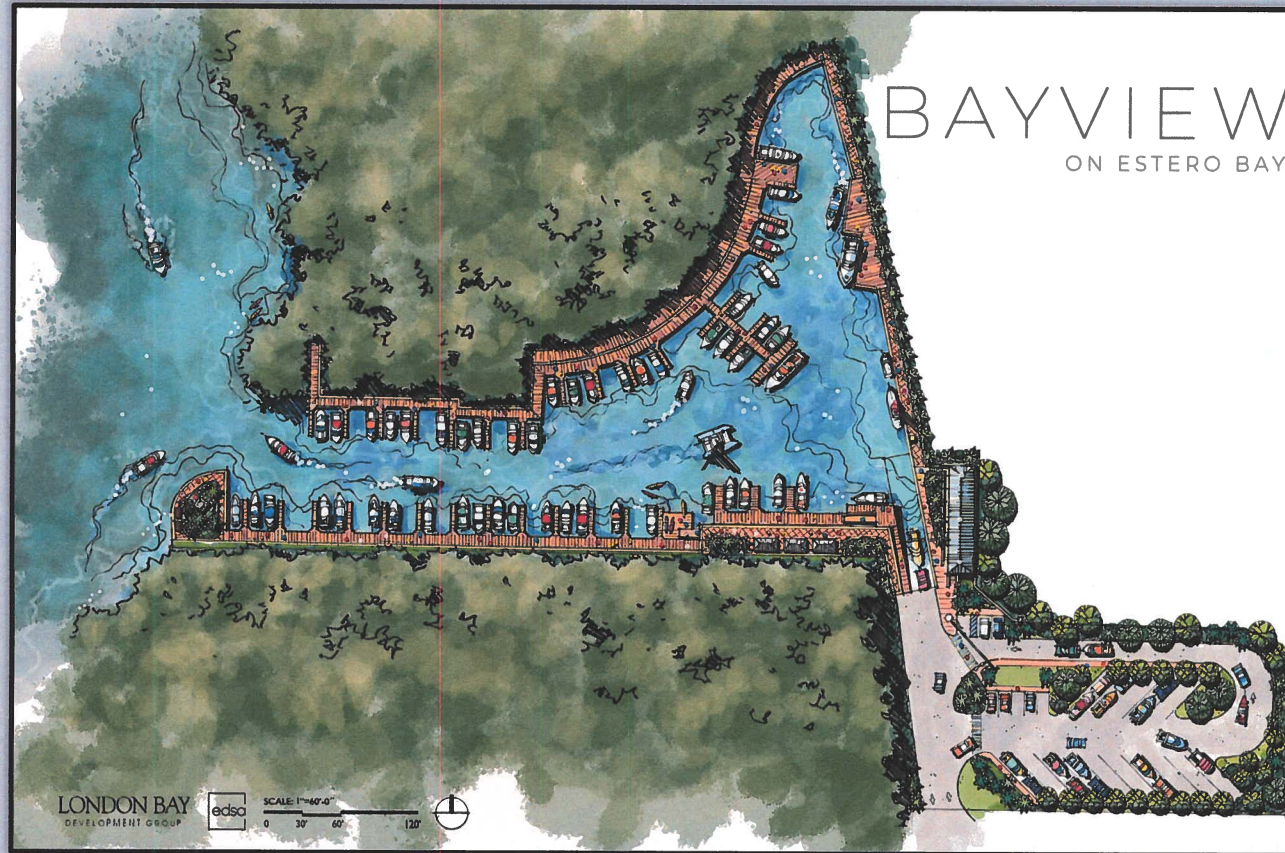
COMMITMENT TO QUALITY



COMMITMENT TO QUALITY



BAYVIEW ON ESTERO BAY



AMENDMENT OVERVIEW

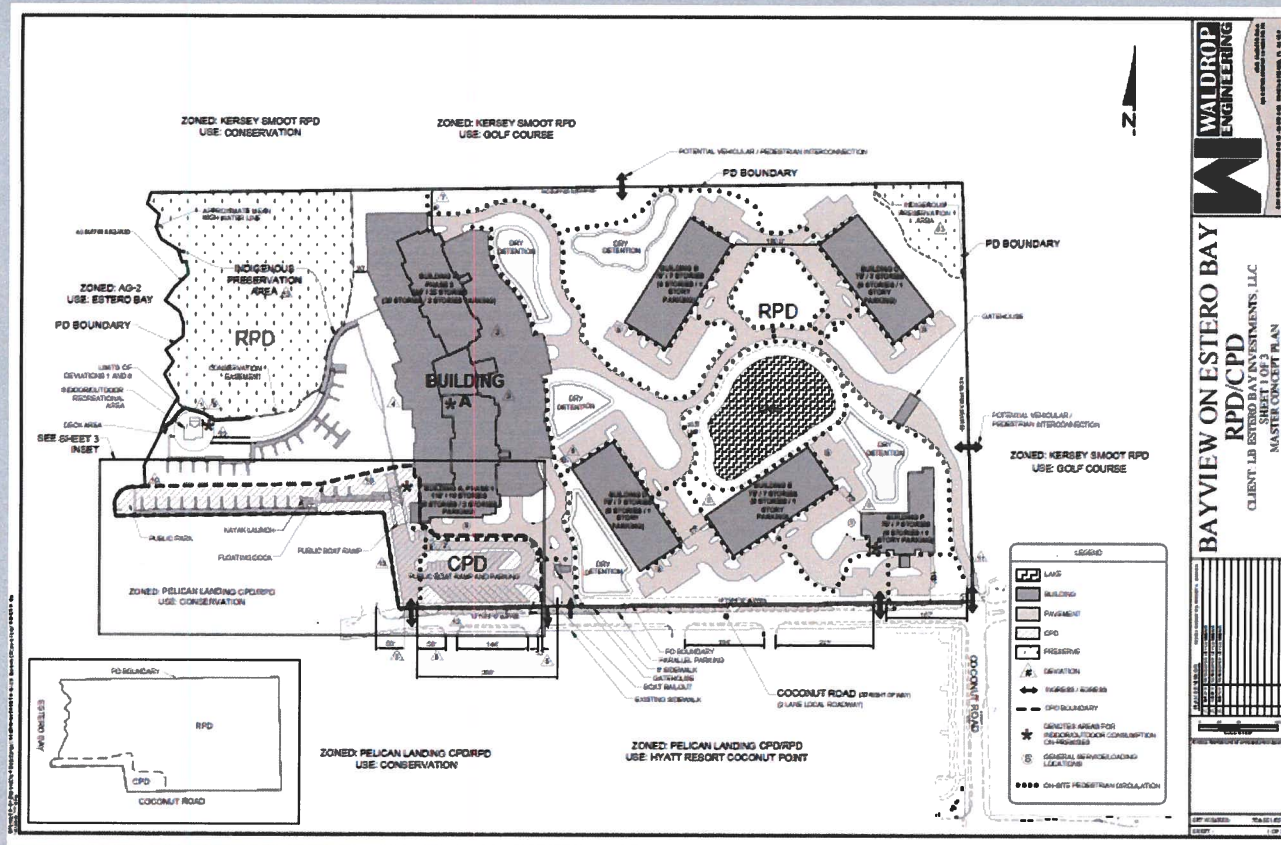
ALEXIS CRESPO, AICP

WALDROP ENGINEERING

CURRENT RPD/CPD APPROVAL

- Residential Planned Development/Commercial Planned Development (RPD/CPD) approved in October 2020
- 72 wet boat slips
- 25 dry boat slips (15 on-site & 14 off-site on nearby property)
- Boat ramp for public use
- 2 development options:
 - 300 “standard” multi-family dwelling units OR
 - 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units and associated medical care and services

APPROVED MASTER CONCEPT PLAN



PUBLIC AMENITIES

- ✓ Public boat ramp
- ✓ 15 on-site boat trailer parking spaces
- ✓ 10 on-site public wet slips and 2 public wet slips (for police and fire)
- ✓ Kayak launch
- ✓ 8 standard on-site vehicle parking spaces
- ✓ Park space along waterfront
- ✓ Ship store with public restrooms
- ✓ On-Site environmental & historical signage relating to Weeks Fish Camp
- ✓ 10 boat trailer parking spaces & 14 standard parking spaces at off-site location under same ownership

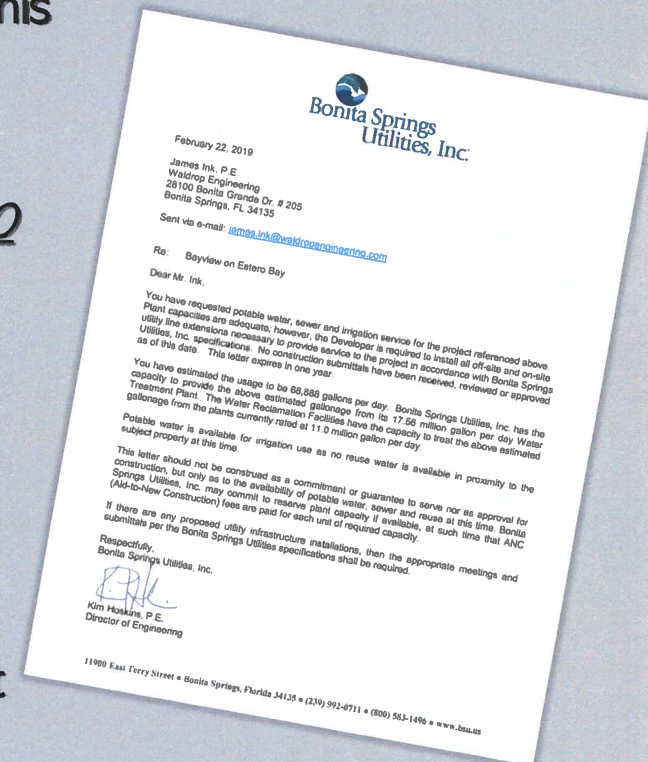
AMENDMENT REQUEST

Amend the Bayview on Estero Bay RPD/CPD to:

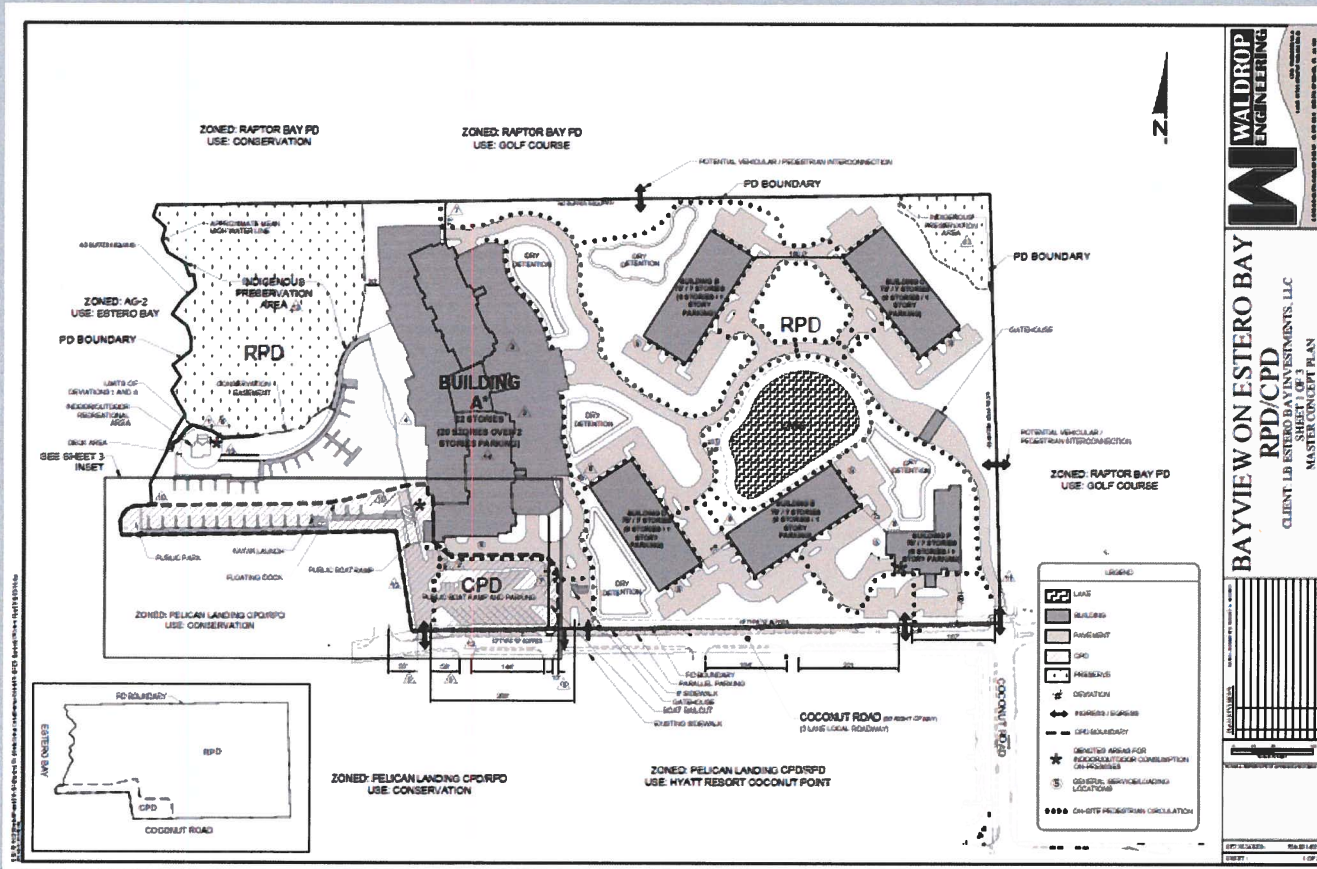
- 1) Increase the maximum building height to 286 feet
 - 2) Add a 7,500 SF restaurant as a permitted use
- ✓ No change to committed boat ramp and other public marina amenities
 - ✓ No change to maximum density of 300 dwelling units/Continuing Care Facility Units
 - ✓ No change to conditions relating to water quality, stormwater, environmental protection & public access

PUBLIC INFRASTRUCTURE

- The RPD/CPD significantly reduced the allowable intensity of this compared to current 2014 Commercial Planned Development zoning approval
- The current zoning approval reduced the vehicle trips by 1,700 vehicle trips per day
- Addition of 7,500 SF of restaurant space will still represent decrease in vehicle trips compared to 2014 approvals
- New traffic study will be submitted to City for this amendment request
- Will include evaluation of the Pelican Landing DRI and Coconut Road Traffic Studies



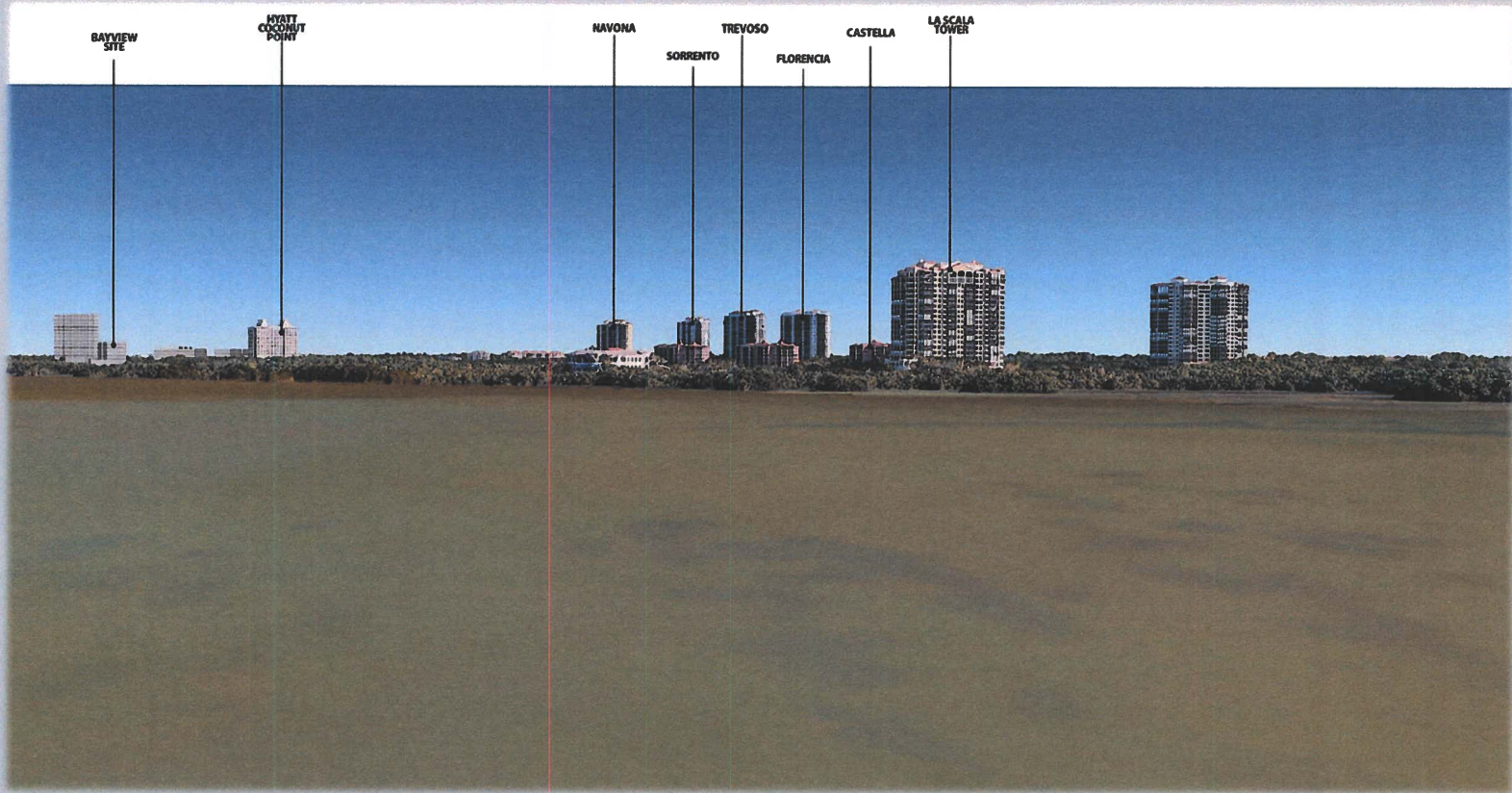
PROPOSED MASTER CONCEPT PLAN



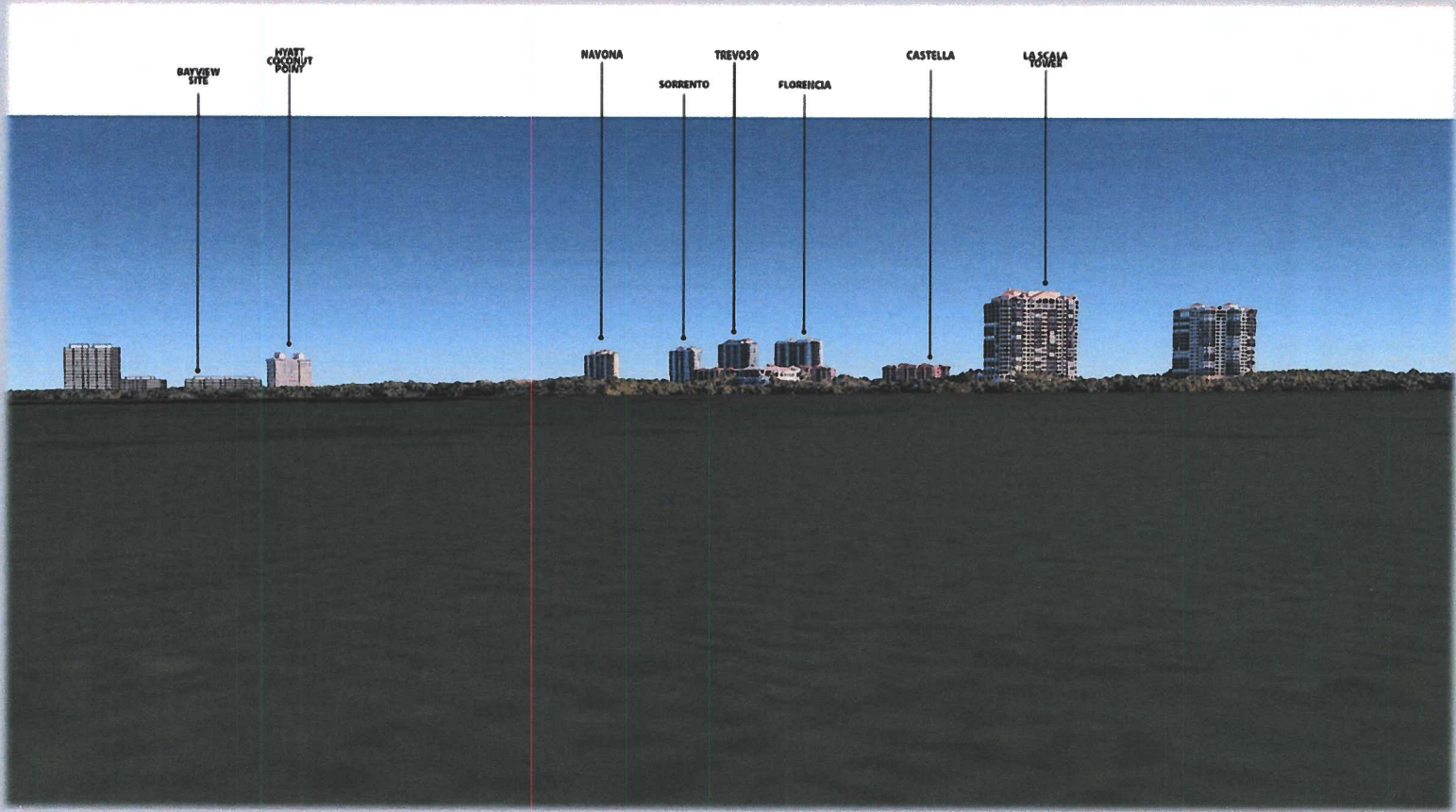
VISUAL COMPATIBILITY



VISUAL COMPATIBILITY - CURRENT



VISUAL COMPATIBILITY - PROPOSED



VISUAL COMPATIBILITY

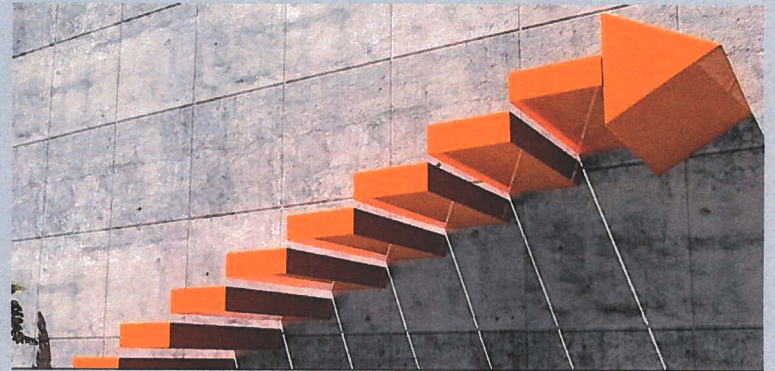


VISUAL COMPATIBILITY



NEXT STEPS...

- **File Planned Development Amendment Application**
- **Undergo review by City Staff**
- **Follow-Up Neighborhood Meeting(s) & Public Hearings**
- **City of Bonita Springs Zoning Board Hearing**
- **City of Bonita Springs City Council Hearings**
- **File Development Order Application & Apply for State Permits**



STAY INVOLVED & INFORMED

Alexis.Crespo@waldropengineering.com

(239) 405-7777 - Office

(239) 850-8525 - Cell

THANK YOU!
QUESTIONS?

LONDON BAY
DEVELOPMENT GROUP



**Bayview on Estero Bay RPD/CPD Planned Development Amendment
Neighborhood Meeting**

**Wednesday, August 25, 2021, 5:30 p.m.
Elks Lodge, 3231 Coconut Rd, Bonita Springs, FL 34134
& Via Zoom (Virtual)**

RECEIVED
CITY OF BONITA SPRINGS
AUG 27 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

LB Estero Bay Investments, LLC and their consultant team hosted their second Neighborhood Meeting at the Elks Lodge, and virtually utilizing the Zoom platform, at 5:30 p.m. on Wednesday, August 25, 2021. The meeting was held for the Planned Development Amendment application. The meeting was noticed to property owners listed on Exhibit "A" attached, and the meeting notice was published in the News-Press on August 2, 2021. The Affidavit of Publication is attached as Exhibit "B".

The list of participants is attached as Exhibit "C" and demonstrates approximately 40 in-person attendees were present at the meeting including the consultant team. There were also approximately 90 people in attendance virtually via Zoom.

Mark Wilson with London Bay Homes welcomed attendees and provided an overview of his vision for Bayview property. Alexis Crespo provided details on the zoning amendment being processed through the City of Bonita Springs. A PowerPoint presentation was shown to attendees, attached as Exhibit "D".

The Applicant explained the proposed amendment seeks to increase building height from 245' to 286' and add a public restaurant and hotel to the permitted Schedule of Uses. It was explained no other changes are proposed, including the commitments for public access to Estero Bay and associated public amenities. It was also noted that any hotel rooms would be converted from the approved residential dwelling units so that no additional traffic was generated by that use. After the presentation, the Applicant opened the floor for attendees to ask questions and make comments.

Comments and questions raised from attendees in-person and via Zoom included:

- There was discussion on traffic on Coconut Road and the developer's contribution to improvements. There were also questions on which entity/agency maintains Coconut Road. It was explained that the roadway was partially maintained by the Village of Estero and partially by Lee County.
- It was recommended that the City of Bonita Springs share impact fee proceeds from the development with Village of Estero to address improvements to Coconut Road;
- There was discussion on proposed dates for construction to begin, as well as build-out of the project;
- There was discussion on parking for the public amenities. The Consultant Team explained the off-site and on-site parking spaces for both vehicles and boat trailers.
- There was discussion on the intent for conventional multi-family or Assisted Living Facilities (ALF) on the Bayview property.

Following the discussion and public comment, the Applicant thanked the attendees and provided contact information. The meeting was concluded at approximately 6:30 p.m

BAYVIEW

ON ESTERO BAY

August 2, 2021

RE: Bayview on Estero Bay
Planned Development Amendment Application

Dear Property Owner:

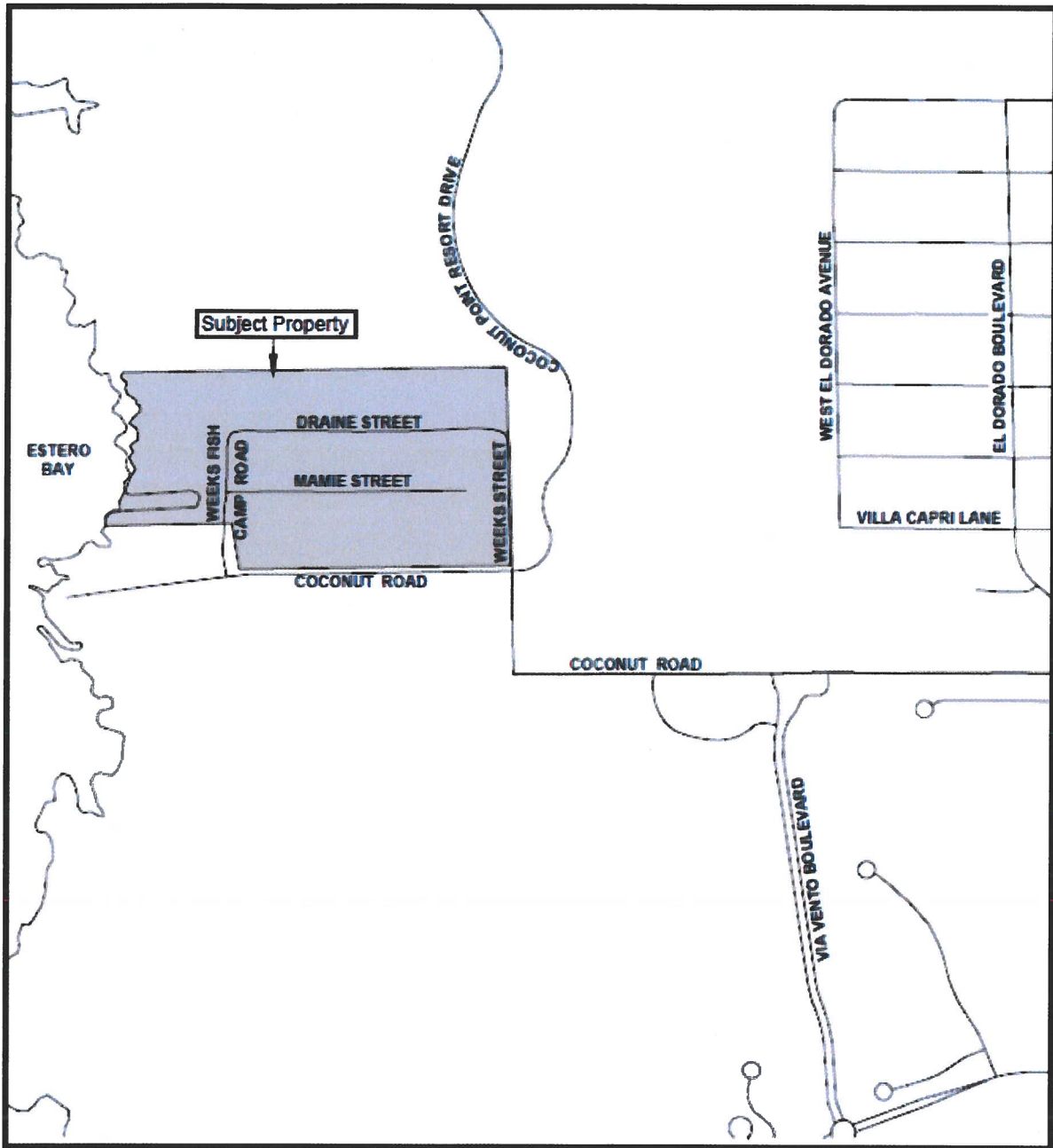
In compliance with the Bonita Springs Land Development Code requirements relating to Section 4-28, LB Estero Bay Investments, LLC, the owner of the above referenced properties, is holding its second Neighborhood Meeting for a Planned Development Amendment relating to the Bayview on Estero Bay Residential Planned Development/Commercial Planned Development (RPD/CPD).

The application proposes to modify the Master Concept Plan, Schedule of Uses, Development Regulations, and Deviations. The proposed changes include adding Restaurant, Group III and hotel/motel to the allowable uses, and increasing the building height from 245 feet to 286 feet. Hotel/motel rooms will be converted from the approved allocation of multi-family units to ensure no increase in density/intensity. The purpose of the meeting is to educate community members and nearby landowners about the proposed “Bayview on Estero Bay” application, and to address any questions.

The Neighborhood Meeting will be held on Wednesday, August 25, 2021 at 5:30 p.m. at The Elks Lodge, 3231 Coconut Road, Estero, FL 34134.

Attending virtually is also available via Zoom. Please visit www.zoom.us, click on “Join A Meeting” in the top right corner, and enter Meeting ID: 850 2880 2186.

For questions, please contact Alexis Crespo, AICP at alexis.crespo@waldropengineering.com or (239) 850-8525.



LB ESTERO BAY INVESTMENTS, LLC
2210 Vanderbilt Beach Rd, Suite 1300 | Naples, FL 34109

LB ESTERO BAY INVESTMENTS LLC	2210 VANDERBILT BEACH RD	STE 1300	NAPLES FL	34109	RIGHT OF WAY	BONITA SPRINGS	34134
LB ESTERO BAY INVESTMENTS LLC	2210 VANDERBILT BEACH RD	STE 1300	NAPLES FL	34109	RIGHT OF WAY	BONITA SPRINGS	34134
LB ESTERO BAY INVESTMENTS LLC	2210 VANDERBILT BEACH RD	STE 1300	NAPLES FL	34109	RIGHT OF WAY	BONITA SPRINGS	34134
LB ESTERO BAY INVESTMENTS LLC	2210 VANDERBILT BEACH RD	STE 1300	NAPLES FL	34109	23170 WEEKS FISH CAMP RD	BONITA SPRINGS	34134
LB ESTERO BAY INVESTMENTS LLC	2210 VANDERBILT BEACH RD	STE 1300	NAPLES FL	34109	5000 COCONUT RD	BONITA SPRINGS	34134
LB ESTERO BAY INVESTMENTS LLC	2210 VANDERBILT BEACH RD	STE 1300	NAPLES FL	34109	ACCESS UNDETERMIN	BONITA SPRINGS	34134
LB ESTERO BAY INVESTMENTS LLC	2210 VANDERBILT BEACH RD	STE 1300	NAPLES FL	34109	5050 COCONUT RD	BONITA SPRINGS	34134
LB ESTERO BAY INVESTMENTS LLC	2210 VANDERBILT BEACH RD	STE 1300	NAPLES FL	34109	ACCESS UNDETERMIN	BONITA SPRINGS	34134
PELICAN LANDING COMMUNITY	24501 WALDEN CENTER DR		NAPLES SF FL	34134	ACCESS UNDETERMIN	BONITA SPRINGS	34134
TIITF STATE OF FLORIDA	3900 COMMONWEALTH BLVD		TALLAHAS: FL	32399	ISLAND	BONITA SPRINGS	34134
TIITF STATE OF FLORIDA	3900 COMMONWEALTH BLVD		TALLAHAS: FL	32399	ISLAND	BONITA SPRINGS	
LB RAPTOR INVESTMENTS LLC	2210 VANDERBILT BEACH RD		NAPLES FL	34109	GOLF COURSE	BONITA SPRINGS	
PELICAN LANDING COMMUNITY ASSO	24501 WALDEN CENTER DR		BONITA SF FL	34134	5450 COCONUT RD	BONITA SPRINGS	34134
COLONY AT PELICAN LANDING	5200 PELICAN COLONY BLVD		BONITA SF FL	34134	ACCESS UNDETERMIN	BONITA SPRINGS	
PELICAN LANDING COMMUNITY	24501 WALDEN CENTER DR		BONITA SF FL	34134	ACCESS UNDETERMIN	BONITA SPRINGS	
HHR HRCF LLC	PO BOX 4900		SCOTTSDA AZ	85261	5001 COCONUT RD	BONITA SPRINGS	34134
LB RAPTOR INVESTMENTS LLC	2210 VANDERBILT BEACH RD		NAPLES FL	34109	23001 COCONUT POINT RES	BONITA SPRINGS	34134
WCI COMMUNITIES LLC	10481 6 MILE CYPRESS PKWY		FORT MYE FL	33966	4861 COCONUT RD	BONITA SPRINGS	34134
BAYSIDE IMPROVEMENT CDD	6131 LYON RD STE 100		COCONUT FL	33073	SUBMERGED	BONITA SPRINGS	34134
COLONY AT PELICAN LANDING FOUN	12270 SW 3RD ST #200		PLANTATIK FL	33325	ACCESS UNDETERMIN	BONITA SPRINGS	34134
SANFORD MICHAEL DAVID SR &	4781 VIA DEL CORSO LN #101		BONITA SF FL	34134	4781 VIA DEL CC	101 BONITA SPRINGS	34134
SCAFIDI MICHAEL A &	606 TREVINO DR		LAKE GENI WI	53147	4781 VIA DEL CC	102 BONITA SPRINGS	34134
RANSOM RICHARD R &	4781 VIA DEL CORSO LN # 201		BONITA SF FL	34134	4781 VIA DEL CC	201 BONITA SPRINGS	34134
JOHNSON JEROME L TR	4781 VIA DEL CORSO LN #202		BONITA SF FL	34134	4781 VIA DEL CC	202 BONITA SPRINGS	34134
SHAFFER JANICE R TR	561 S 10TH ST #4212		MINNEAP(MN	55403	4781 VIA DEL CC	301 BONITA SPRINGS	34134
GREENWALD RONALD G &	4781 VIA DEL CORSO LN #302		BONITA SF FL	34134	4781 VIA DEL CC	302 BONITA SPRINGS	34134
JOSEPH WAYNE + BRENDA	1601 BLACKBERRY CIR		SARTELL MN	56377	4781 VIA DEL CC	401 BONITA SPRINGS	34134
STROEHMANN DAVID L SR TR	4781 VIA DEL CORSO LN # 402		BONITA SF FL	34134	4781 VIA DEL CC	402 BONITA SPRINGS	34134
BAKER DAVID HARRIS & MARY C	4771 VIA DEL CORSO LN #101		BONITA SF FL	34134	4771 VIA DEL CC	101 BONITA SPRINGS	34134
ABRAMS MITCHELL	4771 VIA DEL CORSO LN #102		BONITA SF FL	34134	4771 VIA DEL CC	102 BONITA SPRINGS	34134
GARREN TIMOTHY J &	21605 W FIELD CT - APT 402		DEER PARI IL	60010	4771 VIA DEL CC	201 BONITA SPRINGS	34134
PAULL MARGARET CARMICHAEL TR	100 HIGHLAND AVE		WELLSBUF WV	26070	4771 VIA DEL CC	202 BONITA SPRINGS	34134
KADLIC JOHN P & MARIANNE H	4771 VIA DEL CORSO LN #301		BONITA SF FL	34134	4771 VIA DEL CC	301 BONITA SPRINGS	34134
UDICIOUS DENISE C &	4771 VIA DEL CORSO LN #302		BONITA SF FL	34134	4771 VIA DEL CC	302 BONITA SPRINGS	34134
REICHLER RICHARD G JR &	4771 VIA DEL CORSO LN #401		BONITA SF FL	34134	4771 VIA DEL CC	401 BONITA SPRINGS	34134
BAKER DONALD D + ANN E	4771 VIA DEL CORSO LN UNIT 402		BONITA SF FL	34134	4771 VIA DEL CC	402 BONITA SPRINGS	34134
GALietta GERALD E & HARILYN	4761 VIA DEL CORSO LN #101		BONITA SF FL	34134	4761 VIA DEL CC	101 BONITA SPRINGS	34134
PEDERSEN JAN ERIK + JAMIE A	1454 GARDEN RD		WESTON FL	33326	4761 VIA DEL CC	102 BONITA SPRINGS	34134
GUY P CAPUTO TRUST +	4761 VIA DEL CORSO LN #201		BONITA SF FL	34134	4761 VIA DEL CC	201 BONITA SPRINGS	34134
HALL KEVIN M & MARY C	4761 VIA DEL CORSO LN # 3-202		BONITA SF FL	34134	4761 VIA DEL CC	202 BONITA SPRINGS	34134
RINK TIMOTHY L TR	4761 VIA DEL CORSO LN #301		BONITA SF FL	34134	4761 VIA DEL CC	301 BONITA SPRINGS	34134
OSTRANDER ROBERT JAMES +	769 LAKE AVE		GREENWIK CT	6830	4761 VIA DEL CC	302 BONITA SPRINGS	34134
STEPHEN LACHLAN MAY TRUST +	4761 VIA DEL CORSO LANE # 401		BONITA SF FL	34134	4761 VIA DEL CC	401 BONITA SPRINGS	34134
BALY DOMINIQUE & SYLVIE	4761 VIA DEL CORSO LN #402		BONITA SF FL	34134	4761 VIA DEL CC	402 BONITA SPRINGS	34134
WEKSELBLATT JOSEPH R + MAUREEN	4750 VIA DEL CORSO LN #101		BONITA SF FL	34134	4750 VIA DEL CC	101 BONITA SPRINGS	34134
LOEBER MICHAEL C &	4750 VIA DEL CORSO LN #102		BONITA SF FL	34134	4750 VIA DEL CC	102 BONITA SPRINGS	34134
POLUDNIAK S LEE & CYNTHIA R	4853 NOBLES POND DR NW		CANTON OH	44718	4750 VIA DEL CC	201 BONITA SPRINGS	34134

WEAD FREDERICK K + PATRICIA J	4750 VIA DEL CORSO LN #202	BONITA SF FL	34134	4750 VIA DEL CC	202 BONITA SPRINGS	34134
TARTABINI JOSEPH SR &	470-12 DEER PATH	AURORA OH	44202	4750 VIA DEL CC	301 BONITA SPRINGS	34134
DIEDERICH CATHERINE D TR	4750 VIA DEL CORSO LN #302	BONITA SF FL	34134	4750 VIA DEL CC	302 BONITA SPRINGS	34134
LYONS EDWIN L & MARLENE L	4750 VIA DEL CORSO LN #401	BONITA SF FL	34134	4750 VIA DEL CC	401 BONITA SPRINGS	34134
RICHARD JAMES FETTERS LIVING T	4750 VIA DEL CORSO LN #402	BONITA SF FL	34134	4750 VIA DEL CC	402 BONITA SPRINGS	34134
ROSS CHARLES E TR	42772 CARDINAL WAY	NOVI MI	48375	4770 VIA DEL CC	101 BONITA SPRINGS	34134
TIGNANELLI JAMES & NORMA	4770 VIA DEL CORSO LN #102	BONITA SF FL	34134	4770 VIA DEL CC	102 BONITA SPRINGS	34134
GETTENBERG GARY TR	4770 VIA DEL CORSO LN # 201	BONITA SF FL	34134	4770 VIA DEL CC	201 BONITA SPRINGS	34134
CHAPEKIS ANTHONY FREDRICK &	4116 APPLEWOOD LN	NORTHBR IL	60062	4770 VIA DEL CC	202 BONITA SPRINGS	34134
LISY ROBERT J	4770 VIA DEL CORSO LN # 301	BONITA SF FL	34134	4770 VIA DEL CC	301 BONITA SPRINGS	34134
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ARMSTRONG ALBERT B TR +	4770 VIA DEL CORSO LN #401	BONITA SF FL	34134	4770 VIA DEL CC	401 BONITA SPRINGS	34134
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BRDA BRUCE W & KAREN M	4780 VIA DEL CORSO LN #101	BONITA SF FL	34134	4780 VIA DEL CC	101 BONITA SPRINGS	34134
MENNEL DAVID R TR	15379 WHISTLING LN	CARMEL IN	46033	4780 VIA DEL CC	102 BONITA SPRINGS	34134
FILBIN KENNETH J & SANDRA L TR	4780 VIA DEL CORSO LN #201	BONITA SF FL	34134	4780 VIA DEL CC	201 BONITA SPRINGS	34134
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SCHLOSS STUART & NANCY	4780 VIA DEL CORSO LN # 402	BONITA SF FL	34134	4780 VIA DEL CC	402 BONITA SPRINGS	34134

Attn:
WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS, FL. 34135

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

08/02/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 2nd of August 2021.

Duise Roberts

Legal Clerk

Kathleen Allen

Notary Public State of Wisconsin County of Brown

1-7-25

My commission expires

of Affidavits 1
This is not an invoice

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC NEIGHBORHOOD MEETING FOR BAYVIEW ON ESTERO BAY RPD/CPD

In compliance with the Bonita Springs Land Development Code requirements relating to Section 4-28, LB Estero Bay Investments, LLC, the owner of the above referenced properties, is holding its second Neighborhood Meeting for a Planned Development Amendment relating to the Bayview on Estero Bay Residential Planned Development/ Commercial Planned Development (RPD/CPD).

The application proposes to modify the Master Concept Plan, Schedule of Uses, Development Regulations, and Deviations. The proposed changes include adding Restaurant, Group III and hotel/motel to the allowable uses, and increasing the building height from 245 feet to 286 feet. Hotel/motel rooms will be converted from the approved allocation of multi-family units to ensure no increase in density/intensity. The purpose of the meeting is to educate community members and nearby landowners about the proposed "Bayview on Estero Bay" application, and to address any questions.

The Neighborhood Meeting will be held on Wednesday, August 25, 2021 at 5:30 p.m. at The Elk Lodge, 3231 Coconut Road, Estero, FL 34134. Attending virtually is also available via Zoom. Please visit www.zoom.us, click on "Join A Meeting" in the top right corner, and enter Meeting ID: 850 2880 2186.

For questions, please contact Alexis Crespo, AICP at alexis.crespo@waldropengineering.com or (239) 850-8525. 4840746 8/2/2021

WEAD FREDERICK K + PATRICIA J	4750 VIA DEL CORSO LN #202	BONITA SF FL	34134	4750 VIA DEL CC	202 BONITA SPRINGS	34134
TARTABINI JOSEPH SR &	470-12 DEER PATH	AURORA OH	44202	4750 VIA DEL CC	301 BONITA SPRINGS	34134
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The News-Press
media group
news-press.com A GANNETT COMPANY

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For questions, please contact Alexis Crespo, AICP at alexis.crespo@waldropengineering.com or (239) 850-8525. 8/2/2021 4840746

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
AUGUST 25, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
JIM BORNEMAN		JIM BORNEMAN@OUTLOOK.COM
June Ricks	Pelican Landing	ricksj@comcast.net
Dan Ricks	"	dricks622@comcast.net
Bill Packard	Pelican Landing	LWP@me.com
Lena Neal	"	nealena@gmail.com

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
AUGUST 25, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Joseph Beruino	3321 South Coconut Is dr	shd536@gmail.com
Elen Dennis	25011 Pennroyal 34134	
Jane Schlesinger	3549 Heron Cove Ct BS	jnschlesinger@gmail
Bob Mignogna	//	mignogab@yahoo

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
AUGUST 25, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
BILL HAMMACK	4800 Pelican Colony Blvd Unit 504 Bonita Springs, FL	HAMMACKWB@BELLSOUTH.NET
Debbie Miller	24887 Bay Cedar Dr Bonita Springs FL.	DMiller503@ComCast.net
Buck Miller	"	
Jan Begley (Tom)	10177 Ginger Point Ct.	janbegley2comcast.net
WILLIAM SCHERER	24790 WAX MYRTLE	EXCEL RE BEVERLY AT YAHOO.COM

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
AUGUST 25, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
JACK LIENESCH	23640 PEPPER MILL ESTERO	JACKLIENESCH@EMAIL.COM
DAN TROUP	24957 Goldcrest Dr. Bonita Springs	troupfamily@yahoo.com
Tom & Judy Dryden	24910 GOLDCREST DR BONITA SPGS	TOM.dryden@gmail.com
Joan Eber	3591 Lakemont Dr	
Romy Regan	" " "	
Susan Stauder	23980 Tuscany Ct. Bonita	msstauder@hotmail.com
David Hull	4160 Sawgrass Point Dr #204	dehull0811@sbcglobal.net
Gary Hinkle	24833 Lakemont Covington	GARYL.HINKLE43@COMCAST.NET

**BAYVIEW ON ESTERO BAY RPD/CPD
PLANNED DEVELOPMENT AMENDMENT**

**NEIGHBORHOOD WORKSHOP
AUGUST 25, 2021 – 5:30 p.m.**

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Joan Huatt	Saracento #804	jhuatt@comcast.net
STEVE KARNAS	4800 PELICAN COL. BLVD #2104	SEE SAKARNAS@ICLOUD.COM
BARBARA KARNAS	4800 PELICAN COL. BLVD #2104	BKARNAS1@ICLOUD.COM
TYLER GILMER	23100 COCONUT SHORES DR. ESTERO, FL 34134	captain.tyler@outlook.com
Joan Thomson	23100 Coconut Shores Estero FL 34134	realtorjeannie@yahoo.com
Tim Osborne	3661 Old Cottage Ln. Bonita 34134	
Bill & Beth Stevenson	23921 Merrand Ct #101 Bonita	WHS.2@PRGMAIL.COM
Rick Parker	23850 Via Italia Cir #703, B.S, FL 34134	A_RICHARD_PARKER@hotmail.com

BAYVIEW

ON ESTERO BAY

Planned Development Amendment

Neighborhood Workshop

August 25, 2021

ABOUT LONDON BAY

- Established in 1990 – Recognized Brand/Excellent Reputation
- Local Management & Ownership
- Here for 30 Years – Here to Stay



Moorings Park Grande Lake

LONDON BAY'S VISION

- A **legacy** project for London Bay & City of Bonita Springs
- World-class residential project on one of the last remaining waterfront parcels in Southwest Florida
- Provides **increased & perpetual public access** to Estero Bay
- Donation of highly usable and valuable public access to Estero Bay at **no cost to the City or taxpayers**
- Program is based upon London Bay's core values of quality, integrity, and respect for surrounding communities in Bonita Springs & Estero



Grandview at Bay Beach

PROJECT TEAM

- Mark Wilson, Lisa Van Dien & Craig Klingensmith– London Bay Development Group
- Richard Yovanovich, Esq. – Land Use Attorney – Coleman, Yovanovich & Koester P.A.
- Alexis Crespo, AICP & Jeremy Frantz, AICP – Land Planners - Waldrop Engineering, P.A.
- Ted Treesh & Yury Bykau – Transportation Planners – TR Transportation Consultants, Inc.
- Jeremy Arnold & Luke Schultheis, P.E. – Civil Engineers - Waldrop Engineering, P.A.
- Tina Matte – Public Relations - Gravina, Smith, Matte & Arnold

REQUEST SUMMARY

Amend the Bayview on Estero Bay RPD/CPD to:

- 1) Increase the maximum building height to 286 feet
 - 2) Add a 7,500 SF restaurant and hotel as permitted uses
- ✓ No change to committed boat ramp and other public marina amenities
 - ✓ No change to maximum density of 300 dwelling units/Continuing Care Facility Units
**Hotel units will be converted from the 300 dwelling units*

PROPERTY LOCATION



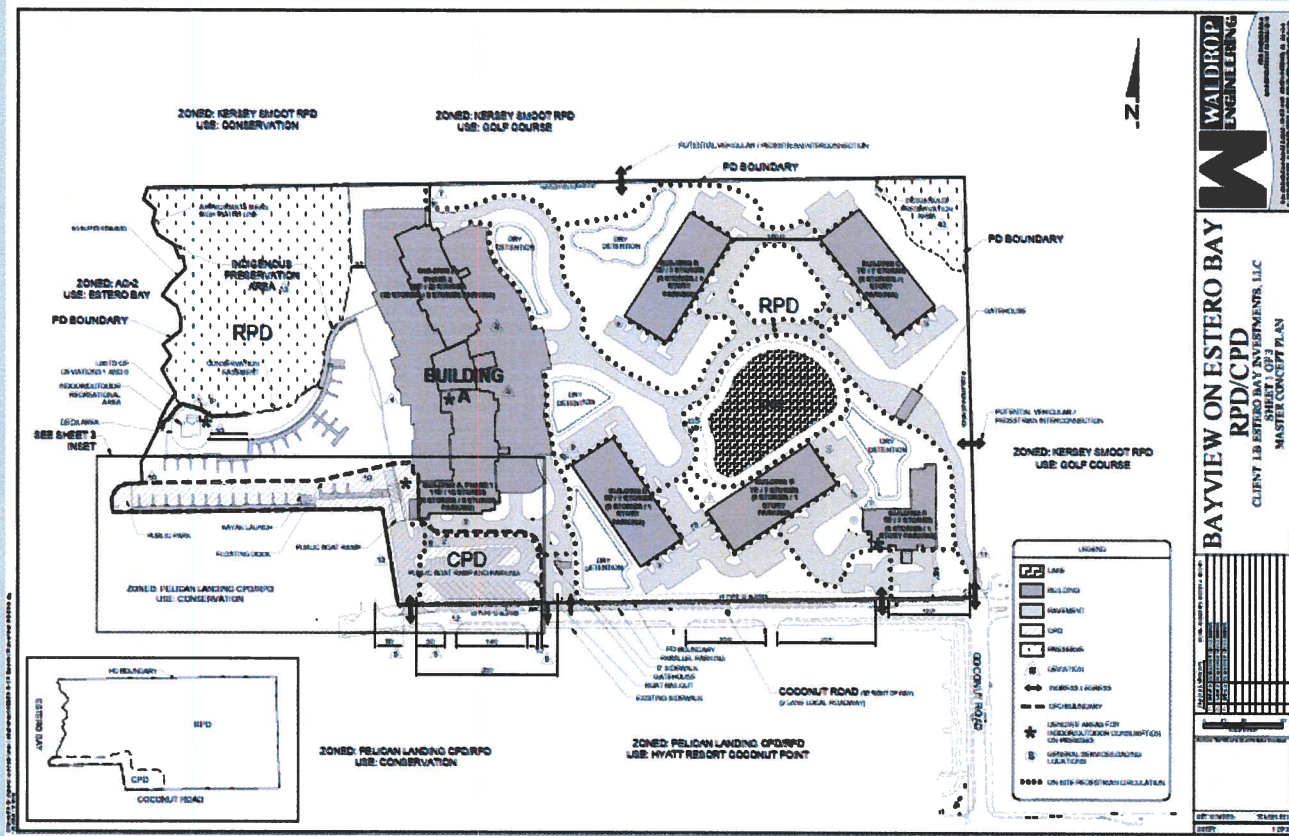
Coconut Village

- Coconut Village future land use category originally adopted in 2014
- Amended in 2020 by London Bay
- Intended to accommodate marine, retail, hotel and office uses designed to enhance and protect access to the Estero Bay
- Allows for marina, marine accessory (including restaurant), private club, hotel/resort, and residential land uses

CURRENT RPD/CPD APPROVAL

- Residential Planned Development/Commercial Planned Development (RPD/CPD) approved in October 2020
- 72 wet boat slips
- 25 dry boat slips (15 on-site & 14 off-site on nearby property)
- Boat ramp for public use
- 2 development options:
 - 300 “standard” multi-family dwelling units OR
 - 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units and associated medical care and services

APPROVED MASTER CONCEPT PLAN



PUBLIC AMENITIES

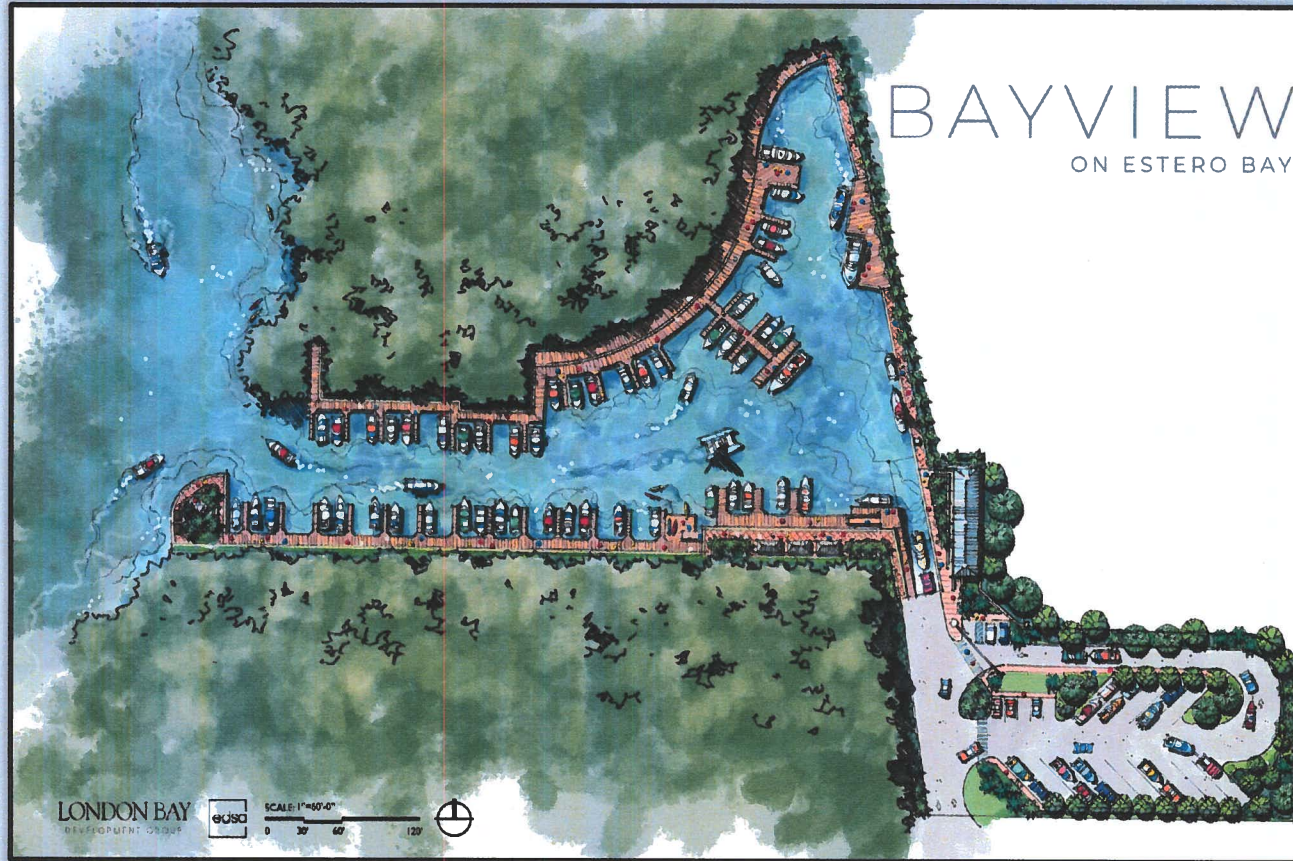
- ✓ Public boat ramp
- ✓ 15 on-site boat trailer parking spaces
- ✓ 10 on-site public wet slips and 2 public wet slips (for police and fire)
- ✓ Kayak launch
- ✓ 8 standard on-site vehicle parking spaces
- ✓ Park space along waterfront
- ✓ Ship store with public restrooms
- ✓ On-Site environmental & historical signage relating to Weeks Fish Camp
- ✓ 10 boat trailer parking spaces & 14 standard parking spaces at off-site location under same ownership

AMENDMENT REQUEST

Amend the Bayview on Estero Bay RPD/CPD to:

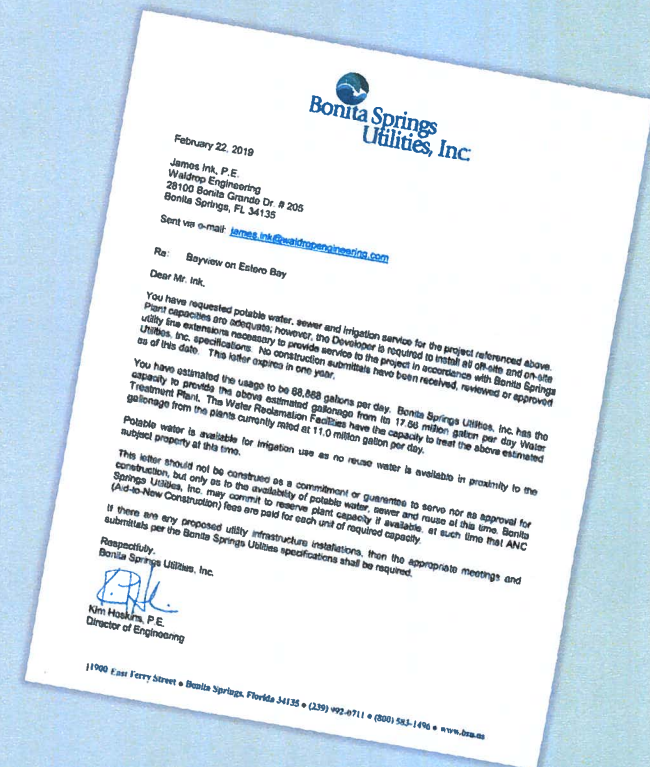
- 1) Increase the maximum building height to 286 feet
- 2) Add a 7,500 SF restaurant and hotel as permitted uses
 - ✓ No change to committed boat ramp and other public marina amenities
 - ✓ No change to maximum density of 300 dwelling units/Continuing Care Facility Units – hotel units will be converted from dwelling units & no less than 180 dwelling units
 - ✓ No change to conditions relating to water quality, stormwater, environmental protection & public access

BAYVIEW ON ESTERO BAY

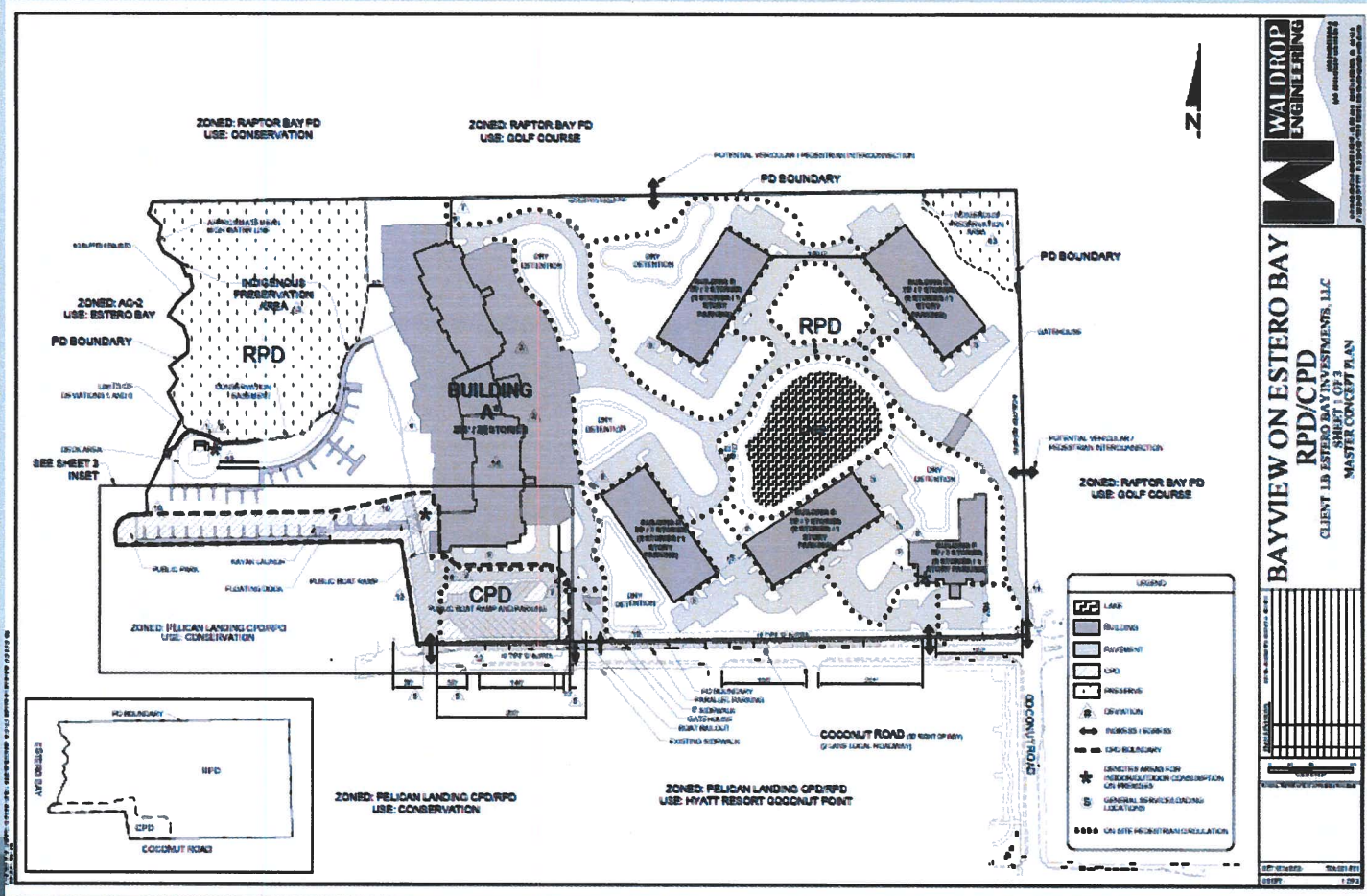


PUBLIC INFRASTRUCTURE

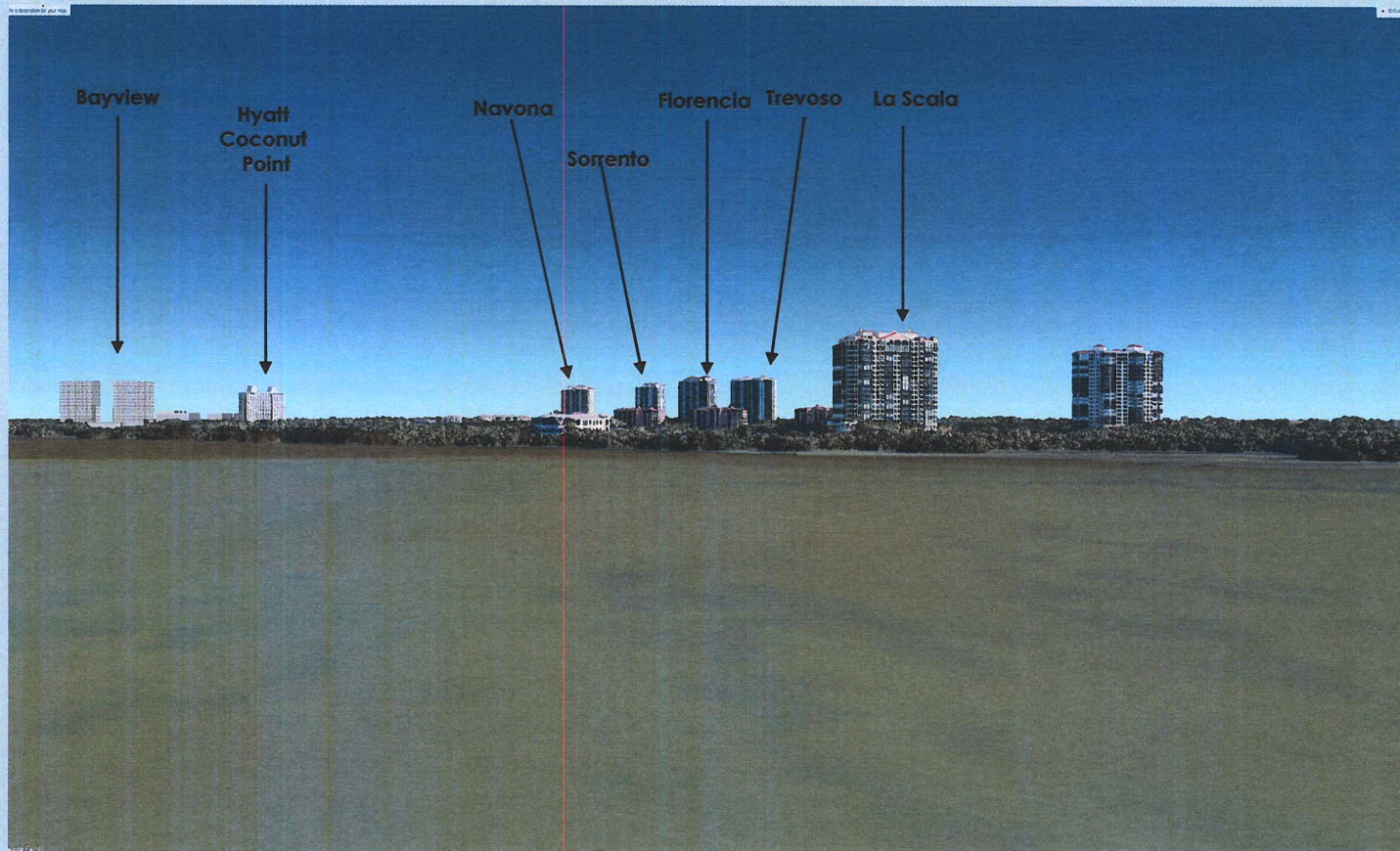
- Water, Sewer, Fire/EMS available to serve the project
- New traffic study submitted to City for this amendment request
- Will include evaluation of the Pelican Landing DRI and Coconut Road Traffic Studies



PROPOSED MASTER CONCEPT PLAN



VISUAL COMPATIBILITY - PROPOSED



VISUAL COMPATIBILITY



VISUAL COMPATIBILITY

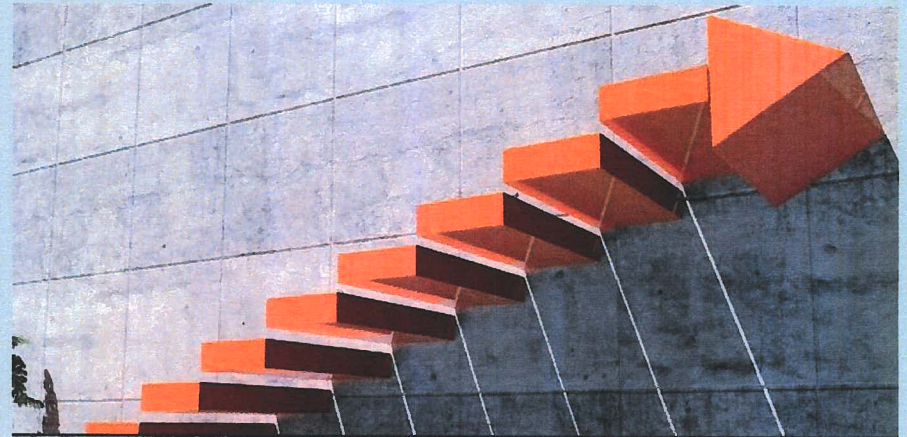


VISUAL COMPATIBILITY



NEXT STEPS...

- City of Bonita Springs Zoning Board Hearing
September 21st
- City of Bonita Springs City Council Hearing
November 3rd
- File Development Order Application & Apply
for State Permits



STAY INVOLVED & INFORMED

Alexis.Crespo@waldropengineering.com

(239) 405-7777 - Office

(239) 850-8525 - Cell

THANK YOU!
QUESTIONS?

LONDON BAY
DEVELOPMENT GROUP

