

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

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**PROJECT NAME: GRACE CLASSICAL ACADEMY**

**TYPE OF CASE: SPECIAL EXCEPTION**

**CASE NUMBER: SPE20-76117-BOS**

**HEARING DATE: JUNE 29, 2021**

**PLANNER: MARY ZIZZO, ESQ.**

**REQUEST AND STAFF RECOMMENDATION**

A special exception request at 3971 Via Del Rey, for a two-phased expansion of enrollment of an existing Schools, Noncommercial, Other use (Grace Classical Academy) within the Agricultural (AG-2) zoning district.

Deviations Requested: None

Staff recommends **APPROVAL** of the request in conjunction with the conditions outlined later in this Staff Report.

**I. APPLICATION SUMMARY:**

- A. Applicant: Grace Classical Academy, Inc.
- B. Agent: D. Wayne Arnold, AICP of Q. Grady Minor & Associates, P.A.
- C. Request: A special exception request at 3971 Via Del Rey, for a two-phased expansion of enrollment of an existing Schools, Noncommercial, Other use (Grace Classical Academy) within the Agricultural (AG-2) zoning district.
- D. Location: 3971 Via Del Rey, Bonita Springs, FL 34134
- E. Future Land Use Designation, Current Zoning and Use of Property:
  - Future Land Use: Medium Density Multi-Family Residential
  - Current Zoning: Agricultural (AG-2)

Current Use: Place of Worship, Daycare, and Noncommercial School Use- Grace Classical Academy, pursuant to Zoning Resolution 14-05, as expanded, pursuant to TMP20-76106-BOS, as recorded in the Official Records of Lee County Florida, Instrument # 2021000061308.

F. Surrounding Land Use:

<u>Existing Zoning &amp; Land Use</u>	<u>Future Land Use Map</u>
North: Commercial Planned Development (CPD); Vanderbilt Office Park CPD	General Commercial
East: RS-3, RS-1, AG-2, Single-Family Homes	Moderate Density Residential
South: Residential Planned Development (RPD); Vacant (Future Assisted Living Facility).	Medium Density Multi-Family Residential
West: C-1 Zoned, Collier County.	Collier County

**II. BACKGROUND AND INFORMATIONAL ANALYSIS**

Introduction/Synopsis

The special exception request is to allow an expansion of the K-8 private school, Grace Classical Academy, located at 3971 Via Del Rey. The site was previously approved under Zoning Resolution 14-05 for 48 students, any expansion requires a modification. The Land Development Code (LDC) allows Lee County noncommercial schools by right in the AG-2 district, and all others by special exception only. The Applicant was granted a temporary use in accordance with LDC 4-253 for 64 students total, which expires on August 27, 2021. This request includes a two-phased expansion.

1. The first phase request is to enroll 90 students within the existing Family Life Center building.
2. The second phase request is to enroll 160 students, within the existing Family Life Center building and the construction of portable or modular classrooms in the rear of the property (*see* Attachment A).

The subject property is owned by First Baptist Church of Bonita Springs, which currently has a Sanctuary building and a two-story multi-purpose building (the Family Life Center building). Currently, the Sanctuary building is occupied by a preschool during the week and Grace Classical Academy, Inc., the Applicant, leases the Family Life Center Building for their private noncommercial K-8 school use. The Applicant filed a request to expand their occupancy within the Family Life Center to 160 students in two phases. The Applicant has met with Community Development and Bonita Springs Fire Control and Rescue District and verified the building meets the applicable building and fire codes for the school use.

Much of the public feedback received was in reference to the use of Mango Drive. The Applicant has agreed to a plan to block the use of this access point for the pick-up and drop-off operations of the school via cones within the property (Attachment B).

Special Exception Review Criteria – LDC 4-131(c)(2)

*Considerations. In reaching their decision, the zoning board must consider the following, whenever applicable:*

- a. Whether there exist changed or changing conditions that make approval of the request appropriate.*
- b. The testimony of any applicant.*
- c. The recommendation of staff.*
- d. The testimony of the public.*
- e. Whether the request is consistent with the goals, objectives, policies and intent of the Bonita Plan.*
- f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.*
- g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.*
- h. Whether the request will be compatible with existing or planned uses.*
- i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.*
- j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.*

Reviewing these criteria, Staff makes the following findings:

- a. Whether there exist changed or changing conditions that make approval of the request appropriate.*

The Applicant states there is an increase in demand for faith-based private educational opportunities. Due to COVID-19, schools have created hybrid models or focused on smaller class sizes. Their website indicates that this school offers both.

*d. The testimony of the public.*

At the point of writing this Staff Report, the only public responses we received were regarding the use of Mango Drive. The site has been operating as a school and daycare during the work-week since 2014 and within those responses received, no complaint of the private school use was provided. The nearby property owners did present issues with the School's use of Mango Drive, a public road. The School has addressed this concern and the use of Mango Drive will be prevented for the pick-up and drop-off operations of the school by means of cones inserted within the site during pickup and drop-off times (Attachment B).

*e. Whether the request is consistent with the goals, objectives, policies and intent of the Bonita Plan.*

The property is located within the Medium Density Multi-Family Residential future land use of the Bonita Plan. Appropriate uses include public schools and other public, semi-public and recreational uses on a limited basis. Commercial uses primarily intended to serve the residents and that are sensitive to nearby residential uses may be appropriate.

This is an existing school that has operated since 2014. The use of Mango Drive for the school use is prevented within the proposed plan, providing additional sensitivity to those nearby residential uses. The site is just south of a commercial office park and surrounded by residential properties of both the City of Bonita Springs and Collier County. The assisted living facility, Coastal Cottages was approved for Zoning on the parcel to the south.

*f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.*

Staff thoroughly reviewed the stacking plans (Attachment C) for the pick-ups and drop-offs for the school use in relation to health, safety, welfare, and site functionality. As a result, the stacking plans changed throughout the review process to ensure the site can adequately accommodate all vehicles for queuing on site for both proposed phases. Staff is comfortable supporting this use as outlined at the end of this Staff Report, ensuring that drive aisles are paved as part of the expansion and that the site continues to function appropriately as the volume of students and vehicles increases, supporting the existing site and the nearby residences (Attachment C, Page 2).

Further, the LDC requires that a local development order be required for all site related improvements. All proposed site and building improvements will be reviewed by the City Architect. At that time, a landscape plan meeting or exceeding the landscaping requirements provided in Chapter 3 of the LDC will be required. Any existing landscaping deficiencies (required vegetation that is currently absent from the site or that has been removed and/or irreparably damaged) must be replaced/restored consistent and compliant with the property's previously approved site permits. Any existing deficiencies must be rectified/resolved prior to, or in conjunction with, the issuance of any additional site permits/approvals. Further, building perimeter plantings, consistent with the requirements

of LDC 3-418, for the modular/portable classroom facilities and/or any permanent classroom buildings shall be installed at the time of construction of said facilities. The expansion/addition of any facilities (religious or scholastic) on site will require that all project buffers be brought into conformity with current LDC requirements (if not already conforming), prior to or at time of permitting/construction.

*g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.*

There are no environmentally critical areas or natural resources at this site.

*h. Whether the request will be compatible with existing or planned uses.*

The use abuts an established residential area to the east, commercial uses to the north, and a planned assisted living facility to the south. The Staff opinion is that the proposed expansion does not conflict with these uses. As previously mentioned, Staff has not received concerns regarding the existing use or the proposed expansion. The School will not utilize Mango Drive for pick-ups and drop-offs, as conditioned and as provided for in the Student Drop-off and Pick-up Exhibit (*see* Attachments B and C), and therefore will not contribute to additional traffic to those nearby residents.

*i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.*

As previously discussed, this expansion shall not cause damage or other detriment to persons or property. The site has been functioning as a private school and Pre-K concurrently since 2014. Those utilizing the school will be instructed to utilize Vanderbilt Drive for ingress and egress to the site, which has a right and left turn lane into the site. The Applicant indicates in their Traffic Impact Statement (TIS) and stacking plan that the site can accommodate all traffic within, and no impacts to the surrounding roadways will result. Further, if new buildings are constructed, they will be appropriately buffered, located in accordance with the LDC and would be required to meet the design standards contained in Chapter 3 of the LDC, providing an aesthetically pleasing view for the adjacent residents.

*j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.*

The Applicant has applied for a special exception, as required by LDC Sec. 4-436. A narrative, site plan, TIS and stacking plan were provided to support the request. The Applicant held the required neighborhood meetings prior to submitting the request, and again after the application was found sufficient by Staff. The request has been reviewed for compliance with the standards set forth in LDC Chapter Four and no deviations have been requested.

As such, it is Staff's opinion that the Applicant has been able to demonstrate compliance with the special exception criteria.

### Surrounding Zoning

The parcel to the north is zoned CPD and is a business office park.

To the south is currently vacant land, zoned RPD for an assisted living facility, per Zoning Ordinance 19-03.

To the east is Mango Drive, a public right-of-way, followed by single-family residential homes zoned RS-1, RS-3 and AG-2.

To the west is Vanderbilt Drive, the Lee/Collier County line, office buildings and single-family residences of Collier County.

### Neighborhood Compatibility

The Family Life Center building and site have already been developed and are being used for the private school use. The Sanctuary building operates as a Place of Worship.

To the north is an existing office park, comprised of individually owned parcels and businesses, and zoned Commercial Planned Development. To the east are single-family residential uses and to the south is currently vacant land, approved for a 92-bed assisted living facility.

Staff agrees that the proposed expansion, as conditioned, would not negatively impact the surrounding area.

### Environmental Considerations

The subject property has already been developed and impacted. There are no environmentally critical areas or natural resources located on site. Any future development will be in accordance with LDC standards.

### Traffic

The Church operates on Sunday providing day classes to its membership but does not offer weekday classes. The school provides classes during the weekday and may offer occasional weekend events.

Based on current conditions, the school can accommodate stacking for 90 students, proposed Phase 1, within the paved areas of the driveways. As conditioned and included in Phase 2 of the stacking plan, when enrollment exceeds 90 students, the site would be required to pave the southern drive aisle to accommodate all queuing for afternoon pick-ups entirely on site (Attachment C)

Staff agrees that the use of Vanderbilt Drive as the point of ingress and egress for the use will not cause an adverse impact on traffic and provides an adequate connection to a collector road.

## Comprehensive Plan Considerations

The subject property is located within the Medium Density Multi-Family Residential future land use category according to the Future Land Use Map of the City's Comprehensive Plan. The Medium Density Multi-Family Residential category is described in **Policy 1.1.8.1** as:

***Policy 1.1.8.1: Medium Density Multi-Family Residential** – Intended to accommodate multi-family, modular and manufactured housing, and existing mobile home and recreational vehicle parks up to a maximum density of 10 units per gross acre and approximately 1,341 acres of gross land area in the land use category; group homes and foster care facilities, public schools and other public, semi-public and recreational uses on a limited basis. This land use category is applied primarily to existing properties developed with multi-family or mobile home/recreational vehicle parks located within the Coastal Management Area (CMA), or lands formerly afforded a land use designation of Urban Community in the Lee Plan, or properties adjacent to existing or major planned roadways.*

- a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures, on permanent foundations, cluster housing, zero lot line, townhouses, multi-family structures, and mobile homes or recreational vehicles in existing mobile home or recreational vehicle parks.*
- b. Residential density shall be limited to not more than six dwelling units per acre. If affordable housing is provided, residential density may be increased by up to four additional dwelling units per acre. This density range is consistent with the density previously afforded under the Urban Community land use designation in the Lee Plan.*
- c. Commercial uses may be appropriate provided they are primarily intended to serve the residents of a mixed use project and are sensitive to nearby residential uses.*
- d. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves, except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*

The requested use of a Noncommercial School, Other use is consistent and compatible with the Medium Density Multi-Family Residential future land use provisions in the City's Comprehensive Plan.

## Findings & Conclusion

It is Staff's opinion the special exception request for the expansion of a noncommercial school, other use is consistent with the provisions of the Comprehensive Plan, is compatible with existing and planned uses within the area, will not cause damage, hazard or nuisance, will not impact

environmentally critical areas, and is located in an area with adequate public facilities. Based on the documentation provided, the school is not exposed to physical constraints, hazards or nuisances which are detrimental to the health and safety of students, the general operation of the school, and the general public.

### **III. RECOMMENDATION:**

Staff recommends **APPROVAL** of the request, subject to the following conditions:

1. This approval is for a two-phase expansion of enrollment.
  - a. Phase 1: 90 students maximum. The site shall function in accordance with the Phase 1 stacking plan attached to the Special Exception resolution (Attachment C, Page 1).
  - b. Phase 2: 91-160 students maximum. The site shall function in accordance with the Phase 2 stacking plan, which includes additional site improvements as depicted thereon (Attachment C, Page 2). This plan may be reassessed at the time of the local development order for compliance and functionality based upon the performance and data provided from the existing usage and/or the construction of the proposed entrance from Vanderbilt Drive to serve the adjacent parcel, to the south.
2. At all times, 159 parking spaces shall be maintained. If utilizing a shared parking agreement, a Joint Use of Parking Administrative Action is required, and the approval shall be recorded in the Official Records of Lee County.
3. All on-site vehicular circulation shall only utilize paved drive aisles and shall enter and exit the site via Via Del Rey and Vanderbilt Drive.
4. At no time shall vehicle queues extend onto roadways, including Via Del Ray and Vanderbilt Drive, or block any access driveway to the site.
5. At the time of school enrollment of 91 students, the Phase 2 stacking plan attached to the Special Exception resolution will be implemented (Attachment C, Page 2). The school may administratively request an alternate stacking plan or threshold above 90 students to determine if the Phase 1 stacking plan can accommodate more than the 90 students, and if so, establish a new student enrollment limit prior to implementing the Phase 2 stacking plan.
6. As contemplated within the Traffic Impact Statement (TIS), all ingress and egress for the school function shall utilize Vanderbilt Drive.



7. An on-site directional sign shall be installed to facilitate the student pick-up and drop off in accordance with the approved Student Drop-Off and Pick-Up Exhibit (Attachment B).
8. During afternoon student dismissal period (i.e., 2:45 PM- 3:15 PM), school personnel shall place traffic cones and/or flaggers across the east/west drive aisle to Mango Drive to provide direction in accordance with the approved Student Drop-Off and Pick-Up Exhibit (Attachment B).
9. The school shall provide proof of enrollment on an annual basis by the anniversary of the date of approval to the City of Bonita Springs Community Development Department to ensure compliance. This report shall include the number of students enrolled. Failure to submit this report shall result in a revocation of occupancy.
10. Private school hours of operation are limited to Monday through Friday, 8 AM- 5 PM, with occasional weekend events.
11. Should the operation not function according to the stacking plan (Attachment C), or additional safety concerns arise from the implementation of the plan, after three documented observations, then this special exception shall return to City Council for reconsideration.
12. Collier County Staff will review the future local development order Traffic Impact Statement (TIS) and site plans and provide review comments. The TIS must include full operational analysis based on built out conditions, including the following:
  - a. turn lane warrants based on Collier County ROW Standards,
  - b. documentation of existing conditions, and
  - c. conclusion pertaining to existing constraints and/or proposed improvements.

### **SUBJECT PROPERTY**

The Applicant indicates the STRAP number is: 04-48-25-B1-00002.0000

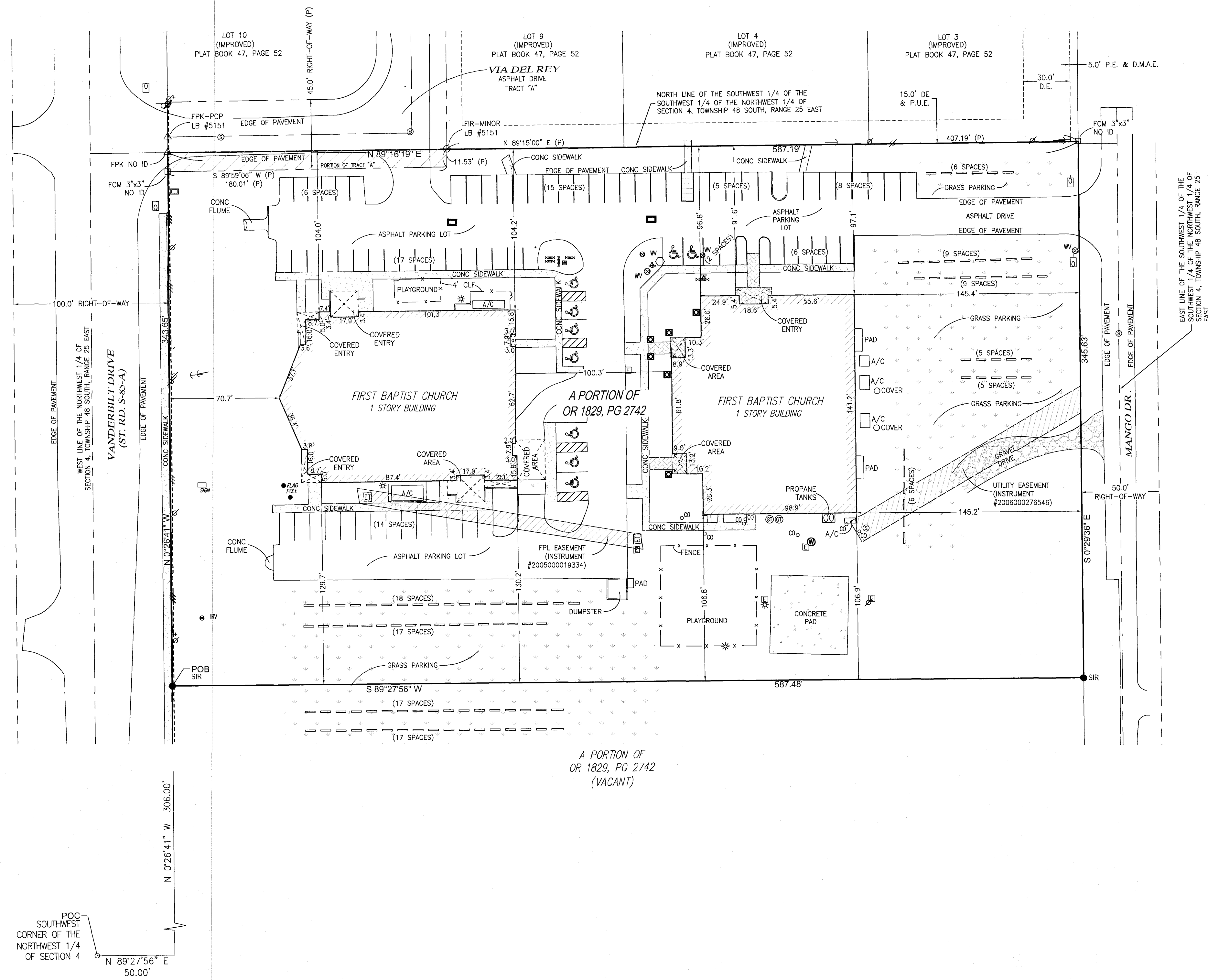
### **EXHIBITS**

- A. Sketch and Legal Description of the Subject Property

### **ATTACHMENTS**

- A. Proposed Site Plan
- B. Proposed Student Drop-Off and Pick-Up Exhibit
- C. Proposed Stacking Plan

# EXHIBIT A



## PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

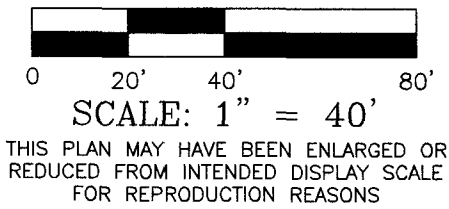
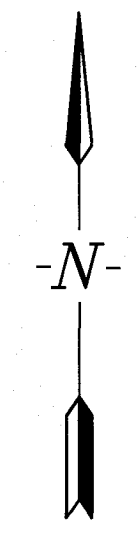
COMMENCING AT SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89°27'56" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF VANDERBILT DRIVE (S.R. S-85-A); THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°26'41" WEST, A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 00°26'41" WEST, A DISTANCE OF 343.65 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE NORTH 89°16'19" EAST, A DISTANCE OF 587.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF MANGO DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1966, PAGE 3561, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LANDS AND ALSO BEING SAID WEST RIGHT-OF-WAY SOUTH 00°29'36" EAST, A DISTANCE OF 345.63 FEET; THENCE SOUTH 89°27'56" WEST, A DISTANCE OF 587.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.65 ACRES, MORE OR LESS.

## NOTES:

- BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED USING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND ARE BASED ON THE SOUTH LINE OF VANDERBILT OFFICE PARK, AS RECORDED IN PLAT BOOK 47, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING N 89°16'19" E.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0654F, DATED 8-28-2008.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- DATE OF LAST FIELD WORK: 12/11/2019.



LEGEND	
POC	POINT OF COMMENCEMENT
OR	OFFICIAL RECORDS BOOK
POB	POINT OF BEGINNING
FP	FOUND IRON PIPE
FR	FOUND 5/8" IRON ROD
SR	SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	FOUND CONCRETE MONUMENT
SCM	SET CONCRETE MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	FOUND PARKER KALON NAIL
SPK	SET PARKER KALON NAIL w/ALUMINUM DISK, L.B. #5151
TDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MANG NAIL
FMN	FOUND
PL	PLAT
M	MEASURED
C	CALCULATED
D	DEED
PR	PLAT BOOK
PG	OFFICIAL RECORDS BOOK (PAGES)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SFC	STATE PLANE COORDINATES
POE	PORTION OF EASEMENT
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LE	LAKE MAINTENANCE EASEMENT
LSE	LANDSCAPE BUFFER EASEMENT
IRE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
SSE	SOUTH SPRINGS UTILITY EASEMENT
NVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RM	RM ELEVATION
A/C	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CM	CORRUGATED METAL PIPE
CP	CORRUGATED PLASTIC PIPE
CFP	REINFORCED CONCRETE PIPE
CMW	CONCRETE MASONRY WALL
TOB	TOP OF BANK
TOS	TOP OF SLOPE
EDW	EDGE OF WATER
ELW	EDGE OF LAKE
EL	EDGE OF PAVEMENT
EDP	EDGE OF DRIVE
ED	EDGE
BL	BELIEVED
CS	CLEAN OUT
SV	SEWER VALVE
CB	CATCH BASIN
DM	DRAINAGE MANHOLE
MD	MISERED DNO
WD	WADY DRAIN
WV	WATER VALVE
WM	WATER METER
BFP	BACK FLOW PREVENTOR
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
BSP	BACTERIA SAMPLE POINT
AV	AIR RELEASE VALVE
PCV	PRISON VALVE/CONTROL VALVE
GV	GAS VALVE
GM	GAS METER/SERVICE GAS METER
GP	GAS PIPING
UP	UTILITY POLE - WOOD
UC	UTILITY POLE - CONCRETE
GA	GUY ANCHOR
OW	OVERHEAD WIRES
LP	LIGHT POLE
TM	TELEPHONE MANHOLE
TR	TELEPHONE RISER/BOX
CT	CABLE TELEVISION RISER/BOX
EM	ELECTRIC MANHOLE
ER	ELECTRIC RISER/BOX/METER
ET	ELECTRIC TRANSFORMER
TL	TRAFFIC LIGHT
UPM	UNDERGROUND UTILITY MARKER
SP	SIGN ON POLE
DM	DRAINAGE MAINTENANCE ACCESS EASEMENT
PE	PLANTING EASEMENT
SR	STATE ROAD
M	MILL
H	HANDICAP SPACE

CERTIFIED TO:  
**FIRST BAPTIST CHURCH OF BONITA SPRINGS, AKA NEW LIFE CHURCH**  
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
**BRENNAN, MANNA & DIAMOND, P.L.**

**Q. Grady Minor and Associates, P.A.**  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266  
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY: AH	<b>BOUNDARY SURVEY w/ IMPROVEMENTS</b>	12/19/19 DATE SIGNED
CHECKED BY: DLS	<b>FIRST BAPTIST CHURCH OF BONITA</b>	
JOB CODE: 3971VDR	<b>3971 VIA DEL REY</b>	
SCALE: 1" = 40'	<b>BONITA SPRINGS, FL 34134</b>	
DATE: 12 DECEMBER 2019	<b>LYING IN</b>	
FILE: 19-221-BSI.DWG	<b>SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST</b>	
SHEET: 1 of 1	<b>LEE COUNTY, FLORIDA</b>	

G:\SURVEY\PROJECT SURVEY 2019\221 - FIRST BAPTIST CHURCH BONITA SPRINGS\SURVEY\19-221-BSI.DWG

# ATTACHMENT A



0 30' 60'  
11x17 SCALE: 1" = 60'

ZONED: VANDERBILT OFFICE PARK CPD  
USE: OFFICES

ZONED: VANDERBILT OFFICE PARK CPD  
USE: OFFICES

10' WIDE TYPE 'A' LANDSCAPE  
BUFFER (EXISTING)

PORTION OF  
TRACT "A"  
PLAT BOOK  
47 PAGE 52

VIA DEL REY

VIA DEL REY

GRASS PARKING

PARKING

PARKING

GRASS PARKING

ZONED: C-1  
USE UNDEVELOPED

VANDERBILT DRIVE

15' WIDE TYPE 'D' LANDSCAPE BUFFER (EXISTING)

CHURCH SANCTUARY  
PRE-SCHOOL

SCHOOL /  
COMMUNITY ROOM

FUTURE  
PORTABLE/  
MODULAR  
CLASSROOMS

ZONED: RS-3  
USE: SINGLE FAMILY  
RESIDENTIAL

15' WIDE TYPE 'D'  
LANDSCAPE BUFFER  
(SEE CONDITION #2)

PARKING

FPL EASEMENT  
(INSTRUMENT #2005000019334)

DROP OFF / PICKUP

UTILITY  
EASEMENT  
(INSTRUMENT  
#2006000276546)

GRASS PARKING

PLAY  
GROUND

OUTDOOR PLAY AREA

PARKING: PROVIDED 141 (82 PAVED + 59 GRASS)  
EXISTING: REQUIRED 37 SPACES  
DAYCARE - 13 EMPLOYEES (2 PER  
EMPLOYEE = 26 SPACES)  
K-8 - 10 EMPLOYEES (1 PER EMPLOYEE = 10  
SPACES)  
48 STUDENTS (1 PER 40 STUDENTS = 1  
SPACE)

PROPOSED: REQUIRED 48 SPACES  
DAYCARE - 13 EMPLOYEES (2 PER  
EMPLOYEE = 26 SPACES)  
K-8 - 18 EMPLOYEES (1 PER EMPLOYEE = 18  
SPACES)  
160 STUDENTS (1 PER 40 STUDENTS = 4  
SPACES)

SHARED: 28 SPACES (NORTHERN OFFICES)

10' WIDE TYPE 'A' LANDSCAPE  
BUFFER (SEE CONDITION #2)

ACCESS, DRAINAGE AND COST  
SHARING EASEMENT  
(INSTRUMENT # 2020000035285)

ZONED: COASTAL COTTAGES RPD  
USE: UNDEVELOPED ASSISTED LIVING

MANGO DRIVE

LEGEND

Revision	Date	Description	By

DESIGNED BY: OGMA  
DRAWN BY: SU  
APPROVED: DWA  
JOB CODE: GCASE-20  
SCALE: 1" = 60'

**GradyMinor**  
O. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, Florida 34134

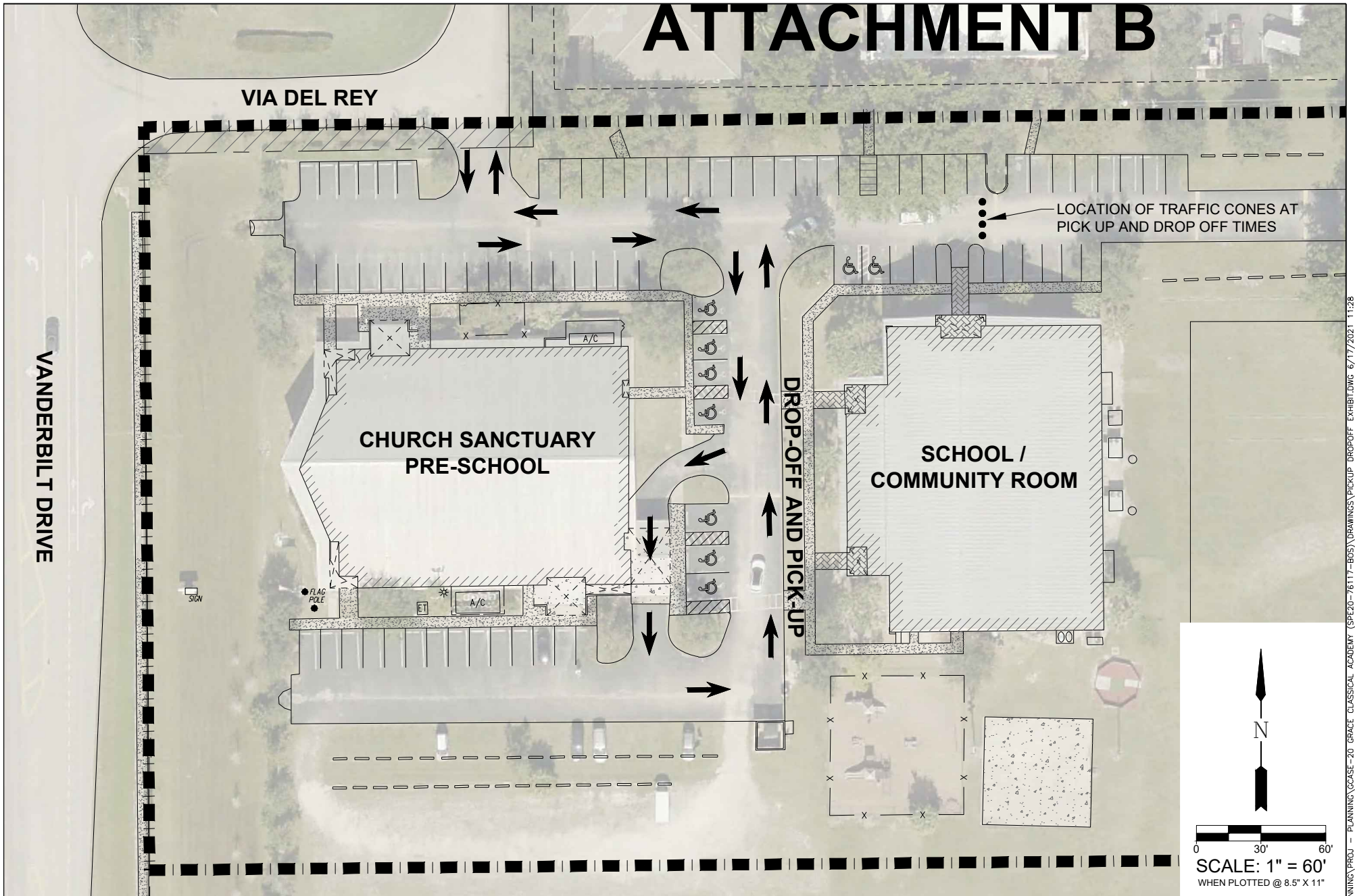
Civil Engineers • Land Surveyors • Planners • Landscape Architects  
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Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

**GRACE CLASSICAL ACADEMY**

SPECIAL EXCEPTION  
EXHIBIT IV.G  
CONCEPTUAL SITE PLAN

MUNICIPALITY: BONITA SPRINGS  
SBC/TWN/RGE: 04/48S/25E  
DATE: MARCH 2021  
SUBMITTAL TYPE: SPECIAL EXCEPTION  
SHEET 1 OF 1

# ATTACHMENT B



**LEGEND**



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 3800 Via Del Rey  
 Bonita Springs, Florida 34134

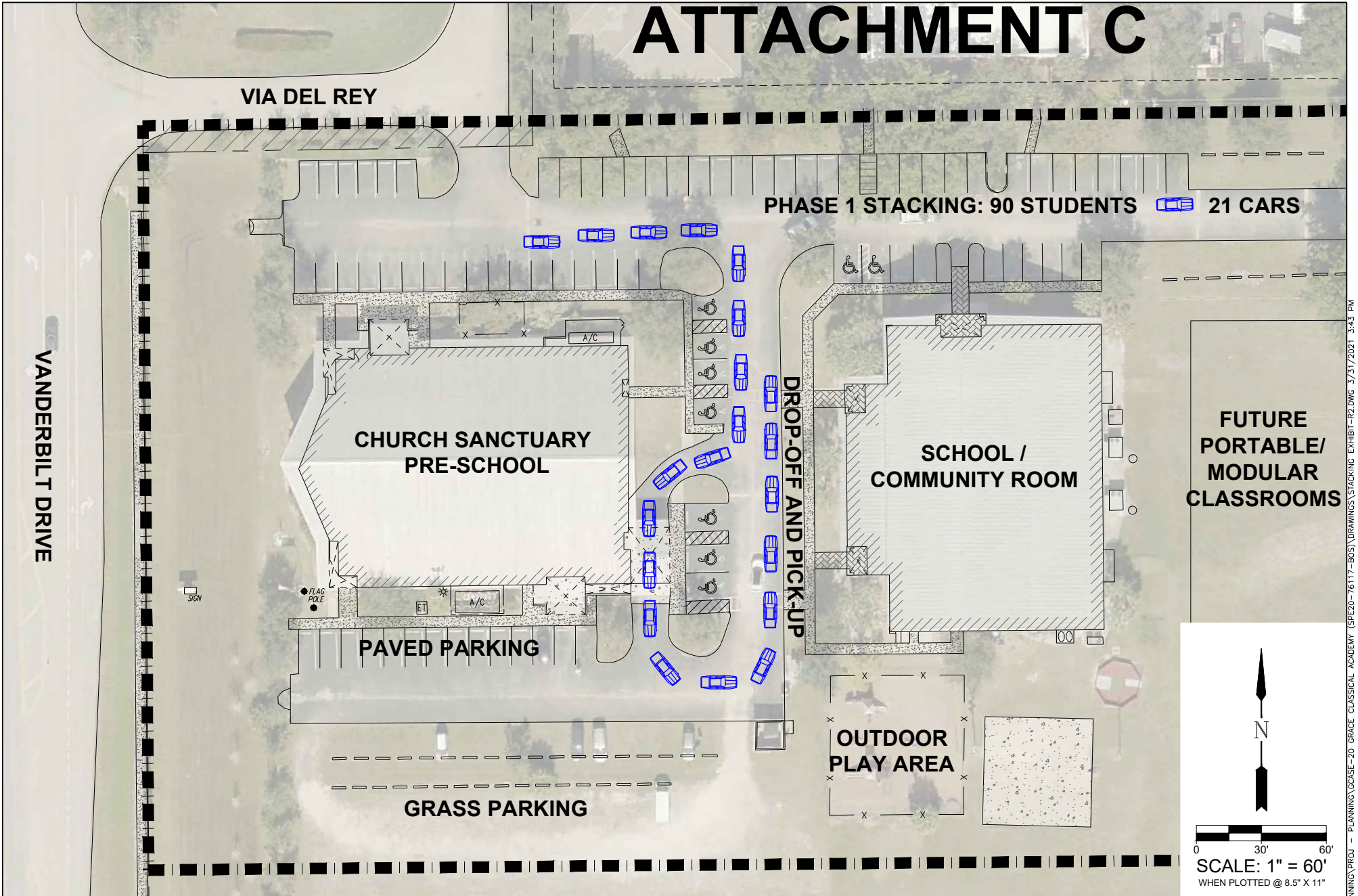
*GRACE CLASSICAL ACADEMY*

SPECIAL EXCEPTION  
 STUDENT DROP-OFF/PICK-UP EXHIBIT

SCALE:	1" = 60'
JOB CODE:	GCASE-20
DATE:	JUNE 2021
FILE NAME:	PICKUP DROP-OFF EXHIBIT
SHEET	1 OF 1

I:\LOCAL FILES\PLANNING\PROJ - PLANNING\GCASE-20 GRACE CLASSICAL ACADEMY (SPE20-76117-BOS)\DRAWINGS\PICKUP DROP-OFF EXHIBIT.DWG 6/17/2021 11:28 AM

# ATTACHMENT C



**LEGEND**



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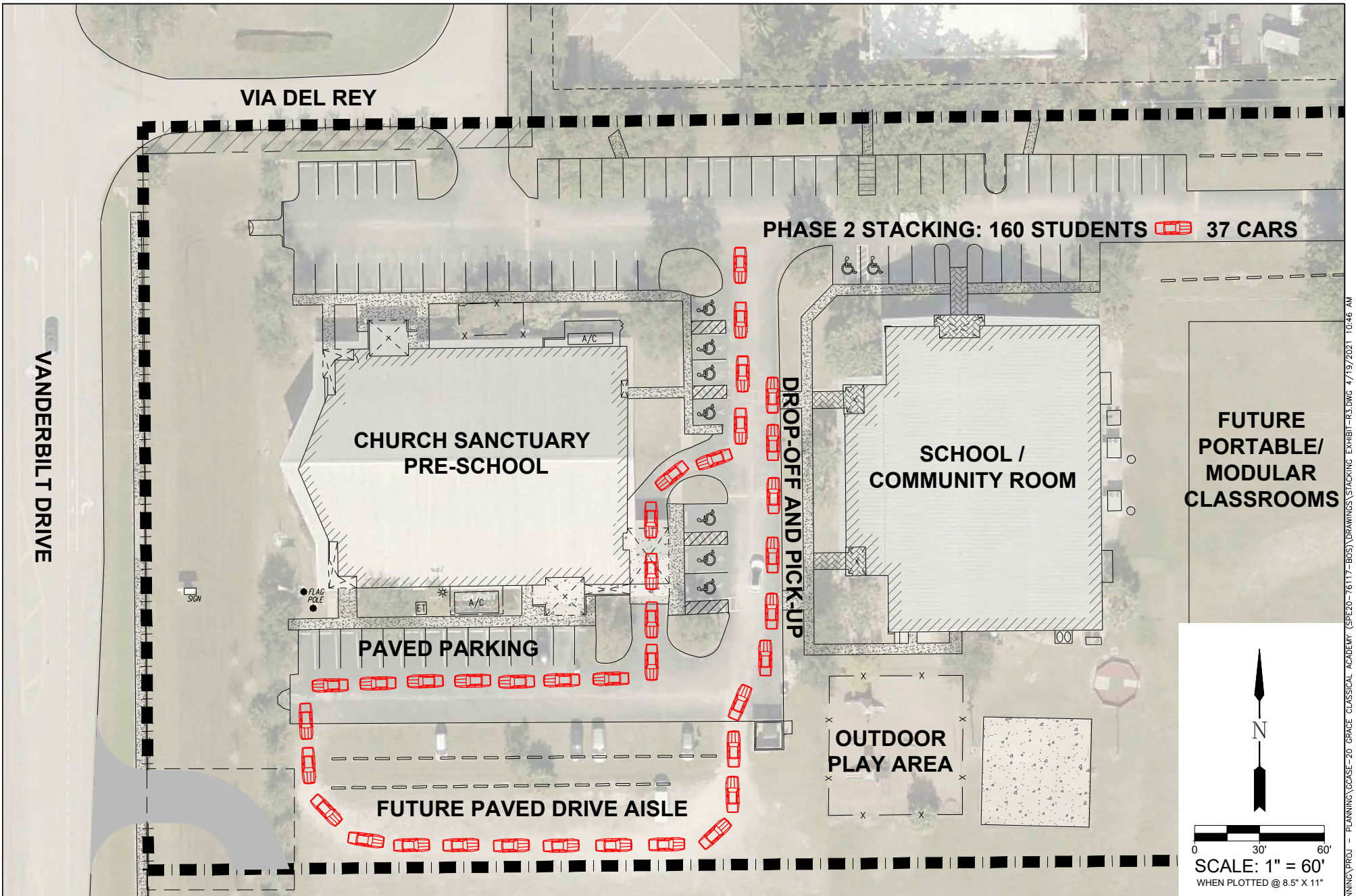
**GRACE CLASSICAL ACADEMY**

SPECIAL EXCEPTION

STUDENT DROP-OFF/PICK-UP STACKING EXHIBIT  
PHASE 1

SCALE:	1" = 60'
JOB CODE:	GCASE-20
DATE:	FEBRUARY 2021
FILE NAME:	STACKING EXHIBIT-R2
SHEET	1 OF 1

\\GOM.LOCAL\FILES\PLANNING\PROJ - PLANNING\GCASE-20 GRACE CLASSICAL ACADEMY (SPE20-76117-BOS)\DRAWINGS\STACKING EXHIBIT-R2.DWG 3/31/2021 3:43 PM



LEGEND



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 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

*GRACE CLASSICAL ACADEMY*

SPECIAL EXCEPTION

STUDENT DROP-OFF/PICK-UP STACKING EXHIBIT  
PHASE 2

SCALE:	1" = 60'
JOB CODE:	GCASE-20
DATE:	APRIL 2021
FILE NAME:	STACKING EXHIBIT-R3
SHEET	1 OF 1

\\GOM.LOCAL\FILES\PLANNING\PROJ - PLANNING\GCASE-20 GRACE CLASSICAL ACADEMY (SPE20-76117-BOS)\DRAWINGS\STACKING EXHIBIT-R3.DWG 4/19/2021 10:46 AM

## AFFIDAVIT OF COMPLIANCE

### Grace Classical Academy Special Exception, December 10, 2020 Neighborhood Meeting

I hereby certify that pursuant to Ordinance No. 18-15, of the Bonita Springs Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the property owners and/or condominium, home owner and civic associations within 1,000 feet from the subject property whose members may be affected by the proposed land use changes of an application request for a rezoning, PD amendment, variance or special exception, at least 21 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Lee County.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

Per the attached letter, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance.



\_\_\_\_\_  
D. Wayne Arnold, AICP

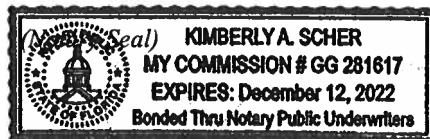
State of Florida  
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this 23rd day of November, 2020 by D. Wayne Arnold, AICP, who is personally known to me ~~or who has produced~~ \_\_\_\_\_ as identification.



\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
Kimberly A. Scher  
Printed Name of Notary



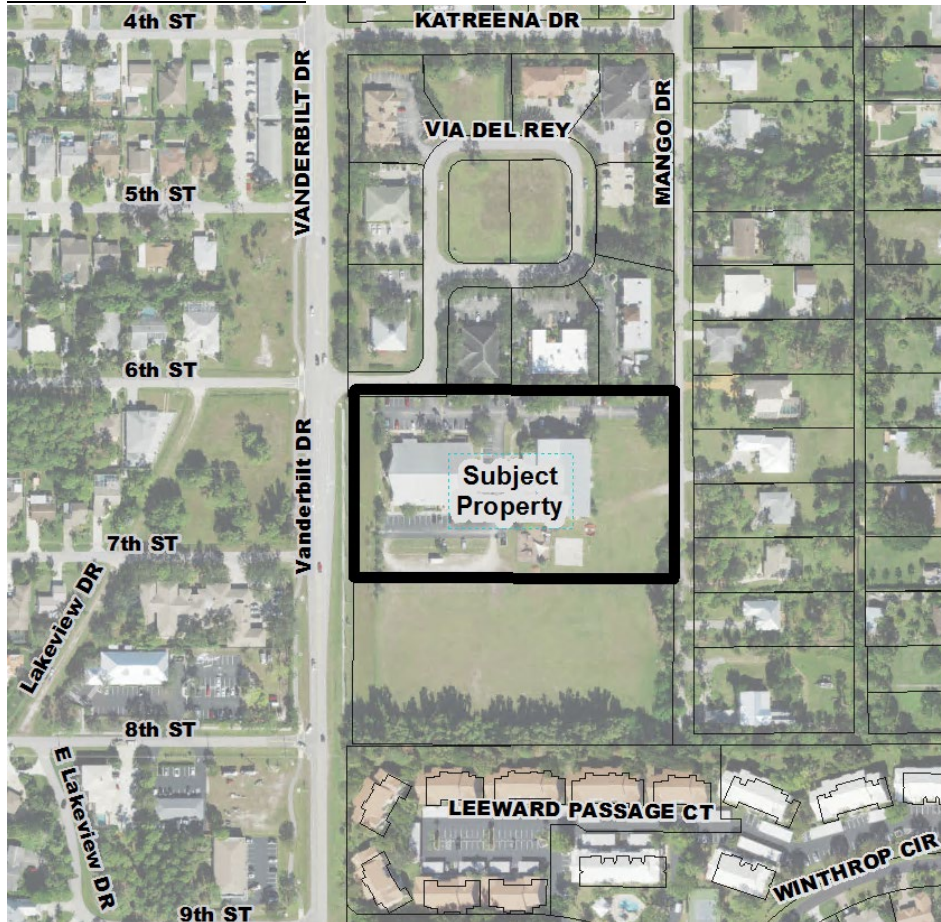
## NEIGHBORHOOD INFORMATION MEETING

A neighborhood information meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held December 10, 2020, 5:30 p.m. at New Life Church, Sanctuary Building, 3971 Via Del Rey, Bonita Springs, Florida 34134.

The neighborhood information meeting will provide general information regarding a proposed Special Exception (SE) application for a private K-8 school for property located at 3971 Via Del Rey. The applicant Grace Classical Academy, currently utilizes classroom space within the sanctuary building at New Life Church 3971 Via Del Rey and would like to move from their existing space on the property into the adjacent Family Life Center building and initially increase enrollment from 48 to 90 students. Grace Classical Academy would like to further increase enrollment to 160 children with the addition of portable classrooms at a future date.

The subject property (STRAP Number 04-48-25-B1-00002.0000) is comprised of approximately 4.6± acres and is located at the Southeast corner of Vanderbilt Drive and Via Del Rey, in Section 04, Township 48 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour at Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134, email: [sumpenhour@gradymenor.com](mailto:sumpenhour@gradymenor.com), phone: 239-947-1144, fax: 239-947-0375. [www.gradymenor.com/planning](http://www.gradymenor.com/planning). The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.

### PROJECT LOCATION MAP





Foliold	STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry
10596497	04-48-25-B1-00002.0000	FIRST BAPTIST CHURCH OF BONITA		3971 VIA DEL REY		BONITA SPRINGS	FL	34134	
10296160	04-48-25-B1-00001.0000	RINALDI OLGA		3990 KATREENA DR		BONITA SPRINGS	FL	34134	
10596498	04-48-25-B1-00002.000A	COASTAL COTTAGES 1 LLC		3971 VIA DEL REY		BONITA SPRINGS	FL	34134	
10296162	04-48-25-B1-00002.0010	STEVENS KIM M		28251 SUNSET DR		BONITA SPRINGS	FL	34134	
10296163	04-48-25-B1-00002.0020	MCLANE VICTORIA		28233 SUNSET DR		BONITA SPRINGS	FL	34134	
10296165	04-48-25-B1-00003.0000	GREENBERG SAMUEL J & KATHLEEN		PO BOX 1300		BONITA SPRINGS	FL	34133	
10296167	04-48-25-B1-00003.001A	BIASI JOSEPH F & CASSIE L		28221 MANGO DR		BONITA SPRINGS	FL	34134	
10296168	04-48-25-B1-00003.0020	LAGRANGE MARK C TR		5547 MYSTIC BAY BLVD		MARBLEHEAD	OH	43440	
10296169	04-48-25-B1-00003.0030	RUSSELL RANDALL		28284 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10591108	04-48-25-B1-00003.0040	SCAVONE GUY J II		28285 MANGO DR		BONITA SPRINGS	FL	34134	
10296172	04-48-25-B1-00003.0060	ALEXE DANA-SORANA		28369 MANGO DR		BONITA SPRINGS	FL	34134	
10296173	04-48-25-B1-00003.006A	TOLEDO DIANA L L/E		28355 MANGO DR		BONITA SPRINGS	FL	34134	
10296174	04-48-25-B1-00003.006B	MCKEE MICHAEL E		28405 MANGO DR		BONITA SPRINGS	FL	34134	
10296175	04-48-25-B1-00003.006C	CAMPBELL DAVID O		28387 MANGO DR		BONITA SPRINGS	FL	34134	
10296176	04-48-25-B1-00003.0070	TOLEDO MARIANA		PO BOX 791		BONITA SPRINGS	FL	34133	
10296177	04-48-25-B1-00003.007A	GRABER ANNE		28435 MANGO DR		BONITA SPRINGS	FL	34134	
10296178	04-48-25-B1-00003.007B	MCCORMICK W MORRIS		28471 MANGO DR		BONITA SPRINGS	FL	34134	
10296180	04-48-25-B1-00003.0080	COONEY JAMES M & KIMBERLY K		28356 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296181	04-48-25-B1-00003.0090	BIRMINGHAM MICHAEL J		6924 LONE OAK BLVD		NAPLES	FL	34109	
10296183	04-48-25-B1-00003.0110	CLOKEY ROBERT L & FLAKE J		28321 MANGO DR		BONITA SPRINGS	FL	34134	
10296185	04-48-25-B1-00003.0130	MASANOTTI MICHAEL & JOANNE		28265 MANGO DR		BONITA SPRINGS	FL	34134	
10296186	04-48-25-B1-00003.0140	BLAD STEVEN E TR		28470 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10552742	04-48-25-B1-00003.014A	BLAD STEVEN E TR		28470 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296187	04-48-25-B1-00003.0150	RICHTER RUTH ANN-MIERAS TR		48777 PEBBLE LN		NOVI	MI	48374	
10296188	04-48-25-B1-00003.0170	TAYLOR DARLA JEAN		28300 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296189	04-48-25-B1-00003.0180	DIMES VICTOR G & CATHY S		28337 MANGO DR		BONITA SPRINGS	FL	34134	
10296190	04-48-25-B1-00003.0190	ENGEL ALBERT W		PO BOX 2232		BONITA SPRINGS	FL	34133	
10296191	04-48-25-B1-00003.019A	HICKS DANIEL R		28434 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296192	04-48-25-B1-00003.0200	LEONARD ROLAND G & NANCY L		4000 CARPENTER RD		ASHTABULA	OH	44004	
10296195	04-48-25-B1-00003.0210	LEMONT JEROME A & DEE ANN		28224 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296196	04-48-25-B1-00003.021A	SCHULDT GARY L & CHRISTINE D		2102 RIEDEL BEACH LN		MILTONA	MN	56354	
10296197	04-48-25-B1-00003.0220	GRABER ANNE		28435 MANGO DR		BONITA SPRINGS	FL	34134	
10296198	04-48-25-B1-00003.0230	BUTTS STEVEN C		28414 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296199	04-48-25-B1-00003.0240	MEADOWLARK RENTAL PROPERTIES		3250 BONITA BEACH RD STE 205	PMB 326	BONITA SPRINGS	FL	34134	
10296200	04-48-25-B1-00003.0250	BAJORAS JOHN JR & DONNA L		282 ANITA AVE		PITTSBURGH	PA	15217	
10296203	04-48-25-B1-00003.0270	KEITHLEY DAVID & DIANA		27566 IMPERIAL RIVER RD		BONITA SPRINGS	FL	34134	
10296206	04-48-25-B1-00003.0300	ROBERTS ROGER BRUCE		3705 TOMLINSON		BONITA SPRINGS	FL	34134	
10296207	04-48-25-B1-00003.1000	WELLMAN ROBERT J & CHERYL M		28266 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296250	04-48-25-B1-00014.0100	JOHNSON LAURI R		28235 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296327	04-48-25-B1-00100.0110	PURPLE SC LLC		8805 TAMIAAMI TRL N #225		NAPLES	FL	34108	
10296328	04-48-25-B1-00100.0130	PURPLE SC LLC		8805 TAMIAAMI TRL N #225		NAPLES	FL	34108	
10296329	04-48-25-B1-00100.0150	JACKSON RYAN & SUSAN M		28250 SUNSET DR		BONITA SPRINGS	FL	34134	
10296330	04-48-25-B1-00100.0160	ROMSAB INC		28232 SUNSET DR		BONITA SPRINGS	FL	34134	
10296331	04-48-25-B1-00100.0170	FESCELLA STEPHEN		28214 SUNSET DR		BONITA SPRINGS	FL	34134	
10296332	04-48-25-B1-00100.0180	GALLIGAN JOHN PATRICK III		7875 N WEXFORD CT		BLOOMINGTON	IN	47408	
10296351	04-48-25-B1-00100.0390	SCHROPFER FRANCIS C		28197 SUNSET DR		BONITA SPRINGS	FL	34134	
10296352	04-48-25-B1-00100.0400	MCCLAIN MILDRED L L/E		28215 SUNSET DR		BONITA SPRINGS	FL	34134	
10296353	04-48-25-B1-00100.0430	ALVES ANTONIO III		28250 MANGO DR		BONITA SPRINGS	FL	34134	
10296354	04-48-25-B1-00100.0440	WESLEY MICHAEL III & SUSAN A		4863 ESPLANDE ST		BONITA SPRINGS	FL	34134	
10296355	04-48-25-B1-00100.0450	FORD JAMES J & LORRAINE M		581 BARNES ST		PHILADELPHIA	PA	19128	
10296356	04-48-25-B1-00100.0460	RICHTER FREDERICK M		48777 PEBBLE LANE		NOVI	MI	48374	
10296367	04-48-25-B1-00200.0010	UR EUGENE M JR		28325 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296368	04-48-25-B1-00200.0020	GRICUS DONALD E		3734 TOMLINSON ST		BONITA SPRINGS	FL	34134	
10296369	04-48-25-B1-00200.0030	JURSNICK MEREDITH H		3718 TOMLINSON ST		BONITA SPRINGS	FL	34134	
10296370	04-48-25-B1-00200.0040	LECKBEE DONALD E & CAROL S		3704 TOMLINSON ST		BONITA SPRINGS	FL	34134	
10296395	04-48-25-B1-00200.0290	ROBERTS BRITTA & ROGER		5080 ESPLANADE ST		BONITA SPRINGS	FL	34134	
10296396	04-48-25-B1-00200.0300	HILDEBRANDT L ERIC		3719 TOMLINSON ST		BONITA SPRINGS	FL	34134	
10296397	04-48-25-B1-00200.0310	PERRI JOHN & CAROL		3735 TOMLINSON ST		BONITA SPRINGS	FL	34134	
10296398	04-48-25-B1-00200.0320	HOOPER LINDSAY L TR		28355 MEADOWLARK LN		BONITA SPRINGS	FL	34134	
10296400	04-48-25-B1-00300.0010	HOWLE DON L & SANDRA E		28391 MEADOWLARK LN		BONITA SPRINGS	FL	34134	

10296401	04-48-25-B1-00300.0020	SWEET DOUGLAS & ANNA		3732 SUDBURY LN		BONITA SPRINGS	FL	34134	
10296402	04-48-25-B1-00300.0030	PETZOLT EDNA		3716 SUDBURY LN		BONITA SPRINGS	FL	34134	
10296403	04-48-25-B1-00300.0040	KIRBY MICHAEL & JOSEPHINE		3700 SUDBURY LN		BONITA SPRINGS	FL	34134	
10296415	04-48-25-B1-00300.0160	PETZOT SANDY J TR		3749 SUDBURY LN		BONITA SPRINGS	FL	34134	
10296416	04-48-25-B1-00300.0170	RIOUX MICHELE L		3717 SUDBURY LN		BONITA SPRINGS	FL	34134	
10569093	04-48-25-B1-00300.0180	PHILLIPS THOMAS M		3711 SUDBURY LN		BONITA SPRINGS	FL	34134	
10296417	04-48-25-B1-00300.0190	UNGER ROBERT J		3701 SUDBURY LN		BONITA SPRINGS	FL	34134	
10296430	04-48-25-B1-00400.0010	PROSSER TIMOTHY M		3734 BAILES ST		BONITA SPRINGS	FL	34134	
10296431	04-48-25-B1-00400.0020	NOLTING-HAUFF GEORG		BAUTZENER STR 15		LOEHNE		32584	GERMANY
10296457	04-48-25-B1-00400.0280	JOELS JAMES E & RITA		3717 BAILES ST		BONITA SPRINGS	FL	34134	
10296458	04-48-25-B1-00400.0290	SHARRETT CHARLOTTE G		3733 BAILES ST		BONITA SPRINGS	FL	34134	
10296459	04-48-25-B1-00400.0300	HAYES JASON HOWARD		3749 BAILES ST		BONITA SPRINGS	FL	34134	
10296593	04-48-25-B1-00900.0010	VOLA GEORGE C & ANNE		3750 PATTY CT		BONITA SPRINGS	FL	34134	
10296594	04-48-25-B1-00900.0020	RENWART-RUANO KATHLEEN		3730 PATTY CT		BONITA SPRINGS	FL	34134	
10296595	04-48-25-B1-00900.0030	DAVIES SIMONE &		3710 PATTY CT		BONITA SPRINGS	FL	34134	
10296596	04-48-25-B1-00900.0040	GORMLEY RICHARD J		3690 PATTY CT		BONITA SPRINGS	FL	34134	
10296603	04-48-25-B1-00900.0110	HILLAN GREGORY K & JAYNE L		3691 PATTY CT		BONITA SPRINGS	FL	34134	
10296604	04-48-25-B1-00900.0120	LUSTIK RALPH ANTHONY &		3711 PATTY CT		BONITA SPRINGS	FL	34134	
10296605	04-48-25-B1-00900.0130	SADOWSKI PAUL E & ALLISON J		3731 PATTY CT		BONITA SPRINGS	FL	34134	
10296606	04-48-25-B1-00900.0140	FLORY SUSAN E TR		2308 PARKLAWN DR		LEWIS CENTER	OH	43035	
10296921	04-48-25-B1-01600.0010	HCR PROPERTIES LLC		3860 VIA DEL REY		BONITA SPRINGS	FL	34134	
10296922	04-48-25-B1-01600.0020	HCR PROPERTIES LLC		6008 CAJEPUT LN		BONITA SPRINGS	FL	34134	
10296923	04-48-25-B1-01600.0030	PHELAN FAMILIES LLC		3820 VIA DEL REY		BONITA SPRINGS	FL	34134	
10296924	04-48-25-B1-01600.0040	VIA DEL REY LLC		3800 VIA DEL REY		BONITA SPRINGS	FL	34134	
10296925	04-48-25-B1-01600.0050	RONIM QGMA SUB-I LLC	Q GRADY MINOR	4500 GULF SHORE BLVD N	APT#221	NAPLES	FL	34103	
10296926	04-48-25-B1-01600.0060	AFJ MUSIC LLC		5753 HIGHWAY 85 N # 3848		CRESTVIEW	FL	32536	
10296927	04-48-25-B1-01600.0070	QJR PROPERTIES ESTERO LLC		12548 LAKE DENISE BLVD		CLERMONT	FL	34712	
10296928	04-48-25-B1-01600.0080	DESALVO ANDREW & CATHY TR		21624 BELHAVEN WAY		ESTERO	FL	33928	
10296929	04-48-25-B1-01600.0090	VIA DEL REY LLC		3800 VIA DEL REY		BONITA SPRINGS	FL	34134	
10296930	04-48-25-B1-01600.0100	OKK INVESTMENTS LLC		425 COVE TOWER DRIVE	# 1002	NAPLES	FL	34110	
10296931	04-48-25-B1-01600.0110	QJR PROPERTIES BONITA SPRINGS		6091 S POINTE BLVD		FORT MYERS	FL	33919	
10296932	04-48-25-B1-01600.0120	FRANK FAMILY MINERAL INTERESTS		6333 COUNTY RD 60		WINDSOR	CO	80550	
10296933	04-48-25-B1-0160A.00CE	VANDERBILT OFFICE PARK		3960 VIA DEL REY		BONITA SPRINGS	FL	34134	
10296490	04-48-25-B4-0070A.0030	CACO ROBERT TR		28651 WINTHROP CIR		BONITA SPRINGS	FL	34134	
10296491	04-48-25-B4-0070A.0040	SCHMIDT FREDERICK J		569 S HURON RD		LINWOOD	MI	48634	
10296492	04-48-25-B4-0070A.0050	WOLFE JOSEPH L & MARTHA E		6435 LAKE TRAIL DR		WESTERVILLE	OH	43082	
10296493	04-48-25-B4-0070A.0060	CAPISTRANT EUGENE J	PETER M + BARBARA L CAPISTRANT	22848 170TH ST		BIG LAKE	MN	55309	
10296497	04-48-25-B4-0070A.00CE	VANDERBILT COMM SERVICES ASSN	COLLIER FINANCIAL INC	4985 E TAMiami TRL		NAPLES	FL	34113	
10296504	04-48-25-B4-0070A.0170	MUELLER TEALE		3804 ESSEX PL		BONITA SPRINGS	FL	34134	
10296505	04-48-25-B4-0070A.0180	ALEXANDER RICHARD & LIUDMILA		3820 ESSEX PL		BONITA SPRINGS	FL	34134	
10296506	04-48-25-B4-0070A.0190	DELERME VIRGINIA TR		3836 ESSEX PL		BONITA SPRINGS	FL	34134	
10296507	04-48-25-B4-0070A.0200	FALCIONE JULIET TR		3852 ESSEX PL		BONITA SPRINGS	FL	34134	
10296508	04-48-25-B4-0070A.0210	SMITH MITCH & MARY		8181 W 8TH STREET RD		ANDERSON	IN	46011	
10296509	04-48-25-B4-0070A.0220	PIPLAKEJS ULDIS K		1326 ARBOR DR		LEMONT	IL	60439	
10296510	04-48-25-B4-0070A.0230	JOHNSON SANDRA		28561 WINTHROP CIR		BONITA SPRINGS	FL	34134	
10296511	04-48-25-B4-0070A.0240	TUMELTY JOHN W		16 CRESTVIEW DR		OCEAN VIEW	NJ	8230	
10296512	04-48-25-B4-0070A.0250	DURRETT SHELLEY O TR		28521 WINTHROP CIR		BONITA SPRINGS	FL	34134	
10296513	04-48-25-B4-0070A.0260	FREDERICKS HAROLD EDWIN TR		9120 BRENTMEADE BLVD		BRENTWOOD	TN	37027	
10296514	04-48-25-B4-0070A.0270	BAKER ROSE MARY TR		28481 WINTHROP CIR		BONITA SPRINGS	FL	34134	
10296515	04-48-25-B4-0070A.0280	GAGNON DEBORAH A TR		80 RIVERSIDE DR		WELLS	ME	4090	
10296550	04-48-25-B4-0070C.0010	STRAWDER STEVEN A & MARIA		28470 WINTHROP CIR		BONITA SPRINGS	FL	34134	
10296551	04-48-25-B4-0070C.0020	JONES LEROY D		28450 WINTHROP CIR		BONITA SPRINGS	FL	34134	
10296552	04-48-25-B4-0070C.0030	RODGERS BRIANNA & RAYMOND		28440 WINTHROP CIR		BONITA SPRINGS	FL	34134	
10296758	04-48-25-B4-01300.00CE	BERMUDA ISLES	GULF COAST PROPERTY MGMT	8951 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135	
10583384	04-48-25-B4-01400.00CE	BERMUDA CAYS CONDO ASSOC	WARNER CORP	886 110TH AVE N # 7		NAPLES	FL	34108	
10583385	04-48-25-B4-01400.01CE	BERMUDA ISLES & CAYS SWIM & RA		PO BOX 2411		BONITA SPRINGS	FL	34133	
10296964	04-48-25-B4-01900.00CE	BERMUDA ISLES II CONDO ASSOC	LAINÉ MGMT SERVICE	10915 BONIITA BEACH RD #1111		BONITA SPRINGS	FL	34134	
10296759	04-48-25-B4-01301.1010	MCGOURTY BETTY A TR		55 MARIAN LN		WOONSOCKET	RI	2895	
10296760	04-48-25-B4-01301.1020	FREY BARBARA J TR		7091 TOLAN RD		PLEASANT PLAINS	IL	62677	
10296761	04-48-25-B4-01301.1030	ALEGADO EDWARD R & HELEN		3941 LEEWARD PASSAGE CT #103		BONITA SPRINGS	FL	34134	
10296762	04-48-25-B4-01301.1040	HAGER JAMES J & PATRICIA A		102 PINE ST		MIDDLEBORO	MA	2346	

10296763	04-48-25-B4-01301.1050	DUCKWALL CHARLES & MARY	514 N DR W		MARSHALL	MI	49068
10296764	04-48-25-B4-01301.1060	DYBEL JOSEPH S	15 PINE ST		SCHERERVILLE	IN	46375
10296765	04-48-25-B4-01301.2010	DONN J CALABRESE FAMILY PARTNS	111 PARCE AVE		FAIRPORT	NY	14450
10296766	04-48-25-B4-01301.2020	FREY BARBARA J TR	7091 TOLAN RD		PLEASANT PLAINS	IL	62677
10296767	04-48-25-B4-01301.2030	PIGNATIELLO ANGELA	3941 LEEWARD PASSAGE CT #203		BONITA SPRINGS	FL	34134
10296768	04-48-25-B4-01301.2040	OULASRI MOHAMED	10980 CITRUS DRIVE		BONITA SPRINGS	FL	34135
10296769	04-48-25-B4-01301.2050	MULHERAN KATHLEEN M	PO BOX 1434		BONITA SPRINGS	FL	34133
10296770	04-48-25-B4-01301.2060	CASSIDY LISA M	98 FOREST ST		DANVERS	MA	1923
10296771	04-48-25-B4-01302.1010	SCHAROSCH GERALD	717 DEBORAH CT		MANSFIELD	OH	44904
10296772	04-48-25-B4-01302.1020	MILLER SCOTT & NANCY	7782 MUDDY RUN RD		BURNSVILLE	VA	24487
10296773	04-48-25-B4-01302.1030	BLANCHARD DIANE	936 DOUGLAS RD		BRONSON	MI	49028
10296774	04-48-25-B4-01302.1040	MAGUIRE DAVID J TJR TR	3921 LEEWARD PASSAGE CT	#104	BONITA SPRINGS	FL	34134
10296775	04-48-25-B4-01302.2010	CLAYTON HOWARD	3921 LEEWARD PASSAGE CT #201		BONITA SPRINGS	FL	34134
10296776	04-48-25-B4-01302.2020	FREY BARBARA J TR	7091 TOLAN RD		PLEASANT PLAINS	IL	62677
10296777	04-48-25-B4-01302.2030	CUMMINGS IHOKO O	UNIT 203	3921 LEEWARD PASSAGE CT	BONITA SPRINGS	FL	34134
10296778	04-48-25-B4-01302.2040	FINDLEY STEVEN R &	3921 LEEWARD PASSAGE CT #204		BONITA SPRINGS	FL	34134
10296779	04-48-25-B4-01303.1010	MACK DANIELLE & EDWARD	3890 LEEWARD PASSAGE CT #101		BONITA SPRINGS	FL	34134
10296780	04-48-25-B4-01303.1020	MEAD MARGARET A	5 CREEKVIEW CT		WAPPINGERS FALLS	NY	12590
10296781	04-48-25-B4-01303.1030	SAMBAER RONALD B & DENISE M	3890 LEEWARD PASSAGE CT	#103	BONITA SPGS	FL	34134
10296782	04-48-25-B4-01303.1040	LEMIEUX VIRGINIA L	3890 LEEWARD PASSAGE CT #104		BONITA SPRINGS	FL	34134
10296783	04-48-25-B4-01303.2010	KOLOWITZ DANIEL P	325 HARRINGTON ROAD		HAVERTOWN	PA	19083
10296784	04-48-25-B4-01303.2020	WALTERS JEFFERY S	627 CENTER DR		ANN ARBOR	MI	48103
10296785	04-48-25-B4-01303.2030	BOYCE ELIZABETH L	3890 LEEWARD PASSAGE CT	#203	BONITA SPRINGS	FL	34134
10296786	04-48-25-B4-01303.2040	WEAVER ROBERT A	344 DANDI VIEW RD		NORTH CONWAY	NH	3860
10296787	04-48-25-B4-01304.1010	ISBELL RICHARD A	3420 SLEETH RD		COMMERCE TOWNSHIP	MI	48382
10296788	04-48-25-B4-01304.1020	GOBLE ANITA M	3900 LEEWARD PASSAGE CT #102		BONITA SPRINGS	FL	34134
10296789	04-48-25-B4-01304.1030	MARTIN PAUL	3900 LEEWARD PASSAGE CT #103		BONITA SPRINGS	FL	34134
10296790	04-48-25-B4-01304.1040	NUGENT PATRICK F & LISA A	20 NAVASOTA AVE		WORCESTER	MA	1602
10296791	04-48-25-B4-01304.2010	PERAZZA SHARON L	3900 LEEWARD PASSAGE CT	#201	BONITA SPRINGS	FL	34134
10296792	04-48-25-B4-01304.2020	3900 LEEWOOD LLC	11216 TAMIAMI TRL N # 212		NAPLES	FL	34110
10296793	04-48-25-B4-01304.2030	FALCIONE JAMES A	2081 IMPERIAL CIR		NAPLES	FL	34110
10296794	04-48-25-B4-01304.2040	MERTLBAUER ALFONS K & MARY	3900 LEEWARD PASSAGE CT #204		BONITA SPRINGS	FL	34134
10296795	04-48-25-B4-01305.1010	DELFINO DARLENE	3910 LEEWARD PASSAGE CT #101		BONITA SPRINGS	FL	34134
10296796	04-48-25-B4-01305.1020	MENTON MICHAEL & MEREDITH T	3910 LEEWARD PASSAGE CT #102		BONITA SPRINGS	FL	34134
10296797	04-48-25-B4-01305.1030	EQUITY TRUST COMPANY	965 MEDOWCREST ST		NEWBURY PARK	CA	91320
10296798	04-48-25-B4-01305.1040	LILLY LAWRENCE E & LINDA L	38225 CHARWOOD DR		STERLING HEIGHTS	MI	48312
10296799	04-48-25-B4-01305.1050	HOLMES WARREN G & PHYLLIS M	527 HOMECREST DR		AMHERST	NY	14226
10296800	04-48-25-B4-01305.2010	MCCARTHY COLLEEN C	3910 LEEWARD PASSAGE CT #201		BONITA SPRINGS	FL	34134
10296801	04-48-25-B4-01305.2020	BILLEK-GRACYAS JUDITH TR	29W356 OAK LN		WEST CHICAGO	IL	60185
10296802	04-48-25-B4-01305.2030	CAMPBELL ROY J & BARBARA L	1646 POTTERSVILLE ROAD		SPENCER	IN	47460
10296803	04-48-25-B4-01305.2040	HESS LARRY J & LINDA L TR	3910 LEEWARD PASSAGE CT #204		BONITA SPRINGS	FL	34134
10296804	04-48-25-B4-01305.2050	ARENA ANTHONY J & LYNDIA C	3910 LEEWARD PASSAGE CT #205		BONITA SPRINGS	FL	34134
10296805	04-48-25-B4-01306.1010	SCUDDER CAROLE A	5358 ASHLEY DR SW		LILBURN	GA	30047
10296806	04-48-25-B4-01306.1020	BAKER TIMOTHY JR	1 THORWALD DR		SOUTH DENNIS	MA	2660
10296807	04-48-25-B4-01306.1030	CORDELL RAMONA J	6910 SUN RIVER DR		FISHERS	IN	46038
10296808	04-48-25-B4-01306.1040	DOYLE EDWARD J & CAROL L	3014 TANGLEY OAKS TRL		LISLE	IL	60532
10296809	04-48-25-B4-01306.1050	MOUSSEAU ERIC C	18778 KAPPA DR		CLINTON TOWNSHIP	MI	48036
10296810	04-48-25-B4-01306.2010	MCCARTHY DENNIS G	3920 LEEWARD PASSAGE CT #201		BONITA SPRINGS	FL	34134
10296811	04-48-25-B4-01306.2020	OBRIEN RICHARD M & SHERYL L	23 KNOTT ST		ATTLEBORO	MA	2703
10296812	04-48-25-B4-01306.2030	CROPPER JAMES F & JUDITH F	3 FRANCES DR		NEWBURYPORT	MA	1950
10296813	04-48-25-B4-01306.2040	HAIMAN PAUL K	3920 LEEWARD PASSAGE CT #204		BONITA SPRINGS	FL	34134
10296814	04-48-25-B4-01306.2050	SEISER LOUIS P	177 ALBERT ST		TORRINGTON	CT	6790
10296818	04-48-25-B4-0140A.1010	MITCHELL SUZANNE L	4333 COOL WATER DR		DOUGLASVILLE	GA	30135
10296819	04-48-25-B4-0140A.1020	ORR CAROLYN L	# 102	28601 STARBOARD PASSAGE WA	BONITA SPRINGS	FL	34134
10296820	04-48-25-B4-0140A.2010	DEMUTH PROPERTIES LLC	3076 BEALS BRANCH DR		LOUISVILLE	KY	40206
10296821	04-48-25-B4-0140A.2020	RINDERER DARRELL & JEAN M	13300 KOCH RD		HIGHLAND	IL	62249
10296822	04-48-25-B4-0140B.1010	TURCOTTE GENE & NANCY M TR	60 LEDGEWOOD DR		DANVERS	MA	1923
10296823	04-48-25-B4-0140B.1020	DALY JOHN & NAOMI	APT 102B	28611 STARBOARD PASSAGE WA	BONITA SPRINGS	FL	34134
10296824	04-48-25-B4-0140B.2010	WEBER KEVIN & VALERIE	1432 S REDHAWK DR		PERRYSBURG	OH	43551
10296825	04-48-25-B4-0140B.2020	PERCHARD ROBERT E & DONNA M	44764 DANBURY RD		CANTON	MI	48188
10296826	04-48-25-B4-0140C.1010	SCHILL JEAN C TR	PO BOX 1749		BONITA SPRINGS	FL	34133

10296827	04-48-25-B4-0140C.1020	VANGUNTEN BRIGITTE TR	28621 STARBOARD PASSAGE WAY	#102	BONITA SPRINGS	FL	34134
10296828	04-48-25-B4-0140C.2010	BOELLMANN HARTMUT	52 N END RD		MOUNTAIN TOP	PA	18707
10296829	04-48-25-B4-0140C.2020	CARTER LINDA K TR	3440 STANLEY RD		FAIRLAWN	OH	44333
10296894	04-48-25-B4-0140T.1010	GILBERT DAVID H	13801 YORK RD APT J3		COCKEYSVILLE	MD	21030
10296895	04-48-25-B4-0140T.1020	PECON JEFFERY J & ANNE MARIE	29931 YORKTOWN DR		WESTLAKE	OH	44145
10296896	04-48-25-B4-0140T.2010	SURDAM DAVID	3920 WINDWARD PASSAGE CIR #201		BONITA SPRINGS	FL	34134
10296897	04-48-25-B4-0140T.2020	PEHR GEORGE O & DIANE M	13723 S 88TH AVE		ORLAND PARK	IL	60462
10296898	04-48-25-B4-0140U.1010	KESSLER THEDA A TR	3930 WINDWARD PASSAGE CIR #101		BONITA SPRINGS	FL	34134
10296899	04-48-25-B4-0140U.1020	BEN JANET L	3930 WINDWARD PASSAGE CIR #102		BONITA SPRINGS	FL	34134
10296900	04-48-25-B4-0140U.2010	GRAVEN DONALD P & MARLENE R	3930 WINDWARD PASSAGE CIR #201		BONITA SPRINGS	FL	34134
10296901	04-48-25-B4-0140U.2020	BAVA ROBERT	88 RIVERVIEW CT		SECAUCUS	NJ	7094
10296902	04-48-25-B4-0140V.1010	ANDREWS KATHRYN S	3940 WINDWARD PASSAGE CIR #101		BONITA SPRINGS	FL	34134
10296903	04-48-25-B4-0140V.1020	BLAYDES JEFFREY OLIVER	335 PATRIOTS LANDING		COATESVILLE	IN	46121
10296904	04-48-25-B4-0140V.2010	DIPIETRO STEVEN A & ARLENE R	3940 WINDWARD PASSAGE CIR #201		BONITA SPRINGS	FL	34134
10296905	04-48-25-B4-0140V.2020	LIPUT RONALD J & MELISSA D	5 BUCKNELL DR		CLARKS SUMMIT	PA	18411
10296906	04-48-25-B4-0140W.1010	ALBRIGHT JUNE P	1653 SPRUCE PINE CT		LILBURN	GA	30047
10296907	04-48-25-B4-0140W.1020	REILLY ROBERT K TR	133 AMES ST		SHARON	MA	2067
10296908	04-48-25-B4-0140W.2010	BROWN ROBERT J & LYNN N TR	23 BARQUE CIRCLE		SOUTH DENNIS	MA	2660
10296909	04-48-25-B4-0140W.2020	NEPENTHE BLUE LLC	6248 DEEP EARTH LN		COLUMBIA	MD	21045
10296910	04-48-25-B4-0140X.1010	TRACY MARY ALICE TR &	3970 WINDWARD PASSAGE CIR #101		BONITA SPRINGS	FL	34134
10296911	04-48-25-B4-0140X.1020	ROGIER ADRIAN S & SHARON S	PO BOX 98		HIGHLAND	IL	62249
10296912	04-48-25-B4-0140X.2010	DIMATTEO FRANK A & EUGENIA	3300 DURBIN PL		FALLS CHURCH	VA	22041
10296913	04-48-25-B4-0140X.2020	ELLAM JOSEPH J & JANET M	4320 OUTERBRIDGE CROSSING		HARRISBURG	PA	17112
10296854	04-48-25-B4-014J0.1010	HERMAN GARY M & JOANNE E	3951 WINDWARD PASSAGE CIR #101		BONITA SPRINGS	FL	34134
10296855	04-48-25-B4-014J0.1020	ELIZABETH M WEBER TRUST	1431 FAIRWAY CIR		GENEVA	IL	60134
10296856	04-48-25-B4-014J0.2010	LENCHIK LEV & VALENTINA	9929 MANATEE AVE W		BRADENTON	FL	34209
10296857	04-48-25-B4-014J0.2020	BROUSSEAU DEBORAH A	3951 WINDWARD PASSAGE CIR #202		BONITA SPRINGS	FL	34134
10296858	04-48-25-B4-014K0.1010	FINNEGAN ALAN & NANCY	220 BROAD ST		BETHLEHEM	PA	18018
10296859	04-48-25-B4-014K0.1020	BRIGGS MICHAEL P & RITA L TR	3961 WINDWARD PASSAGE CIR #102		BONITA SPRINGS	FL	34134
10296860	04-48-25-B4-014K0.2010	PISANI JEFFREY P & PATRICIA M	37 INTERVALE AVE		FREEDOM	NH	3836
10296861	04-48-25-B4-014K0.2020	WARNER REAL ESTATE CORPORATION	1076 BUSINESS LN STE 5		NAPLES	FL	34110
10296862	04-48-25-B4-014L0.1010	MITCHELL SUZANNE LYNN	4333 COOL WATER DR		DOUGLASVILLE	GA	30135
10296863	04-48-25-B4-014L0.1020	VANVORST DOUGLAS & MARA	3971 WINDWARD PASSAGE CIR #102		BONITA SPRINGS	FL	34134
10296864	04-48-25-B4-014L0.2010	FRANK STEVEN R & COLLEEN R	PO BOX 276		JOHNSTOWN	PA	15907
10296865	04-48-25-B4-014L0.2020	WILLENBRING ROGER L	3971 WINDWARD PASSAGE CIR	#202	BONITA SPRINGS	FL	34134
10296866	04-48-25-B4-014M0.1010	KOBUS KENNETH L	1241 ILLINI DR		LOCKPORT	IL	60441
10296867	04-48-25-B4-014M0.1020	DOYLE ERIN ELIZABETH	3981 WINDWARD PASSAGE CIR #102		BONITA SPRINGS	FL	34134
10296868	04-48-25-B4-014M0.2010	PEELING MARGARET SUSAN	12326 HARFORD RD		HYDES	MD	21082
10296869	04-48-25-B4-014M0.2020	FOLEY STEPHEN F & LISA A	48 DURFEE DR		EAST FALMOUTH	MA	2536
10296870	04-48-25-B4-014N0.1010	HENKEL JOHN C & EVA M	14445 S CASEY LANE		HOMER GLEN	IL	60491
10296871	04-48-25-B4-014N0.1020	WARD THOMAS S & ALEXIS A TR	291 GOVERNORS LN		ELGIN	IL	60123
10296872	04-48-25-B4-014N0.2010	PICCOLINI ANTHONY RAYMOND	201 VALLEY RD		INDIANA	PA	15701
10296873	04-48-25-B4-014N0.2020	RADCLIFFE RUSSELL E TR	10259 NEW HAVEN RD		HARRISON	OH	45030
10296874	04-48-25-B4-014O0.1010	ZWAYER GERALDINE A	8663 RICHARDSON RD		GROVEPORT	OH	43125
10296875	04-48-25-B4-014O0.1020	CERNAUSKAS MARY T	PO BOX 626		MOKENA	IL	60448
10296876	04-48-25-B4-014O0.2010	PORRECA DAVID M & KATHLEEN J	2499 FOXBRIAR CT		WEXFORD	PA	15090
10296877	04-48-25-B4-014O0.2020	SCHMITT CLAUDIA L	3990 WINDWARD PASSAGE CIR #202		BONITA SPRINGS	FL	34134
10296878	04-48-25-B4-014P0.1010	FRITZ BARBARA TR	37988 COUNTY ROAD 388		GOBLES	MI	49055
10296879	04-48-25-B4-014P0.1020	SMITH THOMAS JAY	38195 REVERE DR		NORTH RIDGEVILLE	OH	44039
10296880	04-48-25-B4-014P0.2010	MAHONEY MICHAEL E & ERIN M	5218 W 109TH ST		OAK LAWN	IL	60453
10296881	04-48-25-B4-014P0.2020	TELLO STEPHEN J TR	69 ISLE OF VENICE		FORT LAUDERDALE	FL	33301
10296882	04-48-25-B4-014Q0.1010	PLATT BARBARA	1194 CARROLL AVE		LAWRENCEBURG	IN	47025
10296883	04-48-25-B4-014Q0.1020	ROSSER RONNIE LEE	1039 N HUNTINGTON ST		SYRACUSE	IN	46567
10296884	04-48-25-B4-014Q0.2010	GRECHIKA LORI & GLEN	28632 STARBOARD PASSAGE WAY	#201	BONITA SPRINGS	FL	34134
10296885	04-48-25-B4-014Q0.2020	VAIS LISA A TR	52 KIMBARK RD		RIVERSIDE	IL	60546
10296965	04-48-25-B4-01903.1010	LEEWARD PASSAGE LLC	9367 ISLA BELLA CIR		BONITA SPRINGS	FL	34135
10296966	04-48-25-B4-01903.1020	KASTNER JENNIFER	720 N LARRABEE ST #1106		CHICAGO	IL	60654
10296967	04-48-25-B4-01903.1030	SMITH MICHAEL G	77 LAKESIDE DR		SUSSEX	NJ	7461
10296968	04-48-25-B4-01903.1040	MCNAMEE MARY CATHERINE TR	140 CARRIAGE WAY DR # 224C		BURR RIDGE	IL	60527
10296969	04-48-25-B4-01903.2010	LABARBERA LISA A	4170 THROGS NECK EXPWY		BRONX	NY	10465
10296970	04-48-25-B4-01903.2020	HAWKINS OSCAR B III	9648 COCKERHAM LN		HUNTERSVILLE	NC	28078

10296971	04-48-25-B4-01903.2030	ROYTBERG DIMITRY	3930 LEEWARD PASSAGE CT	#203	BONITA SPRINGS	FL	34134	
10296972	04-48-25-B4-01903.2040	STEMPLE KEITH R & STACEY L	12999 BURNINGWOOD DRIVE		WASHINGTON TOWNSHIP	MI	48094	
10296973	04-48-25-B4-01904.1010	HEANEY KATHLEEN	303 FLECTCHER LAKE AVE		BRADLEY BEACH	NJ	7720	
10296974	04-48-25-B4-01904.1020	SCARBOROUGH LEESHA R	3940 LEEWARD PASSAGE CT #102		BONITA SPRINGS	FL	34134	
10296975	04-48-25-B4-01904.1030	DEGRYSE ROBERT P & MARIA A	3940 LEEWARD PASSAGE CT #103		BONITA SPRINGS	FL	34134	
10296976	04-48-25-B4-01904.1040	AUSTIN ROBERT L & CHARLENE J	25199 GOLF LAKE CIR		BONITA SPRINGS	FL	34135	
10296977	04-48-25-B4-01904.1050	MAFFIA JOHN & GRACE	21 BROOKSIDE RD		CLARKSBURG	NJ	8510	
10296978	04-48-25-B4-01904.2010	SIMON DENNIS O & LEE ANN B	6337 LIMWOOD CIR		LOUISVILLE	KY	40222	
10296979	04-48-25-B4-01904.2020	WOLOVLEK DEBRA K	3940 LEEWARD PASSAGE CT #202		BONITA SPRINGS	FL	34134	
10296980	04-48-25-B4-01904.2030	BELFIORI PHILIP T & CAROL ANN	3940 LEEWARD PASSAGE CT#203		BONITA SPRINGS	FL	34134	
10296981	04-48-25-B4-01904.2040	SHEERIN JEAN A TR	3940 LEEWARD PASSAGE CT #204		BONITA SPRINGS	FL	34134	
10296982	04-48-25-B4-01904.2050	BRADD THOMAS STUART & KIM	1050 LILYDALE		BELLE RIVER	ON	NOP 2LO	CANADA
10296983	04-48-25-B4-01905.1010	REYNOLDS JAMES P	3950 LEEWARD PASSAGE CT		BONITA SPRINGS	FL	34134	
10296984	04-48-25-B4-01905.1020	FORTE BRIAN S	3950 LEEWARD PASSAGE CT #102		BONITA SPRINGS	FL	34134	
10296985	04-48-25-B4-01905.1030	YEAGER JOHN C	7157 OAKBAY DR		NOBLESVILLE	IN	46062	
10296986	04-48-25-B4-01905.1040	PURGARIC KEITH A & LEANN E	2375 GARLAND ST		SYLVAN LAKE	MI	48320	
10296987	04-48-25-B4-01905.1050	KEOUGH BARBARA A	3950 LEEWARD PASSAGE CT # 105		BONITA SPRINGS	FL	34134	
10296988	04-48-25-B4-01905.2010	OLENICK DONALD D II & JANNETTE	2804 BIG SUR DR		LEWIS CENTER	OH	43035	
10296989	04-48-25-B4-01905.2020	PREISER GERARD A & CAROL	401 WOODRIDGE DR		SENECA	SC	29672	
10296990	04-48-25-B4-01905.2030	GOLAB DAVID P	2802 SUNSET TRL		WATERFORD	PA	16441	
10296991	04-48-25-B4-01905.2040	WEISER ERIC B & LINDA	212 NORTH ST		STONEHAM	MA	2180	
10296992	04-48-25-B4-01905.2050	DROBNY DENNIS P	1849 PARKWOOD RD		SNELLVILLE	GA	30078	
10296993	04-48-25-B4-01906.1010	STICE D M	PO BOX 168		ASHLAND	IL	62612	
10296994	04-48-25-B4-01906.1020	FORTE CHRISTINA M	PO BOX 1806		BONITA SPRINGS	FL	34133	
10296995	04-48-25-B4-01906.1030	KOBY SHIRLEY A	3960 LEEWARD PASSAGE CT #103		BONITA SPRINGS	FL	34134	
10296996	04-48-25-B4-01906.1040	STEELE BRENDAN AUGUST	3960 LEEWARD PASSAGE CT #104		BONITA SPRINGS	FL	34134	
10296997	04-48-25-B4-01906.2010	SANDERS THOMAS E & JENNIFER R	3960 LEEWARD PASSAGE CT #201		BONITA SPRINGS	FL	34134	
10296998	04-48-25-B4-01906.2020	CORI HELEN	3960 LEEWARD PASSAGE CT #202		BONITA SPRINGS	FL	34134	
10296999	04-48-25-B4-01906.2030	HAWLEY ROSALIE	3960 LEEWARD PASSAGE CT #203		BONITA SPRINGS	FL	34134	
10297000	04-48-25-B4-01906.2040	GEIGER GILBERT G	3630 MARTINDALE RD NE		CANTON	OH	44714	
10297001	04-48-25-B4-01907.1010	BONITASPRINGS LLC	15 HIDDEN HARBOR DR		POINT PLEASANT BEACH	NJ	8742	
10297002	04-48-25-B4-01907.1020	JONSSON STACY	3970 LEEWARD PASSAGE CT #102		BONITA SPRINGS	FL	34134	
10297003	04-48-25-B4-01907.1030	GODDARD SANDRA F TR	121 W RIDGE CIR		LEROY	MI	49655	
10297004	04-48-25-B4-01907.1040	RISTUCCI MILDRED	9 BELL OAK LN		LEMONT	IL	60439	
10297005	04-48-25-B4-01907.2010	LADEUR JOHN L & PATRICIA	1182 KNOLLWOOD		CAROL STREAM	IL	60188	
10297006	04-48-25-B4-01907.2020	MILLER EDWARD G & JOYCE L TR	3228 INDIANWOOD LN		JOLIET	IL	60431	
10297007	04-48-25-B4-01907.2030	BODIKER DARCY	3970 LEEWARD PASSAGE CT # 203		BONITA SPRINGS	FL	34134	
10297008	04-48-25-B4-01907.2040	LIVING AMERICAN REAL ESTATE LL	7241 CARRIAGE CREEK DR		WASHINGTON	MI	48094	
10297009	04-48-25-B4-01908.1010	WILSON TIMOTHY M L/E	11131 ST ROMAN WAY		BONITA SPRINGS	FL	34135	
10297010	04-48-25-B4-01908.1020	BOYER MARK & LISA	762 PRINCETON LN		NEW LENOX	IL	60451	
10297011	04-48-25-B4-01908.1030	HERBOLD JOSEPH J	3971 LEEWARD PASSAGE CT #103		BONITA SPRINGS	FL	34134	
10297012	04-48-25-B4-01908.1040	DALY CONCETTA L/E	824 VALLEY VIEW DR		BROOKFIELD	OH	44403	
10297013	04-48-25-B4-01908.2010	SHIELDS THERESA	1059 WINTER HAVEN ST		MORTON	IL	61550	
10297014	04-48-25-B4-01908.2020	SHANE MICHAEL E & CAROLE S	1244 REDWOOD DR		PEKIN	IL	61554	
10297015	04-48-25-B4-01908.2030	NAGY BALAZS & SHIRLEY M	3971 LEEWARD PASSAGE CT #203		BONITA SPRINGS	FL	34134	
10297016	04-48-25-B4-01908.2040	HELBLING MATTHEW A	704 LIVINGSTON ST		GRIDLEY	IL	61744	
10297017	04-48-25-B4-01909.1010	NYE BETTY M	3961 LEEWARD PASSAGE CT #101		BONITA SPRINGS	FL	34134	
10297018	04-48-25-B4-01909.1020	MISEK THOMAS J	3961 LEEWARD PASSAGE CT #102		BONITA SPRINGS	FL	34134	
10297019	04-48-25-B4-01909.1030	MIRAGLIA PAUL J	3961 LEEWARD PASSAGE CT # 103		BONITA SPRINGS	FL	34134	
10297020	04-48-25-B4-01909.1040	LEWIS DEBRA KAY TR	6497 JOHN R RD		TROY	MI	48085	
10297021	04-48-25-B4-01909.2010	DOBROWOLSKY MYRON & OKSANA	800 W GILBERT AVE		PALATINE	IL	60067	
10297022	04-48-25-B4-01909.2020	PAPANDREA JOHN	10830 FULMAR CT		NAPLES	FL	34119	
10297023	04-48-25-B4-01909.2030	MACK BARRETT D	270 MOUNT HOPE DR		ALBANY	NY	12202	
10297024	04-48-25-B4-01909.2040	POSILA JOEL & TINA	114 BAYVIEW CIR		WOLCOTT	CT	6716	
10297025	04-48-25-B4-01910.1010	THRASH CLAY H TR	7693 KEY DEER DR		WORTHINGTON	OH	43085	
10297026	04-48-25-B4-01910.1020	CUSHMAN WILLIAM J & BEVERLY J	3951 LEEWARD PASSAGE CT # 102		BONITA SPRINGS	FL	34134	
10297027	04-48-25-B4-01910.1030	BRADY JAMES T & KAREN D	4421 OCEAN HEIGHTS AVE		BONITA SPRINGS	NJ	8330	
10297028	04-48-25-B4-01910.1040	WESTERMAN STEPHEN J	259 SAUNDERS BROOK RD		CHEPACHET	RI	2814	
10297029	04-48-25-B4-01910.2010	GASS IRENE G TR	3951 LEEWARD PASSAGE CT #201		BONITA SPRINGS	FL	34134	
10297030	04-48-25-B4-01910.2020	DEVINE ANNA K TR	3951 LEEWARD PASSAGE CT #202		BONITA SPRINGS	FL	34134	
10297031	04-48-25-B4-01910.2030	KENNAUGH CRAIG & ANN TR	1312 EAGLE CREST DR		LEMONT	IL	60439	

10297032

04-48-25-B4-01910.2040

AURIEMMA SUSAN

3951 LEEWARD PASSAGE CT #204

BONITA SPRINGS

FL

34134

PARCELID	NAME1	NAME2	NAME3	NAME4	CITY	STATE	USZIP	COUNTRY	FULLSTREET	STREETCITY	STREETZIPCODE	SECTION	TOWNSHIP	RANGE_1
24478680009	LUSSIER, JOSEPH D	24 3RD ST			BONITA SPRINGS	FL	34134		3RD ST	BONITA SPRINGS	34134	5	48	25
24478640007	HODGKIN, BERNIECE Y	MARCIA H HENNESSEY	200 STETSON RD #424		AUBURN	ME	04210		3RD ST	BONITA SPRINGS	34134	5	48	25
24478600005	HANSON, RICHARD W & LINDA	18 3RD ST			BONITA SPRINGS	FL	34134		3RD ST	BONITA SPRINGS	34134	5	48	25
24478560006	CORMIER, GERALD J & SUZANNE M	16 3RD ST			BONITA SPRINGS	FL	34134		3RD ST	BONITA SPRINGS	34134	5	48	25
24478520004	LINDENMEYER, BETH ANNE	14 3RD ST			BONITA SPRINGS	FL	34134		3RD ST	BONITA SPRINGS	34134	5	48	25
24478480005	TEN THIRD BONITA LLC	365 FIFTH AVE SOUTH			NAPLES	FL	34102		3RD ST	BONITA SPRINGS	34134	5	48	25
24478440003	FOURNIER, RAYMOND P & CELESTE	8 ROBINCREST CT			SEEKONK	MA	02771		3RD ST	BONITA SPRINGS	34134	5	48	25
24478400001	SHORES OF BONITA LLC	4125 NAPIER COURT NE			ST MICHAEL	MN	55376		3RD ST	BONITA SPRINGS	34134	5	48	25
24480040006	SEARLS, JONATHAN THOMAS	33 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24480080008	MAHONEY, DONALD J & KIRSTEN B	29 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24480120007	BOLL, DAVID A & MARY LOU	204 5TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24480160009	VIVIANI, ANDRE & ANNA MARIA	1310 FLATBUSH RD			KINGSTON	NY	12401		4TH ST	BONITA SPRINGS	34134	5	48	25
24480200008	BERG, SIMONE A & ANDREAS	SECHSTE GARTENREIHE 8			SAAR LOUIS		66740	GERMANY	4TH ST	BONITA SPRINGS	34134	5	48	25
24480240000	KOCH SR TR, LEON E	SUZANNE J KOCH TR	13690 S SHORE HEIGHTS LN		SURING	WI	54174		4TH ST	BONITA SPRINGS	34134	5	48	25
24480280002	GOESSEL, BRIAN W	BROOK MONIQUE-KOSANKE GOESSEL	15 4TH STREET		BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24480320001	BROWN, MELODY L	9 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24480360003	CASTRO, JOSE L	CASTILLO, GEORGINA	5 4TH ST		BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24480400002	BISHOP, BRETT A	3 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24530360005	HAWKINS, CORY	JEFFREY WOBIG	2228 LAKE AIRES BLVD		BIRCHWOOD	MN	55110		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24530320003	TIGWELL, GRANT E & SN K	46 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24530280004	BLANKENSHIP, SHIRLEY J	571 TOWN MOUNTAIN RD			BLAIRSVILLE	GA	30512		4TH ST	BONITA SPRINGS	34134	5	48	25
24530240002	KNUDSON, WANDA	38 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24530200000	SHEEHAN, THOMAS & LINDA	34 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24530160108	ANTONUCCI, RICHARD P	26 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24530160001	NET, DAVID M & PAMELA S	22 4TH ST			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24530120009	SUNNY TIDES VACATION LLC	28165 MANGO DR			BONITA SPRINGS	FL	34134		4TH ST	BONITA SPRINGS	34134	5	48	25
24530040008	COMAD VENTURES LLC	16517 VANDERBILT DR STE 1			BONITA SPRINGS	FL	34134		VANDERBILT DR	BONITA SPRINGS	34134	5	48	25
24532360003	NOVELLO, JAMES & JEANINE	461 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24530720001	COMAD VENTURES LLC	16517 VANDERBILT DR STE 1			BONITA SPRINGS	FL	34134		VANDERBILT DR	BONITA SPRINGS	34134	5	48	25
24530640000	JAMES D & LAURA A BLAIR TRUST	666 DUDLEY ROAD			EDGEWOOD	KY	41017		5TH ST	BONITA SPRINGS	34134	5	48	25
24530600008	RODRIGUEZ, LUIS ALBERTO	19 5TH ST			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530560009	MOHLENHOFF, MARGARET L	27 5TH ST			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530520007	NINO, EVALEE H	ANGELA M NINO	33 5TH ST		BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530500001	HALL, KENNETH D & PATRICIA A	37 5TH ST			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530480008	MCDONALD, FRANK & JANE	12 JUNIPER ST			ROCKWOOD	ON	N0B 2K0	CANADA	5TH ST	BONITA SPRINGS	34134	5	48	25
24530440006	MERULLO, VICTOR D	STEVEN C BRADBERRY	2475 SHERWOOD VILLA		COLUMBUS	OH	43221		5TH ST	BONITA SPRINGS	34134	5	48	25
24530400004	JAGWAY PROPERTIES LLC	605A GARFIELD AVE			NEWARK	OH	43055		5TH ST	BONITA SPRINGS	34134	5	48	25
24532400002	SPENCER, JEFFREY T & ALEXIA F	481 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24532440004	LUDINGTON, CHRISTOPHER J	501 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24532480006	MASON, WOODY & MELISSA J	521 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24530760003	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530800002	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530840004	BAILEY, ALBERT F	12 5TH ST			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530880006	FRIEND, PETER B & DEBORA ANN	24 5TH ST			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530920005	EVANS JR, CHARLES O & LINDA C	32 5TH ST			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24530960007	SCOTT, RICHARD & SHERRI	36 5TH ST			BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24531000005	RAJCHEL, D JOAN	MICHAEL F RAJCHEL	40 5TH ST		BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24531040007	L & D REAL ESTATE LTD	6215 ENTERPRISE CT			DUBLIN	OH	43016		5TH ST	BONITA SPRINGS	34134	5	48	25
24531080009	MORA PAULA C DE OLIVEIRA	MARIA C MORA CELLERI	DIEGO R ASTUDILLO ROMERO	48 5TH ST	BONITA SPRINGS	FL	34134		5TH ST	BONITA SPRINGS	34134	5	48	25
24531120008	GARRISON, CHARLOTTE N	530 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24532520005	LYNN, MARSHA	541 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24532560007	HUGHES, MICHELE MARIE	561 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24531400003	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531360004	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531320109	PATELLA, MARTHA	11 6TH ST			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531320002	SIMMONS, RICHARD J	23 6TH ST			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531280003	RYZENMAN, ADAM M	31 6TH ST			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531240001	WEAVER, DONNA KAZAN	2 6TH ST			CARNEGIE	PA	15106		6TH ST	BONITA SPRINGS	34134	5	48	25
24531200009	HENGEL, ROGER DONALD	DARLENE L HENGEL	43 6TH ST		BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531160000	SMITH, HEATHER RASCHEL	51 6TH ST			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24532600006	EBERTSCH, FRANCINE	581 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24532680000	BIDLAK, ROBERT D	ROSEMARY B YOUNG	4937 CRIMSON MARE RD		LAS VEGAS	NV	89139		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24531440005	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531640009	KENT D SWARTZ REV TRUST	22 6TH STREET			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531680001	FEEZOR, ODI	32350 WINTHROP CIR			BONITA SPRINGS	FL	34134		6TH ST	BONITA SPRINGS	34134	5	48	25
24531720000	PARADISE COAST DEVELOPMENT LLC	2400 DAVID BLVD STE #101			NAPLES	FL	34104		6TH ST	BONITA SPRINGS	34134	5	48	25
24531760002	MILLER 2000 IRREVOCABLE TRUST	9209 TROON LAKES DR			NAPLES	FL	34109		6TH ST	BONITA SPRINGS	34134	5	48	25
24531800001	MILLER 2000 IRREVOCABLE TRUST	9209 TROON LAKES DR			NAPLES	FL	34109		6TH ST	BONITA SPRINGS	34134	5	48	25
24531840003	HODGE, GEORGE K & JERRI	1388 WHITE ASH DR			COLUMBUS	OH	43204		6TH ST	BONITA SPRINGS	34134	5	48	25
24531880005	MARTY, WENDY JEAN	640 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24531480007	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD			BONITA SPRINGS	FL	34134		LAKEVIEW DR	BONITA SPRINGS	34134	5	48	25
24532720009	HYTINEN, INEZ	661 FOREST AVE			BONITA SPRINGS	FL	34134		FOREST AVE	BONITA SPRINGS	34134	5	48	25
24531560008	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD			BONITA SPRINGS	FL	34134		7TH ST	BONITA SPRINGS	34134	5	48	25
24531520006	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD			BONITA SPRINGS	FL	34134		LAKEVIEW DR	BONITA SPRINGS	34134	5	48	25
24532120007	SPIEGEL, LARRY & ANN M	3072 CLUBHOUSE DR			DIGHTON	MA	02715		7TH ST	BONITA SPRINGS	34134	5	48	25

24532080008	PAOLINI, REBECCA	33 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24532040006	COURY, CARMEN & JOSEPH	37 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24532000004	ABBOTT, PAUL JOSEPH	LINDA PRANGER ABBOTT	5316 SCENIC RIDGE TRAIL	MIDDLETON	WI	53562	7TH ST	BONITA SPRINGS	34134	5	48	25
24531960006	BOPP, GARY	RICHARD CRYDERMAN	2842 PINE STREET	LEWISTON	MI	49756	7TH ST	BONITA SPRINGS	34134	5	48	25
24531920004	PATRICK & ME PROPERTIES LLC	% MASOUD A RAMI	3938 PORT SEA PL	KISSIMMEE	FL	34746	FOREST AVE	BONITA SPRINGS	34134	5	48	25
24532760001	LE BEAU, MIRIAM	53 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24532800000	DAVIS, LARRY R	55 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24532840002	MULLINS, CHARLES DAVID	LILLIAN SUZANNE MULLINS	57 7TH ST	BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24537080003	BYRNE, THOMAS K & JODY C	385 QUAIL RIDGE CT		WATERFORD	MI	48327	7TH ST	BONITA SPRINGS	34134	5	48	25
24537120002	WHITE, CRYSTAL R	32 7TH STREET		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24537160004	BLAIR, RICHARD H	JOSHUA LISKA	8 UNION PARK	BOSTON	MA	02118	7TH ST	BONITA SPRINGS	34134	5	48	25
24537200003	VOGEL REVOCABLE TRUST	44 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24537240005	GALECKI, SYLWESTER	JANET VAZQUEZ	48 7TH ST	BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24537280007	LAUSTERER, DAVID D	52 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24537320006	BURGESS, THOMAS & BETH	56 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24537360008	DECATUR, STEPHEN E	60 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24538320005	MONTI JOINT REVOCABLE TRUST	31 8TH ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24538240004	PFAFF, HENRY R & PATRICIA L	49 8TH ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24538200002	LEWALLEN, AMY K	55 8TH ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24532640008	WALLACE, MICHAEL C	DONNA JEAN WALLACE	601 FOREST AVE	BONITA SPRINGS	FL	34134	FOREST AVE	BONITA SPRINGS	34134	5	48	25
22510001991	AUDUBON COUNTRY CLUB ASSOC INC	625 AUDUBON BLVD		NAPLES	FL	34110	AUDUBON BLVD	NAPLES	34110	8	48	25
22510011350	ARTHUR, JOHN H & HELGA S	101 AUDUBON BLVD		NAPLES	FL	34110	AUDUBON BLVD	NAPLES	34110	8	48	25
22510002026	AUDUBON COUNTRY CLUB	FOUNDATION INC	15725 TAMIAMI TRL N	NAPLES	FL	34110	AUDUBON BLVD	NAPLES	34110	8	48	25
22510004053	AUDUBON COUNTRY CLUB	FOUNDATION INC	15725 TAMIAMI TRL N	NAPLES	FL	34110	AUDUBON BLVD	NAPLES	34110	8	48	25
24581760007	STEVENS, GARY M & SARAH K	26 8TH ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24581760007	STEVENS, GARY M & SARAH K	26 8TH ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24581840008	CRISLAKE VANDERBILT LLC	2325 STANFORD COURT		NAPLES	FL	34112	9TH ST	BONITA SPRINGS	34134	5	48	25
24581880000	CRISLAKE VANDERBILT LLC	2325 STANFORD COURT		NAPLES	FL	34112	9TH ST	BONITA SPRINGS	34134	5	48	25
24581920009	CRISLAKE VANDERBILT LLC	2325 STANFORD COURT		NAPLES	FL	34112	VANDERBILT DR	BONITA SPRINGS	34134	5	48	25
24581720005	RSPM 18 8TH LLC	15 8TH ST UNIT D		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24580160006	NU VIEW TRUST	FBO FREDERICK T BARBER III IRA	280 S RONALD REAGAN BLVD, STE 200	LONGWOOD	FL	32750	W LAKEVIEW DR	BONITA SPRINGS	34134	5	48	25
24580120004	CHERUBIN, MICHAEL	IRINA KEMPF-CHERUBIN	851 E LAKEVIEW DR	BONITA SPRINGS	FL	34134	E LAKEVIEW DR	BONITA SPRINGS	34134	5	48	25
24580200005	GIVENS, FRED C & IONA M	850 W LAKEVIEW DR		BONITA SPRINGS	FL	34134	W LAKEVIEW DR	BONITA SPRINGS	34134	5	48	25
24580240007	DYNES, RODNEY W & DEBRA J	524 SW SHORE DR		WINDOM	MN	56101	W LAKEVIEW DR	BONITA SPRINGS	34134	5	48	25
24580040003	CASEY, J RICHARD	32 8TH ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24580280009	BONES, DUSTIN B	38 8TH ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24580080005	COMP 2 LLC	26 8TH ST		BONITA SPRINGS	FL	34134	E LAKEVIEW DR	BONITA SPRINGS	34134	5	48	25
24630840001	NNF/NORTH COLLIER FIRE RESCUE	1885 VETERANS PARK DR		NAPLES	FL	34109	VANDERBILT DR	BONITA SPRINGS	34134	5	48	25
24630800009	KOOGLE, GREGORY H & DIANE M	30 9TH ST		BONITA SPRINGS	FL	34134	9TH ST	BONITA SPRINGS	34134	5	48	25
24538280006	NANCY J LOWREY REV TRUST	225 3RD ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25
24531600007	PEARL J BEALS TRUST	26762 MCLAUGHLIN BLVD		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24538360007	KIVA AT CANTERBURY LLC	10 7TH ST		BONITA SPRINGS	FL	34134	7TH ST	BONITA SPRINGS	34134	5	48	25
24538560001	ROYAL SCOOP PROPERTY MGMT LLC	15 8TH ST		BONITA SPRINGS	FL	34134	8TH ST	BONITA SPRINGS	34134	5	48	25



**Classified Ad Receipt**  
**(For Info Only - NOT A BILL)**

**Customer:** Q. GRADY MINOR & ASSOCIATES, P

**Ad No.:** 0004464542

**Address:** 3800 VIA DEL REY  
BONITA SPRINGS FL 34134  
USA

**Net Amt:** \$168.05

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 11/17/20

**Text of Ad:**

**NOTICE OF PUBLIC NEIGHBORHOOD MEETING**

A neighborhood information meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held December 10, 2020, 5:30 p.m. at New Life Church, Sanctuary Building, 3971 Via Del Rey, Bonita Springs, Florida 34134. The neighborhood information meeting will provide general information regarding a proposed Special Exception (SE) application for a private K-8 school for property located at 3971 Via Del Rey. The applicant Grace Classical Academy, currently utilizes classroom space within the sanctuary building at New Life Church 3971 Via Del Rey and would like to move from their existing space on the property into the adjacent Family Life Center building and initially increase enrollment from 48 to 90 students. Grace Classical Academy would like to further increase enrollment to 160 children with the addition of portable classrooms at a future date. The subject property (STRAP Number 04-48-25-B1-00002.0000) is comprised of approximately 4.6± acres and is located at the Southeast corner of Vanderbilt Drive and Via Del Rey, in Section 04, Township 48 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour at Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134, email: [sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com), phone: 239-947-1144, fax: 239-947-0375. [www.gradyminor.com/planning](http://www.gradyminor.com/planning). The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.  
AD#4464542 11/17/2020

The required informational meeting was held at 5:30 p.m. on December 10, 2020 at the New Life Church sanctuary. Five members of the public attended the meeting. Wayne Arnold, agent for the Grace Classical Academy provided a brief presentation regarding the Special Exception application and the desire for the academy to expand from the currently authorized 48 students to a maximum of 160 students in the K – 8 programs. Initial expansion to 90 students is to occur by relocating to the Family Life Center building on campus, and eventually increasing to the 160-student enrollment by adding portable classrooms.

After the presentation attendees were asked to offer any questions or comments. While no one had specific objections to the expansion all attendees did express concern about existing traffic on Mango Drive, and with potentially increased traffic with the school.

The primary traffic issue appears to be speeding and suggestions were offered to alleviate speeding by installing speed bumps along Mango Drive, addition of a new stop sign at Katreena Drive, or physically prohibiting any traffic from the academy to utilize Mango Drive. James Banks, P.E. who is the traffic engineer for the Special Exception addressed the attendees and indicated that physically prohibiting traffic from utilizing Mango Drive could be problematic due to use of the street by the Fire Department, School buses, garbage collection and general deliveries to homes and businesses. Mr. Banks did indicate that City Staff should be consulted regarding traffic calming measures that could be initiated to slow vehicle speeds on Mango Drive. Mr. Arnold indicated that the academy would address traffic calming as part of this application. Mr. Arnold described that a second informational meeting would be held prior to the required public hearings and provided contact information for his office for any follow-up questions or status updates. The meeting was adjourned at 6:00 p.m.

# **Grace Classical Academy Special Exception**

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**December 10, 2020 Neighborhood Information Meeting (NIM)**

# Project Team

- **Grace Classical Academy** – *Applicant*
- **D. Wayne Arnold, AICP, Professional Planner** – *Q. Grady Minor & Associates, P.A.*
- **James M. Banks, PE, Traffic Engineer** – *JMB Transportation Engineering, Inc.*

# Project Information

**STRAP Numbers:** 04-48-25-B1-00002.0000

**Address:** 3971 Via Del Rey

**Zoning:** AG-2, Agricultural

**Future Land Use Designation:** *Medium Density Multi Family Residential*

**Project Acreage:** 4.65+/- acres

# Proposed Request

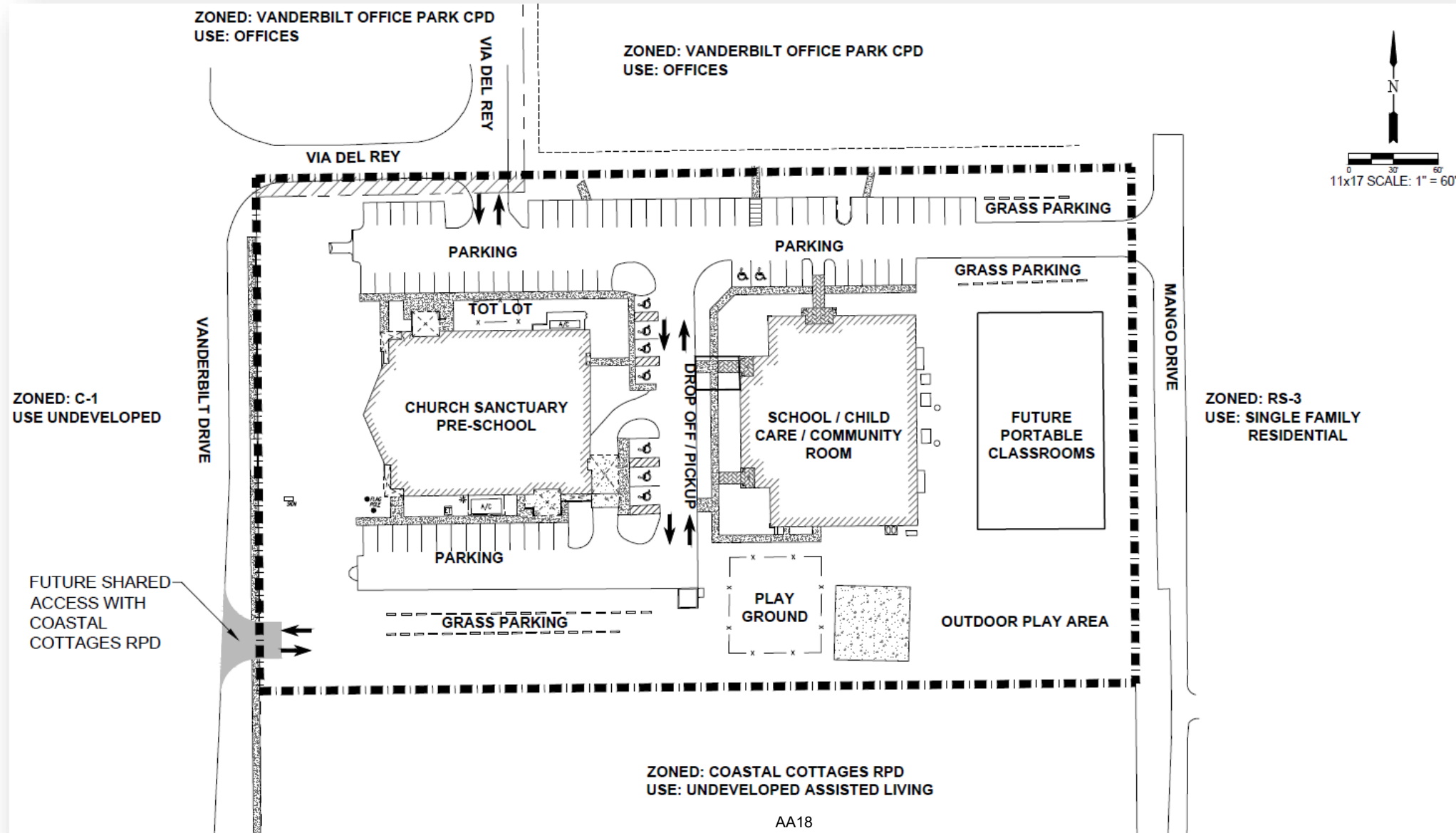
*Grace Classical Academy is requesting the Special Exception (SE) for a private K-8 school for property located at 3971 Via Del Rey.*

*Grace Classical Academy, currently utilizes classroom space within the sanctuary building at New Life Church 3971 Via Del Rey and would like to move from their existing space on the property into the adjacent Family Life Center building and initially increase enrollment from 48 to 90 students. Grace Classical Academy would like to further increase enrollment to 160 children with the addition of portable classrooms at a future date.*

# Location Map



# Preliminary Conceptual Site Plan





# Conclusion

Documents and information can be found online:

- *Gradyminor.com/Planning*
- *Community Development Public Portal:*  
<https://cityofbonitaspringscd.org/welcome/community2/>

Next Steps

- *File application with the City of Bonita Springs Community Development Department*

Contact:

- **Q. Grady Minor & Associates, P.A.:** Sharon Umpenhour  
[sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com) or 239.947.1144 extension 1249

December 11, 2020

Mary Zizzo, Esq.  
City of Bonita Springs Community Development  
9220 Bonita Beach Road, Suite 109  
Bonita Springs, FL 34135

RE: Grace Classical Academy, Special Exception – Submittal 1

Dear Ms. Zizzo:

Enclosed, please find the completed Public Hearing Application for Special Exceptions (SE), for property located at 3971 Via Del Rey. The applicant is requesting the SE to increase enrollment for a private K-8 school from 48 students per Zoning Resolution No. 14-15 to a maximum of 160 students on property located at 3971 Via Del Rey.

The subject 4.65+/- acre property is located at the Southeast corner of Vanderbilt Drive and Via Del Rey, in Section 04, Township 48 South, Range 25 East, Bonita Springs, Florida.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application
3. Part III Affidavit
4. Area Location Map
5. Exhibit I-B-1 Letter of Authorization
6. Exhibit I-F Disclosure of Interest Form
7. Deed
8. Boundary Survey
9. Exhibit IV-A and IV-B Surrounding Property Owners Map & Mailing Labels
10. Exhibit IV-F Narrative
11. Exhibit IV-G Site Plan
12. Zoning Resolution 14-05
13. NIM Documents
14. CD Containing Application Packet

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large initial "D" and a prominent "A".

D. Wayne Arnold, AICP

Cc: Ryan Potter  
GradyMinor File (GCASE-20)



## NEIGHBORHOOD MEETING REQUIREMENT

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

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

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

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

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

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



# PUBLIC HEARING APPLICATION FOR REZONINGS (CONVENTIONAL) & SPECIAL EXCEPTIONS

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

Applicant's Name: Grace Classical Academy, Inc. Phone #: 239-247-2479

Address: PO Box 1012, Bonita Springs, FL 34133

E-mail: ryan.w.potter@gmail.com

Project Name: Grace Classical Academy

STRAP Number: 04-48-25-B1-00002.0000

Application Form:  Computer Generated\*  City Printed

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

\*\*\*\*\*

### STAFF USE ONLY

Case Number: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Fee: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Land Use Classification(s): \_\_\_\_\_ Comp. Plan Density: \_\_\_\_\_

Date of Zoning Public Hearing: \_\_\_\_\_ Date of City Council Public Hearing: \_\_\_\_\_

Planner Assigned: \_\_\_\_\_

Staff Recommendation: \_\_\_\_\_

\*\*\*\*\*

PART I

APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name of applicant: Grace Classical Academy, Inc.
Street Mailing Address: PO Box 1012
City: Bonita Springs State: FL Zip: 34133
Phone Number: Area Code: 239 Number: 247-2479 Ext.
E-mail: kristen@nredev.com

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

\*If applicant is NOT the owner and the application is NOT City-initiated, submit a notarized Authorization Form from the owner to the applicant. Label the attachment "Exhibit I-B-1".

\* If the application is City-initiated, enter the date the action was initiated by the City Council:

Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3".

C. Name of owner of property: First Baptist Church of Bonita, Inc.
Street Mailing Address: 3971 Via Del Rey
City: Bonita Springs State: Florida Zip: 34134
Phone Number: Area Code: 239 Number: 992-2952 Ext.

D. Date property was acquired by present owner(s): March 2020

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

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

G. Authorized Agent(s): List names of authorized agents. Attach extra sheet if more space is required

Name: Q. Grady Minor & Associates, P.A.
Contact Person: D. Wayne Arnold, AICP
Address: 3800 Via Del Rey, Bonita Springs, FL 34134
Phone: 239-947-1144 E-mail: warnold@gradyminor.com

**PART II  
GENERAL INFORMATION**

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

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

YES. Property is identified as:

Subdivision Name: \_\_\_\_\_

Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_ Unit: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

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

STRAP NUMBER: 04-48-25-B1-00002.0000

B. Project Street Address: 3971 Via Del Rey

C. General Location of Property (referenced to major streets) \_\_\_\_\_  
Southeast corner of Vanderbilt Drive and Via Del Rey  
\_\_\_\_\_  
\_\_\_\_\_

D. Nature of Request: (Check applicable answers)

Rezoning FROM: \_\_\_\_\_ TO: \_\_\_\_\_

Special Exception for: Private School

E. Property Dimensions

1. Width (average if irregular parcel): 587+/- Feet
2. Depth (average if irregular parcel): 345+/- Feet
3. Frontage on road or street: 343+/- Feet
4. Width along waterbody (If applicable): Not Applicable Feet
5. Total land area: 4.65+/- acres Acres or Square Feet

F. Facilities

1. Fire District: Bonita Springs
2. Sewer Service Supplier: Bonita Springs Utilities
3. Water Service Supplier: Bonita Springs Utilities

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

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

Briefly describe current use of the property: Church, day care and private school  
\_\_\_\_\_  
\_\_\_\_\_

H. Property restrictions: Are there any deed restrictions or other types of covenants or restrictions on the property?  Yes  No. If yes, submit a copy of the restrictions and a written statement as to how the restrictions may affect the request.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**PART IV - SUBMITTAL REQUIREMENTS**

APPLICATION TYPE	COPIES	EXHIBIT	ITEM
All	1		Completed application
All	1		Application Fee
All	1		Area Location Map
All	1	I-B-1	<b>Notarized</b> Authorization Form (if applicable)
City Initiated	1	I-B-2	Green Sheet (If applicable)
City Initiated	1	I-B-3	List of Property Owners (If applicable)
All	1	I-F	<b>Notarized</b> Disclosure Form (if applicable)
All	1	II-A-1	Legal Description
All	1	II-A-2	Certified sketch of description (if applicable)
All	1	II-A-3	Plat Book Page (if applicable)
All	2	IV-A	Surrounding Property Owners List & Mailing Labels
All	1	IV-B	Property Owners Map
Owner Initiated	1	IV-C	Deed Restrictions & Narrative (if applicable)
Rezoning Only	1	IV-D	Narrative Regarding Zoning Request
Rezoning Only	1	IV-E	Hazardous Materials Emergency Plan (if applicable)
All	1	IV-F	Application and Exhibits on CD-ROM

SPEC. EXCEPTIONS	COPIES	EXHIBIT	ITEM
All	1	IV-F	Narrative Re. Special Exception Request
All	1	IV-G	Site Plan
All	1	IV-H	Traffic Impact Analysis
Solar/wind	1	IV-I	Needs Documentation
Temp. Parking	1	IV-J	Need Analysis
Temp. Parking	1	IV-K	Traffic/Ped. Safety Plan
Consumption on prem.	1	IV-L	Affidavit
Harvesting of Cypress	1	IV-M-1	Aerial Photograph
Harvesting of Cypress	1	IV-M-2	Forest Management Plan
Joint Parking	1	IV-O-1	<b>Notarized</b> Statement
Joint Parking	1	IV-O-2	Agreements
Joint Parking	1	IV-O-3	Back-up Plan
Air. Land. Facility	1	IV-P	<b>Certified</b> List
Animals	1	IV-Q	Number & Type animals
Communication Towers	1	IV-R-1	Map showing all tower locations
Communication Towers	1	IV-R-2	Proof of attempt to use other facilities
Communication Towers	1	IV-R-3	Proof of attempt to inform others
Communication Towers	1	IV-R-4	Shared Tower Plan Agreement
Communication Towers	1	IV-R-5	Letter from Mosquito Control (if app.)
Communication Towers	1	IV-R-6	Letter from L.C. Port Authority (if app.)

## GENERAL – EXPLANATORY NOTES

ALL APPLICANTS MUST PAY THE APPLICATION FEE SET FORTH IN THE CITY OF BONITA SPRINGS EXTERNAL FEES AND CHARGES MANUAL.

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

### PART I – EXPLANATORY NOTES

- A. Applicant's Name: Application may be made by the landowner or the authorized agent. Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:
- 1) It is not required that both husband and wife initiate the application on private real property owned by them.
  - 2) Where the property is subject to a land trust agreement, the trustee may initiate the application.
  - 3) Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
  - 4) Where the fee owner is a partnership, the general partner may initiate the application.
  - 5) Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
  - 6) Where the property is a condominium or time-share condominium, refer to Sec. 4-193(a)(1)b. for rules.
  - 7) Where the property is a subdivision, refer to Sec. 4-193 (a)(1)c. for rules.
  - 8) Rezoning initiated by the Mayor and City Council on property not owned by the City.
- B. Relationship of applicant to owner: Except for City-Initiated rezonings, if the applicant is not the owner of the property, a **notarized** authorization form from the owner to the applicant must be submitted. If the application IS City-initiated, then attach to the application a copy of the "Green Sheet" whereby the action was authorized. Label this submittal as Exhibit I-B.
- C. Name of owner (s): see F. below
- D. Date property was acquired by present owner(s). If City-initiated rezoning and does not own the property or have it under contract for purchase, enter "Not Applicable".
- E. If the request is City-initiated and the City is not purchasing the property, enter "Not Applicable".
- F. Name of Owner(s): Except for City-Initiated rezonings, a Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.
- G. Authorized Agents: If the owner or applicant has authorized agents to act on his/her behalf, list the agent(s) name, mailing address and phone number. If City-initiated, enter "Not Applicable".

## PART II – EXPLANATORY NOTES

- A. **Legal Description:** If the property is not within a platted subdivision recorded in the official plat books of Lee County, a complete legal description must be attached which is sufficiently detailed and legible so as to be able to locate said property on city maps or aerial photographs. Also include the Section, Township, Range, and parcel number(s). If the application includes multiple abutting parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different zoning requests are made on individual parcels. Label the legal description as Exhibit II-A-1.

A survey or a certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code must be submitted unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. Label the Sketch as Exhibit II-A-2.

If the request is owner-initiated and a boundary survey is required, the survey must include the location of any existing structures on the property. Label the Boundary Survey as Exhibit II-A-2.

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

A copy of the plat may be purchased from the County Clerk's office.

**NOTE:** The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary sketch to be submitted.

- B. **Project Street Address:** If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (239) 335-1630.
- C. **General Location:** The general location should reference known major streets so as to indicate to the general public the location of the property.
- E. **Property Dimensions:** If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street.
- F. **Facilities**
1. **Fire District:** Insert the name of the Fire District in which the property is located.
  2. **Sewer Service Supplier:** List the name of the utility company or package plant which will be providing sanitary sewer service to the project. If a new private disposal plant is proposed or if septic systems will be used, so indicate.
  3. **Potable Water Service Supplier:** List the name of the utility company which will be providing potable water service to the project. If wells are to be utilized, so indicate.
- G. **Present Use of Property:** Briefly describe the present use of the property.
- H. **Property Restrictions:** The application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form.

## PART III – EXPLANATORY NOTES

- A. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by the submittal of inaccurate or incomplete information is the responsibility of the applicant.
- B. All information submitted with the application or submitted at the public hearing becomes a part of the public record and will be a permanent part of the file.
- C. All applications must be submitted in person. Mailed-in applications will not be processed.
- D. All attachments and exhibits submitted must be of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
- E. The Department staff will review this application for compliance with requirements of the City of Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.

## PART IV – EXPLANATORY NOTES

- Property Owners Map: *City-initiated requests*: A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. Label as Exhibit I-B-3.
- Surrounding Property Owners List and Mailing Labels: A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. A set of mailing labels for all names and addresses. Names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the County. Information may be obtained from the Lee County Property Appraiser's office. Label as Exhibit IV-A.
- Surrounding Property Owners Map: A City Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet (375) [five hundred (500) feet if for a Consumption on Premises permit] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant is responsible for the accuracy of the map. Label as Exhibit IV-B.
- Deed Restrictions: A copy of the deed restrictions on the subject property, if any, and a written statement as to how the deed restrictions may affect the requested action. Label as Exhibit IV- C.
- Narrative Statement (Rezoning Only): Label as Exhibit IV-D. State the basis or reason(s) for the requested action and address the following issues
  - a. Whether there exists an error or ambiguity which must be corrected;
  - b. Whether urban services, as defined in the Bonita Plan, are, or will be, available and adequate to serve a proposed land use change, when reviewing a proposed change to a future urban area category;
  - c. Whether a proposed change is intended to rectify errors on the official zoning map;
  - d. Whether there exist changed or changing conditions that make approval of the request appropriate;
  - e. Whether the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan;
  - f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use;
  - g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources;
  - h. Whether the request will be compatible with existing or planned uses;
  - i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property;
  - j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in LDC Chapter 4.
- Narrative Statement (Special Exceptions Only): Label as Exhibit IV-E. State the basis or reason(s) for the requested action and address issues d through j above.
- Site Plans (Special Exceptions only): Label as Exhibit IV-F. Request for a Special Exception MUST include a site plan detailing the proposed use, including where applicable:
  - a. The location and current use of all existing structures on the site, as well as those on adjacent properties within one hundred (100) feet of the perimeter boundaries of the site; and
  - b. All proposed structures and uses to be developed on the site; and
  - c. Any existing public streets, easements or land reservations within the site and the proposed means of vehicular access to and from the site; and
  - d. A traffic impact analysis for the development consistent with the Zoning Traffic Impact Statement (ZTIS) Guidelines; and
  - e. Proposed fencing and screening, if any; and
  - f. Any other reasonable information which may be required by the Director commensurate with the intent and purpose of the regulations.
- ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL EXCEPTIONS: Certain Special Exceptions have specific requirements for additional submittals. Refer to the appropriate sections as indicated:
  - Solar or Wind energy modifications:
  - Temporary Parking Lots:
  - Consumption on Premises:
  - Harvesting of Cypress:
  - Joint Parking:
  - Communication Towers:
  - Aircraft Landing Facilities - Private:
  - Animals: See section
  - Farm Labor Housing:

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

**STRAP NO.** 04-48-25-B1-00002.0000      **CASE NO.** \_\_\_\_\_

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
Not Applicable	_____
_____	_____
_____	_____
_____	_____

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
_____	_____
First Baptist Church of Bonita Springs, Inc., 3791 Via Del Rey, 34134 Florida Not For Profit Corporation	100
_____	_____
_____	_____
Grace Classical Academy, Inc, 3971 Via Del Rey, 34134 Florida Not For Profit Corporation	_____
_____	_____

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
_____	_____
_____	_____
Not Applicable	_____
_____	_____
_____	_____
_____	_____

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
_____	_____
_____	_____
Not Applicable	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
Not Applicable	

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
Not Applicable

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

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

Signature: \_\_\_\_\_  
(Applicant)

Ryan W. Potter as Director of Grace Classical Acader  
\_\_\_\_\_  
(Printed or typed name of applicant)

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Ryan W. Potter as Director \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification.


(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

**PART III**  
**AFFIDAVIT**

I, Ryan W. Potter, 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 City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

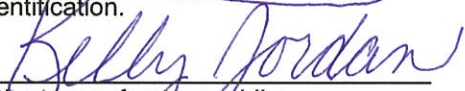
  
Signature of owner or owner-authorized agent \_\_\_\_\_ Date: \_\_\_\_\_  
Ryan W. Potter as Director of Grace Classical Academy, Inc.  
Typed or printed name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF LEE

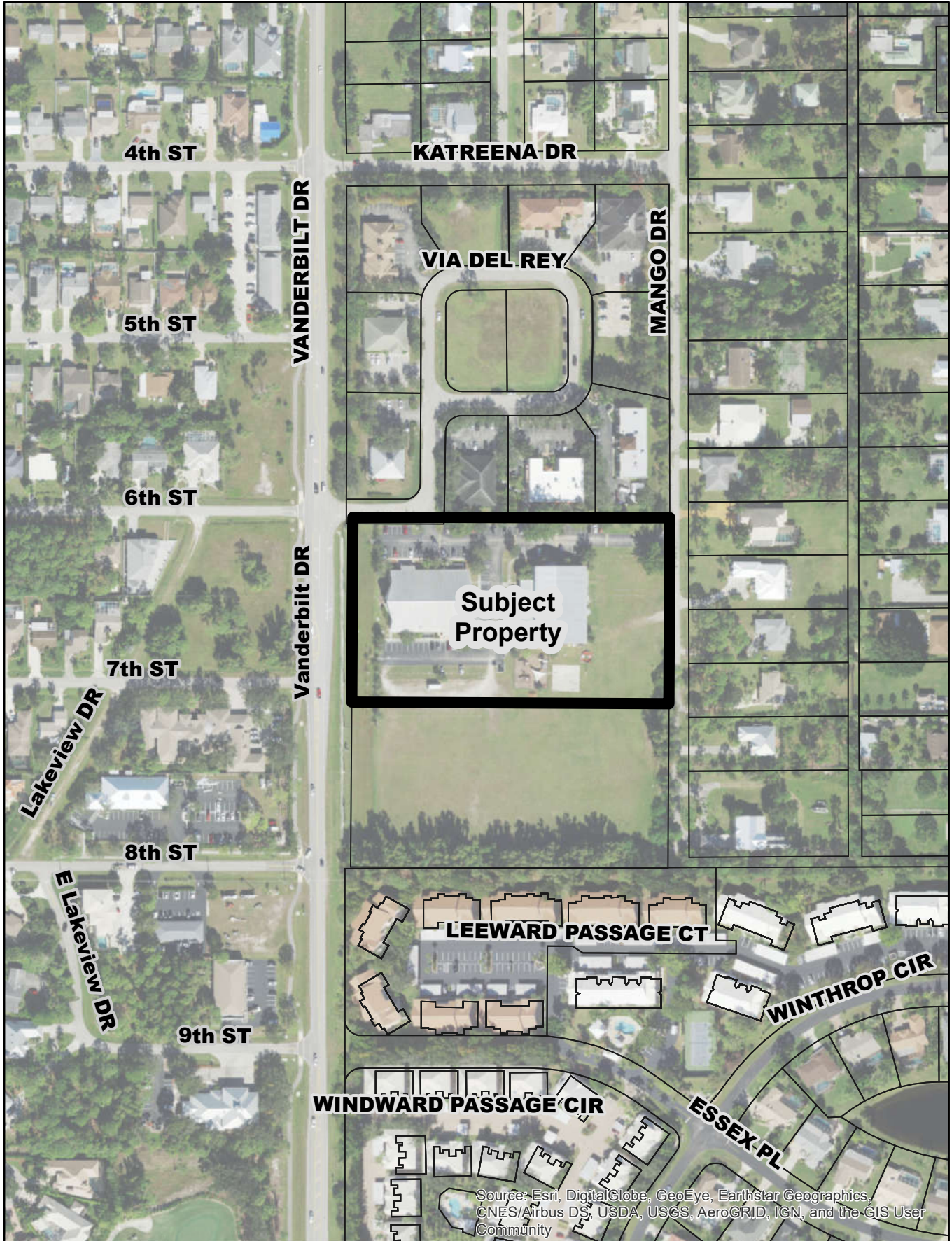
The foregoing instrument was certified and subscribed before me this 20th day of November 2020, by Ryan W. Potter as Director of Grace Classical Academy, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification.

(SEAL)



  
Signature of notary public \_\_\_\_\_  
KELLY JORDAN  
Printed name of notary public \_\_\_\_\_

# Grace Classical Academy Location Map





LETTER OF AUTHORIZATION

TO CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as STRAP Numbers 04-48-25-B1-00002.0000 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Grace Classical Academy, Inc. and Q. Grady Minor & Associates, P.A. 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 authorizing 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 authorization is delivered to the City of Bonita Springs.

James Julian  
Owner (signature)

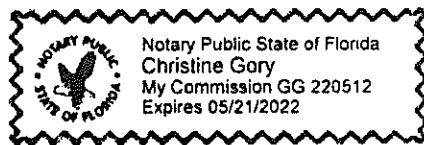
James Julian as owner of First Baptist Church of Bonita Springs, Inc.

STATE OF Florida

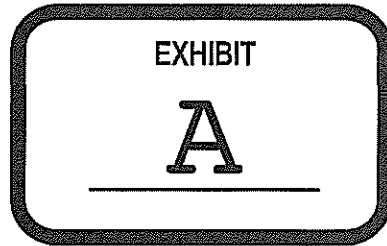
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 17 day of November, 20 20, by James Julian as owner of First Baptist Church of Bonita Springs, Inc, who is personally known to me or who has produced drivers license (type of identification) as identification.

STAMP/SEAL



Christine Gory  
Signature of Notary Public



## PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89°27'56" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF VANDERBILT DRIVE (S.R. S-85-A); THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°26'41" WEST, A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 00°26'41" WEST, A DISTANCE OF 343.65 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE NORTH 89°16'19" EAST, A DISTANCE OF 587.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF MANGO DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1966, PAGE 3561, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LANDS AND ALSO BEING SAID WEST RIGHT-OF-WAY SOUTH 00°29'36" EAST, A DISTANCE OF 345.63 FEET; THENCE SOUTH 89°27'56" WEST, A DISTANCE OF 587.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.65 ACRES, MORE OR LESS.

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

**STRAP NO.** 04-48-25-B1-00002.0000      **CASE NO.** \_\_\_\_\_

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

Name and Address	Percentage of Ownership
_____	_____
Not Applicable	_____
_____	_____
_____	_____
_____	_____

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
First Baptist Church of Bonita Springs, Inc., 3791 Via Del Rey, 34134 Florida Not For Profit Corporation	100
_____	_____
Grace Classical Academy, Inc, 3971 Via Del Rey, 34134 Florida Not For Profit Corporation	_____
_____	_____

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
_____	_____
Not Applicable	_____
_____	_____
_____	_____
_____	_____

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
_____	_____
Not Applicable	_____
_____	_____
_____	_____
_____	_____

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
Not Applicable	

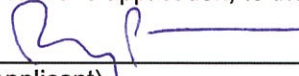
Date of Contract: \_\_\_\_\_

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
Not Applicable


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

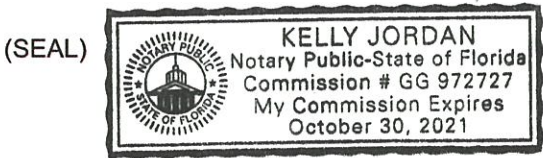
The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature:   
 (Applicant)  
 Ryan W. Potter as Director of Grace Classical Academy, Inc.  
 (Printed or typed name of applicant)

STATE OF FLORIDA  
 COUNTY OF LEE

The foregoing instrument acknowledged before me this 20th day of NOVEMBER 2020, by Ryan W. Potter as Director of Grace Classical Academy, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
 Signature of Notary Public  
KELLY JORDAN  
 Printed Name of Notary Public



6.00  
5/5

THIS DEED, made this 4th day of January, A.D., 1988,  
by LEE COUNTY, FLORIDA, a political subdivision of the State of  
Florida, party of the first part, and FIRST BAPTIST  
CHURCH OF BONITA SPRINGS, INC., a Florida non-profit  
corporation

whose address is 18440 Mango Drive  
Bonita Springs, Florida 33923 party  
of the second part:

WITNESSETH: THAT the said party of the first part, for  
and in consideration of the sum of \$10.00 to it in hand paid by  
the party of the second part, receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said party  
of the second part, his heirs and assigns forever, the  
following described land, lying and being in Lee County,  
Florida:

The West five feet of the East thirty feet  
of the Southwest quarter of the Southwest  
quarter of the Northwest quarter of Section  
4, Township 48 South, Range 25 East, Lee  
County, Florida.

THIS grant conveys only the interest of the County and its  
Board of County Commissioners in the property herein described,  
and shall not be deemed to warrant the title or to represent  
any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has  
caused these presents to be executed in its name by its Board  
of County Commissioners acting by the Chairman or Vice Chairman  
of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

Documentary Tax Pd. \$ 55-  
\$ \_\_\_\_\_ Intangible Tax Pd.  
CHARLIE GREEN, CLERK, LEE COUNTY  
By W. Demetron Deputy Clerk

ATTEST:  
CHARLIE GREEN, CLERK

BY Lisa J. Pierce  
Deputy Clerk  
Circuit Court 9-22-87

LEE COUNTY, FLORIDA BY ITS  
BOARD OF COUNTY COMMISSIONERS

By Bill Russell  
Chairman or Vice Chairman

This Instrument Was Prepared By:

LEE COUNTY ATTORNEY'S OFFICE  
Post Office Box 398  
2115 Second Street  
Fort Myers, Florida 33902-0398

Approved [Signature]  
To Form.  
By [Signature]  
County Attorney

1/22/87 09a

RECORDED & RETURNED TO  
OFFICE OF THE CLERK  
LEE COUNTY, FLORIDA  
CHARLIE GREEN, CLERK

RECORDED & RETURNED TO  
OFFICE OF THE CLERK  
LEE COUNTY, FLORIDA  
CHARLIE GREEN, CLERK  
JAN 28 8 46 AM 1988

PREPARED BY AND RETURN TO:  
Scott W. Duval, Esq.  
BRENNAN, MANNA & DIAMOND, P.L.  
27200 Riverview Center Blvd., Suite 310  
Bonita Springs, FL 34134

### NOTICE OF FILING – LOT SPLIT

BEFORE ME, a Notary Public, this date appeared SCOTT DUVAL, who being by me first duly sworn, deposes and says as follows:

1. That by Special Warranty Deed recorded at Instrument No. 2020000135284 of the Public Records of Lee County, Florida, title for vacant land from a larger tract of property was transferred from First Baptist Church of Bonita Springs, Inc., a Florida non profit corporation, to Coastal Cottages 1, LLC, a Delaware limited liability company, for the property located in Lee County, Florida, described as follows (the "Property"):

A PARCEL OF LAND BEING A PORTION OF SECTION 4,  
TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF THE NORTHWEST  
QUARTER OF SECTION 4; THENCE ALONG THE SOUTH LINE OF  
THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH  
89°27'56" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE  
EAST RIGHT-OF-WAY OF VANDERBILT DRIVE (S.R. S-85-A) AND  
ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF  
LAND HEREIN DESCRIBED;

THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°26'41"  
WEST, A DISTANCE OF 306.00 FEET; THENCE NORTH 89°27'56"  
EAST, A DISTANCE OF 587.48 FEET TO A POINT ON THE WEST  
RIGHT-OF-WAY OF MANGO DRIVE; THENCE ALONG SAID  
WEST RIGHT-OF-WAY SOUTH 00°29'36" EAST, A DISTANCE OF  
306.00 FEET TO THE SOUTHEAST CORNER OF LANDS  
DESCRIBED IN OFFICIAL RECORDS BOOK 1966, PAGE 3561, OF  
THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE  
ALONG THE SOUTH LINE OF SAID LANDS AND THE SOUTH  
LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK  
1829, PAGE 2742, OF THE PUBLIC RECORDS OF LEE COUNTY,  
FLORIDA SOUTH 89°27'56" WEST, A DISTANCE OF 587.74 FEET  
TO THE POINT OF BEGINNING.

2. That the Property was split from a larger parcel in accordance with approval by the City of Bonita Springs, said letter attached hereto as Exhibit "A".

3. That survey copies of the remaining tract of land, known as First Baptist Tract, and transferred Property, known as Coastal Cottages Tract, are attached hereto respectively as Exhibit "B" and Exhibit "C".

4. That in accordance with the lot split and title transfer between First Baptist Church of Bonita Springs, Inc. and Coastal Cottages 1, LLC, an Access Easement, Drainage Easement and Cost Sharing Agreement between the parties was recorded at Official Records Instrument No. 2020000035285.

5. This Affidavit is given with full understanding that the buyer, the seller, the title insurance underwriter, and the title insurance company, will rely upon same to establish the factual truth of the matters set forth herein and in accordance with said document copies attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

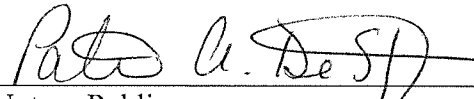
  
SCOTT W. DUVAL

STATE OF FLORIDA  
COUNTY OF LEE

SWORN TO AND SUBSCRIBED before me by means of  physical presence, or  online notarization, this 24<sup>th</sup> day of March, 2020, by SCOTT W. DUVAL, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did / did not take an oath.



PATRICIA A DESTEFANO  
Commision # GG 346184  
Expires August 6, 2023  
Bonded Thru Budget Notary Services

  
Notary Public  
Patricia A. DeStefano  
Printed Name of Notary Public

\_\_\_\_\_  
Commission Expiration Date



9220 Bonita Beach Rd Ste 111  
Bonita Springs, FL 34135  
Tel: (239) 949-6262  
Fax: (239) 949-6239  
www.cityofbonitasprings.org

**Peter Simmons**  
Mayor

**Amelia Quaremba**  
Council Member  
District One

Council Member  
District Two

**Laura Carr**  
Council Member  
District Three

Council Member  
District Four

**Michael Gibson**  
Council Member  
District Five

**Fred Forbes**  
Council Member  
District Six

**Arleen Hunter**  
City Manager  
(239) 949-6267

**Derek Rooney**  
City Attorney  
(239) 949-6254

**City Clerk**  
(239) 949-6247

**Public Works**  
(239) 949-6246

**Code Enforcement**  
(239) 949-6257

**Parks & Recreation**  
(239) 992-2556

**Community Development**  
(239) 444-6150

Mr Scott Duval  
Brenna, Manna & Diamond. P.L.  
27200 Riverview Center Blvd  
Suit 310  
Bonita Springs, Florida 34134

Date: 5 February 2020

Re: LDO18-50295-BOS, Lot Split

Dear Mr. Duval

We have reviewed the information submitted in your application, including those surveys prepared by Q. Grady Minor and Associates P.A., signed and sealed by Donald L Saintenoy III, PSM #6761 on 1/20/2020, noted as file #19-221-CC Letter and File #19-221-FBC Letter and have determined that those parcels shown as "First Baptist Tract" and "Coastal Cottages Tract" are hereby approved with the following conditions:

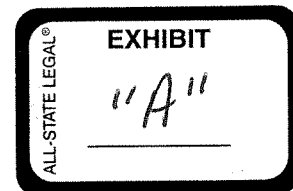
1. Access to the parcels are limited as set forth in City of Bonita Springs Ordinance #19-03, approving the Coast Cottage Planned Development.
2. The referenced Surveys, required easements and agreements together with this letter must be recorded within 60 days of this approval.

Once recorded contact the Lee County Property Appraiser's office, and Lee County E911 order to obtain individual STRAP #'s and addresses.

Should you have any questions concerning this please feel free to contact me.

Regards,

Jay Sweet PSM AICP  
Community Development Surveyor





G:\SURVEY\PROJECT SURVEY 2019\221 - FIRST BAPTIST CHURCH BONITA SPRINGS\SURVEY\19-221-FBC LETTER.DWG

EXHIBIT  
"B"

**PROPERTY DESCRIPTION**

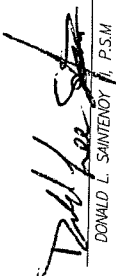
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 THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 00°26'41" WEST, A DISTANCE OF 343.65 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE NORTH 89°16'19" EAST, A DISTANCE OF 587.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF MANCO DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1966, PAGE 3561, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LANDS AND ALSO BEING SAID WEST RIGHT-OF-WAY SOUTH 00°29'36" EAST, A DISTANCE OF 345.63 FEET; THENCE SOUTH 89°27'56" WEST, A DISTANCE OF 587.48 FEET TO THE POINT OF BEGINNING CONTAINING 4.65 ACRES, MORE OR LESS.

**NOTES:**

- BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED USING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND ARE BASED ON ON THE SOUTH LINE OF VANDERBILT OFFICE PARK, AS RECORDED IN PLAT BOOK 47, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING N 89°16'19" E.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0654F, DATED 8-28-2008.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- DATE OF LAST FIELD WORK: 12/11/2019.
- IMPROVEMENTS NOT SHOWN BY REQUEST OF CLIENT.

\*NOT VALID WITHOUT SHEETS 1-2 OF 2\*

DRAWN BY:	AH
CHECKED BY:	DLS
JOB CODE:	397AVDR
SCALE:	1" = 100'
DATE:	17 JANUARY 2020
FILE:	19-221-FBC LETTER
SHEET:	1 of 2

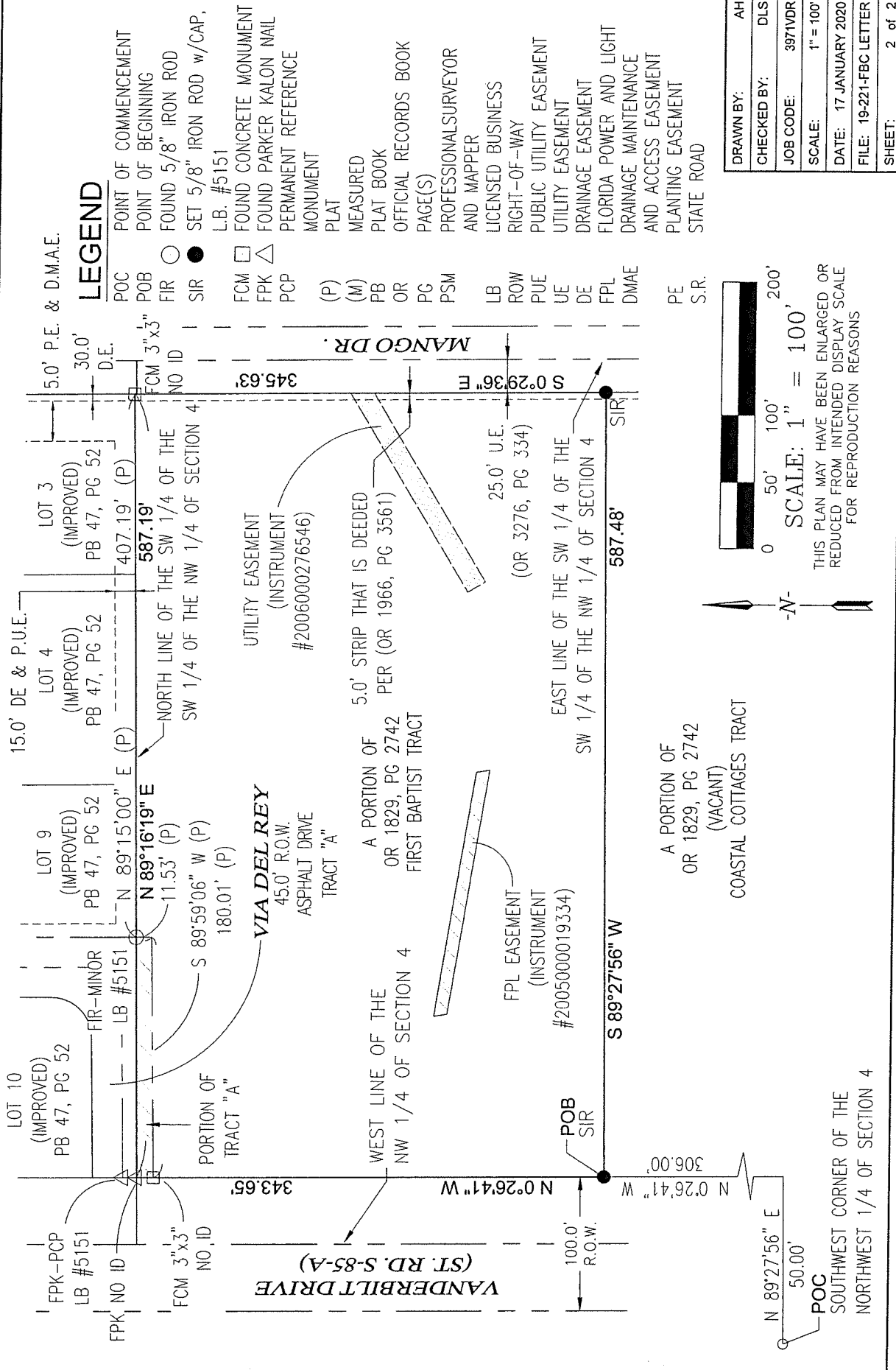
1/20/20  
DATE SIGNED  
  
 DONALD L. SAINTENOFF, P.S.M.  
 FL LICENSE #6161  
 FOR THE FIRM

BOUNDARY SURVEY  
 FIRST BAPTIST TRACT  
 LYING IN  
 SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA

**GradyMinor**  
 Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266  
 Bonita Springs: 239.947.1144 Fort Myers: 239.690.4380  
 www.GradyMinor.com

O. Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134

G:\SURVEY\PROJECT SURVEY 2019\221 - FIRST BAPTIST CHURCH BONITA SPRINGS\SURVEY\19-221-FBC LETTER.DWG



DRAWN BY: AH  
 CHECKED BY: DLS  
 JOB CODE: 3971VDR  
 SCALE: 1" = 100'  
 DATE: 17 JANUARY 2020  
 FILE: 19-221-FBC LETTER  
 SHEET: 2 of 2

BOUNDARY SURVEY

FIRST BAPTIST TRACT

LYING IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

**GradyMinor**

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151

Bonita Springs: 239.947.1144 [www.GradyMinor.com](http://www.GradyMinor.com) Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134

Business LC 26000266

\*NOT VALID WITHOUT SHEETS 1-2 OF 2\*

**PROPERTY DESCRIPTION**

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 CONTAINING 4.13 ACRES, MORE OR LESS.

**NOTES:**

1. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED USING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND ARE BASED ON ON THE EAST RIGHT-OF-WAY LINE OF VANDERBILT DRIVE, BEING N 0°26'41" W.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0654F, DATED 8-28-2008.
4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
11. DATE OF LAST FIELD WORK: 8/16/2018.
12. IMPROVEMENTS NOT SHOWN BY REQUEST OF CLIENT.

\*NOT VALID WITHOUT SHEETS 1-2 OF 2\*

DRAWN BY:	AH
CHECKED BY:	DLS
JOB CODE:	3971VDR
SCALE:	1" = 100'
DATE:	20 JANUARY 2020
FILE:	19-221-CC LETTER
SHEET:	1 of 2

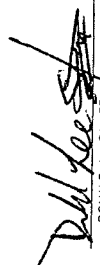
**GradyMinor** "C"  
 EXHIBIT

Civil Engineers • Land Surveyors • Planners  
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151  
 Bonita Springs: 239.947.1144 www.GradyMinor.com

Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134  
 Landscape Architects  
 Business LC 26000266  
 Fort Myers: 239.690.4380

BOUNDARY SURVEY

COASTAL COTTAGES TRACT  
 LYING IN  
 SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA

1/20/20  
 DATE SIGNED  
  
 DONALD L. SAINIERI, III, P.S.M.  
 FL LICENSE #6761  
 FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2019\221 - FIRST BAPTIST CHURCH BONITA SPRINGS\SURVEY\19-221-CC LETTER.DWG

**LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- FIR ○ FOUND 5/8" IRON ROD
- SIR ● SET 5/8" IRON ROD w/CAP, L.B. #5151
- FCM □ FOUND CONCRETE MONUMENT
- FPK △ FOUND PARKER KALON NAIL
- PCP PERMANENT REFERENCE MONUMENT
- (P) PLAT
- (M) MEASURED
- PB PLAT BOOK
- OR OFFICIAL RECORDS BOOK
- PG PAGE(S)
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- FPL FLORIDA POWER AND LIGHT
- DMAE DRAINAGE MAINTENANCE AND ACCESS EASEMENT
- PE PLANTING EASEMENT
- S.R. STATE ROAD

DRAWN BY:	AH
CHECKED BY:	DLS
JOB CODE:	3971VDR
SCALE:	1" = 100'
DATE:	20 JANUARY 2020
FILE:	19-221-CC LETTER
SHEET:	2 of 2

\*NOT VALID WITHOUT SHEETS 1-2 OF 2\*

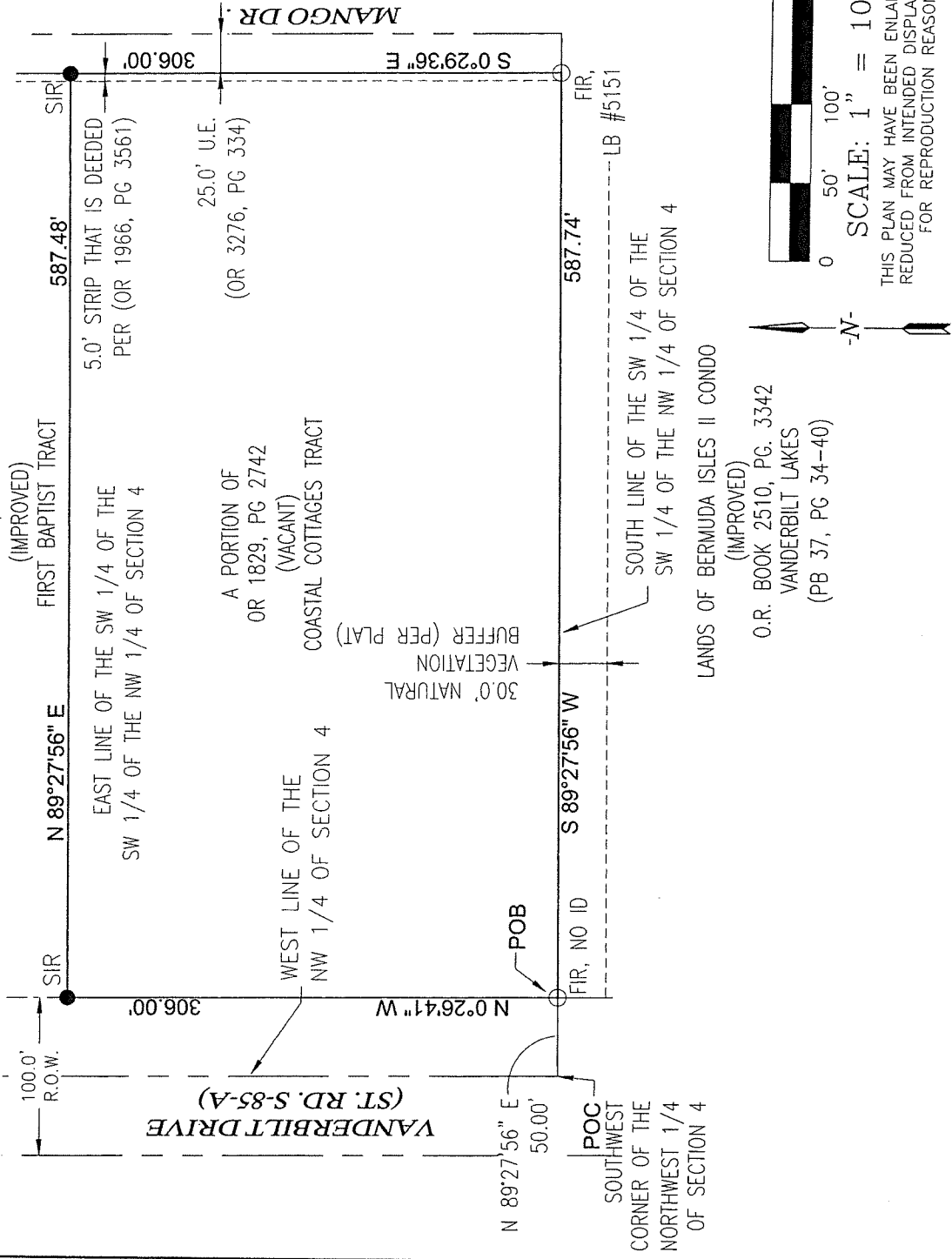
**BOUNDARY SURVEY**

**COASTAL COTTAGES TRACT**  
 LYING IN  
 SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA

O. Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134

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Fort Myers: 239.690.4380  
 Business LC 26000266



## Surrounding Property Owner List

Subjects: 1 Affected: 73 Buffer: 375 Date: 11/11/2020 12:00:00 AM

STRAP	Owner
04-48-25-B1-00002.0000	FIRST BAPTIST CHURCH OF BONITA 3971 VIA DEL REY BONITA SPRINGS FL 34134
04-48-25-B1-00002.000A	COASTAL COTTAGES 1 LLC 3971 VIA DEL REY BONITA SPRINGS FL 34134
04-48-25-B1-00003.0040	SCAVONE GUY J II 28285 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.0060	ALEXE DANA-SORANA 28369 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.006A	TOLEDO DIANA L L/E 28355 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.006B	MCKEE MICHAEL E 28405 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.006C	CAMPBELL DAVID O + 28387 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.0070	TOLEDO MARIANA PO BOX 791 BONITA SPRINGS FL 34133
04-48-25-B1-00003.007A	GRABER ANNE 28435 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.007B	MCCORMICK W MORRIS & 28471 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.0080	COONEY JAMES M + KIMBERLY K 28356 MEADOWLARK LN BONITA SPRINGS FL 34134
04-48-25-B1-00003.0110	CLOKEY ROBERT L + FLAKE J 28321 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.0180	DIMES VICTOR G & CATHY S 28337 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.0190	ENGEL ALBERT W PO BOX 2232 BONITA SPRINGS FL 34133
04-48-25-B1-00003.019A	HICKS DANIEL R 28434 MEADOWLARK LN BONITA SPRINGS FL 34134
04-48-25-B1-00003.0220	GRABER ANNE 28435 MANGO DR BONITA SPRINGS FL 34134
04-48-25-B1-00003.0230	BUTTS STEVEN C 28414 MEADOWLARK LN BONITA SPRINGS FL 34134
04-48-25-B1-00003.0240	MEADOWLARK RENTAL PROPERTIES 3250 BONITA BEACH RD STE 205 PMB 326 BONITA SPRINGS FL 34134
04-48-25-B1-00003.0300	ROBERTS ROGER BRUCE & 3705 TOMLINSON BONITA SPRINGS FL 34134
04-48-25-B1-01600.0020	HCR PROPERTIES LLC 6008 CAJEPUT LN BONITA SPRINGS FL 34134
04-48-25-B1-01600.0030	PHELAN FAMILIES LLC 3820 VIA DEL REY BONITA SPRINGS FL 34134
04-48-25-B1-01600.0040	VIA DEL REY LLC 3800 VIA DEL REY BONITA SPRINGS FL 34134
04-48-25-B1-01600.0050	RONIM QGMA SUB-I LLC Q GRADY MINOR 4500 GULF SHORE BLVD N APT#221 NAPLES FL 34103
04-48-25-B1-01600.0080	DESALVO ANDREW + CATHY TR 21624 BELHAVEN WAY ESTERO FL 33928
04-48-25-B1-01600.0090	VIA DEL REY LLC 3800 VIA DEL REY BONITA SPRINGS FL 34134
04-48-25-B1-01600.0100	OKK INVESTMENTS LLC 425 COVE TOWER DRIVE # 1002 NAPLES FL 34110
04-48-25-B1-01600.0110	QJR PROPERTIES BONITA SPRINGS 6091 S POINTE BLVD FORT MYERS FL 33919
04-48-25-B1-0160A.00CE	VANDERBILT OFFICE PARK 3960 VIA DEL REY BONITA SPRINGS FL 34134
04-48-25-B4-01300.00CE	BERMUDA ISLES GULF COAST PROPERTY MGMT 8951 BONITA BEACH RD SE BONITA SPRINGS FL 34135
04-48-25-B4-01900.00CE	BERMUDA ISLES II CONDO ASSOC LAINE MGMT SERVICE 10915 BONITA BEACH RD #1111 BONITA SPRINGS FL 34134
04-48-25-B4-01903.1010	LEEWARD PASSAGE LLC MICHELLE GOLAB 9367 ISLA BELLA CIR BONITA SPRINGS FL 34135
04-48-25-B4-01903.1020	KASTNER JENNIFER 720 N LARRABEE ST #1106 CHICAGO IL 60654
04-48-25-B4-01903.1030	SMITH MICHAEL G 77 LAKESIDE DR SUSSEX NJ 7461
04-48-25-B4-01903.1040	MCNAMEE MARY CATHERINE TR 140 CARRIAGE WAY DR # 224C BURR RIDGE IL 60527
04-48-25-B4-01903.2010	LABARBERA LISA A + 4170 THROGS NECK EXPWY BRONX NY 10465
04-48-25-B4-01903.2020	HAWKINS OSCAR B III + 9648 COCKERHAM LN HUNTERSVILLE NC 28078
04-48-25-B4-01903.2030	ROYTBERG DIMITRY & 3930 LEEWARD PASSAGE CT #203 BONITA SPRINGS FL 34134
04-48-25-B4-01903.2040	STEMPLE KEITH R & STACEY L 12999 BURNINGWOOD DRIVE WASHINGTON TOWNSHIP MI 48094

04-48-25-B4-01904.1010 HEANEY KATHLEEN & 303 FLECTCHER LAKE AVE BRADLEY BEACH NJ 7720  
04-48-25-B4-01904.1020 SCARBOROUGH LEESHA R 3940 LEEWARD PASSAGE CT #102 BONITA SPRINGS FL 34134  
04-48-25-B4-01904.1030 DEGRYSE ROBERT P & MARIA A 3940 LEEWARD PASSAGE CT #103 BONITA SPRINGS FL 34134  
04-48-25-B4-01904.1040 AUSTIN ROBERT L + CHARLENE J 25199 GOLF LAKE CIR BONITA SPRINGS FL 34135  
04-48-25-B4-01904.1050 MAFFIA JOHN + GRACE 21 BROOKSIDE RD CLARKSBURG NJ 8510  
04-48-25-B4-01904.2010 SIMON DENNIS O & LEE ANN B 6337 LIMWOOD CIR LOUISVILLE KY 40222  
04-48-25-B4-01904.2020 WOLOVLEK DEBRA K 3940 LEEWARD PASSAGE CT #202 BONITA SPRINGS FL 34134  
04-48-25-B4-01904.2030 BELFIORI PHILIP T + CAROL ANN 3940 LEEWARD PASSAGE CT#203 BONITA SPRINGS FL 34134  
04-48-25-B4-01904.2040 SHEERIN JEAN A TR 3940 LEEWARD PASSAGE CT #204 BONITA SPRINGS FL 34134  
04-48-25-B4-01904.2050 BRADD THOMAS STUART + KIM 1050 LILYDALE BELLE RIVER ON N0P 2L0 CANADA  
04-48-25-B4-01905.1010 REYNOLDS JAMES P 3950 LEEWARD PASSAGE CT BONITA SPRINGS FL 34134  
04-48-25-B4-01905.1020 FORTE BRIAN S 3950 LEEWARD PASSAGE CT #102 BONITA SPRINGS FL 34134  
04-48-25-B4-01905.1030 YEAGER JOHN C & 7157 OAKBAY DR NOBLESVILLE IN 46062  
04-48-25-B4-01905.1040 PURGARIC KEITH A & LEANN E 2375 GARLAND ST SYLVAN LAKE MI 48320  
04-48-25-B4-01905.1050 KEOUGH BARBARA A 3950 LEEWARD PASSAGE CT # 105 BONITA SPRINGS FL 34134  
04-48-25-B4-01905.2010 OLENICK DONALD D II + JANNETTE 2804 BIG SUR DR LEWIS CENTER OH 43035  
04-48-25-B4-01905.2020 PREISER GERARD A + CAROL 401 WOODRIDGE DR SENECA SC 29672  
04-48-25-B4-01905.2030 GOLAB DAVID P + 2802 SUNSET TRL WATERFORD PA 16441  
04-48-25-B4-01905.2040 WEISER ERIC B & LINDA 212 NORTH ST STONEHAM MA 2180  
04-48-25-B4-01905.2050 DROBNY DENNIS P + 1849 PARKWOOD RD SNELLVILLE GA 30078  
04-48-25-B4-01906.1010 STICE D M + PO BOX 168 ASHLAND IL 62612  
04-48-25-B4-01906.1020 FORTE CHRISTINA M PO BOX 1806 BONITA SPRINGS FL 34133  
04-48-25-B4-01906.1030 KOPY SHIRLEY A + 3960 LEEWARD PASSAGE CT #103 BONITA SPRINGS FL 34134  
04-48-25-B4-01906.1040 STEELE BRENDAN AUGUST & 3960 LEEWARD PASSAGE CT #104 BONITA SPRINGS FL 34134  
04-48-25-B4-01906.2010 SANDERS THOMAS E + JENNIFER R 3960 LEEWARD PASSAGE CT #201 BONITA SPRINGS FL 34134  
04-48-25-B4-01906.2020 CORI HELEN 3960 LEEWARD PASSAGE CT #202 BONITA SPRINGS FL 34134  
04-48-25-B4-01906.2030 HAWLEY ROSALIE 3960 LEEWARD PASSAGE CT #203 BONITA SPRINGS FL 34134  
04-48-25-B4-01906.2040 GEIGER GILBERT G 3630 MARTINDALE RD NE CANTON OH 44714  
04-48-25-B4-01907.1010 BONITASPRINGS LLC 15 HIDDEN HARBOR DR POINT PLEASANT BEACH NJ 8742  
04-48-25-B4-01907.1020 JONSSON STACY 3970 LEEWARD PASSAGE CT #102 BONITA SPRINGS FL 34134  
04-48-25-B4-01907.1030 GODDARD SANDRA F TR 121 W RIDGE CIR LEROY MI 49655  
04-48-25-B4-01907.1040 RISTUCCI MILDRED 9 BELL OAK LN LEMONT IL 60439  
04-48-25-B4-01907.2010 LADEUR JOHN L & PATRICIA 1182 KNOLLWOOD CAROL STREAM IL 60188  
04-48-25-B4-01907.2020 MILLER EDWARD G + JOYCE L TR 3228 INDIANWOOD LN JOLIET IL 60431  
04-48-25-B4-01907.2030 BODIKER DARCY 3970 LEEWARD PASSAGE CT # 203 BONITA SPRINGS FL 34134  
04-48-25-B4-01907.2040 LIVING AMERICAN REAL ESTATE LL 7241 CARRIAGE CREEK DR WASHINGTON MI 48094

Subjects: 1 Affected: 18 Buffer: 375 Date: 11/11/2020 12:00:00 AM

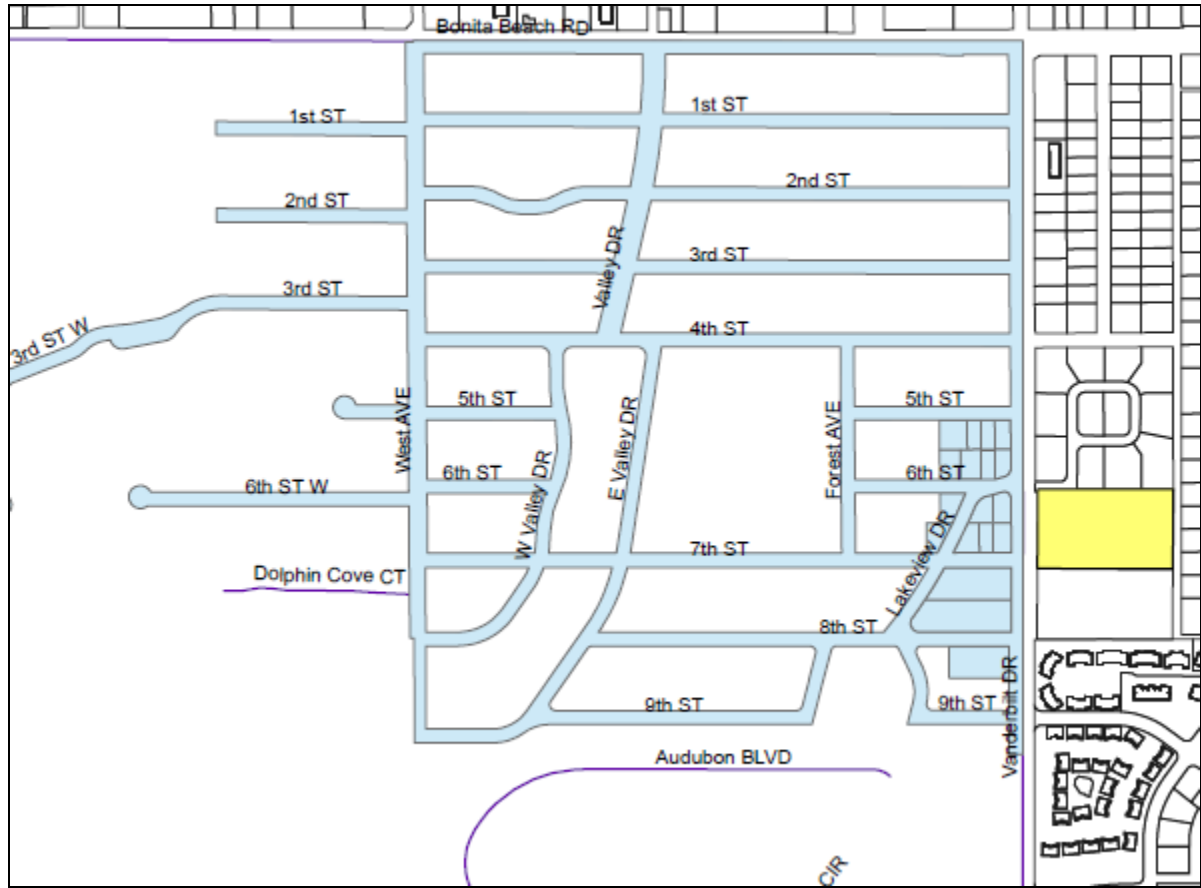
PARCELID	Owner
24530760003	BEALS, PEARL 4061 BONITA BEACH RD STE 201 BONITA SPRINGS FL 34134
24530800002	BEALS, PEARL 4061 BONITA BEACH RD STE 201 BONITA SPRINGS FL 34134
24530840004	BAILEY, ALBERT F 12 5TH ST BONITA SPRINGS FL 34134
24530880006	FRIEND, PETER 24 5TH ST BONITA SPRINGS FL 34134
24531400003	BEALS, PEARL 4061 BONITA BEACH RD STE 201 BONITA SPRINGS FL 34134
24531360004	BEALS, PEARL 4061 BONITA BEACH RD STE 201 BONITA SPRINGS FL 34134
24531320109	PATELLA, MARTHA 24 LOURACE DR MASSAPEQUA PARK NY 11762
24531320002	SIMMONS, RICHARD J 23 6TH ST BONITA SPRINGS FL 34134
24531440005	PEARL J BEALS TRUST 26762 MCLAUGHLIN BLVD BONITA SPRINGS FL 34134
24531640009	KENT D SWARTZ REV TRUST 22 6TH STREET BONITA SPRINGS FL 34134

24531480007	PEARL J BEALS TRUST 26762 MCGLAUGHLIN BLVD BONITA SPRINGS FL 34134
24531560008	PEARL J BEALS TRUST 26762 MCLAUGHLIN BLVD BONITA SPRINGS FL 34134
24531520006	PEARL J BEALS TRUST 26762 MCLAUGHLIN BLVD BONITA SPRINGS FL 34134
24532120007	SPIEGEL, LARRY=& ANN M 3072 CLUBHOUSE DR DIGHTON MA 2715
24581720005	RSPM 18 8TH LLC 15 8TH ST UNIT D BONITA SPRINGS FL 34134
24531600007	PEARL J BEALS TRUST 26762 MCLAUGHLIN BLVD BONITA SPRINGS FL 34134
24538360007	KIVA AT CANTERBURY LLC 10 7TH ST BONITA SPRINGS FL 34134
24538560001	ROYAL SCOOP PROPERTY MGMT LLC 15 8TH ST BONITA SPRINGS FL 34134

# Surrounding Property Owner Maps







State the basis or reason(s) for the requested action and address the following issues:

**Grace Classical Academy (GCA) currently leases space within the New Life Church Sanctuary building located at 3971 Via Del Rey. Due to demand from the community for faith based educational opportunities, GCA wishes to increase enrollment for the K-8 program. Currently the school is authorized to have a maximum of 48 students per Zoning Resolution No. 14-15, and GCA would like to increase the enrollment initially to 90 students and relocate from the sanctuary building to the Family Life Center building immediately east of the sanctuary. The GCA would eventually increase enrollment to 160 students with the addition of portable/modular classrooms, subject to architectural requirements of the LDC.**

**The AG-2 Zoning District permits the private school use by Special Exception; therefore, a special exception application must be approved in order to increase enrollment.**

*d. Whether there exist changed or changing conditions that make approval of the request appropriate;*

**Due to demand for additional faith based private educational opportunities, the GCA wishes to increase enrollment to address the need for this service in Bonita Springs.**

*e. Whether the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan;*

**The private K-8 school use is consistent with the Bonita Springs Comprehensive Plan. the property is designated Medium Density Multi Family Residential (Policy 1.1.8.1) on the Future Land Use Map. This designation permits non-residential uses which are semi-public in nature such as churches, day care, and private and public schools. The existing GCA has been located on the property for 6 years.**

*f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use;*

**There are no performance standards for the private K-8 school use.**

*g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources;*

**There are no environmentally critical areas or resources on the property.**

*h. Whether the request will be compatible with existing or planned uses;*

The requested increase in enrollment is compatible with the existing and planned uses. The church property is adjacent to office uses to the north and a planned senior housing to the south. The office building occupant is the agent for the Special Exception. The GCA has been in contact with the owner of the planned senior housing facility and they have indicated via email their support for the increased enrollment. When the portable/modular classrooms are added to the property, buffering including that adjacent to Mango Drive to the east will be required to be installed. For the interim increased enrollment, the Family Life Center building will have internal improvements to create additional classrooms. Parking and outdoor recreational areas will remain unchanged. Parents will drop off and pick-up students next to the door at the southwest or northwest corner of the building. In order to ensure safety and smooth flow of cars, parents will be instructed to enter Via Del Rey off of Vanderbilt Drive, then move under the current portico off of the Sanctuary building, and loop back north utilizing the existing paved drive aisle. At the time the K-8 school exceeds 90 students, pick-up would be altered by paving the grass drive aisle which would then be utilized for additional staging of vehicles during school dismissal. Signage directing traffic flow will be installed on-site and during peak pick-up periods (2:45 PM – 3:20 PM), school staff would utilize traffic cones to block direct access to Mango Drive. In addition to the student drop-off and pick-up narrative provided separately, a diagram depicting traffic flow movements has been provided.

Suggested conditions of approval have been provided to ensure that drop-off and pick-up occurs in an orderly and safe manner.

**Conditions of Approval:**

1. A Traffic Management Plan for the K-8 school shall be provided to the City of Bonita Springs which must include the following:
  - a. All parents will be instructed to utilize Vanderbilt Drive and Via Del Rey for student drop-off and pick-up.
  - b. An on-site sign shall be installed near the student pick-up location directing all exiting vehicles to utilize Vanderbilt Drive.
  - c. During afternoon student dispersal period (i.e. 2:45 PM – 3:20 PM) school personnel will place traffic cones across the east/west drive aisle prohibiting student dispersal to Mango Drive.
2. Landscape buffers in accordance with LDC 3-418 must be installed at the time of construction of the modular/portable classroom facilities, or any permanent classroom building.
3. All on-site vehicular circulation related to the K-8 school use shall only utilize paved drive aisles. The circulation plan attached to the Special Exception resolution shall limit the school to 90 students. At the time of school enrollment beyond 90 students, a revised circulation plan shall be provided to City staff, demonstrating that vehicles will continue to utilize only paved drive aisles for student drop-off and pick-up.

*i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property;*

**Increasing enrollment for GCA will not cause damage, nuisance or detriment to persons or property. The church campus has been utilized for Pre-K and K-8 private school use for many years. Primary access to the site will continue to be from Vanderbilt Drive where right and left turn lanes are in place to provide safe vehicular access to the property. Parking and student pick-up and drop-off areas exist and will remain largely unchanged. A Traffic Analysis has been prepared and concludes that no impacts to the surrounding roadways result from the proposed increase in enrollment.**

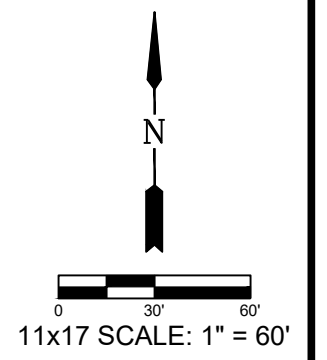
**The site has been previously permitted by the South Florida Water Management District (SFWMD). The site has also been cleared and filled to the required grades per the SFWMD Permit. All stormwater within the site is directed to the existing dry detention area located along Vanderbilt Drive. The proposed addition of the portable/modular classrooms will not alter that and if any modification to the SFWMD Permit is required, then the property owner will coordinate with them at the appropriate time.**

*j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in LDC Chapter 4.*

**The Special Exception is consistent with all LDC requirements. No deviations from the LDC have been requested.**

ZONED: VANDERBILT OFFICE PARK CPD  
USE: OFFICES

ZONED: VANDERBILT OFFICE PARK CPD  
USE: OFFICES



PORTION OF TRACT "A"  
PLAT BOOK  
47 PAGE 52

VIA DEL REY

VIA DEL REY

10' WIDE TYPE 'A' LANDSCAPE  
BUFFER (EXISTING)

GRASS PARKING

ZONED: C-1  
USE UNDEVELOPED

VANDERBILT DRIVE

15' WIDE TYPE 'D' LANDSCAPE BUFFER (EXISTING)

PARKING

PARKING

GRASS PARKING

CHURCH SANCTUARY  
PRE-SCHOOL

SCHOOL /  
COMMUNITY ROOM

FUTURE  
PORTABLE/  
MODULAR  
CLASSROOMS

ZONED: RS-3  
USE: SINGLE FAMILY  
RESIDENTIAL

15' WIDE TYPE 'D'  
LANDSCAPE BUFFER  
(SEE CONDITION #2)

PARKING: PROVIDED 141 (82 PAVED + 59 GRASS)  
EXISTING: REQUIRED 37 SPACES  
DAYCARE - 13 EMPLOYEES (2 PER  
EMPLOYEE = 26 SPACES)  
K-8 - 10 EMPLOYEES (1 PER EMPLOYEE = 10  
SPACES)  
48 STUDENTS (1 PER 40 STUDENTS = 1  
SPACE)

PROPOSED: REQUIRED 48 SPACES  
DAYCARE - 13 EMPLOYEES (2 PER  
EMPLOYEE = 26 SPACES)  
K-8 - 18 EMPLOYEES (1 PER EMPLOYEE = 18  
SPACES)  
160 STUDENTS (1 PER 40 STUDENTS = 4  
SPACES)

SHARED: 28 SPACES (NORTHERN OFFICES)

PARKING  
FPL EASEMENT  
(INSTRUMENT #2005000019334)

UTILITY  
EASEMENT  
(INSTRUMENT  
#2006000276546)

GRASS PARKING

PLAY  
GROUND

OUTDOOR PLAY AREA

10' WIDE TYPE 'A' LANDSCAPE  
BUFFER (SEE CONDITION #2)

ACCESS, DRAINAGE AND COST  
SHARING EASEMENT  
(INSTRUMENT # 2020000035285)

ZONED: COASTAL COTTAGES RPD  
USE: UNDEVELOPED ASSISTED LIVING

LEGEND

Revision	Date	Description	By

DESIGNED BY: OGMA  
DRAWN BY: SU  
APPROVED: DWA  
JOB CODE: GCASE-20  
SCALE: 1" = 60'

**GradyMinor**  
 Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266  
 Bonita Springs: 239.947.1144 AA55 www.GradyMinor.com Fort Myers: 239.690.4380

**GRACE CLASSICAL ACADEMY**  
 SPECIAL EXCEPTION  
 EXHIBIT IV.G  
 CONCEPTUAL SITE PLAN

MUNICIPALITY: BONITA SPRINGS  
 SBC/TWN/RGE: 04/48S/25E  
 DATE: MARCH 2021  
 SUBMITTAL TYPE: SPECIAL EXCEPTION  
 SHEET 1 OF 1

CITY OF BONITA SPRINGS, FLORIDA  
ZONING RESOLUTION NO. 14-05

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA: CONSIDERING A SPECIAL EXCEPTION REQUEST BY GRACE CLASSICAL ACADEMY, INC., FOR A SPECIAL EXCEPTION FOR A PRIVATE SCHOOL (NONCOMMERCIAL, OTHER) IN THE AGRICULTURAL (AG-2) ZONING DISTRICT ON LAND LOCATED AT 3971 VIA DEL REY, BONITA SPRINGS, FLORIDA ON 8.9 +/- ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Grace Classical Academy, Inc. has filed an application for a special exception for a school, noncommercial, other (private school) in the Agricultural (AG-2) zoning district, and

**WHEREAS**, the subject property is located at 3971 Via Del Rey, Bonita Springs, 34134 and is described more particularly as:

The Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) of Section 4, Township 48 South, Range 25 East, Lee County, Florida; less and except the West 50 feet for State Road 885A right-of-way, and; less and except any portion of the easterly side thereof committing right-of-way for Mango Drive (as described in OR Book 18289, Page 2742).

**WHEREAS**, a Public Hearing was advertised and heard on October 14, 2014 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case No. SPE14-15565-B0S who gave full consideration to the evidence available and recommended approval (7-0) and gave 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 October 2, 2014 Staff report prepared by Community Department and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

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

**SECTION ONE: APPROVAL OF REQUEST**

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

1. The development of this project must be consistent with the one page Site Plan entitled "Grace Classical Academy," stamped received August 29, 2014 (Attachment A), except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs Land Development Code (LDC) at time of local Development Order Approval and/or Certificate of Use Permit application. If changes to the site plan are subsequently pursued, appropriate approvals may be necessary.
2. The special exception is limited to 48 students and 6 employees, or occupancy as set forth by the Bonita Springs Fire Control and Rescue

District, whichever is most restrictive. Any increase in enrollment or employees will require a modification to this special exception.

3. Private school hours of operation are limited to Monday through Friday, 8AM- 5PM, with occasional weekend events.
4. The development must comply with the City of Bonita Springs Noise Control ordinance.
5. Approval of this special exception does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.

B. Findings and Conclusions:

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

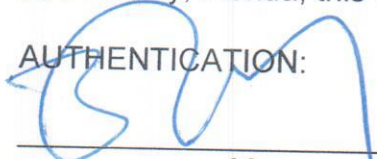
1. The applicant has proven entitlement for the requested special exception by demonstrating compliance with the Bonita Springs Comprehensive Plan; and
2. The proposed request is consistent with LDC §4-1970; and
3. The proposed request, as conditioned, will comply with applicable city ordinances and other state regulations.

**SECTION TWO: EFFECTIVE DATE**

This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 6<sup>th</sup> day of November, 2014.

AUTHENTICATION:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:   
\_\_\_\_\_  
City Attorney

Vote:

Nelson	Aye	Simmons	Aye
McIntosh	Aye	Gibson	Aye
Martin	Aye	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk: 11-13-14

Attachment A

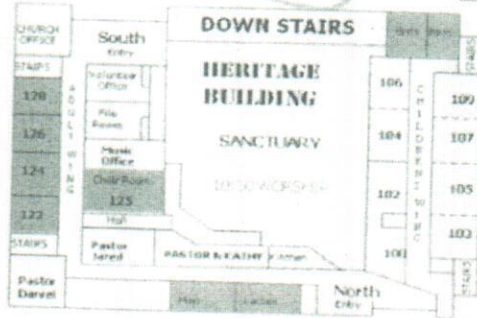
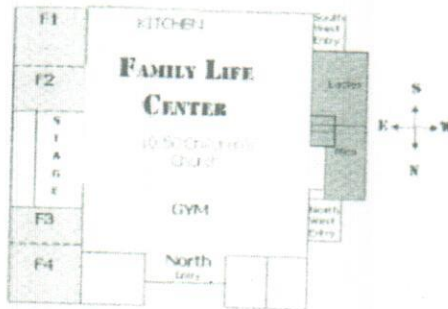
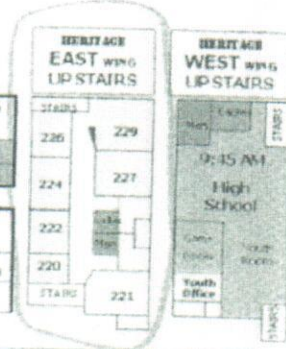
**MAP OF SUNDAY CLASSES AND SERVICES**

10:50 AM	Room
Babies	104/106
Toddlers	107/109
Pres - 2 <sup>nd</sup> Grade	CYR
Students	Sanctuary
Adults	Sanctuary

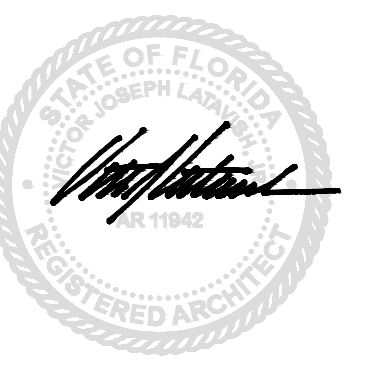
9:45 AM	Room
Babies	104/106
Toddlers	107/109
KINDER 3 <sup>rd</sup> - 5 <sup>th</sup> Grade	229
4 <sup>th</sup> , 5 <sup>th</sup> Grade	227
6 <sup>th</sup> - 8 <sup>th</sup> Grade	221
High School	Youthrooms
College & Career	222
Adult Good News Class	101
Adults - Bible Class	92
Adults - Scripture Class	96

9:45 AM Continued...	Room
Ladies Adult Devotional	226
Discipleship/DL	228

6:00 PM Sunday	Room
Adults (and children)	Sanctuary
Babies & Toddlers	107







**LIFE SAFETY CODE NOTES**

THE SCOPE OF THIS REVIEW IS TO REVIEW NEW EDUCATIONAL OCCUPANCY FOR GRADES K - 8, IN EXISTING MULTIPURPOSE BUILDING WITH EXISTING ASSEMBLY OCCUPANCY.

CODE: NFPA 101 LIFE SAFETY CODE, 7TH EDITION, 2018 FLORIDA STATE FIRE CODE EDITION

EXISTING BUILDING AREA 15,882 SF  
 NO CHANGES PROPOSED

EXISTING BUILDING HEIGHT; 1-STORY  
 NO CHANGES PROPOSED

EXISTING BUILDING TYPE CONSTRUCTION: II (000)  
 NO CHANGES PROPOSED

EXISTING INTERIOR WALL FINISHES: CLASS A AND CLASS B ALLOWED  
 NO CHANGES PROPOSED

EXISTING INTERIOR FLOOR FINISHES: CLASS I AND CLASS II ALLOWED,  
 NO CHANGES PROPOSED

NFPA 13 FIRE PROTECTION : EXISTING AUTOMATIC FIRE PROTECTION SYSTEM SYSTEM.  
 NO CHANGES PROPOSED

NFPA 72 FIRE ALARM: EXISTING FIRE ALARM SYSTEM. NO CHANGES PROPOSED

NFPA 10 PORTABLE FIRE EXTINGUISHERS: EXISTING EQUIPMENT & PERMIT.  
 NO CHANGES PROPOSED

NFPA 96 KITCHEN HOOD: EXISTING EQUIPMENT & EXISTING PERMIT.  
 NO CHANGES PROPOSED.

EGRESS CALCULATIONS, ENTIRE BUILDING:  
 OCCUPANT LOAD 1,187 X 0.20 CAPACITY FACTOR = 238 INCHES REQUIRED  
 QTY EXISTING 36" DOORS 13 X 34" = 442 INCHES PROVIDED; (COMPLIANT)

MAIN ENTRANCE/EXIT DOORS, NOT LESS THAN 50% TOTAL;  
 (1,174/2) X 0.20 CAPACITY FACTOR = 119 INCHES REQUIRED  
 QTY DOORS 4 X 34" = 136 INCHES PROVIDED; (COMPLIANT)

3.3.1.196.10 THIS IS A MIXED OCCUPANCY DEFINED AS MULTIPLE OCCUPANCY WHERE THE  
 OCCUPANCIES ARE INTERMINGLED

6.1.14.3.2. BUILDING SHALL COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS OF THE  
 OCCUPANCIES INVOLVED. (COMPLIANCE INDICATED)

MEANS OF EGRESS COMMON PATH OF TRAVEL:  
 ASSEMBLY: 20' ALLOWED FOR ANY NUMBER OF OCCUPANTS, 75' FOR UP TO 50 OCCUPANTS.  
 EDUCATIONAL: 100' ALLOWED IN SPRINKLERED BUILDING  
 BUSINESS: 100' ALLOWED IN SPRINKLERED BUILDING  
 STORAGE: 7.5.1.1.4 SAME AS TRAVEL DISTANCE BELOW  
 WORST CASE: 75' ALLOWED;  
 LONGEST EXISTING COMMON PATH OF TRAVEL 47'-1" IN WOMENS RM (COMPLIANT)

DEAD-END CORRIDORS:  
 ASSEMBLY: 20' ALLOWED.  
 EDUCATIONAL: 20' ALLOWED; 50' ALLOWED IN SPINKLERED BUILDING.  
 BUSINESS: 50' ALLOWED IN SPRINKLERED BUILDING.  
 STORAGE: : 50' ALLOWED  
 WORST CASE: 20' ALLOWED; (NO DEAD END CORRIDORS; COMPLIANT)

TRAVEL DISTANCE TO EXITS:  
 ASSEMBLY: 250' ALLOWED IN SPRINKLERED BUILDING  
 EDUCATIONAL : 200' ALLOWED IN SPRINKLERED BUILDING  
 BUSINESS : 300' ALLOWED IN SPRINKLERED BUILDING  
 STORAGE: 400' ALLOWED IN SPRINKLERED BUILDING  
 WORST CASE: 200' ALLOWED  
 LONGEST EXISTING TRAVEL DISTANCE; 122'-0" (COMPLIANT)

6.1.14.1.3.1 THE FOLLOWING ACCESSORY OCCUPANCIES SHALL NOT BE REQUIRED TO BE  
 SEPARATED FROM PRIMARY OCCUPANCIES AS REQUIRED BY 6.1.14.4 :

( 1 ) KITCHEN IN AN ASSEMBLY OCCUPANCY DOES NOT CONSTITUTE A MIXED OCCUPANCY.  
 (KITCHEN IS IMMEDIATELY ADJACENT TO GYMNASIUM SPACE AND IS PART OF THE ASSEMBLY  
 OCCUPANCY.)

( 3 ) ROOMS OR SPACES USED FOR CUSTOMARY STORAGE OF NON HAZARDOUS MATERIALS IN  
 ASSEMBLIES OR BUILDINGS WHICH IN AGGREGATE DO NOT EXCEED 10 PERCENT OF THE MAJOR  
 FLOOR AREA IN WHICH THEY ARE LOCATED. PROTECTION FROM HAZARDS SHALL BE  
 OTHERWISE PROVIDED IN THE SPECIFIC OCCUPANCY CHAPTER.  
 (ONLY NON-HAZARDOUS STORAGE IS ALLOWED IN BUILDING, IE. SCHOOL SUPPLIES)

7.3.1. OCCUPANT LOAD;  
 EXISTING OCCUPANT LOAD POSTED ONSITE IS 1,187 PERSONS  
 PROPOSED OCCUPANT LOAD IS 1,187 PERSONS.

7.4.1.2 NUMBER OF MEANS OF EGRESS; OCCUPANT LOAD MORE THAN 1000 : NOT LESS THAN  
 4 EXITS ARE REQUIRED. (COMPLIANT)

7.5.1.3.3 REMOTE EXITS DISTANCE: 1/3 DIAGONAL OF AREA SERVED IN SPRINKLERED BUILDING.  
 (COMPLIANT)

7.8.1 ILLUMINATION OF EXISTING MEANS OF EGRESS; EXISTING BATTERY OPERATED  
 EMERGENCY LIGHTS, NO CHANGES PROPOSED. (COMPLIANT)

7.10.5 ILLUMINATION OF EXIT SIGNS. EXISTING INTERNALLY LIT BATTERY OPERATED  
 EMERGENCY EXIT SIGNS. (ADD ONE EXIT SIGN WHERE INDICATED OVER DOOR TO CLASSROOM  
 108 FOR COMPLIANCE)

12.2.3.6.2 MAIN ENTRANCE / EXIT ASSEMBLY OCCUPANCY WIDTH ACCOMMODATES ONE HALF  
 OF TOTAL OCCUPANT LOAD. (SEE CALCULATIONS ABOVE, COMPLIANT)

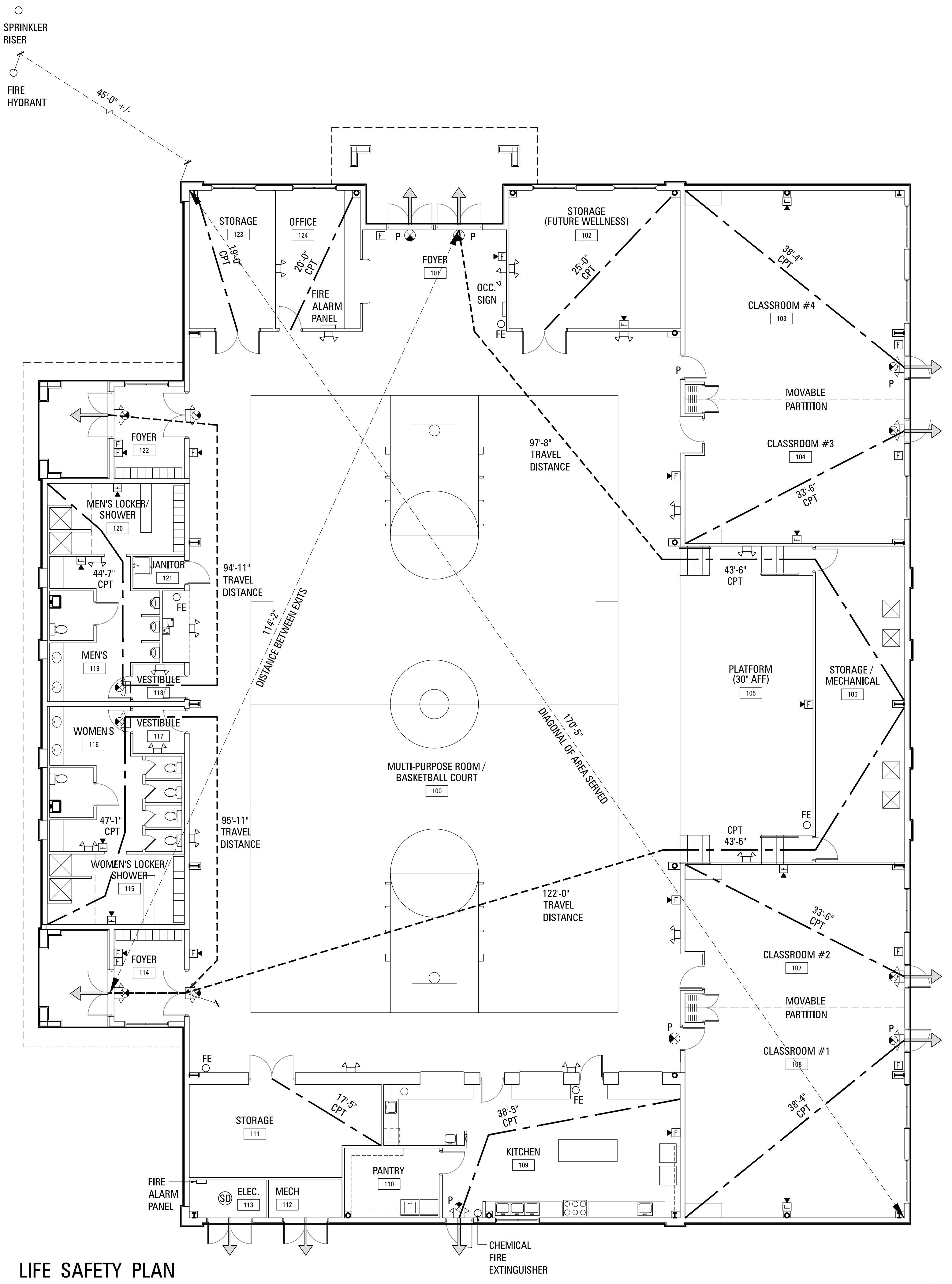
12.3.2.1.2 ( 1 ) IS NOT APPLICABLE FOR KITCHEN OR STORAGE, 6.1.14.1.3.1 ( ABOVE);  
 PROTECTION FROM HAZARDS; NOT REQUIRED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, NO  
 HAZARDOUS STORAGE OR EQUIPMENT EXISTING OR PROPOSED.

14.2.5.4 EDUCATIONAL OCCUPANCY 2 EXITS REQUIRED IN ROOMS OVER 1,000 SF OR 50  
 OCCUPANTS (COMPLIANT)

14.3.2.1 PROTECTION FROM HAZARDS; NOT REQUIRED WITH AUTOMATIC FIRE SPRINKLER  
 SYSTEM

14.3.6 CORRIDORS; ( 1 ) CORRIDOR PROTECTION NOT REQUIRED WHERE ALL SPACES  
 NORMALLY SUBJECT TO STUDENT OCCUPANCY HAVE NOT LESS THAN ONE DOOR OPENING  
 DIRECTLY TO OUTSIDE. (COMPLIANT)

LIFE SAFETY PLAN LEGEND	
	WALL MTD. EXIT SIGN
	WALL MTD. EM. LIGHT
	WALL MTD. EXIT / EM. LIGHT
	SMOKE DETECTOR
	FIRE ALARM PULL STATION
	FIRE ALARM STROBE / HORN
	FIRE EXTINGUISHER
	COMMON PATH OF TRAVEL
	EXIT ACCESS TRAVEL DISTANCE
	FULL-WIDTH PANIC BAR EXIT HARDWARE



**LIFE SAFETY PLAN**

**Grace Academy**  
 3971 Via Del Rey  
 Bonita Springs, Florida

**Life Safety Plan**  
 SCALE 24 x 36 SCALE: 1/8" = 1'-0"  
 SCALE 11 x 17 SCALE: 1/16" = 1'-0"  
 PROJECT NUMBER 20-644  
 SHEET NUMBER **A-1.1**

PARKING AGREEMENT

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2007 between the First Baptist Church of Bonita Springs (hereinafter referred to as "The Church") and Q. Grady Minor & Associates, P.A.(hereinafter referred to as "QGMA") .

In consideration of their mutual promises made herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Church is permitted to use the parking spaces located on Lots 4 and 9 Vanderbilt Office Park, on Sundays for church service parking and for overflow parking, if necessary, during the week after business hours (after 5:30 pm.). The Church is allowed the right of ingress/egress across Lots 4 & 9 for their patrons to go between the Church and these parking areas.
2. QGMA is permitted to use a total of twenty-eight (28) parking spaces along the north side of The Church's property, as shown on the attached sketch (Exhibit A). These parking spaces may only be used during normal business hours, Monday through Saturday. Specifically excluded is any overnight parking or parking at any time on Sunday. QGMA is allowed the right of ingress/egress across The Church's property (see attached legal description). QGMA's use of the parking spaces will be exclusively for the paved spaces only, not in grassed parking.
3. As a further condition of this Agreement, QGMA will, at its own expense:
  - ♦ Repair, repave and restripe the existing roadway and existing parking spaces running along the north side of the property.
  - ♦ Replace eight (8) of the grass parking spaces along the north side and to the east of the driveway with paved parking and six (6) west of the driveway.
  - ♦ QGMA will also perform services to improve the drainage conditions along the west side of the new Church building.
4. QGMA will, at its own expense, design, draw, permit and construct the aforementioned improvements also depicted on the plan set entitled "First Baptist Church of Bonita" consisting of five (5) drawings, dated February 2007.
5. QGMA will pay to The Church the sum of \$1,500.00 per year, due on the anniversary date of this agreement.
6. In consideration of the services being performed by QGMA in Items 3 & 4 above, the fee of \$1,500 per year will be waived until the end of this agreement.
7. If Lee County ever requires a "Special Exception" or any other application for the shared parking between The Church and QGMA, QGMA will provide the necessary application for "Special Exception" and obtaining of approval from Lee County at his sole expense.
8. This parking agreement shall be effective for twenty (20) years from the date noted above.
9. This parking agreement shall be binding upon the parties, their heirs, executors, administrators, successors and assigns.

10. This agreement was approved by The Church pursuant to its business meeting held on the 4 day of March, 2007 at 7:00 a.m. (p.m.)

IN WITNESS WHEREOF, the parties have hereto affixed their signatures on the day and year first written above:

FIRST BAPTIST CHURCH OF BONITA SPRINGS

Krista Harper  
Krista Harper, Church Secretary

[Signature]  
, Trustee

[Signature]  
, Trustee

[Signature]  
, Trustee

STATE OF FLORIDA  
COUNTY OF LEE

I hereby certify that on this day before me personally appeared the above named representatives of The First Baptist Church of Bonita Springs who are known to be the persons described herein who acknowledged before me that they executed the same. WITNESS my hand and official seal this 4 day of March, 2007.



Sandra Clark  
My Commission DD294938  
Expires March 01 2008

Notary Public

Sandra Clark

Q. GRADY MINOR & ASSOCIATES, P.A.

Mark W. Minor, President

STATE OF FLORIDA  
COUNTY OF LEE

I hereby certify that on this day before me personally appeared Mark W. Minor, President of Q. Grady Minor & Associates, P.A. who is known to be the persons described herein who acknowledged before me that they executed the same. WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

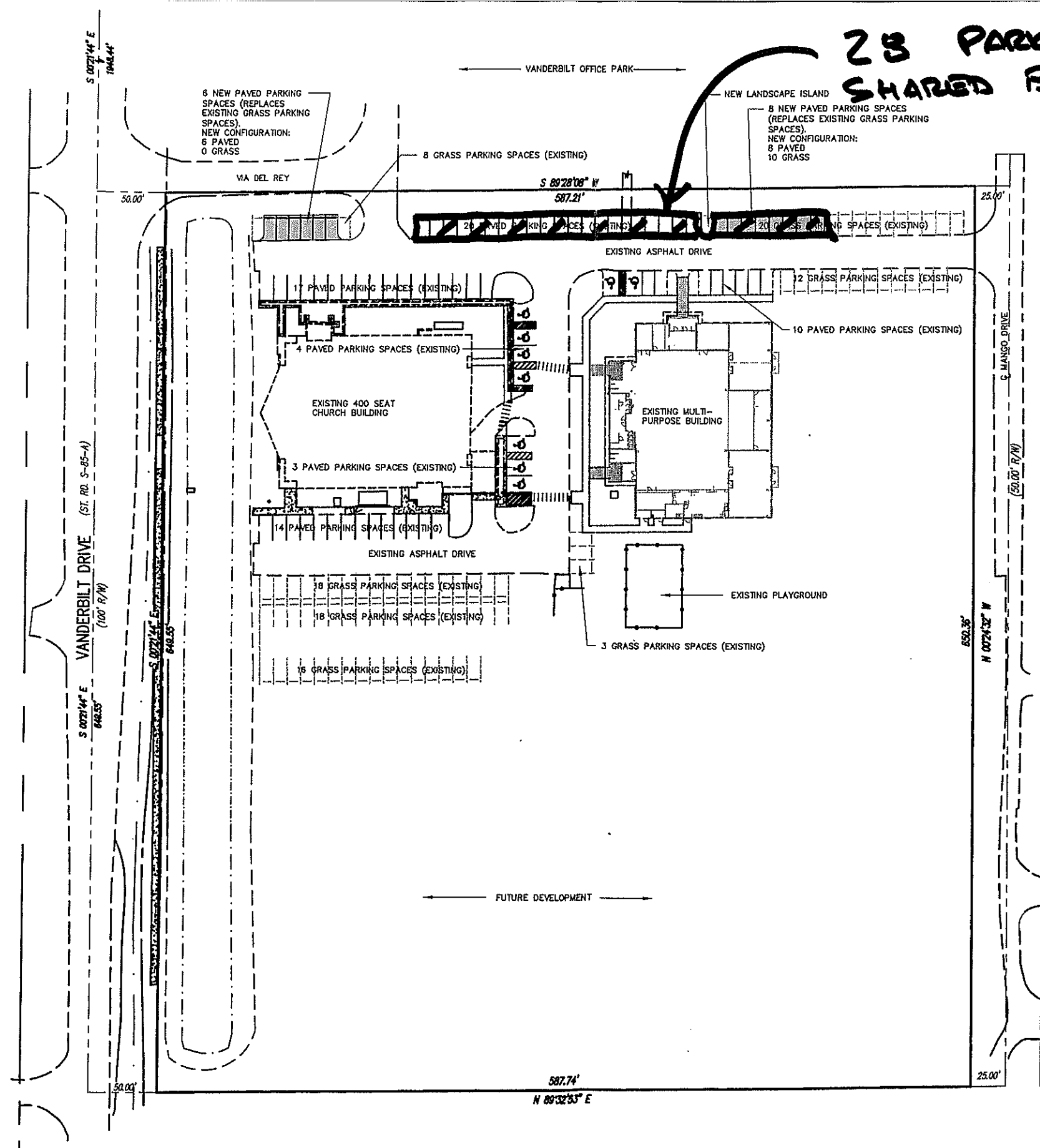
Notary Public

FIRST BAPTIST CHURCH OF BONITA SPRINGS

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER LESS THE ROAD RIGHT-OF-WAY IN SECTION 4,  
TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

**28 PARKING SPACES SHARED BY QGMA & FBBS**



**LANDSCAPE/OPEN SPACE AND SURFACE WATER MANAGEMENT**

- 1) THE GRASS SPACES DO NOT COUNT TOWARDS OPEN SPACE SO THERE IS NO IMPACT.
- 2) THE GRASS SPACES DO NOT COUNT TOWARDS REQUIRED LANDSCAPE SO THERE IS NO IMPACT.
- 3) THERE IS NO IMPACT TO EXISTING LANDSCAPING.
- 4) THE GRASS SPACES ARE CONSIDERED IMPERVIOUS SO THERE IS NO IMPACT TO THE WATER MANAGEMENT SYSTEM.

**PURPOSE OF THIS DEVELOPMENT ORDER AMENDMENT:**

- 1) CONVERT 14 EXISTING GRASS PARKING SPACES INTO PAVED PARKING SPACES.
- 2) IMPROVE EXISTING DRAINAGE SYSTEM:
  - a) INSTALL CATCH BASINS AND CONNECTING CULVERTS ALONG NORTH DRIVEWAY TO BETTER MOVE STORM WATER RUNOFF TO THE EXISTING WATER MANAGEMENT AREA.
  - b) INSTALL YARD DRAINS AND CONNECTING CULVERTS ALONG WEST SIDE OF NEW BUILDING TO COLLECT AND CONVEY ROOF DRAIN DOWN SPOUTS WATER.
- 3) OVERLAY EXISTING PAVEMENT WITH NEW PAVEMENT. REPAIR "POT HOLES". RESTRIPE PARKING SPACES.

**PARKING DATA**

THE APPROVED DEVELOPMENT ORDER CALLS FOR 133 TOTAL PARKING SPACES. AS BEING REQUIRED BY CODE. WITH THIS AMENDMENT WE WILL HAVE 82 PAVED SPACES AND 74 GRASS SPACES FOR A TOTAL OF 156 SPACES SO THE PARKING IS ADEQUATE.

**EXHIBIT 'A'**

**D.O. AMENDMENT**

STRAP NUMBER: 04-48-25-B1-00002.0000

G:\PROJ-ENG\MMWFBC\01DWGS\dwg\MMWFBC-PROSITE.dwg, 40-SITE, 2/12/2007 9:51:07 AM, IR50001

**LEGEND**

Revision	Date	Description	By

DESIGNED BY: LMM  
 DRAWN BY: LHM  
 APPROVED: LMM  
 JOB CODE: MMWFBC  
 SCALE: 1" = 40'

**Q. GRADY MINOR & ASSOCIATES, P.A.**  
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS  
 BONITA SPRINGS (351) 947-1122    PORT MYERS (239) 690-4380    NORTH PORT (941) 426-5858

WWW.GRADYMINOR.COM

**FIRST BAPTIST CHURCH OF BONITA**

SITE PLAN

COUNTY: LEE	DATE: FEBRUARY, 2007
SUBMITTAL: D.O. AMENDMENT	FILE NAME: MMWFBC-PROSITE
SHEET 2 OF 5	

MARK W. MINOR, P.E.  
 3800 VIA DEL REY  
 BONITA SPRINGS, FL 34134  
 FLORIDA REGISTRATION #46324

**JMB** TRANSPORTATION ENGINEERING, INC.  
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

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# TRAFFIC IMPACT STATEMENT

## Grace Classical Academy (City of Bonita Springs, Florida)

December 2, 2020  
Revised April 20, 2021

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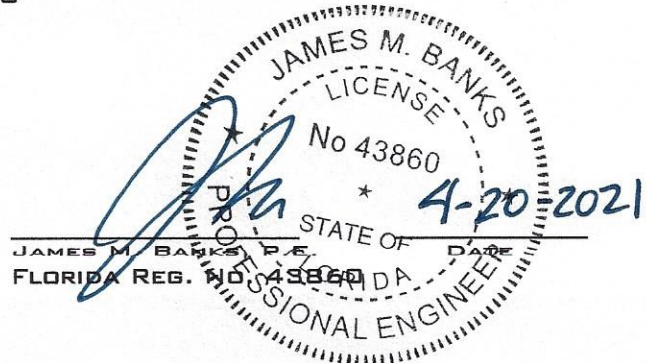
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Prepared by:

**JMB** TRANSPORTATION ENGINEERING, INC.  
4711 7TH AVENUE SW  
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 201111)



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## **I. Conclusions**

Based upon the findings of this report, it was determined that the proposed increase in student enrollment at the Grace Classical Academy will not have a significant or adverse impact upon Bonita Beach Road. Furthermore, the new trips generated by Grace Academy will be a de minimis impact (i.e., less than 1% of the road's adopted capacity) on Bonita Beach Road. It was determined that the 2023 background traffic on Bonita Beach Road (west of U.S. 41) exceeds the road's adopted maximum service volume capacity (2,040 vphpd) and operates at LOS F. This finding is based upon information provided by the City of Bonita Springs' 2020 Traffic Count Report. Although the road will operate below its adopted LOS standard, Grace Academy's traffic impacts will be de minimis and does not cause the road to fail.

The report found that Grace Academy will significantly impact Vanderbilt Drive, but does not negatively impact the road's current or future LOS standards. More specifically, Vanderbilt Drive currently has a surplus of capacity and can accommodate the traffic associated with the proposed increase in enrollment from 48 students to 160 students, and the road will continue to operate at acceptable levels of service for project build-out traffic conditions.

Based upon project build-out traffic conditions, the report concludes that the project will not create any off-site transportation deficiencies that need to be mitigated.

## **II. Conclusions (Based upon City's Vested Traffic)**

*The City of Bonita Springs' staff claim there is a total background + vested traffic demand of 29,400 ADT + vested 8,350 = 37,750 AADT on Bonita Beach Road (between Vanderbilt Drive and U.S. 41). Staff instructed JMB to analyze project traffic conditions based upon the provided AADT value having a K factor = 12% and a D factor of 57%. The analysis was performed, but JMB does not agree with staff's methodology.*

Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,040 vph for the 100<sup>th</sup> highest hour peak direction has been established for this road by the City of Bonita Springs. As depicted on Table 4, Bonita Beach Road will have a 2023 background traffic demand of 2,582 vphpd and a v/c ratio of 1.27, which is LOS F. Although the road will operate below its adopted LOS standard, Grace Academy's traffic impacts will be de minimis and does not cause the road to fail.



### **III. Conclusions (*Based upon Lee County's Traffic Counts*)**

Based upon the findings of this report, it was determined that the proposed increase in student enrollment at the Grace Classical Academy will not have a significant or adverse impact upon Bonita Beach Road. Furthermore, the new trips generated by Grace Academy will be a de minimis impact (i.e., less than 1% of the road's adopted capacity) on Bonita Beach Road. It was determined that the 2023 background traffic on Bonita Beach Road (west of U.S. 41) is less than the road's adopted maximum service volume capacity (2,040 vphpd) and operates at LOS D. This finding is based upon information provided by the Lee County 2020 Concurrency Report.

Based upon project build-out traffic conditions, the report concludes that the project will not create any off-site transportation deficiencies that need to be mitigated.

## Scope of Project

Grace Classical Academy operates within the New Life Church Sanctuary building. It is proposed to increase enrollment for the K-8 program from 48 students to 160 students. *Note, under a temporary permit the school is allowed to accept up to 64 students, and at the time of this study, the school had an attendance of up to 62 students per day.* The site is located on the east side of Vanderbilt Drive and approximately one-half mile south of Bonita Beach Road, within the City of Bonita Springs. The school has direct access to Via Del Rey which provides full access to Vanderbilt Drive. The site also has direct access to Mango Drive, but parents will be instructed to use Vanderbilt Drive and Via Del Rey for morning student drop-off and evening student pick-up. Under separate cover, a traffic control plan has been established that will encourage parents to comply with the desired ingress/egress route.

The intersection of Via Del Rey (east leg)/6th Street (west leg) and Vanderbilt Drive is a 4-way intersection. The westbound approach of Via Del Rey and eastbound approach of 6th Street are under STOP sign control and north/south thru traffic on Vanderbilt Drive is free-flow. It should be noted that a northbound-to-eastbound right-ingress turn lane and a southbound-to-eastbound left-ingress turn lane were previously constructed at the intersection of Via Del Rey and Vanderbilt Drive. Vanderbilt Drive is under the jurisdiction of Collier County Government, and the turn lanes were constructed pursuant to CDOT's minimum standards. No further improvements are warranted at this intersection.

The intersection of Via Del Rey (east/west) and Via Del Rey (north/south) is a "T" configuration, and the south leg is the access to New Life Church/Grace Academy. The eastbound approach along Via Del Rey terminates and is under STOP sign control at Via Del Rey North and the site's access. This is a low speed and low volume intersection, and therefore, an eastbound-to-southbound right-ingress turn lane at the site's access is not warranted. The report recommends that additional traffic control devices be installed (i.e., signs and pavement markings) for a three-way STOP intersection.

**Table A**  
**Existing & Proposed Land Uses**

Land Use	Existing Enrollment	Proposed Enrollment
K-8 Private School	48 Students <i>62 Students per Temp Allowance of up to 64 Students</i>	160 Students

### Scope of Project

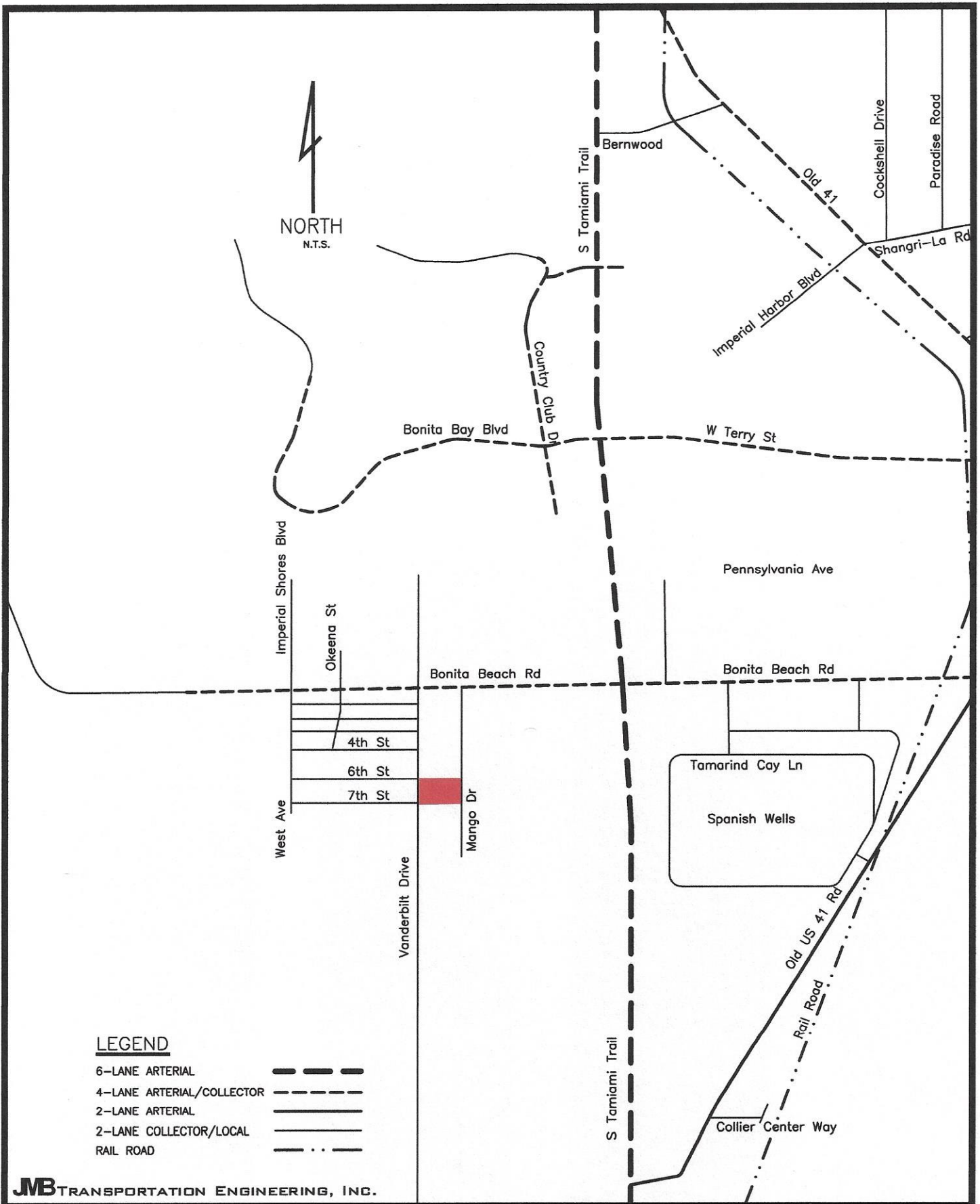
Grace Classical Academy operates within the New Life Church Sanctuary building. It is proposed to increase enrollment for the K-8 program from 48 students to 160 students. *Note, under a temporary permit the school is allowed to accept up to 64 students, and at the time of this study, the school had an attendance of up to 62 students per day.* The site is located on the east side of Vanderbilt Drive and approximately one-half mile south of Bonita Beach Road, within the City of Bonita Springs. The school has direct access to Via Del Rey which provides full access to Vanderbilt Drive. The site also has direct access to Mango Drive, but parents will be instructed to use Vanderbilt Drive and Via Del Rey for morning student drop-off and evening student pick-up. Under separate cover, a traffic control plan has been established that will encourage parents to comply with the desired ingress/egress route.

The intersection of Via Del Rey (east leg)/6th Street (west leg) and Vanderbilt Drive is a 4-way intersection. The westbound approach of Via Del Rey and eastbound approach of 6th Street are under STOP sign control and north/south thru traffic on Vanderbilt Drive is free-flow. It should be noted that a northbound-to-eastbound right-ingress turn lane and a southbound-to-eastbound left-ingress turn lane were previously constructed at the intersection of Via Del Rey and Vanderbilt Drive. Vanderbilt Drive is under the jurisdiction of Collier County Government, and the turn lanes were constructed pursuant to CDOT's minimum standards. No further improvements are warranted at this intersection.

The intersection of Via Del Rey (east/west) and Via Del Rey (north/south) is a "T" configuration, and the south leg is the access to New Life Church/Grace Academy. The eastbound approach along Via Del Rey terminates and is under STOP sign control at Via Del Rey North and the site's access. This is a low speed and low volume intersection, and therefore, an eastbound-to-southbound right-ingress turn lane at the site's access is not warranted. The report recommends that additional traffic control devices be installed (i.e., signs and pavement markings) for a three-way STOP intersection.

**Table A**  
**Existing & Proposed Land Uses**

Land Use	Existing Enrollment	Proposed Enrollment
K-8 Private School	48 Students <i>62 Students per Temp Allowance</i>	160 Students <i>(Net Increase = 112 Students)</i>



**JMB** TRANSPORTATION ENGINEERING, INC.

# Grace Classical Academy

December 2, 2020

## Project Location & Roadway Classification

**FIGURE 1**



### Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 10<sup>th</sup> Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use code Private School (K-8) (LUC 534) was most appropriate in estimating the proposed land use trips.

In order to determine the project's net new traffic, the estimated trips for the existing use were subtracted from the estimated total trips of the total proposed floor space.

*That is,*

*Proposed Development Trips less the Existing Development Trips = Net New Trips*

Table 1 provides a detail of the estimated total trips less the existing trips. Table B provides a summary of the results.

**Table B**  
**Net New Trips Generated**  
*(Proposed Trips Less Existing Trips)*

	Daily (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)
Existing Trips	<i>N/A</i>	63	12
Existing + Proposed Trips	<i>N/A</i>	158	42
<b>Net New Trips</b>	<b>N/A</b>	<b>95</b>	<b>30</b>

**TABLE 1**  
**TRIP GENERATION COMPUTATIONS**  
Grace Classical Academy

**Existing Land Use**

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
<b>534</b>	<b>Private School (K - 8)</b>	<b>48 Students</b>

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
<b>LUC 534</b>	Daily Traffic (ADT) =	N/A	<b>N/A</b>	<b>ADT</b>
	AM Peak Hour (vph) =	T= 0.85(X) + 22.17 = 55% Enter/ 45% Exit =	<b>63 vph</b>	35 / 28 vph
	PM Peak Hour (vph) =	T= 0.63(X)-1.93 = 47% Enter/ 53% Exit =	<b>28 vph</b>	13 / 15 vph
	4-6 PM Peak Hour (vph) =	T= 0.26(X) = 46% Enter/ 54% Exit =	<b>12 vph</b>	6 / 6 vph

\*\*\*\*\*

**Existing & Proposed Land Use**

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
<b>534</b>	<b>Private School (K - 8)</b>	<b>160 Students</b>

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
<b>LUC 534</b>	Daily Traffic (ADT) =	N/A	<b>N/A</b>	<b>ADT</b>
	AM Peak Hour (vph) =	T= 0.85(X) + 22.17 = 55% Enter/ 45% Exit =	<b>158 vph</b>	87 / 71 vph
	PM Peak Hour (vph) =	T= 0.63(X)-1.93 = 47% Enter/ 53% Exit =	<b>99 vph</b>	47 / 52 vph
	4-6 PM Peak Hour (vph) =	T= 0.26(X) = 46% Enter/ 54% Exit =	<b>42 vph</b>	19 / 23 vph

\*\*\*\*\*

**Net New Totals**

AM Peak Hour (vph) =	<b>95 vph</b>	52 / 43 vph
PM Peak Hour (vph) =	<b>71 vph</b>	34 / 37 vph
4-6 PM Peak Hour (vph) =	<b>30 vph</b>	13 / 17 vph

### **Existing + Committed Roadway Conditions**

Figure 1 and Table 2 depict the project's surrounding (E + C) roadway conditions.

Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,040 vph for the 100<sup>th</sup> highest hour peak direction has been established for this road by the City of Bonita Springs.

Vanderbilt Drive (south of Bonita Beach Road) is under the jurisdiction of Collier County Government. The road is classified as a two-lane minor collector having an adopted performance standard of level of service LOS D with a maximum service capacity of 1,000 vph.

Mango Drive is a two-lane local road having a posted speed limit of 25 MPH. Although the site has direct access to Mango Drive, parents will be instructed to use Vanderbilt Drive and Via Del Rey for morning student drop-off and evening student pick-up. Under separate cover, a traffic control plan has been established that will encourage parents to comply with the desired ingress/egress route.

### **Project Generated Traffic Distribution**

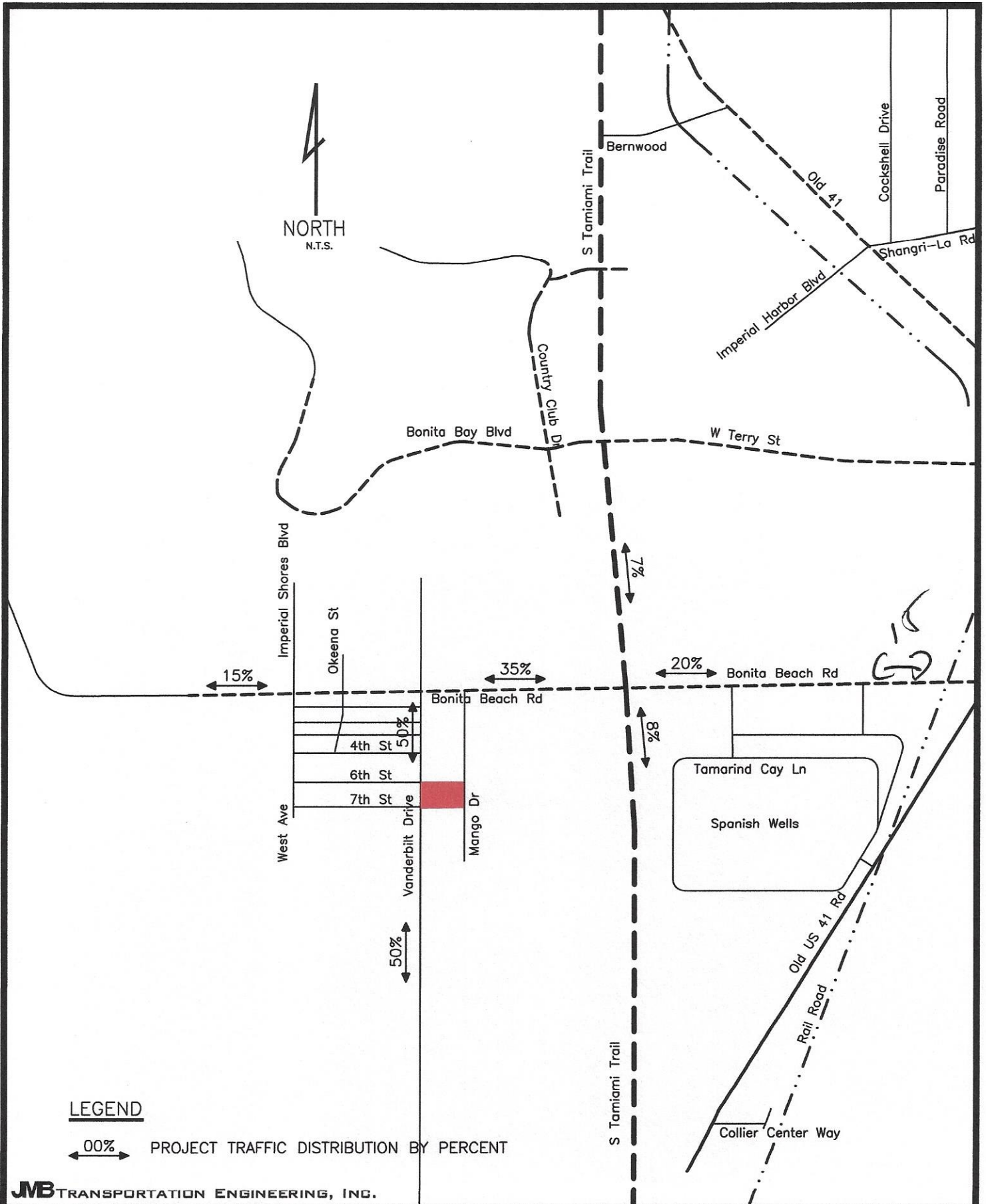
The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, surrounding demographics, as well as the school's established service area. Based upon field-collected traffic data at the site, it was determined that 25% of the ingress/egress trips associated with Grace Academy School use Mango Drive and 75% use Vanderbilt Drive. However, as part of the student enrollment expansion, parents will be instructed to use Vanderbilt Drive and Via Del Rey for morning student drop-off and evening student pick-up. Under separate cover, a traffic control plan has been established that will encourage parents to comply with the desired ingress/egress route.

Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also details the project traffic distribution by volume.

### **Area of Significant Impact**

The project's area of significant impact was determined based upon the City of Bonita Springs' 2%, 2% and 3% criteria (i.e., if the project's traffic is 2% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways. As determined, only Vanderbilt Drive will be significantly impacted by the project. The project's impacts on Bonita Beach Road will be de minimis impact (i.e., less than 1% of the road's adopted capacity).





# Grace Classical Academy

February 15, 2021

## Project-Generated Traffic Distribution

FIGURE 2

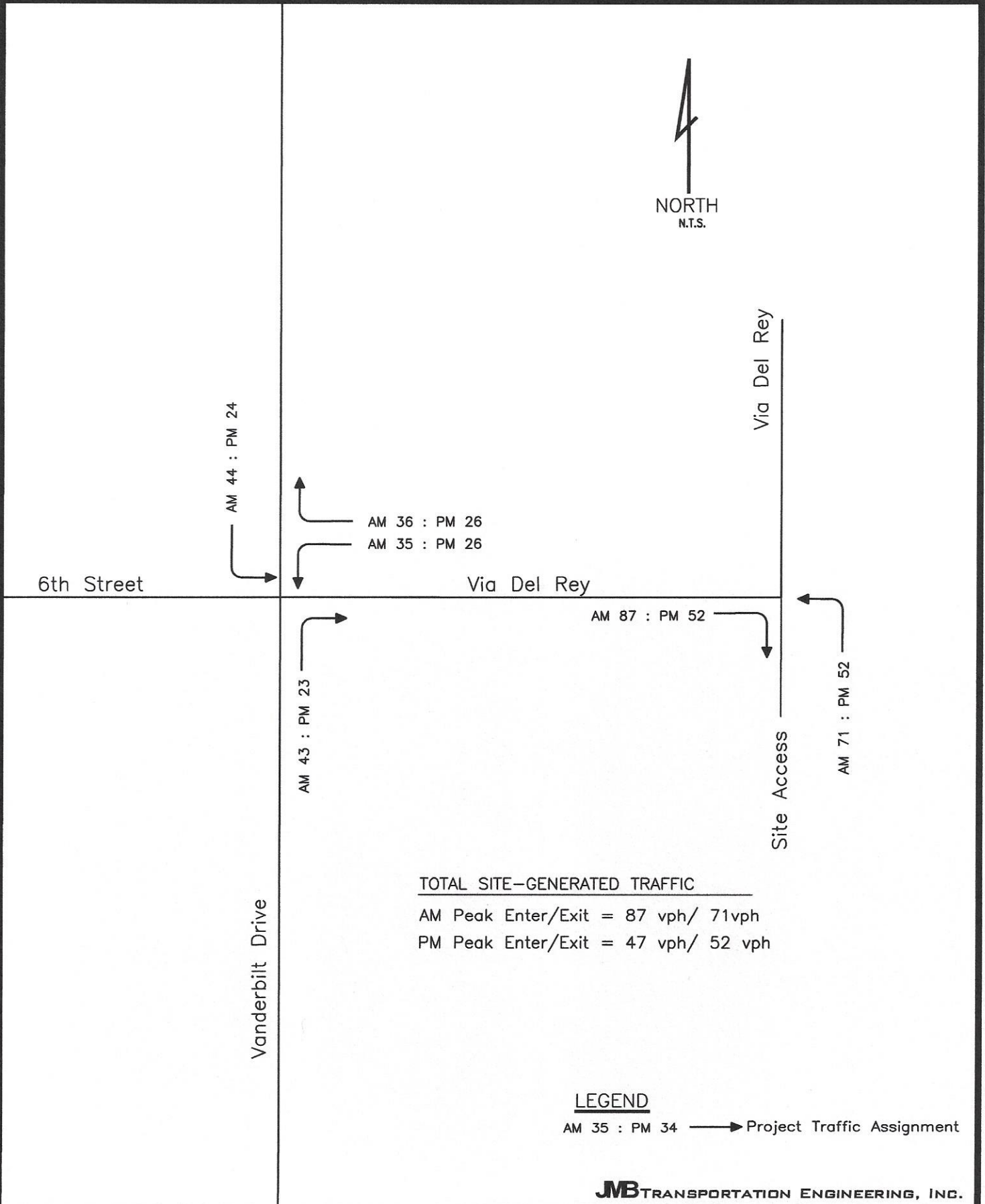
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## TABLE 2 PROJECT'S AREA OF IMPACT

Project Traffic Peak Hour Peak Direction (vphpd) =		52		Project Traffic		Adopted		Project's		Significant	
Station	Road	Project Traffic % Distribution	PK Direction Volume (vph)	Service Volume PK Direction (vphpd)	Percentage Impact	Impact	Percentage Impact	Percentage Impact	Percentage Impact	Percentage Impact	Significant Impact
Bonita Beach Rd	W. of Vanderbilt Dr	15%	8	2040	0.38%	NO	0.38%	0.38%	0.38%	NO	NO
	W. of U.S. 41	35%	18	2040	0.89%	NO	0.89%	0.89%	0.89%	NO	NO
	W. of Arroyal	20%	10	2040	0.51%	NO	0.51%	0.51%	0.51%	NO	NO
	E. of Arroyal	15%	8	2040	0.38%	NO	0.38%	0.38%	0.38%	NO	NO
	W. of Old 41	10%	5	2040	0.25%	NO	0.25%	0.25%	0.25%	NO	NO
U.S. 41	N. of Bonita Beach Road	7%	4	3020	0.12%	NO	0.12%	0.12%	0.12%	NO	NO
	S. of Bonita Beach Road	8%	4	2740	0.15%	NO	0.15%	0.15%	0.15%	NO	NO
Vanderbilt Drive	S. of Bonita Beach Rd	50%	26	1000	2.60%	YES	2.60%	2.60%	2.60%	YES	YES
	S. of Site	50%	26	1000	2.60%	YES	2.60%	2.60%	2.60%	YES	YES

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# Grace Classical Academy

February 15, 2021

## Project-Generated Traffic Assignment

## FIGURE 3

### **2020 thru 2023 Project Build-out Traffic Conditions**

In order to establish 2020 thru 2023 project build-out conditions, traffic count data was adjusted for peak season conditions, peak hour conditions, peak hour (K30), peak direction (D Factor), and then an annual growth rate was applied to forecast future volumes. The peak season/peak hour/peak direction volumes, which are depicted on Table 3 for Bonita Beach Road and for Vanderbilt Drive were obtained from the City of Bonita Springs 2020 Traffic Count Report and Collier County's 2020 AUIR Report, respectively. Also depicted on Table 3 are Bonita Beach Road traffic volumes based upon Lee County's 2020 Concurrency Report. The annual growth rate was derived from historical traffic counts also established by the respective sources. After the background data was established, the project generated traffic was added to the 2023 traffic volumes. Table 4 provides a summary of the anticipated 2020 thru 2023 traffic conditions.

### **Conclusions**

#### Vanderbilt Drive

Based upon the findings of this report, it was determined that Vanderbilt Beach Drive will operate at acceptable levels of service at project build-out.

#### Bonita Beach Road

It was determined that the new trips generated by Grace Academy will be a de minimis impact (i.e., less than 1% of the road's adopted capacity) on Bonita Beach Road. The 2023 background traffic on Bonita Beach Road (west of U.S. 41) exceeds the road's adopted maximum service volume capacity (2,040 vphpd) and operates at LOS F. This finding is based upon information provided by the City of Bonita Springs' 2020 Traffic Count Report. Although the road will operate below its adopted LOS standard, Grace Academy's traffic impacts will be de minimis and does not cause the road to fail.

Based upon project build-out traffic conditions, the report concludes that the project will not create any off-site transportation deficiencies that need to be mitigated.

**TABLE 3  
ROADWAY LINK VOLUMES**

**Results based upon City's Traffic Counts w/o Vested Traffic**

Station No.	Station	Base yr Traffic Count		Years of Growth	Growth Rate	Min. Growth Rate	2020		2021		2023	
		(ADT)	(ADT)				Peak Hour (VPHPD)	PK Direction	Peak Hour (VPHPD)	PK Direction	Peak Hour (VPHPD)	PK Direction
0007	W. of Vanderbilt Dr	25300	28600	3	4.17%	4.17%	1956	2038	2038	2211	2211	
0016	W. of U.S. 41	25700	29400	5	2.73%	2.73%	2011	2066	2066	2180	2180	
008	W. of Vanderbilt Dr Per Collier County 2020 AUIR				2.00%	2.00%	1080	1102	1102	1146	1146	
114	S. of Bonita Beach Rd				2.00%	2.00%	423	431	431	449	449	
114	S. of Site Per Collier County 2020 AUIR				2.00%	2.00%	423	431	431	449	449	

**Results based upon City's Traffic Counts w/ Vested Traffic**

Station No.	Station	2020 Traffic		Years of Growth	Growth Rate	Min. Growth Rate	2020		2021		2023	
		(ADT)	(ADT)				Peak Hour (VPHPD)	PK Direction	Peak Hour (VPHPD)	PK Direction	Peak Hour (VPHPD)	PK Direction
0007	W. of Vanderbilt Dr	28600	36950	3	12.0%	12.0%	2527	2527	2527	2527	2527	
0016	W. of U.S. 41	29400	37750	5	12.0%	12.0%	2582	2582	2582	2582	2582	

**Results based upon Lee County Traffic Counts**

Station No.	Station	Base yr Traffic Count		Years of Growth	Growth Rate	Min. Growth Rate	2019		2021		2023	
		(ADT)	(ADT)				Peak Hour (VPHPD)	PK Direction	Peak Hour (VPHPD)	PK Direction	Peak Hour (VPHPD)	PK Direction
	W. of Vanderbilt Dr Per Lee County 2020 Concurrency Report				4.17%	4.17%	611	663	663	719	719	
	W. of U.S. 41 Per Lee County 2020 Concurrency Report				2.73%	2.73%	1608	1697	1697	1791	1791	

7.1

**TABLE 4  
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS**

**Results based upon City's Traffic Counts w/o Vested Traffic**

Station	2020		2023		2023		2023		2023		2023	
	Peak Hour PK Direction	LOS	Peak Hour PK Direction	LOS	Total Pk Hr PK Direction	Peak Season PK Direction	Service Vol. PK Direction	Peak Hour PK Direction	v/c	Ratio	Build-Out PK Direction	2023 LOS
Bonita Beach Rd W. of Vanderbilt Dr	1956	D	2211	F	8	2219	2040	1.09			F	
W. of U.S. 41	2011	E	2180	F	18	2198	2040	1.08			F	
Bonita Beach Rd W. of Vanderbilt Dr	1080	C	1146	C	4	1150	1900	0.61			C	
Vanderbilt Drive S. of Bonita Beach Rd	423	B	449	B	26	475	1000	0.47			B	
S. of Site Collier 114	423	B	449	B	26	475	1000	0.47			B	

**Results based upon City's Traffic Counts w/ Vested Traffic**

Station	2023		2023		2023		2023		2023		2023	
	Peak Hour PK Direction	LOS	Peak Hour PK Direction	LOS	Total Pk Hr PK Direction	Peak Season PK Direction	Service Vol. PK Direction	Peak Hour PK Direction	v/c	Ratio	Build-Out PK Direction	2023 LOS
Bonita Beach Rd W. of Vanderbilt Dr	2527	F	2535	F	2040	2535	2040	1.24			F	
W. of U.S. 41	2582	F	2600	F	2040	2600	2040	1.27			F	

**Results based upon Lee County Traffic Counts**

Station	2020		2023		2023		2023		2023		2023	
	Peak Hour PK Direction	LOS	Peak Hour PK Direction	LOS	Total Pk Hr PK Direction	Peak Season PK Direction	Service Vol. PK Direction	Peak Hour PK Direction	v/c	Ratio	Build-Out PK Direction	2023 LOS
Bonita Beach Rd W. of Vanderbilt Dr	1791	D	1791	D	1809	1809	2040	0.35			C	
W. of U.S. 41	1791	D	1791	D	1809	1809	2040	0.88			D	

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### **Student Pick-up/Drop-off Stacking**

It is proposed to implement a parent pick-up stacking plan for a maximum enrollment of 90 students (Phase 1) and a stacking plan for 91 to 160 students (Phase 2) which will accommodate the maximum queue demand.

In order to determine the school's future stacking demands for Phase 1 and Phase 2 enrollments, two methods were employed. The first method was to perform an on-site survey of the existing demands, and the second method was to use the North Carolina North Carolina DOT's Municipal School Transportation Assistances – student drop-off/pick-up stacking calculations. The NCDOT methodology has been accepted by other governmental agencies including Collier County, Florida.

As provided by the school operators and confirmed by site visits, Grace Academy staff begin to receive children at 7:55 AM and classes start at 8:10 AM. The children are dismissed for the day at 2:55 PM, and typically some parents begin to arrive early around 2:45 PM and then an organized verification/loading of the children begins at 2:57 PM and typically all students (other than staff children) have departed by 3:15 PM.

Traffic circulation observations were performed at Grace Academy on February 16<sup>th</sup>, April 9<sup>th</sup> and April 15<sup>th</sup>, 2021, and the attendance on those three days were 60, 62 and 62 students, respectively. As observed during evening pick-up, most but not all parents await in a queue to pick-up their children. Others choose to park and then walk with their children and return to the parked vehicle for loading, and some students are children of school staff. Only one day was the AM drop-off observed and the maximum queue was three (3) vehicles that were parents awaiting the morning reception of students to begin. Once staff began accepting the children, the queue cleared and no other stacking occurred.

During the observed periods, the maximum observed PM pick-up queue was 14 vehicles and the duration of the max queue was approximately five (5) minutes, which yields a maximum stacking ratio of 0.23. Also, during the April 19<sup>th</sup> observation, the duration it required to clear the maximum queue was found to be three (3) minutes which yields an average loading and departure rate of 16.4 seconds per vehicle. Below summarizes the findings of the three days of observations.

**Table C  
Existing School Queue Demand**

<b>Date/Time of Observation</b>	<b>Max Queue</b>	<b>Students in Attendance</b>	<b>Queue per Student</b>
2-16-2021 PM Pick-Up	14 Vehicles <i>(Max Queue duration was about 5 minutes)</i>	60 Students	0.23 Veh/Student
4-9-2021 PM Pick-Up	14 Vehicles <i>(Max Queue duration was about 5 minutes)</i>	62 Students	0.23 Veh/Student
4-15-2021 PM Pick-Up	11 Vehicles <i>(Max Queue <b>cleared</b> within 3 minutes, yields a departure rate of 16.4 sec/veh)</i>	62 Students	0.18 Veh/Student
4-15-2021 AM Drop-Off	3 Vehicles	62 Students	0.05 Veh/Student

Based upon the above summarized maximum queue rates and the NCDOT methodology (refer to pages B1 and B2 in the appendix), it was determined that the proposed expansion for Phase 1 (90 students) and then Phase 2 (91 to 160 students) will result in a PM pick-up stacking demand as described below:

**Table D  
Proposed Student Enrollment & Stacking Demand**

<b>Phase</b>	<b>Students in Attendance</b>	<b>Queue Rate <i>(per Field Survey)</i></b>	<b>Max Queue <i>(per Field Survey)</i></b>	<b>Max Queue <i>(per NCDOT)</i></b>
Phase 1	90 Students	0.23 Veh/Student	21 Vehicles	21 Vehicles
Phase 2	160 Students	0.23 Veh/Student	37 Vehicles	36 Vehicles

The proposed Phase 1 and Phase 2 stacking plans are included in the appendix (refer to pages B3 and B4). As shown, the Phase 2 plan will require paving of the southernmost grass parking aisle at the time of 91 students enrolled. However, it is requested, that the school be provided the option of reevaluating the stacking demand at or near the 90-student threshold to determine if the Phase 1 stacking plan can accommodate more than the 90 students, and if so, establish a new enrollment limit prior to implementing the Phase 2 stacking plan.



## APPENDIX

Support Documents



**TABLE 1 2020 TRAFFIC COUNT SUMMARY  
CITY OF BONITA SPRINGS, FL**

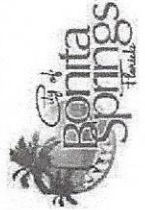
FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	3-Mar-20	N/S	3020	3741	6761	0.93	6300	10%	51%	630	D	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	3-Mar-20	E/W	16672	16945	33617	0.93	31300	10%	51%	3130	C	42
0016	7	Bonita Beach Rd E. of Vanderbilt Dr	3-Mar-20	E/W	15765	15884	31649	0.93	29400	12%	57%	3528	E	7
1229	221	Bonita Beach Rd East of Arroyal Rd	3-Mar-20	E/W	18264	19892	38156	0.93	35500	10%	51%	3550	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	3-Mar-20	E/W	19345	18228	37573	0.93	34900	11%	60%	3839	C	92
1230	N/A	Bonita Beach W of Race Track Rd	3-Mar-20	E/W	22698	22023	44721	0.93	41600	10%	51%	4160	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	3-Mar-20	E/W	12329	12339	24668	0.93	22900	12%	57%	2748	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	3-Mar-20	E/W	15434	15287	30721	0.93	28600	12%	57%	3432	D	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	3-Mar-20	N/S	4937	4833	9770	0.93	9100	10%	51%	910	D	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	3-Mar-20	N/S	1408	1004	2412	0.93	2200	11%	62%	242	C	16
1207	N/A	Dean St E of Lime St	3-Mar-20	E/W	1905	1886	3791	0.93	3500	10%	51%	350	C	42
1208	N/A	Dean St W of Matheson Ave	3-Mar-20	E/W	1204	1636	2840	0.93	2600	10%	51%	260	C	42
1205	N/A	E Terry St E of I-75	3-Mar-20	E/W	5911	6137	12048	0.93	11200	10%	51%	1120	D	42
1211	271	E Terry St E of Old 41 Rd	3-Mar-20	E/W	8268	9720	17988	0.93	16700	10%	51%	1670	C	42
1203	N/A	E Terry St W of Bonita Grande Dr	3-Mar-20	E/W	4120	4382	8502	0.93	7900	10%	51%	790	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	3-Mar-20	N/S	5635	5776	11411	0.93	10600	10%	69%	1060	D	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	3-Mar-20	N/S	5196	5235	10431	0.93	9700	10%	69%	970	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	3-Mar-20	N/S	5420	5486	10906	0.93	10100	10%	69%	1010	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	3-Mar-20	N/S	13637	13212	26849	0.93	25000	14%	61%	3500	C	63
1226	N/A	Imperial Pkwy N/O Shangri-La	3-Mar-20	N/S	10034	9892	19926	0.93	18500	14%	61%	2590	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	3-Mar-20	N/S	12526	12270	24796	0.93	23100	14%	61%	3234	C	63
1227	N/A	Imperial Pkwy S/O Shangri-La	3-Mar-20	N/S	11013	10455	21468	0.93	20000	14%	61%	2800	C	63
1209	N/A	Matheson Ave N of Dean St	3-Mar-20	N/S	1097	1034	2131	0.93	2000	10%	51%	200	C	42



AM84

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AAADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1204	N/A	Morton Ave N of East Terry St	3-Mar-20	N/S	3568	3553	7121	0.93	6600	10%	51%	660	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	3-Mar-20	N/S	9861	9002	18863	0.93	17500	11%	62%	1925	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	3-Mar-20	N/S	6356	6930	13286	0.93	12400	11%	62%	1364	D	16
1220	N/A	Old 41 Rd N of E/W Terry St	3-Mar-20	N/S	11404	12222	23626	0.93	22000	11%	62%	2420	D	16
1216	N/A	Old 41 Rd S of US 41	3-Mar-20	N/S	8750	6514	15264	0.93	14200	11%	62%	1562	C	16
1228	N/A	Old 41 S/O Bemwood Pkwy	3-Mar-20	N/S	8705	8843	17548	0.93	16300	11%	62%	1793	C	16
0002	N/A	Paradise Rd N. of Shangri-La	3-Mar-20	N/S	1971	1885	3856	0.93	3600	14%	61%	504	C	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	3-Mar-20	E/W	1866	2027	3893	0.93	3600	11%	60%	396	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	3-Mar-20	E/W	2488	3893	6381	0.93	5900	10%	51%	590	C	42
0003	N/A	Tropical Acres Dr N. of Shangri-La	3-Mar-20	N/S	282	264	546	0.93	500	14%	61%	70	C	63
1212	N/A	Shangri-La Rd E of Old US 41	3-Mar-20	E/W	4163	3857	8020	0.93	7500	11%	62%	825	C	16
0010	N/A	US-41, N. of Shopping Center Entrance	3-Mar-20	N/S	27417	26943	54360	0.93	50600	10%	63%	5060	C	93
0009	N/A	US-41, S. of Beaumont Rd	3-Mar-20	N/S	21394	22829	44223	0.93	41100	11%	60%	4521	F	92
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	3-Mar-20	N/S	5445	5518	10963	0.93	10200	12%	57%	1224	C	7
1219	N/A	W Terry St E of US 41	3-Mar-20	E/W	6982	7108	14090	0.93	13100	10%	51%	1310	C	42
1225	N/A	Woods Edge Pkwy W of US 41	3-Mar-20	E/W	3245	2751	5996	0.93	5600	11%	63%	616	C	23
1210	N/A	Longfellow Ln W of Imperial Pkwy	3-Mar-20	E/W	338	287	625	0.93	600	10%	51%	60		42
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	3-Mar-20	E/W	25240	24914	50154	0.93	46600	10%	51%	4660	C	42
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	3-Mar-20	E/W	11795	12404	24199	0.93	22500	10%	51%	2250	C	42
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	3-Mar-20	E/W	9804	10432	20236	0.93	18800	10%	51%	1880	C	42
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	3-Mar-20	N/S	396	604	1000	0.93	900	12%	57%	108	C	7
0021	N/A	Quails Walk E. of Luke St	3-Mar-20	E/W	294	251	545	0.93	500	12%	57%	60	C	7
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	3-Mar-20	N/S	1180	1223	2403	0.93	2200	12%	57%	264		7
0023	N/A	Tarpon Avenue E. of Sherry Ln	3-Mar-20	E/W	396	361	757	0.93	700	12%	57%	84		7
0024	N/A	Logan Blvd S. of Bonita Beach Rd	3-Mar-20	N/S	2542	2051	4593	0.93	4300	10%	51%	430		42

\*\* Collected weekend counts also.



AZ A85 ↑



TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY  
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Counts performed by FTE or obtained from Lee County														
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	6100	6300	6300	6700	6300
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	28600	31300
0016	0607	Bonita Beach Rd E. of Vanderbilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25900	30300	25300	28600	29400
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	32300	31100	28800	32800	35500
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900
1230	N/A	Bonita Beach W. of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	1900	5600	6100	5500	6600	6300	7200	7900	9100
1213	N/A	Cockleshell Dr N of Shaugrt-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3700	2100	1600	2200
1207	N/A	Dean St E of Lince St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	3000	2900	2600	3400	3500
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2500	2400	2100	2600	2600
1205	N/A	E Terry St E of E15	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	8600	8700	10100	11200
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14200	13200	15700	16700
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5400	5700	6900	7900
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	23300	27400	25000
1226	N/A	Imperial Pkwy N/O Shaugrt-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15300	15700	19900	18500
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100
1227	N/A	Imperial Pkwy S/O Shaugrt-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	16600	18000	21400	20000
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	1600	2000	2000
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5700	5600	6600	6600
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14200	15200	17600	17500
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	8700	10500	12200	12400
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	17700	19000	19000	22000
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11500	11800	13500	14200
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13300	13700	15700	16300
0002	N/A	Paradise Rd N. of Shaugrt-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600



AA8A3

FTE Station Number	Reference Lee County Station Number	Location	Counts performed by FTE or obtained from Lec County															
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	3400	3300	3400	4300	4800	5900
0003	N/A	Tropical Acres Dr N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500
1212	N/A	Shangri-La Rd E. of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	6300	7100	7500	
0010	N/A	US-41, N. of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600	54200	50600	
0009	N/A	US-41, S. of Beaumont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500	44000	41100	
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400	9500	10200	
1219	N/A	W Terry St E. of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700	12700	13100
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5500	4200	4500	4400	4100	5100	5600
1210	N/A	Longfellow Ln W of Imperial Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	500	300	300	200	U/C	600	500	N/A	800	600
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3700	50300	46600
0018	N/A	Lake St between Kens Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18300	21400	22500
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700	15900	18800
0020	N/A	Lake St between Kens Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900	800	900
0021	N/A	Quails Walk E. of Lake St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	400	500
0022	N/A	Imperial Shores Blvd S. of Yanda Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2200	2200
0023	N/A	Tarpon Avenue E. of Sherry Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	700
0024	N/A	Logan Blvd S. of Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4300

\*\* Collected weekend counts also.



## LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	ROADWAY LINK			ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
	NAME	FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
00100	A & W BULB RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	380	C	399	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	D	506	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	553	D	581	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	553	D	626	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,107	B	1,163	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,107	B	1,468	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,107	B	1,355	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,438	B	2,563	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,246	B	1,393	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	385	E	789	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	612	C	870	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,690	C	1,750	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,703	C	1,831	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,285	C	1,683	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	710	C	678	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	515	C	520	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,402	B	1,474	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,402	B	1,505	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,127	B	1,219	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,017	A	1,069	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	581	C	611	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,530	C	1,668	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,864	C	1,959	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,132	C	2,241	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	671	B	705	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	671	B	705	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,776	E	1,866	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	276	C	290	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	197	C	218	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	269	C	304	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	C	405	C	426	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	423	D	445	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	538	F	1,207	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	942	B	990	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	465	C	563	
04200	BUS 41 (N TAMIAMI TR, SR 78)	CITY LIMITS (N END EDIS	PONDELLA RD	6LD	D	3,171	C	1,471	C	1,673	
04300	BUS 41 (N TAMIAMI TR, SR 78)	PONDELLA RD	SR 78	6LD	D	3,171	C	1,471	C	1,673	
04400	BUS 41 (N TAMIAMI TR, SR 78)	SR 78	LITTLETON RD	4LD	D	2,100	C	959	C	1,003	
04500	BUS 41 (N TAMIAMI TR, SR 78)	LITTLETON RD	US 41	4LD	D	2,100	C	552	C	575	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	MCGREGOR BLVD	4LB	E	4,000	D	3,074	D	3,231	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	242	C	255	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,825	D	1,918	
05500	COLONIAL BLVD	MCGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	F	3,049	F	3,204	
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	F	2,882	F	3,028	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,117	C	2,225	
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	F	2,129	F	2,386	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,194	C	1,255	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	466	C	678	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	466	D	708	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	496	C	521	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	324	C	340	

## MSTA School Traffic Calculations

AM and PM Peak Traffic Estimates  
(These numbers do not reflect peak hour traffic volumes)

School Name: Grace Academy Phase 1 (Up to 90 Students)  
Type: Urban Charter

Version: 102816

MSTA School Queue Input							Calculations			
Grade Level	Student Population	Number of Buses	Staff Members	Student Drivers	PM Total Vehicles	PM Peak Vehicles	Average Queue Length	Total AM Trips	Total PM Trips	High Demand Length
K - 10	90		12		36	18	399	113	84	30%
11th										
12th										
Sum >>	90		12		36	18	399	113	84	519

**519/25 = 21 VEH**

Grade K-10						
AM Trips Generated			PM Trips Generated			
Direction	Parents	Buses	Staff	Trips	Staff	Trips
IN	50		12	62		36
OUT	50			50	12	48
				113		84

AM Trips Generated						PM Trips Generated						
Direction		Parents	Buses	Staff	Trips	Parents		Buses	Staff	Trips	All PM TRIPS	
IN											In	36
OUT											Out	48
											Total	84

AM Trips Generated						PM Trips Generated						
Direction		Parents	Buses	Staff	Trips	Parents		Buses	Staff	Trips	All AM TRIPS	
IN											In	62
OUT											Out	50
											Total	113

### NOTES

- Average Queue Length does not include an alternative traffic pattern required for high traffic demand days which is usually 30% additional length.
- Average Queue Length does not include the Student Loading Zone.
- Peak traffic volumes at schools normally occur within a 30-minute time period, justifying a PHF of 0.5)

# MSTA School Traffic Calculations

AM and PM Peak Traffic Estimates  
(These numbers do not reflect peak hour traffic volumes)

School Name: Grace Academy Phase 2 (91 to 160 Students)  
Type: Urban Charter

Version: 102816

MSTA School Queue Input				Calculations						
Grade Level	Student Population	Number of Buses	Staff Members	Student Drivers	PM Total Vehicles	PM Peak Vehicles	Average Queue Length	Total AM Trips	Total PM Trips	High Demand Length
K - 10	160		12		63	31	688	191	138	30% 894
11th										
12th										
Sum >>	160		12		63	31	688	191	138	894

094/25 = 36  
208  
VCH

Grade K-10					
AM Trips Generated			PM Trips Generated		
Direction	Parents	Buses	Staff	Trips	Trips
IN	90		12	102	63
OUT	90			90	75
				191	138

ADT	329
-----	-----

AM Trips Generated						PM Trips Generated					
Direction	Parents	Buses	Staff	Trips	Trips	Parents	Buses	Staff	Trips	Trips	Trips
IN											
OUT											

AM Trips Generated						PM Trips Generated					
Direction	Parents	Buses	Staff	Trips	Trips	Parents	Buses	Staff	Trips	Trips	Trips
IN											
OUT											

All AM TRIPS	In	102
	Out	90
	Total	191

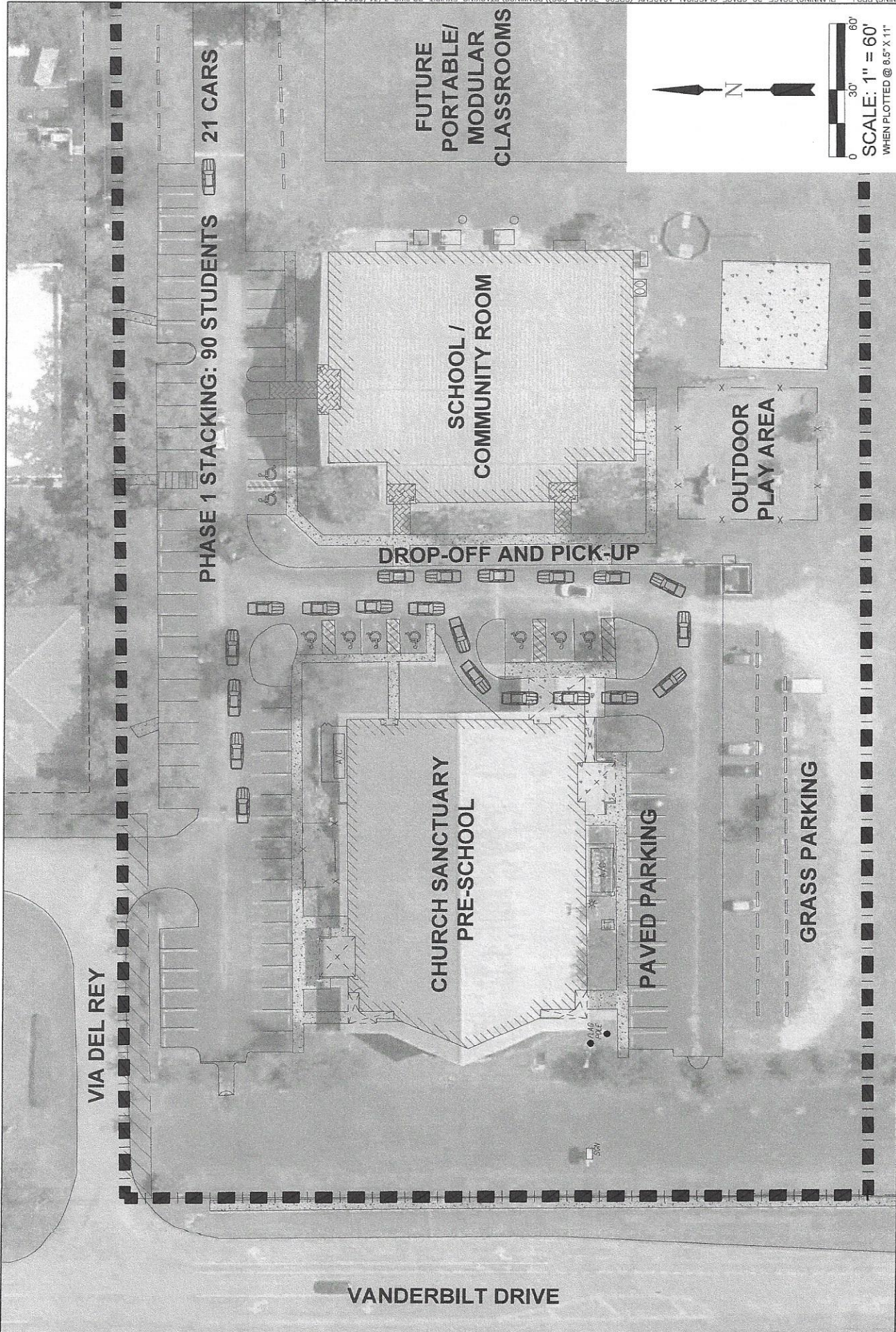
All PM TRIPS	In	63
	Out	75
	Total	138

AM Cars / Student	PM Cars / Student	Avg. Car Length	PM Alone Time
55.94%	39.15%	22.19	48.67%
52.91%	47.50%	22.19	46.12%
50.08%	47.58%	22.83	55.71%

### NOTES

- Average Queue Length does not include an alternative traffic pattern required for high traffic demand days which is usually 30% additional length.
- Average Queue Length does not include the Student Loading Zone.
- Peak traffic volumes at schools normally occur within a 30-minute time period (justifying a P-H of 0.5)





SCALE: 1" = 60'  
WHEN PLOTTED @ 8.5" X 11"

0 30' 60'

SCALE: 1" = 60'  
WHEN PLOTTED @ 8.5" X 11"

LEGEND

GRACE CLASSICAL ACADEMY  
SPECIAL EXCEPTION

STUDENT DROP-OFF/PICK-UP STACKING EXHIBIT  
PHASE 1

0. GradyMinor and Associates, P.A.  
3000 Via Del Rey  
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners  
cert. of Auth. LB 0005151 cert. of Auth. LB 0005151

GradyMinor  
Landscape Architects  
Business LC 2000266  
Fort Myers: 239.690.4380  
www.GradyMinor.com

VIA DEL REY

PHASE 1 STACKING: 90 STUDENTS 21 CARS

FUTURE PORTABLE/ MODULAR CLASSROOMS

SCHOOL / COMMUNITY ROOM

OUTDOOR PLAY AREA

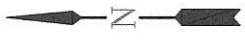
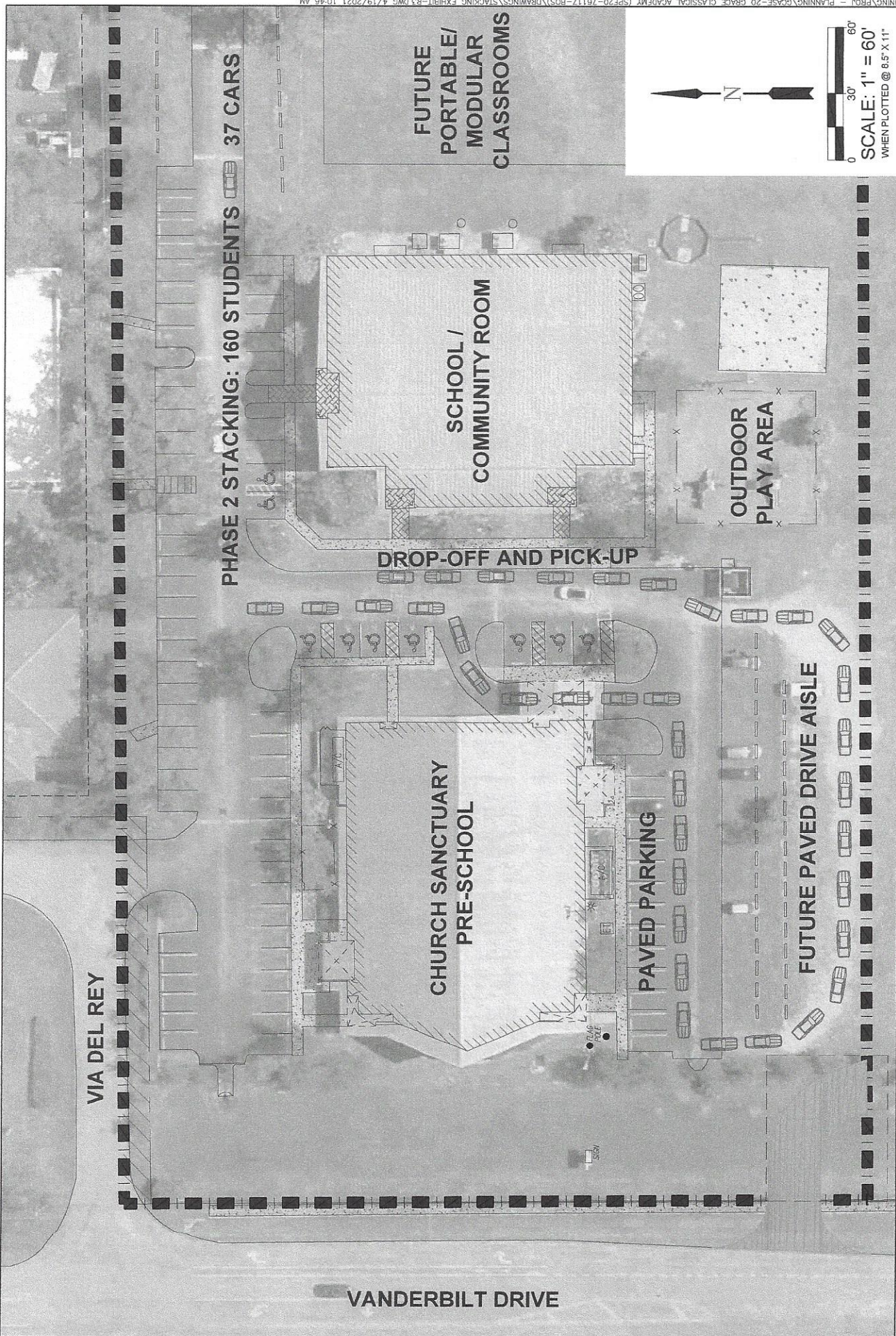
DROP-OFF AND PICK-UP

CHURCH SANCTUARY PRE-SCHOOL

PAVED PARKING

GRASS PARKING

VANDERBILT DRIVE



0 30' 60'  
 SCALE: 1" = 60'  
 WHEN PLOTTED @ 8.5" X 11"

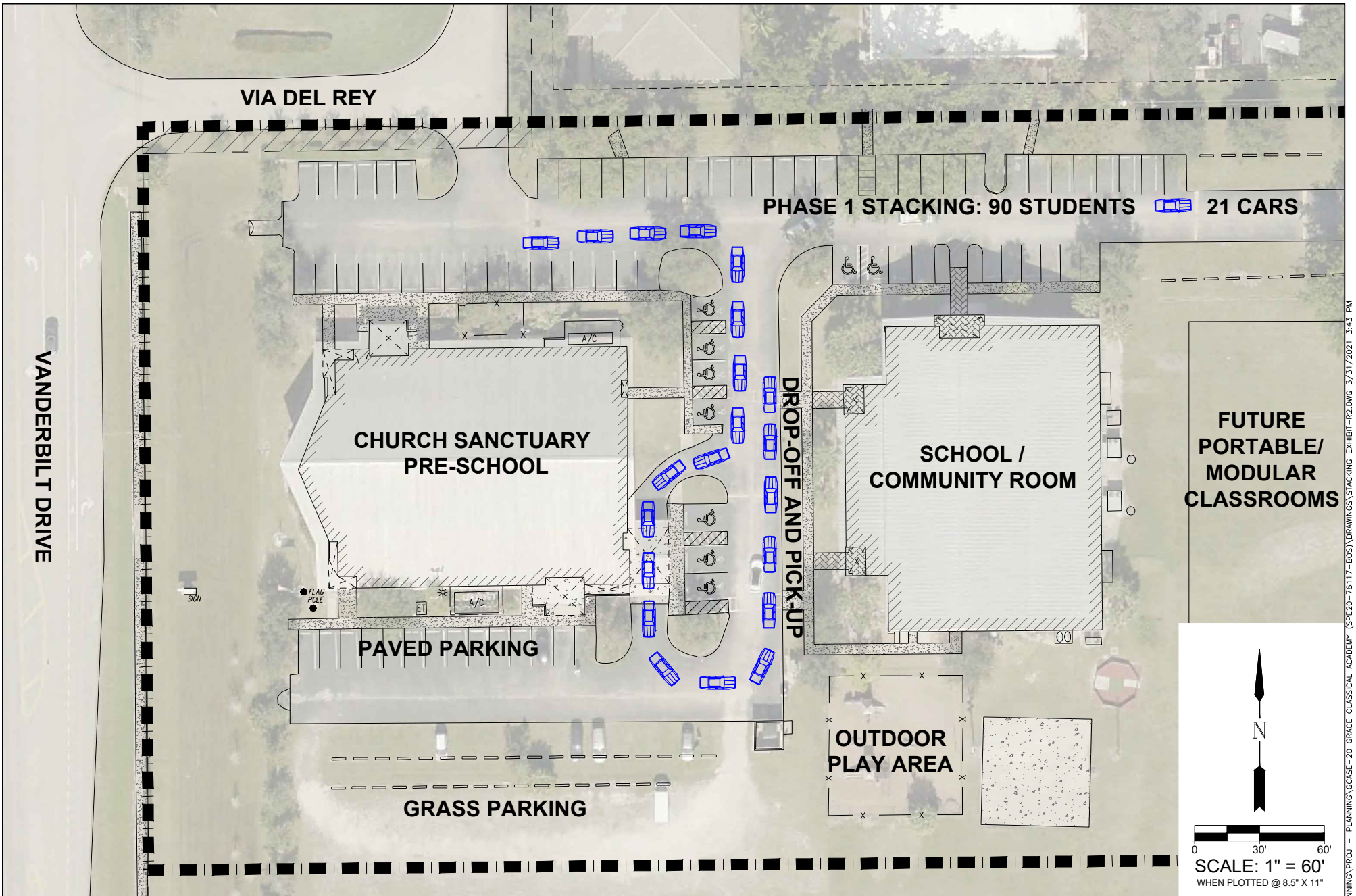
SCALE:	1" = 60'
JOB CODE:	GCASE-20
DATE:	APRIL 2021
FILE NAME:	STACKING EXHIBIT-R3
SHEET:	1 OF 1

**GRACE CLASSICAL ACADEMY**  
 SPECIAL EXCEPTION  
 STUDENT DROP-OFF/PICK-UP STACKING EXHIBIT  
 PHASE 2

O. Grady Minor and Associates, P.A.  
 3100 Via Del Rey  
 Bonita Springs, Florida 34134

**GradyMinor**  
 Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Lic. No. EA 0005151 Lic. No. LS 0005151 Lic. No. LA 20000266  
 Bonita Springs: 239.947.1144 www.GradyMinor.com  
 Fort Myers: 239.690.4380

**LEGEND**



**LEGEND**



**GradyMinor**

© Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266  
 Bonita Springs: 239.947.1144 [www.GradyMinor.com](http://www.GradyMinor.com) Fort Myers: 239.690.4380

**GRACE CLASSICAL ACADEMY**

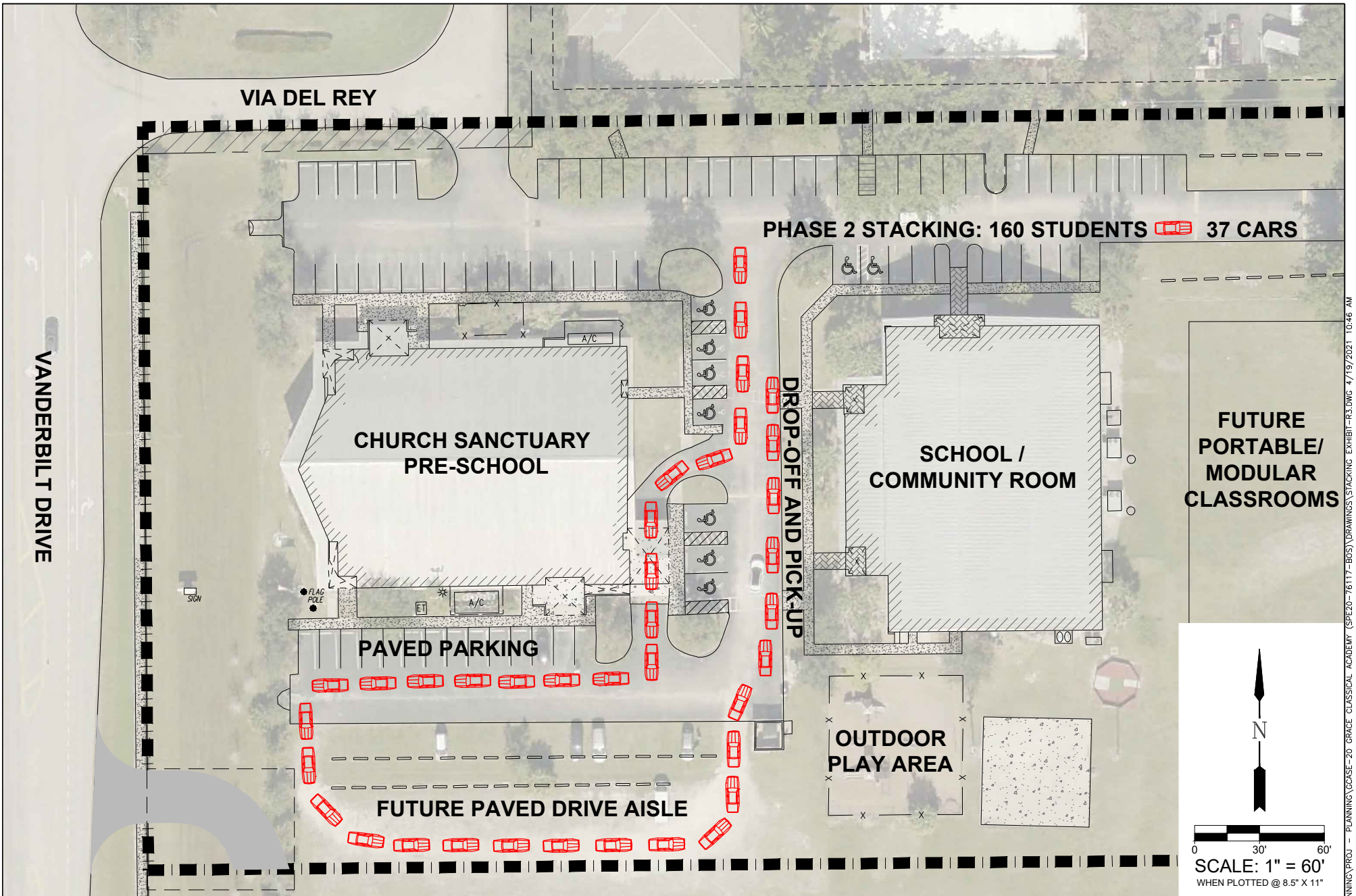
SPECIAL EXCEPTION

STUDENT DROP-OFF/PICK-UP STACKING EXHIBIT  
PHASE 1

SCALE:	1" = 60'
JOB CODE:	GCASE-20
DATE:	FEBRUARY 2021
FILE NAME:	STACKING EXHIBIT-R2
SHEET	1 OF 1

\\GOM.LOCAL\FILES\PLANNING\PROJ - PLANNING\GCASE-20 GRACE CLASSICAL ACADEMY (SPE20-76117-BOS)\DRAWINGS\STACKING EXHIBIT-R2.DWG 3/31/2021 3:43 PM

AA93



**LEGEND**



**GradyMinor**

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3800 Via Del Rey  
Bonita Springs, Florida 34134

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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266  
Bonita Springs: 239.947.1144 [www.GradyMinor.com](http://www.GradyMinor.com) Fort Myers: 239.690.4380

**GRACE CLASSICAL ACADEMY**

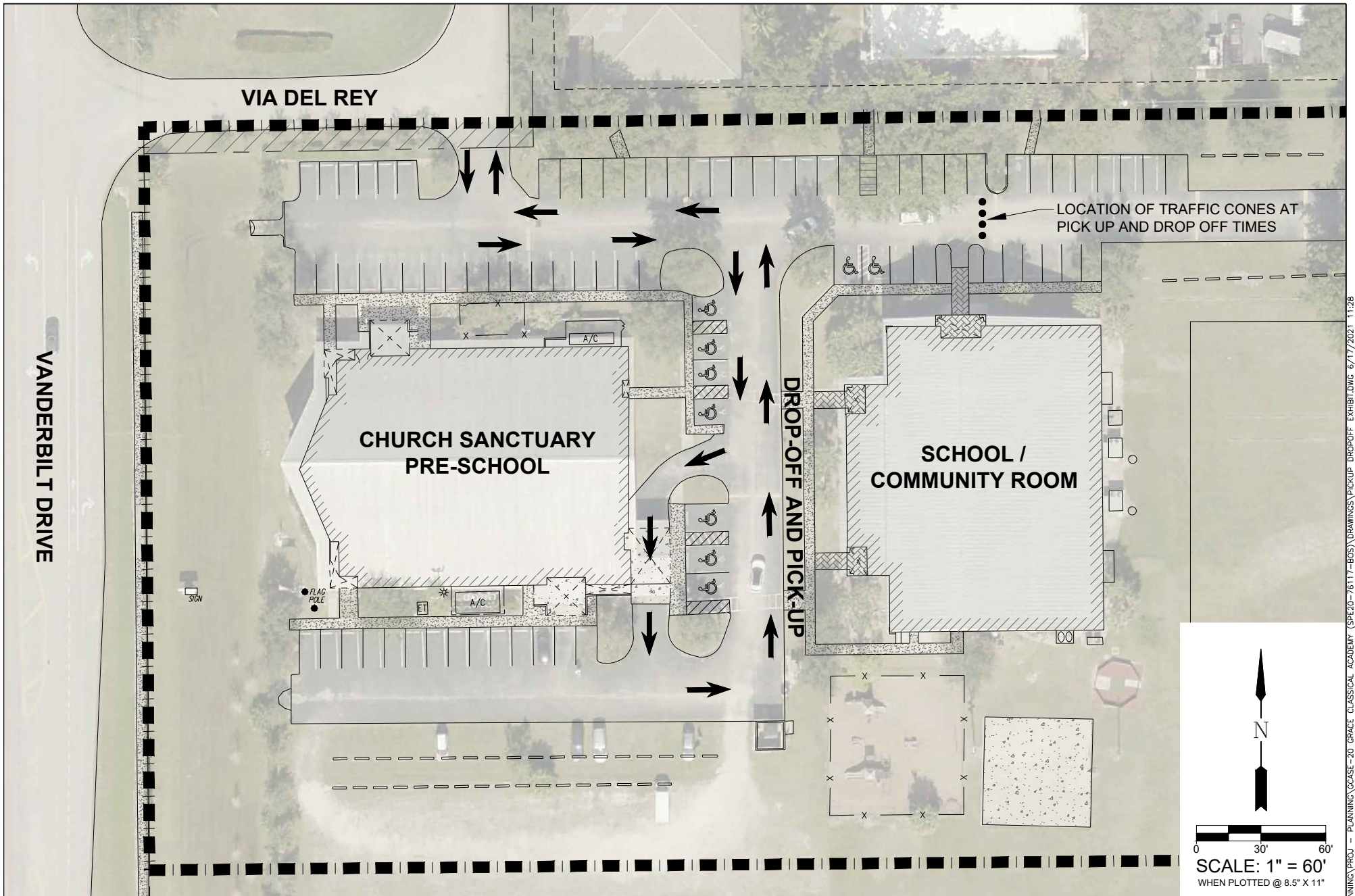
SPECIAL EXCEPTION

STUDENT DROP-OFF/PICK-UP STACKING EXHIBIT  
PHASE 2

SCALE:	1" = 60'
JOB CODE:	GCASE-20
DATE:	APRIL 2021
FILE NAME:	STACKING EXHIBIT-R3
SHEET	1 OF 1

\\GOM.LOCAL\FILES\PLANNING\PROJ - PLANNING\GCASE-20 GRACE CLASSICAL ACADEMY (SPE20-76117-BOS)\DRAWINGS\STACKING EXHIBIT-R3.DWG 4/19/2021 10:46 AM

AA94



**LEGEND**



**GradyMinor**

Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266  
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134

**GRACE CLASSICAL ACADEMY**

SPECIAL EXCEPTION  
 STUDENT DROP-OFF/PICK-UP EXHIBIT

SCALE:	1" = 60'
JOB CODE:	GCASE-20
DATE:	JUNE 2021
FILE NAME:	PICKUP DROP OFF EXHIBIT
SHEET	1 OF 1

I:\LOCAL FILES\PLANNING\PROJ - PLANNING\GCASE-20 GRACE CLASSICAL ACADEMY (SPE20-76117-BOS)\DRAWINGS\PICKUP DROP OFF EXHIBIT.DWG 6/17/2021 11:28 AM



## AFFIDAVIT OF POSTING NOTICE

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

### INSTRUCTIONS

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- a. Signs for case # SP20-76117-BOS must be posted by 6/14/2021.
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.
- c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.
- f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

STATE OF FLORIDA  
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SHARON UMPENHOUR  
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 4-  
229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN  
THE ZONING APPLICATION REFERENCED BELOW:

Sharon Umphenour

SIGNATURE OF APPLICANT OR AGENT

SHARON UMPENHOUR

NAME (TYPED OR PRINTED)

Q. GRADY MUND & ASSOC. P.A.

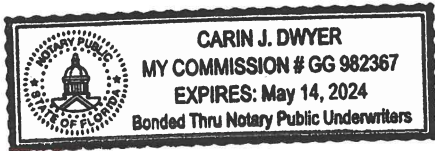
ST. OR P.O. BOX

3800 VIA DEL REY, BONITA SPRINGS FL 34131

CITY, STATE & ZIP

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 14 day of JUNE, 2021  
by SHARON UMPENHOUR, personally known to me or who produced  
as identification and who did/did not take oath.



Carin J. Dwyer

Signature of Notary Public

Printed Name of Notary Public

My Commission Expires:  
(Stamp with serial number)





**CITY OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DEPARTMENT  
NOTICE OF PUBLIC HEARING  
APPLICATION: SPE20-76117-BOS**

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mary Zizzo, Planner**, at **(239) 444-6162**, or **mzizzo@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

<http://cityofbonitasprings.org/cms/one.aspx?pagelid=13788499>

<p><b>Zoning Board of Adjustments:</b> June 29, 2021 at 9:00am Bonita Springs Fire &amp; Rescue 27701 Bonita Grande Drive Bonita Springs, Florida 34135</p>	<p><b>City Council:</b> July 21, 2021 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>
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CASE NUMBER: SPE20-76117-BOS

CASE NAME: Grace Classical Academy Special Exception

REQUEST: A special exception request for a 2-phased expansion of enrollment of an existing Schools, Noncommercial, Other use (Grace Classical Academy) within the Agricultural (AG-2) zoning district.

LOCATION: The subject property is located at 3971 Via Del Rey, Bonita Springs FL 34134. STRAP: 04-48-25-B1-00002.0000

*Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Lisa Roberson, Finance Director, at 239-949-6262, at least 48 hours prior to the meeting. If a person decides to appeal a decision made by the council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is to be made, to include the testimony and evidence upon which any such appeal is to be based.*

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

Support \_\_\_\_\_ Oppose \_\_\_\_\_

Application: SPE20-76117-BOS, Grace Classical Academy Special Exception

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DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

**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: Mary Zizzo  
9220 Bonita Beach Road, Suite 109  
Bonita Springs, FL 34135

Support \_\_\_\_\_ Oppose   X  

Application: SPE20-76117-BOS, Grace Classical Academy Special Exception

Will create too much TRAFFIC on mango  
which is A residential area.

DATE: 6/12/2021  
NAME: ANNE GRABER PHONE: 239 498-4467  
ADDRESS: 28435 MANGO DR CITY/STATE/ZIP: BONITA SPRINGS FL  
34134

**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.

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ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

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

04-48-25-B1 00003.022C

Support \_\_\_\_\_ Oppose X

Application: SPE20-76117-BOS, Grace Classical Academy Special Exception

Will create too much traffic on a residential  
street. (Mango Dr)

DATE: 6/12/2021  
NAME: ANNE GRABER PHONE: 239 498-4467  
ADDRESS: 28435 Mango Dr CITY/STATE/ZIP: Bonita Sp. FL 34134

**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.

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ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

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

Support \_\_\_\_\_ Oppose   ✓  

Application: SPE20-76117-BOS, Grace Classical Academy Special Exception

DATE: 6-17-21  
NAME: MARSSIA PHONE: 609-208-2081  
ADDRESS: 3940 Leeward Pass Ct. CITY/STATE/ZIP: FLORIDA  
BONITA SPRINGS 34135

**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.

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ADDRESS: _____	CITY/STATE/ZIP: _____

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

Support \_\_\_\_\_ Oppose  X

Application: SPE20-76117-BOS, Grace Classical Academy Special Exception

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DATE: 6-17-21  
NAME: W. Morris McCormick PHONE: 239-633-5655  
ADDRESS: 28471 Mango Dr. CITY/STATE/ZIP: Bonita Springs FL 34134

**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.

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

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**From:** [Victor Dimes](#)  
**To:** [Mary Zizzo](#)  
**Subject:** Grace academy exception  
**Date:** Sunday, June 20, 2021 4:25:16 PM

---

Why are these people trying to do this .  
They are just renters,they do not own this property  
Victor Dimes 239-777-0700  
Thank you

Sent from my iPad

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

Support \_\_\_\_\_ Oppose

Application: SPE20-76117-BOS, Grace Classical Academy Special Exception

TELL THESE PEOPLE TO GET THEIR OWN ACCESS  
ON VANDERBILT DRIVE. THE CHURCH SHOULD BE THE ONES  
APPLYING FOR THIS. TELL PASTOR JAMES TO DO IT. !!!

DATE: JUNE 20, 2021  
NAME: VICTOR DIMES PHONE: 239-777-0700  
ADDRESS: 28337 MANGO DRIVE CITY/STATE/ZIP: FL

**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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# **Grace Classical Academy Special Exception**

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**June 10, 2021 Neighborhood Information Meeting (NIM)**

# Project Team

- **Grace Classical Academy** – *Applicant*
- **D. Wayne Arnold, AICP, Professional Planner** – *Q. Grady Minor & Associates, P.A.*
- **James M. Banks, PE, Traffic Engineer** – *JMB Transportation Engineering, Inc.*

# Project Information

**STRAP Numbers:** 04-48-25-B1-00002.0000

**Address:** 3971 Via Del Rey

**Zoning:** AG-2, Agricultural

**Future Land Use Designation:** *Medium Density Multi Family Residential*

**Project Acreage:** 4.65+/- acres

# Proposed Request

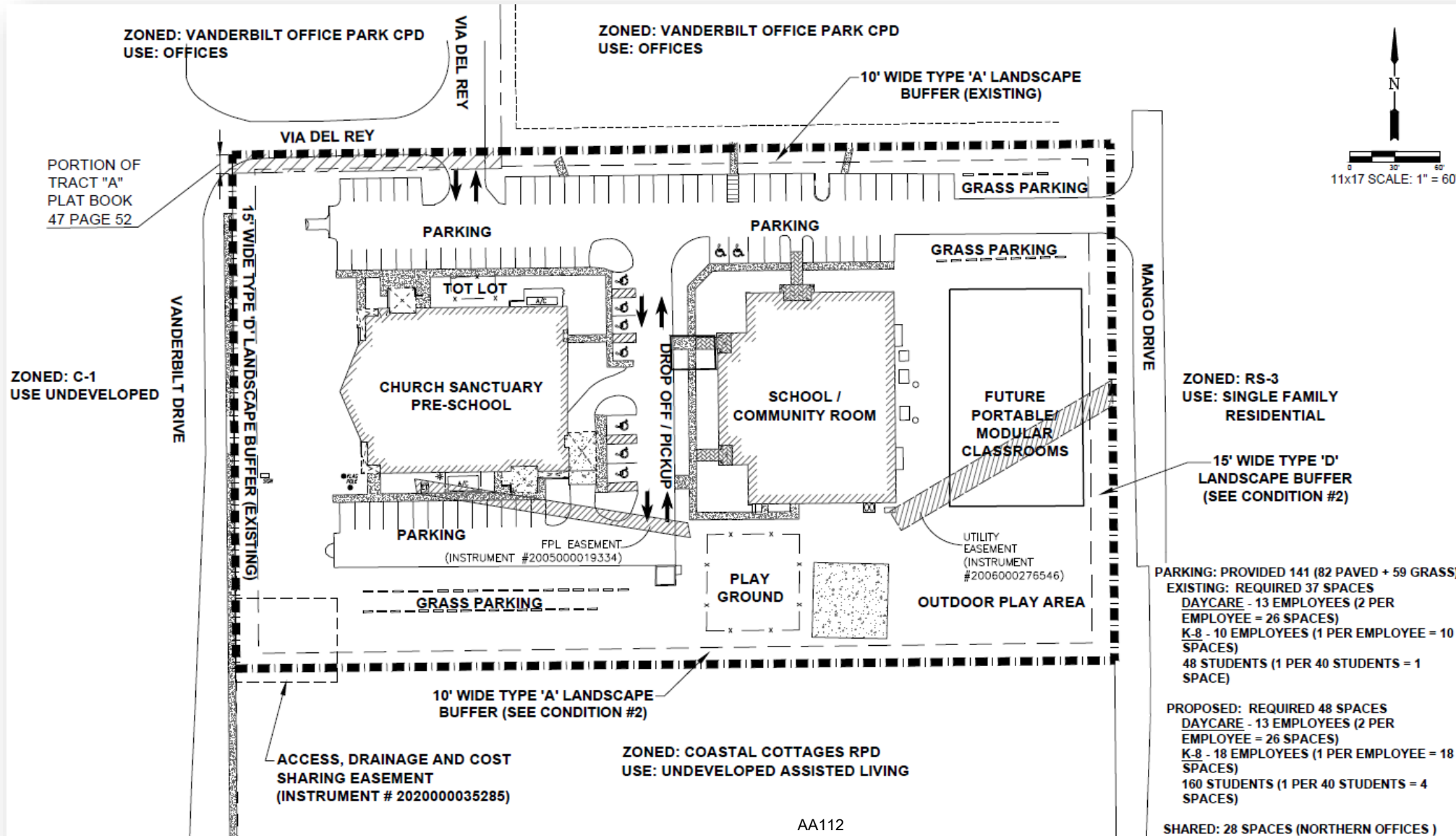
*Grace Classical Academy is requesting the Special Exception (SE) for a private K-8 school for property located at 3971 Via Del Rey.*

*Grace Classical Academy, currently utilizes classroom space within the sanctuary building at New Life Church 3971 Via Del Rey and would like to move from their existing space on the property into the adjacent Family Life Center building and initially increase enrollment from 48 to 90 students. Grace Classical Academy would like to further increase enrollment to 160 children with the addition of portable classrooms at a future date.*

# Location Map



# Preliminary Conceptual Site Plan

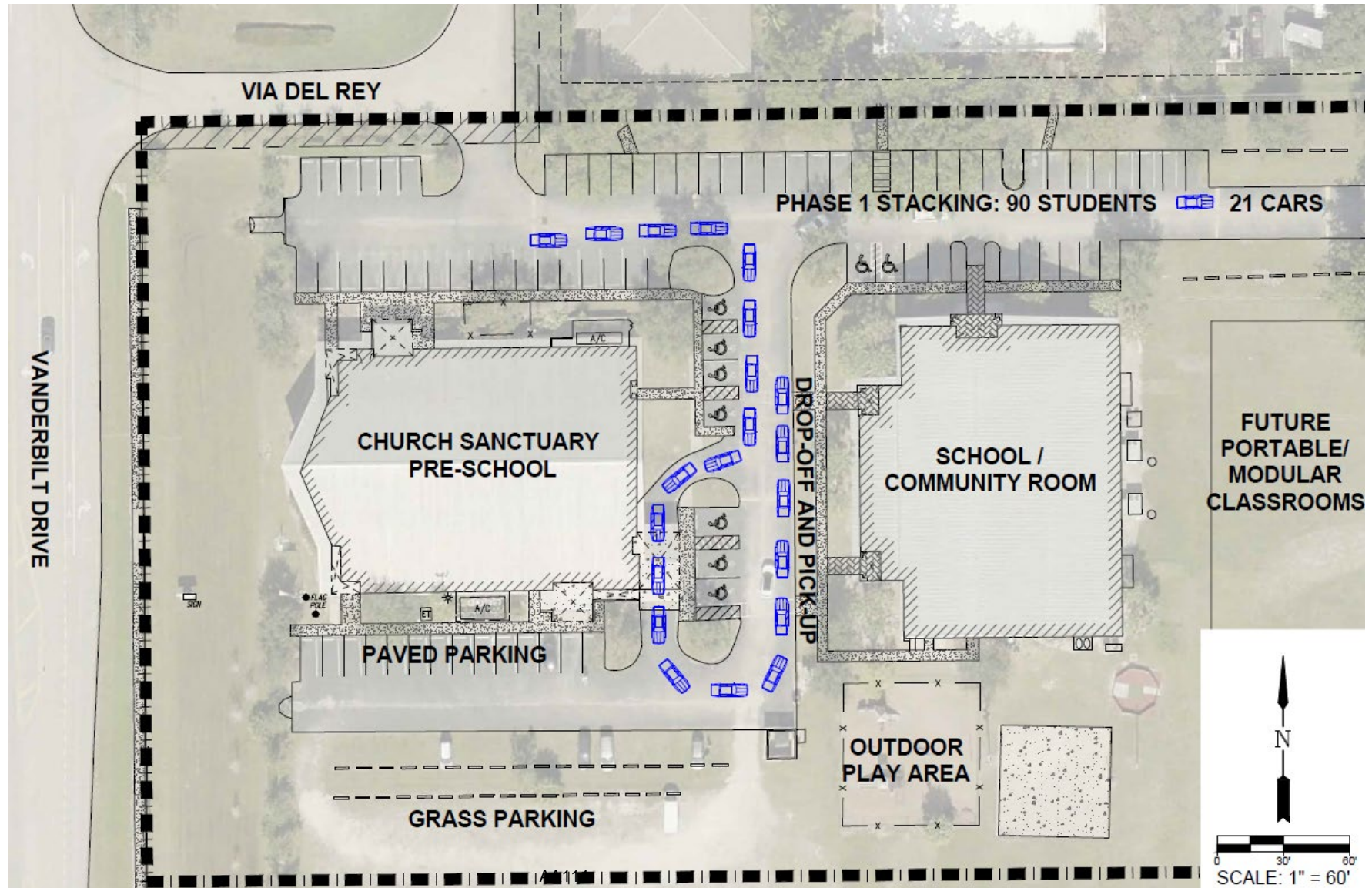


# Operational Changes - Access

- *Academy now restricts access to Mango Drive by placing traffic cones across drive aisle during daily arrival and dismissal periods prohibiting vehicle access to Mango Drive.*
- *Academy directs parents to utilize via Del Rey to Vanderbilt Drive (signage to be installed upon project approval).*
- *New student pick-up procedure allows for more vehicular stacking on-site.*

# Phase 1 Stacking:

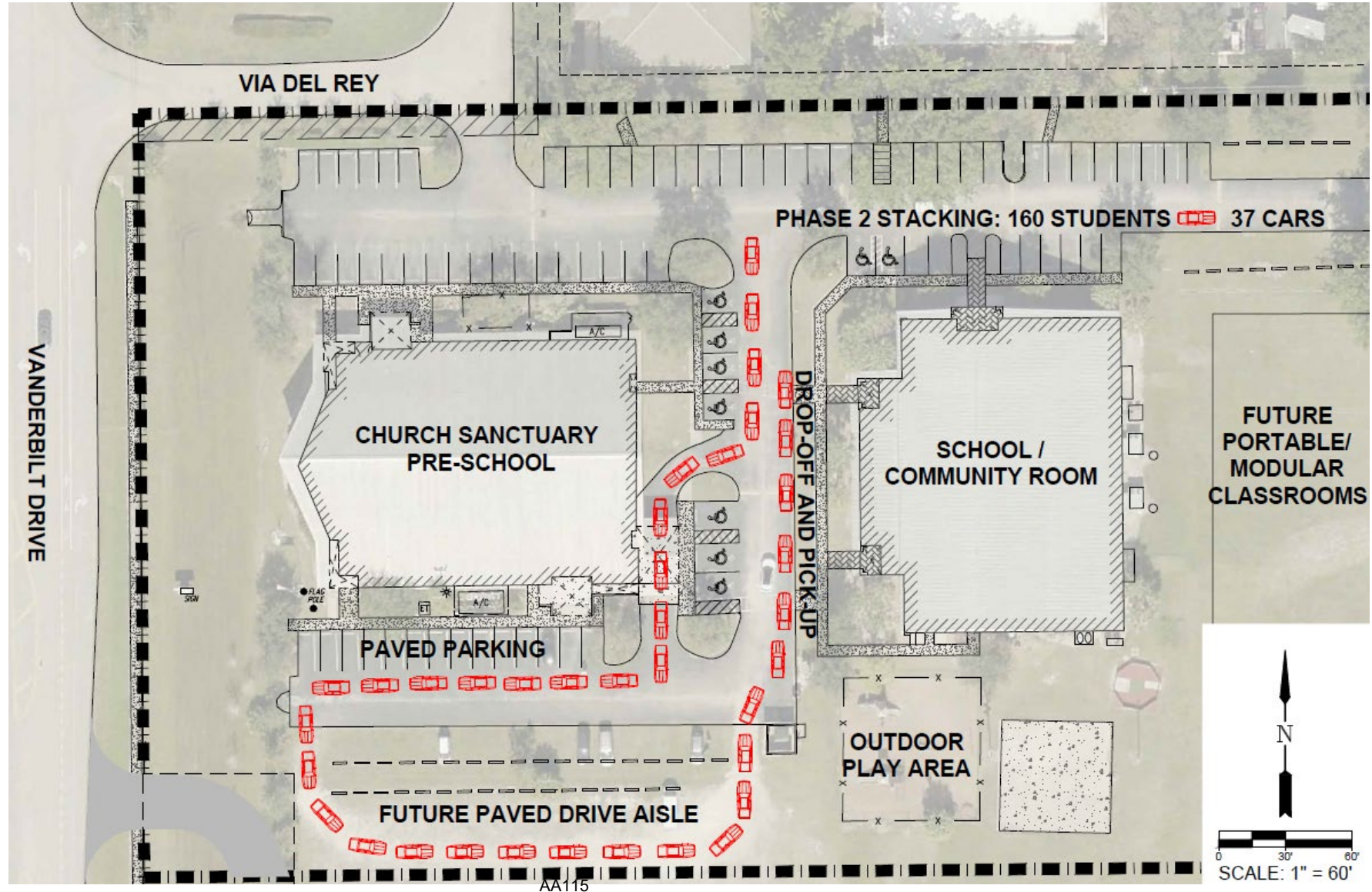
- 90 Students
- 21 cars





# Phase 2 Stacking:

- 160 Students
- 37 cars



# Conclusion

Documents and information can be found online:

- *Gradyminor.com/Planning*
- *Community Development Public Portal:*  
<https://cityofbonitaspringscd.org/welcome/community2/>

## Next Steps

- *Zoning Board Hearing - Tue 6/29/2021, 9:00 AM*
  - *Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135*

## Contact:

- **Q. Grady Minor & Associates, P.A.:** Sharon Umpenhour  
[sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com) or 239.947.1144 extension 1249

Wayne Arnold:

All right. Good evening, everybody. I'm Wayne Arnold and I'm with Grady Minor & Associates. We're representing the Grace Classical Academy. We're in for a special exception in the city of Bonita. And that special exception will allow an expansion of the K-8 school that operates on campus here. And it's gonna go from 48 studies to 90 initially. And then, with the future expansion, with some modular classrooms, they may be able to achieve up to 90 studies.

So, I've got a short presentation, but I wanted to introduce Amy Mauriello, who is the Director of the school, and Ryan Potter, who's on their board. So, they're here in case we have any specific questions. I've got a very short presentation. Some of the faces I recognize; some I don't. So, if you were here before, we're asking again for a special exception. So, that's – a special exception goes to the Zoning Board. It goes to City Council, ultimately, for approval. Staff can impose conditions that may be appropriate for whatever the request is. In our case, we're a private school.

**[00:01:00]**

There are other special exceptions that are permitted under the agricultural zoning district that we're in. But we're in for the expansion of the existing school program. The facility is on the church campus. The church sold off a little over four acres last year for a project called Coastal Cottages that's gonna be built south of us between this building and Vanderbilt Lakes. And they're moving ahead. It's a senior housing. That one's been on hold because of COVID, but it looks like it's moving ahead.

So, the school is currently located in the building that's to our east. They recently moved over there. They can accommodate up to 90 kids in that classroom building. To get above the 90-160, they would have to add future portable classrooms. So, this is the conceptual plan that we developed. So, we've got the church sanctuary preschool building that we're in now. The church has long operated a preschool that's allowed by right in this building. The school/community room was their Life Services Center. And that's going to be the place where they grow to the 90 students.

**[00:02:00]**

And then, we've labeled the future modular classrooms. That doesn't really represent a building as much as a location for where those portable classrooms would be. All the parking meets code for what we're proposing to do, so they're not really adding any new parking. We'll be utilizing what's there. We've been working with staff. And one of the concerns we heard at our first meeting was traffic on Mango. So, the school made some operational condition changes.

So now, they have a process whereby, during pick-up and dismissal, they're putting cones across the drive aisle that's located east/west that connects Mango over to Via Del Rey. So, people who are picking up their children can no longer go east over to Mango. So, hopefully, you've seen a great decline in numbers of traffic associated with that. Because if that's occurring, it's not related to the school because nobody can get in or out during their drop-off and pick-up hours because the cones.

**[00:03:04]**

We even – we're located at the building across the driveway and we share parking with the church. And we instruct all of our employees to not use Mango as well for their general circulation. So, it's a public street and I know that the Sheriff's Office has been involved. And it is public. So, the school can do what it can do, and that is to not allow parents and the children to utilize Mango. And that's what they've done. They've instructed them not to use it and they put up cones to prohibit their parents from not using Mango.

Not to say that – I mean, I see the mail truck go by there every day. I saw the firetruck go by there. I see wrecker truck. I see FedEx. I mean, it is a public street and it's going to be continued to be used for that. But what we can do is restrict our folks from using that and that's what they had been doing. So, we also put in place a stacking plan for the city staff. They've asked for this. And this shows how people come in off Via Del Rey. They'll stack and circulate around the parking lot during the drop-off and pick-up period.

**[00:04:00]**

We've run that number with an equation that Collier County uses. The city has adopted that methodology. We have ample room for our maximum number of students to utilize that flow of people. If they extend beyond 90 kids, when they need the modular classroom, they'll change that and they will most likely have to pave some of the grass parking to allow stacking. Staff will not allow us to stack on the grass parking areas that are part of the church.

Female Speaker 1: So, they're flowing in but -

**[Crosstalk]**

Wayne Arnold: So, this is what that flow looks like if they, in the future, pave that drive aisle. So, it just gets extended to allow for more cars to be in the queue. So, that's really what we are. We just found out today that we have our Zoning Board hearing on June 29<sup>th</sup> at 9:00 a.m. That's gonna be at the fire station over on Bonita Grande. We don't have a hearing date yet for City Council. We're hoping that is in July.

School starts sometime in early August, so we're hoping to get through council no later than the first meeting in August so that the school can go ahead and achieve its first phase of expansion.

**[00:05:04]** So, that's in a nutshell where we are. And I'm gonna turn it over to questions. So, just one at a time. And please be as loud as you can in your question. Me?

Female Speaker 2: No. State -

**[Crosstalk]**

Wayne Arnold: Oh, yeah. It would be nice if you could state your name just so it's clear from the transcript that it's not one of us speaking. So, yes, ma'am.

Female Speaker 3: A neighbor that asked me to read something for you? Am I speaking loud enough? Because I'm **[inaudible]** can't really yell.

Wayne Arnold: You can stand up if that's okay.

Female Speaker 3: I am standing up.

Wayne Arnold: And speak as loud as you can so we can capture.

Female Speaker 3: Okay. He says –

Female Speaker 2: What's his name?

Female Speaker 3: My neighbor, Guy Scavone –

Female Speaker 2: Okay.

Female Speaker 3: – was unable to attend the meeting but asked that I read the following statement. "I live on Mango Drive. A few months back, the Sheriff's Department was gracious enough to divert their stacker unit to our street for an entire week to get a truly accurate assessment of the traffic.

**[00:06:00]** "We filed an FOIA request to have the data released to us and we just received it. Their traffic surveys echoed the concerns of the residents of this neighborhood have been voicing for years. That is, far too many cars use our street as a result of the access the church provides as a cut through to Vanderbilt and the adjoining office park. How many cars – 7,666 in one week. This is a dead-end street. A thousand cars every single day, with 1,100 on Sunday alone, 219 of

them going 40 miles an hour or faster with one as fast as 68.

"This is on a street that ends in a dead end and has only 32 houses. One thousand cars a day, and that's before you allow them to expand yet again. Periodically putting up cones to direct traffic isn't enough. We need a permanent solution. The neighborhood has supported the idea of an emergency gate and has gone so far as even to be willing to contribute to the cost.

**[00:07:00]**

"It's beyond time for the city to help residents of our neighborhood and correct this glaring public safety issue and the special exemption they're looking for to expand even further. It's the time to fix this. The school, the church, and the neighborhood are all safer if all the traffic to and from their facility happens off of Vanderbilt. That's where commercial traffic is intended to be. If they want to continue to abuse the neighborhood and utilize an access that was originally meant to be temporary, and then they shouldn't be granted any kind of special exemption that only further exacerbates a problem the city has so far been unwilling to fix."

So, he also mentioned to me that he would not have any problem if you accessed Vanderbilt Road, didn't even use Via Del Rey, and made your own entrance and exit. That's what –

**[Crosstalk]**

Wayne Arnold: Thanks for your comments.

Female Speaker 3: – instead of using ones that already existed.

Wayne Arnold: Yeah, the county controls Vanderbilt Drive. And the access point that will be put in place for the senior housing project meets the spacing. To have another access point on the church property would not meet the spacing criteria for Vanderbilt Drive traffic.

**[00:08:08]**

Female Speaker 3: You're an engineer, right?

Wayne Arnold: I'm an urban planner, but we have engineers in our firm, yes.

Female Speaker 3: So, what's the difference between the way they built Vanderbilt and the way they built a residential street? Because I'm thinking if stuff doesn't go well, there's going to be potholes. There's gonna be traffic jams - everything lined up out there. I don't know about the cones and that.

Male Speaker 1: Never seen them.

Wayne Arnold: They're up every day that they're in –

**[Crosstalk]**

Male Speaker 2: Yeah, the -

Wayne Arnold: School's no longer in session.

Female Speaker 4: But they're so far down -

Wayne Arnold: Hang on. One time –

Female Speaker 4: They're so far down.

Wayne Arnold: One at a time, please. One at a time, please.

Female Speaker 3: I'm done. I'm done. Those are just the concerns I have. I don't have any – I love it that there's big business. I love it that you're expanding, you're making money, all this stuff. But I don't want it to blob over onto the Mango Drive.

Wayne Arnold: Right. And the school doesn't wanna be a problem for the neighborhood, either. That's why the cones were an easy remedy for that. They intend to put up some signage as well **[00:09:00]** for the neighbors and the parents who pick up and drop off, to make sure that they're using Via Del Rey and Vanderbilt Drive and not Mango.

**[00:09:08]**

Female Speaker 3: A little while ago, I saw a sign that said church services at this time. So, it just seemed to be encouraging even more cars to come and use Mango.

Wayne Arnold: I'll let Mary address that if she wants – or Amy. I'm sorry.

Female Speaker 2: Yeah.

Amy Mauriello: Well, I think – so, there is a confusion between what's happening with the church and the daycare and what's happening with our school here at Grace Classical Academy. Because we are a separate entity from the church. So, we're here on this property, but we're a separate entity. I hear your concerns about what's happening on Sunday mornings and things like that.

**[Crosstalk]**

Female Speaker 4: But also –

Amy Mauriello: But we – I can control my parents and I know, Sharon, you guys took some video of it to show. We have one time in in the morning and one time out in the afternoon.

**[00:10:00]** And so, if you're seeing people at 5:00 or on Saturday or Sunday, that's not our school. Our school, you will see people coming in at 8:00 in the morning and they're done dropping off by 8:15. And then, they come in at 3:00 and they're done picking up by 3:20. And that's it. So, you –

Female Speaker 4: That's the time –

Female Speaker 3: So, you don't have any objection to us asking to put up a gate that –

Amy Mauriello: No. I wish Pastor James was here. He doesn't have that objection as long as it is approved by the city and the fire department. We can't – the church, I should say. Because, again, we are a separate entity. They can't just put one up. They have to have all of the permits and approvals for them to do something.

Female Speaker 3: But you're open to that gate. And so –

**[Crosstalk]**

Amy Mauriello: From what Pastor James said to me, he is. But again, we're separate. So, that's something that you would have to talk to the church and the church leadership about, not us.

**[00:11:00]**

Wayne Arnold: And, I think, also – our traffic engineer is not here tonight but one of the things you have to be concerned about if you do put up a gate, when the FedEx comes to the end of the road is there a way for them to turn around? How do they do it? How does the fire truck – when they wanna get through? I mean, there can be emergency transponders associated with those gates for an emergency vehicle, but others don't. So, I mean, what's the postman going to do? Is he going to –?

Female Speaker 3: Same thing he does in other neighborhoods.



Victor Dimes: But the postman would come in from over here where he's supposed to come in from.

Wayne Arnold: Well, the postman who's coming down Mango isn't going to drive all the way back up Bonita Beach Road and road and around when he can just drive through the parking lot gate like they've done for 30 years.

**[Crosstalk]**

Victor Dimes: If he can't get through, he'd have to. If he can't get through, then he'll have to.

Male Speaker 1: He'd just go to Katreena.

Wayne Arnold: He'll go back to Katreena –

**[Crosstalk]**

Female Speaker 3: Go Katreena –

Male Speaker 2: What's your guys' main entrance **[inaudible]** –?

Wayne Arnold: Hang on one second, please. This gentleman had a question.

Victor Dimes: Yes, you can read, I presume. Would you like to read this? My name is Victor Dimes. I'm a resident from Mango.

Wayne Arnold: Okay. Why don't you read it, if you wrote it?

Victor Dimes: No, I didn't read it. I didn't write it.

**[00:11:56]**

Wayne Arnold: Okay. Who wrote it? It says from Laura Carr, City of Bonita Springs. "Looked into your concern regarding traffic on Mango generated by the church/school. These concerns were addressed at the time of zoning and the church was informed that the ingress/egress for students and patrons was Vanderbilt Road only. Hope that helps. Best, Laura."

Victor Dimes: So, what seems to be the problem? Why are you using Mango?

Amy Mauriello: We're not. Our school is not using Mango. And I encourage you to come – well, school's out now for the rest of the summer. So, we're out of school.

Female Speaker 3: So, who's going to be using Mango? These new students that are coming in?

Amy Mauriello: Nobody's using Mango.

Wayne Arnold: No, none of the Grace Classical Academy are using Mango. There's an existing church that's here. There's a business park that's here. They're using Mango Drive, which is a public road.

Victor Dimes: Your company uses Mango Drive.

Wayne Arnold: Some. They do. Absolutely.

Victor Dimes: Why do you have an agreement with them when that is not correct to come in and out there. And you know it's not correct.

Wayne Arnold: It is absolutely correct. It's a public street. But I'm not here to debate Grady Minor & Associates. We're here to talk about the special exception for –

**[Crosstalk]**

Female Speaker 5: Is it not public only **[inaudible]** private?

Wayne Arnold: – Grace Classical. Excuse me. Please, one at a time so we can record this. This gentleman was before you. Let get his comment.

**[00:13:03]**

Male Speaker 2: I'm just curious which one is the main road. Are you guys – is that the main road or is Vanderbilt coming in? The entrance.

Wayne Arnold: Well, Vanderbilt Drive is the primary road and it links to Via Del Rey. So, the parents are instructed to utilize Vanderbilt Drive and Via Del Rey for all pick-up and drop-off for Grace Classical Academy. I know the church tries to inform their people, but you get new people that are here and it's a shortcut, I know, for some people. But if there's a better solution – but, I think the school has done a really good job of controlling what it can control. Yes, ma'am.

Female Speaker 5: It's been a long day. I'll have to think about it. I lost my train of thought.

Wayne Arnold: Okay. We'll come back to you. Yes, sir.

Antonio Alves: Antonio Alves. I'm on Mango Drive, also. So, I understand the concern with the school, sympathize with it. The church is your landlord, I believe. And that's the problem you are facing.

**[00:14:00]** You're just sucked into it. But 7,000 – you just saw officially 7,000 cars coming down Mango. We just – we have zero tolerance for **[inaudible – crosstalk]** –

**[Crosstalk]**

Victor Dimes: One thousand one hundred thirty-five. But –

Antonio Alves: – excuses of how we're gonna handle it. It hasn't been handled from the beginning. So – and you guys are the civil planners. You see the problem but you're choosing not to address it, saying, "Well, it's there so we're just gonna keep using it." It's the problem. It's not gonna go away. It's the problem continuing to not agree with the school. And I like the school. I like the idea. I don't think anybody has any problem with the business. It's just none of us believe anybody's gonna use Vanderbilt because they don't now.

Amy Mauriello: All I can say – I wish school was in session right now. All I can say is come watch us at 8:00 in the morning and 3:00 in the afternoon.

**[Crosstalk]**

Antonio Alves: I believe it.

Amy Mauriello: None of our parents are using it. We have instructed them. We've put cones out. We have video. They are not using it. I watch them. I'm standing out there on the car line every day. I watch them come in, I watch the route, they go out, and they're following it. Because they're invested in our school. And they will do anything they can to make sure that we can do what we need to do.

**[Crosstalk] [00:15:06]**

Antonio Alves: So, do you know why you're being asked to do that but the other tenants of the land are not?

Wayne Arnold: They're not in for an application with the city. We are.

Amy Mauriello: **[Inaudible – crosstalk]** city.

Antonio Alves: Exactly. So, why would she have to go through it and not the

landlord itself.

Wayne Arnold: Well, ultimately, there may be conditions that are imposed that require the church to do something else.

Antonio Alves: And that's what you're hearing from us. We –

**[Crosstalk]**

Wayne Arnold: No, I hear that.

Antonio Alves: – can't say yes to this when we know it won't happen.

Wayne Arnold: But you also have to understand the city has to be a participant in this because it is a public road.

Antonio Alves: Is that why the mayor's here?

Victor Dimes: But the city isn't. The city have said this and totally ignore it. You just read it.

Wayne Arnold: Well, that's one comment from one council member and –

**[Crosstalk]**

Antonio Alves: Did I hear that's the mayor? Is this our mayor?

Wayne Arnold: It is, but the mayor's not gonna make comments –

Mayor Steinmeyer: Yes.

Wayne Arnold: – on an item he has to vote on. I can tell you that. So –

Antonio Alves: Okay, but – then, he's hearing this.

Wayne Arnold: He's hearing it. And he'll hear the transport **[inaudible - crosstalk]**  
–

**[Crosstalk]**

Antonio Alves: I didn't hear the mayor saying, "We'll bring this up." I didn't hear the mayor saying, "We'll discuss this," that, "We hear your voice." I haven't heard that.

Female Speaker 3: He's not gonna talk, but he's listening.

Female Speaker 4: Did you **[inaudible - crosstalk]** –

**[Crosstalk] [00:16:00]**

Mayor Steinmeyer: On the advice of many of my colleagues, and the city attorney, and city manager, and community development, I'm not allowed to speak. I'm not allowed to make a comment because it can be used against me.

Victor Dimes: I don't think anyone has a problem with this provided they use Vanderbilt Drive. I think I can say that of everyone.

Antonio Alves: Yeah, I think we encourage you **[inaudible - crosstalk]** –

**[Crosstalk]**

Victor Dimes: So, if you'll use Vanderbilt Drive, we don't have a problem. It's pretty simple.

Wayne Arnold: And I think that's what we're saying.

**[Crosstalk]**

Victor Dimes: Well, hold on. Excuse me. Excuse me.

Ryan Potter: There shouldn't be a problem, then, because we are. That's what we're saying. We are not –

**[Crosstalk]**

Amy Mauriello: Fully committed to that.

Ryan Potter: – using Mango. The school is not.

Antonio Alves: I believe you. But you're talking traffic cones, very temporary, when the rest of the businesses aren't going to be following the same rule.

Ryan Potter: Well, that –

**[Crosstalk]**

Antonio Alves: So, eventually, these parents are gonna learn, "I don't have to do that, either."

Victor Dimes: Exactly.

Ryan Potter: With all due respect, though, this meeting and the topic of discussion here should only be the school because those things are secondary.

Antonio Alves: But, unfortunately, your landlord is part of the problem.

Ryan Potter: I know. I understand that.

**[00:17:00]**

Antonio Alves: So, I understand that, but it's just impossible to separate you out.

Wayne Arnold: But you have to keep in mind that, because Mango is public, you've got a couple of other ways to get over to Vanderbilt Drive. So, you can still have people coming down the street and using Katreena, for instance.

Victor Dimes: Mm-hmm.

Wayne Arnold: So, is part of the problem of traffic coming on Mango because of speeding? Is it because you need a three-way stop sign at Katreena and Mango to help with that as well? I don't know. Those are two possible solutions.

Antonio Alves: You're the civil engineer. That's what you all figure out.

Wayne Arnold: Right. But I can't just go put a stop sign up on the street.

Antonio Alves: I know that.

Wayne Arnold: The city has to allow me to go put a stop sign on the street.

Antonio Alves: I know that. That's why we encourage you – you've got to meet the city. If you expect us –

**[Crosstalk]**

Amy Mauriello: Well, we have been –

Antonio Alves: – to fully support you –

Amy Mauriello: I mean, this is not a short process. We have been and met with the city and met with the city. And they have not told us to do any other measures.

Wayne Arnold: Not yet. And they may.

Amy Mauriello: And so, we can't do any other measures until we get **[inaudible]**.

Antonio Alves: You're stuck, though. I understand.

Wayne Arnold: Yes, ma'am.

Female Speaker 6: Is Mango Drive – does it become private after the city takes stops? Because at one point –

**[Crosstalk] [00:18:00]**

Victor Dimes: And the city maintenance.

Female Speaker 6: Yeah, the city maintenance. Just it – not a private road?

Wayne Arnold: There's a sign there. I don't know if that's the lawful place at which the city of Bonita Springs –

**[Crosstalk]**

Female Speaker 6: Well, if the neighbors are required to maintain and pave the road, it would not be public. Would that – is that not correct?

Wayne Arnold: I don't know. I honestly don't know the answer.

Female Speaker 6: I mean, if I personally have to pay for the road, which I do, in front of the house –

**[Crosstalk]**

Victor Dimes: You should know that.

Female Speaker 6: – because I'm right across the street –

Victor Dimes: That's what you do.

Wayne Arnold: Sir, your time, please. Okay?

Female Speaker 6: – the city would not do that. So, that's my one question. Two, why is it different – the school, why is it portable versus permanent if you built a permanent structure, is my question?

Wayne Arnold: We portable classroom is – you've seen them at almost every public school.

Female Speaker 6: I know what they are. But why is the choice – why is it that choice?

Wayne Arnold: Well, first – and I can let Amy or Ryan answer that. But they're tenants of the church. So, they're probably not in the mode of building a physical, permanent building for the church. The portable unit is something that they could move into for a shorter period of time.

**[00:19:05]** If they decide to grow again and want to relocate somewhere else then that's not a permanent fixed commitment that the church would then have.

Ryan Potter: Exactly.

Female Speaker 6: For me, sound is an issue because we do live right across the street. So, right now, I can already hear the kids inside. So, if you were allowed that, would there be – I think it should be an emergency exit onto Mango Drive with some sort of preserve or sound barrier. I don't know if you have the footage for that. Also, a block wall, trees, low sound barrier. That way, there is a buffer for sound and it's also more aesthetically please.

Wayne Arnold: Yeah, staff has told us that if the school gets to the point of expanding beyond the physical building they're in there will have to be a buffer installed along Mango.

Female Speaker 6: I mean, the sound right now is – I think, we're at our max. And you're adding more children and they're outside.

**[00:20:04]**

Victor Dimes: Right.

Wayne Arnold: Okay. Ma'am, you had another question?

Female Speaker 5: Well, I'm just concerned that a residential street isn't built as tough and is not built for a ton of traffic. It's a dead end. It's residential. As if, they come in through Vanderbilt, which is made for a lot of traffic. That's all.

Wayne Arnold: Okay. Yes, sir.

Victor Dimes: We have an average of 1,135 per day.

Wayne Arnold: And that's before we –

**[Crosstalk]**



Victor Dimes: Before you want to increase.

Wayne Arnold: Yeah, I can – we'll run that by our traffic engineer. But most locals –

**[Crosstalk]**

Victor Dimes: It come from them. Do you want it? It come from them.

Wayne Arnold: Most – sure. Most local streets are designed to carry 10,000 trips a day, just so you know.

Female Speaker 5: Residential roads?

Wayne Arnold: Yes, local residential streets are designed, generally, to carry about 10,000 trips per day. So, it's operating well within the standard.

**[00:21:00]** I think – what we heard on your first meeting was speeding seems to be a big issue. And again, like I said, Amy and her group can do all they can do, and that is to prohibit their parents from utilizing Mango Drive. You still have other public. You have neighbors. You have deliveries. You have your own FedEx delivery. You have Amazon. I mean, all those trucks are still coming down that street to serve you, even at –

**[Crosstalk]**

Female Speaker 3: Not 1,000 of them.

Wayne Arnold: Well, it adds up. When you look at the trips – if you're in a single-family house and you have children and they're of school age. Your trips aren't the typical seven trips associated with a house. Those become double that.

Female Speaker 3: We don't **[inaudible - crosstalk]** –

**[Crosstalk]**

Wayne Arnold: And you may not. But I'm just saying, when you look at the averages that's how that works.

Victor Dimes: I don't think – do you want to take a look at what that says so I can have that back, please? That's from the Sheriff's Department that shows –

Wayne Arnold: Why not? Do you have email –?

Victor Dimes: – average speed and the maximum speed –

Wayne Arnold: – capability and you could email that to us?

Victor Dimes: Yes.

Wayne Arnold: Okay. That would be great if you could email that. Here's Sharon's card. Email that to her and that would be perfect.

Female Speaker 3: I think there's gonna be so many cars you're not gonna have a chance to speed. It's gonna be bumper to bumper.

**[00:22:00]**

Male Speaker 4: Well, this would put us out there. I mean, I fought with traffic. I live further down and I fight with Katreena. So, I mean, it's – adding another 160 kids a day is just gonna be crazy. I'm just throwing my two cents out. I mean, what you guys do, what you guys can do, whatever. But it's just gonna get crazy with traffic.

Female Speaker 3: They're gonna go anyway. They're gonna go Bonita Beach Road to Mango to Katreena. They're gonna – you can't stop people.

Male Speaker 4: Also, I take my kids here, too. So, I use it. And once you guys started putting out the cones, I gotta go down Katreena. So, I applaud you guys for doing that. And now, I have to go down Katreena, come in here, and drop my kids off. So, you know –

**[Crosstalk]**

Amy Mauriello: So, you proved that they're not doing it.

Antonio Alves: Yeah, so he doesn't take Vanderbilt, either, and his kids come here. He just proved the point.

Amy Mauriello: I mean, as far as we know, nobody is. We've instructed them to all come in through that –

**[Crosstalk] [00:23:00]**

Male Speaker 4: It's in the afternoon, the cones are gone, everybody takes that route.

Amy Mauriello: And again, I can't put cones up all day long because that's –

**[Crosstalk]**

Victor Dimes: But you put the –

Amy Mauriello: – not – because the city hasn't told me to. The city did tell me to put cones out during drop-off in the morning, take them in, and then put them back out. And that's what we've been told to do for the city and that's what I'm doing.

Victor Dimes: Not right outside the building, though.

Male Speaker 4: **[Inaudible – crosstalk]**

Amy Mauriello: No. No, the city won't – if you have city approval. I mean, it's all about what the city approves. I'm not here to break the law, so I'm not gonna leave them out longer.

Female Speaker 6: It's the – so, currently, what is your traffic flow with your students?

Amy Mauriello: Currently, they come in Vanderbilt Drive, they come in – do you have that slide? They come in –

**[Crosstalk]**

Wayne Arnold: Is that the one you want or –

**[00:24:00]**

Amy Mauriello: No, the traffic flow. Right there. So, they come in off of Vanderbilt onto Via Del Rey and you can see there – there's a portico over here. They stack under the portico. But the way, we have never had that many cars that's represented on there stacked up that much. They've never – they might stack up to under the portico there. We load three cars and we get them out of here fast. So, we don't have any stacking issue like that because we move them through as fast as we can.

Ryan Potter: And then, they leave the same way.

Amy Mauriello: And they leave the same way. They turn left going out, up Via Del Rey, and out on Vanderbilt.

Female Speaker 6: And you currently have how many children?

Amy Mauriello: Sixty-four.

Wayne Arnold: Sixty-four, is it?

Amy Mauriello: Mm-hmm.

Wayne Arnold: So, the next phase would expand to 90 and then, after that, we would have to move into the portables to get to the 160. Yes, sir.

Victor Dimes: So, the 1,135 people must all be Grady Minor, then, if they're not the schools.

Wayne Arnold: I have not idea who they **[inaudible - crosstalk]** –

**[Crosstalk]**

Victor Dimes: They're not the school's so you must have a lot of people there.

Wayne Arnold: No idea.

Female Speaker 2: There's a daycare.

Wayne Arnold: There's a daycare associated with the church.

**[00:25:00]**

Victor Dimes: How many places are in here?

Wayne Arnold: I don't know exactly, but there's –

Victor Dimes: Who would know? Pastor?

Amy Mauriello: In the church or –

Victor Dimes: Yeah, in the two buildings? How many different developments or –

Amy Mauriello: Organizations?

Victor Dimes: – different schools or whatever.

Wayne Arnold: There's a church. They have a preschool program for age five and under. And then, you have the K-8 classical academy that's operating in the other building.

Victor Dimes: No more basketball?

Wayne Arnold: I don't know about that. The church can sponsor those kind of events. I mean, those are just typical church activities.

Male Speaker 5: I have a question.

Wayne Arnold: Yes, sir.

Male Speaker 5: So, did you guys have an even this past Sunday or was that with the church?

Amy Mauriello: Yeah, not us.

Female Speaker 4: Yeah, because it was loaded –

Male Speaker 5: Yeah, because it was – this whole entire parking lot. And it was just like NASCAR going up and down Mango. So –

**[Crosstalk]**

Male Speaker 4: Parked on Mango.

Wayne Arnold: Really.

Female Speaker 3: It started at 1:30 and ended at 4:30-5:00. And, I mean, it was just coming out of here like **[inaudible – crosstalk]** –

**[Crosstalk]**

Wayne Arnold: Could you check with the pastor?

Amy Mauriello: They leased out the gym for a dance recital.

Victor Dimes: Okay.

Wayne Arnold: Oh, okay.

Male Speaker 5: I was just curious.

Wayne Arnold: Okay.

**[00:26:00]**

Victor Dimes: I've got video of it.

Amy Mauriello: So, I –

**[Crosstalk]**

Female Speaker 3: Yeah, we took video of it.

Amy Mauriello: And that would just be something to tell them so they know – I mean, that would be an issue. They shouldn't lease it anymore.

Antonio Alves: But that illustrates – the main reason we're all here is the traffic on Mango. None of us have any faith they'll use Vanderbilt. It just won't happen.

Victor Dimes: What is the –

**[Crosstalk]**

Antonio Alves: Unless something is done to design people to use Vanderbilt.

Ryan Potter: You mean, the church, during – on Sunday?

Antonio Alves: Anybody using this property, whoever it is. Everyone just thinks Mango.

Ryan Potter: But they're not. They're not. We –

**[Crosstalk]**

Antonio Alves: No, they are. We live here. We –

Amy Mauriello: No, so when –

Antonio Alves: I'm not saying your school is.

Amy Mauriello: Yeah, that's what I'm saying. Our school **[inaudible - crosstalk]** –

**[Crosstalk]**

Antonio Alves: You're stuck. You're the – the landlord has the property. You're just stuck.

Wayne Arnold: Anything else, anybody?

Female Speaker 6: Has there been thought of relocating the school?

Wayne Arnold: Well, it doesn't sound like the school's your problem, honestly.

**[00:27:00]**

Female Speaker 6: Well, once it increases from 60 to 160, that is an issue.

Wayne Arnold: I'm just saying from a traffic standpoint, it doesn't seem like the school is the issue related to the traffic patterns. It seems like there's other –

**[Crosstalk]**

Female Speaker 6: But this is an exemption for future issues. So, we're – right now, you said we were just talking about the school.

Wayne Arnold: Right.

Female Speaker 6: So, it will increase. So, they're – overall, it should be the property owners' responsibility. They should be here discussing all of their lessees and the traffic because it's all really combined. But the quantity increasing, knowing that that's going to happen, there will be more traffic.

Wayne Arnold: The church isn't the applicant. Grace Classical Academy is the applicant for the school.

Male Speaker 5: That would be great if everyone did use Vanderbilt, as ideal as – I think the thing is to try to figure out – and, obviously, you're not the person. They're not the person to figure out how to put a gate or something like that. So –

**[00:28:00]**

Wayne Arnold: And I think we've heard that loud and clear. So, I'm sure Amy's going to be speaking with Pastor and talking about the concerns that you shared with us.

Male Speaker 5: So, I think that's where you need to go with this, is to –

**[Crosstalk]**

Female Speaker 3: Because we did, as a community, offer to pay all of it for the gate. All of it.

Wayne Arnold: Okay.

Victor Dimes: Were you aware of that, Amy?

Amy Mauriello: I am, yeah. Pastor James has talked to me about that. And he has said, if – again, the city has to approve it. The fire department has to approve it. So, it has to be approved and meet all of their specifications.

Female Speaker 3: So, do we attend the meeting with you to say we're going to do that?

**[Crosstalk]**

Amy Mauriello: Again, I think that's a separate issue. Because –

Wayne Arnold: Yeah, I think the pastor needs to be involved.

Amy Mauriello: I don't know how that gets – it's all – I think somebody has to put in maybe a separate permit for that. I don't even know.

Wayne Arnold: You would. It would be a local development order permit.

Amy Mauriello: That's not part of our plan.

Victor Dimes: We have gone to the fire department and they've told us what gate we can use and how much it's gonna cost. And the people have said yes we'll pay for it. The only thing you have to do is get power to it.

**[00:29:03]**

Wayne Arnold: Can you get us a contact person that you've discussed that with at the fire district.

Victor Dimes: Yes, I can. Yes, I can. Yes.

Wayne Arnold: That would be helpful for us. Because I can have one of our engineers do that and then we can easily prepare cost estimates for that.

Victor Dimes: There is one person here that knows that name, who told me that name.

Male Speaker 5: And also, some – try to go to city meetings every, what, first Wednesday of every month?

Victor Dimes: First and third Wednesday.

Male Speaker 5: I used to go to city meetings to try to get some stuff on Mango. **[Inaudible]** But, yeah, I think going to the city and getting everybody on the council on board is probably another round.

Victor Dimes: We've called them all and pretty much done what we can do.

Male Speaker 5: I mean, like I said – the only way, we and – what's his name. Yeah.



We started getting **[inaudible]** – went to the meetings and started talking to them and started giving them information and everything like that. Like I said, I can't – I had 100 cars every day and that was before this. We're just gonna have to start it all over again. So, I mean, I'm willing to start doing that again and start showing up at meetings.

**[00:30:00]** Obviously, they can't do anything. He can't do anything. This is something you've got to go to the city to have them put it in, or sign off to put it in.

Victor Dimes: Is that correct?

Wayne Arnold: Well, I think, it's – absolutely. If you're a resident and talk to your city council members about your concerns. And –

**[Crosstalk]**

Victor Dimes: Well, I've done it and then they told us that they're not allowed to use that access. That's exactly what that piece of paper said from Laura Carr.

Wayne Arnold: And all I'm saying is, I don't know that that's 100% accurate, her comment there. It may be very accurate. I just don't know that it is because it is a public street. So –

Victor Dimes: Yeah, we're not talking about public street. We're talking about access coming on – the Zoning Committee. They were told to use this entrance only.

Wayne Arnold: Okay. I'm not aware of that. The church was –

**[Crosstalk]**

Amy Mauriello: Well, we were told to us –

Wayne Arnold: Yes. But I don't think the church was. The church has been around for so long, I don't think that was a condition for them. Otherwise, they wouldn't have ever built that full access point onto Mango Drive.

Male Speaker 6: Did they?

Wayne Arnold: Somebody built it.

Male Speaker 6: I'm **[inaudible]**, actually. I'm the president of the Vanderbilt Office

Park. So, you guys are in my club.

**[00:31:04]**

Wayne Arnold: Right.

Male Speaker 6: And there's gonna be an additional building there about to go up over there as well.

Victor Dimes: On the south side, yeah.

Male Speaker 6: They just sold off some property. I don't know what's going in it. Haven't seen anything on that, yet.

Victor Dimes: The Cottages. Is that what you're talking about?

Male Speaker 6: No, I'm talking about in the actual office park. But –

**[Crosstalk]**

Victor Dimes: Oh, **[inaudible - crosstalk]** –

Male Speaker 6: – one of the things I find interesting is the church has – I guess, they have some type of cross access easement to get into this property? Because I don't believe they own any part of that road or pay to maintain it.

Victor Dimes: Correct.

Wayne Arnold: Which road is that?

Victor Dimes: Mango.

Male Speaker 6: Via Del Rey.

Female Speaker 3: Via Del Rey.

Wayne Arnold: I don't know the status of their – I don't think they own any of Via Del Rey, no.

Male Speaker 6: No, they don't. I pay for that. We pay for that. Our companies pay for that. That's private.

Victor Dimes: But they come in and out of it.

Wayne Arnold: Yes.

Male Speaker 6: As well. If you guys have a private road where you're paying for a portion of Mango where it touches this church, I would say that that's a private road at that point.

Female Speaker 3: It is private.

Male Speaker 6: And so, technically, you could restrict access to it.

**[00:32:00]**

Victor Dimes: We're trying to do the right thing here.

Male Speaker 6: You're talking about restricting access for emergency vehicles. They obviously need some type of access. But, usually, they can use something as simple as bolt cutters to go through a lock quickly. Like this.

Victor Dimes: Well, we'll have it so you just press the button and go on.

Male Speaker 6: That's somewhat reliable, right? So, end of the day, that's not my concern. My concern is their current use as a church with the historical use has been – there's been tremendous overflow and not – into your parking lot at Grady Minor and into other areas. And there's no agreement with the church to allow for that. There is a lot of liability involved with people – especially elderly people – who could fall on these properties that they're using without permission. That's a concern. I question the increased volume and how it's going to affect the businesses within the park because that's hours that people – at least in the morning where people are typically coming to work. And now, they've got a line of parents dropping off children.

**[00:33:05]**

Wayne Arnold: Well –

**[Crosstalk]**

Male Speaker 6: Another thing I observed is that you have inadequate parking, in my opinion. I know you're an engineer, but just the staff alone is filling these parking lots that are in here.

Wayne Arnold: Well, we have a cross parking agreement with the church so some of those people –

**[Crosstalk]**

Male Speaker 6: Those are yours?

Wayne Arnold: – are our employees. Yes.

Male Speaker 6: Oh, okay.

Victor Dimes: Isn't that a conflict of interest when you're supposed to be representing them and you're –

Wayne Arnold: No, sir.

Male Speaker 6: Well, he's representing the school.

Victor Dimes: Oh, okay.

Male Speaker 6: He's getting paid by them, so of course that makes it – it's a conflict between he and I maybe. But that's okay. I've used those guys before myself. I think I built their website, actually. But, anyway, I'm not against Grady Minor at all. I'm just trying to say that these – for what – the people that we're saying, "Okay, let's all use Via Del Rey." Well, I represent Via Del Rey and I say, "No. I don't agree with it either." Because of the same exact reasoning. The increased volume.

**[00:34:00]** They're not paying for that road. We're paying for that road. We just had a \$1,000.00 lot assessment towards paying for that road. We're building up a reserve for repaving. So, there's that. In addition, I was hoping you were going to be able to tell me that there was going to be able to be a different ingress/egress behind the church. But you're saying it's too close to the new proposed thing. Is that DO approved already or is that just in process?

Wayne Arnold: The DO is in process, yes. But the access point was approved as part of the zoning by Collier County.

Male Speaker 6: Okay. Yeah, because that's technically Collier when you get to that, right?

Wayne Arnold: Mm-hmm. The road is owned by Collier County – owned and maintained by Collier County.

Male Speaker 6: Both sides?

Wayne Arnold: Vanderbilt Drive, yes.

Male Speaker 6: Oh, okay. I thought it was an unknown on that one. But the real deal is when you're – you don't have enough – just for the staff and things for the different entities that are going on in here, there's not enough parking even just to sustain your additional staff you're gonna need to support these things, these additional vans that you park out there.

**[00:35:00]** The parking lot was pretty full even today when you were closed, when I was there earlier today. So, I'm trying to understand how doubling – or more than doubling – your capacity is not gonna create a problem for this thing. I also am vehemently opposed to the concept of these portable trailers. I think that they're trashy. I think that they've been proven by school boards that they are not the right use – not the highest and best use for children education. And I think that they don't improve our community values.

Victor Dimes: We don't need anymore trailers. Simple as that.

Male Speaker 6: Yeah, I mean, I referred to it when I sent your office something on this. We don't need a trailer park in the neighborhood. I mean, I understand the concept and I see that it's used all over Florida. There have been studies that say that's improper use of dollars. And I know that you guys probably have some funding from the government. I would imagine.

**[00:36:00]**

Wayne Arnold: No, they don't. They're a private school.

Male Speaker 6: Totally private?

Wayne Arnold: Yes.

Male Speaker 6: Okay. But the historical usage, like you said, they're not gonna change. The people – we get traffic on Via Del Rey as well, a lot of people just randomly driving around. I can see people coming in there and just driving around waiting for their kids to do whatever. I had actually a Lee County school bus come down there. I says, "How random is" – no, it's not. But it was very funny. Just ironic that I'm out there and this thing almost runs me over with my dog as he's going around the parking lot. He made that circle really fast and I was like, "What the hell is this doing here?"

Victor Dimes: **[inaudible - crosstalk]**

**[Crosstalk]**

Male Speaker 6: We're talking about the school here and school traffic and now we're dealing with an actual school bus instead of these vans. I mean, what percentage of your parents drop off versus are taking the kids by the vans. How does that work?

Wayne Arnold: They don't utilize the vans. All the kids are dropped off and picked up by their parents. Or some of the teachers have children that are enrolled here as well. Yes, ma'am.

**[00:37:06]**

Female Speaker 5: Is there any chance of ever getting a bus? I mean, is that out of the question? Insurance promise – and get your kids bussed so you only have one or two buses instead of all those cars?

Wayne Arnold: I don't know if that's Amy's business plan. But I'm guessing that folks are dispersed at great distances from the school. It's not like your local elementary school where you have a lot of walkers. I mean, they have people from Collier County. They have some people, obviously, in Bonita.

Victor Dimes: Diane? If they come in and out this side, we won't have that problem. Because all they're gonna do is come in and out here.

Female Speaker 5: One of the things that I've been talking to different people on the street – it sticks in their craw and is an emotional thing is why don't they just get their own entrance? Why do they have to use Mango and Via Del Rey. Why is this business the only one that doesn't get their own entrance? And so, I guess, one of the answers I can tell them is that the nursing home thing is coming.

**[00:38:00]**

Wayne Arnold: Well, it's an access spacing issue for traffic on Vanderbilt Drive, which is an arterial roadway. So, they limit the number of connections and the church – I don't know how long the church has been here, but I've been working at Grady Minor for 21 years, Sharon?

Female Speaker 2: Almost 22.

Wayne Arnold: Almost 22 years. And, obviously, the church has utilized Via Del Rey for their principal access for all of those years. And I'm pretty sure the development order that's approved by Lee County shows that that is their access.

Female Speaker 5: Is there any chance that you can connect the entrance to the nursing home so that it can – it's only one off of Vanderbilt but you can connect it over to you guys to help out a little bit?

Wayne Arnold: The way it's designed is not designed to service the church at all. They're separate.

Female Speaker 5: So, they have no –

Wayne Arnold: I'm not saying it's not an impossible thing to make a connection. But as it's designed, it is not designed –

Female Speaker 5: Just trying to help come up with ideas to –

Wayne Arnold: No, I appreciate that very much.

Female Speaker 6: I mean, a lot of times they do build little access roads to connect. But you can only have egress because of the spacing. I understand the concept of exiting and – too close together, they can cause accidents.

**[00:39:00]**

Wayne Arnold: Yeah, the Coastal Cottages access point was aligned with the street across the street so that they had a direct intersection rather than an offset, just for safety. Anything else? Yes, sir.

Male Speaker 6: So, you guys just put up the cones you guys' self or did somebody tell you guys actually –

Wayne Arnold: We had meetings with staff. Staff said let's try that to see if that really will be a solution for the school not contributing to the traffic on Mango.

Male Speaker 6: Okay, I was just curious because, I mean, it does seem like it helps because it does seem like the people are going down. It's just, once the cones go away, it just continues.

Victor Dimes: Why are the cones not put up on the end where they should be, instead of halfway in the middle. It doesn't stop Grady Minor's 111 cars coming every day.

Amy Mauriello: So, the reasoning for that is because when – the stacking. So, the parents come up and they come to that corner right there. If the cones were the whole way down at the end and they went to turn, they might be, "Oh, we don't see them." But if they're right there and

they're sitting in that corner and do I turn right or do I turn left, if they go to turn right they immediately see the cones. And then, oh, I've gotta go left to go out. So, it forces them to double think before they go out.

**[00:40:00]**

Male Speaker 6: What times does the school close?

Amy Mauriello: Pick-up is at 3:00. So, they're all out of here by 3:20.

Male Speaker 6: And I guess the other thing is school events – I guess, no way to put up cones. I know when there's school events –

**[Crosstalk]**

Amy Mauriello: We have very few night school events. And if we do, I'll put up cones. Yeah. To make sure they don't use it.

Female Speaker 4: But there is volleyball. They rent out the –

**[Crosstalk]**

Amy Mauriello: That's separate. And that's not us.

Female Speaker 4: Yeah, I know. But I'm just saying the church itself is renting out **[inaudible - crosstalk]** –

**[Crosstalk]**

Male Speaker 5: **[Inaudible - crosstalk]** the church.

Wayne Arnold: Well, I think we've heard your concerns. I know Amy will go back and talk to the pastor and let him know that more expressed concerns about some of the activities they're having and see if they can't do a better job of controlling that. Yes, sir.

Victor Dimes: Can you have the pastor call me, please?

**[00:41:00]**

Amy Mauriello: I would suggest calling here at the church and asking to talk to him. Yeah.

Male Speaker 5: Yeah, and I'll get with you guys and I'll come here and talk to him. I'll get with Miss Christine because Miss Christine runs over here.



Yeah, maybe they can get on the same page with cones.

Amy Mauriello: And we have asked them to not use Mango.

Male Speaker 5: Well, they told me – because I drove through here to drop off my kids and Miss Christine, the one that's in charge, was like, "You can't be going that way." I was just like, "I live on this road." She's like, "No, you're not supposed to do it." That's when I first found out about it. I said okay. So –

Wayne Arnold: All right. Well, thank you all very much for coming out. And again, our public hearing with the Zoning Board is on June 29<sup>th</sup>. All right? Thank you all very much.

**[End of Audio]**

**Duration: 42 minutes**