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BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: REZONE – INDUSTRIAL PLANNED DEVELOPMENT (IPD)
CASE NAME: Harkat IPD
CASE NUMBER: PD19-65454-BOS
HEARING DATE: September 15, 2020
PLANNERS: Sean Gibbons, Planner II
Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

- A. Applicant: Harkat Properties, LLC
- B. Agent: BCF Management Group, LLC; Banks Engineering
- C. Request: A request to rezone two contiguous parcels, currently zoned Industrial Planned Development (IPD), to Industrial Planned Development (IPD) with a proposed maximum building height of 40 feet and a maximum building footprint of 28,875 square feet.
- D. Location: The subject parcels are located at 10971 & 10979 Enterprise Avenue, Bonita Springs, Florida 34135.
- E. Future Land Use Map Designation: Industrial
- F. Current Zoning: Industrial Planned Development (IPD) – Expired
- G. Current Land Use: Vacant

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

BACKGROUND:

History and Overview: The subject parcels are located on the south side of Enterprise Avenue, with industrial property to the north, west, and south. The boundary wall of the Mediterra Residential Planned Development (RPD) is located approximately 64 feet to the east.

The subject parcels were originally zoned Light Industrial (IL) and received approval from Lee County for a zoning change to Industrial Planned Development (IPD) pursuant to Zoning Resolution Z-91-014 in April of 1991. The approved uses consisted of a concrete batch plant, administrative offices, and open storage. The main cement storage facility was not to exceed 65 feet in height, with all other structures not to exceed 35 feet. Similar to the land development code for the City of Bonita, Lee County has a code section regarding the duration of rights tied to a master concept plan for planned development zoning. If certain thresholds are not met within a specified time period, the master concept plan expires and the property is required to go through the public hearing process to re-establish their zoning rights. In Bonita, the code section reads as follows:

Sec. 4-303

(a) Duration of rights for planned developments.

(1) All development rights conferred by an adopted master concept plan are valid for five years from the date the planned development was approved by the city council, unless a greater time is approved for a development of regional impact (DRI). A master concept plan that is approved as part of a (DRI) is valid from the date the planned development was approved by the city council until the initial build out date provided in the DRI development order.

(2) An applicant must acquire a development order for a substantial portion of the project within five years of the date of the approval of the planned development, unless a greater time is approved in accordance with the provisions below. The development order must be submitted before the master concept plan expires. A substantial portion of the project is defined as no less than 20 percent of the lots, dwelling units, square feet, or other applicable measurements of intensity as applicable, unless a lesser percentage is approved by the city council.

(3) Master concept plans for planned developments that do not require development orders pursuant to chapter 3 are not subject to the time frames in this section.

(4) The duration of a master concept plan that is part of a development of regional impact DRI will be automatically extended if the DRIs phasing or build-out dates are extended. The MCP duration extension is limited to the length of the extension of the build-out date granted in the DRI.

(b) Status of expired master concept plans. When a master concept plan expires the property will remain zoned planned development, but no additional development can occur or be approved until a new master concept plan is approved in compliance with section 4-295 et seq.; the original master concept plan is reinstated in accordance with subsection (d) of this section; or the property is rezoned.

The project received Lee County development order approval pursuant to development order case number 91-05-007-00D, but never broke ground on the project. The development order expired, and the master concept plan no longer encapsulates what the developer wishes to do with the site. Originally, discussions were had between Staff and the Applicant in which the Applicant had proposed a request to be zoned Light Industrial (IL), which is consistent with much of the industrial zoning in the area. However, there were certain aspects of the proposed project that lead Staff to suggest that rezoning to a new IPD would be more appropriate, given the existing residential development (Mediterra) that lies to the east. As a result, the Applicant has requested to rezone the property to an IPD and request new uses and development regulations.

Uses: While the proposed uses (identified in Condition 2 of this Staff Report) are consistent with an industrial zoning designation, there are several uses that would normally be subject to special setback regulations, per Division 34 of LDC Chapter 4. The intent of this division is to provide separation from existing residential development to decrease the effects of noise, dust, fumes, etc. Uses that would be subject to the special setback regulations include: Manufacturing of Apparel, Boats, Electric Machinery and Equipment, Food and Kindred Products (Group I), Furniture and Fixtures, Leather Products (Group I), Lumber and Wood Products (Group I), Measure/Analyzing and Controlling Instruments, Novelties/Jewelry/Toys & Signs (Group I & II), Rubber/Plastic/Fiberglass Products (Group II), Stone/Clay/Glass/Concrete Products (Group I), Repair Shops (Groups III & IV), Social Services (Group II).

However, LDC 4-2014(f) states the following:

The minimum setbacks set forth in subsections (a), (b), (d), and (e) of this section are not applicable to those facilities legally in existence and operation, or to an industrial subdivision legally in existence, prior to a residential zoning or use being approved closer than the required setbacks.

After research and consultation with Staff's counsel, it is Staff's opinion that these properties are part of an industrial subdivision legally in existence prior to Mediterra receiving its residential zoning approval in 1999. Counsel's opinion and samples of deeds for each property with reference to the industrial subdivision are included in the backup information to this Staff Report.

However, to alleviate any potential compatibility concerns, it is Staff's opinion that it is appropriate under the circumstances to require any use that would normally be subject to special setback regulations to only be permitted indoors, completely within an enclosed building.

Property Development Regulations: The Applicant is not requesting any deviations from the IPD perimeter setback requirements or building setback requirements. There is one deviation requesting relief for the setback for a proposed wall along the east side of the property, further explained and identified in Deviation 3.

One of the many areas that Staff has worked closely with the Applicant on is building height. The originally-requested height was 50 feet. Staff and the Applicant have now agreed to a 40-foot building height maximum, which is a more restrictive standard than what is permitted in LDC 4-1873. This code section permits an additional 1 foot of height for every additional 6 inches a building is set back beyond the minimum setback requirement. As an example, if the Applicant were to apply for a conventional rezoning from IPD to Light Industrial (IL), the required side setback would be 20 feet with a height of 35 feet. Based on the height to setback ratio provided in LDC 4-1873, the building could be set back 25 feet from the east property line and achieve a

height of 45 feet. The proposed development regulation would restrict this IPD to a 40-foot building height maximum, and a minimum east side setback of 25 feet, with no height increase for an increased building setback.

Deviations:

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

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

The City Manager or designee is also authorized to grant deviations from the technical standards for specific sections in LDC Chapter 3 based upon the review criteria established in [LDC 3-81\(b\)](#). In those instances, Staff has evaluated those deviations as a part of this review process.

1. **Deviation No. 1:** From LDC 3-295 which states, where an existing partial width street is adjacent to a new development, the unimproved portion of the street shall be improved by the developer; to allow Enterprise Avenue to remain as constructed.

Applicant Justification: *The nature of this request is based on the existing Enterprise Avenue and existing industrial development along it. Deviation 1 was approved by zoning resolution Z-91-014 which allowed Enterprise Avenue to be a Category D instead of a Category A which was an improvement over the existing conditions at the time. According to the case file, this industrial subdivision was developed around the 1960's. None of the roads in this area were ever paved in the ensuing years although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. The existing road is not failing, is in good condition, as consistent with the roadways in the surrounding industrial area. This project site is located at the deadend of a road system. Improving the portion of the road in front of the project would not serve any purpose. Consistent with the prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.*

Staff Analysis: The proposed project has frontage and access along Enterprise Avenue, which is a paved road with 12-foot travel lanes. It is Staff's opinion that this deviation is not needed as far as additional roadway construction is concerned, but that drainage improvements along the project frontage may be warranted based on the ICPR modeling submitted at time of local development order.

2. **Deviation No. 2:** From LDC 3-297(2) which states that all development must abut and have access to a public or private street designed and constructed or improved to meet the standards in LDC 3-302; to allow Enterprise Avenue to remain as constructed.

Applicant Justification: *The nature of this request is based on the existing Enterprise Avenue and existing industrial development along it. Deviation 1 was approved by zoning resolution Z-91-014 which allowed Enterprise Avenue to be a Category D instead of a Category A which was an improvement over the existing conditions at the time. According to the case file, this industrial subdivision was developed around the 1960's. None of the roads were ever paved in the ensuing years although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. Consistent with the prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.*

Staff Analysis: The proposed project has frontage and access along Enterprise Avenue, which is a paved road with 12-foot travel lanes. It is Staff's opinion that this deviation is not needed as far as additional roadway construction is concerned, but that drainage improvements along the project frontage may be warranted based on the ICPR modeling submitted at time of local development order.

3. **Deviation No. 3:** From LDC 3-418(d)(6) which requires, if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lot, a solid wall or combination berm and solid wall not less than 8 feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of 5 trees and 18 shrubs per 100 lineal feet; to allow 5 trees per 100 lineal feet and a double staggered hedge with the 8-foot solid wall setback a minimum of 14 feet from the east property line.

Applicant Justification: *The nature of this request is based on the existing development within the vicinity of the project. Section 3-415(d) is titled, "Buffering adjacent property." Section 3-415(d)(1) states, in part, "General. A buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use.... The existing use or, where vacant, the permitted use, of the abutting property will determine the type of buffering area required for the proposed development." Although Article III does not define adjacent or abutting, LDC Section 4-2 provides the following,*

"Abutting property, unless specifically stated otherwise within this chapter, means properties having a boundary line, or point or portion thereof, in common, with no intervening street right-of-way or easement, or any other easement over 25 feet in width."

The site abuts and is adjacent to a 32' wide undeveloped right-of-way that is within the Industrial future land use category and is zoned IL. Although the Mediterra RPD is not

adjacent to the subject property since it is separated by the 32' right-of-way, the Master Concept Plan does propose drive aisles and parking within 125 feet of the existing residential subdivision. The proposed drive aisle is located more than 125 feet from the nearest residential lot within the subdivision. It should be noted that the Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and rights-of-way and common elements are located between their buffer and dwelling units. There are additional common elements and rights of-way providing more separation between the houses and the perimeter buffer. There is ±172' separation between the east property line and the nearest single-family lot line to the east that were built after the industrial subdivision was in place. The proposed drive aisle and parking will not be visible from Mediterra RPD. See below excerpt from original Mediterra Master Concept Plan (Z-99-074, Exhibit D) showing the existing industrial subdivision and perimeter buffer, followed by the approved Landscape Buffer (Z-99-074, Exhibit C):

Staff Analysis: LDC 3-418 deals with buffering of roads, drives, or parking areas when such areas are located within 125 feet of residential property under separate ownership. While Staff acknowledges the nearest residential lot is more than 125 feet away, the Mediterra property line is less than 125 feet from the subject property. Additionally, there are two LDC definitions of "Abutting," only one of which was included in the Applicant's justification language. The second definition appears in LDC Chapter 9, which is the definitions chapter of the City's LDC, and states as follows: *Abutting means any property that shares a common border with another property, or is separated from a common border by a right-of-way, alley or easement.*

A right-of-way easement separates the subject properties from Mediterra. As a result, it is Staff's opinion that this project could be interpreted as abutting a residential development, and that the wall/berm combination is required. The Applicant has provided the adequate buffer and the crux of the deviation is that the buffer location should be not less than 25 feet from adjacent property. The proposed location has it 14 feet from the property line. Staff does not have any concerns regarding this deviation, as the proposed wall location will allow additional planting room on the east side of the wall, facing Mediterra.

CONCLUSIONS:

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

The Applicant held two neighborhood meetings as required by the City's LDC. The pre-filing meeting was held on November 26, 2019, and the post-sufficiency meeting was held on July 1, 2020. Both meetings were advertised in accordance with the City's LDC.

The rezoning request was evaluated by Community Development for planning, zoning, engineering, environmental, and transportation impacts. Conditions have been established and are enumerated as part of the recommendation section of this Staff Report.

RECOMMENDATION:

Staff recommends **APPROVAL** of Petition PD19-65454-BOS Harkat IPD, subject to the following conditions:

Conditions:

1. The project shall be generally consistent with the one-page Master Concept Plan titled “Harkat Minor IPD,” contained herein as “Exhibit B.”
2. The uses and development regulations for the project are as follows:

a. Schedule of Uses

Administrative Offices
New Accessory Buildings
Animal Clinic
ATM (automatic teller machine)
Building Materials Sales
Business Services Group I, Group II
Caterers
Cleaning and Maintenance Services
Cold Storage Warehouse and Processing Plant (including pre-cooling)
Computer and Data Processing Services
Contractors and Builders Group I, Group II, Group III
Emergency Medical Service (ambulance station)
Emergency Operations Center
Entrance Gates and Gatehouses
Essential Services
Essential Services Facilities, Group I
Water Retention
Fire Station
Gasoline Dispensing System, Special
Government Maintenance Facility
Health Club or Spa
Laundry or Dry Cleaning
Machine Shop
Manufacturing, Repair or Wholesale Sales of (indoor only—completely enclosed within the building):
Apparel
Boats
Electrical Machinery and Equipment
Food and Kindred Products, Group I
Furniture and Fixtures
Leather Products Group I
Lumber and Wood Products, Group I
Measuring, Analyzing and Controlling Instruments
Novelties, Jewelry, Toys and Signs, Groups I and II
Rubber, Plastics and Fiberglass Products, Group II
Stone, Clay, Glass or Concrete Products, Group I
Mass Transit Depot or Maintenance Facility (Government)

Message Answering Service
 Mini-Warehouse
 Non-store Retailers
 Parcel and Express Services
 Parking
 Accessory
 Temporary
 Personal Services, Group III
 Police or Sheriff Station
 Printing and Publishing
 Processing and Warehousing
 Recreational Facilities
 Commercial, Groups III, IV
 Rental and Leasing Establishments
 Group II
 Group III
 Retail and Wholesale sales, when clearly incidental and subordinate to a
 permitted principal use on the same premises
 Repair Shops
 Groups I and II
 Groups III, IV and V (Group V: Indoor only – completely enclosed within
 the building)
 Research and Development Laboratories
 Groups II and IV
 Recovery Facilities to Produce Energy (Subject to a Special Exception)
 Signs in compliance with Chapter 6
 Social Services, Group II, Indoor only – completely enclosed within the building
 Storage
 Indoor
 Open
 Studios
 Transportation Services, Groups III, IV and V
 Vehicle and Equipment Dealers
 Group III
 Group IV
 Group V
 Warehouse
 Mini-Warehouse
 Private
 Public
 Wholesale Establishment
 Group III
 Group IV

b. Site Development Regulations

Minimum Area Dimension:

Lot Area: 20,000 square feet
 Lot Depth: 100 feet
 Lot Width: 100 feet

Minimum Setbacks:	
Development Perimeter:	25 feet
Principal Building Setbacks:	
Street:	25 feet
Sides:	25 feet
Rear:	25 feet
Maximum Lot Coverage: 40%	
Maximum Building Height:	40 feet
Open Space:	10%, minimum

3. Architectural
 - a. The project should be generally consistent with the provided elevations, except as modified by Condition 3b, and with final architectural approval by the City Architect being required prior to local development order approval. This review and approval shall be consistent with Chapters 3 and 4 of the City of Bonita Springs Land Development Code.
 - b. No garage doors shall be located on the east side of the building.
4. Service and deliveries are restricted to the west side of the building.
5. Landscaping and Buffering
 - a. Landscaping shall be generally consistent with the Planting Plan (contained as part of Exhibit B), with a minimum wall height of 8' feet along the eastern property boundary.
6. Surveying
 - a. The Applicant will need to combine the lots in order to effectuate the proposed development regulations. The Applicant shall submit either a Lot Combination Application or a Unity of Title Application to the City of Bonita Springs Community Development Department, prior to Development Order approval.
7. Open Storage
 - a. The storage of any boom trucks, cranes, or protruding equipment, if left extended, shall not exceed the building height or 40 feet, whichever is more restrictive, and shall be placed no closer to the east property line than 25 feet, or the setback of the building, whichever is more restrictive.
8. Traffic
 - a. At time of local development order, a fair share contribution may be required for improvements to the Race Track Road and Bonita Beach Road intersection.
9. Unless specifically modified by the conditions of approval or the deviations below, the project shall be consistent with the City of Bonita Springs Land Development Code, Florida Building Code, or any other code or regulation that may be applicable at time of local development order or building permit.

Deviations

1. **Deviation No. 1:** It is Staff's opinion that Deviation 1 be **WITHDRAWN**.
2. **Deviation No. 2:** It is Staff's opinion that Deviation 2 be **WITHDRAWN**.
3. **Deviation No. 3:** From LDC 3-418(d)(6) which requires if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than 8 feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of 5 trees and 18 shrubs per 100 lineal feet; to allow 5 trees per 100 lineal feet and a double staggered hedge with the 8-foot solid wall setback a minimum of 14 feet from the east property line. Staff recommends **APPROVAL** of this deviation based on the Staff analysis provided earlier in this Staff Report.

SUBJECT PROPERTY:

The Applicant indicates the STRAP numbers are: 02-48-25-B2-00011.0270 & 02-48-25-B2-00011.0180

EXHIBITS:

- A. Boundary and Topographic Survey
- B. Master Concept Plan titled "Harkat Minor IPD", with Planting Plan
- C. Concept Elevations

ATTACHMENTS:

- A. Staff Analysis (Background and Information Analysis)
- B. Legal Research Regarding the Subject Project Being Part of an Existing Industrial Subdivision
- C. Applicant's Informational Analysis and Project Submittal History

EXHIBIT A

LEGAL DESCRIPTION

THE EAST 164 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS THE EAST 32 FEET AND THE NORTH 30 FEET FOR ROAD RIGHT OF WAY.

AND

THE EAST 12 FEET OF THE WEST 1156 OF THE SOUTH HALF (S 1/2) IF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; BEING LOT 17, INDUSTRIAL PARK; LESS THE M=NORTH 30 FEET RESERVED FOR ROAD RIGHT OF WAY TOGETHER WITH A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE NORTH 60 FEET TO THE SOUTH 360 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 FEET, LEE COUNTY, FLORIDA.

ABBREVIATIONS

BDB = BASIS OF BEARING	PCP = PERMANENT CONTROL POINT
C/L = CENTERLINE	PK = PK NAIL
CD = SANITARY CLEAN OUT	P.O.C. = POINT OF COMMENCEMENT
CTV = CABLE TV	P.O.B. = POINT OF BEGINNING
EOP = EDGE OF PAVEMENT	PRM = PERMANENT REFERENCE MONUMENT
ELEC. B. = ELECTRIC BOX	PSM = PROFESSIONAL SURVEYOR AND MAPPER
FCM = FOUND CONCRETE MONUMENT	PUBDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
FIR = FOUND 5/8" IRON ROD	R/W = RIGHT OF WAY LINE
F.F. ELEV. = FINISHED FLOOR ELEVATION	SIR = SET 5/8 IRON ROD AND CAP LB 6897
FN = FOUND NAIL	TEL = TELEPHONE BOX
FND = FOUND NAIL AND DISC	UE = UTILITY EASEMENT
FPL = FLORIDA POWER AND LIGHT	UE&PE = UTILITY EASEMENT AND PEDESTRIAN EASEMENT
M = MEASURED	WMB = WATER METER BOX
ME = MAINTENANCE EASEMENT	WPP = WOOD POWER POLE
NAVD = NORTH AMERICAN VERTICAL DATUM	
DHW = OVERHEAD WIRES	
P = PLAT	
xx.xx' = PAVEMENT ELEVATIONS	

NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 2 AS BEING N 01°11'24" W AS SHOWN.
- ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
- FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
- SUBJECT TO EASEMENTS OF RECORD.
- ABSTRACT NOT REVIEWED.
- SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
- NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- LEGAL DESCRIPTION FURNISHED BY CLIENT.
- PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

FLOOD ZONE: ZONE X PANEL NO.: 12071C 0659 F MAP REVISION DATE: AUGUST 28, 2008

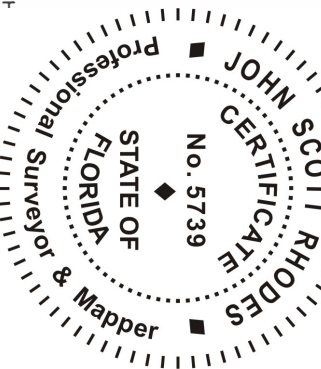
CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

JOHN SCOTT RHODES PSM #5739

BOUNDARY & TOPOGRAPHIC SURVEY

DESIGNED TO: S INC.



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

bk:	pg:	date:
		APRIL 18, 2019
		scale:
		1" = 40'
		cogo #:
		19-133

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

design:
drawn: EFC
checked: JSR
acad #: 2019-133
view: PLOT
project #: 2019-133
sheet #: 1 of 1
file #: 2019-133

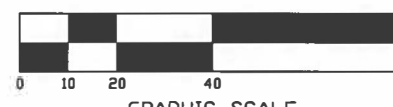
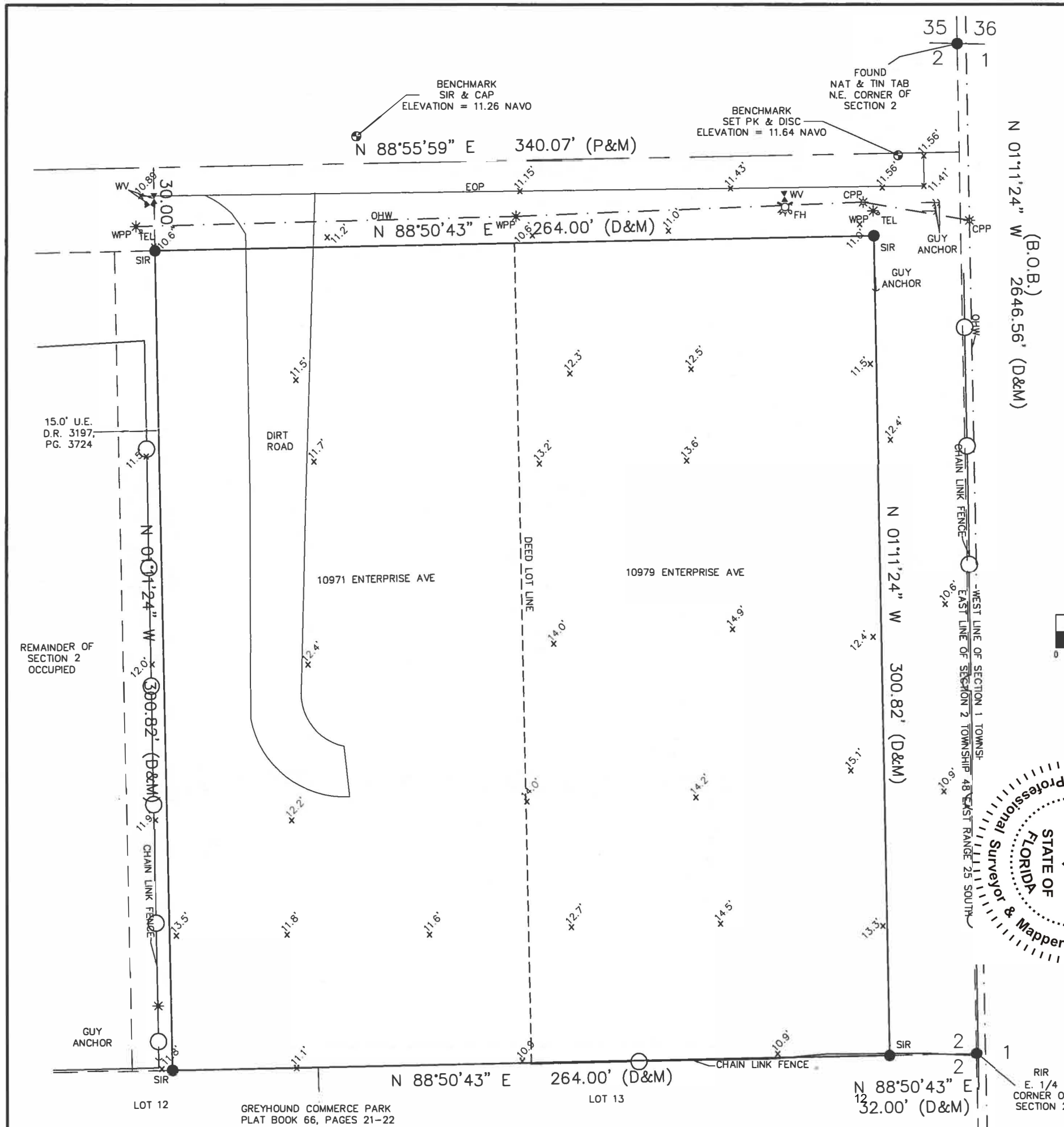


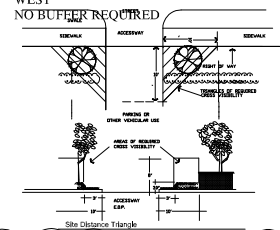
EXHIBIT B CONTINUED

GENERAL TREE REQUIREMENT
 ONE TREE PER 3,500 S.F. OF LOT AREA
 LOT AREA = 79,416 S.F.
 79,416 / 3500 = 23 TREES REQUIRED

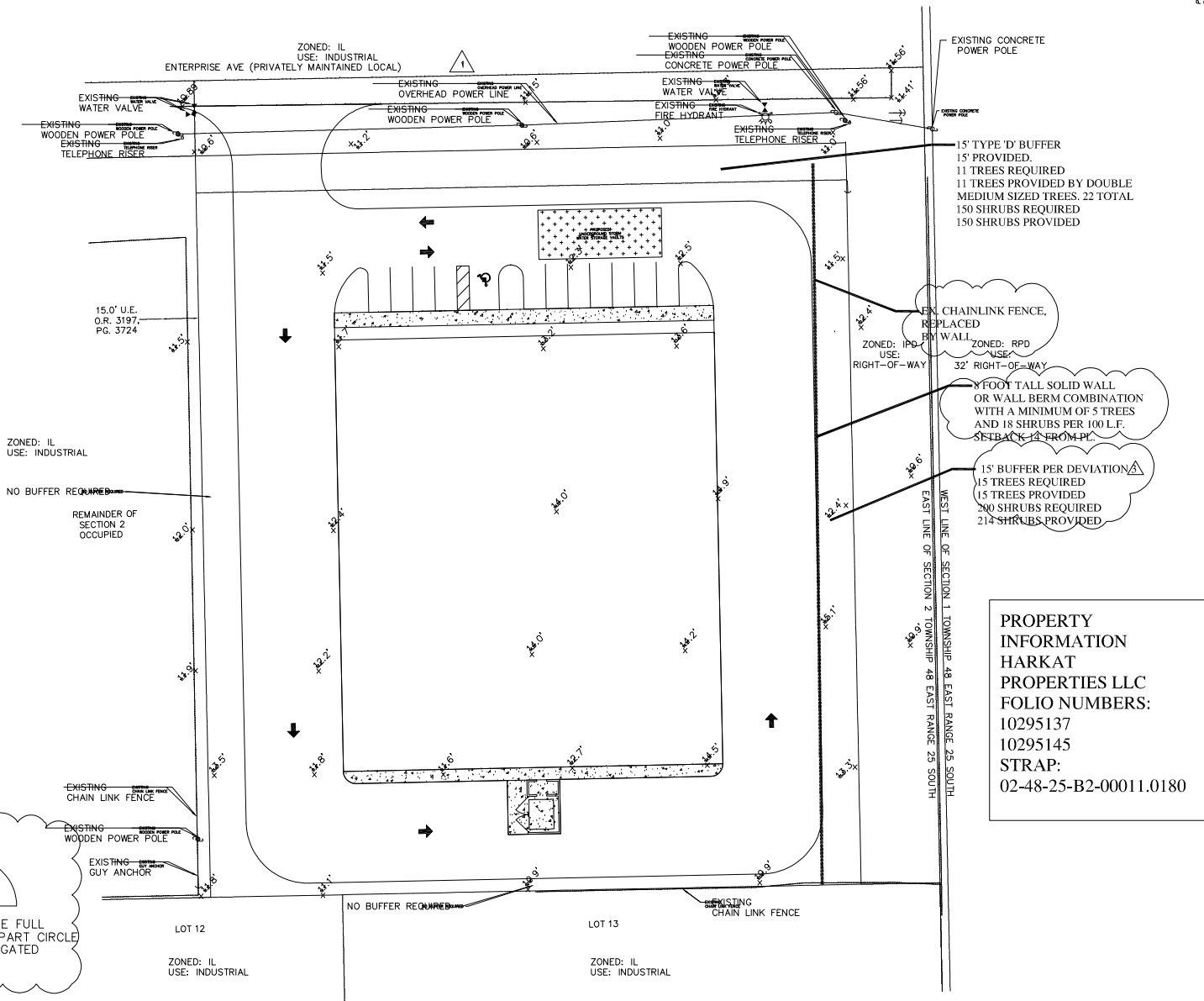
VEHICLE USE AREA REQUIREMENT
 10% OF VUA IS REQUIRED FOR LANDSCAPE AREA IN THE VUA.
 ONE TREE REQUIRED PER 250 S.F. OF LANDSCAPE AREA.
 VUA = 34,112 S.F.
 34,112 X 10% = 3,411 S.F.
 3,411 S.F. / 250 = 14 TREES REQUIRED.
 14 TREES PROVIDED

EAST REQUIRE BUFFER-8' TALL SOLID WALL NOT LESS THAN 25' FROM ABUTTING PROPERTY WITH A MINIMUM OF 5 TREES AND 18 SHRUBS PER 100 L.F. BUFFER PER DEVIATION Δ DOUBLE STAGGERED HEDGE MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET. PALMS ALLOWED FOR 30% OF REQUIREMENT. PALMS MUST BE CLUSTERED IN THREES.
 300 L.F. = 15 TREES REQUIRED, 15 TREES PROVIDED, 200 SHRUBS PROVIDED WITH 14 ENHANCEMENT SHRUBS PROVIDED FOR THE WALL

NORTH OVERHEAD UTILITIES 15 FOOT WIDE TYPE 'D' BUFFER. DOUBLE STAGGERED HEDGE, 24 INCHES AT INSTALLATION MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET. PALMS ALLOWED FOR 30% OF REQUIREMENT. PALMS MUST BE CLUSTERED IN THREES.
 212 L.F. = 11 TREES REQUIRED 11 PROVIDED
 SMALL AND MEDIUM TREES PLANTED AT 2:1= 22 TOTAL TREES.
 150 SHRUBS REQUIRED 150 PROVIDED WEST



NOTE: ALL IRRIGATION HEADS MUST PROVIDE FULL HEAD TO HEAD 100% COVERAGE, FULL OR PART CIRCLE ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED



PROPERTY INFORMATION
 HARKAT
 PROPERTIES LLC
 FOLIO NUMBERS:
 10295137
 10295145
 STRAP:
 02-48-25-B2-00011.0180

PAUL J. KEENS, P.L.L.C.
 REVISED: JUNE 20, 2020

SCALE: 1" = 20'
 Sheet 1
 No. 14071.05
 LA-1

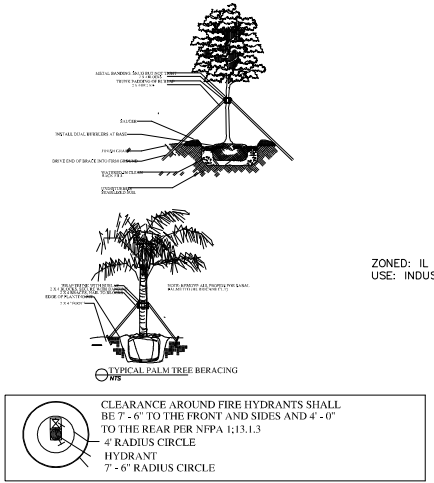
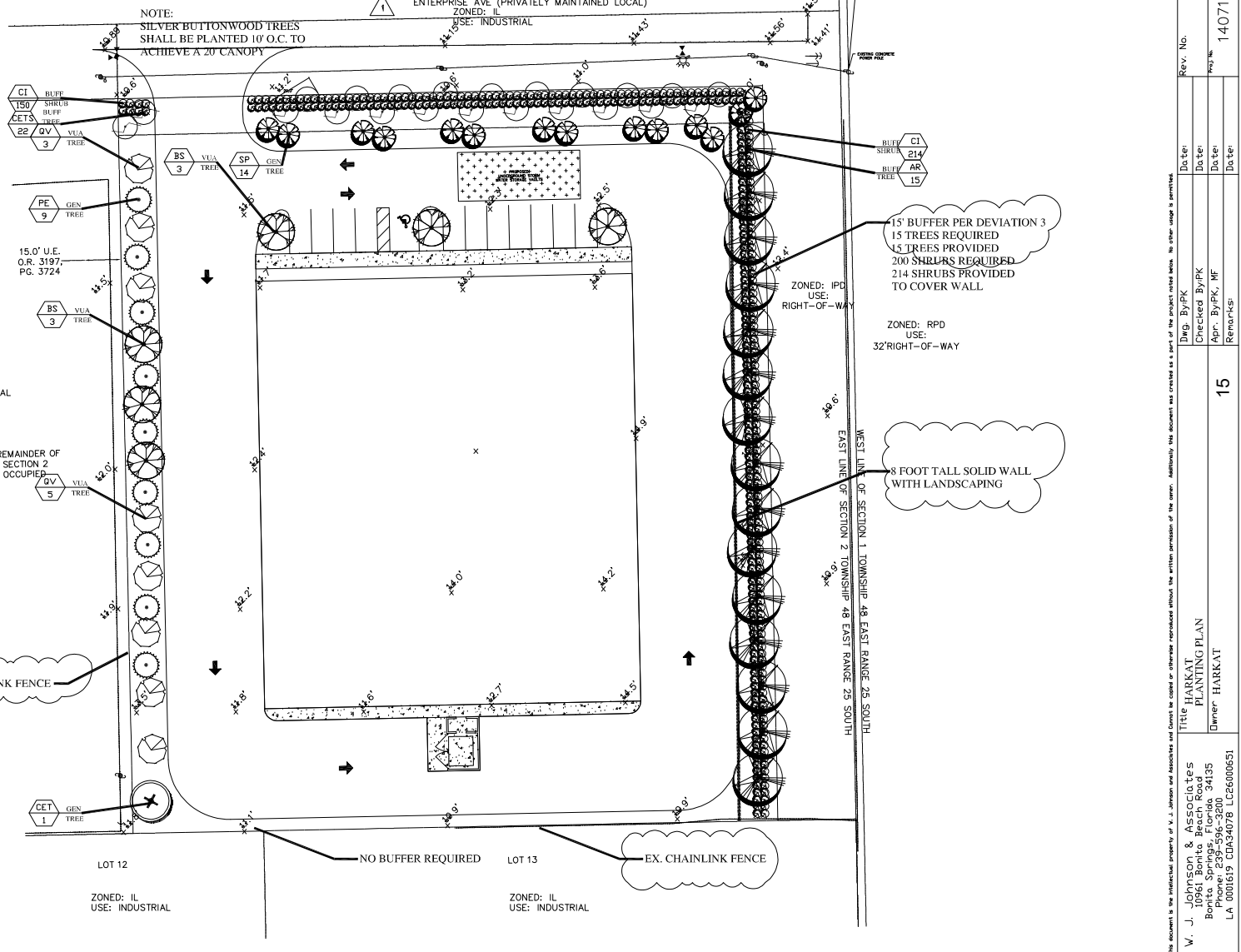
Rev. No. 1	ADD WALL AND CHANGE PARKING LOT TREES	Date:	Doc.:
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NOTE:
CONTRACTOR SHALL CONTACT
AN UNDERGROUND LOCATION
SERVICE A MIN. OF 48 HOURS
PRIOR TO DIGGING

NOTE: ALL INVASIVE EXOTIC SPECIES ON THIS LIST & CONTAINED IN THE CITY OF
BONITA SPRINGS LDC/LDC SHALL BE REMOVED AND SUPPRESSED IN PERPETUITY

Prohibited Invasive	Scientific name	Common name	Scientific name
Earleaf acacia	Acacia auriculiformis	Old World climbing fig	Clusia grandis
Woman's tongue	Albizia lebbekii	Malaleuca, paper tree	Clusia grandis
Bishopwood	Bischofia javanica		Clusia grandis
Australian pines	All Casuarina	Downy rose myrtle	Clusia grandis
		Chinese tallow	Clusia grandis
Carrotwood	Copaifera guianensis	Brazilian pepper	Clusia grandis
Rosewood	Dalbergia sissoo	Florida holly	Clusia grandis
Air potato	Dioscorea alata	Tropical soda apple	Clusia grandis
Murray red gum	Eucalyptus camaldulensis	Rose apple	Clusia grandis
Wreathing fig	Ficus benjamina	Cork tree	Clusia grandis
Cuban laurel fig	Ficus microcarpa	Wedelia	Clusia grandis
Japanese Climbing fig	Fig		Clusia grandis

LANDSCAPE MATERIALS			ALL PLANTS SHALL BE FLORIDA #1 OR BETTER
COUNT	PLANT NAME/MATERIAL	SPECIFICATION	
CET 1	GREEN BUTTONWOOD	CONOCARPUS ERECTA	10 X 4, 2' GAL. IS GAL.
CETS 22	SILVER BUTTONWOOD TREE	CONOCARPUS ERECTA 'SERIEUS	10 X 4, 2' GAL. IS GAL.
SP 14	CABBAGE PALM	SABAL PALMETTO	12-18" CT. HUR CUT
BS 6	OLIVE LIMBO	BURSERA SIMARUBA	10 X 4, 2' GAL. IS GAL.
AR 15	RED MAPLE	ACER RUBRUM 'FLORIDA FLAME'	10 X 4, 2' GAL. IS GAL.
QV 8	LIVE OAK	QUERCUS VIRGINIANA 'CATHEREDRAL'	10 X 4, 2' GAL. IS GAL.
PE 9	SLASH PINE	PINES ELIOTTI 'DENSY'	10 X 4, 2' GAL. IS GAL.
CI 364	COCORUM	CHRYSOMALANUS 'CAKORED 1P'	24 X 18, 3 GAL. FULL
400	GRAND MULCH	2 CU. FT BAGS FLORA MULCH	3" DEEP, PULL BACK 8" FROM TREE TRUNKS
5000SF.	SOIL S.F. BAHIA SOIL		
INDIGENOUS CALCULATION FOR REQUIRED SHRUBS			
TOTAL SHRUBS	364	75 TOTAL TREES	
INDIGENOUS SHRUBS	364	75 INDIGENOUS TREES	
PERCENT NATIVE	100.00%	100.00% PERCENT NATIVE	



PAUL J. JOHNSON, P.L.A.
REVISED DRAWING DATE: 05/20/2020
SCALE: 1" = 20'

Scale:	1" = 20'
Sheet:	2
Project No.:	LA-1
Rev. No.:	14071.05
Drawn By:	PK
Checked By:	PK
Appr. By:	PK
Remarks:	
Project No.:	15
Project Name:	THE HARKNIT PLANTING PLAN
Project Location:	Bonita Springs, Florida 34135
Project Description:	Dinner HARKNIT
Project Date:	
Project Status:	
Project Owner:	
Project Designer:	
Project Engineer:	
Project Architect:	
Project Contractor:	
Project Subcontractor:	
Project Consultant:	
Project Specialist:	
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**ATTACHMENT “A”
BACKGROUND & INFORMATIONAL ANALYSIS**

Surrounding Land Use

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: IPD (expired); Vacant	Industrial
North: Light Industrial (IL); Warehousing, Distribution Center, Auto Repair	Industrial
East: Residential Planned Development (RPD); Mediterra Community	Moderate Density/Mixed-Use Planned Development
South: Light Industrial (IL); Warehousing, Distribution	Industrial
West: Light Industrial (IL); Auto Repair	Industrial

The surrounding area is primarily industrial and Staff has imposed conditions to protect the residential development to the east of the project site.

Environmental Considerations

There are no critical environmental resources or archeologically sensitive areas associated with this site.

Traffic

The City’s transportation analyst reviewed a Traffic Impact Statement (TIS) as a part of this rezoning request and did not have any concerns regarding capacity or level or service effects. Additional analysis is provided as part of the Transportation Element of the Comprehensive Plan later in this Staff Report.

Stormwater/Drainage

Proposed Drainage

The Applicant provided a conceptual surface water management plan and narrative, which summarized the following:

The proposed water management system will be comprised of pipes and stormwater vaults under the parking area. Surface water runoff will be treated and detained in these vaults prior to discharging through a control structure. The outfall for the site would connect to the existing 16" pipe in the ROW on the east which was permitted under ERP Permit #36-07361-P.

The vault system would provide water quality of 1.5" or 2.5" over the impervious area, whichever is greater. The 0.5" of required dry pretreatment would be included in this amount. The vault system would also provide attenuation for the 25-year 3 day storm event and the building would be set at the 100 year 3 day storm event, modeled with no discharge.

Staff does not object to the considerations for a pipe and vault system suggested by the Applicant, but would add that at time of local development order, the Applicant shall provide additional engineering detail and an ICPR drainage analysis to demonstrate adequate control of stormwater runoff within the property and that the existing drainage flows onto and across the site. Any drainage impediments identified during the modeling process must be addressed in the drainage plan. Additionally, the City reserves the right to request additional modeling of other storm events upon review of the data. The drainage system shall be designed to meet or exceed the requirements of SFWMD and shall provide for the attenuation/retention of stormwater prior to discharge. Consistent with the City of Bonita Springs Comprehensive Plan, an additional 50% of water quality volume above SFWMD base requirement must also be provided.

Comprehensive Plan Considerations

Future Land Use: Industrial

Policy 1.1.16: Industrial - Intended to primarily accommodate light industrial, research, warehousing and office uses.

a. Appropriate uses include heavy commercial, light industrial, warehousing, recreation, public and semi-public uses, and mixed-use planned development with residential density limited to 10 dwelling units per acre within the approximately 463 acres of gross land area in the land use category.

b. If affordable housing is provided, residential density may be increased by up to five additional dwelling units per acre.

c. Accessory commercial uses serving employees within the complex may be allowed provided the commercial uses are integrated within the industrial complex and do not exceed 5% of the intensity of the entire project.

d. Residential use shall be allowed only in mixed-use planned developments, and shall not exceed 20% of the intensity of the entire project.

e. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves.

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

The proposed project is consistent and compatible with the Industrial Future Land Use Category.

Transportation Element

The Applicant provided a TIS, which was reviewed by the City's transportation engineer. Trip generations were analyzed based on proposed uses. While there are no concerns regarding level of service or capacity, access to the project is solely through the intersection of Bonita Beach Road and Race Track Road. As a result, Staff has crafted Condition 8, which states the following:

At time of local development order, a fair share contribution may be required for improvements to the Race Track Road and Bonita Beach Road intersection.

It should be noted that if required, the contribution would be directly related to the subject property's traffic impact, as indicated in the TIS that was provided for this application.

Separately, a portion of the Transportation Element focuses on opportunities to provide multiple modes of transportation (*i.e.*, bikes and sidewalks instead of just cars). To further this goal, the City has adopted changes to the LDC that can require additional facilities or require that a proposed development connect to existing facilities, if they are within ¼ mile. While multi-modal facilities exist on Race Track Road and Bonita Beach Road, the subject project is more than ¼ mile away; thus, connection is not required.

It is Staff's opinion that the project is consistent with the Transportation Element of the Comprehensive Plan.

Recreation/Open Space Element

This element is largely tied to providing residents and visitors an environmentally sensitive, comprehensive system of parks, recreation facilities and open spaces meeting the needs of all population segments and to preserve and enhance the natural amenities of the area. This industrial park is not a viable part of this element and has never been under consideration. However, with regard to open space, the LDC requires that at least 10% of the project remain open space. No deviations have been requested and the master concept plan reflects meeting the 10% requirement. Thus, it is Staff's opinion that the project is consistent with this element of the Comprehensive Plan.

Coastal Management, Capital Improvements, Public School Facilities, Intergovernmental Coordination Elements

After additional review, it is Staff's opinion that the remaining Comprehensive Plan elements of Coastal Management, Capital Improvements, Public School Facilities, and Intergovernmental Coordination are not applicable to the project.

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

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation; and	Yes
The request meets or exceeds performance and location standards set forth for the proposed uses; and	Yes, as a result of LDC 4-2014(f)
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan; and	Yes; There are no residential units requested and the intensity of the proposed uses are compatible with the Industrial Future Land Use Category; Furthermore, the project is nowhere near the permitted FAR maximum of 1.2.
The request is compatible with existing or planned uses in the surrounding area; and	Yes; The project is surrounded by industrial uses on the north, west, and south. Perceived compatibility conflicts with the residential development to the east are offset by the project's ability to meet the standards of LDC 4-2014(f). Several of the conditions of approval were designed with the intent to protect the residential development.
Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and	Yes; The industrial park roadway system is sound, and the Applicant will be responsible for its proportionate share of signalization and intersection improvements at time of local development order.
Will the request adversely affect environmentally critical areas and natural resources; and	No; Much of the land has been disturbed and there are no critical resources on-site.
Public facilities are, or will be, available and adequate to serve the proposed land use; and	Yes; Public facilities will be available and/or provided to the site at the Applicant's expense.
The proposed use or mix of uses is appropriate at the subject location; and	Yes; The proposed uses are consistent with suggested uses for an IPD, and with the surrounding Light Industrial (IL) zoning.

<p>The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest; and</p>	<p>Yes</p>
<p>The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development; and</p>	<p>Yes</p>
<p>Deviations enhance the achievement of the objectives of the planned development and preserves and promotes the general intent of this chapter to protect the public health, safety and welfare</p>	<p>Yes</p>

From: sbs@theriaquelaw.com
Sent: Thursday, July 2, 2020 10:30 AM
To: Michael Fiigon
Cc: Sean Gibbons; 'David A. Theriaque'
Subject: RE: HARKAT IPD
Attachments: 10979 Deed.pdf; 10971 Deed.pdf; Aerial Pic.pdf

Mike & Sean --

Per your request, Section 4-2014(f) of the City's LDC states: "The minimum setbacks set forth in subsections (a), (b), (d), and (e) of this section are not applicable to those facilities legally in existence and operation, or to an industrial subdivision legally in existence, prior to a residential zoning or use being approved closer than the required setbacks."

Chapter 9 of the City's LDC defines "subdivision," in part, as, "[t]he division of a lot wherein the new lot, or any remaining portion of the original lot, is less than ten acres in size" or "[t]he division of a lot, the result of which is the extension of an existing street or the establishment of a new street" The LDC's definition, by its terms, is not limited to platted/recorded subdivisions. See also § 177.031(18), Fla. Stat. (2019); *Orange West, Ltd. v. City of Winter Garden*, 528 So. 2d 84, 87 (Fla. 5th DCA 1988) (recognizing that the Florida Supreme Court has held that "the imposition of the burden of preparing and recording a plat on the owner of land as a condition precedent to the sale of the land was an unreasonable and unconstitutional restraint on the right to alienate property and was without any relation to the public health and safety," citing *Kass v. Lewin*, 104 So. 2d 572 (Fla. 1958)).

Turning to the proposed Harkat IPD, the deeds in the chain of title for the subject parcel describe the property as consisting of Lot 17 and additional land in "Industrial Park," an unrecorded "Subdivision." (See attached deeds). Consistent with such legal description, a review of aerials and the historical deeds for the surrounding properties indicates that the site consists of an undeveloped parcel within an area that has been developed and consistently referenced as an unrecorded industrial park subdivision along Enterprise Avenue. (See attached aerial).

Let me know if that helps. Also let me know your availability next week to discuss the requested deviations. Thanks, and have a safe and enjoyable 4th of July weekend.

S. Brent Spain, Esquire
Board Certified in City, County & Local Government Law Theriaque & Spain
9100 Conroy Windermere Road, Suite 200
Windermere, Florida 34786
Direct Line: 407.258.3733
Facsimile: 407.264.6132

www.theriaquelaw.com

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-----Original Message-----

From: Michael Fiigon <mfiigon@cityofbonitaspringscd.org>

Sent: Wednesday, July 1, 2020 5:46 PM

To: sbs@theriaquelaw.com

Cc: Sean Gibbons <SGibbons@cityofbonitaspringscd.org>

Subject: HARKAT IPD

Hi Brent,

Can you send something to us re: the interpretation that this parcel is part of an existing industrial subdivision?

Also, can we chat regarding their justifications for their deviations?

Thank you!

Mike

Sent from my iPhone=

ATTACHMENT B CONTINUED

Warranty Deed

Parcel ID Number: 02-48-25-00-00011.0270

Grantee #1 TIN:

2790485

OR 2126 Pg 338

This Indenture, Made this 31st day of January, 1990 A.D., Between Robert R. Scarpa and Betty J. Scarpa, husband and wife,

of the County of Collier, State of Florida, grantors, and Pamela G. Hughes, as Trustee under an unrecorded Land Trust Agreement known as The Daoust Land Trust Agreement No. 1.,

whose address is: 9871 Citadel Lane #201 South, Bonita Springs, Florida 33923

, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of ----- TEN & NO/100(\$10.00) -----

DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in the county of Lee State of Florida to wit:

The East 164 feet of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 2, Township 48 South, Range 25 East, Lee County, Florida, LESS the East 32 feet and North 30 feet for road right-of-way. Parcel being located in an unrecorded Industrial Park Subdivision.

Subject to:

- 1) Taxes for the year 1990.

Trustee takes title with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

Documentary Tax \$ 385.00
By CHARLIE GREEN, CLERK, LEE COUNTY
Deputy Clerk

CHARLIE GREEN LEE CTY FL
90 FEB - 7 PM 4:32

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written. Signed, sealed and delivered in our presence:

Witness signatures: [Handwritten signatures]

Robert R. Scarpa (Seal)
Betty J. Scarpa (Seal)

STATE OF Florida
COUNTY OF Lee

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared Robert R. Scarpa and Betty J. Scarpa, husband and wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of January, 1990.

This Document Prepared By: James T. Humphrey
Humphrey & Knott, P.A.
1625 Hendry Street Suite 301
Fort Myers, FL 33901

NOTARY PUBLIC, STATE OF Florida
My Commission Expires: 9-17-92

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: T. NEAL, D.C.

ATTACHMENT B CONTINUED

ATTACHMENT C

Harkat Minor IPD Summary of Pre-Application Neighborhood Meeting

A pre-application neighborhood meeting was held on October 28, 2019 at 5:30 p.m. at which time the applicant's representatives explained the development proposal including but not limited to the proposed uses, intensity, master concept plan and landscape plan. There were members of the public present for the meeting and a copy of the sign-in sheet is attached for the record.

Attached please find the following items for reference:

- Sign-in Sheet
- Public Notice mailed on October 7, 2019
- List of mailing addresses of property owners within 1,000 feet of the property that were mailed the notice
- PowerPoint Presentation

The PowerPoint presentation includes a summary of the issues related to the development proposal discussed and the following meeting minutes summarize comments by those in attendance about the development proposal, and information the applicant deems appropriate.

1. Mediterra residents expressed concern about the 50' building height and the visibility from the east. They stated that other buildings in the industrial area were no where near 50' high. One resident referenced some existing power poles and their height and visibility.
2. Residents also discussed landscaping and how the proposed landscaping in the onsite buffer east of the building would be a waste of money because you would not be able to see it due to the berm and the wall. They expressed that it would do nothing to buffer a 50' tall building. One resident suggested that HARKAT install trees on Mediterra's berm to make it more effective. He also mentioned that there was a gap between the wall and the existing tree canopies and there was an opportunity to add more vegetative screening in that gap.
3. Residents asked for clarification on the use considering noise and lighting. It was stated that the use had not been determined at this stage in permitting and the list of uses was consistent with light industrial. It was also stated that the lighting code would take care of bleed over into their properties.
4. One resident suggested moving the building further to the West to help with the height.
5. Another resident suggested trying to raise the height of the existing screen wall to help.

6. Applicant stated he was willing to meet with Mediterra group again to review existing facilities, infrastructure and landscaping in order to possibly pursue landscape enhancement plan as alternative to easterly buffer requirements if allowed by City staff.

NOTICE TO SURROUNDING PROPERTY OWNERS

CASE NAME: HARKAT IPD

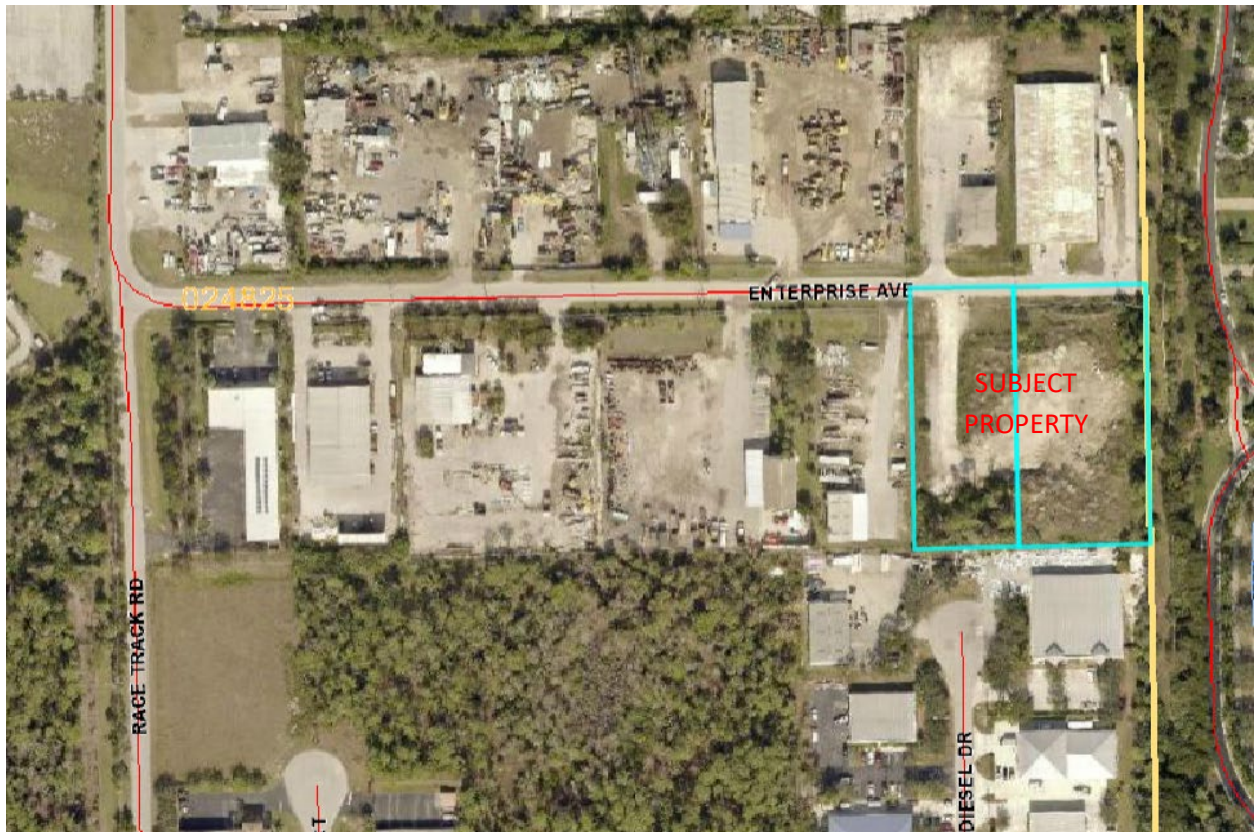
REQUEST: Amendment to existing Industrial Planned Development (IPD) to revise the Master Concept Plan and reestablish the IPD zoning.

LOCATION: 10971 & 10979 Enterprise Avenue, City of Bonita Springs, Florida 34135
South side of Enterprise Avenue (See location map opposite side of page)

PROPERTY OWNER'S REPRESENTATIVE: Brian F. Farrar, BCF Management Group, LLC (239) 495-2435

Notice is hereby given that the applicant's representative, BCF Management Group, LLC, will hold a neighborhood information meeting at **5:30 p.m. on Monday, October 28, 2019** on the above case. The meeting will be held at the Bonita Springs Fire Department Station #24, 27701 Bonita Grande Drive, Bonita Springs, FL 34135.

At the neighborhood meeting, the applicant will explain the development proposal, inform attendees of the character and nature of the process for review, and respond to comments and questions that attendees may have about the application.



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

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

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

TERRAZZA AT MEDITERRA
2335 TAMiami TRL N STE 402
NAPLES FL 34103

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

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

BISS GORDON G
11010 OAK CIR
BONITA SPRINGS FL 34135

RIESEBERG ERIC F
28370 TERRAZZA LN
NAPLES FL 34110

SCHNEIER CRAIG ERIC +
28360 TERRAZZA LN
NAPLES FL 34110

NORMA B CARL TRUST
28350 TERRAZZA LN
NAPLES FL 34110

MCGINNIS THOMAS J +
28340 TERRAZZA LN
NAPLES FL 34110

SQUIRES STEVEN L + LINDA B TR
28330 TERRAZZA LN
NAPLES FL 34110

MCKELVEY JOHN + NANCY
28320 TERRAZZA LN
NAPLES FL 34110

MATTISON ROGER H + KARLEEN L
28312 TERRAZZA LN
NAPLES FL 34110

SCHERER JACOB F JR &
28331 TERRAZZA LN
NAPLES FL 34110

CURVEY J SCOTT + REBECCA E TR
28341 TERRAZZA LN
NAPLES FL 34110

LDG TERRAZZA LLC
MEDITERRA COMM ASSN
5668 STRAND CT
NAPLES FL 34110

SIMPSON KEVIN G +
29111 AMARONE CT
NAPLES FL 34110

SOLAN ANDREW + MERRILL
29101 AMARONE CT
NAPLES FL 34110

MONTGOMERY JAMES D TR
5026 S GREENWOOD AVE
CHICAGO IL 60615

RUSCH DAVID L + JAMIE L
29081 AMARONE CT
NAPLES FL 34110

CSEPLO WILLIAM P TR
29071 AMARONE CT
NAPLES FL 34110

BODLUND ROBERT R + SUZANNE H
29061 AMARONE CT
NAPLES FL 34110

WEBER LOUIS J III
1410 BRAEBURN AVE
FLOSSMOOR IL 60422

BUTKIEWICZ KATHY +
29041 AMARONE CT
NAPLES FL 34110

CASTELLANO KAREN M TR
2536 OAK SPRINGS LN
SAINT LOUIS MO 63131

MASIBEMA CORP
BLUM RECHT
BUNDESSTRASSE 9
ZUG 6302
SWITZERLAND

LENTINE JOSEPH
5842 JULIANN CT
WASHINGTON MI 48094

GRONBERG KARI
29001 AMARONE CT
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

CLUB AT MEDITERRA INC
15755 CORSO MEDITERRA CIR
NAPLES FL 34110

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

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

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15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

CALABRIA AT MEDITERRA
8359 BEACON BLVD STE 313
FORT MYERS FL 33907

Mailed out on
10/7/19 , returned -
no revised address
found.

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

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

RIPLL LLC
27900 INDUSTRIAL ST
BONITA SPRINGS FL 34135

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

10947 AND 10955 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

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

ALCIN PROPERTIES LLC
CYNTHIA TRIBBY
1393 COUNTRY CLUB DR
YOUNGSTOWN OH 44505

10956 AND 10964 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

10956 AND 10964 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

BERM LLC
10965 ENTERPRISE AVE
BONITA SPRINGS FL 34135

10947 AND 10955 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

WALTER MCKEE PROPERTIES LLC
5831 GOLDEN OAKS LN
NAPLES FL 34119

CROWN CASTLE GT COMPANY LLC
PMB 353
4017 WASHINGTON RD
MCMURRAY PA 15317

GLC ART CO LLC
150 SOUTH FIFTH ST STE 1360
MINNEAPOLIS MN 55402

R+W DISTRIBUTORS INC
698 BELL RD
SARASOTA FL 34240

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

HAROLD C BUCK MEMORIAL POST 42
10972 K-NINE DR
BONITA SPRINGS FL 34135

SPRINGHILL GROUP
900 PARISH ST
PITTSBURGH PA 15220

NICKERSON HOLDINGS LLC
PO BOX 266
BONITA SPRINGS FL 34133

COZO PROPERTIES LLC
1 TOM RAB LN
FORT MYERS FL 33907

BONITA TRADE CENTER LLC
4505 SE COUNTY RD 760
ARCADIA FL 34266

NICKERSON HOLDINGS LLC
PO BOX 266
BONITA SPRINGS FL 34133

USA GRADING INC
886 PARK AVE STE 203
MARCO ISLAND FL 34145

K NINE INDUSTRIAL PROP I LLC
10964 K NINE DRIVE
BONITA SPRINGS FL 34135

KAUTSKY NORMAN E + PATRICIA J
4770 ASTON GARDENS WAY #315
NAPLES FL 34109

OLD BARN STORAGE LLC
10948 K NINE DR
BONITA SPRINGS FL 34135

TIP TOP PROP LLC
5301 BOXWOOD WAY
NAPLES FL 34116

IRISH TIDE VENTURES LLC
10957 K NINE DR
BONITA SPRINGS FL 34135

K NINE INDUSTRIAL PROP I LLC
10964 K NINE DRIVE
BONITA SPRINGS FL 34135

USA GRADING INC
886 PARK AVE STE 203
MARCO ISLAND FL 34145

PINE HAVEN CONDO ASSN
RESORT MANAGEMENT
2685 HORESHOE DR S STE 215
NAPLES FL 34104

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

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28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

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

SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

10940 BUILDING LLC
10940 HARMONY PARK DR
BONITA SPRINGS FL 34135

ROCKY PATEL PREMIUM CIGARS INC
10960 HARMONY PARK DR
BONITA SPRINGS FL 34135

RADIAN MANAGEMENT INC
16170 CARTWRIGHT LN
NAPLES FL 34110

AJI ENTERPRISES INC
PO BOX 505
BEDMINSTER NJ 07921

GREYHOUND PARK LLC
6017 PINE RIDGE RD STE 282
NAPLES FL 34119

PRECAST HOLDINGS LLC
28601 NORTH DIESEL DR
BONITA SPRINGS FL 34135

NORTH DIESEL LLC
484 DRIFTWOOD CT
MARCO ISLAND FL 34145

TC WELCH LP
BRAD WELCH
6150 INDUSTRY AVE
FORT MYERS FL 33905

CONNECTION PLUS INC
28056 EAST BROOK
BONITA SPRINGS FL 34135

GREYHOUND WAREHOUSE LLC 2/3 +
HOVLAND REAL ESTATE
3375 PINE RIDGE RD STE 206
NAPLES FL 34109

EAGLE HAULING SERVICES LLC
PO BOX 111206
NAPLES FL 34108

DIESEL DRIVE LLC
16047 COLLINS AVE UNIT 503
SUNNY ISLES BEACH FL 33160

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

HARMONY PARK LLC
10951 HARMONY PARK DR
BONITA SPRINGS FL 34135

JA MCKINNEY PROPERTIES LLC
28522 RAFFINI LN
BONITA SPRINGS FL 34135

LANDRETH PROPERTIES BONITA SPR
5053 RUSTIC OAK CIR
NAPLES FL 34105

GREYHOUND COMMERCE PARK LLC
GREYHOUND COMMERCE PARK
2025 LAGUNA WAY
NAPLES FL 34109
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GREYHOUND COMMERCE PARK LLC
PROPERTY OWNERS ASSN
2025 LAGUNA WAY
NAPLES FL 34109
Mailed out on
10/7/19 , returned -
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found.

D + M CONDOMINIUM OWNERS ASSN
80 SOUTHPORT COVE
BAREFOOT BEACH FL 34134

SOUTH DIESEL BUSINESS CENTER
10961 HARMONY PARK DR
BONITA SPRINGS FL 34135

HUNTE ALAN L + MARY L
28510 CALABRIA CT #101
NAPLES FL 34110

GREENBERG ROBERT E + LAUREN S
16634 CORTONA LN
NAPLES FL 34110

STEPKE RUSSELL R
28510 CALABRIA CT #201
NAPLES FL 34110

WESTERBECK JOHN C TR
4104 GLENMOOR RD NW
CANTON OH 44718

MUSSELMAN GARY + LUCINDA
28520 CALABRIA CT UNIT 101
NAPLES FL 34110

OUELLETTE JOHN R + JANICE C
28520 CALABRIA CT #102
NAPLES FL 34110

DEMAURO DENNIS D &
28520 CALABRIA CT #201
NAPLES FL 34110

KASPER DOUGLAS J +
28520 CALABRIA CT # 202
NAPLES FL 34110

WILSON KURTIS L &
793 EAST VALLEY DR
BONITA SPRINGS FL 34134

WEISS PROPERTY HOLDINGS LLC
129-B BLEACHERY BLVD #174
ASHEVILLE NC 28805

WILSON KURTIS L + KIMBERLY D
10981 HARMONY PARK #3
BONITA SPRINGS FL 34135

MJKD LLC
MARK HERRMANN
104 INAGUA LN
BONITA SPRINGS FL 34134

MJKD LLC
MARK HERRMANN
104 INAGUA LN
BONITA SPRINGS FL 34134

NAPLES PRIVATE FINANCIAL
2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104

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NAPLES FL 34104

HARKAT MINOR IPD

INDUSTRIAL PLANNED DEVELOPMENT



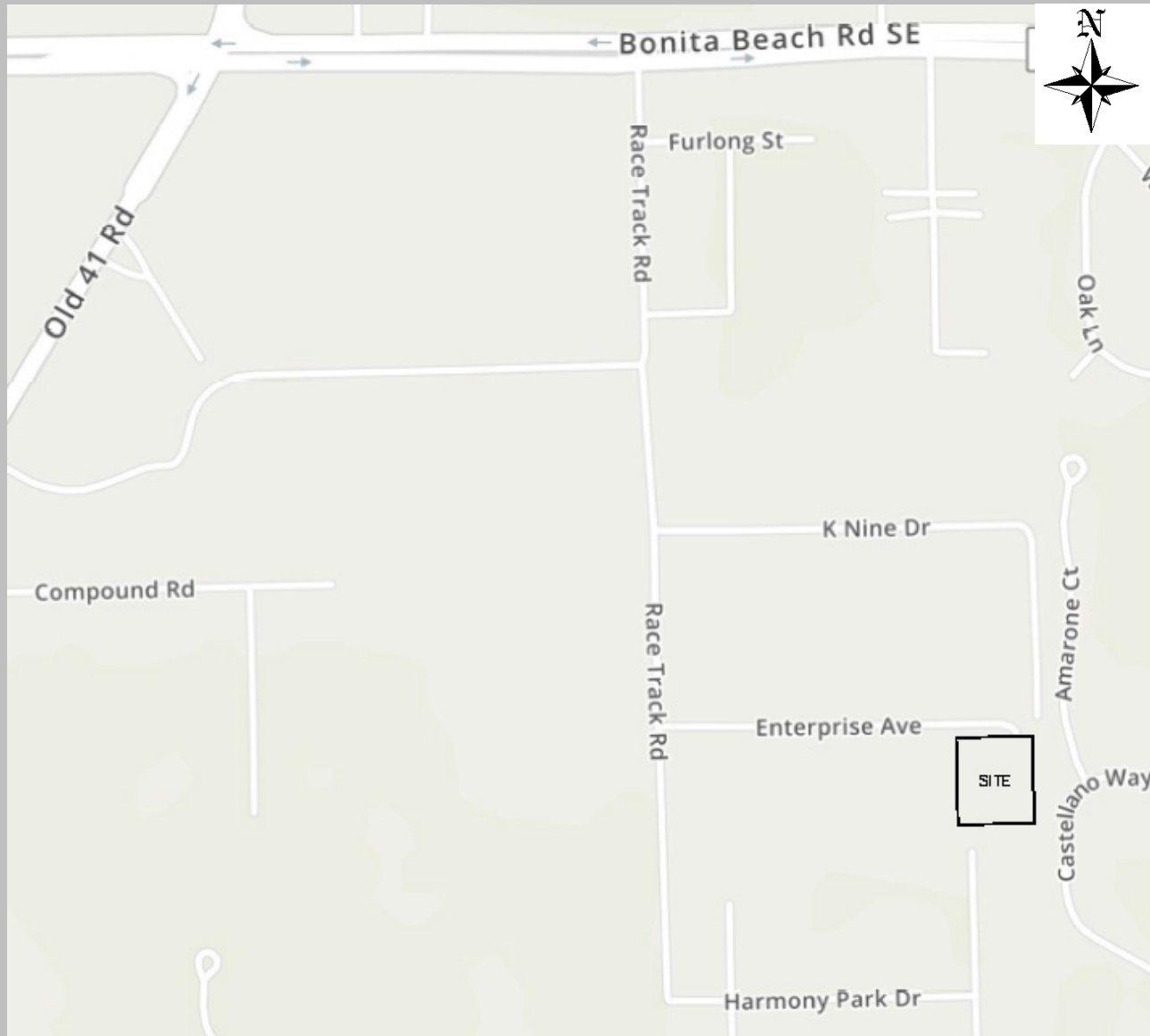
Pre-Application Neighborhood Meeting

OCTOBER 28, 2019

INTRODUCTION

- APPLICANT:** Brian F. Farrar
- LOCATION:** 1.82± acres on south side of eastern terminus of Enterprise Ave.
- FUTURE LAND USE:** Industrial
- EXISTING ZONING:** American Ready Mix Industrial Planned Development (IPD) (Lee County Zoning Resolution Z-91-014 – expired)
Concrete Batch Plant
- ORIGINAL ZONING:** Light Industrial (IL)
- Request:** Amendment to existing Industrial Planned Development (IPD) to allow Harkat Minor IPD, infill redevelopment for a maximum 28,875 SF of industrial uses with revised Master Concept Plan and reestablish the IPD zoning to allow the uses previously permitted by the prior Light Industrial (IL) zoning district. Maximum height of 50 feet.

PROJECT LOCATION

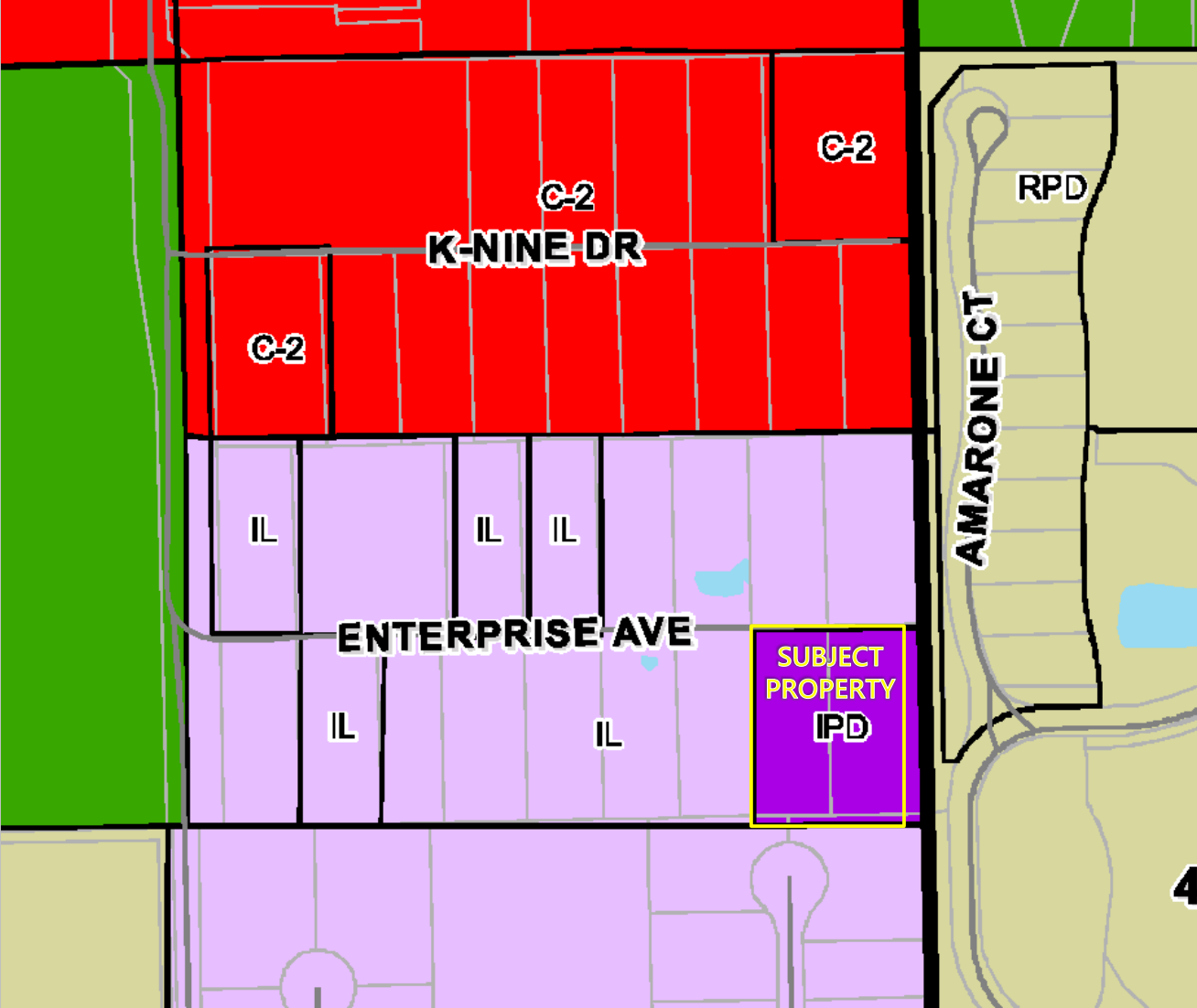


AERIAL



10971 & 10979 ENTERPRISE AVENUE
43
SOUTH SIDE OF ENTERPRISE AVENUE

ZONING MAP



LEGEND

Zoning

Zoning District

- TFC-2: Res. Two-Family Conservation
- RM-2: Residential Multiple-Family
- RPD: Residential PD
- MH-2: Mobile Home Residential
- PUD: Planned Unit Development
- C-1: Commercial
- C-1A: Commercial
- C-2: Commercial
- CG: General Commercial
- CC: Community Commercial
- CS-1: Special Commercial Office
- CS-2: Special Commercial Office
- CT: Tourist Commercial
- CPD: Commercial PD
- IL: Light Industrial
- IPD: Industrial PD
- AG-2: Agricultural

SCHEDULE OF USES

Administrative Offices	Manufacturing, Repair or Wholesale Sales of:	Retail and Wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
New Accessory Buildings	Apparel	Repair Shops
Animal Clinic	Boats	Groups I and II
Animal Kennel, when completely enclosed within a building	Electrical Machinery and Equipment	Groups III, IV and V
Control Center (including Humane Society)	Food and Kindred Products, Group I	Research and Development Laboratories
ATM (automatic teller machine)	Furniture and Fixtures	Groups II and IV
Automobile Repair & Service	Leather Products Group I	Restaurant
Group I	Lumber and Wood Products, Group I	Group I
Group II	Measuring, Analyzing and Controlling Instruments	Group II
Blacksmith Shop	Novelties, Jewelry, Toys and Signs, Groups I and II	Recovery Facilities to Produce Energy
Broadcast Studio, Commercial Radio & Television	Paper and Allied Products, Group I	Schools, Commercial
Building Materials Sales	Rubber, Plastics and Fiberglass Products, Group II	Schools, Noncommercial
Business Services	Stone, Clay, Glass or Concrete Products, Group I	Lee County School District
Group I	Mass Transit Depot or Maintenance Facility (Government)	Signs in compliance with Chapter 6
Group II	Message Answering Service	Social Services, Group II
Bus Station/Depot	Mini-Warehouse	Storage
Caterers	Mobile Home Dealers	Indoor
Cleaning and Maintenance Services	Motion Picture Production Studios	Open
Cold Storage Warehouse and Processing Plant (including pre-cooling)	Non-store Retailers	Studios
Computer and Data Processing Services	Oxygen Tent Services	Transportation Services, Groups III, IV and V
Contractors and Builders	Parcel and Express Services	Vehicle and Equipment Dealers
Group I	Parking	Group III
Group II	Accessory	Group IV
Group III	Temporary	Group V
Emergency Medical Service (ambulance station)	Parks, Group I	Warehouse
Emergency Operations Center	Personal Services, Group III	Mini-Warehouse
Entrance Gates and Gatehouses	Photofinishing Laboratory	Private
Essential Services	Place of Worship	Public
Essential Services Facilities	Police or Sheriff Station	Wholesale Establishment
Group I	Post Office	Group III
Water Retention	Printing and Publishing	Group IV
Fire Station	Processing and Warehousing	
Gasoline Dispensing System, Special	Recreational Facilities	
Government Maintenance Facility	Commercial, Groups III, IV	
Health Club or Spa	Personal	
Laundry or Dry Cleaning	Private-Onsite	
Machine Shop	Recycling Facility	
	Religious Facilities	
	Rental and Leasing Establishments	
	Group II	
	Group III	
	Group IV	

PROPERTY DEVELOPMENT REGULATIONS

Minimum Lot Area and Dimensions:

Area:	20,000 sq. ft.
Width:	100 feet
Depth:	100 feet

Minimum Building Setbacks*:

Street	25 feet
Side	20 feet
Rear	15 feet
Waterbody	25 feet
Residential	25 feet

Maximum Lot Coverage: 40 percent

Maximum Building Height: 50 feet

*Since industrial subdivision existed prior to RPD zoning to east, Special Setback Regulations for Specific Uses found in LDC Section 4-2014 are not applicable.

DEVIATIONS

EXISTING APPROVED DEVIATION 1 PROPOSED TO REMAIN: From minimum road construction standards from category A to category D, to allow the existing construction.

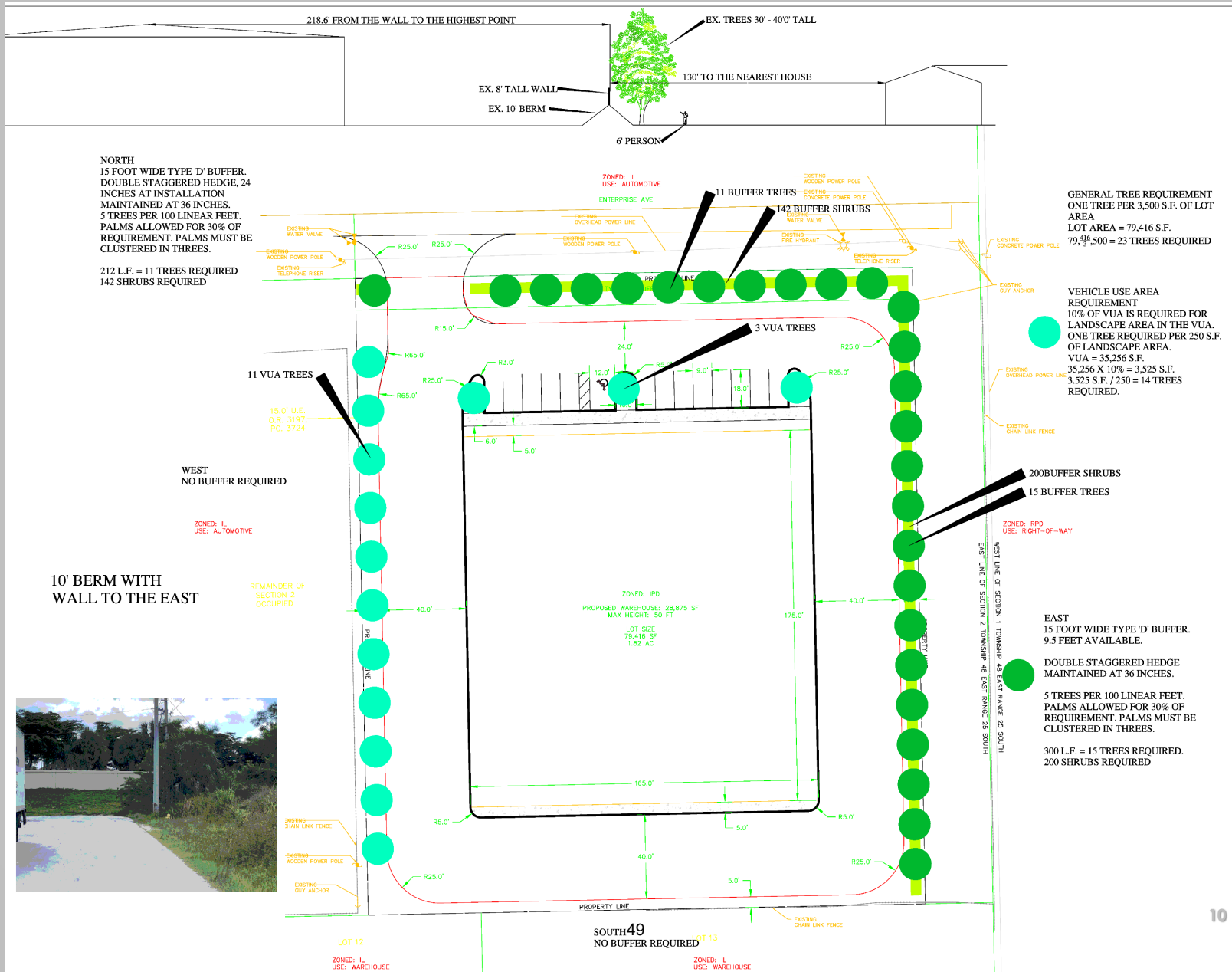
EXISTING APPROVED DEVIATION 2 PROPOSED TO BE WITHDRAWN AND NEW DEVIATION PROPOSED:

FORMER DEVIATION: From required 20 foot side setback to allow a 15 foot side setback is WITHDRAWN.

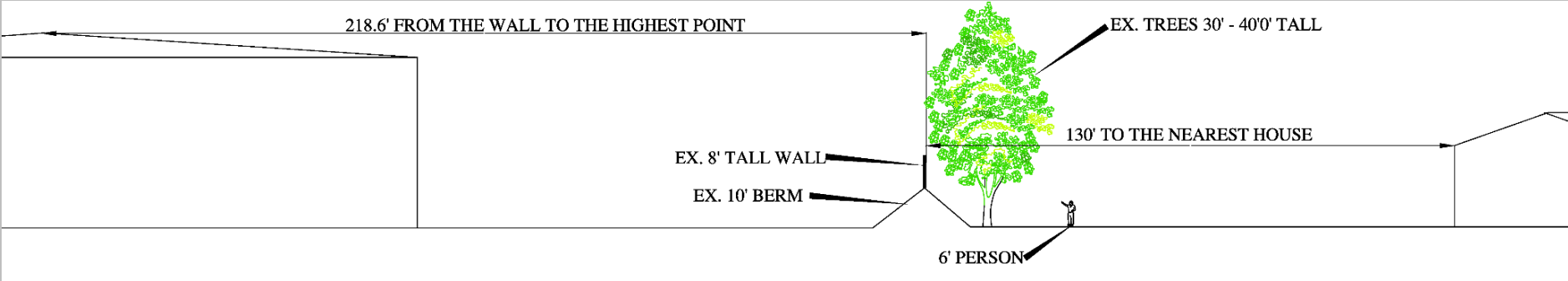
PROPOSED DEVIATION 2: From LDC Section 3-418(d) buffer requirements which requires a 15' Type "D" Buffer along the east property boundary (industrial use proposed adjacent to right-of-way) to allow a 9.5' buffer with Type "D" Buffer plantings.

JUSTIFICATION: 32' right-of-way is zoned IPD and vacant. Adjacent development has an existing 10' berm with wall. There is $\pm 130'$ separation from the site property line to the nearest single-family home to the northeast that were built after the industrial subdivision was in place.

LANDSCAPE PLAN



LANDSCAPE PLAN



10' BERM WITH WALL TO THE EAST



QUESTIONS?

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name(s) of applicant(s): Brian F. Farrar
Mailing Address: Street: 27171 Harbor Drive
City: Bonita Springs State: FL Zip: 34135
Phone Number: Area Code: 239 Number: 580-8840 Ext: _____
E-mail: brian@bcfmgmtgroup.com

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

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

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

C. Name of owner(s) of property: Harkat Properties, LLC
Mailing Address: Street: 10956 Enterprise Avenue
City: Bonita Springs State: FL Zip: 34135
Phone Number: Area Code: 239 Number: 947-1846 Ext: _____
Fax Number: Area Code: _____ Number: _____

D. Date property was acquired by present owner(s): 3/12/2019

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

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

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

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

Name: BCF Management Group, LLC
Address: 27171 Harbor Drive
Contact Person: Brian F. Farrar
Phone: 239-580-8840 E-mail: brian@bcfmgmtgroup.com

**PART II
GENERAL INFORMATION**

A. Request:

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

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

2. Option Chosen: Option 1 Option 2

3. Other - Provide specific details. _____

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

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

YES. Property is identified as:

Subdivision Name: _____

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

Section: _____ Township: _____ Range: _____

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

C. Project Street Address: 10971 & 10979 Enterprise Avenue

D. General Location Of Property (referenced to major streets): From Old US 41, go east 1/4 mile on Bonita Beach Road/SR 865, turn right on Race Track Road, then turn left on Enterprise Avenue, property on south side at the end of road.

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: Industrial

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

F. Drainage, Water Control and Other Environmental Issues

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

2. Are there any environmentally sensitive lands such as, but not limited to: wetlands, mangrove forests, creek & river shorelines, sand dunes, xeric scrub, mature pine forests, or other unique land forms as defined in the Bonita Plan Goal 15 and its Objectives and Policies, Objective 4.1, Policies 7.1.1 d. 2, 7.2.3, Goal 14 and Policies 14.1.1 through 14.3.5 and applicable sections of the Land Development Code (LDC). Are there any listed species occupied habitat as defined in the Bonita Plan or LDC on the subject property, Bonita Plan Policy 7.1.1 d. 2, 7.4.1 through 7.10.3, Objective 7.12 and Policies 7.12.1 through 7.12.3, and applicable sections of the LDC?

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

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

If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s) will be in compliance with all applicable requirements of the Land Development Regulations. **[Sec. 4-194(b)(3)]**

Briefly describe current use of the property: Vacant former concrete batch plant (stone, clay, glass and concrete products, manufacturing, Group II)

Request to rezone the property to current standards for IPD as the former IPD zoning approval has expired.

H. Property Dimensions

- 1. Width (average if irregular parcel): 264 +/- Feet
- 2. Depth (average if irregular parcel): 300 +/- Feet
- 3. Frontage on road or street: 264 +/- Feet on Enterprise Avenue
(Name of street)
- 4. Total land area: 1.82 Acres or Square Feet

I. Land Area Calculations

- 1. Undevelopable Areas:
 - a. Freshwater wetland areas N/A
 - b. Other wetland areas N/A
 - c. Submerged land subject to tidal influence: N/A
 - d. Total (a + b + c): N/A
- 2. Remaining developable land (H.4 less I.1.d): 1.82

**PART III
PROPOSED DEVELOPMENT**

A. Nature of Request

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

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

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

a. PERMITTED total units (from Exhibit III-A-2): _____

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

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

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

Retail: _____ Total gsf

Offices: _____ Total gsf

Medical: _____ gsf Non-medical: _____ gsf

Hotel/Motel: _____ Total units

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

Industrial: 28,875 _____ Total gsf

Under roof: 28,875 _____ gsf Not under roof: _____ gsf

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

Other-specify: _____

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

4. Building Height

50' _____ Maximum height of buildings (in feet above grade)

_____ Number of Habitable Floors

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

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

B. Facilities

1. Fire District: Bonita Springs Fire Control & Rescue District

2. Water Supply

a. Estimated daily consumption of potable water:

1. Residential units: _____ gpd

2. Mobile Home units: _____ gpd

3. Rec. Vehicle units: _____ gpd

4. Commercial: _____ gpd

5. Industrial: 5,000 gpd

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

c. Do you have a written agreement from the utility company to serve your project?

_____ NO _____ YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: _____

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

1. Residential units: _____ gpd

2. Mobile Home units: _____ gpd

3. Recreational Vehicles: _____ gpd

4. Commercial: _____ gpd

5. Industrial: 4,000 gpd

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

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

d. Do you have a written agreement from the utility company to serve your project?

_____ NO _____ YES. If yes, please submit a copy of the agreement.

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

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

C. Transportation

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

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

PART IV - SUBMITTAL REQUIREMENTS

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

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

PART V

AFFIDAVIT

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

Signature of Owner or Owner-authorized Agent

Date

Brian F. Farrar

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this _____ day of _____ 20____, by _____, who is personally known to me or who has produced _____ as identification.

Signature of notary public

(SEAL)

Printed name of notary public

PART I – GENERAL EXPLANATORY NOTES

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

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

PART I – EXPLANATORY NOTES

- A. Applicant's Name: Application may be made by the landowner or the authorized agent. **[Sec. 4-193(a)]** Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:
- 1) It is not required that both husband and wife initiate the application on private real property owned by them.
 - 2) The property is subject to a land trust agreement, the trustee may initiate the application.
 - 3) The fee owner is a corporation, any duly authorized corporate official may initiate the application.
 - 4) The fee owner is a partnership, the general partner may initiate the application.
 - 5) The fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
 - 6) The property is a condominium or time-share condominium, refer to Sec. 4-193(a)(1)b. for rules.
 - 7) The property is a subdivision, refer to Sec. 4-193(a)(1)c. for rules.
 - 8) Rezoning initiated by the City Council on property not owned by the City.

- B. Relationship of applicant to owner: If the applicant is not the owner of the property or the person authorized to represent the owner through the Covenant of Unified Control, the applicant must submit proof of authority to represent the owner. This may be accomplished with a **notarized** authorization form from the owner or his authorized representative. Label this submittal as Exhibit I-B-1.

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

If the application is City-initiated by the City of Bonita Springs Council, attach a copy of the "green sheet" whereby the action was authorized. Label the copy as Exhibit I-B-2.

Submit a list of the names of all property owners and their addresses for property included within the requested action. Label as Exhibit I-B-3.

- C. Name of owner (s): see F. below
- D. Date property was acquired by present owner(s). If the City initiated the rezoning and does not own the property or have it under contract for purchase, enter "Not Applicable".
- E. If the request is City-initiated and the City is not purchasing the property, enter "Not Applicable".
- F. Disclosure Form: Except for City-Initiated rezonings, a Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.
- G. Existing Deed Restrictions: A copy of the deed restrictions on the subject property, if any, and a statement as to how the deed restrictions may affect the requested action must be submitted.
- H. Authorized Agent(s): If the owner or applicant has authorized agent(s) to act on his/her behalf, list the agent(s) name, mailing address and phone number. If City-initiated, enter "Not Applicable".

PART II – EXPLANATORY NOTES

A. Nature of Request:

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

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

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

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

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

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

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

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

E. City of Bonita Springs Plan Information:

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

F. Drainage, Water Control and Other Environmental Issues

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

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

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

I. Land Area Calculations

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

PART III – EXPLANATORY NOTES

A. Nature of Request

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

B. Facilities

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

PART IV - EXPLANATORY NOTES: Exhibits not previously discussed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL

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

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

STRAP NO. 02-48-25-B2-00011.0180 & .0270 **CASE NO.** _____

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, and Office	Percentage of Stock
Harkat Properties, LLC	100 %
10956 Enterprise Avenue	_____
Bonita Springs, FL 34135	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, & Office (if applicable)	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

Name and Address

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

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

Signature: _____
(Applicant)

Brian F. Farrar

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this _____ day of _____ 20____, by _____, who is personally known to me or who has produced _____ as identification.

Signature of Notary Public

Printed Name of Notary Public

(SEAL)

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

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

See attached survey

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

N/A, there are no environmentally sensitive lands.

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

N/A

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

N/A

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

A. Gross Residential Acres

- | | | |
|---|-------|-------|
| 1. Total land area: | 1.82 | acres |
| 2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): | N/A | acres |
| a. R-O-W providing access to non-residential uses: | _____ | acres |
| b. Non-residential use areas: | _____ | acres |
| 3. Gross residential acres (Line A.1 less A.2): | _____ | acres |
| a. Uplands areas | _____ | acres |
| b. Freshwater Wetlands areas | _____ | acres |
| c. Other Wetland areas | _____ | acres |

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

Density Standards (from the Comprehensive Plan)

- | | | |
|---|---|-----------------------|
| 1. Maximum density for Land Use Classification: | 0 | units/gross res. acre |
| 2. Maximum total density for Land Use Classification: | 0 | units/gross res. acre |

MAXIMUM PERMITTED DWELLING UNITS

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

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

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

* Subject to staff review and correction.

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

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

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

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

F. Conservation, Resource Protection, DRGR

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

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

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

N/A

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

2. Quality of the effluent:

3. Expected life of the facility:

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

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify:

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

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

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

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 10971 & 10979 Enterprise Avenue and legally described in exhibit A attached hereto.
(street address)

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

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

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

Owner

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

Notary Public

(Name typed, printed or stamped)
(Serial Number, if any)

Harkat Minor IPD

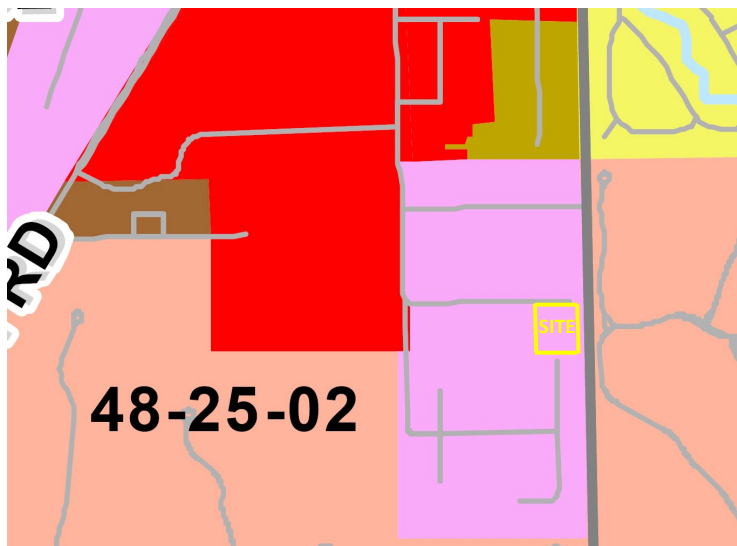
Narrative of Request

Exhibit II-E-2 & IV-D

Introduction

The applicant, Harkat Properties, LLC, is requesting approval of a rezoning of 1.82± acres from Industrial Planned Development (IPD) to Industrial Planned Development (IPD) to allow a maximum of 28,875 SF square feet of industrial uses consistent with the original IL zoning district. The proposed development will be a benefit to the City by providing infill redevelopment in the existing industrial area. The project will provide direct job opportunities and increase property taxes from this investment.

The site is located at the southeast terminus of Enterprise Avenue. The maximum proposed building height is 50 feet. The site is located within the Industrial Future Land Use Category.



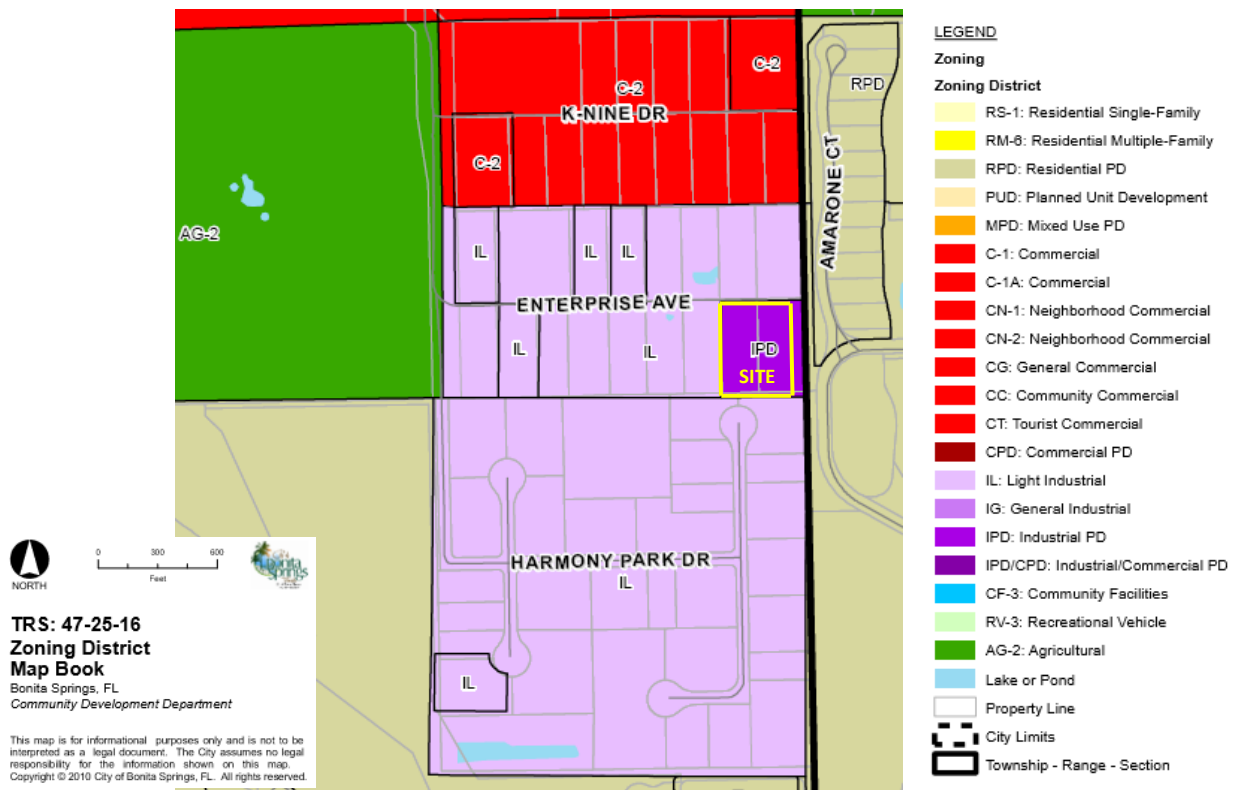
**CITY OF BONITA SPRINGS
FUTURE LAND USE MAP 2019**

LEGEND	
Overlay Districts	
Felts Ave. Subdistrict	High Den. MU/Village Res.
Rural Agriculture Overlay	Mod. Den. MU/PD
Old U.S. 41 Redevelopment	Coconut Village
Annexed Lee County FLUM Designations	
Outlying Suburban	Estate Residential
Urban Community	Suburban
Wetlands	Urban Fringe-Community District
Bonita Springs FLUM Designations	
Low Den. Res.	General Commercial
Mod. Den. Res.	Interchg. Commercial
Med. Den. Res.	Industrial
Med. Den. MF Res.	Public/Semi-Public
High Den. Res.	Recreation
	Conservation
	Resource Protection
	DRGR

Background

The IL zoning district appears to be the original zoning designation for the subject property. The parcels were rezoned from IL to Industrial Planned Development (IPD) by zoning resolution Z-91-014 on April 8, 1991 which allowed the construction and operation

of a concrete batch plant (stone, clay, glass, and concrete products, manufacturing, Group II), administrative offices, open storage on the western half of the site, signs, enclosed storage, and a radio tower not to exceed 25 feet above the main storage building. The administrative offices were approved for a maximum height of 35 feet and the main storage facility was approved for a maximum height of 65 feet. This IPD designation still appears on the zoning map excerpt below, however the zoning has expired.

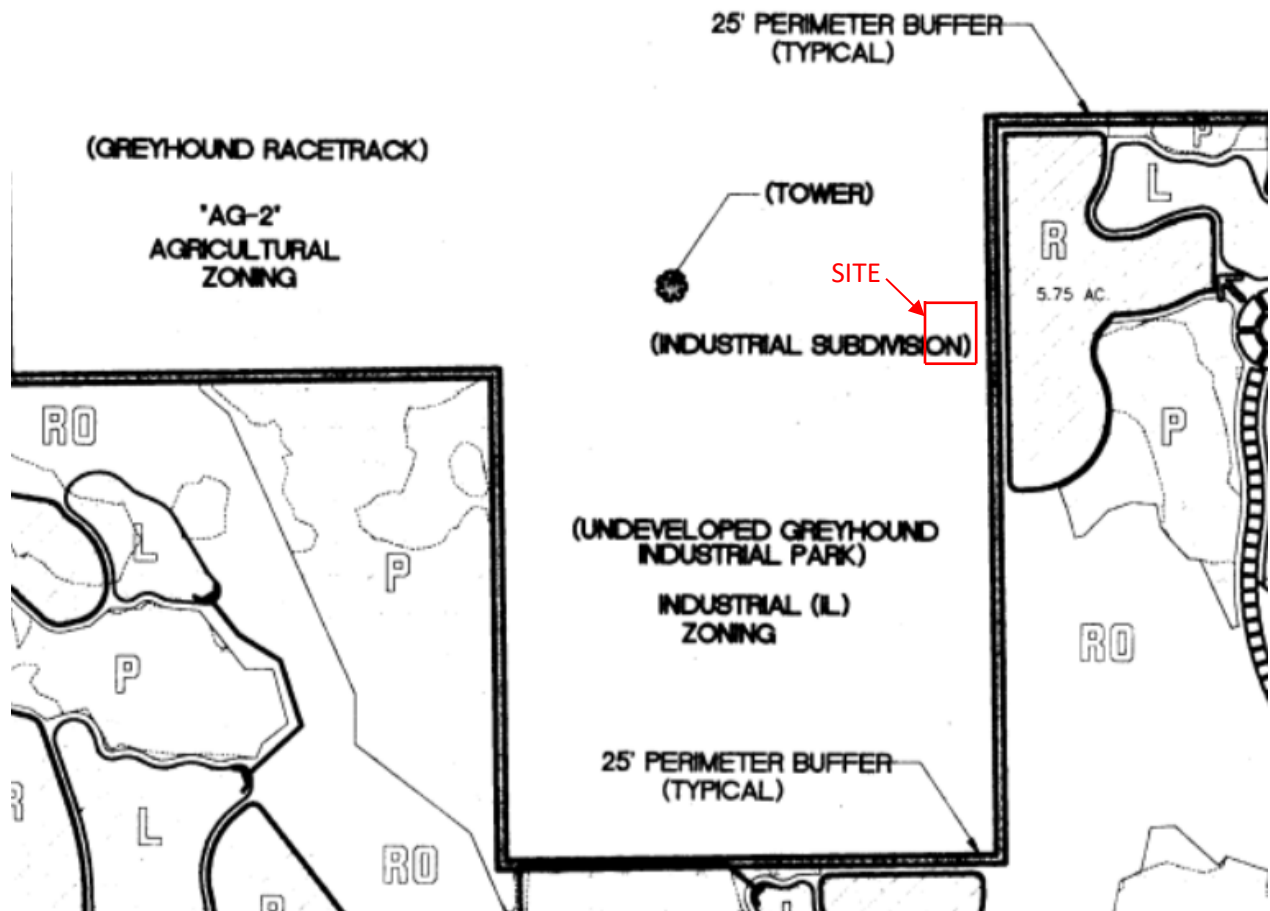


The site received approval from the South Florida Water Management District for American Ready-Mix concrete batch plant. Development Order 91-05-007-00D was also issued for the site.

The site is located in an area developed with existing industrial uses and designated for such uses by the Bonita Plan. The proposed rezoning allows for compatible infill redevelopment consistent with the Industrial future land use category.

To the west of the site is an existing industrial use within the Industrial future land use category and zoned Light Industrial (IL). To the north is Enterprise Avenue, a privately maintained local road, then property within the Industrial future land use category, zoned IL and developed with an existing industrial use on the west and a vacant parcel approved for industrial use and open storage by DOS2002-00065. To the east is a 32' right-of-way that is within the Industrial future land use category and zoned IPD, then property within the Moderate Density Mix/PUD future land use category that is zoned Mediterra

Residential Planned Development (RPD) which was originally approved on December 20, 1999 for a golf course and 550 dwelling units after the industrial subdivision was in place (see below excerpt from original Mediterra Master Concept Plan showing the existing industrial subdivision).



The Mediterra RPD zoning has been administratively amended several times. There is an existing 25' perimeter buffer including a 10' berm, 8' wall with lush landscaping and approximately 100'-115' separation from the site property line to the adjacent roadways which separate the single-family homes. To the south is property within the Industrial future land use category, zoned IL and developed with industrial uses.



Surrounding properties future land use, zoning and current land use are summarized in the following table.

	Future Land Use	Zoning	Use
North	Industrial	IL	Industrial uses
East	32' Industrial then Mod. Den. MU/PD	32' IPD then RPD	32' right-of-way then Residential Subdivision (buffer with 10' berm/8' wall with lush landscaping, right-of-way and common elements separate subject property from dwelling units to east)
South	Industrial	IL	Industrial uses
West	Industrial	IL	Industrial uses

The proposed Harkat Minor IPD MCP provides for one vehicular access point onto Enterprise Avenue where the existing access point is located into the property. The request proposes to maintain the existing Deviation 1 from road construction standards requirements to allow the existing Enterprise Avenue construction. The approximate location of proposed underground storm water storage vaults are demonstrated underneath the parking lot. Although no buffers are required along the west and south

property lines where the site abuts existing industrial uses, the attached Landscape Plan demonstrates planting of site general trees along the western property line. The Land Development Code requires that rights-of-way be buffered with a 15' Type D buffer. The MCP provides the required buffer along Enterprise Avenue to the north and requests a deviation from the 15' Type D buffer requirement along the 32' right-of-way adjacent to the east to provide a 9.5' buffer with Type D buffer plantings (new Deviation 2 replacing previous Deviation 2) as further demonstrated on the attached Landscape Plan. The 32' right-of-way is undeveloped and is buffered from Mediterra by their existing 25' perimeter buffer which contains a 10' berm and 8' wall with lush landscaping which provides screening for visual and sound attenuation for the existing industrial subdivision.

Comprehensive Plan Consistency Analysis

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

Policy 1.1.16: Industrial - Intended to primarily accommodate light industrial, research, warehousing and office uses.

- a. Appropriate uses include heavy commercial, light industrial, warehousing, recreation, public and semi-public uses, and mixed-use planned development with residential density limited to 10 dwelling units per acre within the approximately 463 acres of gross land area in the land use category.*
- b. If affordable housing is provided, residential density may be increased by up to five additional dwelling units per acre.*
- c. Accessory commercial uses serving employees within the complex may be allowed provided the commercial uses are integrated within the industrial complex and do not exceed 5% of the intensity of the entire project.*
- d. Residential use shall be allowed only in mixed-use planned developments, and shall not exceed 20% of the intensity of the entire project*
- e. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves.*
- f. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The proposed rezoning to IPD allows for infill redevelopment allowing for an appropriate range of industrial uses consistent with the surrounding industrial subdivisions which service the needs of the residents within the City. The request does not include any residential uses. The maximum height is proposed not to exceed 50 feet which is less than the 75 feet allowed in the Industrial land use designation and less than the 65 feet that was previously approved on this site with the former IPD zoning. The proposed floor area ratio for the site is 0.37 as a maximum of 28,875 square feet is proposed. The floor area ratio of 1.2 would allow up to 95,134 square feet. The proposed rezoning to IPD is consistent with Policy 1.1.16.

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

Policy 1.11.1: Refers to the availability of public facilities and services necessary to support development concurrent with its impacts, prior to the issuance of a development order or permit. The subject property is within the Bonita Springs Utilities franchise area for both water and sewer. Solid waste capacity is available to service the site. Access to the site will be provided via a connection onto Enterprise Avenue. Please also see attached Traffic Impact Statement. The approximate location of storm water management areas are shown on the proposed Master Concept Plan. Detailed storm water management design and utility connections will be provided at the time of local development order review. The proposed rezoning to IPD is consistent with Objective 1.11 and Policy 1.11.1.

Land Development Code Analysis

The proposed amendment complies with the general standards for planned developments provided in the Land Development Code Section 4-325 as follows:

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

The proposed rezoning to IPD is consistent with the Bonita Plan as demonstrated above.

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

The proposed development will comply with applicable city development regulations, together with approval of the requested deviations.

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

encouraged to create subunits, neighborhoods or internal communities which promote pedestrian and cyclist activity and community interaction.

The proposed development has been designed to minimize any potential negative effects on the surrounding properties and the public interest generally. The site is separated from the existing residential uses to the east by the proposed 9.5' Type D buffer, a 32' right-of-way and the existing industrial subdivision pre-dated the zoning for the Mediterra RPD as demonstrated above. Mediterra RPD incorporated a 25' perimeter buffer including a 10' berm and 8' wall with lush landscaping and placed rights-of-way and common elements between their own buffer and the residences. The proposed development plan provides open space in the form of perimeter buffers and internal landscaping. The development plan adequately accommodates the proposed structure, required open space, buffers, parking, access, utilities, and underground storm water management areas. There are no environmentally sensitive features on site.

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

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

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

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

The site has access to Enterprise Avenue, a local roadway which provides connection to Race Track Road and ultimately Bonita Beach Road. Please refer to the submitted Traffic Impact Statement which demonstrates that the proposed rezoning will not degrade Level of Service on the roadways within the study area. The site-related industrial traffic does not move through any residential areas.

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

The subject property is not located on a Lee Tran route as demonstrated on the attached exhibit.

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

The proposed development will not create or increase any hazards to persons or property nor shall it impose a nuisance on surrounding land uses or the public's interest generally. The property is surrounded with existing industrial development to the north, west and south. Screening for visual and sound attenuation already exists within the residential development to the east via the existing 25' perimeter buffer with 10' berm and 8' wall with lush landscaping that was installed on Mediterra RPD when they were approved for residential development adjacent to an the existing industrial subdivision. There is a 32' right-of-way with exiting vegetation that separates the subject property from the perimeter buffer and a 9.5' Type D Buffer is proposed adjacent to the is right-of-way.

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

There are no natural, historical, archaeological or environmentally sensitive features existing on site.

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

There are no environmentally sensitive lands or archaeological features existing on site. The proposed master concept plan and site design provides creative use of the open space requirement by providing the general trees along the western property line and providing the internal landscape areas where the parking is proposed to produce an architecturally integrated human environment while allowing the remainder of the site to function appropriately for its intended industrial use.

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

The surrounding land and land uses to the north, south and west are existing industrial developments in an industrial subdivision that pre-dated the residential zoning and uses to the east. The proposed rezoning will allow infill redevelopment of the site with an industrial use consistent with its industrial future land use designation and consistent with the adjacent uses. The site is separated from the existing residential uses to the east by the proposed 9.5' Type D buffer, a 32' right-of-way and the existing industrial subdivision pre-dated the zoning for the Mediterra RPD as demonstrated above. Mediterra RPD incorporated a 25' perimeter buffer including a 10' berm and 8' wall with lush landscaping and placed rights-of-way and common elements between their own buffer and the residences.

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

The surrounding existing development to the north, west and south are compatible and of an existing intensity of use, so the design provides LDC required buffering and development in a manner consistent with current regulation. The property to the north has an FAR of 0.39 (20,000 SF on 51,532 SF lot per Lee County Property Appraiser) which exceeds the proposed 0.37 FAR of the subject request. The property to the east is an RPD with golf course and residences that was approved after the existence of the subject industrial subdivision, so compatibility and buffering with placing a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping and placing rights-of-way and common elements between their buffer and dwelling units were incorporated into their development approval. A 9.5' Type D buffer is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility.

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

As previously stated, the subject property is surrounded to the north, south and west by compatible development. The Mediterra RPD is separated and mutually protected by their

own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping and rights-of-way and common elements are located between their buffer and dwelling units. A 9.5' Type D buffer is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility.

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

This standard is not applicable to the subject application.

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

There are no conflicting uses within the planned development.

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

The project site is single-use which does not require varying use, height, bulk or intensity.

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

The proposed development will provide sufficient parking consistent with City requirements.

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

Joint use of parking is not proposed for this development.

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

The proposed development will provide internal consistency throughout the development.

The proposed rezoning complies with the guidelines for decision-making embodied in Land Development Code section 4-131(d)(3) as follows:

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

The proposed rezoning is in compliance with the Bonita Plan as demonstrated above. The site will be developed in compliance with the Land Development Code, together with approved deviation requests.

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

The site will meet or exceed all performance and locational standards set forth for the potential uses allowed, together with approved deviation requests.

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

The request is consistent with the densities, intensities and general uses set forth in the Bonita Plan. The proposed rezoning allows for the infill redevelopment of a FAR below the maximums allowed within the Industrial future land use designation.

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

The request is compatible with existing uses in the surrounding area given the proposed development's site design, buffers, and existing buffering and screening and site design of the Mediterra RPD to the east. The surrounding existing development to the north, west and south are compatible industrial development. The Mediterra RPD with golf course and residences was approved after the existence of the subject industrial subdivision, so compatibility and buffering were addressed with placing a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping and placing rights-of-way and common elements between their buffer and dwelling units were incorporated into their development approval. A 9.5' Type D buffer is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility.

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

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities. The Traffic Impact Statement submitted with the request demonstrates that the propose rezoning and development will not degrade the Level of Service on the roadways within the study area.

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

Not applicable since there are no environmentally critical areas or natural resources located on site.

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

4-299(a)(2) The recommendation made to the city council must be supported by formal findings that address the guidelines set forth in section 4-131. In addition, the findings must address whether the following criteria can be satisfied:

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

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

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

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

a. Enhances the achievement of the objectives of the planned development; and

b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

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

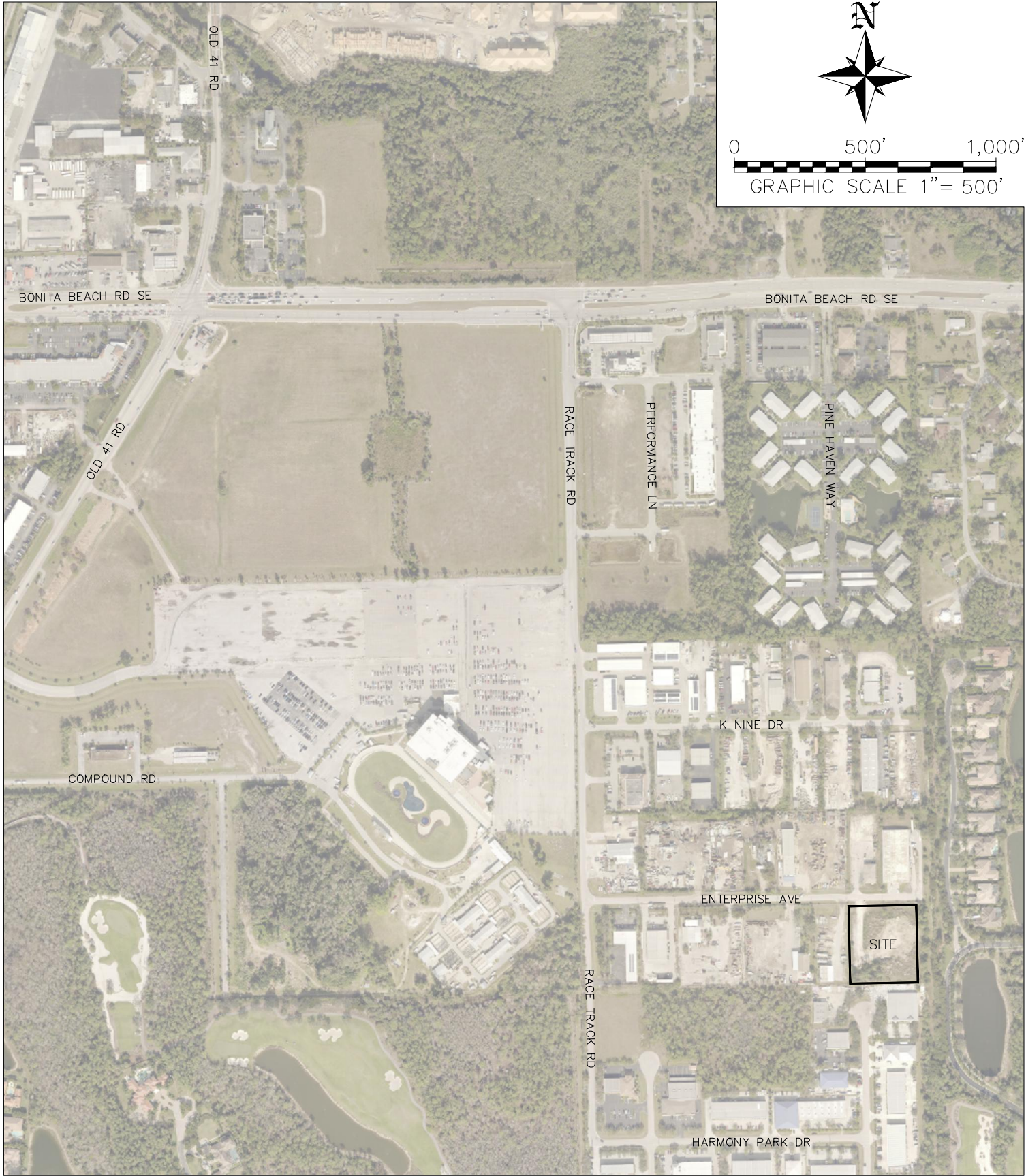
The proposed schedule of uses is appropriate at the subject location and includes uses consistent with the Industrial future land use category. The conditions proposed by the applicant with the master concept plan, schedule of uses, property development regulations and landscape plan provide sufficient safeguards and are appropriate for the proposed development. The requested deviations enhance the achievements of the objectives of the planned development and preserve and promote the general intent to protect the public health, safety and welfare.

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

There are existing public facilities in place and adequate to serve the proposed land use.

In conclusion, the proposed rezoning from the expired IPD to minor IPD is in compliance with the Bonita Plan, the Land Development Code with approval of requested deviations, and other applicable codes and regulations; is consistent with the intensities and general uses set forth in the Bonita Plan, is compatible with existing or planned uses in the surrounding area; will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; will not adversely affect environmentally critical or sensitive areas and natural resources; the proposed use is appropriate at the subject

location; the proposed conditions are reasonably related and appropriate for the project, the requested deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent to protect the public health safety and welfare; public facilities are available and adequate to serve the proposed use. For these reasons, the applicant respectfully submits that the rezoning request should be approved.



0 500' 1,000'
 GRAPHIC SCALE 1" = 500'

BANKS
 ENGINEERING

10511 SIX MILE CYPRESS P-RKW-Y
 FORT MYERS, FLORIDA - 33966
 PHONE: (239) 939-5490 F-X: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.B-NKSENG.COM

Professional Engineers, Planners, & Land Surveyors
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EXHIBIT IV-N - AERIAL EXHIBIT
HARKAT IPD
 BONITA SPRINGS, FLORIDA

DATE	PROJECT	DR-WING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-10-2019	8452	AE		RJV	DBA	1" = 500'	01

LEGAL DESCRIPTION

THE EAST 164 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS THE EAST 32 FEET AND THE NORTH 30 FEET FOR ROAD RIGHT OF WAY.

AND
 THE EAST 12 FEET OF THE WEST 1156 OF THE SOUTH HALF (S 1/2) IF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; BEING LOT 17, INDUSTRIAL PARK; LESS THE M=NORTH 30 FEET RESERVED FOR ROAD RIGHT OF WAY TOGETHER WITH A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE NORTH 60 FEET TO THE SOUTH 360 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 FEET, LEE COUNTY, FLORIDA.

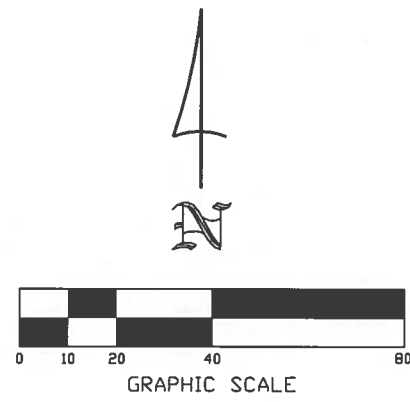
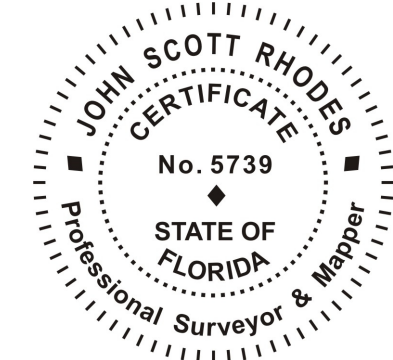
ABBREVIATIONS

- | | |
|---------------------------------------|--|
| BOB = BASIS OF BEARING | PCP = PERMANENT CONTROL POINT |
| C/L = CENTERLINE | PK = PK NAIL |
| CO = SANITARY CLEAN OUT | P.O.C. = POINT OF COMMENCEMENT |
| CTV = CABLE TV | P.O.B. = POINT OF BEGINNING |
| EDP = EDGE OF PAVEMENT | PRM = PERMANENT REFERENCE MONUMENT |
| ELEC. B. = ELECTRIC BOX | PSM = PROFESSIONAL SURVEYOR AND MAPPER |
| FCM = FOUND CONCRETE MONUMENT | PUB/DE = PUBLIC UTILITY AND DRAINAGE EASEMENT |
| FIR = FOUND 5/8" IRON ROD | R/W = RIGHT OF WAY LINE |
| F.F. ELEV. = FINISHED FLOOR ELEVATION | SIR = SET 5/8" IRON ROD AND CAP LB 6897 |
| FN = FOUND NAIL | TEL = TELEPHONE BOX |
| FND = FOUND NAIL AND DISC | UE = UTILITY EASEMENT |
| FPL = FLORIDA POWER AND LIGHT | UE&PE = UTILITY EASEMENT AND PEDESTRIAN EASEMENT |
| H = MEASURED | WMB = WATER METER BOX |
| ME = MAINTENANCE EASEMENT | WPP = WOOD POWER POLE |
| NAVD = NORTH AMERICAN VERTICAL DATUM | |
| DHW = OVERHEAD WIRES | |
| P = PLAT | |
| xx.xx' = PAVEMENT ELEVATIONS | xx.x' = GROUND ELEVATIONS |

NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 2 AS BEING N 01°11'24" W AS SHOWN.
- ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
- FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
- SUBJECT TO EASEMENTS OF RECORD.
- ABSTRACT NOT REVIEWED.
- SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
- NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- LEGAL DESCRIPTION FURNISHED BY CLIENT.
- PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

FLOOD ZONE: PANEL NO: MAP REVISION DATE
 ZONE X 12071C 0659 F AUGUST 28, 2008



CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: JOHN SCOTT RHODES PSM #5739

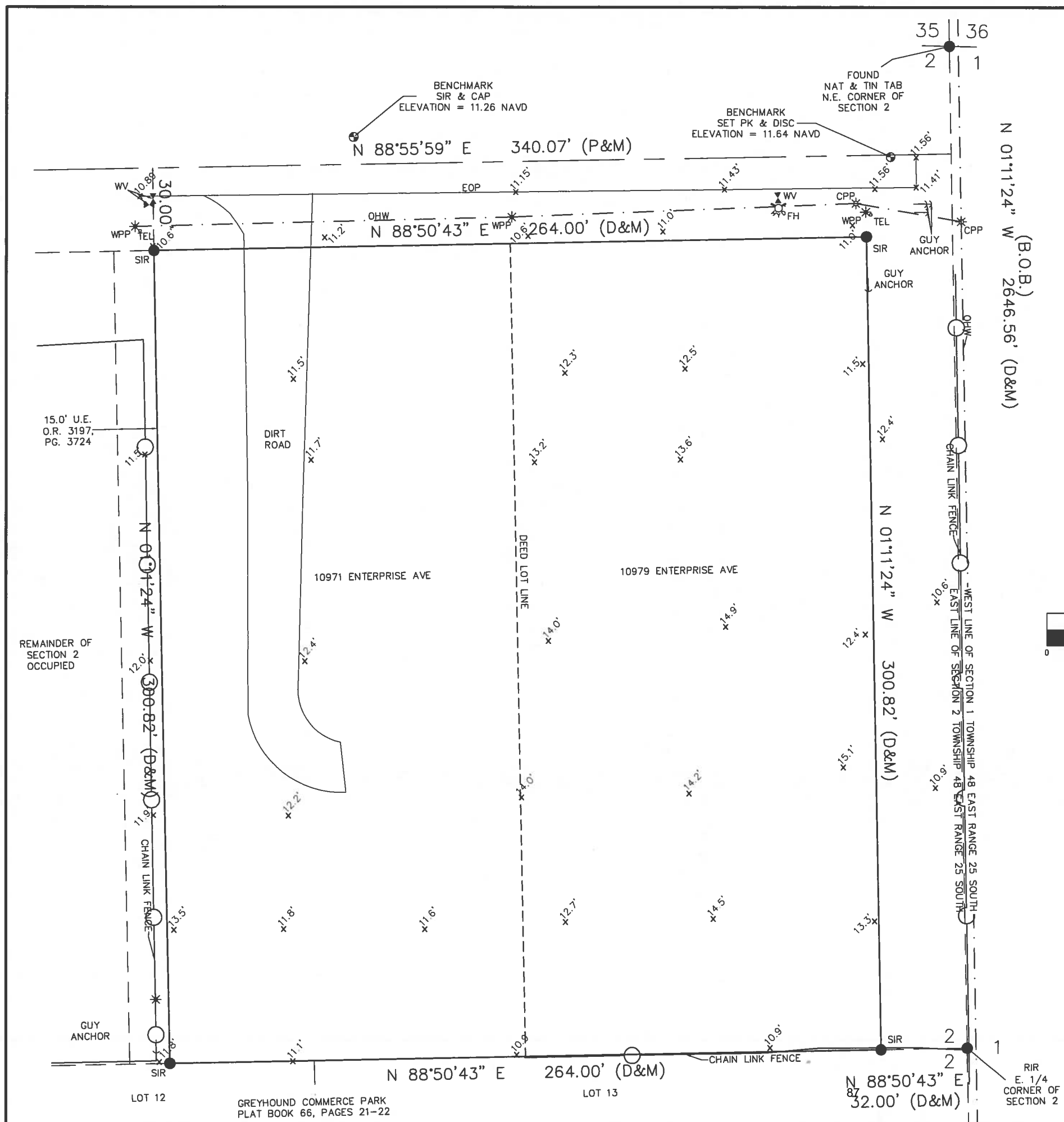
BOUNDARY & TOPOGRAPHIC SURVEY
 CERTIFIED TO:
 HASKINS INC.

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

bk:	pg:	date:
		APRIL 18, 2019
		scale:
		1" = 40'
		cogo #:
		19-133

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

design:
 drawn:
EFC
 checked:
JSR
 acad #:
 2019-133
 view:
 PLOT
 project#:
 2019-133
 sheet #:
 1 of 1
 file #:
 2019-133



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

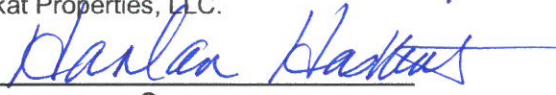
The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 10971 & 10979 Enterprise Avenue and legally described in exhibit A attached hereto. (street address)

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

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

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

Harkat Properties, LLC.



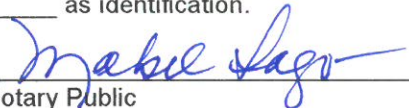
Owner

Harlan Haskins, Member

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 9th day of October, 2019, by Harlan Haskins, Member of Harkat Properties, LLC., who is personally known to me or who has produced N/A as identification.

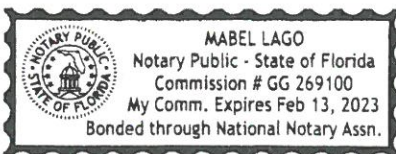


Notary Public

Mabel Lago

(Name typed, printed or stamped)

(Serial Number, if any)



Harkat Minor IPD

Schedule of Deviations and Justifications

Exhibit IV-H

EXISTING APPROVED DEVIATION 1 PROPOSED TO REMAIN: From minimum road construction standards from Category A to Category D, to allow the existing construction of Enterprise Ave.

EXISTING APPROVED DEVIATION 2 PROPOSED TO BE WITHDRAWN AND NEW DEVIATION PROPOSED:

FORMER DEVIATION: From required 20 foot side setback to allow a 15 foot side setback is WITHDRAWN.

NEW PROPOSED DEVIATION 2: From LDC Section 3-418(d) buffer requirements which requires a 15' Type "D" Buffer along the east property boundary (industrial use proposed adjacent to right-of-way) to allow a 9.5' buffer with Type "D" Buffer plantings.

Justification: The nature of this request is based on the existing adjacent development. The site abuts a 32' wide undeveloped right-of-way that is within the Industrial future land use category and is zoned IPD. The proposed 9.5' buffer exceeds the minimum planting width area of the buffer of $\frac{1}{2}$ the required buffer width (7.5') so the deviation is minimal. Although not adjacent to the subject property since it is separated by the 32' right-of-way, it should be noted that the Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping and rights-of-way and common elements are located between their buffer and dwelling units. There are additional common elements and rights-of-way providing more separation between the houses and the perimeter buffer. There is $\pm 130'$ separate from the site property line to the nearest single-family home to the northeast that were built after the industrial subdivision was in place. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

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

STRAP NO. 02-48-25-B2-00011.0180 & .0270 **CASE NO.** _____

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, and Office	Percentage of Stock
Harkat Properties, LLC	100 %
10956 Enterprise Avenue	_____
Bonita Springs, FL 34135	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, & Office (if applicable)	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____


Date of Contract: _____

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

Name and Address

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

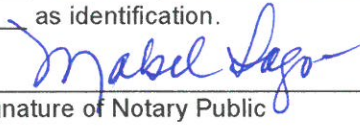
The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: 
 (Applicant)

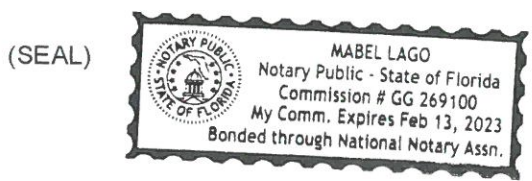
Brian F. Farrar
 (Printed or typed name of applicant)

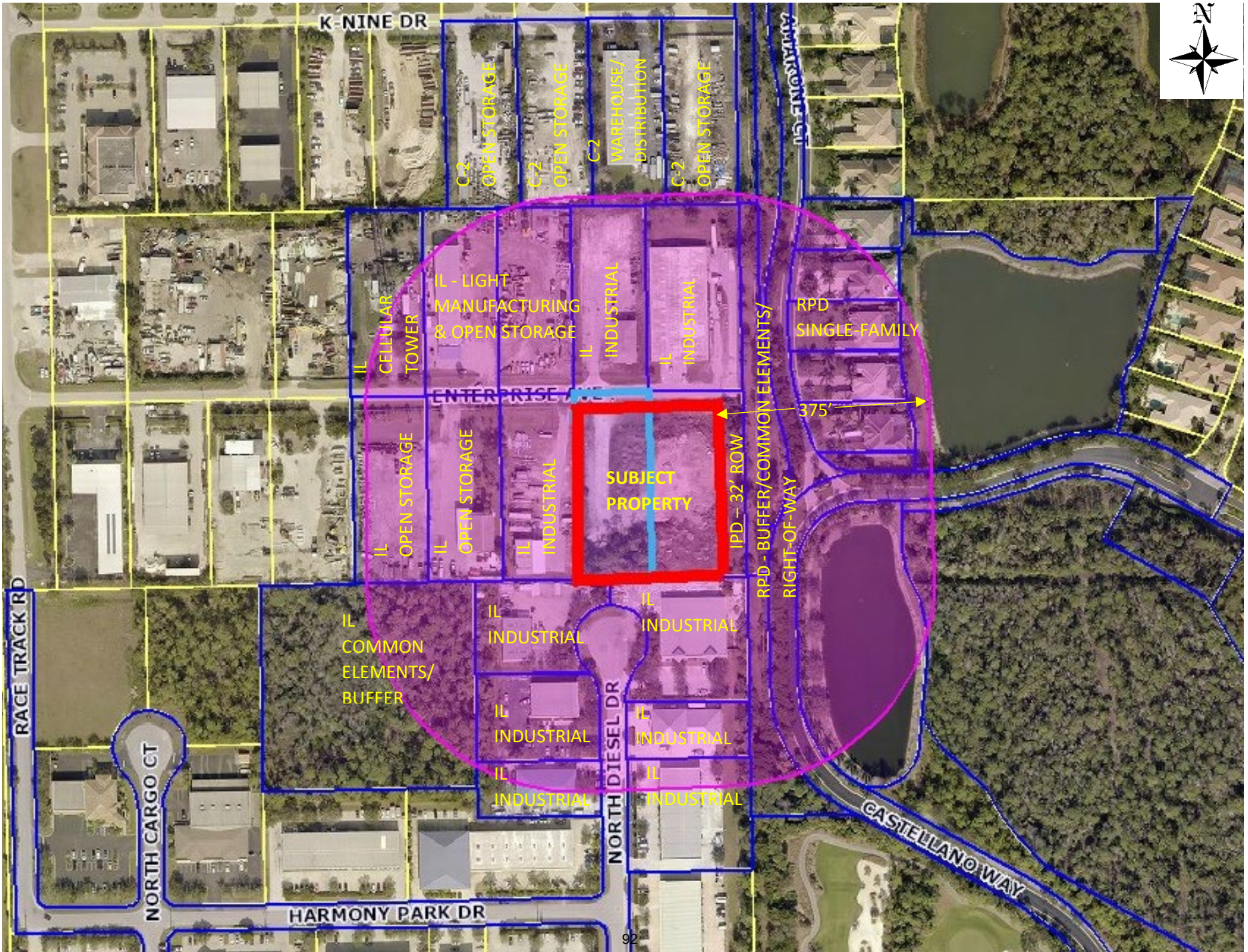
STATE OF FLORIDA
 COUNTY OF LEE

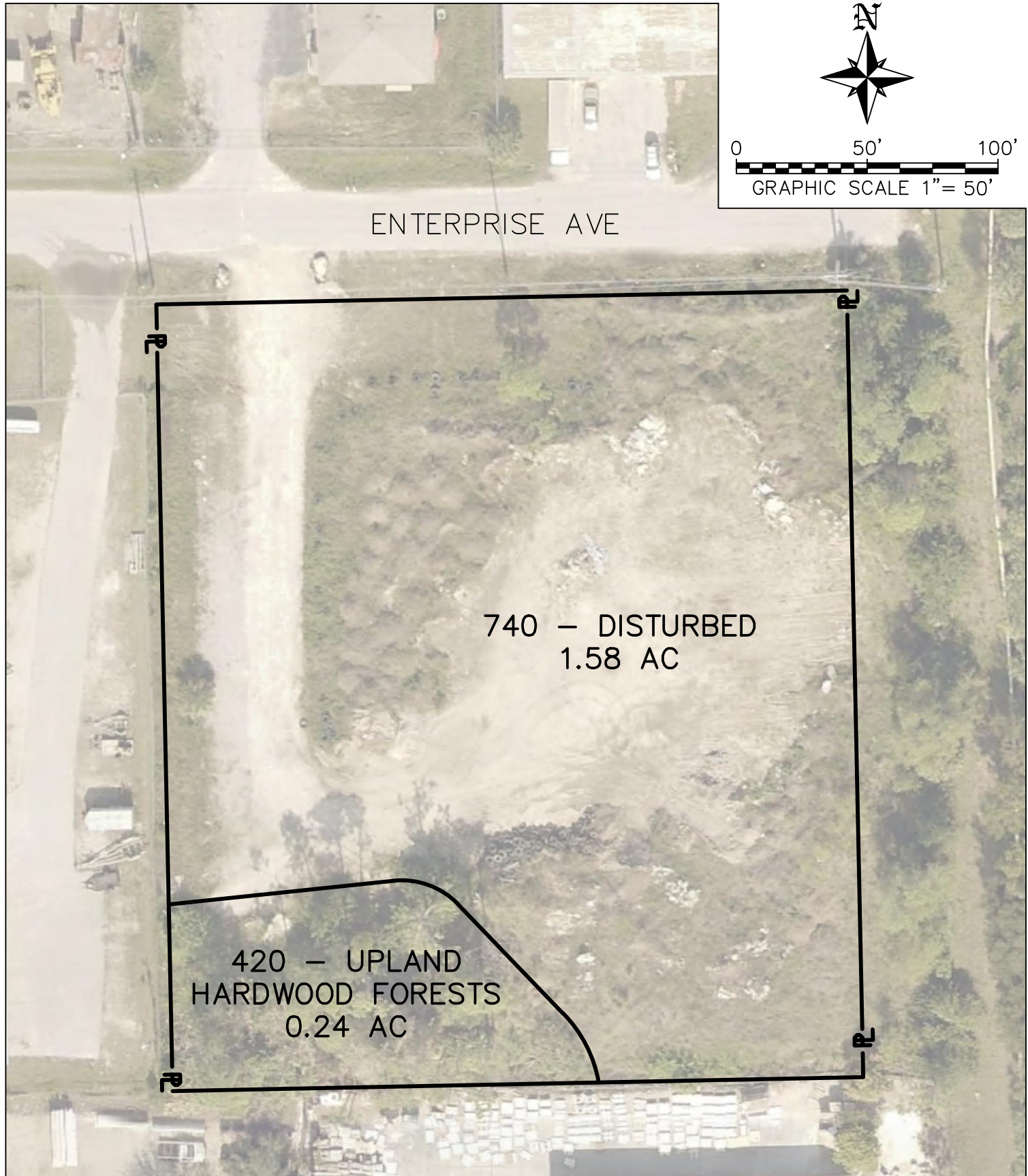
The foregoing instrument acknowledged before me this 9th day of October, 2019, by Brian F. Barrar, who is personally known to me or who has produced N/A as identification.


 Signature of Notary Public

Mabel Lago
 Printed Name of Notary Public







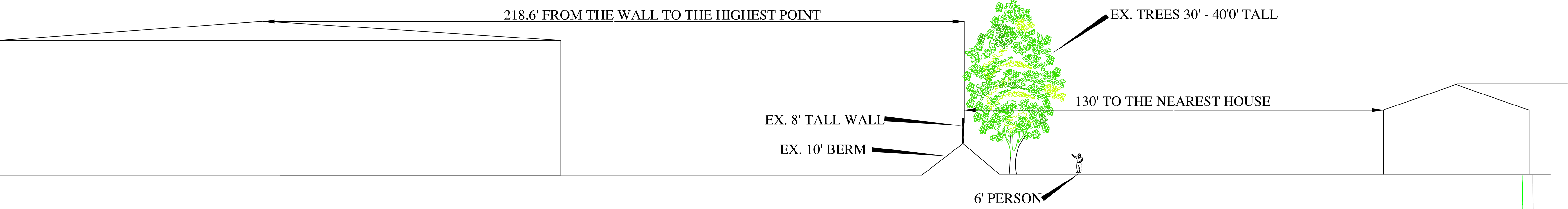
BANKS
ENGINEERING

10511 SIX MILE CYPRESS P-RKW-Y
FORT MYERS, FLORIDA - 33906
PHONE: (239) 939-5490 F-X: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.B-KSENG.COM

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EXHIBIT II-F-4 - FLUCCS MAP
HARKAT MINOR IPD
BONITA SPRINGS, FLORIDA

D-TE	PROJECT	DR-WING	DESIGN	DR-WN	CHECKED	SC-LE	SHEET
10-10-2019	8452	FM		RJV	DB-	1" = 50'	01



NORTH
 15 FOOT WIDE TYPE 'D' BUFFER.
 DOUBLE STAGGERED HEDGE, 24
 INCHES AT INSTALLATION
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.

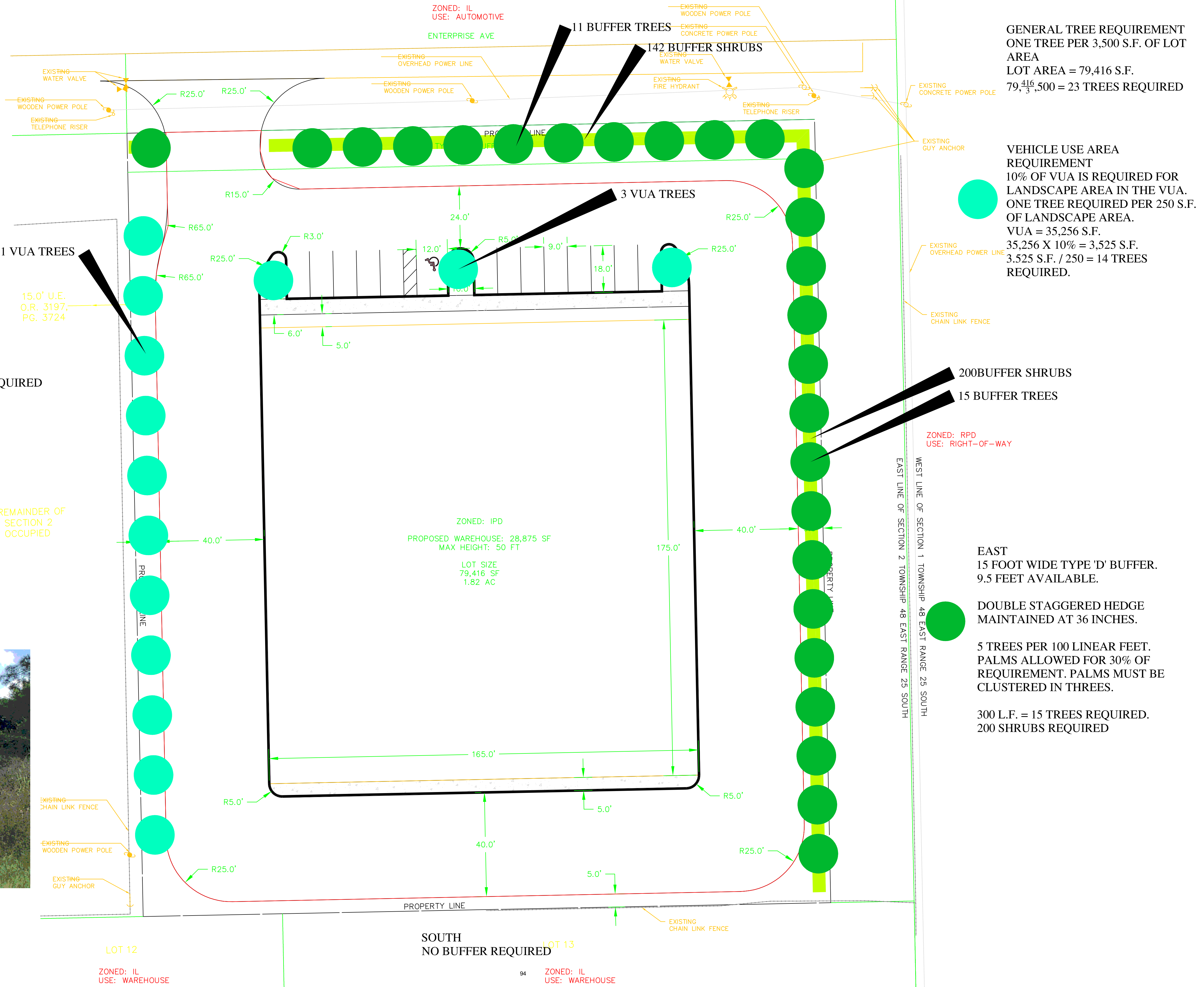
212 L.F. = 11 TREES REQUIRED
 142 SHRUBS REQUIRED

WEST
 NO BUFFER REQUIRED

ZONED: IL
 USE: AUTOMOTIVE

10' BERM WITH
 WALL TO THE EAST

REMAINDER OF
 SECTION 2
 OCCUPIED

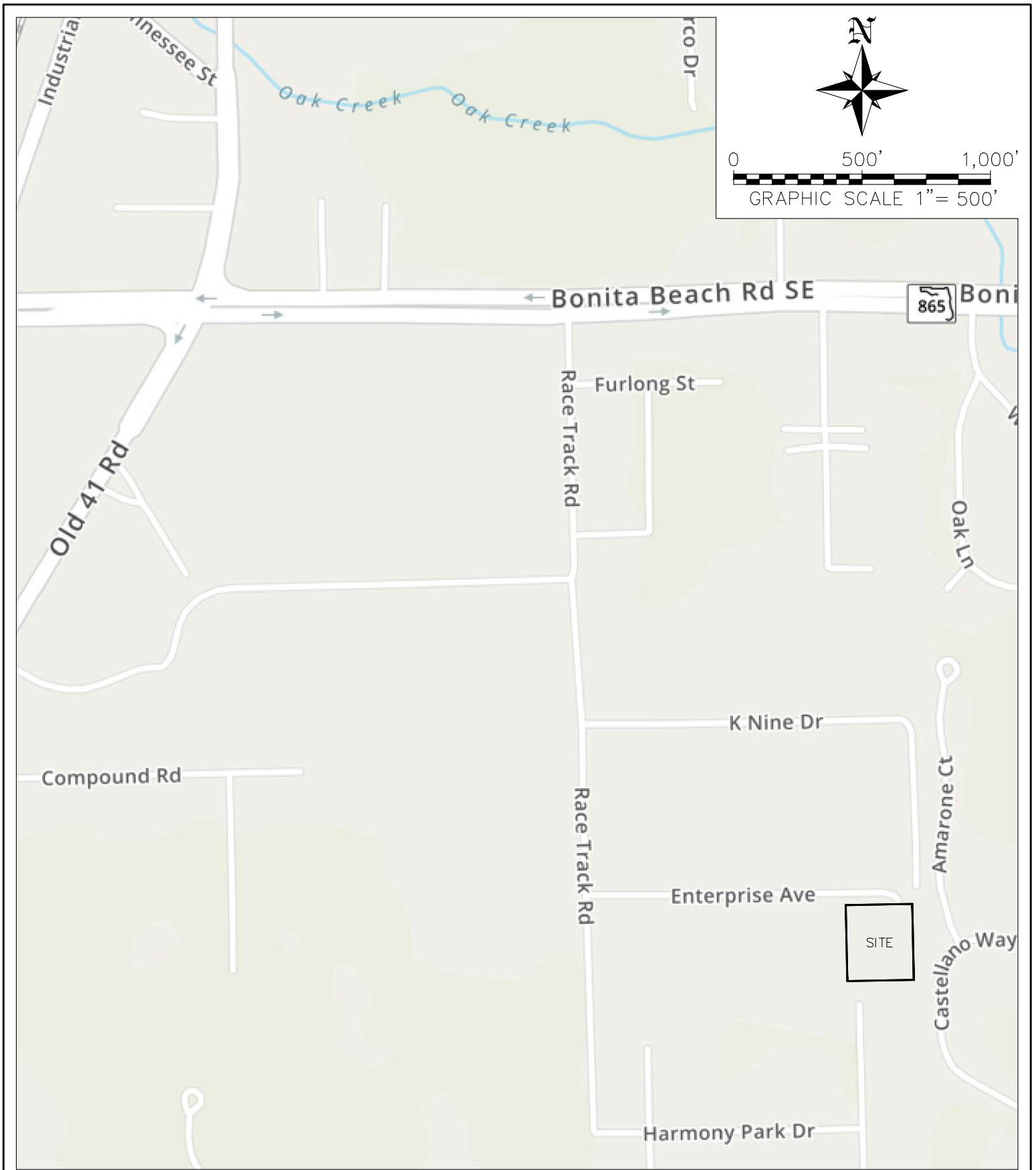


GENERAL TREE REQUIREMENT
 ONE TREE PER 3,500 S.F. OF LOT
 AREA
 LOT AREA = 79,416 S.F.
 $79,416 / 3,500 = 23$ TREES REQUIRED

VEHICLE USE AREA
 REQUIREMENT
 10% OF VUA IS REQUIRED FOR
 LANDSCAPE AREA IN THE VUA.
 ONE TREE REQUIRED PER 250 S.F.
 OF LANDSCAPE AREA.
 VUA = 35,256 S.F.
 $35,256 \times 10\% = 3,525$ S.F.
 $3,525 \text{ S.F.} / 250 = 14$ TREES
 REQUIRED.

Rev. No.	Date:	Dwg. By/PK	Title
		Checked By/PK	HARKAT
		Apr. By/PK, MF	Owner's LANDSCAPE EXHIBIT
		Remarks:	
			W. J. Johnson & Associates 10961 Bonita Beach Road Bonita Springs, Florida 34135 Phone: 239-596-3200 C. A. # 9348

This document is the intellectual property of W. J. Johnson and Associates and cannot be copied or otherwise reproduced without the written permission of the owner. Additionally this document was created as a part of the project noted below. No other usage is permitted.



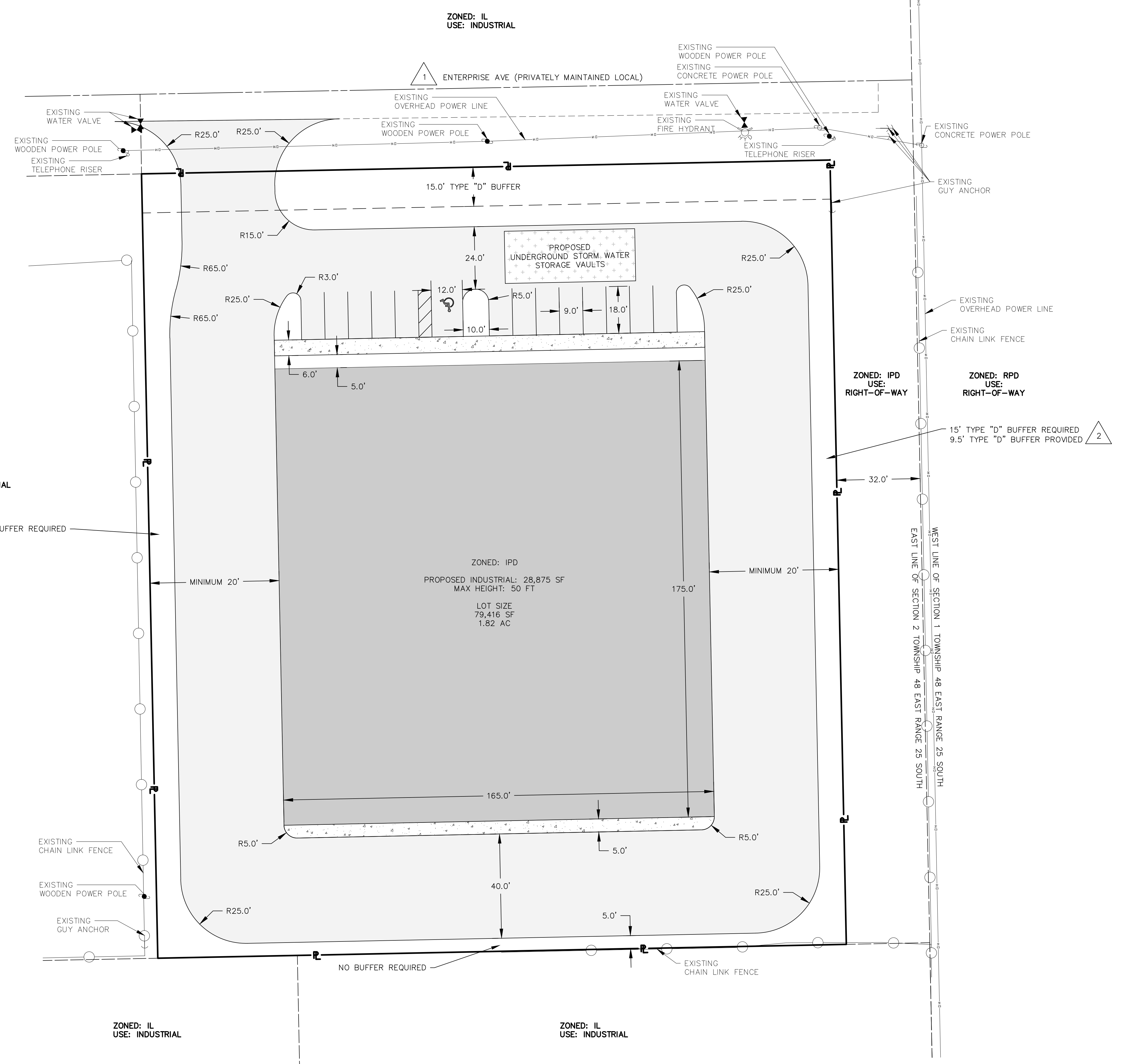
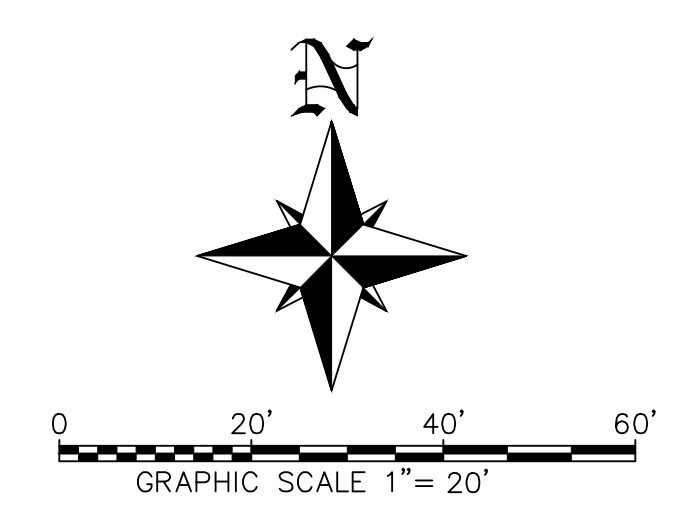
BANKS ENGINEERING

10511 SIX MILE CYPRESS P-RKW-Y
FORT MYERS, FLORID- 33966
PHONE: (239) 939-5490 F-X: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.B-NKSENG.COM

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Serving The State Of Florida

EXHIBIT II-D - LOCATION MAP
HARKAT IPD
BONITA SPRINGS, FLORIDA

DATE	PROJECT	DR-WING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-10-2019	8452	LM		RJV	DBA	1" = 500'	01



NOTES/DESIGN CRITERIA:

LANDSCAPE & BUFFERING:

WEST, SOUTH: - NO BUFFER REQUIRED PER LDC
 NORTH/STREET BUFFER - 15 FT TYPE "D" BUFFER
 EAST SIDE; INDUSTRIAL TO RIGHT-OF-WAY - 15 FT TYPE "D" BUFFER
 REQUIRED, 9.5 FT TYPE "D" BUFFER PROVIDED

BUILDING PARAMETERS: MAXIMUM 28,875 SF

PARKING: WILL COMPLY WITH LDC

DRAINAGE/STORMWATER MANAGEMENT:

WATER QUALITY REQUIRED: THE GREATER OF 1" OVER ENTIRE SITE OR 2.5" x %
 IMPERVIOUS - ADD 50% FOR ADDITIONAL WATER QUALITY.
 UNDERGROUND STORAGE VAULTS PROPOSED

OPEN SPACE REQUIRED/PROVIDED: MINIMUM 10%

LEGEND:

△ # = DEVIATION

S:\BANKS\ENGINEERING\BANKS\10452_BAS\10452_BAS.dwg 10/28/2019 2:28 PM AJ VELDT

PREPARED FOR:

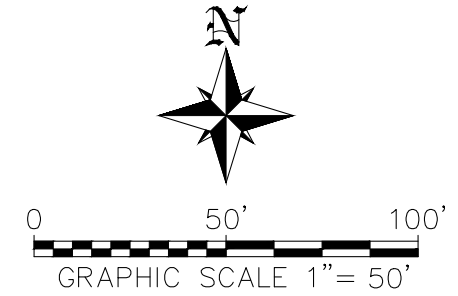
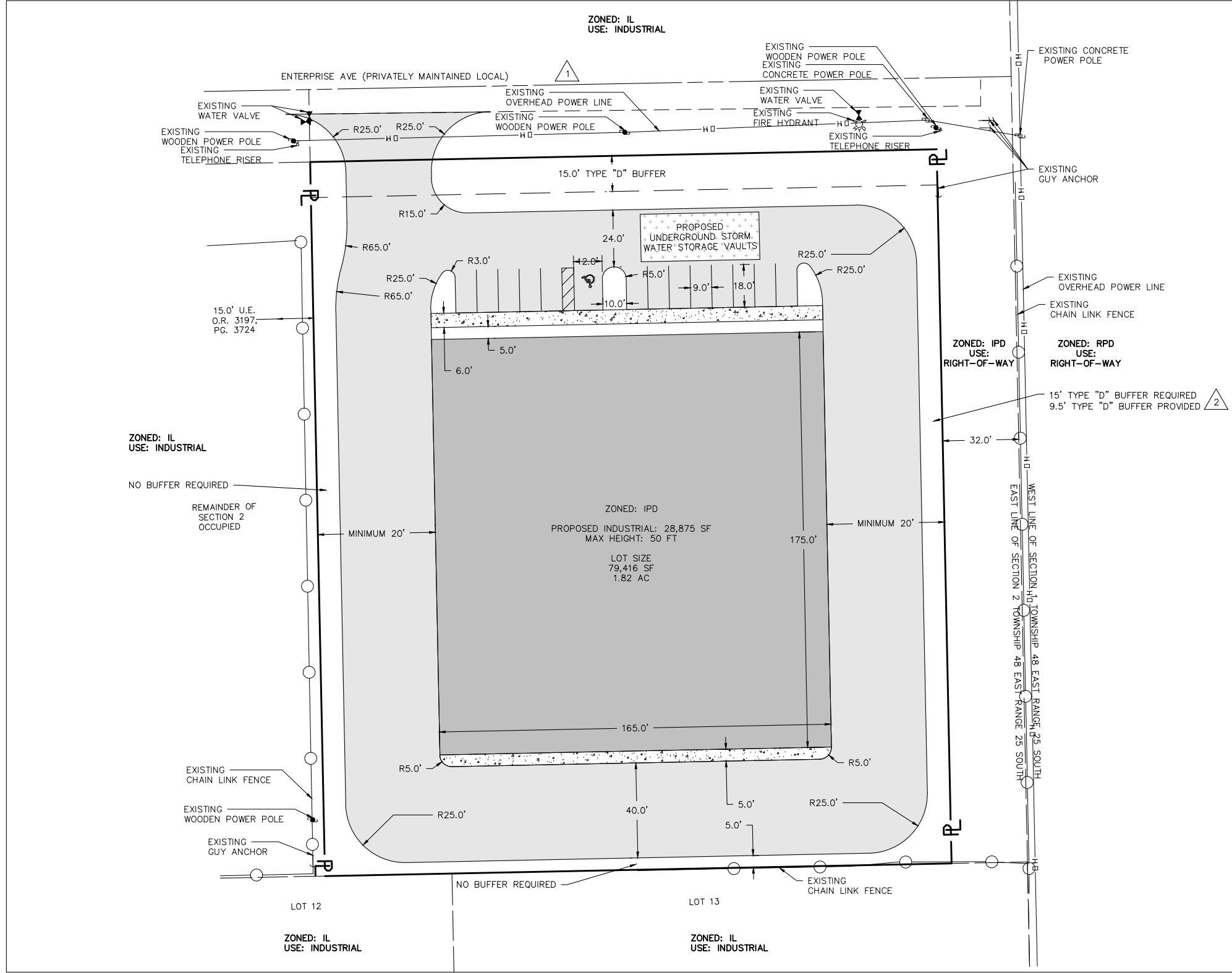
HARKAT PROPERTIES LLC
 10956 ENTERPRISE AVE
 BONITA SPRINGS, FLORIDA 34135

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN HARKAT MINOR IPD BONITA SPRINGS, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
10-28-2019	8452			RJV		1" = 20'
						SHEET
						01

S:\JOBS\84XX\8452\ENGINEERING\8452 BASE.DWG 11/11/2019 9:37 AM RJ VELOTTI



NOTES/DESIGN CRITERIA:

LANDSCAPE & BUFFERING:

WEST, SOUTH: - NO BUFFER REQUIRED PER LDC
NORTH/STREET BUFFER - 15 FT TYPE "D" BUFFER
EAST SIDE; INDUSTRIAL TO RIGHT-OF-WAY - 15 FT TYPE "D" BUFFER REQUIRED, 9.5 FT TYPE "D" BUFFER PROVIDED

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WATER QUALITY REQUIRED: THE GREATER OF 1" OVER ENTIRE SITE OR 2.5" x % IMPERVIOUS - ADD 50% FOR ADDITIONAL WATER QUALITY.
UNDERGROUND STORAGE VAULTS PROPOSED

OPEN SPACE REQUIRED/PROVIDED: MINIMUM 10%

LEGEND:

= DEVIATION

PREPARED FOR:		HARKAT PROPERTIES LLC 10956 ENTERPRISE AVE BONITA SPRINGS, FLORIDA 34135		BANKS ENGINEERING 10511 SIX MILE CYPRESS PARKWAY FORT MYERS, FLORIDA 33966 PHONE: (239) 939-5490 FAX: (239) 939-2523 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM		MASTER CONCEPT PLAN HARKAT MINOR IPD BONITA SPRINGS, FLORIDA					
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET				
11-08-2019	8452	MCP		RJV		1"=50'	01				

Harkat Minor IPD

Property Development Regulations

Minimum Lot Area and Dimensions:

Area:	20,000 sq. ft.
Width:	100 feet
Depth:	100 feet

Minimum Building Setbacks*:

Street	25 feet
Side	20 feet
Rear	15 feet
Waterbody	25 feet
Residential	25 feet

Maximum Lot Coverage: 40 percent

Maximum Building Height: 50 feet

*Since industrial subdivision existed prior to RPD zoning to east, Special Setback Regulations for Specific Uses found in LDC Section 4-2014 are not applicable.

Harkat Minor IPD Schedule of Uses Exhibit IV-G

Administrative Offices
New Accessory Buildings
Animal Clinic
Animal Kennel, when completely enclosed within a building
Control Center (including Humane Society)
ATM (automatic teller machine)
Automobile Repair & Service
 Group I
 Group II
Blacksmith Shop
Broadcast Studio, Commercial Radio & Television
Building Materials Sales
Business Services
 Group I
 Group II
Bus Station/Depot
Caterers
Cleaning and Maintenance Services
Cold Storage Warehouse and Processing Plant (including pre-cooling)
Computer and Data Processing Services
Contractors and Builders
 Group I
 Group II
 Group III
Emergency Medical Service (ambulance station)
Emergency Operations Center
Entrance Gates and Gatehouses
Essential Services

Essential Services Facilities

Group I

Water Retention

Fire Station

Gasoline Dispensing System, Special

Government Maintenance Facility

Health Club or Spa

Laundry or Dry Cleaning

Machine Shop

Manufacturing, Repair or Wholesale Sales of:

Apparel

Boats

Electrical Machinery and Equipment

Food and Kindred Products, Group I

Furniture and Fixtures

Leather Products Group I

Lumber and Wood Products, Group I

Measuring, Analyzing and Controlling Instruments

Novelties, Jewelry, Toys and Signs, Groups I and II

Paper and Allied Products, Group I

Rubber, Plastics and Fiberglass Products, Group II

Stone, Clay, Glass or Concrete Products, Group I

Mass Transit Depot or Maintenance Facility (Government)

Message Answering Service

Mini-Warehouse

Mobile Home Dealers

Motion Picture Production Studios

Non-store Retailers

Oxygen Tent Services

Parcel and Express Services

Parking

Accessory

Temporary

Parks, Group I

Personal Services, Group III

Photofinishing Laboratory

Place of Worship

Police or Sheriff Station

Printing and Publishing

Processing and Warehousing

Recreational Facilities

Commercial, Groups III, IV




Personal

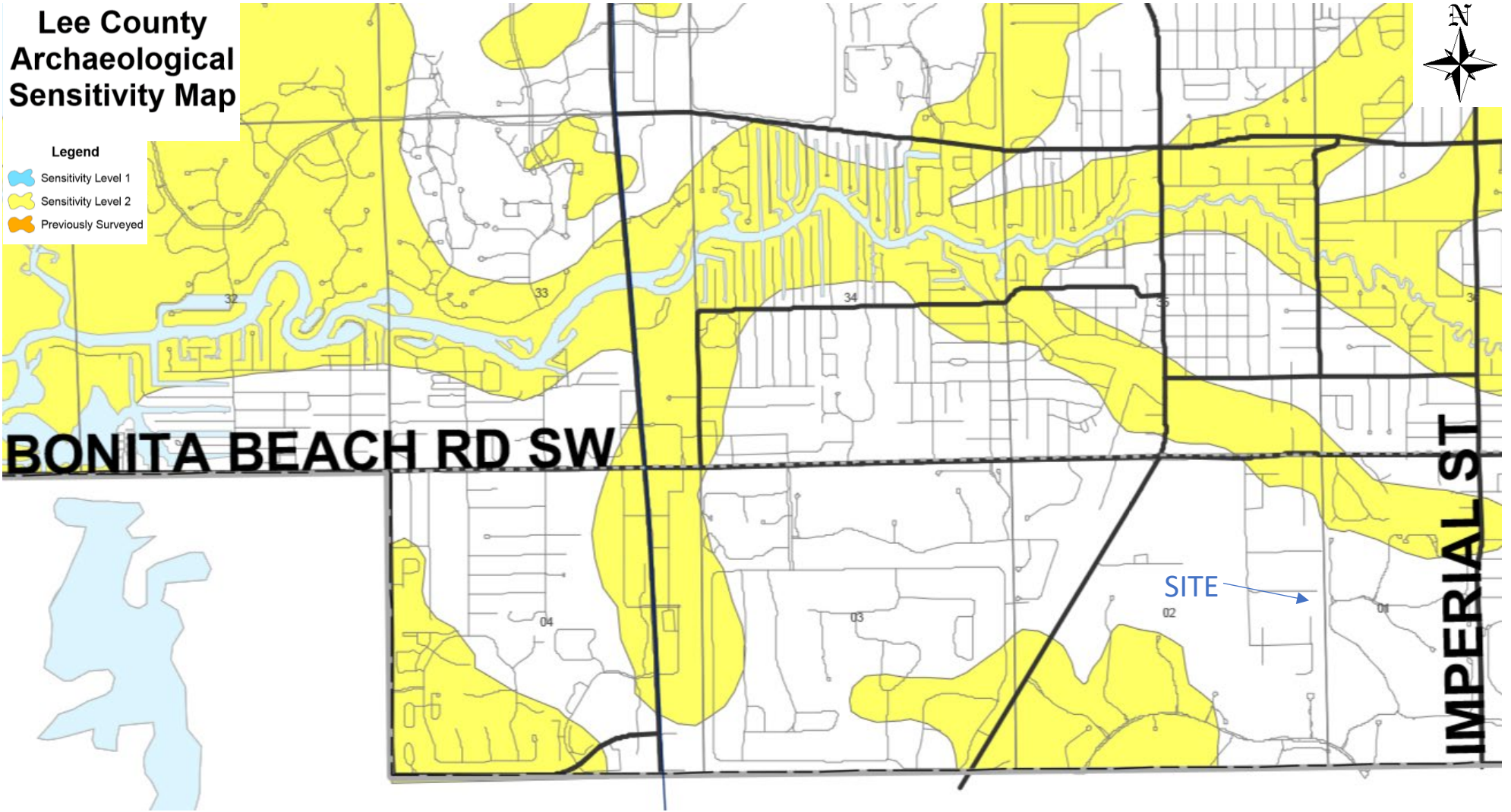
Private-Onsite

Recycling Facility
Religious Facilities
Rental and Leasing Establishments
 Group II
 Group III
 Group IV
Retail and Wholesale sales, when clearly incidental and subordinate to a permitted
 principal use on the same premises
Repair Shops
 Groups I and II
 Groups III, IV and V
Research and Development Laboratories
 Groups II and IV
Recovery Facilities to Produce Energy
Signs in compliance with Chapter 6
Social Services, Group II
Storage
 Indoor
 Open
Studios
Transportation Services, Groups III, IV and V
Vehicle and Equipment Dealers
 Group III
 Group IV
 Group V
Warehouse
 Mini-Warehouse
 Private
 Public
Wholesale Establishment
 Group III
 Group IV

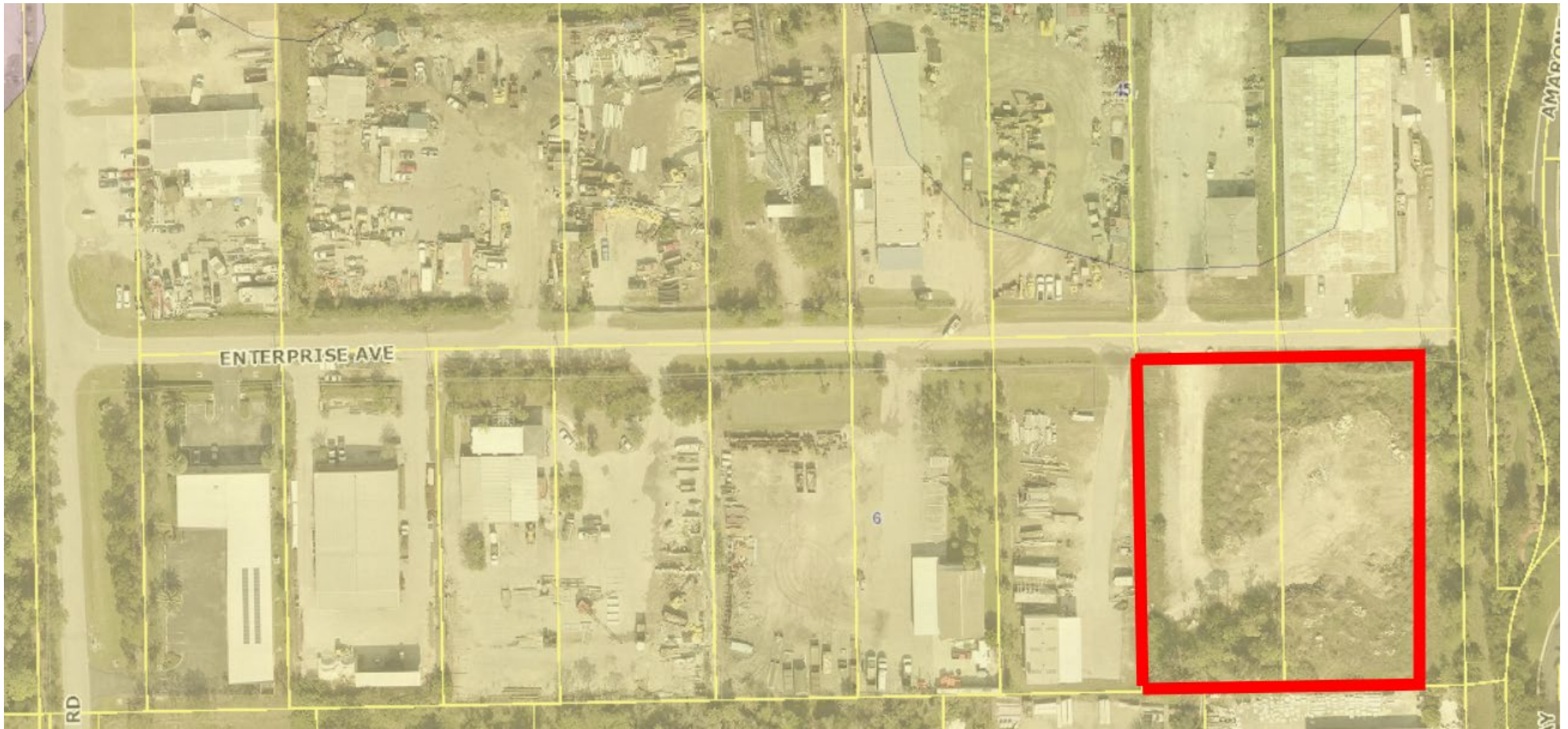
Lee County Archaeological Sensitivity Map

Legend

-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



SITE IS NOT LOCATED WITHIN ANY
ARCHAEOLOGICAL SENSITIVITY AREAS



ENTIRE SITE IS 6: HALLANDALE FINE SAND

TRAFFIC IMPACT STATEMENT

FOR

HARKAT IPD

PROJECT NO. F1909.21

**PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
239-278-3090**

November 7, 2019

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
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- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the City of Bonita Springs for projects seeking rezoning approval. This report has been completed in compliance with guidelines established in the City of Bonita Springs Traffic Impact Statement Guidelines. The development site is located at 10979 Enterprise Avenue in the City of Bonita Springs, Florida. The site location is illustrated on **Figure 1**.

The previous zoning (Resolution #Z-91-014) on the subject site was Industrial Planned Development (IPD), which was to allow a construction and operation of a concrete batch plant on the site. The previous IPD zoning has expired. The applicant is requesting a rezoning on the approximately 1.82 acres of property to IPD to allow the subject site to be developed with up to 28,875 square feet of warehouse uses. Access to the subject site is proposed to Enterprise Avenue via a single connection.

Methodology meeting notes were exchanged with the City of Bonita Springs Staff to discuss the requirements for the zoning traffic study. The initial methodology meeting notes are attached to the Appendix of this report for reference.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently a vacant parcel. The subject site is bordered to the east by residential uses, to the north by Enterprise Avenue, and to the west and south by warehouse/industrial uses.

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Enterprise Avenue is a two-lane undivided local roadway that borders the subject site to the north. Project traffic is proposed to access Enterprise Avenue via a single connection. Since Enterprise Avenue has no posted speed limit, the speed limit per Florida Statute 316.183(2) is 30 mph. Enterprise Avenue is privately maintained roadway located within an access easement.

III. PROPOSED DEVELOPMENT

The applicant is requesting a rezoning on the approximately 1.82 acres of property to IPD to allow the subject site to be developed with up to 28,875 square feet of warehouse uses. Access to the subject site is proposed to Enterprise Avenue via a single connection. **Table 1** summarizes the land uses utilized for trip generation purposes for the subject site.

**Table 1
Land Uses
Harkat IPD**

Land Use	Size
Warehouse	28,875 Sq. Ft.

Access to the subject site is proposed to Enterprise Avenue via a single connection.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 10th Edition. In order to analyze the worst case scenario in terms of trip generation, a trip generation comparison was conducted between Land Use Code 110 (General Light Industrial) and Land Use Code 150 (Warehousing). Based on the comparison, utilizing LUC 150 to estimate the trip generation for the proposed development yields the most conservative results. The trip generation comparison and equations utilized for these land uses are contained in the Appendix of this report for reference. **Table 2** outlines the

anticipated weekday A.M. and P.M. peak hour trip generation of the subject site. The daily trip generation is also indicated in this table.

**Table 2
Trip Generation
Harkat IPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Warehousing (28,875 Sq. Ft.)	22	7	29	8	23	31	91

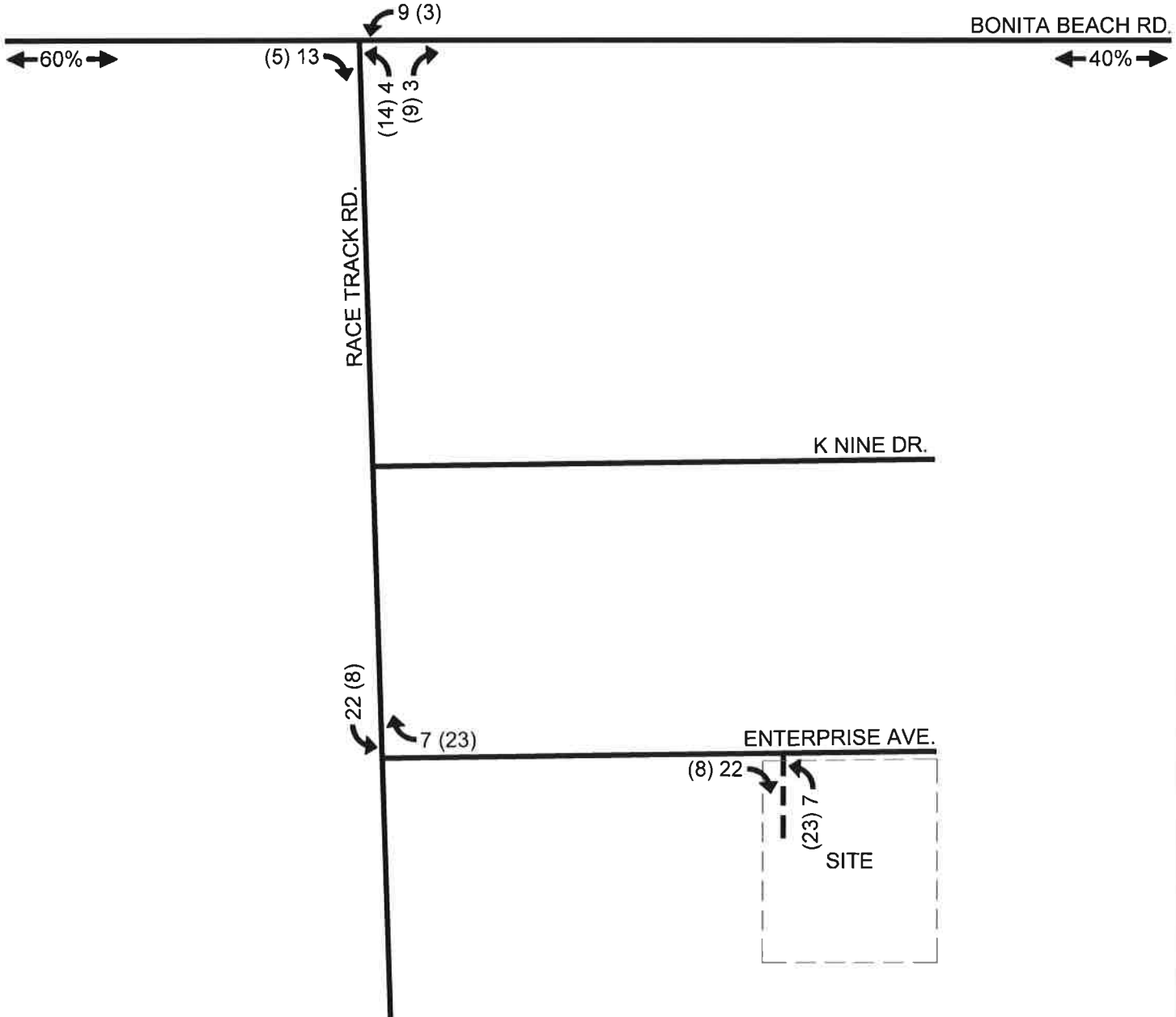
V. TRIP DISTRIBUTION & PROJECT IMPACT

The trips shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives and surrounding intersections.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined by the City of Bonita Springs Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix of this report, was created. This table indicates which roadway links will exceed 2% or 3% of the directional peak hour capacity of the Level of Service Standard. The Level of Service Thresholds were obtained from the *Lee County Link-Specific Service Volume* tables, dated June, 2016. Based on Table 1A, no roadway segments are projected to be significantly impacted as a result of the proposed development.



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LEGEND

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

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2022 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, vested traffic volumes were applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. All background growth on Bonita Beach Road will be due to vested traffic data provided by the City. The existing roadway link traffic data was obtained from the 2019 *City of Bonita Springs Traffic Count Report*. Based on the project distribution shown in Figure 2, the link data was analyzed for the year 2022 without the development and year 2022 with the development.

Figure 3 indicates the year 2022 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hour with the development traffic added to the roadways. This figure was derived from **Table 2A** contained in the Appendix. Note, the peak hour - peak direction vested trips were determined by utilizing the vested traffic information provided by the City of Bonita Springs and applying the K100 and D factors obtained from the 2019 *City of Bonita Springs Traffic Count Report*. The “Bonita Beach Traffic by Link” and the 2019 City’s traffic count data are attached to the Appendix of this report for reference.



BONITA BEACH RD.

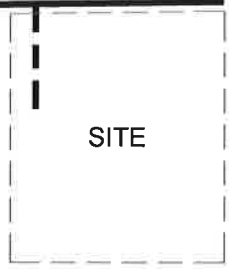
4,526 - "F"
(4,539 - "F")
[4,540 - "F"]

4,526 - "F"
(4,535 - "F")
[4,535 - "F"]

RACE TRACK RD.

K NINE DR.

ENTERPRISE AVE.



LEGEND

- XXX - "X" 2022 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- (XXX -"X") 2022 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS AM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- [XXX -"X"] 2022 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

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VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 3 details the Levels of Service for all links inside the project's area of influence based on this analysis. In comparing the links' functional classification and calculated 2022 traffic volumes to the Service Volume Tables, it was determined Bonita Beach Road, east and west of Race Track Road will operate below the minimum acceptable Level of Service in the 2022 background conditions. Therefore, Old 41 and Bonita Beach Road in the study area are considered as future existing transportation deficiencies that this project should not be responsible for mitigating. Additionally, it is not the responsibility of this development to mitigate impacts of other "vested" projects. Therefore, roadway capacity improvements will not be warranted as a result of the proposed rezone.

Turn lane improvements at the site access drive will be evaluated at the time the project seeks a Local Development Order approval.

VIII. CONCLUSION

The proposed rezone is located at 10979 Enterprise Avenue in the City of Bonita Springs, Florida. Based on the results of Level of Service analysis, the proposed development will not degrade the Level of Service on the roadways within the study area. Bonita Beach Road, east and west of Racetrack Road was shown to operate below the minimum acceptable Level of Service in the 2022 background conditions. Therefore, these aforementioned segments of Bonita Beach Road are considered as an existing transportation deficiencies that this project should not be responsible for mitigating. The trips added by this project do not cause any additional roadway segments to operate below the minimum acceptable Level of Service standards as identified in the City of Bonita Springs Comprehensive Plan. The mitigation for this project will be the payment of road impact fees to the City.

APPENDIX

METHODOLOGY MEETING NOTES

MEMORANDUM

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

FROM: Yury Bykau
Transportation Consultant

DATE: November 7, 2019

RE: Harkat IPD
Rezoning Traffic Impact Statement Methodology
10979 Enterprise Avenue
City of Bonita Springs

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the rezoning application to develop an approximately 28,875 square foot warehouse building at 10979 Enterprise Avenue in the City of Bonita Springs. The previous zoning (Resolution #Z-91-014) on the subject site was Industrial Planned Development (IPD), which was to allow a construction and operation of a concrete batch plant on the site. The previous IPD zoning has expired. Access to the subject site is proposed to Enterprise Avenue via a single connection. The TIS will be prepared consistent with the methodology outlined in City of Bonita Springs Resolution No. 17-07.

TRIP GENERATION

The trip generation will be completed utilizing the Institute of Transportation Engineer's (ITE) report, *Trip Generation Manual*, 10th Edition. In order to analyze the worst case scenario in terms of trip generation, a trip generation comparison will be conducted between Land Use Code 110 (General Light Industrial) and Land Use Code 150 (Warehousing). Based on the attached comparison, utilizing LUC 150 to estimate the trip generation for the proposed development will yield the most conservative results. **Table 1** summarizes the proposed uses on the subject site.

**Table 1
Land Uses
Harkat IPD**

Land Use	Size
Warehouse	28,875 Sq. Ft.

Table 2 reflects the total weekday AM and PM peak hour trip generation of the proposed development. The trips in Table 2 will be used in the Level of Service analysis for the adjacent roadway segments.

**Table 2
Trip Generation
Harkat IPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Warehousing (28,875 Sq. Ft.)	22	7	29	8	23	31	91

TRIP DISTRIBUTION

The trip distribution for the project trips was estimated manually and was based on the available roadway network and commuting patterns in the area. It was assumed that 60% of project trips will be to/from the west of Race Track Road on Bonita Beach Road and 40% to/from the east of Race Track Road on Bonita Beach Road.

STUDY AREA

The study area will consist of arterial and collector roads where the project related trips equals or exceeds 2% or 3% of the directional peak hour capacity of the level of service standard for each roadway segment. The attached Table 1A identifies the anticipated roadway segments that will be impacted by the 2% and 3% impact.

EXISTING/FUTURE TRAFFIC

Existing traffic conditions will be based on the traffic data as reported in the 2019 City of Bonita Springs Traffic Count Report prepared by FTE.

Analysis scenarios will be as follows:

- Existing traffic within the study area
- Existing traffic plus vested trips (2022 Future Background Traffic Conditions)
- Existing traffic plus vested trips plus AM/PM peak hour project trips added to the links.

Turn lane improvements at the site access drive will be evaluated at the time the project seeks a local Development Order approval.

Attachments

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**TABLE 1A
PROJECT'S AREA OF IMPACT
HARKAT IPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	29 VPH	IN=	22	OUT=	7
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	31 VPH	IN=	8	OUT=	23

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>2% / 3%</u> <u>IMPACT</u>
Bonita Beach Road	E. of Race Track Rd	6LD	0	530	2,800	2,800	2,800	40%	9	0.3%
	W. of Race Track Rd	6LD	0	530	2,800	2,800	2,800	60%	14	0.5%

* Level of Service Thresholds for Bonita Beach Road were obtained from the Lee County Link-Specific Service Volumes on Arterials tables (June. 2016)

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

JUNE, 2016

PAGE 1

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR--PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	110	260	440	590	990	210	490	820	1,100	1,840
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	120	290	480	660	990	230	540	890	1,230	1,840
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	120	290	480	660	990	230	540	890	1,230	1,840
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	0	1,930	1,980	1,980	1,980	0	3,720	3,800	3,800	3,800
	DUSTY RD	LEE RD	4	1.6	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	THREE OAKS PKWY	I-75	4	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
BEN HILL GRIFFIN PKWY	BEN HILL GRIFFIN PKWY	CORKSCREW RD	3	6.9	2LN	70	280	540	760	1,100	140	540	1,040	1,470	2,120
	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	FGCU ENTRANCE	COLLEGE CLUB DR	3	1.8	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	VANDERBILT DR	US 41	8	0.7	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	OLD 41	IMPERIAL ST	8	1.1	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	IMPERIAL ST	I-75	8	0.7	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	I-75	BONITA GRANDE DR	8	0.7	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750	
BOYSCOUT RD	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	0	940	2,520	0	0	1,700	4,550	
	CLAYTON CT	US 41	1	0.2	6LN	0	0	0	940	2,520	0	0	1,700	4,550	
BUCKINGHAM RD	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870
	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870
BURNT STORE RD	SR 78	VAN BUREN PKWY	5	3.6	4LD	870	1,490	2,100	2,660	2,950	1,530	2,620	3,690	4,670	5,180
	VAN BUREN PKWY	COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010
BUSINESS 41	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,440	2,440	3,450	4,420	5,120	2,220	3,760	5,310	6,800	7,880
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	PONDELLA RD	SR 78	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	SR 78	LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
CAPE CORAL BRIDGE	LITTLETON RD	US 41	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,340	1,900	1,900	0	0	2,280	3,230	3,230
COLLEGE PKWY	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	1,120	1,900	2,680	3,440	4,000	1,910	3,230	4,540	5,820	6,790
	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	SUMMERLIN RD	US 41	1	0.7	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	US 41	FOWLER ST	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740

**TABLE 1 2019 TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL**



FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	2-Apr-19	N/S	3991	3102	7093	0.95	6700	15%	57%	1005	D	42
0005	N/A	Bonita Beach Rd between Wisconsin St & Michigan St	2-Apr-19	E/W	16064	15994	32058	0.95	30500	15%	57%	4575	F	42
0016	7	Bonita Beach Rd E. of Vanderbilt Dr	2-Apr-19	E/W	15029	15120	30149	0.95	28600	10%	55%	2860	C	7
1229	221	Bonita Beach Rd East of Arroyal Rd	2-Apr-19	E/W	17672	16894	34566	0.95	32800	15%	57%	4920	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	2-Apr-19	E/W	18953	17386	36339	0.95	34500	10%	51%	3450	C	92
1230	N/A	Bonita Beach Rd W of Race Track Rd	2-Apr-19	E/W	22038	21127	43165	0.95	41000	15%	57%	6150	F	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	2-Apr-19	E/W	11324	11118	22442	0.95	21300	10%	55%	2130	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	2-Apr-19	E/W	14059	14119	28178	0.95	26800	10%	55%	2680	C	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	2-Apr-19	N/S	4176	4149	8325	0.95	7900	15%	57%	1185	D	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	2-Apr-19	N/S	1024	657	1681	0.95	1600	11%	63%	176	C	16
1207	N/A	Dean St E of Lime St	2-Apr-19	E/W	1828	1801	3629	0.95	3400	15%	57%	510	C	42
1208	N/A	Dean St W of Mutheson Ave	2-Apr-19	E/W	1454	1283	2737	0.95	2600	15%	57%	390	C	42
1205	N/A	E Terry St E of I-75	2-Apr-19	E/W	5291	5390	10681	0.95	10100	15%	57%	1515	D	42
1211	271	E Terry St E of Old 41 Rd	2-Apr-19	E/W	7839	8675	16514	0.95	15700	15%	57%	2355	C	42
1203	N/A	E Terry St W of Bonita Grande Dr	2-Apr-19	E/W	3603	3629	7232	0.95	6900	15%	57%	1035	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	2-Apr-19	N/S	5178	5380	10558	0.95	10000	9%	52%	900	D	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	2-Apr-19	N/S	4938	5151	10089	0.95	9600	9%	52%	864	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	2-Apr-19	N/S	4995	5187	10182	0.95	9700	9%	52%	873	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	2-Apr-19	N/S	14559	14248	28807	0.95	27400	14%	55%	3836	C	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	2-Apr-19	N/S	10587	10361	20948	0.95	19900	14%	55%	2786	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	2-Apr-19	N/S	13153	13312	26465	0.95	25100	14%	55%	3514	C	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	2-Apr-19	N/S	11573	10942	22515	0.95	21400	14%	55%	2996	C	63
1209	N/A	Matheson Ave N of Dean St	2-Apr-19	N/S	1095	1015	2110	0.95	2000	15%	57%	300	C	42
1204	N/A	Morton Ave N of East Terry St	2-Apr-19	N/S	3418	3550	6968	0.95	6600	15%	57%	990	D	42

TRIP GENERATION EQUATIONS & TRIP GENERATION COMPARISON

ITE TRIP GENERATION REPORT, 10th EDITION 28,875 SQ. FT. WAREHOUSE

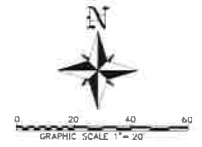
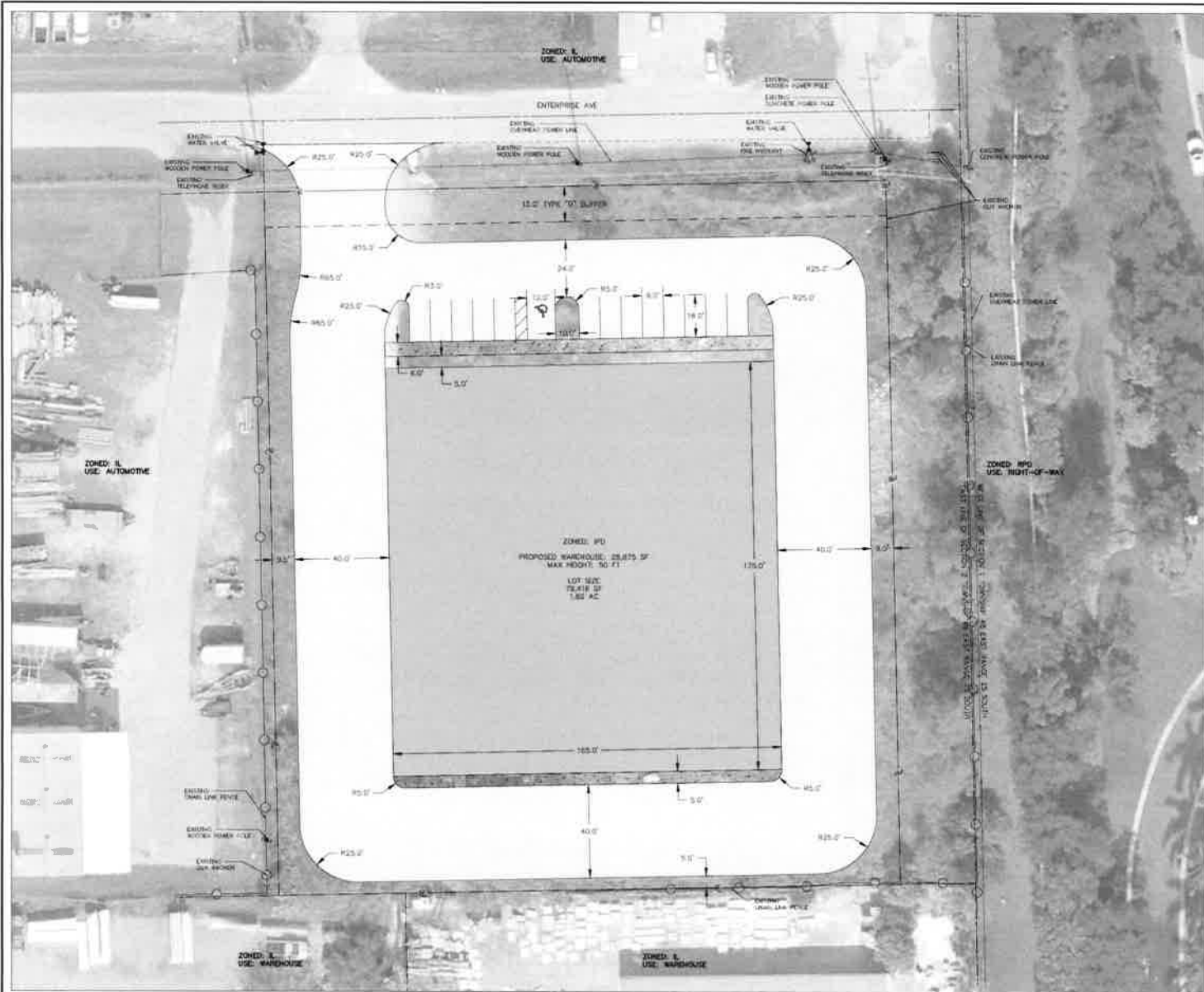
Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
General Light Industrial (LUC 110)	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 0.39$ (88% In/12% Out)	$\text{Ln}(T) = 0.69 \text{Ln}(X) + 0.43$ (13% In/87% Out)	$T = 3.79(X) + 57.96$
T = Number of trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
Warehousing (LUC 150)	$T = 0.12(X) + 25.32$ (77% In/23% Out)	$T = 0.12(X) + 27.82$ (27% In/73% Out)	$T = 1.58(X) + 45.54$
T = Number of trips, X = 1,000's of square feet of Gross Floor Area (GFA)			

Trip Generation based on LUC 110

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
General Light Industrial (28,875 Sq. Ft.)	16	2	18	2	14	16	167

Trip Generation based on LUC 150

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Warehousing (28,875 Sq. Ft.)	22	7	29	8	23	31	91



NOTES/DESIGN CRITERIA

LANDSCAPE & BUFFERING
 WEST, SOUTH SIDES: MPU TO IL - NO BUFFER REQUIRED PER LUC
 NORTH STREET BUFFER - 15 FT TYPE "D" BUFFER
 EAST SIDE INDUSTRIAL TO RPD - TYPE "E" ON "D" BUFFER - ALREADY IN PLACE ON MPD PROPERTY (NO ADDITIONAL BUFFER REQUIRED)

BUILDING PARAMETERS
 SIZE 105' x 175' = 28,875 SF (LOTS IS 79,410 SF - COVERAGE IS 36.4%)

PARKING
 WAREHOUSING/STORAGE REQUIRES ONE SPACE PER 1,000 SF
 TOTAL REQUIRED = 11 SPACES
 TOTAL PROVIDED = 14 SPACES, INCLUDING 1 HANDICAP SPACE

DRAINAGE/STORMWATER MANAGEMENT
 WATER QUALITY REQUIRED: THE GREATER OF 1" OVER ENTIRE SITE OR 2.5" x % IMPERVIOUS - ADD 50% FOR ADDITIONAL WATER QUALITY

PREPARED FOR:
HARKAT PROPERTIES LLC
 10930 DUTCHMAN AVENUE
 BONITA SPRINGS, FLORIDA 34135

BANKS ENGINEERING
 607 55 MILL CYPRESS ROAD #44
 607 W. WOODS, BONITA SPRINGS, FLORIDA 34135
 PHONE: (352) 537-5465 FAX: (352) 537-1511
 ENGINEERING LICENSE # 10000 BANKS ENGINEERING P.A. 0000
 WWW.BANKS-ENG.COM

MASTER CONCEPT PLAN HARKAT IPD BONITA SPRINGS, FLORIDA					
DATE	PROJECT	DESIGNED	DRAWN	CHECKED	SHEET
10-03-2018	8432		RJV		01
					SCALE: 1" = 20'

TABLES 1A & 2A

**TABLE 1A
PROJECT'S AREA OF IMPACT
HARKAT IPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	29 VPH	IN=	22	OUT=	7
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	31 VPH	IN=	8	OUT=	23

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>PERCENT</u> <u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>2% / 3%</u> <u>IMPACT</u>
Bonita Beach Road	E. of Race Track Rd	6LD	0	530	2,800	2,800	2,800	40%	9	0.3%
	W. of Race Track Rd	6LD	0	530	2,800	2,800	2,800	60%	14	0.5%

* Level of Service Thresholds for Bonita Beach Road were obtained from the Lee County Link-Specific Service Volumes on Arterials tables (June. 2016)

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS
HARKAT IPD**

TOTAL PROJECT TRAFFIC AM =	29	IN =	22	OUT=	7	<u>FTE Station :</u>	<u>K-Factor</u>	<u>D-Factor</u>
TOTAL PROJECT TRAFFIC PM =	31	IN=	8	OUT=	23	1230	0.150	0.570

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>FTE</u>	<u>2019</u>			<u>2019</u>			<u>2022</u>			<u>2022</u>		<u>2022</u>	
			<u>PK SEASON</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>PK HR</u>	<u>PERCENT</u>	<u>BCKGRND</u>		<u>BCKGRND</u>	
												<u>VESTED</u>	<u>BACKGROUND</u>	<u>PROJECT</u>	<u>AM PROJ</u>
<u>STA #</u>	<u>Two-Way¹</u>	<u>VOLUME²</u>	<u>LOS</u>	<u>TRAFFIC⁴</u>	<u>VOLUME³</u>	<u>LOS</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>	<u>VOLUME</u>	<u>LOS</u>		
Bonita Beach Road	E. of Old 41	1230	6,150	3,506	F	1,020	4,526	F	40%	9	9	4,535	F	4,535	F
	W. of Old 41	1230	6,150	3,506	F	1,020	4,526	F	60%	13	14	4,539	F	4,540	F

¹ The 2019 Peak Hour Peak Season Two-Way Volumes were obtained from the 2019 City of Bonita Springs Traffic Count Report.

² The 2019 Peak Hour Peak Season Peak Direction Volumes were obtained by multiplying 2019 Peak Hour Peak Season Two-Way Volumes by appropriate D factors.

³ Vested traffic was calculated by using the background volumes from the "Bonita Beach Traffic By Link" worksheet provided by City of Bonita Springs staff and adjusting them by "K" and "D" factors obtained from the 2019 City of Bonita Springs Traffic Count Report.

⁴ For Bonita Beach Road, the 2021 background traffic volume was obtained by adding vested traffic to the 2019 Peak Hour Peak Season Peak Direction volumes. All background growth will be due to vested traffic.

**LEE COUNTY LINK SPECIFIC
SERVICE VOLUMES**

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

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR--PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	110	260	440	590	990	210	490	820	1,100	1,840
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	120	290	480	660	990	230	540	890	1,230	1,840
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	120	290	480	660	990	230	540	890	1,230	1,840
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	0	1,930	1,980	1,980	1,980	0	3,720	3,800	3,800	3,800
	DUSTY RD	LEE RD	4	1.6	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	THREE OAKS PKWY	I-75	4	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	BEN HILL GRIFFIN PKWY	CORKSCREW RD	3	6.9	2LN	70	280	540	760	1,100	140	540	1,040	1,470	2,120
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	FGCU ENTRANCE	COLLEGE CLUB DR	3	1.8	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	VANDERBILT DR	US 41	8	0.7	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	OLD 41	IMPERIAL ST	8	1.1	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	IMPERIAL ST	I-75	8	0.7	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	I-75	BONITA GRANDE DR	8	0.7	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
	BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
BOYSCOUT RD	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	0	940	2,520	0	0	1,700	4,550	
	CLAYTON CT	US 41	1	0.2	6LN	0	0	0	940	2,520	0	0	1,700	4,550	
BUCKINGHAM RD	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870
	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870
BURNT STORE RD	SR 78	VAN BUREN PKWY	5	3.6	4LD	870	1,490	2,100	2,660	2,950	1,530	2,620	3,690	4,670	5,180
	VAN BUREN PKWY	COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010
BUSINESS 41	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,440	2,440	3,450	4,420	5,120	2,220	3,760	5,310	6,800	7,880
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	PONDELLA RD	SR 78	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	SR 78	LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
CAPE CORAL BRIDGE	LITTLETON RD	US 41	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,340	1,900	1,900	0	0	2,280	3,230	3,230
COLLEGE PKWY	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	1,120	1,900	2,680	3,440	4,000	1,910	3,230	4,540	5,820	6,790
	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
COLONIAL BLVD	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	SUMMERLIN RD	US 41	1	0.7	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
COLONIAL BLVD	US 41	FOWLER ST	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740

**TRAFFIC DATA FROM 2019 CITY OF
BONITA SPRINGS TRAFFIC COUNT
REPORT**

TABLE 1 2019 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 and 2	FDOT Seasonal Factor	AADT Direction and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	2-Apr-19	N/S	3991	3102	7093	0.95	6700	15%	57%	1005	D	42
0005	N/A	Bonita Beach Rd between Wisconsin St & Michigan St	2-Apr-19	E/W	16064	15994	32058	0.95	30500	15%	57%	4575	F	42
0016	7	Bonita Beach Rd E. of Vanderbilt Dr	2-Apr-19	E/W	15029	15120	30149	0.95	28600	10%	55%	2860	C	7
1229	221	Bonita Beach Rd East of Arroyal Rd	2-Apr-19	E/W	17672	16894	34566	0.95	32800	15%	57%	4920	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	2-Apr-19	E/W	18953	17386	36339	0.95	34500	10%	51%	3450	C	92
1230	N/A	Bonita Beach Rd W of Race Track Rd	2-Apr-19	E/W	22038	21127	43165	0.95	41000	15%	57%	6150	F	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	2-Apr-19	E/W	11324	11118	22442	0.95	21300	10%	55%	2130	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	2-Apr-19	E/W	14059	14119	28178	0.95	26800	10%	55%	2680	C	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	2-Apr-19	N/S	4176	4149	8325	0.95	7900	15%	57%	1185	D	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	2-Apr-19	N/S	1024	657	1681	0.95	1600	11%	63%	176	C	16
1207	N/A	Dean St E of Lime St	2-Apr-19	E/W	1828	1801	3629	0.95	3400	15%	57%	510	C	42
1208	N/A	Dean St W of Matheson Ave	2-Apr-19	E/W	1454	1283	2737	0.95	2600	15%	57%	390	C	42
1205	N/A	E Terry St E of I-75	2-Apr-19	E/W	5291	5390	10681	0.95	10100	15%	57%	1515	D	42
1211	271	E Terry St E of Old 41 Rd	2-Apr-19	E/W	7839	8675	16514	0.95	15700	15%	57%	2355	C	42
1203	N/A	E Terry St W of Bonita Grande Dr	2-Apr-19	E/W	3603	3629	7232	0.95	6900	15%	57%	1035	D	42
0013**	N/A	Esteros Blvd N. of Hickory Blvd	2-Apr-19	N/S	5178	5380	10558	0.95	10000	9%	52%	900	D	44
0015**	N/A	Esteros Blvd N. of Lovers Key State Park	2-Apr-19	N/S	4938	5151	10089	0.95	9600	9%	52%	864	C	44
0014**	N/A	Esteros Blvd S. of Lovers Key State Park	2-Apr-19	N/S	4995	5187	10182	0.95	9700	9%	52%	873	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	2-Apr-19	N/S	14559	14248	28807	0.95	27400	14%	55%	3836	C	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	2-Apr-19	N/S	10587	10361	20948	0.95	19900	14%	55%	2786	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	2-Apr-19	N/S	13153	13312	26465	0.95	25100	14%	55%	3514	C	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	2-Apr-19	N/S	11573	10942	22515	0.95	21400	14%	55%	2996	C	63
1209	N/A	Matheson Ave N of Dean St	2-Apr-19	N/S	1095	1015	2110	0.95	2000	15%	57%	300	C	42
1204	N/A	Morton Ave N of East Terry St	2-Apr-19	N/S	3418	3550	6968	0.95	6600	15%	57%	990	D	42

**VESTED BONITA BEACH ROAD
TRAFFIC BY LINK
PROVIDED BY THE CITY OF BONITA
SPRINGS**

BONITA BEACH ROAD TRAFFIC BY LINK

LINK	AVERAGE SEASONAL*	AADT	BACKGROUND	TOTAL
I-75 to East of Bonita Grand		9500	44400	53900
IMPERIAL TO I-75		37500	28300	50330
US 41 TO IMPERIAL		35000	11930	46930
VANDERBILT TO US 41	33585	25205	8350	41935*

Notes:

Seasonal* is the months of Jan, Feb, Mar.

Seasonal information is used when available.

Background is from approved development orders or agreements.

Link assignment is based on direct access and historic trends.

*FDOT Count Station
right across street -
needs to be adjusted*

TRIP GENERATION EQUATIONS & COMPARISON

TRIP GENERATION EQUATIONS & TRIP GENERATION COMPARISON

ITE TRIP GENERATION REPORT, 10th EDITION 28,875 SQ. FT. WAREHOUSE

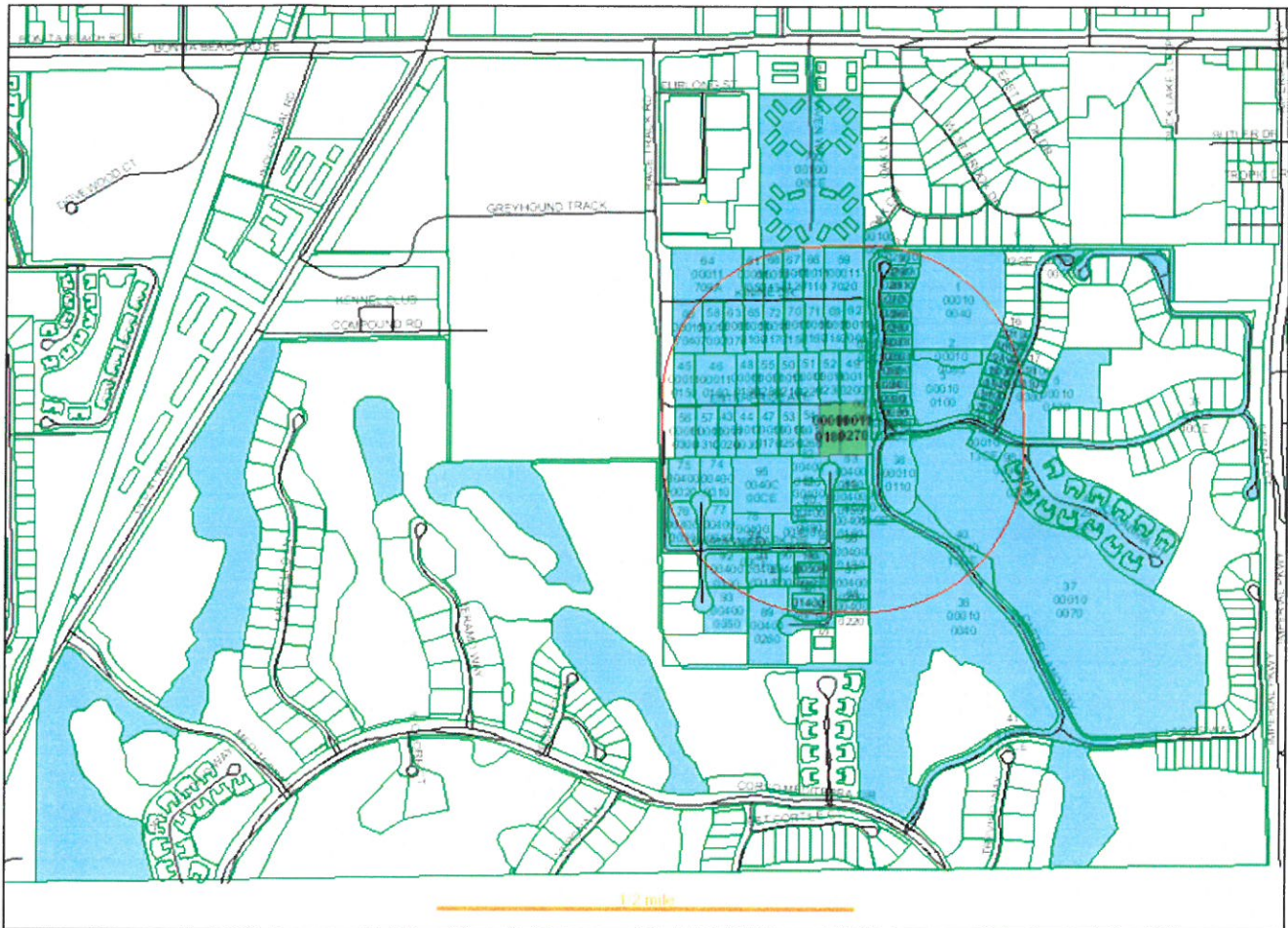
Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
General Light Industrial (LUC 110)	$\ln(T) = 0.74 \ln(X) + 0.39$ (88% In/12% Out)	$\ln(T) = 0.69 \ln(X) + 0.43$ (13% In/87% Out)	$T = 3.79 (X) + 57.96$
T = Number of trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
Warehousing (LUC 150)	$T = 0.12 (X) + 25.32$ (77% In/23% Out)	$T = 0.12 (X) + 27.82$ (27% In/73% Out)	$T = 1.58 (X) + 45.54$
T = Number of trips, X = 1,000's of square feet of Gross Floor Area (GFA)			

Trip Generation based on LUC 110

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
General Light Industrial (28,875 Sq. Ft.)	16	2	18	2	14	16	167

Trip Generation based on LUC 150

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Warehousing (28,875 Sq. Ft.)	22	7	29	8	23	31	91



Date of Report: October 01, 2019
 Buffer Distance: 1000 feet
 Parcels Affected: 126
 Subject Parcels: **02-48-25-B2-00011.0180, 02-48-25-B2-00011.0270**

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	01-48-25-B1-00010.0040 ACCESS UNDETERMINED NAPLES FL 34110	PORT OF PARL LOC IN SW 1/4 OF NW 1/4 AS DESC IN INST#2007-247159 LESS CONSERVATION AREA 21 DESC IN OR 3492 PG 3570	1
MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	01-48-25-B1-00010.0080 MEDITERRA C/E BONITA SPRINGS FL	PAR LYING IN W 1/2 OF SW 1/4 OF NW 1/4 OF SECT OR 3492/3551 CONSERVATION AREA #21	2
MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	01-48-25-B1-00010.0100 MEDITERRA C/E BONITA SPRINGS FL	PORT OF PARL LOC IN S 1/2 OF SW 1/4 OF NW 1/4 AS DESC IN INST#2007-247159 LESS CONSV EASE 21 DESC IN OR 3492 PG 3570	3
TERRAZZA AT MEDITERRA 2335 TAMIAMI TRL N STE 402 NAPLES FL 34103	01-48-25-B1-00010.0110 TERRAZZA @ MEDITERRA C/E BONITA SPRINGS FL	S 1/2 OF S 1/2 OF NW 1/4 LES PLATTED DEER RUN EST UNIT 1 + LESS OR3492/3551 LESS OR 3742/917 LESS SUBDS + LESS OR 4822 PG 4686 + 4812 + LESS OR 4836 OG 3026 + LESS INST#2007-247159	4
			5

MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	01-48-25-B1-00010.0120 SUBMERGED BONITA SPRINGS FL	PORT OF PARL LOC IN S 1/2 OF S 1/2 OF NW 1/4 AS DESC IN INST#2007-247159	
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B1-00010.02CE ACCESS UNDETERMINED BONITA SPRINGS FL	PORT OF N 1/2 OF S 1/2 OF N W 1/4 AS DESC IN OR 3250 PG 810 LESS INST#2007-247159 + LESS SUB	6
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B1-00010.03CE MEDITERRA C/E BONITA SPRINGS FL	S 1/2 OF S 1/2 OF NW 1/4 LES PLATTED DEER RUN EST UNIT 1 + LESS OR3492/3551 LESS OR 3742/917 LESS SUBDS + LESS OR 4822 PG 4686 + 4812 + LESS OR 4836 OG 3026 + LESS INST#2007-247159	7
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B1-00010.13CE 28133 CASTELLANO WAY BONITA SPRINGS FL	S 1/2 OF S 1/2 OF NW 1/4 LES PLATTED DEER RUN EST UNIT 1 + LESS OR3492/3551 LESS OR 3742/917 LESS SUBDS + LESS OR 4822 PG 4686 + 4812 + LESS OR 4836 OG 3026 + LESS INST#2007-247159 LESS INST# 2007000242674	8
BISS GORDON G 11010 OAK CIR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0530 11015 OAK CIR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 53	9
RIESEBERG ERIC F 28370 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0010 28370 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5 + 6 LOT 1	10
SCHNEIER CRAIG ERIC + 28360 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0020 28360 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5 + 6 LOT 2	11
NORMA B CARL TRUST 28350 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0030 28350 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5 + 6 LOT 3	12
MCGINNIS THOMAS J + 28340 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0040 28340 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5 + 6 LOT 4	13
SQUIRES STEVEN L + LINDA B TR 28330 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0050 28330 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5+6 LOT 5	14
MCKELVEY JOHN + NANCY 28320 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0060 28320 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5+6 LOT 6	15
MATTISON ROGER H + KARLEEN L 28312 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0070 28312 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5+6 LOT 7	16
SCHERER JACOB F JR & 28331 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0370 28331 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5+6 LOT 37	17
CURVEY J SCOTT + REBECCA E TR 28341 TERRAZZA LN NAPLES FL 34110	01-48-25-B1-02100.0380 28341 TERRAZZA LN NAPLES FL 34110	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5+6 LOT 38	18
LDG TERRAZZA LLC MEDITERRA COMM ASSN 5668 STRAND CT NAPLES FL 34110	01-48-25-B1-021R1.00CE RIGHT OF WAY BONITA SPRINGS FL	MEDITERRA PARCEL 123 DESC IN PB 73 PGS 5+6 POR OF TRACT R + POR OF LOTS 28 + 29 AS DESC IN OR 4485/1187	19
			20

SIMPSON KEVIN G + 29111 AMARONE CT NAPLES FL 34110	01-48-25-B1-02600.0010 29111 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 1	
SOLAN ANDREW + MERRILL 29101 AMARONE CT NAPLES FL 34110	01-48-25-B1-02600.0020 29101 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 2	21
MONTGOMERY JAMES D TR 5026 S GREENWOOD AVE CHICAGO IL 60615	01-48-25-B1-02600.0030 29091 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 3	22
RUSCH DAVID L + JAMIE L 29081 AMARONE CT NAPLES FL 34110	01-48-25-B1-02600.0040 29081 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 4	23
CSEPLO WILLIAM P TR 29071 AMARONE CT NAPLES FL 34110	01-48-25-B1-02600.0050 29071 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 5	24
BODLUND ROBERT R + SUZANNE H 29061 AMARONE CT NAPLES FL 34110	01-48-25-B1-02600.0060 29061 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 6	25
WEBER LOUIS J III 1410 BRAEBURN AVE FLOSSMOOR IL 60422	01-48-25-B1-02600.0070 29051 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 7	26
BUTKIEWICZ KATHY + 29041 AMARONE CT NAPLES FL 34110	01-48-25-B1-02600.0080 29041 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 8	27
CASTELLANO KAREN M TR 2536 OAK SPRINGS LN SAINT LOUIS MO 63131	01-48-25-B1-02600.0090 29031 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 9	28
MASIBEMA CORP BLUM RECHT BUNDESSTRASSE 9 ZUG 6302 SWITZERLAND	01-48-25-B1-02600.0100 29021 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 10	29
LENTINE JOSEPH 5842 JULIANN CT WASHINGTON MI 48094	01-48-25-B1-02600.0110 29011 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 11	30
GRONBERG KARI 29001 AMARONE CT NAPLES FL 34110	01-48-25-B1-02600.0120 29001 AMARONE CT NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 LOT 12	31
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B1-0260A.00CE MEDITERRA C/E NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 TRACT A	32
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B1-0260B.00CE MEDITERRA C/E NAPLES FL 34110	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 TRACT B	33
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B1-0260R.00CE RIGHT OF WAY NAPLES FL	MEDITERRA PARCEL 124 DESC IN INST#2006-8570 TRACT R	34
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B1-0280A.00CE RIGHT OF WAY NAPLES FL 34110	MEDITERRA PARCEL 122A DESC IN INST#2006-413829 TRACT A	35
CLUB AT MEDITERRA INC 15755 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B4-00010.0040 ACCESS UNDETERMINED BONITA SPRINGS FL	MEDITERRA NORTH GOLF COURSE LYING IN SW 1/4 OF SEC 1 + S 1/2 OF SE 1/4 + NW 1/4 OF SE 1/4 + W 1/2 SE OF OLD 41 AS DESC IN INST#2009000329735 + INST#2010000145194	36
MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	01-48-25-B4-00010.0070 MEDITERRA C/E BONITA SPRINGS FL	PARCEL LYING SW 1/4 OF SEC DESC OR 3492/3551 CONSERVATION AREA #20B	37

MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	01-48-25-B4-00010.0110 SUBMERGED NAPLES FL	PARL LOC IN THE SW 1/4 OF SECT DESC IN OR 3742/917	38
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B4-00010.14CE ACCESS UNDETERMINED NAPLES FL 34110	PARL IN SW 1/4 LYING N OF MEDITERRA NORTH HOLE 4+5 + W OF CASTELLANO	39
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B4-00010.15CE ACCESS UNDETERMINED NAPLES FL 34110	PARL IN SW 1/4 LYING WLY + SLY OF CONSV AREA #20B + ELY CASTELLANO + NLY OF LAGOS	40
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B4-0190R.00CE RIGHT OF WAY NAPLES FL 34110	MEDITERRA UNIT TWO DESC IN PB 72 PGS 97-99 TRACT R	41
CALABRIA AT MEDITERRA 8359 BEACON BLVD STE 313 FORT MYERS FL 33907	01-48-25-B4-02900.00CE 28580 CALABRIA CT NAPLES FL	CALABRIA AT MEDITERRA AS DESC IN INST# 2007000242674 COMMON ELEMENT	42
NELSON BEN L JR TR 10923 ENTERPRISE AVE BONITA SPRINGS FL 34135	02-48-25-B2-00011.0020 10923 ENTERPRISE AVE BONITA SPRINGS FL 34135	E 108.49 FT OF W 483.42 FT OF S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF SEC 02	43
NELSON BEN L JR TR 10923 ENTERPRISE AVE BONITA SPRINGS FL 34135	02-48-25-B2-00011.0030 10939 ENTERPRISE AVE BONITA SPRINGS FL 34135	E 144.58 FT OF W 628 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF SEC 02	44
RIPLL LLC 27900 INDUSTRIAL ST BONITA SPRINGS FL 34135	02-48-25-B2-00011.0150 28381 RACE TRACK RD BONITA SPRINGS FL 34135	THE E 132 FT OF W 232 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	45
10928 AND 10940 ENTERPRISE AVE 27171 HOMEWOOD DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.0160 10928 ENTERPRISE AVE BONITA SPRINGS FL 34135	THE E 264 FT OF THE W 496 FT OF THE N 1/2 OF THE S 1/2 OF SE 1/4 OF NE 1/4	46
10947 AND 10955 ENTERPRISE AVE 27171 HOMEWOOD DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.0170 10947 ENTERPRISE AVE BONITA SPRINGS FL 34135	E132FT OF W760FT OF S1/2 OF S1/2 OF SE1/4 OF NE1/4 AKA LT14 DESC OR2750/1483	47
10928 AND 10940 ENTERPRISE AVE 27171 HOMEWOOD DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.0190 10940 ENTERPRISE AVE BONITA SPRINGS FL 34135	THE 132 FT OF W 628 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	48
ALCIN PROPERTIES LLC CYNTHIA TRIBBY 1393 COUNTRY CLUB DR YOUNGSTOWN OH 44505	02-48-25-B2-00011.0200 10980 ENTERPRISE AVE BONITA SPRINGS FL 34135	THE 164 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	49
10956 AND 10964 ENTERPRISE AVE 27171 HOMEWOOD DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.0210 10956 ENTERPRISE AVE BONITA SPRINGS FL 34135	W 132 FT OF E 560 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	50
10956 AND 10964 ENTERPRISE AVE 27171 HOMEWOOD DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.0220 10964 ENTERPRISE AVE BONITA SPRINGS FL 34135	W 132 FT OF E 428 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 LT 13 BARCOMBS S/D	51
BERM LLC 10965 ENTERPRISE AVE BONITA SPRINGS FL 34135	02-48-25-B2-00011.0230 10972 ENTERPRISE AVE BONITA SPRINGS FL 34135	W 132 FT OF E 296 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 LT 8 INDUSTRIAL PK	52
10947 AND 10955 ENTERPRISE AVE 27171 HOMEWOOD DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.0250 10955 ENTERPRISE AVE BONITA SPRINGS FL 34135	E 132FT OF W892FT OF S1/2 OF S1/2 OF SE1/4 OF NE1/4 AKA LT 15 DESC OR2750/1483	53
WALTER MCKEE PROPERTIES LLC 5831 GOLDEN OAKS LN NAPLES FL 34119	02-48-25-B2-00011.0260 10963 ENTERPRISE AVE BONITA SPRINGS FL 34135	E 132 FT OF W 1024 FT OF S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	54
CROWN CASTLE GT COMPANY LLC PMB 353 4017 WASHINGTON RD MCMURRAY PA 15317	02-48-25-B2-00011.0280 10948 ENTERPRISE AVE BONITA SPRINGS FL 34135	THE E 132 FT OF W 760 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	55
GLC ART CO LLC 150 SOUTH FIFTH ST STE 1360 MINNEAPOLIS MN 55402	02-48-25-B2-00011.0300 10915 ENTERPRISE AVE BONITA SPRINGS FL 34135	E132FT OF W232FT OF S1/2 OF S1/2 OF SE1/4 OF NE1/4 LES N30FT (LT 10 INDUS PK)	56

R+W DISTRIBUTORS INC 698 BELL RD SARASOTA FL 34240	02-48-25-B2-00011.0310 10919 ENTERPRISE AVE BONITA SPRINGS FL 34135	E 143 FT OF W 375 FT OF S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	57
PUOPOLO DAVID F + MARY F 27772 KINGS KEW BONITA SPRINGS FL 34134	02-48-25-B2-00011.7000 10923 K NINE DR BONITA SPRINGS FL 34135	FR NE COR OF SE1/4 OF NE 1/4 S665FT TH W903FT TO POB DESC OR2720/2223	58
HAROLD C BUCK MEMORIAL POST 42 10972 K-NINE DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.7020 10972 K NINE DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NE 1/4 AS DESC OR 1290/1880	59
SPRINGHILL GROUP 900 PARISH ST PITTSBURGH PA 15220	02-48-25-B2-00011.7040 10915 K NINE DR BONITA SPRINGS FL 34135	FR NE COR OF SE 1/4 OF NE 1/4 RUN W 1323.27 FT TH S 332.5 FT FOR POB CONT S	60
NICKERSON HOLDINGS LLC PO BOX 266 BONITA SPRINGS FL 34133	02-48-25-B2-00011.7050 10940 K NINE DR BONITA SPRINGS FL 34135	LOT 16 OF BARCOMBS UNREC SUBD LOCATED IN N1/2 OF SE1/4 OF NE1/4 OR1280 P478	61
COZO PROPERTIES LLC 1 TOM RAB LN FORT MYERS FL 33907	02-48-25-B2-00011.7060 10979 K NINE DR BONITA SPRINGS FL 34135	PART OF N1/2 OF SE 1/4 OF NE1/4 T48 R25 S02 DESC IN OR 1280 P703	62
BONITA TRADE CENTER LLC 4505 SE COUNTY RD 760 ARCADIA FL 34266	02-48-25-B2-00011.7070 10931 K NINE DR BONITA SPRINGS FL 34135	PART OF NW1/4 OF SE1/4 OF OF NE1/4 AKA LT4 BARCOMB'S SUBD UNREC OR2224/1563	63
NICKERSON HOLDINGS LLC PO BOX 266 BONITA SPRINGS FL 34133	02-48-25-B2-00011.709A 10920-934 K NINE DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NE 1/4 SEC DESC OR 1408 PG 1997 + OR 1953/3684 + OR 1291/1458 AKA LOTS 17 THRU 20 BARCOMBS UNREC	64
USA GRADING INC 886 PARK AVE STE 203 MARCO ISLAND FL 34145	02-48-25-B2-00011.7100 10941 K NINE DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NE 1/4 DESC IN OR 1339 PG 2157 LESS 11.7140 + 11.7160 + LESS OR 3404 PG 982	65
K NINE INDUSTRIAL PROP I LLC 10964 K NINE DRIVE BONITA SPRINGS FL 34135	02-48-25-B2-00011.7110 10964 K NINE DR BONITA SPRINGS FL 34135	FR NE COR OF SE1/4 OF NE1/4 SEC 2 W258FT TO POB DESC OR 2908 PG 3606	66
KAUTSKY NORMAN E + PATRICIA J 4770 ASTON GARDENS WAY #315 NAPLES FL 34109	02-48-25-B2-00011.7120 10956 K NINE DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NE 1/4 AS DESC IN OR 1324 PG 1872	67
OLD BARN STORAGE LLC 10948 K NINE DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.7130 10948 K NINE DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NE 1/4 AS DESC IN OR 1327 PG 414 AKA LOT 15 BARCOMBS UNREC	68
TIP TOP PROP LLC 5301 BOXWOOD WAY NAPLES FL 34116	02-48-25-B2-00011.7140 10971 K NINE DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NE 1/4 DESC IN OR 1727 PG 4096 LOT 9 BARCOMBS SUBD	69
IRISH TIDE VENTURES LLC 10957 K NINE DR BONITA SPRINGS FL 34135	02-48-25-B2-00011.7150 10957 K NINE DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NE 1/4 DESC IN OR 1746 PG 2109 LOT 7 BARCOMBS SUBD	70
K NINE INDUSTRIAL PROP I LLC 10964 K NINE DRIVE BONITA SPRINGS FL 34135	02-48-25-B2-00011.7160 10965 K NINE DR BONITA SPRINGS FL 34135	PARL LOC IN THE SE 1/4 OF THE NE 1/4 AS DESC IN OR 3148 PG 3350	71
USA GRADING INC 886 PARK AVE STE 203 MARCO ISLAND FL 34145	02-48-25-B2-00011.7170 10951 K NINE DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NE 1/4 AS DESC IN OR 3404 PG 982	72
PINE HAVEN CONDO ASSN RESORT MANAGEMENT 2685 HORESHOE DR S STE 215 NAPLES FL 34104	02-48-25-B2-00100.00CE 28190 PINE HAVEN WAY BONITA SPRINGS FL 34135	PINE HAVEN CONDO DESC OR1656/2530 LESS R/W COMMON ELEMENTS/POOL+TENNIS	73
LUCKY DOG LLC 28510 LA PLUMA WAY BONITA SPRINGS FL 34135	02-48-25-B3-00400.0010 28621 NORTH CARGO CT BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 1	74
			75

LUCKY DOG LLC 28510 LA PLUMA WAY BONITA SPRINGS FL 34135	02-48-25-B3-00400.0020 28401 RACE TRACK RD BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 2	
INNOVATIVE FOOD HOLDINGS INC 28411 RACE TRACK RD BONITA SPRINGS FL 34135	02-48-25-B3-00400.0030 28411 RACE TRACK RD BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 3	76
SOUTHWEST HOLDINGS LLC PETER SMILANICH PO BOX 110968 NAPLES FL 34108	02-48-25-B3-00400.0040 28631 NORTH CARGO CT BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 4	77
10940 BUILDING LLC 10940 HARMONY PARK DR BONITA SPRINGS FL 34135	02-48-25-B3-00400.0050 10940 HARMONY PARK DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 5 + 6	78
ROCKY PATEL PREMIUM CIGARS INC 10960 HARMONY PARK DR BONITA SPRINGS FL 34135	02-48-25-B3-00400.0070 10960 HARMONY PARK DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 7 + 8	79
RADIAN MANAGEMENT INC 16170 CARTWRIGHT LN NAPLES FL 34110	02-48-25-B3-00400.0090 28630 NORTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 9	80
AJI ENTERPRISES INC PO BOX 505 BEDMINSTER NJ 07921	02-48-25-B3-00400.0100 28620 NORTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 10 + S 1/2 OF LOT 11	81
GREYHOUND PARK LLC 6017 PINE RIDGE RD STE 282 NAPLES FL 34119	02-48-25-B3-00400.0120 28600 NORTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 12 + N 1/2 OF LOT 11	82
PRECAST HOLDINGS LLC 28601 NORTH DIESEL DR BONITA SPRINGS FL 34135	02-48-25-B3-00400.0130 28601 NORTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 13 + 14	83
NORTH DIESEL LLC 484 DRIFTWOOD CT MARCO ISLAND FL 34145	02-48-25-B3-00400.0150 28621 NORTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 15	84
TC WELCH LP BRAD WELCH 6150 INDUSTRY AVE FORT MYERS FL 33905	02-48-25-B3-00400.0160 28631 NORTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 16 + 17	85
CONNECTION PLUS INC 28056 EAST BROOK BONITA SPRINGS FL 34135	02-48-25-B3-00400.0180 28651 NORTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 18 + 19	86
GREYHOUND WAREHOUSE LLC 2/3 + HOVLAND REAL ESTATE 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	02-48-25-B3-00400.0200 28711 SOUTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 20 + 21	87
EAGLE HAULING SERVICES LLC PO BOX 111206 NAPLES FL 34108	02-48-25-B3-00400.0220 28731 SOUTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 22	88
DIESEL DRIVE LLC 16047 COLLINS AVE UNIT 503 SUNNY ISLES BEACH FL 33160	02-48-25-B3-00400.0260 28790 SOUTH DIESEL DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 26	89
PUOPOLO DAVID F + MARY F 27772 KINGS KEW BONITA SPRINGS FL 34134	02-48-25-B3-00400.0300 10961 HARMONY PARK DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOT 30	90
HARMONY PARK LLC 10951 HARMONY PARK DR BONITA SPRINGS FL 34135	02-48-25-B3-00400.0310 10951 HARMONY PARK DR BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 31 + 32	91
JA MCKINNEY PROPERTIES LLC 28522 RAFFINI LN BONITA SPRINGS FL 34135	02-48-25-B3-00400.0330 28731 SOUTH CARGO CT BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 33 + 34	92
LANDRETH PROPERTIES BONITA SPR 5053 RUSTIC OAK CIR NAPLES FL 34105	02-48-25-B3-00400.0350 28741 SOUTH CARGO CT BONITA SPRINGS FL 34135	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 LOTS 35 + 36	93

GREYHOUND COMMERCE PARK LLC GREYHOUND COMMERCE PARK 2025 LAGUNA WAY NAPLES FL 34109	02-48-25-B3-0040A.00CE RIGHT OF WAY BONITA SPRINGS FL	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 TRACT A R/W	94
GREYHOUND COMMERCE PARK LLC PROPERTY OWNERS ASSN 2025 LAGUNA WAY NAPLES FL 34109	02-48-25-B3-0040C.00CE ACCESS UNDETERMINED BONITA SPRINGS FL	GREYHOUND COMMERCE PARK DESC IN PB 66 PGS 21-22 TRACT C	95
D + M CONDOMINIUM OWNERS ASSN 80 SOUTHPORT COVE BAREFOOT BEACH FL 34134	02-48-25-B3-00500.00CE D AND M CONDOMINIUM C/E BONITA SPRINGS FL	D + M CONDO DESC IN OR BK 3415 PG 2572 COMMON ELEMENTS	96
SOUTH DIESEL BUSINESS CENTER 10961 HARMONY PARK DR BONITA SPRINGS FL 34135	02-48-25-B3-01400.00CE SOUTH DIESEL BUSINESS CENTER C/E BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071 PG 2163 COMMON ELEMENTS	97
HUNTE ALAN L + MARY L 28510 CALABRIA CT #101 NAPLES FL 34110	01-48-25-B4-02901.0101 28510 CALABRIA CT #101 NAPLES FL 34110	CALABRIA AT MEDITERRA AS DESC IN INST# 2007000242674 PH 1 BLDG 1 UNIT 101	98
GREENBERG ROBERT E + LAUREN S 16634 CORTONA LN NAPLES FL 34110	01-48-25-B4-02901.0102 28510 CALABRIA CT #102 NAPLES FL 34110	CALABRIA AT MEDITERRA AS DESC IN INST# 2007000242674 PH 1 BLDG 1 UNIT 102	98
STEPKE RUSSELL R 28510 CALABRIA CT #201 NAPLES FL 34110	01-48-25-B4-02901.0201 28510 CALABRIA CT #201 NAPLES FL 34110	CALABRIA AT MEDITERRA AS DESC IN INST# 2007000242674 PH 1 BLDG 1 UNIT 201	98
WESTERBECK JOHN C TR 4104 GLENMOOR RD NW CANTON OH 44718	01-48-25-B4-02901.0202 28510 CALABRIA CT #202 NAPLES FL 34110	CALABRIA AT MEDITERRA AS DESC IN INST# 2007000242674 PH 1 BLDG 1 UNIT 202	98
MUSSELMAN GARY + LUCINDA 28520 CALABRIA CT UNIT 101 NAPLES FL 34110	01-48-25-B4-02902.0101 28520 CALABRIA CT #101 NAPLES FL 34110	CALABRIA AT MEDITERRA AS DESC IN INST# 2008000306369 PH 2 UNIT 101	99
OUELLETTE JOHN R + JANICE C 28520 CALABRIA CT #102 NAPLES FL 34110	01-48-25-B4-02902.0102 28520 CALABRIA CT #102 NAPLES FL 34110	CALABRIA AT MEDITERRA AS DESC IN INST# 2008000306369 PH 2 UNIT 102	99
DEMAURO DENNIS D & 28520 CALABRIA CT #201 NAPLES FL 34110	01-48-25-B4-02902.0201 28520 CALABRIA CT #201 NAPLES FL 34110	CALABRIA AT MEDITERRA AS DESC IN INST# 2008000306369 PH 2 UNIT 201	99
KASPER DOUGLAS J + 28520 CALABRIA CT # 202 NAPLES FL 34110	01-48-25-B4-02902.0202 28520 CALABRIA CT #202 NAPLES FL 34110	CALABRIA AT MEDITERRA AS DESC IN INST# 2008000306369 PH 2 UNIT 202	99
WILSON KURTIS L & 793 EAST VALLEY DR BONITA SPRINGS FL 34134	02-48-25-B3-00500.0001 10981 HARMONY PARK DR #1 BONITA SPRINGS FL 34135	D + M CONDO DESC IN OR BK 3415 PG 2572 UNIT 1	100
WEISS PROPERTY HOLDINGS LLC 129-B BLEACHERY BLVD #174 ASHEVILLE NC 28805	02-48-25-B3-00500.0002 10981 HARMONY PARK DR #2 BONITA SPRINGS FL 34135	D + M CONDO DESC IN OR BK 3415 PG 2572 UNIT 2	100
WILSON KURTIS L + KIMBERLY D 10981 HARMONY PARK #3 BONITA SPRINGS FL 34135	02-48-25-B3-00500.0003 10981 HARMONY PARK DR #3 BONITA SPRINGS FL 34135	D + M CONDO DESC IN OR BK 3415 PG 2572 UNITS 3 + 4	100
MJKD LLC MARK HERRMANN 104 INAGUA LN BONITA SPRINGS FL 34134	02-48-25-B3-00500.0005 10981 HARMONY PARK DR #5 BONITA SPRINGS FL 34135	D + M CONDO DESC IN OR BK 3415 PG 2572 UNIT 5	100
MJKD LLC MARK HERRMANN 104 INAGUA LN BONITA SPRINGS FL 34134	02-48-25-B3-00500.0006 10981 HARMONY PARK DR #6 BONITA SPRINGS FL 34135	D + M CONDO DESC IN OR BK 3415 PG 2572 UNIT 6	100
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0001 28720 SOUTH DIESEL DR #1 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 1	101

NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0002 28720 SOUTH DIESEL DR #2 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 2	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0003 28720 SOUTH DIESEL DR #3 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 3	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0004 28720 SOUTH DIESEL DR #4 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 4	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0005 28720 SOUTH DIESEL DR #5 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 5	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0006 28720 SOUTH DIESEL DR #6 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 6	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0007 28720 SOUTH DIESEL DR #7 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 7	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0008 28720 SOUTH DIESEL DR #8 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 8	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0009 28720 SOUTH DIESEL DR #9 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 9	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0010 28720 SOUTH DIESEL DR #10 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 10	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0011 28720 SOUTH DIESEL DR #11 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 11	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0012 28720 SOUTH DIESEL DR #12 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 12	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0013 28720 SOUTH DIESEL DR #13 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 13	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0014 28720 SOUTH DIESEL DR #14 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 14	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0015 28720 SOUTH DIESEL DR #15 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 15	101
NAPLES PRIVATE FINANCIAL 2343 VANDERBILT BEACH RD # 624 NAPLES FL 34104	02-48-25-B3-01400.0016 28720 SOUTH DIESEL DR #16 BONITA SPRINGS FL 34135	SOUTH DIESEL BUSINESS CENTER DESC IN OR 4071/2163 UNIT 16	101

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

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

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

TERRAZZA AT MEDITERRA
2335 TAMiami TRL N STE 402
NAPLES FL 34103

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

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

BISS GORDON G
11010 OAK CIR
BONITA SPRINGS FL 34135

RIESEBERG ERIC F
28370 TERRAZZA LN
NAPLES FL 34110

SCHNEIER CRAIG ERIC +
28360 TERRAZZA LN
NAPLES FL 34110

NORMA B CARL TRUST
28350 TERRAZZA LN
NAPLES FL 34110

MCGINNIS THOMAS J +
28340 TERRAZZA LN
NAPLES FL 34110

SQUIRES STEVEN L + LINDA B TR
28330 TERRAZZA LN
NAPLES FL 34110

MCKELVEY JOHN + NANCY
28320 TERRAZZA LN
NAPLES FL 34110

MATTISON ROGER H + KARLEEN L
28312 TERRAZZA LN
NAPLES FL 34110

SCHERER JACOB F JR &
28331 TERRAZZA LN
NAPLES FL 34110

CURVEY J SCOTT + REBECCA E TR
28341 TERRAZZA LN
NAPLES FL 34110

LDG TERRAZZA LLC
MEDITERRA COMM ASSN
5668 STRAND CT
NAPLES FL 34110

SIMPSON KEVIN G +
29111 AMARONE CT
NAPLES FL 34110

SOLAN ANDREW + MERRILL
29101 AMARONE CT
NAPLES FL 34110

MONTGOMERY JAMES D TR
5026 S GREENWOOD AVE
CHICAGO IL 60615

RUSCH DAVID L + JAMIE L
29081 AMARONE CT
NAPLES FL 34110

CSEPLO WILLIAM P TR
29071 AMARONE CT
NAPLES FL 34110

BODLUND ROBERT R + SUZANNE H
29061 AMARONE CT
NAPLES FL 34110

WEBER LOUIS J III
1410 BRAEBURN AVE
FLOSSMOOR IL 60422

BUTKIEWICZ KATHY +
29041 AMARONE CT
NAPLES FL 34110

CASTELLANO KAREN M TR
2536 OAK SPRINGS LN
SAINT LOUIS MO 63131

MASIBEMA CORP
BLUM RECHT
BUNDESSTRASSE 9
ZUG 6302
SWITZERLAND

LENTINE JOSEPH
5842 JULIANN CT
WASHINGTON MI 48094

GRONBERG KARI
29001 AMARONE CT
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

CLUB AT MEDITERRA INC
15755 CORSO MEDITERRA CIR
NAPLES FL 34110

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

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

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

CALABRIA AT MEDITERRA
8359 BEACON BLVD STE 313
FORT MYERS FL 33907

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

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

RIPLL LLC
27900 INDUSTRIAL ST
BONITA SPRINGS FL 34135

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

10947 AND 10955 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

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

ALCIN PROPERTIES LLC
CYNTHIA TRIBBY
1393 COUNTRY CLUB DR
YOUNGSTOWN OH 44505

10956 AND 10964 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

10956 AND 10964 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

BERM LLC
10965 ENTERPRISE AVE
BONITA SPRINGS FL 34135

10947 AND 10955 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

WALTER MCKEE PROPERTIES LLC
5831 GOLDEN OAKS LN
NAPLES FL 34119

CROWN CASTLE GT COMPANY LLC
PMB 353
4017 WASHINGTON RD
MCMURRAY PA 15317

GLC ART CO LLC
150 SOUTH FIFTH ST STE 1360
MINNEAPOLIS MN 55402

R+W DISTRIBUTORS INC
698 BELL RD
SARASOTA FL 34240

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

HAROLD C BUCK MEMORIAL POST 42
10972 K-NINE DR
BONITA SPRINGS FL 34135

SPRINGHILL GROUP
900 PARISH ST
PITTSBURGH PA 15220

NICKERSON HOLDINGS LLC
PO BOX 266
BONITA SPRINGS FL 34133

COZO PROPERTIES LLC
1 TOM RAB LN
FORT MYERS FL 33907

BONITA TRADE CENTER LLC
4505 SE COUNTY RD 760
ARCADIA FL 34266

NICKERSON HOLDINGS LLC
PO BOX 266
BONITA SPRINGS FL 34133

USA GRADING INC
886 PARK AVE STE 203
MARCO ISLAND FL 34145

K NINE INDUSTRIAL PROP I LLC
10964 K NINE DRIVE
BONITA SPRINGS FL 34135

KAUTSKY NORMAN E + PATRICIA J
4770 ASTON GARDENS WAY #315
NAPLES FL 34109

OLD BARN STORAGE LLC
10948 K NINE DR
BONITA SPRINGS FL 34135

TIP TOP PROP LLC
5301 BOXWOOD WAY
NAPLES FL 34116

IRISH TIDE VENTURES LLC
10957 K NINE DR
BONITA SPRINGS FL 34135

K NINE INDUSTRIAL PROP I LLC
10964 K NINE DRIVE
BONITA SPRINGS FL 34135

USA GRADING INC
886 PARK AVE STE 203
MARCO ISLAND FL 34145

PINE HAVEN CONDO ASSN
RESORT MANAGEMENT
2685 HORESHOE DR S STE 215
NAPLES FL 34104

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

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

SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

10940 BUILDING LLC
10940 HARMONY PARK DR
BONITA SPRINGS FL 34135

ROCKY PATEL PREMIUM CIGARS INC
10960 HARMONY PARK DR
BONITA SPRINGS FL 34135

RADIAN MANAGEMENT INC
16170 CARTWRIGHT LN
NAPLES FL 34110

AJI ENTERPRISES INC
PO BOX 505
BEDMINSTER NJ 07921

GREYHOUND PARK LLC
6017 PINE RIDGE RD STE 282
NAPLES FL 34119

PRECAST HOLDINGS LLC
28601 NORTH DIESEL DR
BONITA SPRINGS FL 34135

NORTH DIESEL LLC
484 DRIFTWOOD CT
MARCO ISLAND FL 34145

TC WELCH LP
BRAD WELCH
6150 INDUSTRY AVE
FORT MYERS FL 33905

CONNECTION PLUS INC
28056 EAST BROOK
BONITA SPRINGS FL 34135

GREYHOUND WAREHOUSE LLC 2/3 +
HOVLAND REAL ESTATE
3375 PINE RIDGE RD STE 206
NAPLES FL 34109

EAGLE HAULING SERVICES LLC
PO BOX 111206
NAPLES FL 34108

DIESEL DRIVE LLC
16047 COLLINS AVE UNIT 503
SUNNY ISLES BEACH FL 33160

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

HARMONY PARK LLC
10951 HARMONY PARK DR
BONITA SPRINGS FL 34135

JA MCKINNEY PROPERTIES LLC
28522 RAFFINI LN
BONITA SPRINGS FL 34135

LANDRETH PROPERTIES BONITA SPR
5053 RUSTIC OAK CIR
NAPLES FL 34105

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

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

D + M CONDOMINIUM OWNERS ASSN
80 SOUTHPORT COVE
BAREFOOT BEACH FL 34134

SOUTH DIESEL BUSINESS CENTER
10961 HARMONY PARK DR
BONITA SPRINGS FL 34135

HUNTE ALAN L + MARY L
28510 CALABRIA CT #101
NAPLES FL 34110

GREENBERG ROBERT E + LAUREN S
16634 CORTONA LN
NAPLES FL 34110

STEPKE RUSSELL R
28510 CALABRIA CT #201
NAPLES FL 34110

WESTERBECK JOHN C TR
4104 GLENMOOR RD NW
CANTON OH 44718

MUSSELMAN GARY + LUCINDA
28520 CALABRIA CT UNIT 101
NAPLES FL 34110

OUELLETTE JOHN R + JANICE C
28520 CALABRIA CT #102
NAPLES FL 34110

DEMAURO DENNIS D &
28520 CALABRIA CT #201
NAPLES FL 34110

KASPER DOUGLAS J +
28520 CALABRIA CT # 202
NAPLES FL 34110

WILSON KURTIS L &
793 EAST VALLEY DR
BONITA SPRINGS FL 34134

WEISS PROPERTY HOLDINGS LLC
129-B BLEACHERY BLVD #174
ASHEVILLE NC 28805

WILSON KURTIS L + KIMBERLY D
10981 HARMONY PARK #3
BONITA SPRINGS FL 34135

MJKD LLC
MARK HERRMANN
104 INAGUA LN
BONITA SPRINGS FL 34134

MJKD LLC
MARK HERRMANN
104 INAGUA LN
BONITA SPRINGS FL 34134

NAPLES PRIVATE FINANCIAL
2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104

NAPLES PRIVATE FINANCIAL
2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104

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NAPLES FL 34104

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NAPLES FL 34104

NAPLES PRIVATE FINANCIAL
2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104

NAPLES PRIVATE FINANCIAL
2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104



February 7, 2020

9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Mr. Brian F. Farrar
President, BCF Management Group, LLC
27171 Harbor Drive
Bonita Springs, Florida, 34135

Re: Harkat Industrial Planned Development (IPD) PD19-65454-BOS

Peter Simmons
Mayor

Dear Mr. Farrar:

Amy Quaremba
Council Member
District One

The Zoning Division has reviewed the information provided and supplemented for the planned development request referenced above. Additional support documentation is required for the application to be deemed sufficient. Please provide comments for each requirement not satisfied on the attached checklist.

Vacant
Council Member
District Two

If the requested items are not provided within sixty (60) calendar days of this letter, this application will be considered withdrawn.

Laura Carr
Council Member
District Three

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

Vacant
Council Member
District Four

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Sean Gibbons, MPA

Planner II

Arleen Hunter
City Manager
(239) 949-6267

Copy:

Derek Rooney, City Attorney

David Theriaque, Esq.

Derek Rooney
City Attorney
(239) 949-6254

John Dulmer, Community Development Director

Jacqueline Genson, Planning & Zoning Manager

Arleen Hunter, City Manager

City Clerk
(239) 949-6247

Jay Sweet, Surveyor

Laura Gibson, Environmental Sciences

Trisha Goff, Engineer

Public Works
(239) 949-6246

Tom Ross, Engineer

Milagros Cepeda, Engineer

Leah Fontanez, Administrative Assistant

PD Files

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

Insufficiency Items. The comments listed below are requests for application information as identified in LDC 4-295(a). No hearing will be scheduled for an application for a planned development until the application has been found sufficient pursuant to LDC 4-295(d).

BONITA SPRINGS Planning and Zoning

1. Please indicate which Option is being selected (Option 1 or Option 2) on page 3 Item A2.
2. Please complete item C1 on pages 18-19 (Exhibit III-B-3) regarding irrigation supply and usage.
3. Please provide a copy of the site(s) previous zoning approvals and associated documents.
4. While LDC 4-295 does not specifically list architectural elevations as an application requirement, these documents do in fact aid in demonstrating compliance with planned development design standards (LDC Sec. 4-325) and guidelines for decision-making (LDC Sec. 4-131). Additionally, the City Council has directed staff to prepare LDC Amendments to require architectural drawings at time of planned development rezoning.
5. The adjacent zoning and development patterns are chiefly comprised with structures (residential and industrial/commercial) that are at or below 35' in height. Please elaborate how can the request 50' height can be viewed as compatible with the existing uses and structures surrounding the subject properties?
6. Please provide FLUCCS and Soils maps at the same scale as the MCP per LDC Sec. 4-295(a)(4).
7. The 32' right-of-way referenced in the Project Narrative would seem to be located off of the subject site (as shown on the MCP), under the ownership of the Mediterra Community Association and zoned Residential Planned Development (RPD); however the project narrative appears to suggest otherwise. Please clarify and/or revise.
8. Please address the wall and buffering requirement of LDC Sec. 3-418(d)(6) which applies to the east side of this project. The deviation requested for the project's eastern buffer is for a modified (reduced width) Type D Buffer, but makes no mention of requesting relief from the berm, wall and planting requirements specified in LDC 3-418(d)(6). This too would require a deviation be requested and justified.
9. This is a new rezoning request; therefore any previously approved deviations (Deviation #1) must again be requested and justified in order to be considered for approval. Please, update the Schedule of Deviations and Justifications, as well as MCP to reflect this and any additional/revised deviation requests.

10. Please, update the Schedule of Deviations and Justifications to provide for current code sections and justifications for all deviations being requested (current and future).
11. Other than the proposed underground storm water storage vaults, is/are there any other storm water storage/treatment infrastructure existing or planned for the project site? If so, please revise the MCP and accompanying narrative accordingly.
12. Is the subject property located within a flood zone/plan that will require the removal or compensation of/for any fill needed for the projects development?
13. Please provide scaled hard copies of the MCP in the required 11/17 inch sizes per LDC 4-295(6).
14. Please update the MCP to include the proposed property Development Regulations (Lot Area and Dimensions, Building and Accessory Structure Setbacks, Maximum Lot Coverage, etc.), per LDC 4-295(6).
15. Please update the MCP to delineate the location(s) of service delivery areas (loading/unloading zones, overhead/bay doors, etc.) per 4-295(6)d; as well as the location of the dumpster and dumpster enclosure(s). Please note that, overhead doors, drop-off locations, service doors, dumpsters and/or loading docks shall not be visible from any public or private street, or from any residentially zoned property.
16. Please update the MCP to provide the total required/provided square footage of open space as required by LDC 4-328(c).
17. Please note that in IPD districts, where the principal uses are open, area extensive, or productive of various noxious spillovers such as dust, odors, glare, noise and vibration and visual blight, the open space requirement shall be concentrated at the perimeter and used mainly for buffering, screening and landscaping.
18. Please update the MCP to show the general traffic circulation patterns of the proposed site. Based on the types of uses being requested, nature of deliveries/shipments and potential parking demands that may be created; the viability of two-way (vs. one-way) site circulation has become a question.
19. Please update the MCP to show the required/provided parking for the proposed industrial development. Please note that some of the requested uses would entail parking requirements over the 14 spaces currently shown. Please also note that the current site design and building envelope greatly inhibit the ability of the site to provide for any additional parking. Uses that the current MCP does not or cannot provide the require parking for should be removed from the requested schedule of uses.
20. Per LDC 4-741(b)(1), all buildings and structures must be set back from the development perimeter a distance equal to the greater of: the width of any buffer area or landscape strip, required by chapter 3; twenty-five feet, if the subject property is, or will be zoned IPD; one-half the height of the building or structure or; the setback from road, street or drive as appropriate (see LDC 4-1893), if the

development perimeter abuts a street right-of-way or easement. Additional setback distances for specific uses aside, this would require a minimum of a 25' building (structure) setback across the whole of the IPD. Please revise the MCP accordingly.

21. Per LDC 4-741(b)(2), parking or internal roads or drives may not be closer to the development perimeter than the width of any buffer area or landscape strip, required by chapter 3 or five feet, whichever is greater. The requested buffer deviation(s) for eastern portion of the development would seem to run counter to this requirement. Please revise the MCP to provide for the required setback or request and justify a deviation as appropriate.
22. Notwithstanding the provisions of subsections LDC4-741(b)(1) and (2), when a proposed development abuts an existing residential subdivision or residential lots, the requirements set forth in section 3-418(d)(6) must be satisfied. Again, the requested buffer deviation(s) for eastern portion of the development would seem to run counter to this requirement. Please revise the MCP to provide for the required setback or request and justify a deviation as appropriate.
23. Similarly, apart from the provisions of LDC4-741(b)(1) and (2) all buildings, parking areas, shipping and receiving areas, and open storage areas of industrial land uses within an IPD must be set back in accordance with LDC 4-2012 et seq. or 100 feet, whichever is greater, from the development perimeter where the planned development abuts a residential land use or land zoned exclusively for residential uses. Several of the requested uses fall firmly within the special setback requirement provisions of LDC 4-201. Such uses should either be removed from the requested Schedule of Uses or the MCP and accompanying narrative must be revised to show consistency with the required setbacks.
24. Schedule of Uses (Exhibit IV-G):
 - a. New Accessory Buildings: Accessory buildings and structures are requested; however, the current MCP only shows a single 28,900+/- building. Are accessory structures and buildings being planned for this project? If so, are they going to be able to meet setback requirements and/or not impede site accessibility/navigability for vehicles?
 - b. Animal Clinic and Animal Kennel (Completely Enclosed): Any animal clinic, kennel or boarding facility permitted by right or by special exception, as specified in the zoning district regulations, shall be required to meet the minimum lot size and setback requirements for the zoning district in which located. Currently the MCP as proposed does not meet all setback requirements.
 - c. Automobile Repair & Service (Group I & Group II): All services performed by an automotive repair and service establishment, including repair, painting and body work activities, shall be performed within a completely enclosed building; The entrance and exit to all service bays for automotive repair and service businesses, must be located on the side or rear of the structure(s), and must be screened from view of any adjacent public street, and no case shall the service bays be visible from the right-of-way. Similarly, whenever an

automotive repair and service establishment is within 75 feet of a residential use, all refuse and vehicle parts shall be stored within a completely enclosed area. Please demonstrate how the MCP as currently proposed can/will comply with these requirements.

- d. Blacksmith Shop: Must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. Please demonstrate how the MCP as currently proposed can/will comply with these requirements or remove it from the list of requested uses.
- e. Broadcast Studio, Commercial Radio & Television: Please note that all wireless communication facilities are subject to the requirements and conditions of LDC 4-1215.
- f. Building Materials Sales: Please demonstrate how the MCP as currently proposed can/will comply with the storage, display and setback requirements of LDC 4-2069 as it relates to the requested use or remove it from the list of requested uses.
- g. Bus Station/Depot: This use would be subject to the provisions of LDC 4-1153. The proposed MCP for this project does not support such a use, nor would such seem appropriate or compatible given site constraints, abutting uses and associated infrastructure; please remove from the list of requested uses.
- h. Contractors and Builders (Group I, Group II & Group III): Please demonstrate how the MCP as currently proposed can/will comply with the storage, display, setback and screening requirements of LDC 4-1099 & 4-2069 as it relates to the requested use or remove the list of requested uses.
- i. Machine Shop: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-741 and 4-2012 as it relates to the requested use or remove it from the list of requested uses.
- j. Manufacturing, Repair or Wholesale Sales (Apparel; Boats; Electrical Machinery and Equipment; Food and Kindred Products, Group I; Furniture and Fixtures; Leather Products Group I; Lumber and Wood Products, Group I; Measuring, Analyzing and Controlling Instruments; Novelties, Jewelry, Toys and Signs, Groups I and II; Paper and Allied Products, Group I; Rubber, Plastics and Fiberglass Products, Group II; Stone, Clay, Glass or Concrete Products, Group I): Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-741 and 4-2012 as it relates to the respective requested uses or remove them from the requested uses lists.
- k. Mini-Warehouse: Please demonstrate how the MCP as currently proposed can/will comply with the screening, buffering and setback requirements of LDC 4-2073 and 4-2074 as it relates it the requested use.

- l. Mobile Home Dealers: Please demonstrate how the MCP as currently proposed can/will comply with the storage, display, setback and screening requirements of LDC 4-1099 as it relates to the requested use or remove the list of requested uses.
- m. Motion Picture Production Studios: Must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. Please demonstrate how the MCP as currently proposed can/will comply with these requirements or remove it from the list of requested uses.
- n. Oxygen Tent Services (Personal Services Group I): Allowed only when clearly incidental and subordinate to a permitted principal use on the same premises, please revise request accordingly.
- o. Parking (Temporary): The site location and configuration as proposed does not seem compatible or feasible for use as a temporary parking lot. Please also note that Temporary Parking Lots are subject to the provisions of LDC-4-1734. Please remove Parking (Temporary) from list of requested uses.
- p. Parks (Group I): Not an approved use within IPD zoning districts, please remove.
- q. Photofinishing Laboratory: Must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. Please demonstrate how the MCP as currently proposed can/will comply with these requirements or remove it from the list of requested uses.
- r. Place of Worship: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-1762 & 4-1763 as it relates to the requested use.
- s. Printing and Publishing: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-741(b)(4) as it relates to the required buffering for the requested use or remove the list of requested uses.
- t. Recreational Facilities, (Personal & Private-Onsite): Recreational Facilities, (Personal) is only allowable as an accessory [subordinate] use to an approved principal use on the same premises. Recreational Facilities, (Private-Onsite) must be operated by a homeowners', co-op, or condominium association and located in the development or neighborhood controlled by the association. Please demonstrate how the site based upon its current location, ownership status and proposed configuration could accommodate these uses or remove the list of requested uses.
- u. Recycling Facilities: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-2012 as it relates to the requested use or remove the list of requested uses.

- v. Religious Facilities: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-1762 & 4-1763 as it relates to the requested use.
- w. Rental & Leasing Facilities (Group II, III & IV): Please demonstrate how the MCP as currently proposed can/will comply with the storage, display, setback and screening requirements of LDC 4-1099 & 4-2069 as it relates to the requested use or remove the list of requested uses.
- x. Repair Shops (Group V): Must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. Please demonstrate how the MCP as currently proposed can/will comply with these requirements.
- y. Restaurant (Group I & II): Please demonstrate how the current site configuration and MCP can provide for the required parking demands warranted for the requested use or remove the list of requested uses.
- z. Recovery Facilities to Produce Energy (Essential Services Facilities Group III): Given the proximity of adjacent residential uses a resource recover (waste-to-energy) hardly seems compatible or appropriate. At a minimum the requested use must be set back 660 feet from any residentially zoned property under separate ownership. Please remove this use from the requested schedule of uses.
- aa. Schools, Commercial: Please demonstrate how the current site configuration and MCP can provide for the required parking demands warranted for the requested use or remove the list of requested uses.
- bb. Social Services (Group II): Please demonstrate how the current site configuration and MCP can provide for the required parking needed for the requested use.
- cc. Storage (Indoor & Open): Please demonstrate how the MCP as currently proposed can/will comply with the storage, display and setback requirements of LDC 4-2069 and 4-2012 as it relates to the requested storage uses.
- dd. Transportation Services (Groups III, IV and V): Please demonstrate how the current site location, configuration, and proposed MCP can provide for use compatibility, infrastructure demand and parking requirements for these requested uses or remove the list of requested uses.
- ee. Warehouse (Mini, Private and Public): Please demonstrate how the current site configuration and MCP can provide for the required parking demands warranted for the requested use. Also, please demonstrate how the MCP as currently proposed can/will comply with the screening, buffering and setback requirements of LDC 4-2073 and 4-2074 as it relates to the requested uses.
- ff. Wholesale Establishment (Group III & IV): Please demonstrate how the MCP as currently proposed can/will comply with the screening, buffering and

setback requirements of LDC 4-2073 and 4-2074 as it relates to the associated storage uses.

25. Miscellaneous Items:

- a. Please include the City Staff's questions with the applicant's completeness response submittal. Please provide three (3) hard copy originals and one (1) PDF copy of the applicant's completeness response submittal (CD or flash drive).
- b. Cost Recovery. The City of Bonita Springs has processed invoices for cost recovery services pursuant to LDC Sec. 2-571 (as recently amended in City Ordinance No. 19-03). City Staff will notify the applicant under separate cover when an additional recovery deposit is due. Payment shall be provided to avoid delays in the processing of the case and any associated cases.

Please contact Sean Gibbons, MPA
Phone: 239.444.6167
Email: sgibbons@cityofbonitaspringscd.org

Please contact: Jacqueline Genson, AICP
Phone: 239.444.6163
E-mail: jgenson@cityofbonitaspringscd.org

BONITA SPRINGS Surveying

1. The Bearings depicted on the survey map do not create a closed geometric figure. Correct.
2. If the survey is being signed digitally modify note #6. Or in the alternative the survey must be signed and sealed.
3. The signature validity (certification) on the digital copy shows as "UNKNOWN" this is unacceptable. If digital certification is being used correct and resubmit.
4. While LDC 4-295 does not specifically list architectural elevations as an application requirement, these documents do in fact aid in demonstrating compliance with planned development design standards (LDC Sec. 4-325) and guidelines for decision-making (LDC Sec. 4-131). Additionally, the City Council has directed staff to prepare LDC Amendments to require architectural drawings at time of planned development rezoning.

Please contact Jay Sweet, PMS - AICP
Phone: 239.444.6178
Email: jsweet@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

1. Please provide the original IPD document and any approved deviations to complete the review.
2. Please provide a tree survey with DBH measurements of all native trees. Removal of any heritage trees will require a hearing by the Tree Advisory Board.
3. Please provide FLUCCS and Soils maps at the same scale as the MCP per LDC Sec. 4-295(a)(4).
4. Please address the wall requirement of LDC Sec. 3-418(d)(6) which applies to the east side of this project.

Please contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6164
E-mail: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Engineering

1. The applicant is put on notice that the Fire Department may require the drive aisles to be no less than 20'. This may impact the design of the site and building size.
2. Will the existing chain link fence remain? If so, what is the condition of the fence? At time of local development order, a different type of fencing may be required.
3. Deviation 1 is mentioned in the PD submittal package as previously being approved. On the deviations exhibit please provide original code section that was being deviated from and the original justification. There may be additional comments after this information is provided.
4. Even though this is a minor planned development amendment, please provide a detailed storm water narrative, including a detail and explanation of the proposed underground storm water storage vault.
5. Provide the location of proposed dumpster.
6. Provide locations of proposed overhead doors.
7. The applicant is put on notice that at time of local development order a fair share contribution may be required to improvements to Race Track Road.
8. Additional Conditions – At the time of local development order, the Applicant shall meet the following criteria:
 - a. Provide engineering plans showing how the site will store and treat its surface water runoff consistent with the City's Comprehensive Plan and the City's LDC, including compliance with Policy 9.3.3 of the Conservation/Coastal Management Element of the City's Comprehensive Plan, which states that an additional fifty (50) percent water quality is required

over the already required South Florida Water Management District water quality.

b. Provide a drainage analysis demonstrating that the site development plan has no adverse impact on adjacent properties and that there is sufficient on-site drainage capacity, storm-water conveyance, and controlled discharge. The drainage analysis shall include, but not be limited to:

i. A Interconnected Pond and Channel Routing (ICPR) Model. The 100-year 24 hour storm event is the primary storm used to evaluate the proposed design. The City reserves the right to request additional modeling of other storm events upon review of the data. All data submitted shall be formatted for inclusion into the city's Interconnected Pond Routing (ICPR) Model.

ii. A drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on-site and off-site drainage structures (sizes and inverts), and sub-basin areas; and (2) hydrologic and hydraulic calculations for the 5-, 25-, and 100-year design storm events in order to establish existing baseline conditions.

iii. Drainage impediments identified during the modeling process must be addressed in the drainage plan.

c. Roof gutters, downspouts and yard drains will be required to collect roof drainage and direct flow into yard drains or central drainage system to outfall structure.

d. Additional signage, such as stop signs, will be required to ensure traffic flow access into and out of the site remains safe.

f. A Limited Development Order lot combination application will be required to be submitted and approved.

g. Lighting standards per LDC Sec 3-269 allow up to 25 feet light poles. Staff may require light poles to be set at a lower height to ensure light is not bleeding or glaring onto surrounding properties.

Please contact Trisha Goff
Phone: 239.444.6175
Email: tgoff@cityofbonitaspringscd.org

BONITA SPRINGS Traffic

1. Table 2A: The superscript numbers 3 & 4 are interchanged. It should read "Vested Traffic³" & "Background Volume⁴"
2. Table 2A: Footnote 4 should read "For Bonita Beach Road, the 2022..." and not 2021.

Mr. Brian F. Farrar
Harkat Industrial Planned Development
February 7, 2020
Page 11

3. The applicant is put on notice that at time of local development order a fair share contribution may be required to improvements to Race Track Road and Bonita Beach Road intersection improvements.

Please contact Tom Ross
Phone: 407.903.5289
Email: Tom.Ross2@jacobs.com

BONITA SPRINGS Architectural

1. Attached, please find the architectural review comments provided by the City Architect.
2. While LDC 4-295 does not specifically list architectural elevations as an application requirement, these documents do in fact aid in demonstrating compliance with planned development design standards (LDC Sec. 4-325) and guidelines for decision-making (LDC Sec. 4-131). Additionally, the City Council has directed staff to prepare LDC Amendments to require architectural drawings at time of planned development rezoning.

Please Contact: Sam Vincent, AIA
Phone: 239.405.8680
E-Mail: sam@vincentarchitects.com



PRE-APPLICATION
DESIGN REVIEW MEETING
 TRANSMITTAL LETTER/RECOMMENDATIONS
 BONITA SPRINGS

Project Name (maximum 30 characters & spaces):	Harkat IPD
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Project Address:	10971 Enterprise Avenue
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STRAP Number(s):	PD19-65454-BOS
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Date(s) of Pre-Application Meeting(s):	Staff
--	-------

Architect's Name:	None
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City Designated Design Reviewer Recommendations:

<input type="checkbox"/>	Approved
<input checked="" type="checkbox"/>	Not Approved
<input type="checkbox"/>	Approved with Stipulations

List of Drawings Reviewed:

Drawing No.	Drawing Date	Revision No.	Other Drawing Reference
01	10.28.19		Master Concept Plan

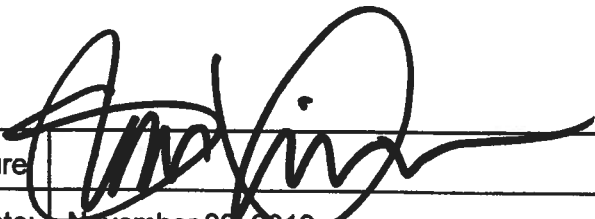
Review Comments / Requirements

- Part III Bonita Springs LAND DEVELOPMENT CODE**
- Chapter 3 Development Standards**
- Article IV Design Standards and Guidelines for Commercial Buildings and Developments**
- Section 3-487- Applicability**
- Section 3-489 - Building Design Standards**
- Section 3-490 - Specific Building Types**
- Section 3-491 - Site design standards.**

Specific Review Comments:

- 1. When making a formal submittal, containing architectural drawings, please refer to Section 3-490 Design Standards for Specific Building Types for guidance. Also comply with other sections listed above.**
- 2. See attached Exhibit V-G identifying drawings that must be submitted for review.**

END OF REVIEW

Signature	
Date:	November 20, 2019

Attachments:
Drawing(s)

Copies:
Community Development Department
Applicant



ARCHITECTURAL REVIEW CHECKLIST EXHIBIT V-G COMMERCIAL BUILDING DESIGN

Community Development Department | 9220 Bonita Beach Rd, Suite 111 | Bonita Springs, FL 34135 | Phone: +1 239 444 6150 | Fax: +1 239 444 6140

NOTE: ALL APPLICATIONS MUST INCLUDE THIS FORM WITH THEIR SUBMITTAL

Prior to submittal all applicants MUST schedule, and attend, a pre-application meeting with a City of Bonita Springs designated design reviewer. Submittals will not be accepted by the City of Bonita Springs until applicants can show evidence of a meeting having taken place prior to the submittal. After a pre-application meeting has taken place, applications shall submit the following documentation:

1. APPLICATION FOR DEVELOPMENT ORDER BONITA SPRINGS EXHIBIT V-G COMMERCIAL BUILDING DESIGN APPLICATION

- A. Submit **three (3)** copies (all items must be fully addressed) of **architectural drawings and relevant information to the application.**

Note: All applications shall include the following:

- Project Name
- Project Address
- **Development Order Number(s)**
- Date(s) of Pre-Application Meeting(s)
- Architect's Name and current registration number

- B. **Written acknowledgment of prior review of Bonita Springs Land Development Code, specifically Chapter 3, Development Standards, and Chapter 4, Zoning.**

- C. **Provide information that indicates clearly if the application is for a project located within the Downtown Redevelopment District, Downtown Urban Core, or any other area outside the Downtown but within the City limits. Indicate which specific area of the Downtown the project is located within, referencing the approved District V, Division 11, Section 4-866 - Exhibits I thru III, maps.**

2. REQUIRED DRAWING DOCUMENTS

Note: All drawings shall be signed and sealed by a registered Architect in the State of Florida clearly showing registration number and date of signing of drawings. Submit two (2) copies of each item shown below:

- A. A Comments and letter of attendance from Pre-Application meeting
- B. Architectural Site Plan (or Civil Site Plan)
- C. Floor Plan(s)
- D. Roof Plan(s)
- E. Exterior Elevations (Minimum of four)
- F. Landscape Plan(s)
- G. Site Lighting Plan(s) showing photometrics
- H. Trash Dumpster Enclosure Details
- I. Rendered Building Elevation (Primary Elevation(s) with proposed building colors and materials)

If the project is located within any Downtown District, refer to Chapter 4 of the Bonita Springs Land Development Code for specific architectural design requirements.

March 2, 2020

Mr. Sean Gibbons, MPA
City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, Florida 34135

Reference: **HARKAT IPD - 1st Sufficiency Response
PD19-65454-BOS**

Dear Mr. Gibbons:

This letter is written in response to your review comments dated February 7, 2020 regarding the above referenced project. With this letter we are submitting the below information as outlined in the responses:

1. Z-91-014 (4 copies)
2. Revised Application pages 18-19 (15 copies)
3. Revised Property Development Regulations (15 copies)
4. Revised FLUCCS Map & Soils (15 copies)
5. Revised Schedule of Deviations and Justifications (15 copies)
6. Revised Schedule of Uses in strike-through and clean version (15 copies)
7. FEMA Firmette (10 copies)
8. Revised Master Concept Plan (1-11"x17" & 15-24"x36")
9. Deed (4 copies)
10. Tree Exhibit (15 copies)
11. Storm Water Narrative (4 copies)
12. Revised Landscape Plan (10 copies)
13. TR Transportation Consultants, Inc. Response (6 copies)

Presented below are responses to each review comment:

PLANNING & ZONING

Comment 1: Please indicate which Option is being selected (Option 1 or Option 2) on Page 3 Item A2.

Response: *The Land Development Code has not included the language for Option 1 or Option 2 master concept plans since it was removed by Lee County Ordinance 01-03. The submitted checklist page 7 of 20 shows the MCP is an Option 1.*

Comment 2: Please complete Item C1 on Pages 18-19 (Exhibit III-B-3) regarding irrigation supply and usage.

Response: *Irrigation will be supplied by an irrigation service from the Bonita Springs Utilities potable watermain. Please see the attached pages revised Pages 18-19.*

Comment 3: Please provide a copy of the site(s) previous zoning approvals and associated documents.

Response: *Please see attached zoning resolution Z-91-014.*

Comment 4: While LDC 4-295 does not specifically list architectural elevations as an application requirement, these documents do in fact aid in demonstrating compliance with planned development design standards (LDC Sec. 4-325) and guidelines for decision-making (LDC Sec. 4-131). Additionally, the City Council has directed staff to prepare LDC Amendments to require architectural drawings at time of planned development rezoning.

Response: *Acknowledged.*

Comment 5: The adjacent zoning and development patterns are chiefly comprised with structures (residential and industrial/commercial) that are at or below 35' in height. Please elaborate how can the requested 50' height can be viewed as compatible with the existing uses and structures surrounding the subject properties?

Response: *After analyzing the possible proposed uses for the property the owner has decreased the height request down to 40'. With that, we believe it is more compatible with the surrounding area. See attached revised Property Development Regulations.*

Comment 6: Please provide FLUCCS and Soils Maps at the same scale as the MCP per LDC Sec. 4-295(a)(4).

Response: *Please see attached.*

Comment 7: The 32' right-of-way referenced in the Project Narrative would seem to be located off of the subject site (as shown on the MCP), under the ownership of the Mediterra Community Association and zoned Residential Planned Development (RPD); however, the project narrative appears to suggest otherwise. Please clarify and/or revise.

Response: *The 32' right-of-way referenced is located off of the subject site. The attached deed for the subject property excludes the eastern 32' right-of-way. The legal description for the previous IPD did not include this area so it remains zoned IL as demonstrated on the previous Master Concept Plan approved by zoning resolution Z-91-014, attached.*

Comment 8: Please address the wall and buffering requirement of LDC Sec. 3-418(d)(6) which applies to the east side of this project. The deviation requested for the project's eastern buffer is for a modified (reduced width) Type D Buffer but makes no mention of requesting relief from the berm, wall and planting requirements specified in LDC 3-418(d)(6). This too would require a deviation be requested and justified.

Response: *The subject property is not adjacent to residential property. It is separated by a 32' right-of-way, therefore LDC Sec. 3-418(d)(6) does not apply and no deviation is required. The previous buffer deviation has been withdrawn and the required 15' Type D Buffer is being provided.*

Comment 9: This is a new rezoning request; therefore, any previously approved deviations (Deviation #1) must again be requested and justified in order to be considered for approval. Please, update the Schedule of Deviations and Justifications, as well as MCP to reflect this and any additional/revised deviation requests.

Response: *Please see attached revised Schedule of Deviations and Justifications.*

Comment 10: Please update the Schedule of Deviations and Justifications to provide for current code sections and justifications for all deviations being requested (current and future).

Response: *Please see attached revised Schedule of Deviations and Justifications.*

Comment 11: Other than the proposed underground stormwater storage vaults, is/are there any other stormwater storage/treatment infrastructure existing or planned for the project site? If so, please revise the MCP and accompanying narrative accordingly.

Response: *There is no other stormwater storage/treatment proposed.*

Comment 12: Is the subject property located within a flood zone/plane that will require the removal or compensation of/for any fill needed for the project's development?

Response: *This is not located in a flood zone. See the attached firmette.*

Comment 13: Please provide scaled hard copies of the MCP in the required 11x17 sizes per LDC 4-295(6).

Response: *Please see attached.*

Comment 14: Please update the MCP to include the proposed property Development Regulations (Lot Area and Dimensions, Building and Accessory Structure Setbacks, Maximum Lot Coverage, etc.), per LDC 4-295(6).

Response: *LDC Sec. 4-295(6) b. only requires this information be provided if the subject property will be divided into lots or parcels. The MCP meets the applicable requirements listed in 4-295(6) such as maximum height, buffers and open space requirements.*

Comment 15: Please update the MCP to delineate the location(s) of service delivery areas (loading/unloading zones, overhead/bay doors, etc.) per 4-295(6)d; as well as the location of the dumpster and dumpster enclosure(s). please note that, overhead doors, drop-off locations, service doors, dumpsters and/or loading docks shall not be visible from any public or private street, or from any residentially zoned property.

Response: *Please see the attached revised MCP with loading/unloading zone and service delivery areas relocated to west site of building and dumpster location to the south of the building. Although not adjacent to the subject property since it is separated by the 32' right-of-way, the proposed areas will not be visible from Mediterra RPD. Mediterra is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on*

the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping and rights-of-way and common elements are located between their buffer and dwelling units. There are additional common elements and rights-of-way providing more separation between the houses and the perimeter buffer. There is ±130' separate from the site property line to the nearest single-family home to the northeast that were built after the industrial subdivision was in place.

Comment 16: Please update the MCP to provide the total required/provided square footage of open space is required by LDC 4-328(c).

Response: *Please see the attached revised MCP.*

Comment 17: Please note that in IPD Districts, where the principal uses are open, area extensive, or productive of various noxious spillovers such as dust, odors, glare, noise and vibration and visual blight, the open space requirement shall be concentrated at the perimeter and used mainly for buffering, screening and landscaping.

Response: *The MCP meets these requirements.*

Comment 18: Please update the MCP to show the general traffic circulation patterns of the proposed site. Based on the types of uses being requested, nature of deliveries/shipments and potential parking demands that may be created; the viability of two-way (vs. one-way) site circulation has become a question.

Response: *Traffic flow arrows have been added to the MCP.*

Comment 19: Please update the MCP to show the required/provided parking for the proposed industrial development. Please note that some of the requested uses would entail parking requirements over the 14 spaces currently shown. Please also note that the current site design and building envelope greatly inhibit the ability of the site to provide for any additional parking. Uses that the current MCP does not or cannot provide the required parking for should be removed from the requested Schedule of Uses.

Response: *Parking will meet the LDC at the time of development order. The building size is a maximum area. The building size can be reduced to achieve required parking as necessary.*

Comment 20: Per LDC 4-741(b)(1), all buildings and structures must be set back from the development perimeter a distance equal to the greater of: the width of any buffer area or landscape strip, required by Chapter 3; twenty-five feet, if the subject property is, or will be zoned IPD; one-half the height of the building or structure or; the setback from the road, street or drive as appropriate (see LDC 4-1893), if the development perimeter abuts a street right-of-way or easement. Additional setback distances for specific uses aside, this would require a minimum of a 25' building (structure) setback across the whole of the IPD. Please revise the MCP accordingly.

Response: *The MCP and Property Development Regulations have been revised.*

Comment 21: Per LDC 4-741(b)(2), parking or internal roads or drives may not be closer to the development perimeter than the width of any buffer area or landscape strip, required by Chapter 3 or five feet, whichever is greater. The requested buffer deviation(s) for eastern portion of the development would seem to run counter to this requirement. Please revise the MCP to provide for the required setback or request and justify a deviation as appropriate.

Response: *This deviation has been withdrawn and the required setbacks and buffers are shown on the MCP.*

Comment 22: Notwithstanding the provisions of subsections LDC 4-741(b)(1) and (2), when a proposed development abuts an existing residential subdivision or residential lots, the requirements set forth in Section 3-418(d)(6) must be satisfied. Again, the requested buffer deviation(s) for eastern portion of the development would seem to run counter to this requirement. Please revise the MCP to provide for the required setback or request and justify a deviation as appropriate.

Response: *The subject property is not adjacent to residential property. It is separated by a 32' right-of-way, therefore LDC Sec. 3-418(d)(6) does not apply and no deviation is required. The previous buffer deviation has been withdrawn and the required 15' Type D Buffer is being provided.*

Comment 23: Similarly, apart from the provisions of LDC 4-741(b)(1) and (2) all buildings, parking areas, shipping and receiving areas, and open storage areas of industrial land uses within an IPD must be set back in accordance with LDC 4-2012 et seq. or 100 feet, whichever is greater, from the development perimeter where the planned development abuts a residential land use or land zoned exclusively for residual uses. Several of the requested uses fall firmly within the special setback requirement provisions of LDC 4-201. Such uses should either be removed from the requested Schedule of Uses or the MCP and accompanying narrative must be revised to show consistency with the required setbacks.

Response: *As noted on the previously submitted Schedule of Uses, LDC 4-2012 (f) states, "The minimum setbacks set forth in subsections (a), (b), (d), and (e) of this section are not applicable to those facilities legally in existence and operation, or to an industrial subdivision legally in existence, prior to a residential zoning or use being approved closer than the required setbacks." The setbacks in LDC 4-2012 do not apply to the subject property. The subject property is not adjacent to residential property so the other provisions of LDC 4-741 are not applicable. It is separated by a 32' right-of-way that is zoned IL.*

Comment 24: Schedule of Uses (Exhibit IV-G):

- a. New Accessory Buildings: Accessory buildings and structures are requested; however, the current MCP only shows a single 28,900+/- building. Are accessory structures and buildings being planned for this project? If so, are they going to be able to meet setback requirements and/or not impede site accessibility/navigability for vehicles?

Response: *Any accessory buildings will meet setbacks at the time of development order.*

- b. Animal Clinic and Animal Kennel (Completely Enclosed): Any animal clinic, kennel or boarding facility permitted by right or by special exception, as specified in the zoning district regulations, shall be required to meet the minimum lot size and setback requirements for the zoning district in which located. Currently the MCP as proposed does not meet all setback requirements.

Response: *This use and Control Center (Including Humane Society) has been removed from the Schedule of Uses.*

- c. Automobile Repair & Service (Group I & Group II): All services performed by an automotive repair and service establishment, including repair, painting and body work activities, shall be performed within a completely enclosed building; The entrance and exit to all service bays for automotive repair and service businesses, must be located on the side or rear of the structure(s), and must be screened from view of any adjacent public street, and no case shall the service bays be visible from the right-of-way. Similarly, whenever an automotive repair and service establishment is within 75 feet of a residential use, all refuse and vehicle parts shall be stored within a completely enclosed area. Please demonstrate how the MCP as currently proposed can/will comply with these requirements.

Response: *This use has been removed from the Schedule of Uses.*

- d. Blacksmith Shop: Must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. Please demonstrate how the MCP as currently proposed can/will comply with these requirements or remove it from the list of requested uses.

Response: *This use has been removed from the Schedule of Uses although the setback requirement is not applicable since located in an industrial subdivision legally in existence prior to the residential use being approved closer than the required setbacks.*

- e. Broadcast Studio, Commercial Radio & Television: Please note that all wireless communication facilities are subject to the requirements and conditions of LDC 4-1215.

Response: *This use has been removed from the Schedule of Uses.*

- f. Building Materials Sales: Please demonstrate how the MCP as currently proposed can/will comply with the storage, display and setback requirements of LDC 4-2069 as it relates to the requested use or remove it from the list of requested uses.

Response: *This use will meet LDC requirements at time of development order.*

- g. Bus Station/Depot: This use would be subject to the provisions of LDC 4-1153. The proposed MCP for this project does not support such a use, nor would such seem appropriate or compatible given site constraints, abutting uses and associated infrastructure; please remove from the list of requested uses.

Response: *This use has been removed from the Schedule of Uses.*

- h. Contractors and Builders (Group I, Group II & Group III): Please demonstrate how the MCP as currently proposed can/will comply with the storage, display, setback and screening requirements of LDC 4-1099 & 4-2069 as it relates to the requested use or remove the list of requested uses.

Response: *This use will meet LDC requirements at time of development order.*

- i. Machine Shop: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-741 and 4-2012 as it relates to the requested use or remove it from the list of requested uses.

Response: *This use will meet LDC requirements at time of development order. The subject property is not adjacent to residential property.*

- j. Manufacturing, Repair or Wholesale Sales (Apparel; Boats; Electrical Machinery and Equipment; Food and Kindred Products, Group I; Furniture and Fixtures; Leather Products Group I; Lumber and Wood Products, Group I; Measuring, Analyzing and Controlling Instruments; Novelties, Jewelry, Toys and Signs, Groups I and II; Paper and Allied Products, Group I; Rubber, Plastics and Fiberglass Products, Group II; Stone, Clay, Glass or Concrete Products, Group I): Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-741 and 4-2012 as it relates to the respective requested uses or remove them from the requested uses lists.

Response: *This use will meet LDC requirements at time of development order. Paper and Allied Products, Group I has been removed from the Schedule of Uses. The subject property is not adjacent to residential property.*

- k. Mini-Warehouse: Please demonstrate how the MCP as currently proposed can/will comply with the screening, buffering and setback requirements of LDC 4-2073 and 4-2074 as it relates to the requested use.

Response: *This use will meet LDC requirements at time of development order.*

- l. Mobile Home Dealers: Please demonstrate how the MCP as currently proposed can/will comply with the storage, display, setback and screening requirements of LDC 4-1099 as it relates to the requested use or remove the list of requested uses.

Response: *This use has been removed from the Schedule of Uses.*

- m. Motion Picture Production Studios: Must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. Please demonstrate how the MCP as currently proposed can/will comply with these requirements or remove it from the list of requested uses.

Response: *This use has been removed from the Schedule of Uses although the setback requirement is not applicable since located in an industrial subdivision legally in existence prior to the residential use being approved closer than the required setbacks.*

- n. Oxygen Tent Services (Personal Services Group I): Allowed only when clearly incidental and subordinate to a permitted principal use on the same premises, please revise request accordingly.

Response: *This use has been removed from the Schedule of Uses.*

- o. Parking (Temporary): The site location and configuration as proposed does not seem compatible or feasible for use as a temporary parking lot. Please also note that Temporary Parking Lots are subject to the provisions of LDC-4-1734. Please remove Parking (Temporary) from list of requested uses.

Response: *This use will meet LDC requirements at time of development order.*

- p. Parks (Group I): Not an approved use within IPD zoning districts, please remove.

Response: *This use has been removed from the Schedule of Uses.*

- q. Photofinishing Laboratory: Must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. Please demonstrate how the MCP as currently proposed can/will comply with these requirements or remove it from the list of requested uses.

Response: *This use has been removed from the Schedule of Use although the setback requirement is not applicable since located in an industrial subdivision legally in existence prior to the residential use being approved closer than the required setbacks.*

- r. Place of Worship: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-1762 & 4-1763 as it relates to the requested use.

Response: *This use has been removed from the Schedule of Uses.*

- s. Printing and Publishing: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-741(b)(4) as it relates to the require buffering for the requested use or remove the list of requested uses.

Response: *This use will meet LDC requirements at time of development order. The subject property is not adjacent to residential property.*

- t. Recreational Facilities, (Personal & Private-Onsite): Recreational Facilities, (Personal) is only allowable as an accessory [subordinate] use to an approved principal use on the same premises. Recreational Facilities, (Private-Onsite) must be operated by a homeowners', co-op, or condominium association and located in the development or neighborhood controlled by the association. Please demonstrate how the site based upon its current location, ownership status and proposed configuration could accommodate these uses or remove the list of requested uses.

Response: *These uses have been removed from the Schedule of Uses.*

- u. Recycling Facilities: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-2012 as it relates to the requested use or remove the list of requested uses.

Response: *This use has been removed from the Schedule of Uses.*

- v. Religious Facilities: Please demonstrate how the MCP as currently proposed can/will comply with the setback requirements of LDC 4-1762 & 4-1763 as it relates to the requested use.

Response: *This use has been removed from the Schedule of Uses.*

- w. Rental & Leasing Facilities (Group II, III & IV): Please demonstrate how the MCP as currently proposed can/will comply with the storage, display, setback and screening requirements of LDC 4-1099 & 4-2069 as it relates to the requested use or remove the list of requested uses.

Response: *This use will meet LDC requirements at time of development order.*

- x. Repair Shops (Group V): Must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. Please demonstrate how the MCP as currently proposed can/will comply with these requirements.

Response: *This use will meet LDC requirements at time of development order. The setback requirement is not applicable since located in an industrial subdivision legally in existence prior to the residential use being approved closer than the required setbacks.*

- y. Restaurant (Group I & II): Please demonstrate how the current site configuration and MCP can provide for the required parking demands warranted for the requested use or remove the list of requested uses.

Response: *This use was not included in the submitted Schedule of Uses.*

- z. Recovery Facilities to Produce Energy (Essential Services Facilities Group III): Given the proximity of adjacent residential uses a resource recover (waste-to-energy) hardly seems compatible or appropriate. At a minimum the requested use must be set back 660 feet from any residentially zoned property under separate ownership. Please remove this use from the requested schedule of uses.

Response: *This use will meet LDC requirements at time of development order. The setback requirement is not applicable since located in an industrial subdivision legally in existence prior to the residential use being approved closer than the required setbacks.*

- aa. Schools, Commercial: Please demonstrate how the current site configuration and MCP can provide for the required parking demands warranted for the requested use or remove the list of requested uses.

Response: *This use was not included in the submitted Schedule of Uses.*

- bb. Social Services (Group II): Please demonstrate how the current site configuration and MCP can provide for the required parking needed for the requested use.

Response: *This use will meet LDC requirements at time of development order.*

- cc. Storage (Indoor & Open): Please demonstrate how the MCP as currently proposed can/will comply with the storage, display and setback requirements of LDC 4-2069 and 4-2012 as it relates to the requested storage uses.

Response: *This use will meet LDC requirements at time of development order.*

- dd. Transportation Services (Groups III, IV and V): Please demonstrate how the current site location, configuration, and proposed MCP can provide for use compatibility, infrastructure demand and parking requirements for these requested uses or remove the list of requested uses.

Response: *This use will meet LDC requirements at time of development order.*

- ee. Warehouse (Mini, Private and Public): Please demonstrate how the current site configuration and MCP can provide for the required parking demands warranted for the requested use. Also, please demonstrate how the MCP as currently proposed can/will comply with the screening, buffering and setback requirements of LDC 4-2073 and 4-2074 as it relates to the requested uses.

Response: *This use will meet LDC requirements at time of development order.*

- ff. Wholesale Establishment (Group III & IV): Please demonstrate how the MCP as currently proposed can/will comply with the screening, buffering and setback requirements of LDC 4-2073 and 4-2074 as it relates it the associated storage uses.

Response: *This use will meet LDC requirements at time of development order.*

Comment 25: Miscellaneous Items:

- a. Please include the City Staff's questions with the applicant's completeness response submittal. Please provide three (3) hard copy originals and one (1) PDF copy of the applicant's completeness response submittal (CD or flash drive).

- b. Cost Recovery. The City of Bonita Springs has processed invoices for cost recovery services pursuant to LDC Sec. 2-571 (as recently amended in City Ordinance No. 19-03). City Staff will notify the applicant under separate cover when an additional recovery

deposit is due. Payment shall be provided to avoid delays in the processing of the case and any associated cases.

Response: *Acknowledged.*

SURVEYING

Comment 1: The bearings depicted on the survey map do not create a closed geometric figure. Correct.

Response: *The survey geometric figure has been reviewed and confirmed to be closed.*

Comment 2: If the survey is being signed digitally modify Note #6. Or in the alternative the survey must be signed and sealed.

Response: *The digitally signed survey is attached*

Comment 3: The signature validity (certification) on the digital copy shows as "Unknown" this is unacceptable. If digital certification is being used, correct and resubmit.

Response: *The signature certification has been updated as requested.*

Comment 4: While LDC 4-295 does not specifically list architectural elevations as an application requirement, these documents do in fact aid in demonstrating compliance with planned development design standards (LDC Sec. 4-325) and guidelines for decision-making (LDC Sec. 4-131). Additionally, the City Council has directed staff to prepare LDC Amendments to require architectural drawings at time of planned development rezoning.

Response: *This is not applicable as the proposed use is industrial.*

ENVIRONMENTAL

Comment 1: Please provide the original IPD document and any approved deviations to complete the review.

Response: *See attached zoning resolution Z-91-014.*

Comment 2: Please provide a tree survey with DPH measurements of all native trees. Removal of any heritage trees will require a hearing by the Tree Advisory Board.

Response: *Please see the attached Tree Exhibit.*

Comment 3: Please provide FLUCCS and Soils maps at the same scale as the MCP per LDC Sec. 4-295(a)(4).

Response: *Please see attached.*

Comment 4: Please address the wall requirement of LDC Sec. 3-418(d)(6) which applies to the east side of this project.

Response: *The subject property is not adjacent to residential property. It is separated by a 32' right-of-way, therefore LDC Sec. 3-418(d)(6) does not apply and no deviation is required. The previous buffer deviation has been withdrawn and the required 15' Type D Buffer is being provided.*

ENGINEERING

Comment 1: The applicant is put on notice that the Fire Department may require the drive aisles to be no less than 20'. This may impact the design of the site and building size.

Response: *Acknowledged.*

Comment 2: Will the existing chain link fence remain? If so, what is the condition of the fence? At time of local development order, a different type of fencing may be required.

Response: *There is no existing fence. Acknowledged.*

Comment 3: Deviation 1 is mentioned in the PD submittal package as previously being approved. On the deviations exhibit please provide original code section that was being deviated from and the original justification. There may be additional comments after this information is provided.

Response: *Please see the revised Schedule of Deviations and Justifications.*

Comment 4: Even though this is a minor planned development amendment, please provide a detailed storm water narrative, including a detail and explanation of the proposed underground storm water storage vault.

Response: *Please see attached storm water narrative.*

Comment 5: Provide the location of proposed dumpster.

Response: *Please see the revised MCP.*

Comment 6: Provide locations of proposed overhead doors.

Response: *Please see the attached revised MCP.*

Comment 7: The applicant is put on notice that at time of local development order a fair share contribution may be required for improvements to Race Track Road.

Response: *The applicant should not be responsible for a fair share contribution for improvements to Race Track Road. There is no Level of Service measured on Race Track Road south of*

Bonita Beach Road. The applicant will be responsible for the payment of the road impact fees to the City, which are used to mitigate all off-site project impacts.

Comment 8: Additional Conditions - At the time of local development order, the Applicant shall meet the following criteria:

- a. Provide engineering plans showing how the site will store and treat its surface water runoff consistent with the City's Comprehensive Plan and the City's LDC, including compliance with Policy 9.3.3 of the Conservation/Coastal Management Element of the City's Comprehensive Plan, which states that an additional fifty (50) percent water quality is required over the already required South Florida Water Management District water quality.
- b. Provide a drainage analysis demonstrating that the site development plan has no adverse impact on adjacent properties and that there is sufficient onsite drainage capacity, storm-water conveyance, and controlled discharge. The drainage analysis shall include, but not be limited to:
 - i. An Interconnected Pond and Channel Routing (ICPR) Model. The 100-year 24-hour storm event is the primary storm used to evaluate the proposed design. The City reserves the right to request additional modeling of other storm events upon review of the data. All data submitted shall be formatted for inclusion into the city's Interconnected Pond Routing (ICPR) Model.
 - ii. A drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on-site and off-site drainage structures (sizes and inverts), and sub-basin areas; and (2) hydrologic and hydraulic calculations for the 5-, 25-, and 100-year design storm events in order to establish existing baseline conditions.
 - iii. Drainage impediments identified during the modeling process must be addressed in the drainage plan.
- c. Roof gutters, downspouts and yard drains will be required to collect roof drainage and direct flow into yard drains or central drainage system to outfall structure.
- d. Additional signage, such as stop signs, will be required to ensure traffic flow access into and out of the site remains safe.
- f. A Limited Development Order lot combination application will be required to be submitted and approved.
- g. Lighting standards per LDC Sec 3-269 allow up to 25 feet light poles. Staff may require light poles to be set at a lower height to ensure light is not bleeding or glaring onto surrounding properties.

Response: *Acknowledged.*

TRAFFIC

Comment 1: Table 2A: The superscript numbers 3 & 4 are interchanged. It should read "Vested Traffic³" & "Background Volume⁴".

Response: *Please see attached from TR Transportation.*

Comment 2: Table 2A: Footnote 4 should read "For Bonita Beach Road, the 2022..." and not 2021.

Response: *Please see attached from TR Transportation.*

Comment 3: The applicant is put on notice that at time of local development order a fair share contribution may be required to improvements to Race Track Road and Bonita Beach Road intersection improvements.

Response: *The applicant should not be responsible for a fair share contribution for improvements to Race Track Road and Bonita Beach Road intersection. Improvements to this intersection are considered as off-site improvements, which are mitigated through the payment of the road impact fees to the City.*

ARCHITECTURAL

Comment 1: When making a formal submittal, containing architectural drawings, please refer to Section 3-490 Design Standards for Specific Building Types for guidance. Also comply with other sections listed above.

Response: *The proposed use is industrial and architectural standards do not apply.*

Comment 2: See attached Exhibit V-G identifying drawings that must be submitted for review.

Response: *The proposed use is industrial and architectural standards do not apply.*

Comment 3a: Submit three (3) copies (all items must be fully addressed) of architectural drawings and relevant information to the application.

Response: *The proposed use is industrial and architectural standards do not apply.*

Comment 3b: Written acknowledgment of prior review of Bonita Springs Land Development Code, specifically Chapter 3, Development Standards, and Chapter 4, Zoning.

Response: *The proposed use is industrial and architectural standards do not apply.*

Comment 3c: Provide information that indicates clearly if the application is for a project located within the Downtown Redevelopment District, Downtown Urban Core, or any other area outside the Downtown but within the City limits. Indicate which specific area of the Downtown the project is located within, referencing the approved District V, Division 11, Section 4-866 - Exhibits I thru III, maps.

Response: The proposed use is industrial and architectural standards do not apply. The project is not located within any overlay districts.

Comment 4: If the project is located within any Downtown District, refer to Chapter 4 of the Bonita Springs Land Development Code for specific architectural design requirements.

Response: The proposed use is industrial and architectural standards do not apply. The project is not located within and Downtown District.

Should you have any questions or require additional information, please contact me via email, shewitt@banskeng.com or cell, 239-770-2527.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms

Harkat Minor IPD

Schedule of Deviations and Justifications

Exhibit IV-H

PD19-65454-BOS
Revised February 2020

EXISTING APPROVED DEVIATION 1: From previous Section D.3.c(2) of the Development Standards Ordinance from minimum road construction standards from Category A to allow Category D. **IS REQUESTED TO CONTINUE AS NEW DEVIATIONS 1 AND 2**

NEW PROPOSED DEVIATION 1: From LDC Section 3-295 which states where an existing partial width street is adjacent to a new development, the unimproved portion of the street shall be improved by the developer; to allow Enterprise Avenue to remain as constructed.

Justification: The nature of this request is based on the existing Enterprise Avenue and existing industrial development along it. Deviation 1 was approved by zoning resolution Z-91-014 which allowed Enterprise Avenue to be a Category D instead of a Category A which was an improvement over the existing conditions at the time. According to the case file, this industrial subdivision was developed around the 1960's. None of the roads were ever paved in the ensuing years although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. Consistent with the prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

EXISTING APPROVED DEVIATION 2 PROPOSED TO BE WITHDRAWN AND NEW DEVIATION PROPOSED:

FORMER DEVIATION: From Section 471.D.1.a of the zoning regulations from the required 20 foot side setback to allow a 15 foot side setback is WITHDRAWN.

PREVIOUSLY PROPOSED DEVIATION 2: From LDC Section 3-418(d) buffer requirements which requires a 15' Type "D" Buffer along the east property boundary (industrial use proposed adjacent to right-of-way) to allow a 9.5' buffer with Type "D" Buffer plantings. – **IS WITHDRAWN**

NEW PROPOSED DEVIATION 2: From LDC Section 3-297(2) which states that all development must abut and have access to a public or private street designed, and constructed or improved to meet the standards in section 3-302; to allow Enterprise Avenue to remain as constructed.

Justification: The nature of this request is based on the existing Enterprise Avenue and existing industrial development along it. Deviation 1 was approved by zoning resolution Z-91-014 which allowed Enterprise Avenue to be a Category D instead of a Category A which was an improvement over the existing conditions at the time. According to the case file, this industrial subdivision was developed around the 1960's. None of the roads were ever paved in the ensuing years although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. Consistent with the prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

National Flood Hazard Layer FIRMette



26°19'45.26"N



81°46'35.41"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	Area of Minimal Flood Hazard Zone X
	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

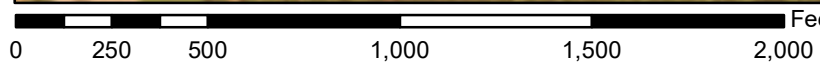
MAP PANELS	Digital Data Available
	Digital Data Available
	No Digital Data Available
	Unmapped

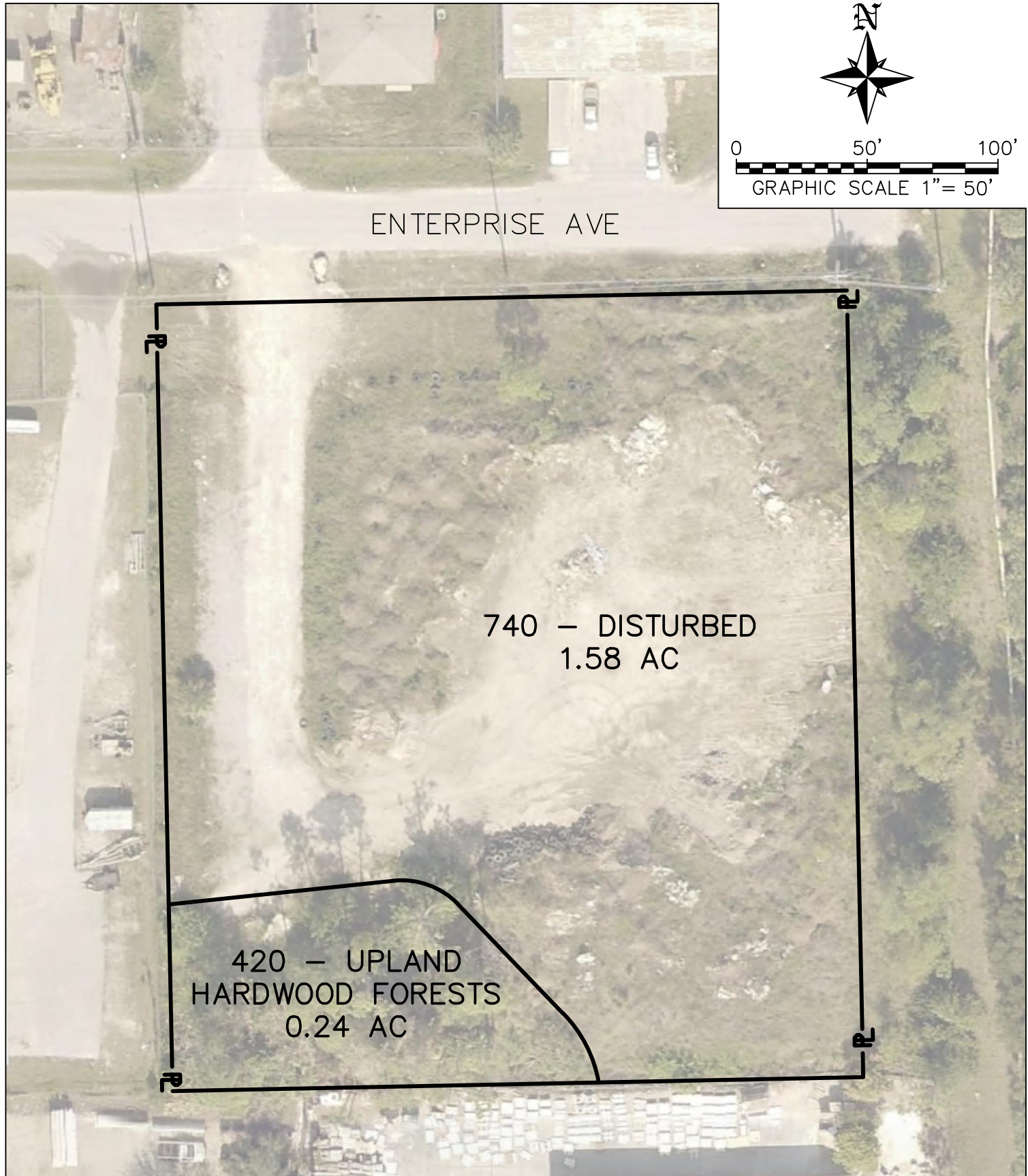
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/26/2020 at 3:56:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





BANKS ENGINEERING

10511 SIX MILE CYPRESS P-RKW-Y
 FORT MYERS, FLORIDA - 33906
 PHONE: (239) 939-5490 F-X: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.B-KSENG.COM

Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

EXHIBIT II-F-4 - FLUCCS MAP
 HARKAT MINOR IPD
 BONITA SPRINGS, FLORIDA

D-TE	PROJECT	DR-WING	DESIGN	DR-WN	CHECKED	SC-LE	SHEET
10-10-2019	8452	FM		RJV	DB-	1" = 50'	01

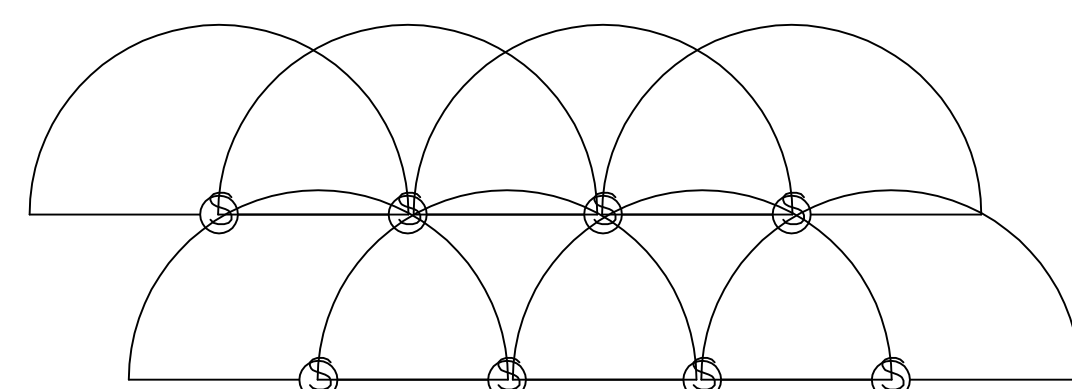
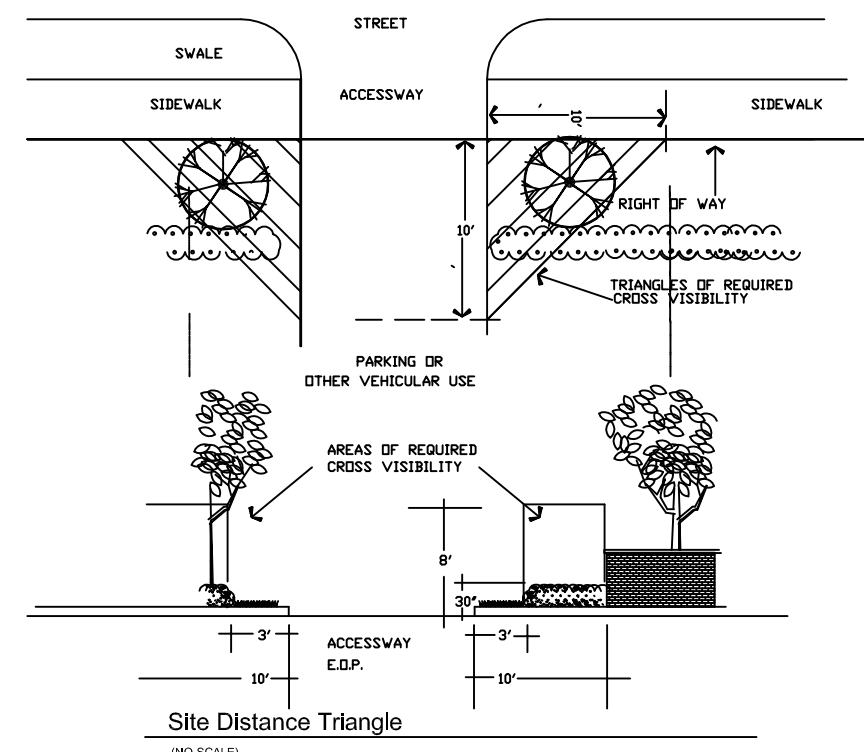
GENERAL TREE REQUIREMENT
 ONE TREE PER 3,500 S.F. OF LOT
 AREA
 LOT AREA = 79,416 S.F.
 $79,416 / 3500 = 23$ TREES REQUIRED

VEHICLE USE AREA
 REQUIREMENT
 10% OF VUA IS REQUIRED FOR
 LANDSCAPE AREA IN THE VUA.
 ONE TREE REQUIRED PER 250 S.F.
 OF LANDSCAPE AREA.
 VUA = 34,112 S.F.
 $34,112 \times 10\% = 3,411$ S.F.
 $3,411 \text{ S.F.} / 250 = 14$ TREES
 REQUIRED.

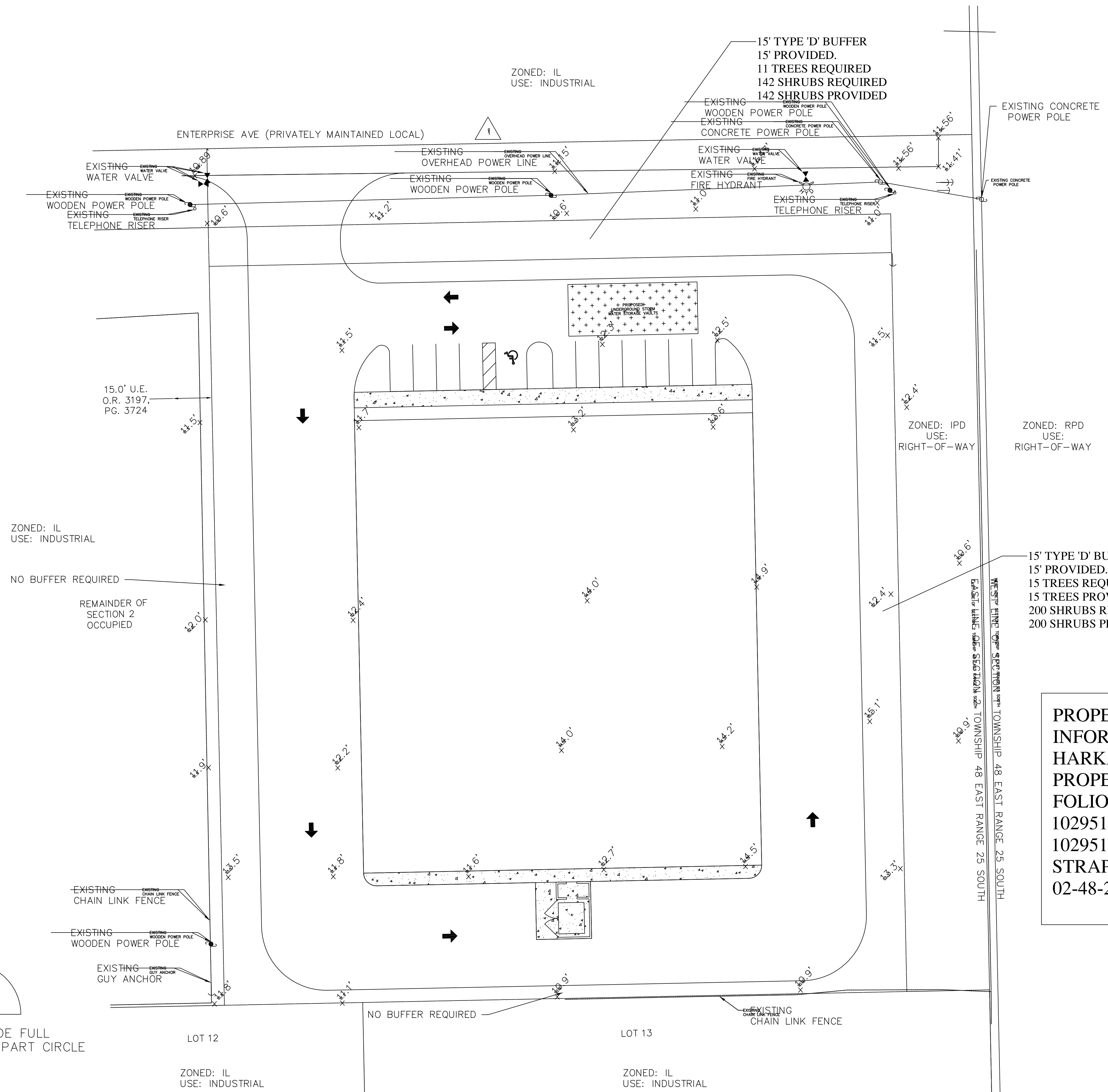
14 TREE PROVIDED
 EAST
 15 FOOT WIDE TYPE 'D' BUFFER.
 9.5 FEET AVAILABLE.
 DOUBLE STAGGERED HEDGE
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.
 300 L.F. = 15 TREES REQUIRED.
 200 SHRUBS REQUIRED

NORTH
 15 FOOT WIDE TYPE 'D' BUFFER.
 DOUBLE STAGGERED HEDGE, 24
 INCHES AT INSTALLATION
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.
 212 L.F. = 11 TREES REQUIRED
 142 SHRUBS REQUIRED

WEST
 NO BUFFER REQUIRED



NOTE: ALL IRRIGATION HEADS MUST PROVIDE FULL
 HEAD TO HEAD 100% COVERAGE, FULL OR PART CIRCLE



PROPERTY INFORMATION
HARKAT
PROPERTIES LLC
FOLIO NUMBERS:
 10295137
 10295145
STRAP:
 02-48-25-B2-00011.0180

PAUL J. KLENS, P.L.L.C.
 REG. # 1619
 FEBRUARY 28, 2020

SCALE: 1" = 20'

Scale: 1" = 20'
 Sheet 1
 Page No. 09074.01
 LA-1

Rev. No.
 Date:
 Dwg. By:PK
 Checked By:PK
 Apr. By:PK, MF
 Remarks:

Title: HARKAT
 Owner: CODE COMPLIANCE

W. J. Johnson & Associates
 10961 Bonita Beach Road
 Bonita Springs, Florida 34135
 Phone: 239-596-3200
 C. A. # 9348

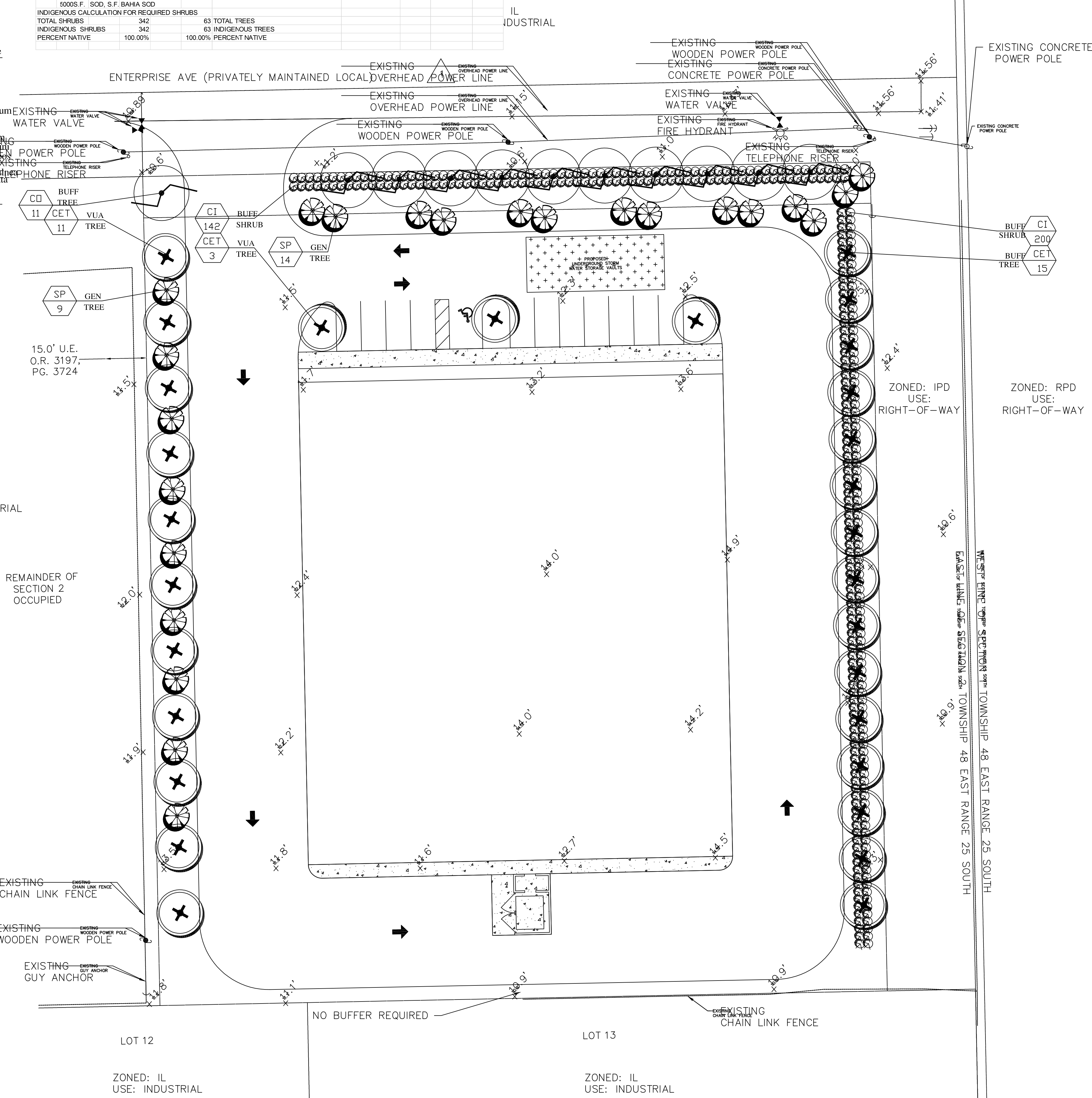
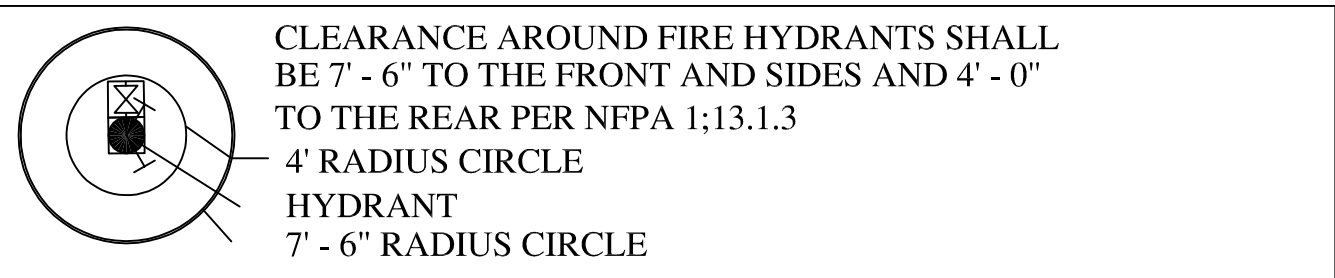
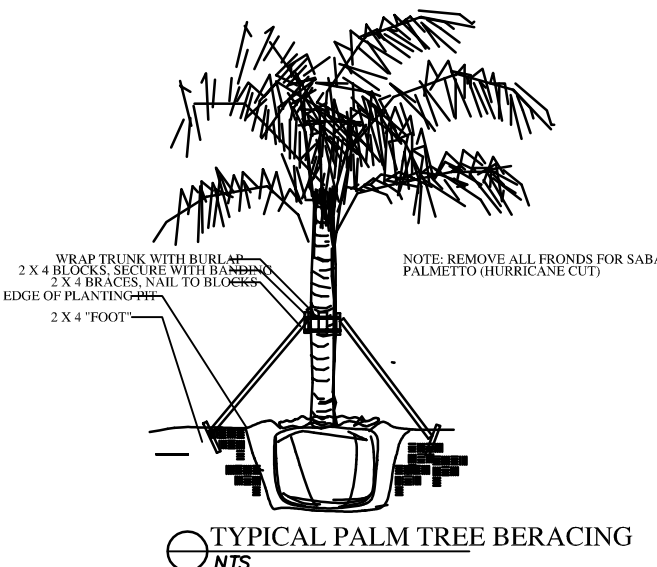
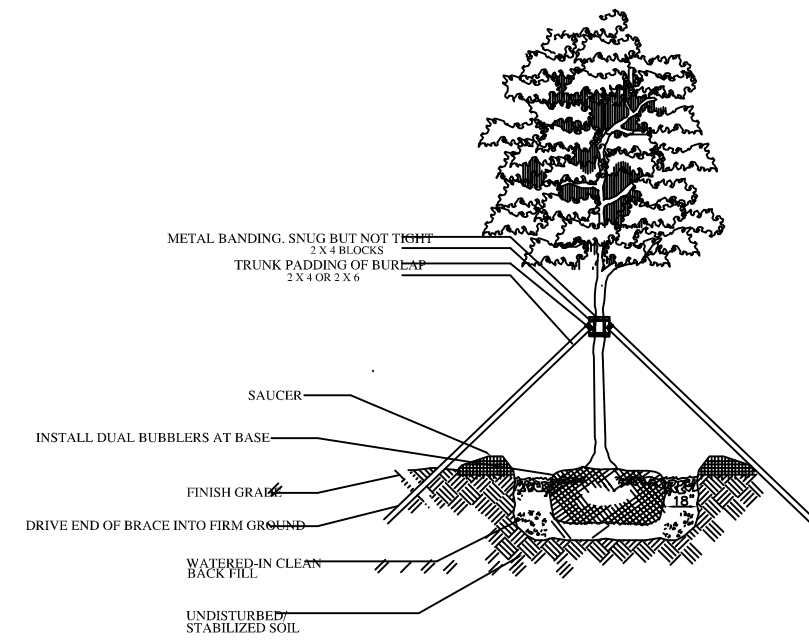
This document is the intellectual property of W. J. Johnson and Associates and cannot be copied or otherwise reproduced without the written permission of the owner. Additionally this document was created as a part of the project noted below. No other usage is permitted.

NOTE:
CONTRACTOR SHALL CONTACT
AN UNDERGROUND LOCATION
SERVICE A MIN. OF 48 HOURS
PRIOR TO DIGGING

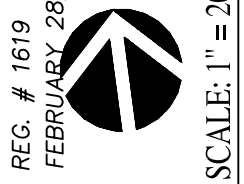
NOTE: ALL INVASIVE EXOTIC SPECIES ON THIS LIST & CONTAINED IN THE CITY OF
BONITA SPRINGS LDC LDC SHALL BE REMOVED AND SUPPRESSED IN PERPETUITY

Prohibited Invasive Common name	Exotics Scientific name	Common name	Scientific name
Earleaf acacia	Acacia auriculiformis	Old World climbing fern	Lygodium microphyllum
Woman's tongue	Albizia lebbek	Melaleuca, paper tree	Melaleuca quinquenervia
Bishopwood	Bischofia javanica	Downy rose myrtle	Rhodomyrtus tomentosa
Australian pines	All Casuarina species	Chinese tallow	Sapium sebiferum
Carrotwood	Cupaniopsis andcardioides	Brazilian pepper,	Schinus terebinthifolius
Rosewood	Dalbergia sissoo	Florida holly	Solanum verticillatum
Air potato	Dioscorea alata	Java plum	Syzygium cumini
Murray red gum	Eucalyptus camaldulensis	Rose apple	Syzygium jambos
Weeping fig	Ficus benjamina	Cork tree	Thespesia populnea
Cuban laurel fig	Ficus microcarpa	Wedelia	Wedelia trilobata
Japanese Climbing fern	Lygodium japonicum		

LANDSCAPE MATERIALS			
COUNT	PLANT NAME/MATERIAL	ALL PLANTS SHALL BE FLORIDA #1 OR BETTER	SPECIFICATION
CET 29	HORIZONTAL COCOPLUM	CHRYSOGALANUS HORIZONTALIS	10" X 4", 2" CAL, 25 GAL
CO 11	SILVER BUTTON WOOD SHRUB	CHRYSOPHULLUM OLIVIFORME	10" X 4", 2" CAL, 25 GAL
SP 23	CABBAGE PALM	SABAL PALMETTO	12"-16" CT, HUR CUT
CI 342	COCOPLUM	CHRYSOGALANUS ICACORED TIP	24" x 18" 3 GAL, FULL
400	ORGANIC MULCH	2 CU. FT BAGS FLORA MULCH	3" DEEP, PULL BACK 8" FROM TREE TRUNKS
5000S F.	SOD, S.F. BAHIA SOD		
INDIGENOUS CALCULATION FOR REQUIRED SHRUBS			
TOTAL SHRUBS	342	63 TOTAL TREES	
INDIGENOUS SHRUBS	342	63 INDIGENOUS TREES	
PERCENT NATIVE	100.00%	100.00% PERCENT NATIVE	



PAUL J. KLENS, P.L.L.C.
REG. # 1619
FEBRUARY 28, 2020

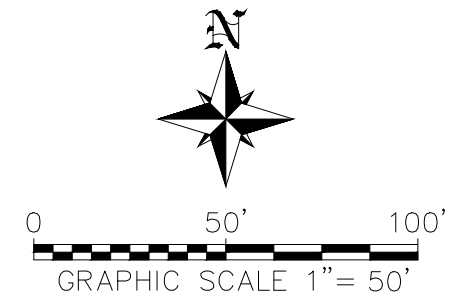
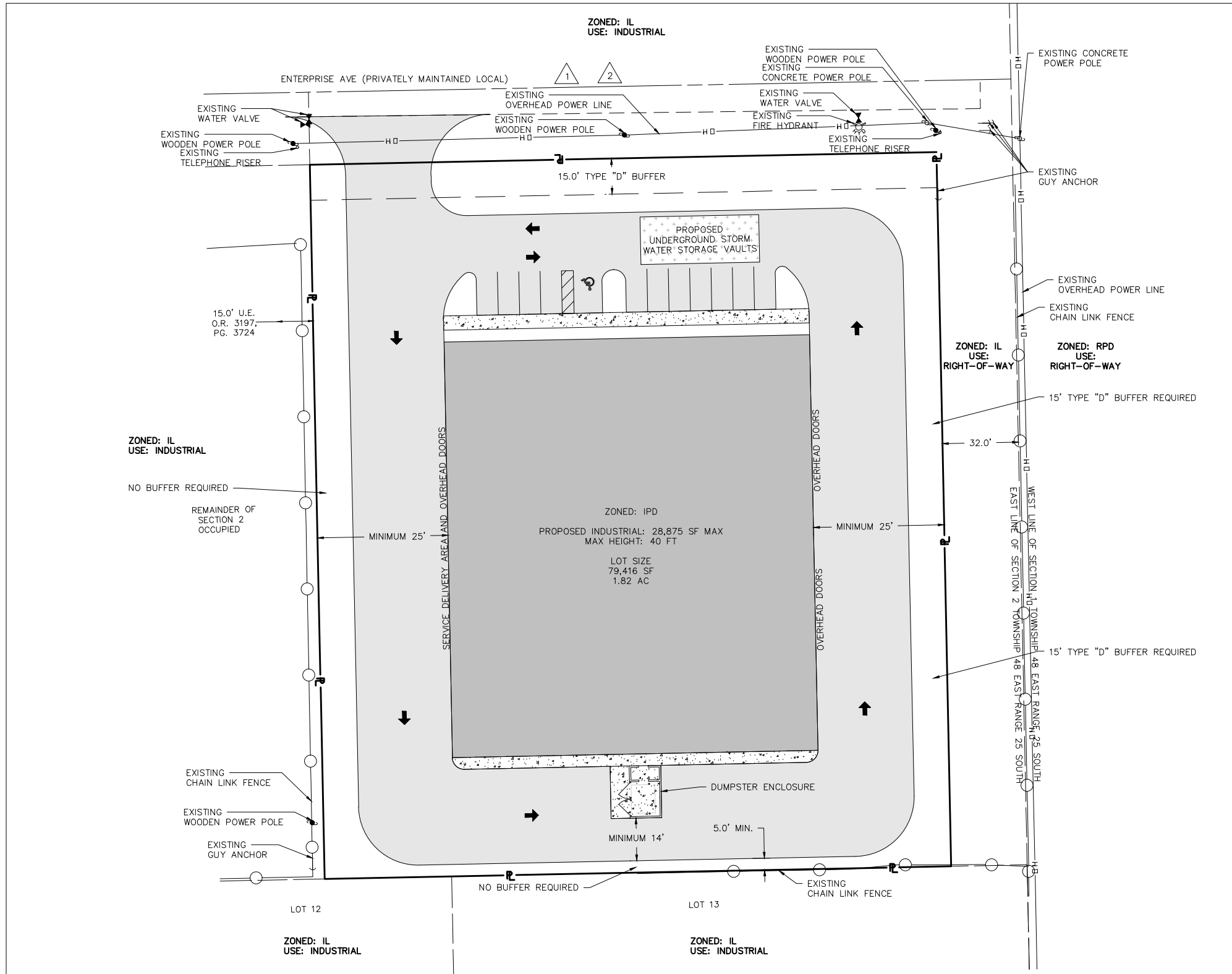


SCALE: 1" = 20'

Scale: 1" = 20'	Sheet 2	Page No. LA-1
Rev. No.	Date:	By: PK
	Date:	Checked By: PK
	Date:	Apr. By: PK, MF
	Date:	Remarks:
09074.01		
Title: HARKAT		
Owner: PLANTING PLAN		
W. J. Johnson & Associates 10961 Bonita Beach Road Bonita Springs, Florida 34135 Phone: 239-596-3200 C. A. # 9348		

This document is the intellectual property of W. J. Johnson and Associates and cannot be copied or otherwise reproduced without the written permission of the owner. Additionally this document was created as a part of the project noted below. No other usage is permitted.

S:\JOBS\84XX\8452\ENGINEERING\8452_MCP\8452_MCP.DWG 3/2/2020 2:30 PM RJ VELOTTI



NOTES/DESIGN CRITERIA:

1 FROM LDC SECTION 3-295 WHICH STATES WHERE AN EXISTING PARTIAL WIDTH STREET IS ADJACENT TO A NEW DEVELOPMENT, THE UNIMPROVED PORTION OF THE STREET SHALL BE IMPROVED BY THE DEVELOPER, TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.

2 FROM LDC SECTION 3-297(2) WHICH STATES THAT ALL DEVELOPMENT MUST ABUT AND HAVE ACCESS TO A PUBLIC OR PRIVATE STREET DESIGNED, AND CONSTRUCTED OR IMPROVED TO MEET THE STANDARDS IN SECTION 3-302; TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.

BUILDING PARAMETERS: MAXIMUM 28,875 SF

PARKING: WILL COMPLY WITH LDC

DRAINAGE/STORMWATER MANAGEMENT:

WATER QUALITY REQUIRED: THE GREATER OF 1" OVER ENTIRE SITE OR 2.5" x % IMPERVIOUS - ADD 50% FOR ADDITIONAL WATER QUALITY.

UNDERGROUND STORAGE VAULTS PROPOSED

LEGEND:

△ # = DEVIATION

➔ = TRAFFIC FLOW ARROWS

OPEN SPACE:

REQUIRED = ± 1.82 ACRE @ 10% = 0.18 ACRE

PROVIDED = MINIMUM 0.18 ACRE

PREPARED FOR:

HARKAT PROPERTIES LLC

10956 ENTERPRISE AVE
BONITA SPRINGS, FLORIDA 34135

NO.	DATE	REVISION DESCRIPTION	BY
01	2-28-2020	SUFFICIENCY RESPONSE	RJV

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PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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MASTER CONCEPT PLAN HARKAT MINOR IPD BONITA SPRINGS, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-28-2019	8452	MCP		RJV		1"=50'	01

Harkat Minor IPD

Property Development Regulations

PD19-65454-BOS
Revised February 2020

Minimum Lot Area and Dimensions:

Area:	20,000 sq. ft.
Width:	100 feet
Depth:	100 feet

Minimum Building Setbacks*:

Development Perimeter:	25 feet
Street	25 feet
Side	25 feet
Rear	25 feet
Residential	25 feet
Maximum Lot Coverage:	40 percent
Maximum Building Height:	40 feet

*Since industrial subdivision existed prior to RPD zoning to east, Special Setback Regulations for Specific Uses found in LDC Section 4-2014 are not applicable.

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

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

N/A

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:
N/A. Proposing connection to Bonita Springs Utilities central sewer.

2. Quality of the effluent:
N/A

3. Expected life of the facility:
N/A

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

5. Receiving bodies or other means of effluent disposal:
N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
N/A. Proposing connection to Bonita Springs Utilities potable water for irrigation supply.

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

Harkat Minor IPD Schedule of Uses Exhibit IV-G

**PD19-65454-BOS
Revised February 2020**

Administrative Offices
New Accessory Buildings
Animal Clinic
ATM (automatic teller machine)
Building Materials Sales
Business Services
 Group I
 Group II
Caterers
Cleaning and Maintenance Services
Cold Storage Warehouse and Processing Plant (including pre-cooling)
Computer and Data Processing Services
Contractors and Builders
 Group I
 Group II
 Group III
Emergency Medical Service (ambulance station)
Emergency Operations Center
Entrance Gates and Gatehouses
Essential Services
Essential Services Facilities
 Group I
Water Retention
Fire Station
Gasoline Dispensing System, Special
Government Maintenance Facility
Health Club or Spa

Laundry or Dry Cleaning
 Machine Shop
 Manufacturing, Repair or Wholesale Sales of:
 Apparel
 Boats
 Electrical Machinery and Equipment
 Food and Kindred Products, Group I
 Furniture and Fixtures
 Leather Products Group I
 Lumber and Wood Products, Group I
 Measuring, Analyzing and Controlling Instruments
 Novelties, Jewelry, Toys and Signs, Groups I and II
 Rubber, Plastics and Fiberglass Products, Group II
 Stone, Clay, Glass or Concrete Products, Group I
 Mass Transit Depot or Maintenance Facility (Government)
 Message Answering Service
 Mini-Warehouse
 Non-store Retailers
 Parcel and Express Services
 Parking
 Accessory
 Temporary
 Personal Services, Group III
 Police or Sheriff Station
 Printing and Publishing
 Processing and Warehousing
 Recreational Facilities
 Commercial, Groups III, IV
 Rental and Leasing Establishments
 Group II
 Group III
 Group IV
 Retail and Wholesale sales, when clearly incidental and subordinate to a permitted
 principal use on the same premises
 Repair Shops
 Groups I and II
 Groups III, IV and V
 Research and Development Laboratories
 Groups II and IV
 Recovery Facilities to Produce Energy
 Signs in compliance with Chapter 6
 Social Services, Group II
 Storage
 Indoor

- Open
- Studios
- Transportation Services, Groups III, IV and V
- Vehicle and Equipment Dealers
 - Group III
 - Group IV
 - Group V
- Warehouse
 - Mini-Warehouse
 - Private
 - Public
- Wholesale Establishment
 - Group III
 - Group IV

Harkat Minor IPD Schedule of Uses Exhibit IV-G

PD19-65454-BOS
Revised February 2020
Strike-Through Version

Administrative Offices
New Accessory Buildings
Animal Clinic
~~Animal Kennel, when completely enclosed within a building~~
~~Control Center (including Humane Society)~~
ATM (automatic teller machine)
~~Automobile Repair & Service~~
~~—— Group I~~
~~—— Group II~~
Blacksmith Shop
~~Broadcast Studio, Commercial Radio & Television~~
Building Materials Sales
Business Services
 Group I
 Group II
~~Bus Station/Depot~~
Caterers
Cleaning and Maintenance Services
Cold Storage Warehouse and Processing Plant (including pre-cooling)
Computer and Data Processing Services
Contractors and Builders
 Group I
 Group II
 Group III
Emergency Medical Service (ambulance station)
Emergency Operations Center

Entrance Gates and Gatehouses
 Essential Services
 Essential Services Facilities
 Group I
 Water Retention
 Fire Station
 Gasoline Dispensing System, Special
 Government Maintenance Facility
 Health Club or Spa
 Laundry or Dry Cleaning
 Machine Shop
 Manufacturing, Repair or Wholesale Sales of:
 Apparel
 Boats
 Electrical Machinery and Equipment
 Food and Kindred Products, Group I
 Furniture and Fixtures
 Leather Products Group I
 Lumber and Wood Products, Group I
 Measuring, Analyzing and Controlling Instruments
 Novelties, Jewelry, Toys and Signs, Groups I and II
 ——— Paper and Allied Products, Group I
 Rubber, Plastics and Fiberglass Products, Group II
 Stone, Clay, Glass or Concrete Products, Group I
 Mass Transit Depot or Maintenance Facility (Government)
 Message Answering Service
 Mini-Warehouse
~~Mobile Home Dealers~~
~~Motion Picture Production Studios~~
 Non-store Retailers
~~Oxygen Tent Services~~
 Parcel and Express Services
 Parking
 Accessory
 Temporary
~~Parks, Group I~~
 Personal Services, Group III
~~Photofinishing Laboratory~~
~~Place of Worship~~
 Police or Sheriff Station
 Printing and Publishing
 Processing and Warehousing
 Recreational Facilities
 Commercial, Groups III, IV

~~Personal~~

~~Private-Onsite~~

~~Recycling Facility~~

~~Religious Facilities~~

Rental and Leasing Establishments

Group II

Group III

Group IV

Retail and Wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises

Repair Shops

Groups I and II

Groups III, IV and V

Research and Development Laboratories

Groups II and IV

Recovery Facilities to Produce Energy

Signs in compliance with Chapter 6

Social Services, Group II

Storage

Indoor

Open

Studios

Transportation Services, Groups III, IV and V

Vehicle and Equipment Dealers

Group III

Group IV

Group V

Warehouse

Mini-Warehouse

Private

Public

Wholesale Establishment

Group III

Group IV



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SOILS MAP - EXHIBIT II-F-4
HARKAT MINOR IPD
 BONITA SPRINGS, FLORIDA

D-TE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-10-2019	8452	SM		RJV	DBA	1" = 50'	01

Harkat Minor IPD

Storm Water Narrative

PD19-65454-BOS

The Harkat IPD encompasses 1.82 acres. The existing site is vacant and surface water runoff drains to adjacent ROW's.

The proposed water management system will be comprised of pipes and stormwater vaults under the parking area. Surface water runoff will be treated and detained in these vaults prior to discharging through a control structure. The outfall for the site would connect to the existing 16" pipe in the ROW on the east which was permitted under ERP Permit #36-07361-P.

The vault system would provide water quality of 1.5" or 2.5" over the impervious area, whichever is greater. The 0.5" of required dry pretreatment would be included in this amount. The vault system would also provide attenuation for the 25 year 3 day storm event and the building would be set at the 100 year 3 day storm event, modeled with no discharge.

February 12, 2020

Mr. Brian F. Farrar
BCF Management Group, LLC
27171 Harbor Drive
Bonita Springs, FL 34135

RE: Harkat Industrial Planned Development (IPD) – PD19-65454-BOS

Dear Mr. Farrar:

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

Bonita Springs Traffic-Impact Comments:

- 1) *Table 2A: The superscript numbers 3 & 4 are interchanged. It should read "Vested Traffic³" & "Background Volume⁴"*

Acknowledged. Attached to this response is the updated Table 2A that has been revised to satisfy the above comment.

- 2) *Table 2A: Footnote 4 should read "For Bonita Beach Road, the 2022..." and not 2021.*

Acknowledged. Attached to this response is the updated Table 2A that has been revised to satisfy the above comment.

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

Sincerely,



Yury Bykau, E.I.
Transportation Consultant

Attachments

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS
HARKAT IPD**

Revised: 2/12/2020

TOTAL PROJECT TRAFFIC AM =	29	IN =	22	OUT=	7	<u>FTE Station /</u>	<u>K-Factor</u>	<u>D-Factor</u>
TOTAL PROJECT TRAFFIC PM =	31	IN=	8	OUT=	23	1230	0.150	0.570

200

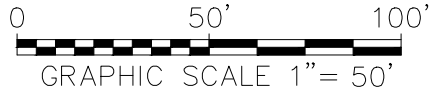
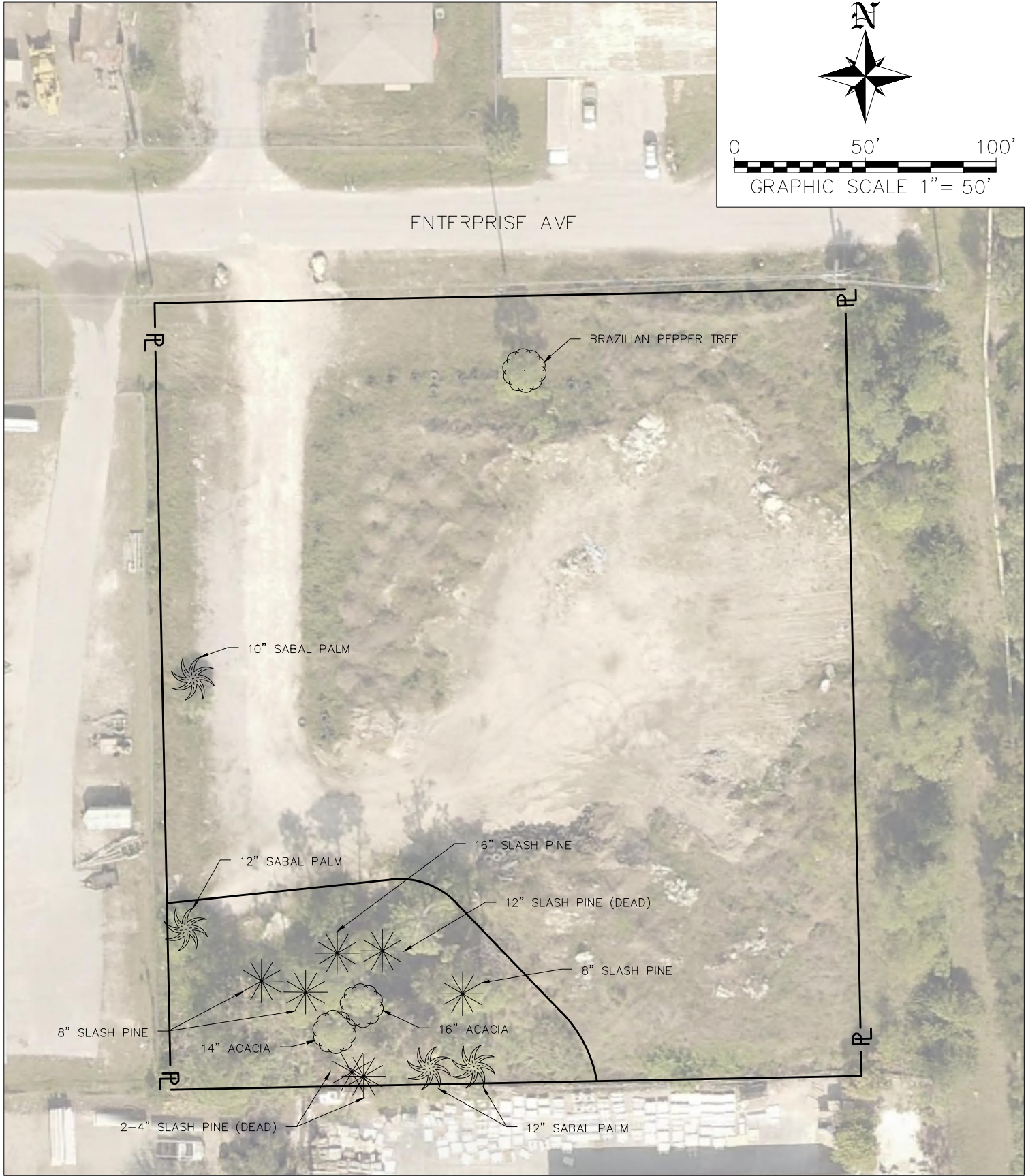
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>FTE</u>	2019			<u>VESTED</u>	2022			<u>PERCENT</u>	2022		2022		
			<u>PK HR</u>	<u>PK SEASON</u>	<u>PK DIRECTION</u>		<u>BACKGROUND</u>	<u>PROJECT</u>	<u>AM PROJ</u>		<u>PM PROJ</u>	<u>BCKGRND</u>	<u>BCKGRND</u>		
		<u>STA #</u>	<u>Two-Way</u> ¹	<u>VOLUME</u> ²	<u>LOS</u>	<u>TRAFFIC</u> ³	<u>VOLUME</u> ⁴	<u>LOS</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>	<u>VOLUME</u>	<u>LOS</u>
Bonita Beach Road	E. of Old 41	1230	6,150	3,506	F	1,020	4,526	F	40%	9	9	4,535	F	4,535	F
	W. of Old 41	1230	6,150	3,506	F	1,020	4,526	F	60%	13	14	4,539	F	4,540	F

¹ The 2019 Peak Hour Peak Season Two-Way Volumes were obtained from the 2019 City of Bonita Springs Traffic Count Report.

² The 2019 Peak Hour Peak Season Peak Direction Volumes were obtained by multiplying 2019 Peak Hour Peak Season Two-Way Volumes by appropriate D factors.

³ Vested traffic was calculated by using the background volumes from the "Bonita Beach Traffic By Link" worksheet provided by City of Bonita Springs staff and adjusting them by "K" and "D" factors obtained from the 2019 City of Bonita Springs Traffic Count Report.

⁴ For Bonita Beach Road, the 2022 background traffic volume was obtained by adding vested traffic to the 2019 Peak Hour Peak Season Peak Direction volumes. All background growth will be due to vested traffic.



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TREE EXHIBIT
HARKAT MINOR IPD
BONITA SPRINGS, FLORIDA

D-TE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
03-02-2020	8452	TE		RJV	DBA	1" = 50'	01

Prepared by and Return Recorded Original to:
Adrienne C. Graeber, Escrow Officer
Sunset Coast Escrow & Title, LLC
2085 Estero Boulevard
Fort Myers Beach, FL 33931
Telephone: (239) 463-6619
Facsimile: (239) 463-6454
Property Appraiser Parcel I.D. No. 02-48-25-B2-00011.0270
& 02-48-25-B2-00011.0180
Documentary Stamp Tax on Transfer: \$4,725.00

Original given to
HH to keep on his
BS Safe

(STATUTORY FORM - Section 689.02, F.S.)

Reserved For Recorder

WARRANTY DEED

THIS WARRANTY DEED, made this 10th day of March, A.D. 2019, between **FDM Land Development, LLC, a Florida limited liability company**, whose post office address is 10979 & 10971 Enterprise Avenue, Bonita Springs, FL 34135, hereinafter called Grantor, and **Harkat Properties, LLC, a Florida limited liability company**, whose post office address is 10956 Enterprise Avenue, Bonita Springs, FL 34135, hereinafter called Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100's (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida County, Florida, to-wit:

The East 164 feet of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 48 South, Range 25 East, Lee County, Florida, Florida, LESS the East 32 feet and the North 30 feet for road right-of-way.

AND

The East 132 feet of the West 1156 feet of the South half (S 1/2) of the South half (S 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 2, Township 48 South, Range 25 East, Lee County, Florida, being Lot 17, INDUSTRIAL PARK, less the North 30 feet reserved for road right-of-way. Together with a non-exclusive right of ingress and egress over and across the North 60 feet of the South 360 feet of the South half (S 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 2, Township 48 South, Range 25 East, Lee County, Florida.

Prepared by and Return Recorded Original to:
Adrienne C. Graeber, Escrow Officer
Sunset Coast Escrow & Title, LLC
2085 Estero Boulevard
Fort Myers Beach, FL 33931
Telephone: (239) 463-6619
Facsimile: (239) 463-6454
Property Appraiser Parcel I.D. No. 02-48-25-B2-00011.0270
& 02-48-25-B2-00011.0180
Documentary Stamp Tax on Transfer: \$4,725.00

(STATUTORY FORM - Section 689.02, F.S.)

E-RECORDED simplifile®

ID: 2019000099512
County: Lee
Date: 3/15/19 Time: 4:08pm

Reserved For Recorder

WARRANTY DEED

THIS WARRANTY DEED, made this 12th day of March, A.D. 2019, between **FDM Land Development, LLC, a Florida limited liability company**, whose post office address is 10979 & 10971 Enterprise Avenue, Bonita Springs, FL 34135, hereinafter called Grantor, and **Harkat Properties, LLC, a Florida limited liability company**, whose post office address is 10956 Enterprise Avenue, Bonita Springs, FL 34135, hereinafter called Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100's (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida County, Florida, to-wit:

The East 164 feet of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 48 South, Range 25 East, Lee County, Florida, Florida, LESS the East 32 feet and the North 30 feet for road right-of-way.

AND

The East 132 feet of the West 1156 feet of the South half (S 1/2) of the South half (S 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 2, Township 48 South, Range 25 East, Lee County, Florida, being Lot 17, INDUSTRIAL PARK, less the North 30 feet reserved for road right-of-way. Together with a non-exclusive right of ingress and egress over and across the North 60 feet of the South 360 feet of the South half (S 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 2, Township 48 South, Range 25 East, Lee County, Florida.

Reserved For Recorder

SUBJECT TO easements, restrictions and reservations of record and taxes for the current and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed in the presence of:

FDM Land Development, LLC

Tatum S. Torchia-Pate
Tatum S. Torchia-Pate
#1 Witness Name - print or type

By: *[Signature]*
Kevin R. Manning, Manager/Member

Adrienne C. Greubar
Adrienne C. Greubar
#2 Witness Name - print or type

By: *Naomi R. Manning*
Naomi R. Manning, Manager/Member

(Corporate/Company Seal)

STATE OF FLORIDA
COUNTY OF *Lee* *[Seal]*

EXECUTION OF the foregoing instrument was acknowledged before me this 12th day of March, 2019, by Kevin R. Manning and Naomi R. Manning, Managers/Members of FDM Land Development, LLC, who are (CHECK ONE OF THE FOLLOWING AS APPLICABLE) [] personally known to me, or [] who have produced (FL DL'S) as identification.

Tatum S. Torchia-Pate
NOTARY PUBLIC - SIGNATURE ABOVE
NOTARY NAME - Tatum S. Torchia-Pate
COMMISSION NO. - GG 251051
COMMISSION EXP. DATE - August 21, 2022
(Notary Name/Commission No./Exp. Date - typed or printed)



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

WHEREAS, Pamela G. Hughes, Trustee, in reference to American Ready Mix, has properly filed an application for a rezoning from IL to Industrial Planned Development, to permit the construction and operation of a concrete batch plant (stone, clay, glass and concrete products, manufacturing, Group II); administrative offices; storage, open, and signs in conformance with the Sign Ordinance; buildings shall not exceed 35 feet above average grade other structures shall not exceed 65 feet above average grade, on 1.86 total acres of land.

NOTE: If approved, the Master Concept Plan will deviate from the following Lee County standards:

- (1) Section D.3.c.(2). of the Development Standards Ordinance, that enumerates the minimum road construction standards, from the required Category A to Category D; and
- (2) Section 471.D.1.a. of the Zoning Regulations from the required 20 foot setback to 15 feet; and

WHEREAS, the subject property is located at 10971 and 10979 Enterprise Avenue, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 02, Township 48 South, Range 25 East, Lee County, Florida:

A parcel of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section 02, Township 48 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE AT the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 02, Township 48 South, Range 25 East, Lee County, Florida;
THENCE run S88°51'02"W along the South line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 02, for a distance of 32.00 feet to a point 32.00 feet Westerly of, as measured at right angles to the East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section and the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue S88°51'02"W along the South line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 02, for a distance of 268.40 feet to the Southwest corner of the East 132 feet of the West 1,156.00 feet of the South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 02;
THENCE run N01°09'25"W along the West line of the East 132.00 feet of the West 1,156.00 feet of the South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 02, for a distance of 302.38 feet to a point 30.00 feet Southerly of, as measured at right angles to the North

continued...

line of the South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 02;
THENCE run N88°52'06"E, parallel with the North line of the South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 02, for a distance of 268.24 feet to a point 32.00 feet Westerly of, as measured at right angles to the East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 02;
THENCE run S01°11'13"E, parallel with the East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 02, for a distance of 302.30 feet to the POINT OF BEGINNING.

Containing 1.86 acres, more or less.

WHEREAS, the applicant has indicated the property's current STRAP numbers are 02-48-25-00-00011.0180 and 02-48-25-00-00011.0270; and

WHEREAS, proper authorization has been given to Humphrey & Knott, P.A., by Pamela G. Hughes, the fee simple owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and

WHEREAS, the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on February 5, 1991; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE with conditions a rezoning to Industrial Planned Development.

This approval is subject to the following conditions:

1. The development of this project shall be in accordance with the one-page Master Concept Plan identified as "Master Concept Plan-American Ready Mix", (Project Code ARX), prepared by Q. Grady Minor & Associates, P.A., Inc., dated July, 1990, last revised February 1991, stamped received February 13, 1991, except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations except as specifically modified by this approval.
2. The uses of this property shall be limited to:
 - a) Stone, Clay, Glass and Concrete Products, Manufacturing, (1001.48) Group II only
 - b) Storage, Open (DF)-limited to the western half of the site only

HEARING NUMBER 91-2-5-DCI-3

RESOLUTION NUMBER Z-91-014

(9540L/10)

Page 2 of 4

- c) Administrative Offices (df)
 - d) Signs, in conformance with the sign ordinance
 - e) Storage, enclosed (df)
 - f) Tower, radio not to exceed 25 feet above the building labeled main storage facility
3. The height of the administrative offices shall not exceed two stories or 35 feet above average grade. The structure identified as "main cement storage facility" on the Master Concept Plan shall be limited to 65 feet above average grade. The radio tower's height shall be as limited in Condition #2.
 4. Prior to final plan approval, the Master Concept Plan shall be revised to show a 20 foot wide, DSO type "D" buffer incorporating an 8 foot high visual screen along the east property boundary line.
 5. A temporary septic system shall be permitted. If a central sewer system is ever available at this site, the development shall tie into it and dismantle any temporary structures within sixty (60) days.
 6. Prior to final plan approval, the applicant shall submit a tree preservation plan to the Division of Environmental Sciences. This plan shall detail the exact areas of trees to be preserved along the east and south property lines. The plan is subject to approval by the Division of Environmental Sciences.
 7. This zoning approval does not indicate that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic impacts may be required before issuance of a local development order.
 8. Prior to final plan approval, the applicant shall execute a hold harmless agreement, in a form acceptable to the Lee County Attorney's office, that will act to indemnify Lee County from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future MSBU or other funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue.
 9. Deviation (1) is hereby APPROVED with the condition that the applicant shall execute a hold harmless agreement, in a form acceptable to the Lee County Attorney's office, that will act to indemnify Lee County from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future MSBU or other funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue.

Deviation (2) is hereby APPROVED.

Site Plan 91-014 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of Industrial Planned Development zoning:

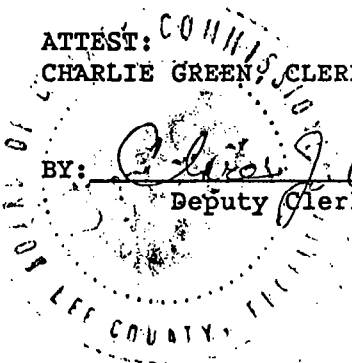
- A. That the property which is the subject of this rezoning request lies within a Lee Plan Future Land Use Map (FLUM) area designated as "Industrial Development", and that the uses proposed for the subject property under the application in point are compatible with the Lee Plan FLUM area designation.

- B. That the proposed rezoning of the subject property to an Industrial Planned Development, as conditioned, is consistent with the Lee Plan and compatible with the current and anticipated land uses on adjacent and near vicinity real estate.
- C. That the conditions, together with other applicable Lee County Ordinances and regulations, provide sufficient safeguards to the public interest, and that all of the conditions are reasonably related to the impacts on the public interest created by or expected to arise from the uses of the subject development.
- D. That the requested rezoning, with the conditions, is consistent with the Goals, Objectives, Policies and general intent of the Lee Plan, and is also consistent with the densities, intensities and general uses set forth or otherwise contemplated by the Lee Plan.
- E. That the site of the proposed development will not place an undue burden on transportation or other public service facilities, and will be served by roadways with adequate capacity to carry the traffic anticipated to be generated by the proposed development.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Douglas St. Cerny and, upon being put to a vote, the result was as follows:

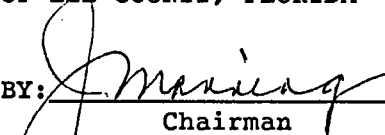
John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Vicki Lopez-Wolfe	Aye
Donald D. Slisher	Absent

DULY PASSED AND ADOPTED this 8th day of April, A.D., 1991.

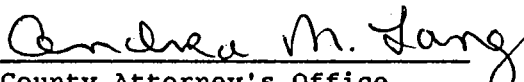
ATTEST:  CHARLIE GREEN, CLERK

BY:  Deputy Clerk

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

BY:  Chairman

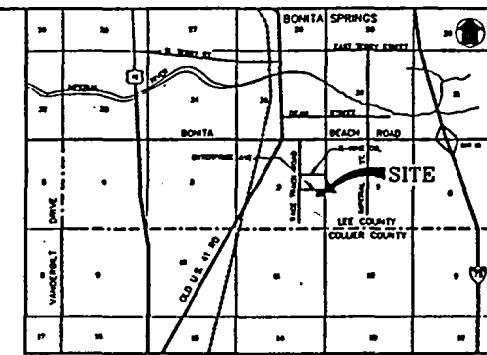
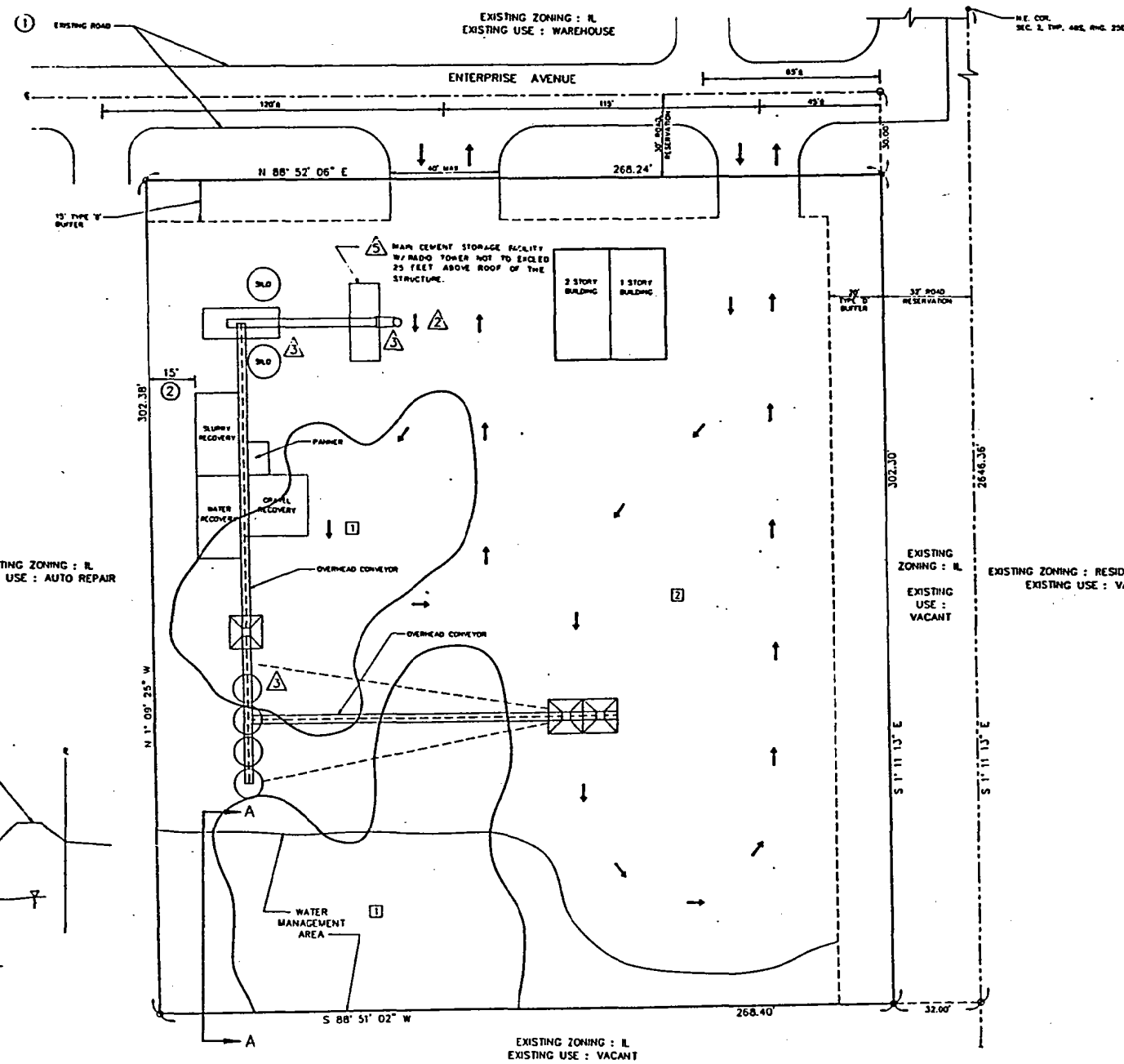
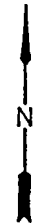
Approved as to form by:


County Attorney's Office

FILED

MAY 01, 91

CLERK CIRCUIT COURT
BY 



LOCATION MAP N.T.S.

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 81° 02' W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR A DISTANCE OF 32.00 FEET TO A POINT 32.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 81° 02' W ALONG THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR A DISTANCE OF 268.40 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE RUN S 81° 02' W ALONG THE WEST LINE OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR A DISTANCE OF 302.30 FEET TO A POINT 302.30 FEET SOUTHWESTLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE RUN N 88° 52' 06" E, PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR A DISTANCE OF 268.24 FEET TO A POINT 32.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE RUN S 81° 11' 13" E, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR A DISTANCE OF 302.30 FEET TO THE POINT OF BEGINNING, CONTAINING 1.28 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S 81° 11' 13" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA.

SCHEDULE OF PERMITTED USES

- ▲ PRINCIPLE USE : CONCRETE BATCH PLANT, MANUFACTURING GROUP 3 (INDUS 40) BLDG., CLAY, GLASS AND CONCRETE PRODUCTS
- ▲ ACCESSORY USES : ADMINISTRATIVE OFFICES, OPEN STORAGE
- ▲ SIGNS, IN CONFORMANCE WITH THE LEE COUNTY SIGN ORDINANCE
- ▲ RADIO TOWER NOT TO EXCEED 25 FEET ABOVE BUILDING LABELED MAIN CEMENT STORAGE FACILITY.

SCHEDULE OF DEVIATIONS

- ① SECTION 0.34(2), OF THE DEVELOPMENT STANDARDS ORDINANCE, FROM THE REQUIRED CATEGORY A TO CATEGORY B ENTERPRISE AVENUE AS A PRIVATE STREET SERVING EXISTING INDUSTRIAL USES.
- ② SECTION 471.01.6 OF THE ZONING REGULATIONS FROM THE REQUIRED 20 FOOT SETBACK TO 15 FEET. THE ADJACENT PROPERTY IS INDUSTRIAL AND THE SLURRY/WATER RECOVERING AREA IS ONLY RETAINING WALLS AND NOT BUILDING STRUCTURE.



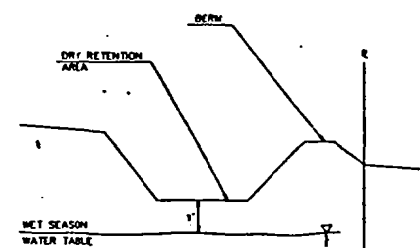
VEGETATION INVENTORY

CLASSIFICATION 150 : INDUSTRIAL, FURNACE TILE MANUFACTURE STAGING AREA
CLASSIFICATION 190 : OPEN LAND, AS DESIGNATED BY THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM.

DATA TAKEN FROM LEE COUNTY AERIAL, DATED FEBRUARY, 1988

MAXIMUM HEIGHT

- ▲ BUILDING : THIRTY FIVE (35) FEET.
- ▲ STRUCTURES : SIXTY FIVE (65) FEET.



- LEGEND**
- BOUNDARY OF VEGETATION
 - ① SCATTERED PINE, CABBAGE PALM AND BRAZILIAN PEPPER
 - ② CLEARED WITH CRUSHED TLE
 - ▲ → CIRCULATION

APPROVED

Master Concept Plan

Site Plan - 2nd Rev. 01/11/90

Subject to conditions in Resolution 2-90-01

Zoning Case # 91-2-5-00-5

REVISIONS				
NO.	DATE	DESCRIPTION	BY	BT
1	8/20	PER LEE COUNTY ZONING	BT	BT
2	11/20	PER LEE COUNTY ZONING	BT	BT
3	11/20	MINOR CHANGES TO PLAN	BT	BT
4	1/81	ADD BUILDING AND STRUCTURE HEIGHTS	BT	BT
5	2/29	ADD RADIO TOWER	BT	BT

PRINTED

FEB 13 1991

Q. GRADY MINOR & ASSOCIATES, P.A.

209

DESIGNED BY: B.T.

DRAWN BY: JLS

APPROVED: QGM

SCALE: 1"=20'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS
10911 BONITA BEACH ROAD S.E.
BONITA SPRINGS, FLORIDA 33923 (813) 947-1144

AMERICAN READY-MIX

MASTER CONCEPT PLAN

DATE: JULY, 1990 PROJECT CODE: ARX DRAWING NUMBER: 1 of 1



April 8, 2020

9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Mr. Brian F. Farrar
President, BCF Management Group, LLC
27171 Harbor Drive
Bonita Springs, Florida, 34135

Re: Harkat Industrial Planned Development (IPD) PD19-65454-BOS

Peter Simmons
Mayor

Dear Mr. Farrar:

Amy Quaremba
Council Member
District One

The Zoning Division has reviewed the information provided and supplemented for the planned development request referenced above. Additional support documentation is required for the application to be deemed sufficient. Please provide comments for each requirement not satisfied on the attached checklist.

Jesse Purdon
Council Member
District Two

If the requested items are not provided within sixty (60) calendar days of this letter, this application will be considered withdrawn.

Laura Carr
Council Member
District Three

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

Chris Corrie
Council Member
District Four

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Sean Gibbons, MPA

Derek Rooney
City Attorney
(239) 949-6254

Planner II

City Clerk
(239) 949-6247

Copy:
Derek Rooney, City Attorney
Brent Spain, Esq., Attorney
John Dulmer, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Mike Fiigon II, Senior Planner
Arleen Hunter, City Manager
Laura Gibson, Environmental Sciences
Trisha Goff, Engineer
Tom Ross, Engineer
Milagros Cepeda, Engineer
Sam Vincent, City Architect
Leah Fontanez, Administrative Assistant
PD Files

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

Insufficiency Items. The comments listed below are requests for application information as identified in LDC 4-295(a). No hearing will be scheduled for an application for a planned development until the application has been found sufficient pursuant to LDC 4-295(d).

BONITA SPRINGS Planning and Zoning

Sufficiency Comments:

1. LDC 4-295(a), states that Rezoning applications for planned developments must include the following information, supplemented, where necessary, with written material, maps, plans, or diagrams. It is the staff opinion that it is necessary for the applicant to provide a line-of-sight exhibit for the residential development that is within 125' of the subject property. These documents do in fact aid in demonstrating compliance with planned development design standards (LDC 4-325) and guidelines for decision-making (LDC 4-131).
2. Please include the property development regulations on the Master Concept Plan.
3. The subject property is less than 125' from property zoned Residential Planned Development (RPD). Please provide a barrier consistent with LDC 3-418(d)(6), or request a deviation. This item is further outlined in the environmental comments below.

Miscellaneous Items:

- a. Please include the City Staff's questions with the applicant's completeness response submittal. Please provide three (3) hard copy originals and one (1) PDF copy of the applicant's completeness response submittal (CD or flash drive).
- b. Cost Recovery. The City of Bonita Springs has processed invoices for cost recovery services pursuant to LDC Sec. 2-571 (as recently amended in City Ordinance No. 19-03). City Staff will notify the applicant under separate cover when an additional recovery deposit is due. Payment shall be provided to avoid delays in the processing of the case and any associated cases.

Please contact Sean Gibbons, Planner II
Phone: 239.444.6167
Email: sgibbons@cityofbonitaspringscd.org

Please contact: Mike Fiigon, Senior Planner
Phone: 239.444.6151
E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Sufficiency Comments:

1. LDC Sec. 3-418(d)(6) states “If roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet...” If a wall or berm is not proposed on the east side of the project per this requirement a deviation is required. The parking area and drive aisles will be less than 125’ from the existing Mediterra residential subdivision so the requirements of this section apply to the east buffer of the project.

Substantive Comments:

- a. The Landscape Plan references a 9.5’ Type D buffer which should be 15’ since the deviation has been removed.
- b. Horizontal cocoplum may not be used to fulfill tree requirements.
- c. Small trees such as silver buttonwood will need to be planted at a 2:1 ratio or more to create a 20’ canopy per LDC Sec. 3-422. Small to medium trees without a spreading canopy form will be required on Enterprise Ave due to the overhead power lines.
- d. Only trees which will reach an average mature canopy of 30’ may be used to meet Parking tree requirements. Please change the parking area trees.

Please contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6164
E-mail: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Engineering

Sufficiency Comments:

1. Even though this is a new IPD application, it appears part of the deviation justification for Deviations #1 and #2 is to show that the previous IPD approval contained similar deviations. Please provide the correct and full reference to the code section used for the original deviation.
2. Please revise the deviation justification language to further explain how not meeting the roadway improvement standards enhances the achievement of the objectives of the planned development and preserves and promotes the general intent to protect public health, safety and welfare.

Substantive Comments:

- a. Please note the proposed location of the dumpster enclosure may block fire access around the building.

Mr. Brian F. Farrar
Harkat Industrial Planned Development
April 8, 2020
Page 4

- b. Please note that solid waste approval will be required at time of local development order.

Please contact Trisha Goff
Phone: 239.444.6175
Email: tgoff@cityofbonitaprsingscd.org

BONITA SPRINGS Traffic

Sufficiency Comments:

1. NA

Substantive Comments:

The applicant is put on notice that at time of local development order a fair share contribution may be required for improvements to Race Track Road and Bonita Beach Road intersection improvements.

Please contact Tom Ross
Phone: 407.903.5289
Email: Tom.Ross2@jacobs.com

BONITA SPRINGS Architectural

Sufficiency Comments:

1. Attached, please find the architectural review comments provided by the City Architect.
2. While LDC 4-295 does not specifically list architectural elevations as an application requirement, these documents do in fact aid in demonstrating compliance with planned development design standards (LDC Sec. 4-325) and guidelines for decision-making (LDC Sec. 4-131). Additionally, the City Council has directed staff to prepare LDC Amendments to require architectural drawings at time of planned development rezoning.

Please Contact: Sam Vincent, AIA
Phone: 239.405.8680
E-Mail: sam@vincentarchitects.com



PRE-APPLICATION
DESIGN REVIEW MEETING
 TRANSMITTAL LETTER/RECOMMENDATIONS
 BONITA SPRINGS

Project Name (maximum 30 characters & spaces):	Harkat IPD
--	------------

Project Address:	10971 Enterprise Avenue
------------------	-------------------------

STRAP Number(s):	PD19-65454-BOS
------------------	----------------

Date(s) of Pre-Application Meeting(s):	Staff
--	-------

Architect's Name:	None
-------------------	------

City Designated Design Reviewer Recommendations:

<input type="checkbox"/>	Approved
<input checked="" type="checkbox"/>	Not Approved
<input type="checkbox"/>	Approved with Stipulations

List of Drawings Reviewed:

Drawing No.	Drawing Date	Revision No.	Other Drawing Reference

Review Comments / Requirements

- Part III Bonita Springs LAND DEVELOPMENT CODE**
- Chapter 3 Development Standards**
- Article IV Design Standards and Guidelines for Commercial Buildings and Developments**
- Section 3-487- Applicability**
- Section 3-489 - Building Design Standards**
- Section 3-490 - Design Standards for Specific Building Types**
- Section 3-491 - Site design standards.**

NOTE: AN UNINTENTIONAL ERROR OCCURRED IN THE INITIAL REVIEW OF THIS SUBMITTAL, November 20, 2019, THAT IMPLIED AN "APPROVAL" WAS GIVEN AND NOT A DISAPPROVAL. A LACK OF PERTINENT INFORMATION AT THE TIME OF REVIEW LEAD TO A REQUEST FOR DRAWINGS PER EXHIBIT VG THEREBY CREATING A CONTRADICTION.

Specific Review Comments:

1. **Comply with Section 3-490 Specific Building Type in its entirety. Provide all drawings as required by Exhibit VG, list of drawings required by this submittal (see attached).**
2. **The provisions of this section apply only to the building types listed herein. Building design shall contribute to the uniqueness of a project area and the Bonita Springs community, with predominant materials, design features, color range and spatial relationships tailored specifically to the site and its context. A standardized prototype design shall be modified, if necessary, to meet the provisions of this Code.**
3. **The term "visible", as pertains to drop-off locations, service doors, dumpsters, and/or loading docks facing property zoned or used as residential, shall be defined as able to be seen from plain view with ordinary eyesight at:**
 - a. **The location:**
 1. **If a single-family home development, the nearest property line of the closest existing dwelling unit (or proposed dwelling unit).**
 - b. **Height: for both a proposed and existing residential development, a height of six feet.**
4. **For master planned commercial parks with industrial zoning (IPD/CPD/MPD), internal roads/driveways shall not be considered "private roads" under this section, and any visibility from these internal roads/driveways shall not require additional shielding.**
5. **A determination of compliance with the Land Development Code cannot be made until all drawings required are submitted. All drawings shall be signed and sealed by an architect registered in the State of Florida.**
6. **Specific requirements for compliance are listed in Section 3-490, and sub-articles applicable are listed below for the type of building described in this section as Industrial/Factory buildings:**

Applicability
Variation in massing
Project standards
Detail features
Roof treatments
Materials and colors
Special height requirements

7. **Of concern is the residential subdivision to the East of said property, Mediterra. Provide screening techniques and view diagrams from this property to the subdivision which show compliance. The sole determination of adequate screening shall be determined by Community Development.**

END OF REVIEW

Signature:	
Date:	April 3, 2020

Attachments:
 None provided.

Copies:
 Community Development Department
 Applicant

April 30, 2020

Mr. Sean Gibbons, MPA
City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, Florida 34135

Reference: **HARKAT IPD - 2nd Sufficiency Response
PD19-65454-BOS**

Dear Mr. Gibbons:

This letter is written in response to your review comments dated April 8, 2020 regarding the above referenced project. With this letter we are submitting the below information as outlined in the responses:

1. Revised Landscape Plans with Architectural Elevation Options and Line of Sight Exhibit (3 copies)
2. Revised Master Concept Plan (1-11"x17" & 3-24"x36")
3. Revised Schedule of Deviations and Justifications (3 copies)
4. Revised Narrative of Request (3 copies)
5. CD of Submittal Documents

Presented below are responses to each review comment:

PLANNING & ZONING

Sufficiency Comments:

Comment 1: LDC 4-295(a), states that Rezoning applications for planned developments must include the following information, *supplemented, where necessary, with written material, maps, plans, or diagrams*. It is the staff opinion that it is necessary for the applicant to provide a line-of-sight exhibit for the residential development that is within 125' of the subject property. These documents do in fact aid in demonstrating compliance with planned development design standards (LDC 4-325) and guidelines for decision-making (LDC 4-131).

Response: *Please see attached line-of-sight exhibits.*

Comment 2: Please include the property development regulations on the Master Concept Plan.

Response: *Please see attached revised Master Concept Plan.*

Comment 3: The subject property is less than 125' from property zoned Residential Planned Development (RPD). Please provide a barrier consistent with LDC 3-418(d)(6), or request a deviation. This item is further outlined in the environmental comments below.

Response: *This is included as new Deviation 3 in revised schedule of deviations and justifications requesting relief to allow the wall to be setback a minimum of 7.5 feet instead of 25 feet and enhanced with a double hedge row in lieu of the code required 18 shrubs per 100 lineal feet.*

Miscellaneous Items:

- a. Please include the City Staff's questions with the applicant's completeness response submittal. Please provide three (3) hard copy originals and one (1) PDF copy of the applicant's completeness response submittal (CD or flash drive).
- b. Cost Recovery. The City of Bonita Springs has processed invoices for cost recovery services pursuant to LDC Sec. 2-571 (as recently amended in City Ordinance No. 19-03). City Staff will notify the applicant under separate cover when an additional recovery deposit is due. Payment shall be provided to avoid delays in the processing of the case and any associated cases.

Response: *Acknowledged.*

ENVIRONMENTAL

Sufficiency Comments:

Comment 1: LDC Sec. 3-418(d)(6) states "If roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet..." If a wall or berm is not proposed on the east side of the project per this requirement a deviation is required. The parking area and drive aisles will be less than 125' from the existing Mediterra residential subdivision so the requirements of this section apply to the east buffer of the project.

Response: *This is included as new Deviation 3 in revised schedule of deviations and justifications. The Narrative of Request has also been updated to reflect these changes.*

Substantive Comments:

- a. The Landscape Plan references a 9.5' Type D buffer which should be 15' since the deviation has been removed.

Response: *Please see attached revised Landscape Plans. The east buffer is shown as a 15' buffer on the plans and in the calculations.*

- b. Horizontal cocoplum may not be used to fulfill tree requirements.

Response: *Horizontal Cocoplum has been remove from the plant list.*

c. Small trees such as silver buttonwood will need to be planted at a 2:1 ratio or more to create a 20' canopy per LDC Sec. 3-422. Small to medium trees without a spreading canopy form will be required on Enterprise Ave due to the overhead power lines.

Response: *Please see attached revised Landscape Plans. Silver Buttonwoods now shown along Enterprise and spaced to provide a 20' min canopy. A note to this effect has also been added as a guide for the contractor.*

d. Only trees which will reach an average mature canopy of 30' may be used to meet Parking tree requirements. Please change the parking area trees.

Response: *The parking lot trees are shown as Green Buttonwood which meet the height and spread requirements. See <https://edis.ifas.ufl.edu/st179> for reference.*

ENGINEERING

Sufficiency Comments:

Comment 1: Even though this is a new IPD application, it appears part of the deviation justification for Deviations #1 and #2 is to show that the previous IPD approval contained similar deviations. Please provide the correct and full reference to the code section used for the original deviation.

Response: *Please see attached revised Schedule of Deviations and Justifications which references the original deviation. An excerpt from the previous zoning file is provided below:*

8. Prior to final plan approval, the applicant shall execute a hold harmless agreement, in a form acceptable to the Lee County Attorney's office, that will act to indemnify Lee County from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future MSBU or other funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue.

X. RECOMMENDATIONS OF HEARING EXAMINER CONCERNING DEVIATIONS:

DEVIATIONS:

Deviation (1) is a request to deviate from Section D.3.c.(2)., of the Development Standards Ordinance, that enumerates the minimum road construction standards, from the required Category A to Category D. This deviation would allow Enterprise Avenue to be constructed to Category D standards of the Development Standards Ordinance rather than Category A, which is required. This industrial subdivision was, according to the agent, developed in the 1960's. None of the roads were ever paved in the ensuing years. although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. The applicant will bring the road up to Category D. which although not a paved surface, is an improvement over the current situation.

THE HEARING EXAMINER HEREBY RECOMMENDS APPROVAL OF DEVIATION (1), SUBJECT TO CONDITION 8, ABOVE.

Comment 2: Please revise the deviation justification language to further explain how not meeting the roadway improvement standards enhances the achievement of the objectives of the planned development and preserves and promotes the general intent to protect public health, safety and welfare.

Response: *See attached revised Schedule of Deviations and Justifications.*

Substantive Comments:

- a. Please note the proposed location of the dumpster enclosure may block fire access around the building.
- b. Please note that solid waste approval will be required at time of local development order.

Response: *Acknowledged. The final layout of the dumpster and fire truck routing will be provided at time of DO.*

TRAFFIC

Sufficiency Comments:

Comment 1: N/A

Substantive Comments:

The applicant is put on notice that at time of local development order a fair share contribution may be required for improvements to Race Track Road and Bonita Beach Road intersection improvements.

Response: *LDC Section 4-299(a)(2)c requires that recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development. As previously stated, the applicant should not be responsible for a fair share contribution for improvements to Race Track Road and Bonita Beach Road intersection. Improvements to this intersection are considered as off-site improvements, which are mitigated through the payment of the road impact fees to the City.*

ARCHITECTURAL

Sufficiency Comments:

Comment 1: Attached, please find the architectural review comments provided by the City Architect.

Response: *Acknowledged.*

Comment 2: While LDC 4-295 does not specifically list architectural elevations as an application requirement, these documents do in fact aid in demonstrating compliance with planned development design standards (LDC Sec. 4-325) and guidelines for decision-making (LDC Sec. 4-131). Additionally, the City Council has directed staff to prepare LDC Amendments to require architectural drawings at time of planned development rezoning.

Response: *Please see attached architectural elevation options.*

City Architect Comments:

Comment 1: Comply with Section 3-490 Specific Building Type in its entirety. Provide all drawings as required by Exhibit VG, list of drawings required by this submittal (see attached).

Response: *Please see attached architectural elevation options.*

Comment 2: The provisions of this section apply only to the building types listed herein. Building design shall contribute to the uniqueness of a project area and the Bonita Springs community, with

predominant materials, design features, color range and spatial relationships tailored specifically to the site and its context. A standardized prototype design shall be modified, if necessary, to meet the provisions of this Code.

Response: *Please see attached architectural elevation options.*

Comment 3: The term “visible”, as pertains to drop-off locations, service doors, dumpsters, and/or loading docks facing property zoned or uses as residential, shall be defined as able to see it from plain view with ordinary eyesight at:

a. The location:

1. If a single-family home development, the nearest property line of the closest existing dwelling unit (or proposed dwelling unit).

b. Height: for both a proposed and existing residential development, a height of six feet.

Response: *Please see attached line-of-sight exhibit.*

Comment 4: For master planned commercial parks with industrial zoning (IPD/CPD/MPD), internal roads/driveways shall not be considered “private roads” under this section, and any visibility from these internal roads/driveways shall not require additional shielding.

Response: *Acknowledged.*

Comment 5: A determination of compliance with the Land Development Code cannot be made until all drawing required are submitted. All drawings shall be signed and sealed by an architect registered in the State of Florida.

Response: *Please see attached architectural elevation options.*

Comment 6: Specific requirements for compliance are listed in Section 3-490, and sub-articles applicable are listed below for the type of building described in this section as Industrial/Factory buildings:

Applicability

Variation in massing

Project standards

Detail features

Roof treatments

Materials and colors

Special height requirements

Response: *Please see attached architectural elevation options.*

Comment 7: Of concern is the residential subdivision to the East of said property, Mediterra. Provide screening techniques and view diagrams from this property to the subdivision which show compliance. The sole determination of adequate screening shall be determined by Community Development.

Response: *Please see attached landscape plans and line-of-sight exhibit.*

Should you have any questions or require additional information, please contact me via email, shewitt@banskeng.com or cell, 239-770-2527.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

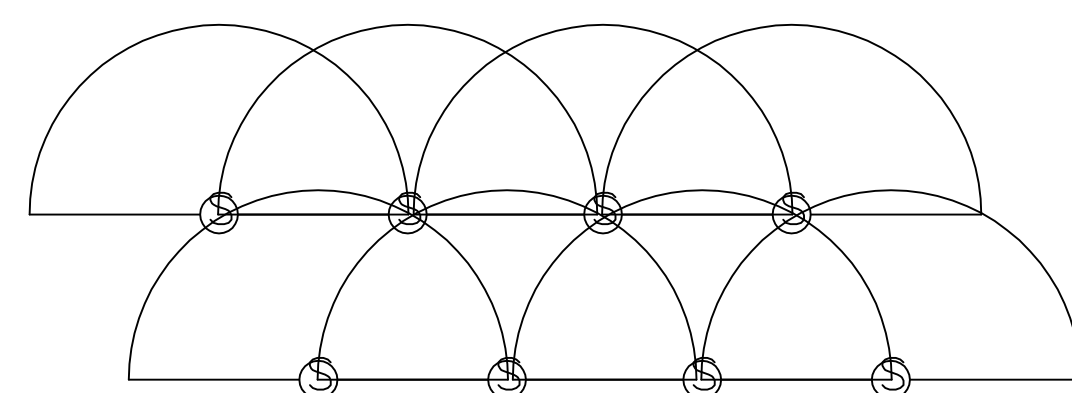
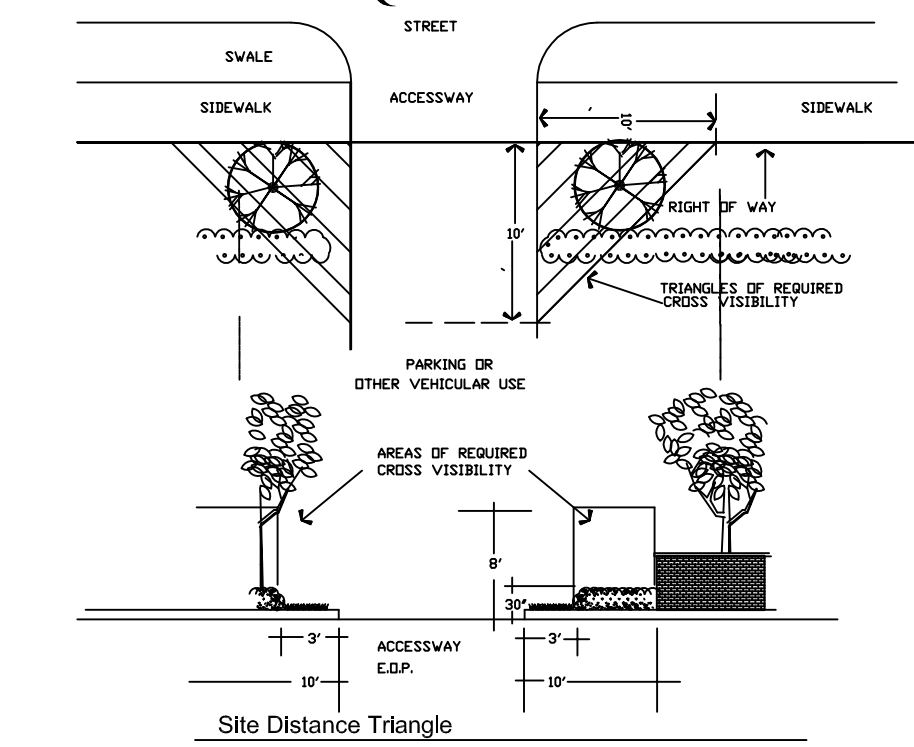
SEH:jms

GENERAL TREE REQUIREMENT
 ONE TREE PER 3,500 S.F. OF LOT
 AREA
 LOT AREA = 79,416 S.F.
 $79,416 / 3500 = 23$ TREES REQUIRED

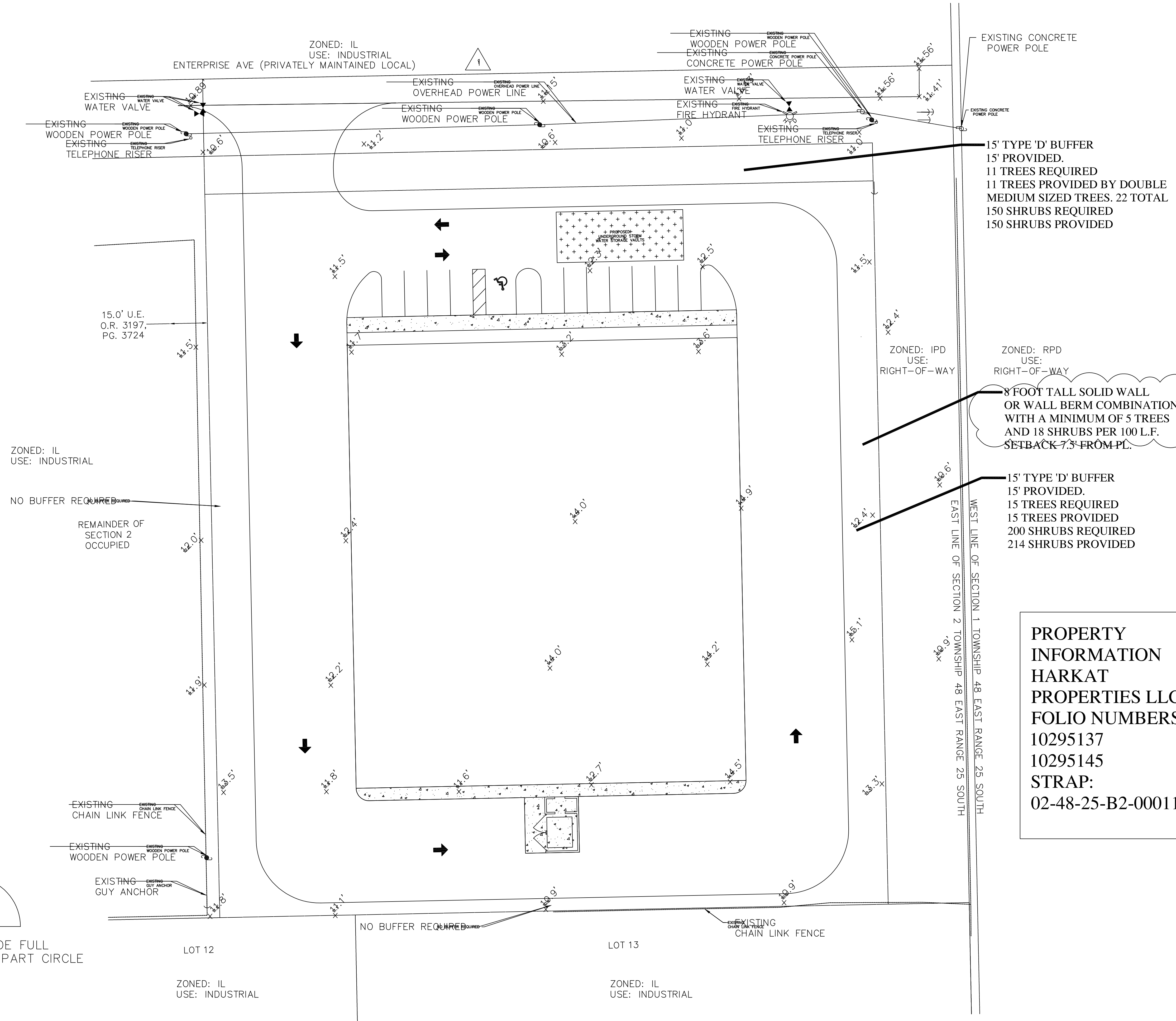
VEHICLE USE AREA
 REQUIREMENT
 10% OF VUA IS REQUIRED FOR
 LANDSCAPE AREA IN THE VUA.
 ONE TREE REQUIRED PER 250 S.F.
 OF LANDSCAPE AREA.
 VUA = 34,112 S.F.
 $34,112 \times 10\% = 3,411$ S.F.
 $3,411 \text{ S.F.} / 250 = 14$ TREES
 REQUIRED.

14 TREES PROVIDED
 EAST
 REQUIRE BUFFER: 8' TALL SOLID
 WALL NOT LESS THAN 25'
 FROM BUTTING PROPERTY
 WITH A MINIMUM OF 5 TREES
 AND 18 SHRUBS PER 100 L.F.
 15 FOOT WIDE TYPE 'D' BUFFER.
 15 FEET AVAILABLE.
 DOUBLE STAGGERED HEDGE
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.
 $300 \text{ L.F.} = 15$ TREES REQUIRED. 15
 TREES PROVIDED. 200 SHRUBS
 PROVIDED WITH 14
 ENHANCEMENT SHRUBS
 PROVIDED FOR THE WALL

NORTH OVERHEAD UTILITIES
 15 FOOT WIDE TYPE 'D' BUFFER.
 DOUBLE STAGGERED HEDGE, 24
 INCHES AT INSTALLATION
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.
 $212 \text{ L.F.} = 11$ TREES REQUIRED
 11 PROVIDED
 SMALL AND MEDIUM TREES
 PLANTED AT 2:1 = 22 TOTAL
 TREES.
 150 SHRUBS REQUIRED
 150 PROVIDED
 NO BUFFER REQUIRED



NOTE: ALL IRRIGATION HEADS MUST PROVIDE FULL
 HEAD TO HEAD 100% COVERAGE, FULL OR PART CIRCLE



15' TYPE 'D' BUFFER
 15' PROVIDED.
 11 TREES REQUIRED
 11 TREES PROVIDED BY DOUBLE
 MEDIUM SIZED TREES. 22 TOTAL
 150 SHRUBS REQUIRED
 150 SHRUBS PROVIDED

8 FOOT TALL SOLID WALL
 OR WALL BERM COMBINATION
 WITH A MINIMUM OF 5 TREES
 AND 18 SHRUBS PER 100 L.F.
 SETBACK 7.5' FROM PL.

15' TYPE 'D' BUFFER
 15' PROVIDED.
 15 TREES REQUIRED
 15 TREES PROVIDED
 200 SHRUBS REQUIRED
 214 SHRUBS PROVIDED

**PROPERTY
 INFORMATION**
**HARKAT
 PROPERTIES LLC**
FOLIO NUMBERS:
 10295137
 10295145
STRAP:
 02-48-25-B2-00011.0180

REV. No. 1 ADD. WALL AND CHANGE PARKING LOT TREES	Date:	Dwg. By: PK	Checked By: PK	Apr. By: PK, MF	Remarks:
Sheet 1					
Page No.					
14071.05					
LA-1					

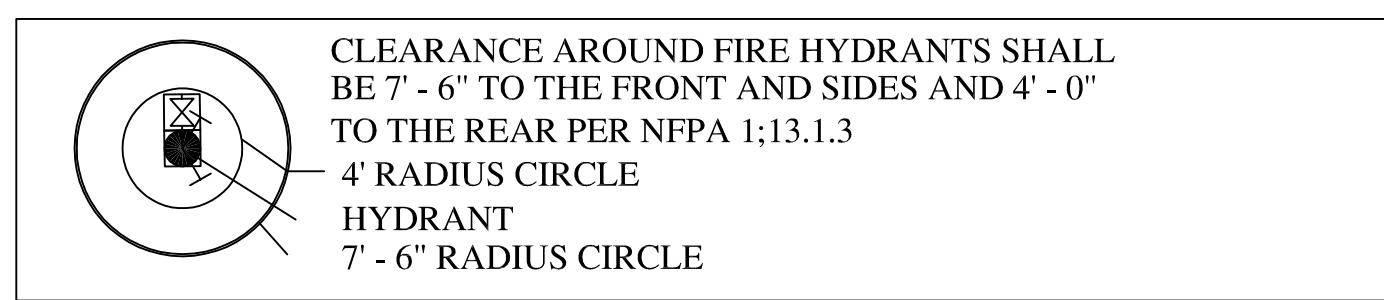
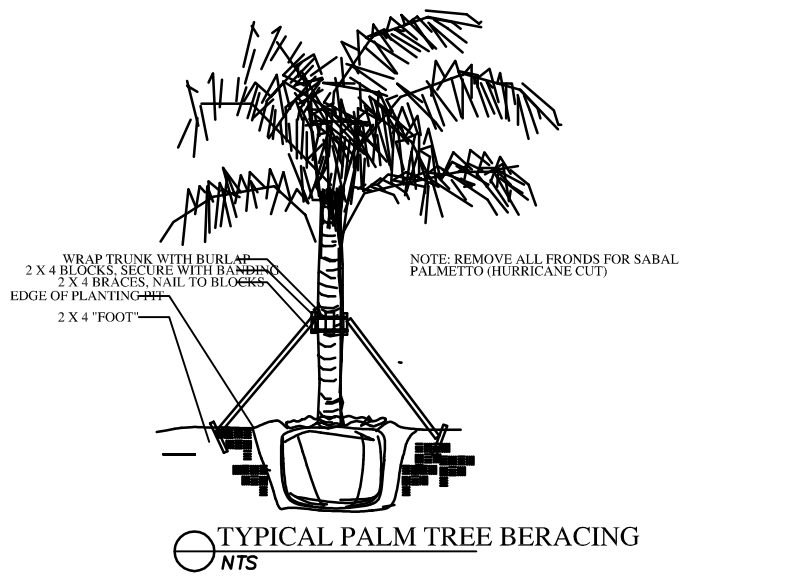
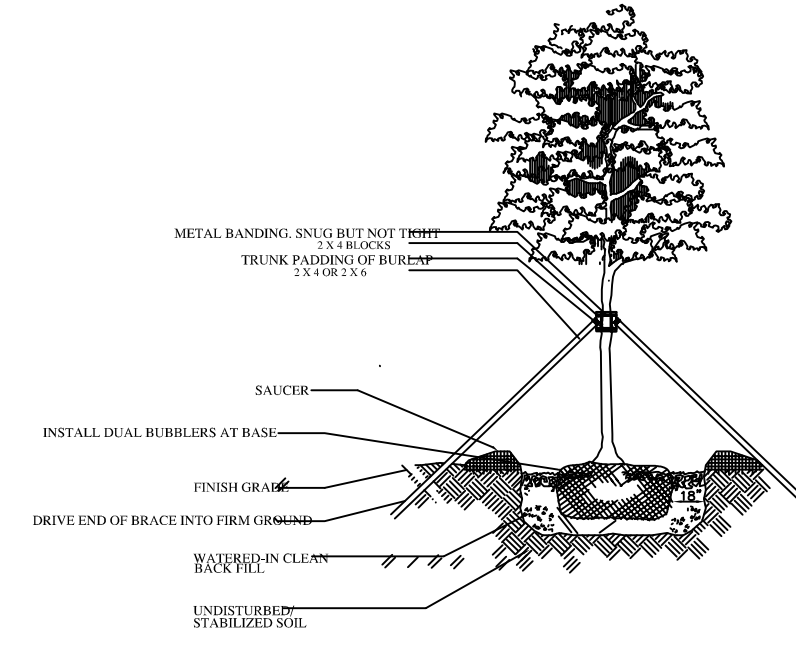
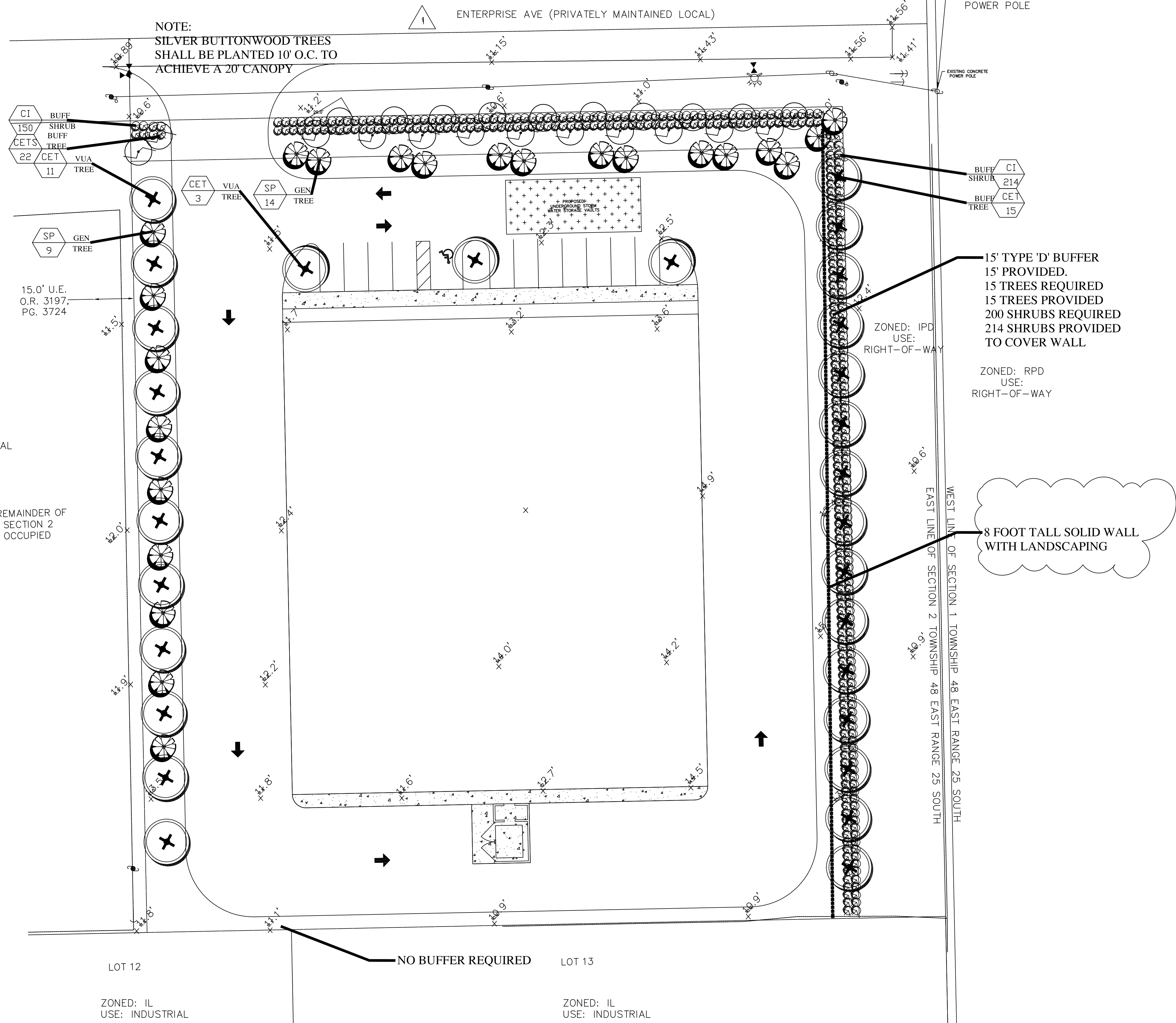
NOTE:
CONTRACTOR SHALL CONTACT
AN UNDERGROUND LOCATION
SERVICE A MIN. OF 48 HOURS
PRIOR TO DIGGING

NOTE: ALL INVASIVE EXOTIC SPECIES ON THIS LIST & CONTAINED IN THE CITY OF
BONITA SPRINGS LDC LDC SHALL BE REMOVED AND SUPPRESSED IN PERPETUITY

Prohibited Invasive Common name	Exotics Scientific name	Common name	Scientific name
Earleaf acacia	Acacia auriculiformis	Old World climbing fern	Lygodium microphyllum
Woman's tongue	Albizia lebbek	Melaleuca, paper tree	Melaleuca quinque nervia
Bishopwood	Bischofia javanica	Downy rose myrtle	Rhodomyrtus tomentosa
Australian pines	All Casuarina species	Chinese tallow	Sapium sebiferum
Carrotwood	Cupiraopsis andcardibides	Brazilian pepper, Florida holly	Schinus terebinthifolius
Rosewood	Dalbergia sissoo	Tropical soda apple	Solanum viarum
Air potato	Dioscorea alata	Java plum	Syzygium cumini
Murray red gum	Eucalyptus camaldulensis	Rose apple	Syzygium jambos
Weeping fig	Ficus benjamina	Cork tree	Thespesia populnea
Cuban laurel fig	Ficus microcarpa	Wedelia	Wedelia trilobata
Japanese Climbing fern	Lygodium japonicum		

LANDSCAPE MATERIALS			
COUNT	PLANT NAME/MATERIAL	ALL PLANTS SHALL BE FLORIDA #1 OR BETTER	SPECIFICATION
CET 29	GREEN BUTTWOOD	CONOCARPUS ERECTA	10" X 4', 2" CAL, 25 GAL
CETS 11	SILVER BUTTWOOD TREE	CONOCARPUS ERECTA 'SERIEUCS	10" X 4', 2" CAL, 25 GAL
SP 23	CABBAGE PALM	SABAL PALMETTO	12'-16" CT, HUR CUT
CI 356	COCOPLUM	CHRYSOBALANUS ICACORED TIP	24" x 18" 3 GAL, FULL
400	ORGANIC MULCH	2 CU. FT BAGS FLORA MULCH	3" DEEP, PULL BACK 8" FROM TREE TRUNKS
5000S F.	SOD, S.F. BAHIA SOD		
INDIGENOUS CALCULATION FOR REQUIRED SHRUBS			
TOTAL SHRUBS	356	63 TOTAL TREES	
INDIGENOUS SHRUBS	356	63 INDIGENOUS TREES	
PERCENT NATIVE	100.00%	100.00% PERCENT NATIVE	

ZONED: IL
USE: INDUSTRIAL



ZONED: IL
USE: INDUSTRIAL

REMAINDER OF SECTION 2 OCCUPIED

LOT 12
ZONED: IL
USE: INDUSTRIAL

NO BUFFER REQUIRED
LOT 13
ZONED: IL
USE: INDUSTRIAL

15' TYPE 'D' BUFFER
15' PROVIDED.
15 TREES REQUIRED
200 SHRUBS REQUIRED
214 SHRUBS PROVIDED
TO COVER WALL

ZONED: RPD
USE:
RIGHT-OF-WAY

8 FOOT TALL SOLID WALL
WITH LANDSCAPING

WEST LINE OF SECTION 1 TOWNSHIP 48 EAST RANGE 25 SOUTH
EAST LINE OF SECTION 2 TOWNSHIP 48 EAST RANGE 25 SOUTH

PAUL J. KLENS, P.L.L.C.
REG. # 1619
APRIL 20, 2020
SCALE: 1" = 20'

Scale: 1" = 20'
Sheet 2
Page No. LA-1

Rev. No.
Date:
Checked By: PK
Apr. By: PK, MF
Remarks: 14071.05

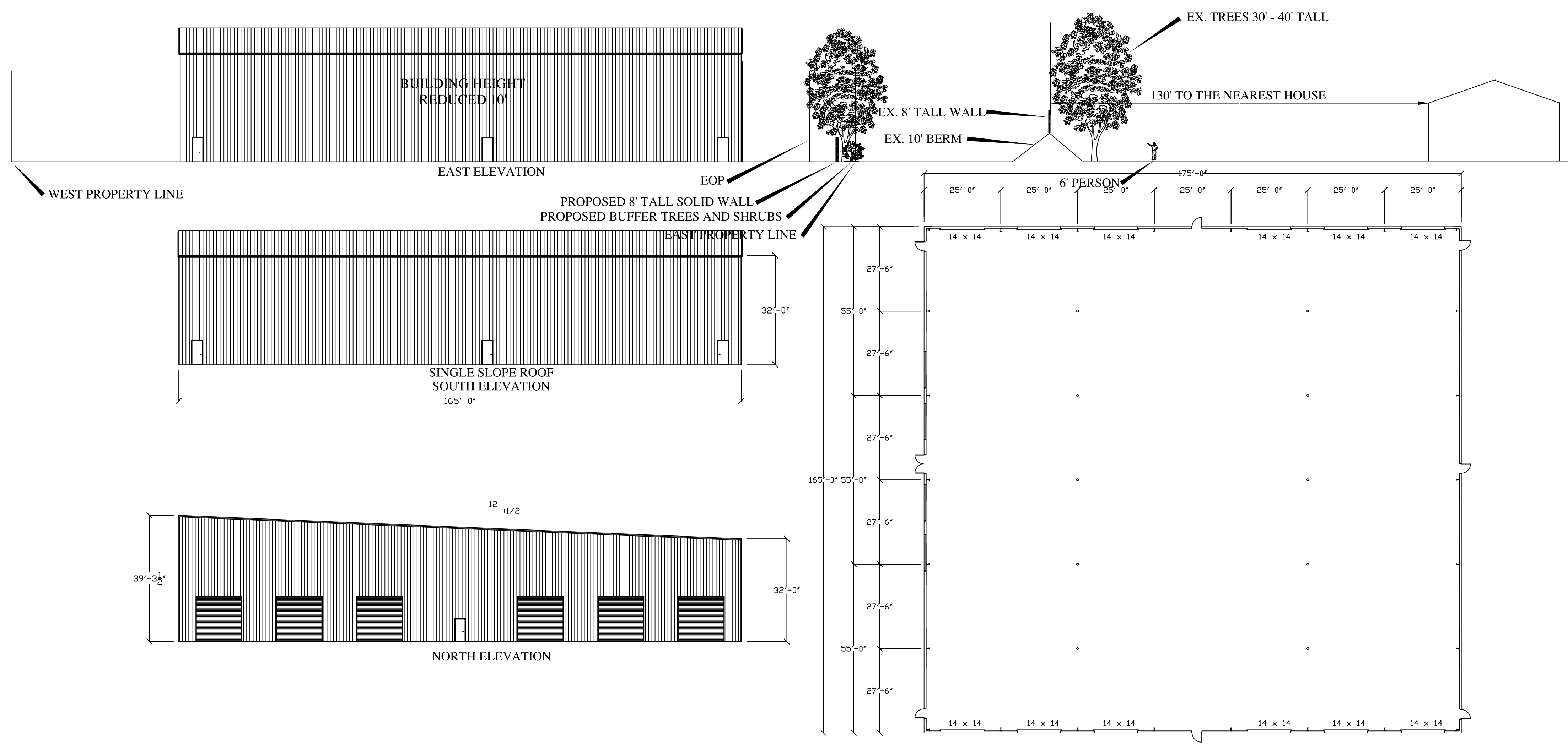
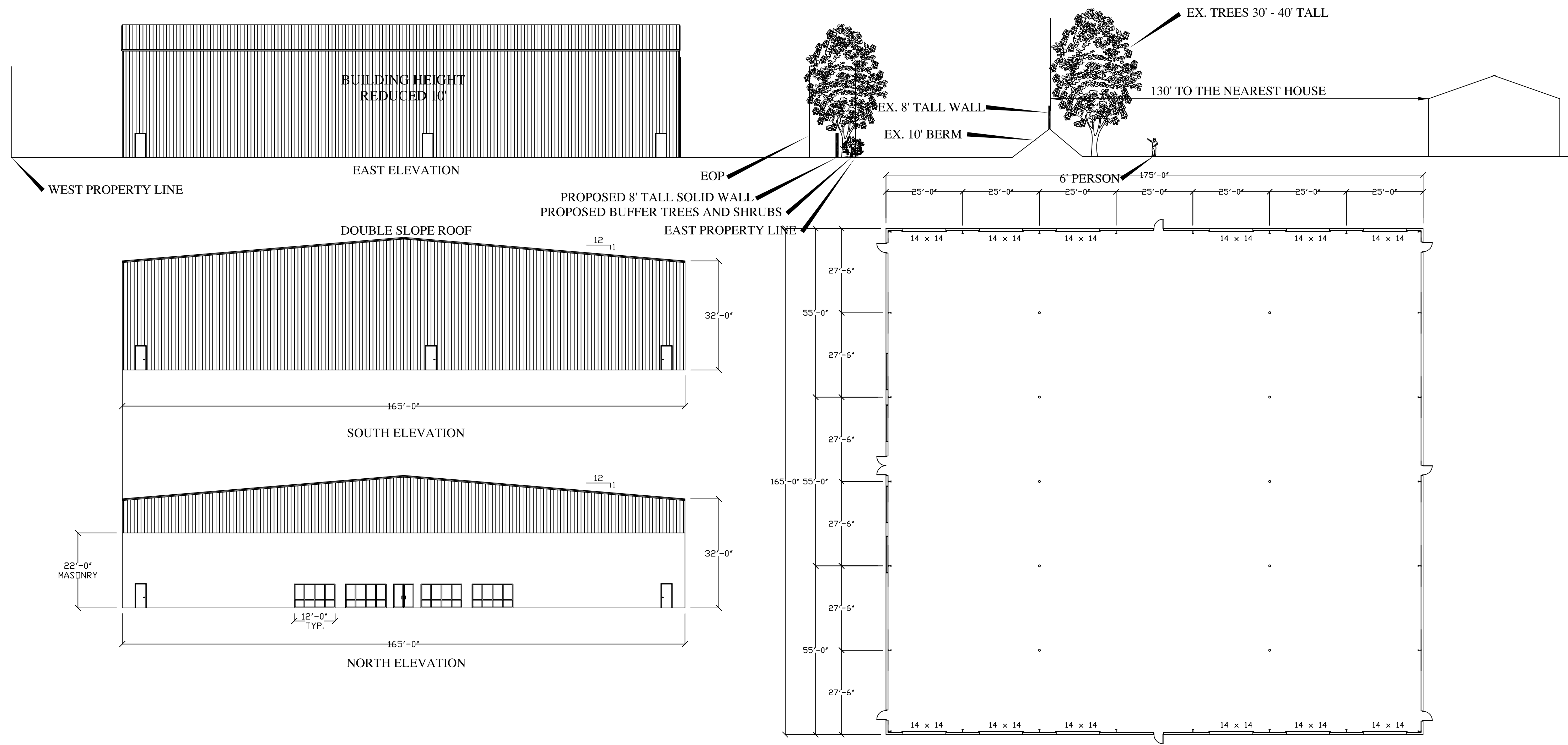
Date:
Date:
Date:
Date:

Dwg. By: PK
Checked By: PK
Apr. By: PK, MF
Remarks:

Title: HARKAT PLANTING PLAN
Owner: HARKAT

W. J. Johnson & Associates
Bonita Beach Road
Bonita Springs, Florida 34135
Phone: 239-596-3200
LA 0001619 CDA34078 LCE6000651

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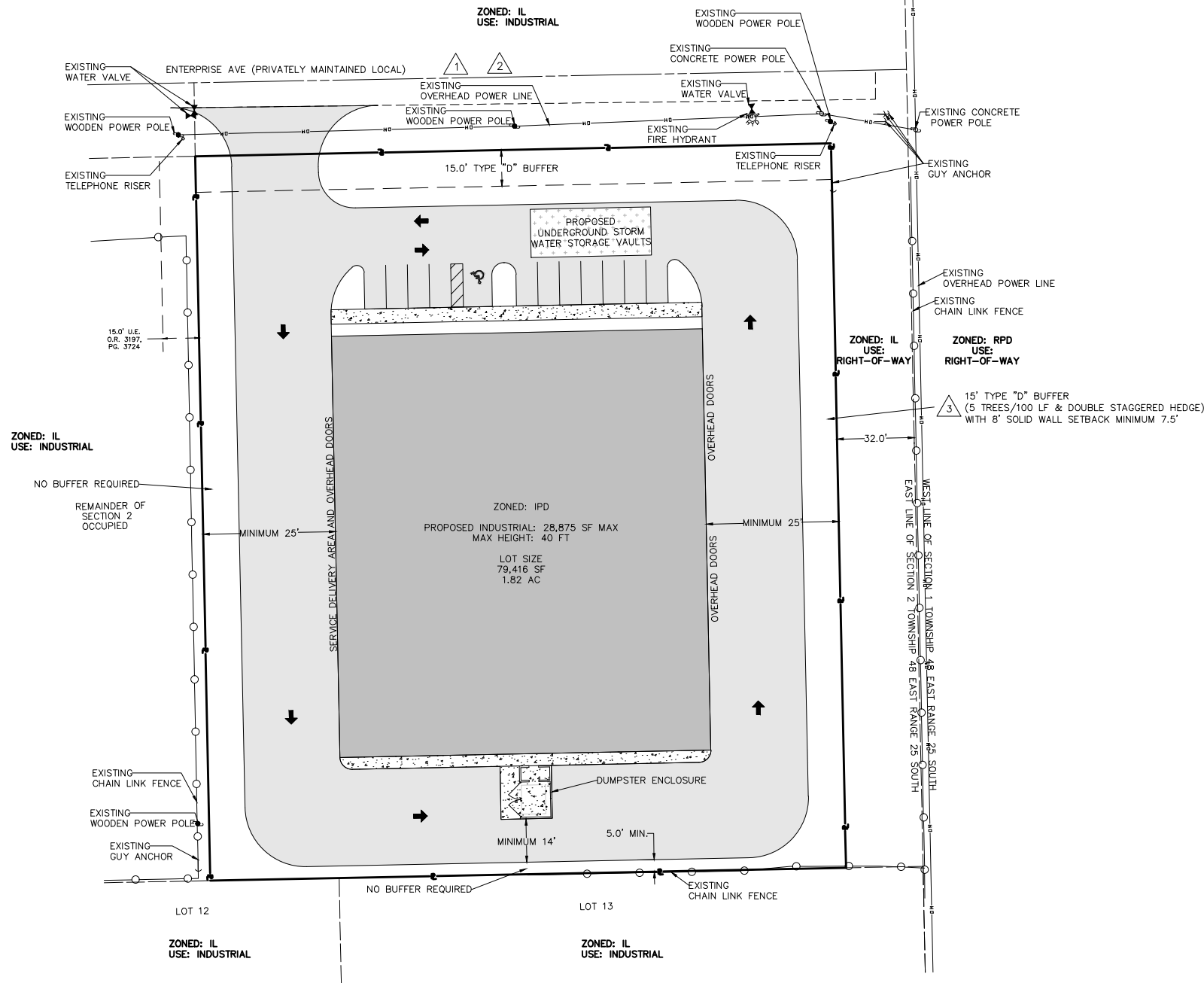


PAUL J. KLENS, F.L.A.
REG. # 1619
APRIL 30, 2020

Title HARKAT LINE OF SIGHT		Dwg. By: PK Checked By: PK Appr. By: PK, MF Remarks:	Date: Date: Date: Date:	REV. NO. 1 ADD WALL AND CHANGE PARKING LOT TREES 14071.05	Scale: N.T.S. Sheet 3 Page No. LA-1
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W. J. Johnson & Associates
Bonita, Bonita Beach Road
Bonita, Springs, Florida 34135
Phone: 339-596-3200
LA 0001619 CDA34078 LCE6000651

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NOTES/DESIGN CRITERIA:

- 1 FROM LDC SECTION 3-295 WHICH STATES WHERE AN EXISTING PARTIAL WIDTH STREET IS ADJACENT TO A NEW DEVELOPMENT, THE UNIMPROVED PORTION OF THE STREET SHALL BE IMPROVED BY THE DEVELOPER, TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.
- 2 FROM LDC SECTION 3-297(2) WHICH STATES THAT ALL DEVELOPMENT MUST ABUT AND HAVE ACCESS TO A PUBLIC OR PRIVATE STREET DESIGNED, AND CONSTRUCTED OR IMPROVED TO MEET THE STANDARDS IN SECTION 3-302; TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.
- 3 FROM LDC SECTION 3-418(d)(6) WHICH REQUIRES IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS, A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT MUST BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAL FEET; TO ALLOW A TYPE "D" RIGHT-OF-WAY BUFFER (5 TREES/100 LF & DOUBLE STAGGERED HEDGE) WITH 8' SOLID WALL SETBACK MINIMUM 7.5' FROM THE EAST PROPERTY LINE.

BUILDING PARAMETERS: MAXIMUM 28,875 SF

PARKING: WILL COMPLY WITH LDC

DRAINAGE/STORMWATER MANAGEMENT:

WATER QUALITY REQUIRED: THE GREATER OF 1" OVER ENTIRE SITE OR 2.5" x % IMPERVIOUS - ADD 50% FOR ADDITIONAL WATER QUALITY. UNDERGROUND STORAGE VAULTS PROPOSED

LEGEND:

- # = DEVIATION
- ➔ = TRAFFIC FLOW ARROWS

OPEN SPACE:

REQUIRED = ± 1.82 ACRE @ 10% = 0.18 ACRE
 PROVIDED = MINIMUM 0.18 ACRE

PROPERTY DEVELOPMENT REGULATIONS:

MINIMUM LOT AREA: 20,000 SF
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM LOT DEPTH: 100 FEET

MINIMUM BUILDING SETBACKS:

DEVELOPMENT PERIMETER: 25 FEET
 STREET: 25 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 RESIDENTIAL: 25 FEET

MAXIMUM LOT COVERAGE: 40 PERCENT

MAXIMUM BUILDING HEIGHT: 40 FEET

PREPARED FOR:
HARKAT PROPERTIES LLC
 10956 ENTERPRISE AVE
 BONITA SPRINGS, FLORIDA 34135

NO.	DATE	REVISION DESCRIPTION	BY
02	4-21-2020	SUFFICIENCY RESPONSE	RJV
01	2-28-2020	SUFFICIENCY RESPONSE	RJV

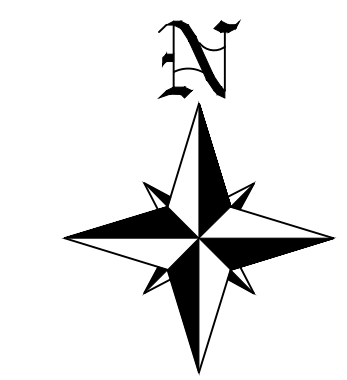
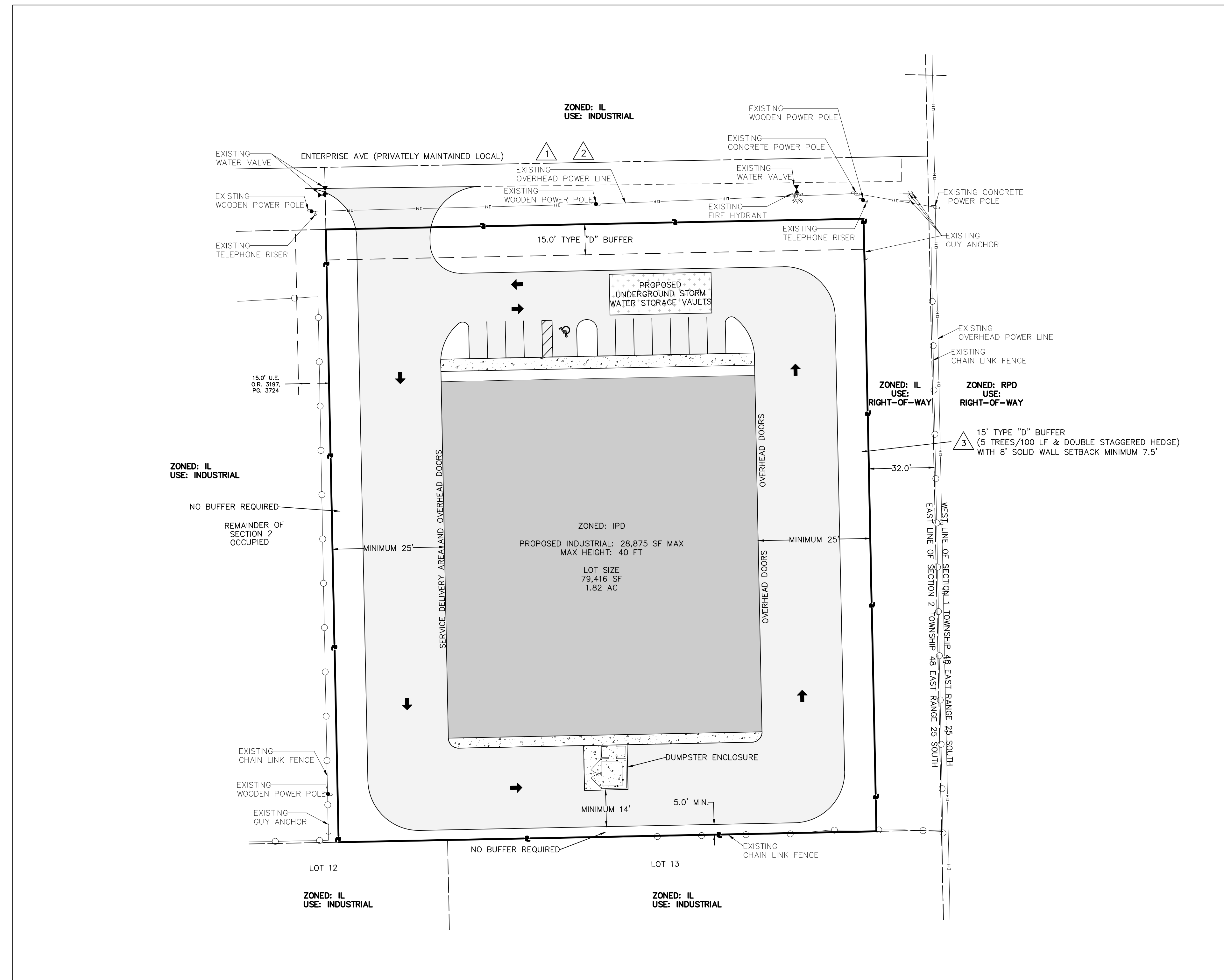
BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN HARKAT MINOR IPD BONITA SPRINGS, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
10-28-2019	8452	MCP		RJV		1" = 60'
						SHEET 01

S:\JOBS\84XX\8452\ENGINEERING\8452_MCP_ZONE.DWG 4/29/2020 2:58 PM RJ VELOTTI

S:\JOBS\8452\ENGINEERING\8452_MCP_ZONE.DWG 4/29/2020 2:57 PM RJ VELOTTI



NOTES/DESIGN CRITERIA:

1 FROM LDC SECTION 3-295 WHICH STATES WHERE AN EXISTING PARTIAL WIDTH STREET IS ADJACENT TO A NEW DEVELOPMENT, THE UNIMPROVED PORTION OF THE STREET SHALL BE IMPROVED BY THE DEVELOPER, TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.

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WATER QUALITY REQUIRED: THE GREATER OF 1" OVER ENTIRE SITE OR 2.5" x % IMPERVIOUS - ADD 50% FOR ADDITIONAL WATER QUALITY.

UNDERGROUND STORAGE VAULTS PROPOSED

LEGEND:

= DEVIATION

➔ = TRAFFIC FLOW ARROWS

OPEN SPACE:

REQUIRED = ± 1.82 ACRE @ 10% = 0.18 ACRE

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 MINIMUM LOT DEPTH: 100 FEET

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DEVELOPMENT PERIMETER: 25 FEET
 STREET: 25 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 RESIDENTIAL: 25 FEET

MAXIMUM LOT COVERAGE: 40 PERCENT

MAXIMUM BUILDING HEIGHT: 40 FEET

PREPARED FOR:

HARKAT PROPERTIES LLC

10956 ENTERPRISE AVE
 BONITA SPRINGS, FLORIDA 34135

NO.	DATE	REVISION DESCRIPTION	BY
02	4-21-2020	SUFFICIENCY RESPONSE	RJV
01	2-28-2020	SUFFICIENCY RESPONSE	RJV

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 PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469
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MASTER CONCEPT PLAN HARKAT MINOR IPD BONITA SPRINGS, FLORIDA						SCALE	SHEET
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	1" = 30'	01
10-28-2019	8452	MCP		RJV			

Harkat Minor IPD

Schedule of Deviations and Justifications

Exhibit IV-H

PD19-65454-BOS
Revised April 2020

EXISTING APPROVED DEVIATION 1: From previous Section D.3.c(2) of the Development Standards Ordinance from minimum road construction standards from Category A to allow Category D. **IS REQUESTED TO CONTINUE AS NEW DEVIATIONS 1 AND 2**

NEW PROPOSED DEVIATION 1: From LDC Section 3-295 which states where an existing partial width street is adjacent to a new development, the unimproved portion of the street shall be improved by the developer; to allow Enterprise Avenue to remain as constructed.

Justification: The nature of this request is based on the existing Enterprise Avenue and existing industrial development along it. Deviation 1 was approved by zoning resolution Z-91-014 which allowed Enterprise Avenue to be a Category D instead of a Category A which was an improvement over the existing conditions at the time. According to the case file, this industrial subdivision was developed around the 1960's. None of the roads in this area were ever paved in the ensuing years although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. The existing road is not failing, is in good condition, as consistent with the roadways in the surrounding industrial area. This project site is located at the deadend of a road system. Improving the portion of the road in front of the project would not serve any purpose. Consistent with the prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

EXISTING APPROVED DEVIATION 2 PROPOSED TO BE WITHDRAWN AND NEW DEVIATION PROPOSED:

FORMER DEVIATION: From Section 471.D.1.a of the zoning regulations from the required 20 foot side setback to allow a 15 foot side setback is WITHDRAWN.

PREVIOUSLY PROPOSED DEVIATION 2: From LDC Section 3-418(d) buffer requirements which requires a 15' Type "D" Buffer along the east property boundary (industrial use proposed adjacent to right-of-way) to allow a 9.5' buffer with Type "D" Buffer plantings. – **IS WITHDRAWN**

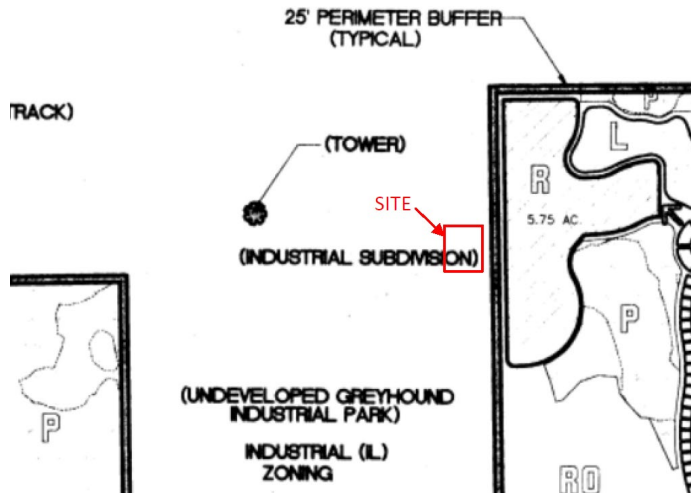
NEW PROPOSED DEVIATION 2: From LDC Section 3-297(2) which states that all development must abut and have access to a public or private street designed, and constructed or improved to meet the standards in section 3-302; to allow Enterprise Avenue to remain as constructed.

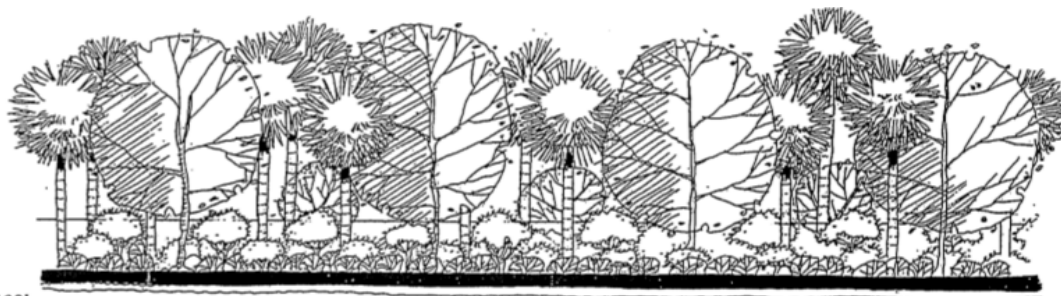
Justification: The nature of this request is based on the existing Enterprise Avenue and existing industrial development along it. Deviation 1 was approved by zoning resolution Z-91-014 which allowed Enterprise Avenue to be a Category D instead of a Category A which was an improvement over the existing conditions at the time. According to the case file, this industrial subdivision was developed around the 1960's. None of the roads were ever paved in the ensuing years although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. Consistent with the prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

NEW PROPOSED DEVIATION 3: From LDC Section 3-418(d)(6) which requires if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet; to allow a Type "D" right-of-way buffer (five trees per 100 lineal feet and double staggered hedge) with eight foot solid wall setback a minimum of 7.5 feet from the east property line.

Justification: The nature of this request is based on the existing development within the vicinity of the project. Section 3-415(d) is titled, "*Buffering adjacent property.*" Section 3-415(d)(1) states, in part, "*General. A buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use. ... The existing use or, where vacant, the permitted use, of the abutting property will determine the type of buffering area required for the proposed development.*" Although Article III does not define adjacent or abutting, LDC Section 4-2 provides the following, "*Abutting property, unless specifically stated otherwise within this chapter, means properties having a boundary line, or point or portion thereof, in common, with no intervening street right-of-way or easement, or any other easement over 25 feet in width.*"

The site abuts and is adjacent to a 32' wide undeveloped right-of-way that is within the Industrial future land use category and is zoned IL. Although the Mediterra RPD is not adjacent to the subject property since it is separated by the 32' right-of-way, the Master Concept Plan does propose drive aisles and parking within 125 feet of the existing residential subdivision. The proposed drive aisle is located more than 125 feet from the nearest residential lot within the subdivision. It should be noted that the Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and rights-of-way and common elements are located between their buffer and dwelling units. There are additional common elements and rights-of-way providing more separation between the houses and the perimeter buffer. There is $\pm 127'$ separation between the east property line and the nearest single-family lot line to the northeast that were built after the industrial subdivision was in place. The proposed drive aisle and parking will not be visible from Mediterra RPD. See below excerpt from original Mediterra Master Concept Plan (Z-99-074, Exhibit D) showing the existing industrial subdivision and perimeter buffer, followed by the approved Landscape Buffer (Z-99-074, Exhibit C):





TYPICAL 100'
ELEVATION
1"=10'

CLUSTERS OF STAGGERED
SABAL PALMS 12" O.C. WITH
STAGGERED HEIGHTS

3 GALLON SHRUBS 4' O.C., 24" TALL
FAKAHATCHEE, DWARF OLEANDER, JUNIPER, COCO PLUM

6" WALL OR FENCE



25'

12' TO 14' CANOPY TREES
OAKS, MAHOGANY, BLACK OLIVE

10 GALLON SHRUBS 10' O.C., 48" TALL
BUTTONWOOD, WAX MYRTLE, VIBURNUM

TYPICAL 100'
CONCEPTUAL PLANTING PLAN
1"=10'

EXHIBIT C
Page 2 of 2

DATE: 10-28-99

The below aerial depicts the existing separation between the residential lots and the subject property.



Although existing buffering is in place, the applicant is proposing to enhance the buffer by increasing the amount of shrubs from 18 per 100 linear feet to a double staggered hedge

and will be providing the 8' solid wall. Given these extraordinary circumstances, the applicant is requesting to have the wall setback a minimum of 7.5 feet from the property line. The reduction in setback will have no impact to the effectiveness of the provided enhanced buffering as demonstrated by the line of sight exhibits. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

Harkat Minor IPD

Narrative of Request

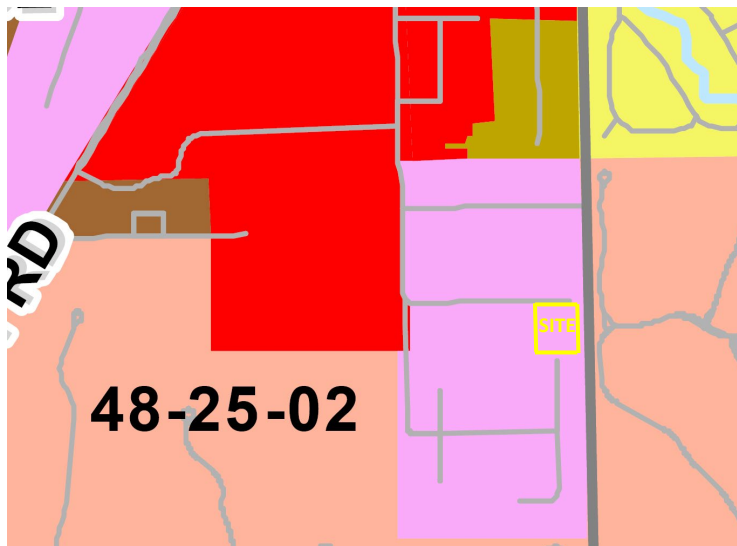
Exhibit II-E-2 & IV-D

PD19-65454-BOS
Revised April 2020

Introduction

The applicant, Harkat Properties, LLC, is requesting approval of a rezoning of 1.82± acres from Industrial Planned Development (IPD) to Industrial Planned Development (IPD) to allow a maximum of 28,875 SF square feet of industrial uses consistent with the original IL zoning district. The proposed development will be a benefit to the City by providing infill redevelopment in the existing industrial area. The project will provide direct job opportunities and increase property taxes from this investment.

The site is located at the southeast terminus of Enterprise Avenue. The maximum proposed building height was originally requested at 50 feet, but has been reduced to 40 feet. The site is located within the Industrial Future Land Use Category.

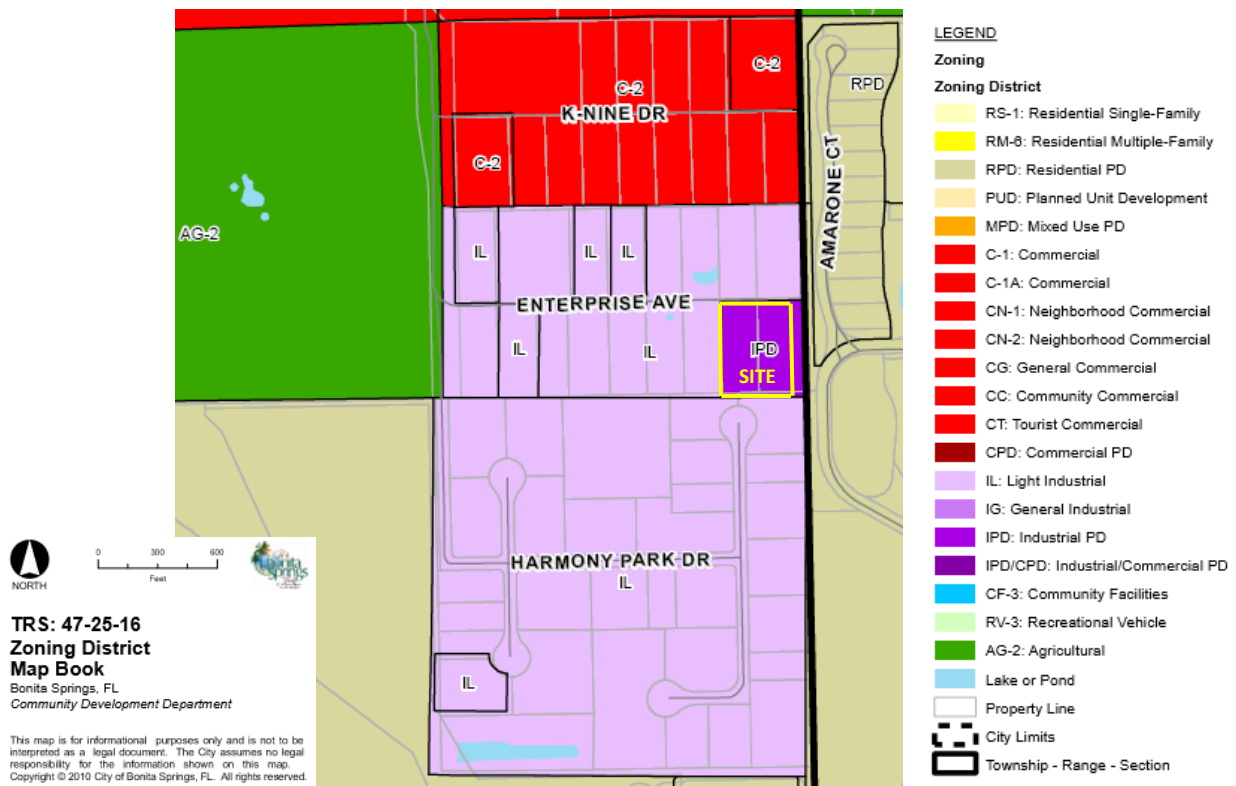


**CITY OF BONITA SPRINGS
FUTURE LAND USE MAP 2019**

LEGEND	
Overlay Districts	
Felts Ave. Subdistrict	High Den. MU/Village Res.
Rural Agriculture Overlay	Mod. Den. MU/PD
Old U.S. 41 Redevelopment	Coconut Village
Annexed Lee County FLUM Designations	
Outlying Suburban	Suburban
Urban Community	Urban Fringe-Community District
Wetlands	General Commercial
Bonita Springs FLUM Designations	
Low Den. Res.	Interchg. Commercial
Mod. Den. Res.	Industrial
Med. Den. Res.	Public/Semi-Public
Med. Den. MF Res.	Recreation
High Den. Res.	Conservation
	Resource Protection
	DRGR

Background

The IL zoning district appears to be the original zoning designation for the subject property. The parcels were rezoned from IL to Industrial Planned Development (IPD) by zoning resolution Z-91-014 on April 8, 1991 which allowed the construction and operation of a concrete batch plant (stone, clay, glass, and concrete products, manufacturing, Group II), administrative offices, open storage on the western half of the site, signs, enclosed storage, and a radio tower not to exceed 25 feet above the main storage building. The administrative offices were approved for a maximum height of 35 feet and the main storage facility was approved for a maximum height of 65 feet. This IPD designation still appears on the zoning map excerpt below, however the zoning has expired.

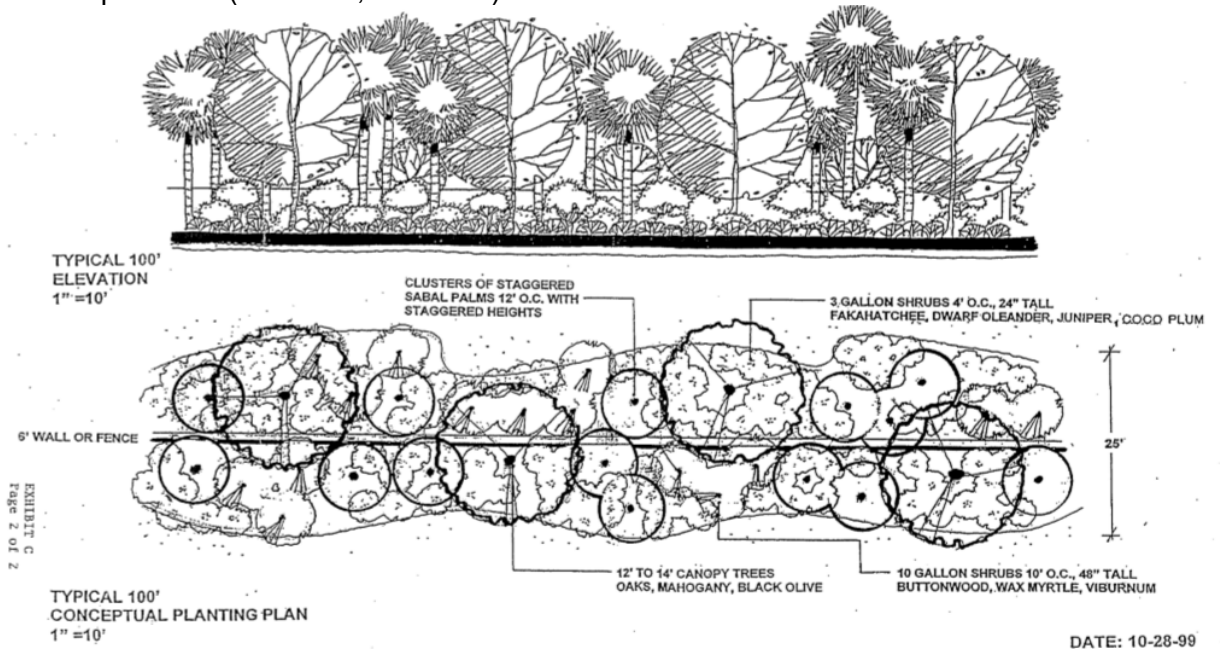


The site received approval from the South Florida Water Management District for American Ready-Mix concrete batch plant. Development Order 91-05-007-00D was also issued for the site.

The site is located in an area developed with existing industrial uses and designated for such uses by the Bonita Plan. The proposed rezoning allows for compatible infill redevelopment consistent with the Industrial future land use category.

To the west of the site is an existing industrial use within the Industrial future land use category and zoned Light Industrial (IL). To the north is Enterprise Avenue, a privately maintained local road, then property within the Industrial future land use category, zoned IL and developed with an existing industrial use on the west and a vacant parcel approved

are additional common elements and rights-of-way providing more separation between the houses and the perimeter buffer. There is $\pm 127'$ separation between the east property line and the nearest single-family lot line to the northeast. See below Mediterra approved Landscape Buffer (Z-99-074, Exhibit C):



The below aerial depicts the existing separation between the residential lots and the subject property.



To the south is property within the Industrial future land use category, zoned IL and developed with industrial uses.

Surrounding properties future land use, zoning and current land use are summarized in the following table.

	Future Land Use	Zoning	Use
North	Industrial	IL	Industrial uses
East	32' Industrial then Mod. Den. MU/PD	32' IL then RPD	32' right-of-way then Residential Subdivision (buffer with 10' berm/8' wall with lush landscaping required, right-of-way and common elements separate subject property from dwelling units to east)
South	Industrial	IL	Industrial uses
West	Industrial	IL	Industrial uses

The proposed Harkat Minor IPD MCP provides for one vehicular access point onto Enterprise Avenue where the existing access point is located into the property. The request proposes to incorporate the existing Deviation 1 from road construction standards requirements to allow the existing Enterprise Avenue construction with proposed Deviations 1 and 2. The approximate location of proposed underground storm water storage vaults are demonstrated underneath the parking lot. Although no buffers are required along the west and south property lines where the site abuts existing industrial uses, the attached Landscape Plan demonstrates planting of site general trees along the western property line. The Land Development Code requires that rights-of-way be buffered with a 15' Type D buffer. The MCP provides the required buffer along Enterprise Avenue to the north. Instead of a right-of-way buffer requirement along the east property line, the buffer requirements in LDC Section 34-418(d)(6) apply since although the Mediterra RPD is not adjacent to the subject property since it is separated by the 32' right-of-way, the Master Concept Plan does propose drive aisles and parking within 125 feet of the existing residential subdivision. This buffer requires an eight foot wall setback a minimum of 25 feet from the property line and landscaped with 5 trees and 18 shrubs per 100 lineal feet. The proposed drive aisle is located more than 125 feet from the nearest residential lot within the subdivision. As previously described, the Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. The proposed drive

aisle and parking will not be visible from Mediterra RPD as demonstrated by the provided line of sight exhibits. The development plan proposes to provide the 8' solid wall and enhance the plantings to a 15' Type "D" Buffer which provides 5 trees per 100 lineal feet and a double staggered hedge row, but given the existing screening, the applicant has included a new Deviation 3 to allow the wall to be setback a minimum of 7.5 feet from the east property line. The reduction in setback will have no impact to the effectiveness of the provided enhanced buffering as demonstrated by the line of sight exhibits.

Comprehensive Plan Consistency Analysis

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

Policy 1.1.16: Industrial - Intended to primarily accommodate light industrial, research, warehousing and office uses.

- a. Appropriate uses include heavy commercial, light industrial, warehousing, recreation, public and semi-public uses, and mixed-use planned development with residential density limited to 10 dwelling units per acre within the approximately 463 acres of gross land area in the land use category.*
- b. If affordable housing is provided, residential density may be increased by up to five additional dwelling units per acre.*
- c. Accessory commercial uses serving employees within the complex may be allowed provided the commercial uses are integrated within the industrial complex and do not exceed 5% of the intensity of the entire project.*
- d. Residential use shall be allowed only in mixed-use planned developments, and shall not exceed 20% of the intensity of the entire project*
- e. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves.*
- f. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The proposed rezoning to IPD allows for infill redevelopment allowing for an appropriate range of industrial uses consistent with the surrounding industrial subdivisions which service the needs of the residents within the City. The request does not include any residential uses. The maximum height is proposed not to exceed 40 feet which is less than the 75 feet allowed in the Industrial land use designation and less than the 65 feet that was previously approved on this site with the former IPD zoning. The proposed floor area ratio for the site is 0.37 as a maximum of 28,875 square feet is proposed. The floor area ratio of 1.2 would allow up to 95,134 square feet. The proposed rezoning to IPD is consistent with Policy 1.1.16.

Objective 1.11: Development orders and permits for new development or redevelopment shall be issued only if public facilities and services for potable water, sanitary sewer, solid waste, and stormwater management are necessary to

meet the City's adopted Level of Service (LOS) standards are available concurrent with the impacts of the development...

Policy 1.11.1: Refers to the availability of public facilities and services necessary to support development concurrent with its impacts, prior to the issuance of a development order or permit. The subject property is within the Bonita Springs Utilities franchise area for both water and sewer. Solid waste capacity is available to service the site. Access to the site will be provided via a connection onto Enterprise Avenue. Please also see attached Traffic Impact Statement. The approximate location of storm water management areas are shown on the proposed Master Concept Plan. Detailed storm water management design and utility connections will be provided at the time of local development order review. The proposed rezoning to IPD is consistent with Objective 1.11 and Policy 1.11.1.

Land Development Code Analysis

The proposed amendment complies with the general standards for planned developments provided in the Land Development Code Section 4-325 as follows:

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

The proposed rezoning to IPD is consistent with the Bonita Plan as demonstrated above.

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

The proposed development will comply with applicable city development regulations, together with approval of the requested deviations.

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

The proposed development has been designed to minimize any potential negative effects on the surrounding properties and the public interest generally. The site is separated from the existing residential uses to the east already by the 32' right-of-way and since the existing industrial subdivision pre-dated the zoning for the Mediterra RPD as demonstrated above. Mediterra RPD's incorporated 25' perimeter buffer including a 10' berm and 8' wall with lush landscaping required and placed rights-of-way and common elements between their own buffer and the residences. The proposed development provides additional screening with the proposed 15' Type D buffer with 8' solid wall. The proposed development plan provides open space in the form of perimeter buffers and internal landscaping. The development plan adequately accommodates the proposed structure, required open space, buffers, parking, access, utilities, and underground storm water management areas. There are no environmentally sensitive features on site.

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

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

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

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

The site has access to Enterprise Avenue, a local roadway which provides connection to Race Track Road and ultimately Bonita Beach Road. Please refer to the submitted Traffic Impact Statement which demonstrates that the proposed rezoning will not degrade Level of Service on the roadways within the study area. The site-related industrial traffic does not move through any residential areas.

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

The subject property is not located on a Lee Tran route as demonstrated on the attached exhibit.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a

nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

The proposed development will not create or increase any hazards to persons or property nor shall it impose a nuisance on surrounding land uses or the public's interest generally. The property is surrounded with existing industrial development to the north, west and south. Screening for visual and sound attenuation already exists within the residential development to the east via the existing 25' perimeter buffer with 10' berm and 8' wall with lush landscaping required that was installed on Mediterra RPD when they were approved for residential development adjacent to an the existing industrial subdivision. There is a 32' right-of-way with exiting vegetation that separates the subject property from the perimeter buffer and a 15' Type D Buffer with an 8' solid wall is proposed adjacent to the right-of-way along the east.

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

There are no natural, historical, archaeological or environmentally sensitive features existing on site.

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

There are no environmentally sensitive lands or archaeological features existing on site. The proposed master concept plan and site design provides creative use of the open space requirement by providing the general trees along the western property line and providing the internal landscape areas where the parking is proposed to produce an architecturally integrated human environment while allowing the remainder of the site to function appropriately for its intended industrial use.

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

The surrounding land and land uses to the north, south and west are existing industrial developments in an industrial subdivision that pre-dated the residential zoning and uses to the east. The proposed rezoning will allow infill redevelopment of the site with an industrial use consistent with its industrial future land use designation and consistent with the adjacent uses. The site is separated from the existing residential uses to the east by the proposed 15' Type D buffer with 8' solid wall, a 32' right-of-way and the existing industrial subdivision pre-dated the zoning for the Mediterra RPD as demonstrated above. Mediterra RPD incorporated a 25' perimeter buffer including a 10' berm and 8' wall with lush landscaping required and placed rights-of-way and common elements between their own buffer and the residences.

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

The surrounding existing development to the north, west and south are compatible and of an existing intensity of use, so the design provides LDC required buffering and development in a manner consistent with current regulation. The property to the north has an FAR of 0.39 (20,000 SF on 51,532 SF lot per Lee County Property Appraiser) which exceeds the proposed 0.37 FAR of the subject request. The property to the east is an RPD with golf course and residences that was approved after the existence of the subject industrial subdivision, so compatibility and buffering with placing a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and placing rights-of-way and common elements between their buffer and dwelling units were incorporated into their development approval. A 15' Type D buffer with 8' solid wall is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility.

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

As previously stated, the subject property is surrounded to the north, south and west by compatible development. The Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and

rights-of-way and common elements are located between their buffer and dwelling units. A 15' Type D buffer with 8' solid wall is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility.

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

This standard is not applicable to the subject application.

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

There are no conflicting uses within the planned development.

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

The project site is single-use which does not require varying use, height, bulk or intensity.

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

The proposed development will provide sufficient parking consistent with City requirements.

(p) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking

agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 4-1730), without exception.

Joint use of parking is not proposed for this development.

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

The proposed development will provide internal consistency throughout the development.

The proposed rezoning complies with the guidelines for decision-making embodied in Land Development Code section 4-131(d)(3) as follows:

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

The proposed rezoning is in compliance with the Bonita Plan as demonstrated above. The site will be developed in compliance with the Land Development Code, together with approved deviation requests.

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

The site will meet or exceed all performance and locational standards set forth for the potential uses allowed, together with approved deviation requests.

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

The request is consistent with the densities, intensities and general uses set forth in the Bonita Plan. The proposed rezoning allows for the infill redevelopment of a FAR below the maximums allowed within the Industrial future land use designation.

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

The request is compatible with existing uses in the surrounding area given the proposed development's site design, buffers, and existing buffering and screening and site design of the Mediterra RPD to the east. The surrounding existing development to the north, west and south are compatible industrial development. The Mediterra RPD with golf course and residences was approved after the existence of the subject industrial subdivision, so compatibility and buffering were addressed with placing a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and placing rights-of-way and common elements between their buffer and dwelling units were incorporated into their development approval. A 15' Type D buffer with 8' solid wall is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility.

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

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities. The Traffic Impact Statement submitted with the request demonstrates that the propose rezoning and development will not degrade the Level of Service on the roadways within the study area.

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

Not applicable since there are no environmentally critical areas or natural resources located on site.

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

4-299(a)(2) The recommendation made to the city council must be supported by formal findings that address the guidelines set forth in section 4-131. In addition, the findings must address whether the following criteria can be satisfied:

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

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

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

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

a. Enhances the achievement of the objectives of the planned development; and

b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

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

The proposed schedule of uses is appropriate at the subject location and includes uses consistent with the Industrial future land use category. The conditions proposed by the applicant with the master concept plan, schedule of uses, property development regulations and landscape plan provide sufficient safeguards and are appropriate for the proposed development. The requested deviations enhance the achievements of the objectives of the planned development and preserve and promote the general intent to protect the public health, safety and welfare.

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

There are existing public facilities in place and adequate to serve the proposed land use.

In conclusion, the proposed rezoning from the expired IPD to minor IPD is in compliance with the Bonita Plan, the Land Development Code with approval of requested deviations, and other applicable codes and regulations; is consistent with the intensities and general uses set forth in the Bonita Plan, is compatible with existing or planned uses in the surrounding area; will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; will not adversely affect environmentally critical or sensitive areas and natural resources; the proposed use is appropriate at the subject location; the proposed conditions are reasonably related and appropriate for the project, the requested deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent to protect the public health safety and welfare; public facilities are available and adequate to serve the proposed use.

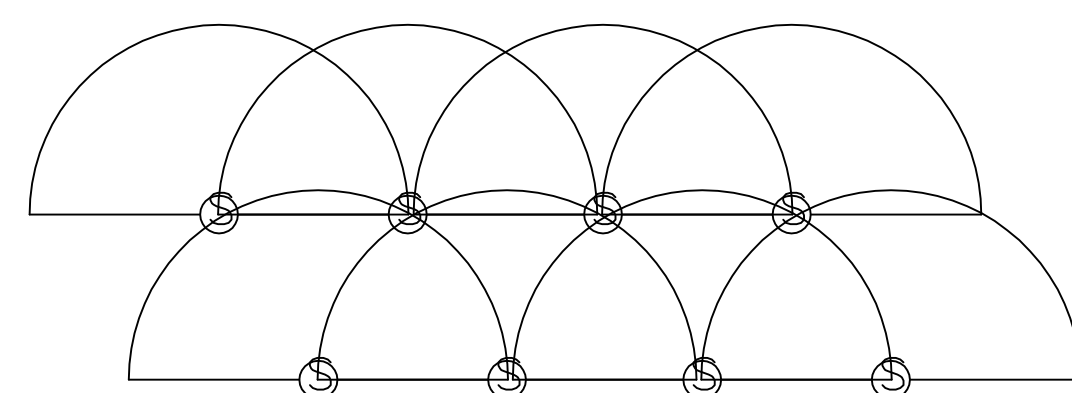
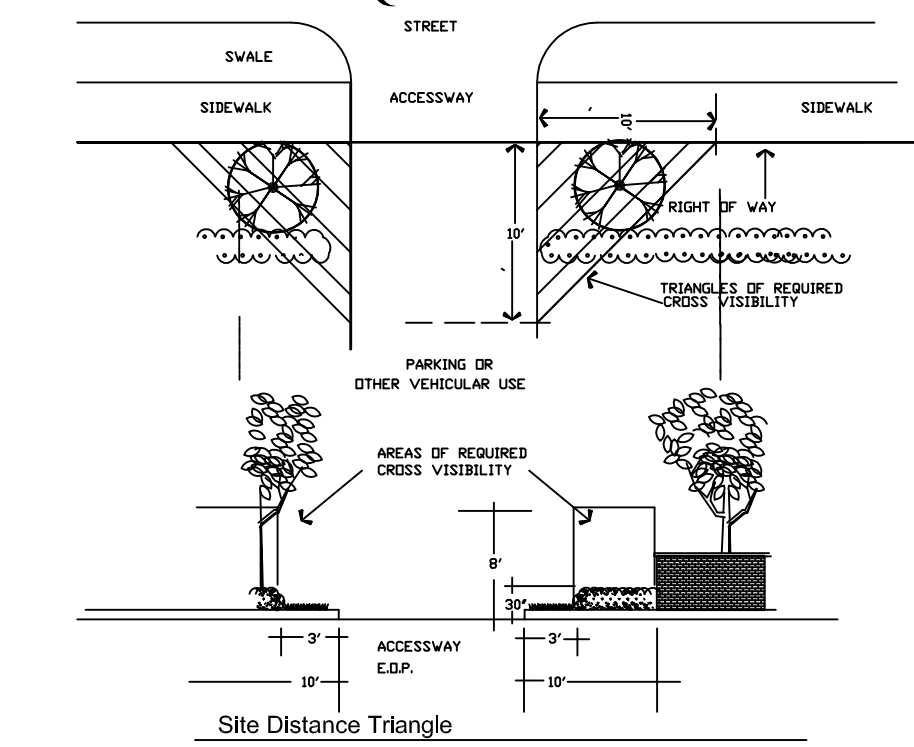
For these reasons, the applicant respectfully submits that the rezoning request should be approved.

GENERAL TREE REQUIREMENT
 ONE TREE PER 3,500 S.F. OF LOT
 AREA
 LOT AREA = 79,416 S.F.
 $79,416 / 3500 = 23$ TREES REQUIRED

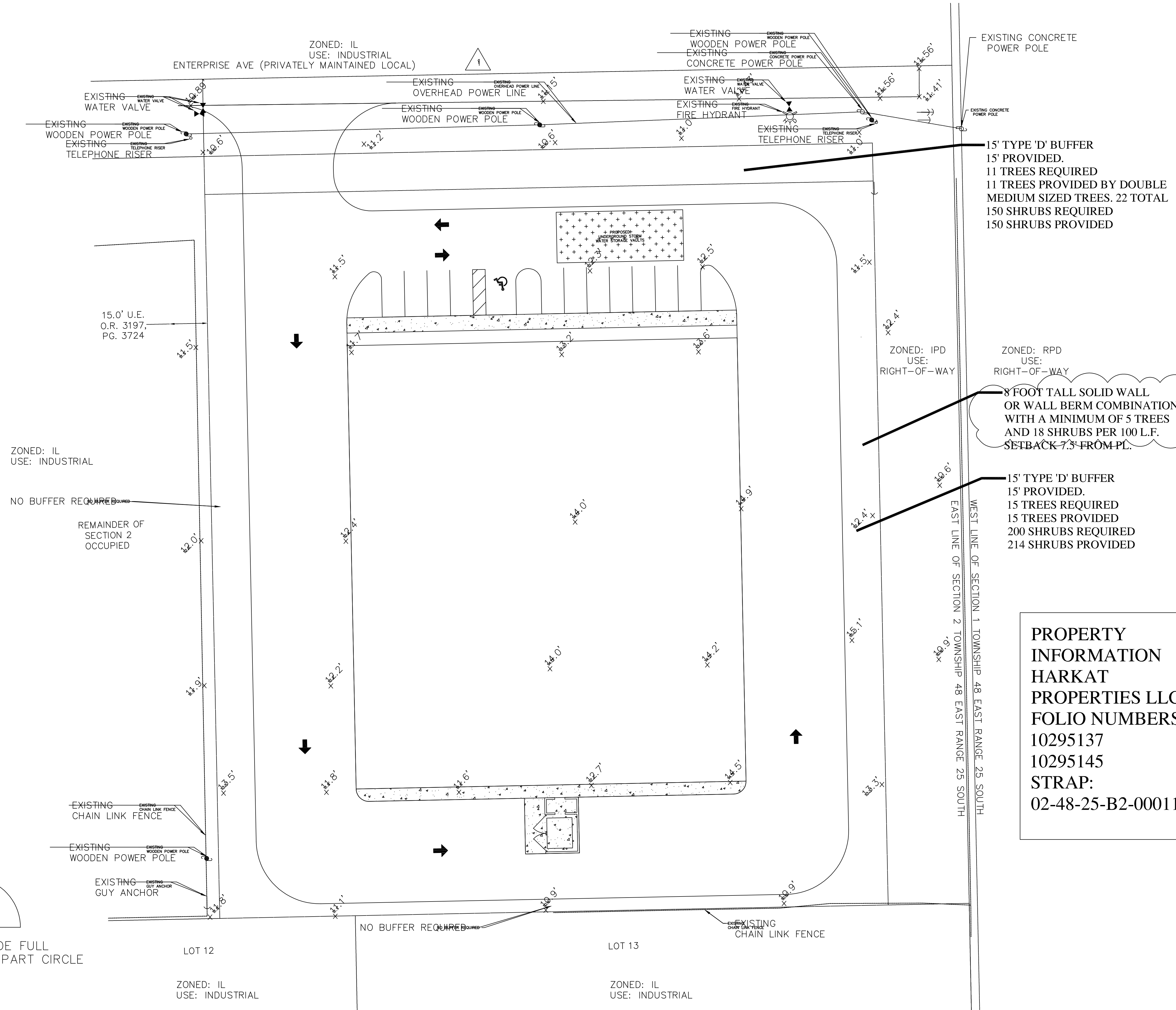
VEHICLE USE AREA
 REQUIREMENT
 10% OF VUA IS REQUIRED FOR
 LANDSCAPE AREA IN THE VUA.
 ONE TREE REQUIRED PER 250 S.F.
 OF LANDSCAPE AREA.
 VUA = 34,112 S.F.
 $34,112 \times 10\% = 3,411$ S.F.
 $3,411 \text{ S.F.} / 250 = 14$ TREES
 REQUIRED.

14 TREES PROVIDED
 EAST
 REQUIRE BUFFER: 8' TALL SOLID
 WALL NOT LESS THAN 25'
 FROM BUTTING PROPERTY
 WITH A MINIMUM OF 5 TREES
 AND 18 SHRUBS PER 100 L.F.
 15 FOOT WIDE TYPE 'D' BUFFER.
 15 FEET AVAILABLE.
 DOUBLE STAGGERED HEDGE
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.
 $300 \text{ L.F.} = 15$ TREES REQUIRED. 15
 TREES PROVIDED. 200 SHRUBS
 PROVIDED WITH 14
 ENHANCEMENT SHRUBS
 PROVIDED FOR THE WALL

NORTH OVERHEAD UTILITIES
 15 FOOT WIDE TYPE 'D' BUFFER.
 DOUBLE STAGGERED HEDGE, 24
 INCHES AT INSTALLATION
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.
 $212 \text{ L.F.} = 11$ TREES REQUIRED
 11 PROVIDED
 SMALL AND MEDIUM TREES
 PLANTED AT 2:1 = 22 TOTAL
 TREES.
 150 SHRUBS REQUIRED
 150 PROVIDED
 NO BUFFER REQUIRED



NOTE: ALL IRRIGATION HEADS MUST PROVIDE FULL
 HEAD TO HEAD 100% COVERAGE, FULL OR PART CIRCLE



15' TYPE 'D' BUFFER
 15' PROVIDED.
 11 TREES REQUIRED
 11 TREES PROVIDED BY DOUBLE
 MEDIUM SIZED TREES. 22 TOTAL
 150 SHRUBS REQUIRED
 150 SHRUBS PROVIDED

8 FOOT TALL SOLID WALL
 OR WALL BERM COMBINATION
 WITH A MINIMUM OF 5 TREES
 AND 18 SHRUBS PER 100 L.F.
 SETBACK 7.5' FROM PL.

15' TYPE 'D' BUFFER
 15' PROVIDED.
 15 TREES REQUIRED
 15 TREES PROVIDED
 200 SHRUBS REQUIRED
 214 SHRUBS PROVIDED

PROPERTY
 INFORMATION
 HARKAT
 PROPERTIES LLC
 FOLIO NUMBERS:
 10295137
 10295145
 STRAP:
 02-48-25-B2-00011.0180

REV. No. 1 ADD. WALL AND CHANGE PARKING LOT TREES	Date:	Dwg. By: PK	Checked By: PK	Apr. By: PK, MF	Remarks:
Sheet 1	Date:				
Page No.	Date:				
14071.05	Date:				
LA-1					

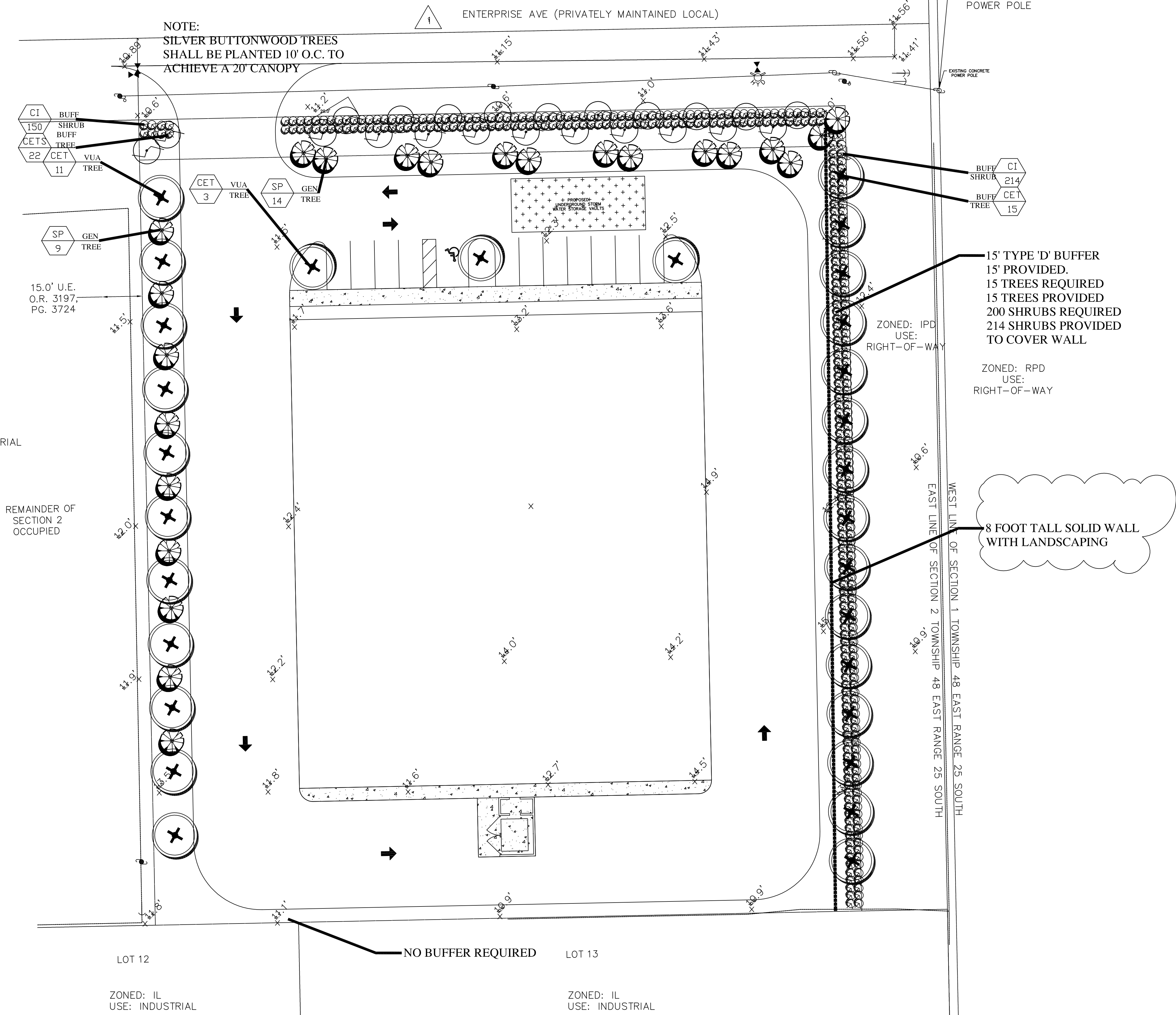
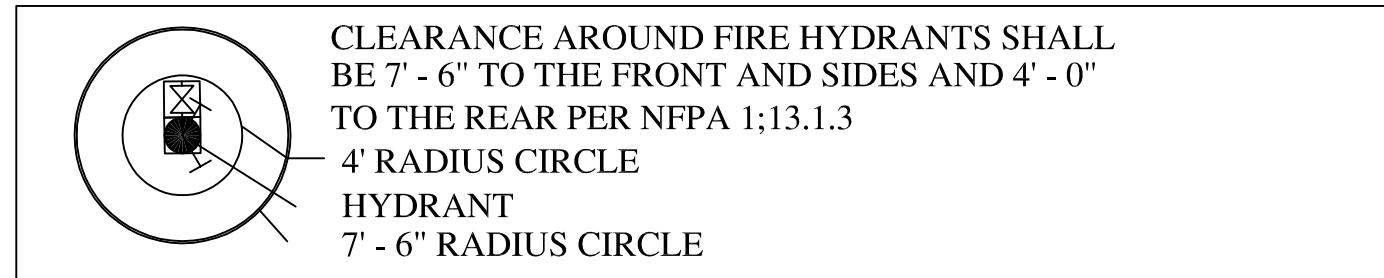
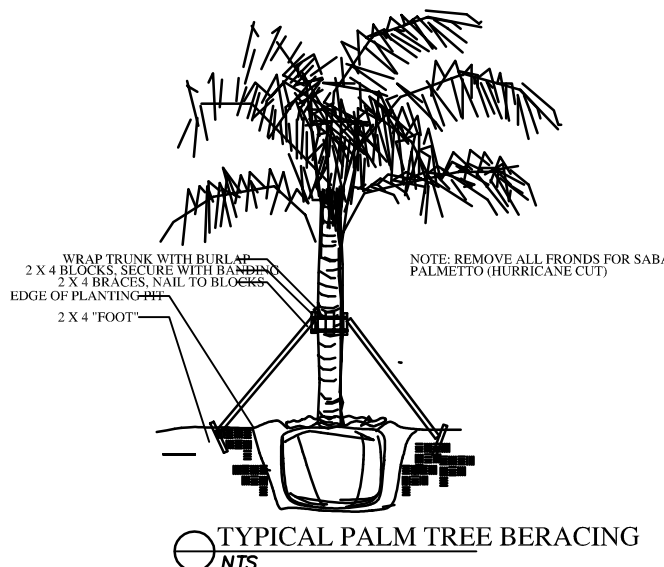
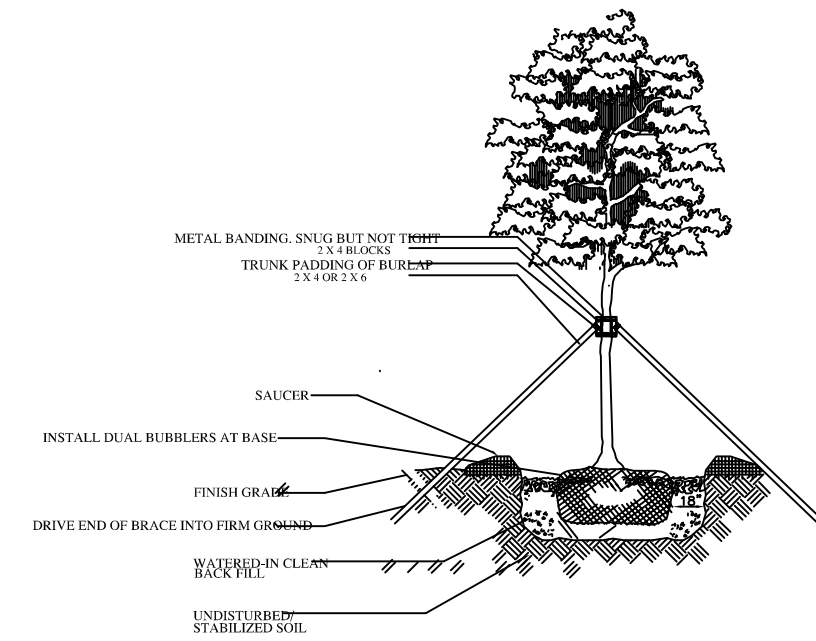
NOTE:
CONTRACTOR SHALL CONTACT
AN UNDERGROUND LOCATION
SERVICE A MIN. OF 48 HOURS
PRIOR TO DIGGING

NOTE: ALL INVASIVE EXOTIC SPECIES ON THIS LIST & CONTAINED IN THE CITY OF
BONITA SPRINGS LDC LDC SHALL BE REMOVED AND SUPPRESSED IN PERPETUITY

LANDSCAPE MATERIALS			
COUNT	PLANT NAME/MATERIAL	SPECIFICATION	
CET 29	GREEN BUTTWOOD	CONOCARPUS ERECTA	10" X 4', 2" CAL, 25 GAL
CETS 11	SILVER BUTTWOOD TREE	CONOCARPUS ERECTA 'SERIEUCS	10" X 4', 2" CAL, 25 GAL
SP 23	CABBAGE PALM	SABAL PALMETTO	12'-16" CT, HUR CUT
CI 356	COCOPLUM	CHRYSOCALANUS ICACORED TIP	24" x 18" 3 GAL, FULL
400	ORGANIC MULCH	2 CU. FT BAGS FLORA MULCH	3" DEEP, PULL BACK 8" FROM TREE TRUNKS
5000S F.	SOD, S.F. BAHIA SOD		
INDIGENOUS CALCULATION FOR REQUIRED SHRUBS			
TOTAL SHRUBS	356	63 TOTAL TREES	
INDIGENOUS SHRUBS	356	63 INDIGENOUS TREES	
PERCENT NATIVE	100.00%	100.00% PERCENT NATIVE	

ZONED: IL
USE: INDUSTRIAL

Prohibited Invasive Common name	Exotics Scientific name	Common name	Scientific name
Earleaf acacia	Acacia auriculiformis	Old World climbing fern	Lygodium microphyllum
Woman's tongue	Albizia lebbek	Melaleuca, paper tree	Melaleuca quinque nervia
Bishopwood	Bischofia javanica	Downy rose myrtle	Rhodomyrtus tomentosus
Australian pines	All Casuarina species	Chinese tallow	Sapium sebiferum
Carrotwood	Cupiraopsis andcardibides	Brazilian pepper, Florida holly	Schinus terebinthifolius
Rosewood	Dalbergia sissoo	Tropical soda apple	Solanum viarum
Air potato	Dioscorea alata	Java plum	Syzygium cumini
Murray red gum	Eucalyptus camaldulensis	Rose apple	Syzygium jambos
Weeping fig	Ficus benjamina	Cork tree	Thespesia populnea
Cuban laurel fig	Ficus microcarpa	Wedelia	Wedelia trilobata
Japanese Climbing fern	Lygodium japonicum		



ZONED: IL
USE: INDUSTRIAL

ZONED: IL
USE: INDUSTRIAL

ZONED: IL
USE: INDUSTRIAL

PAUL J. KLENS, P.L.L.C.
REC. # 1619
APRIL 20, 2020



SCALE: 1" = 20'

Rev. No.

Date:

Checked By: PK

Apr. By: PK, MF

Title
HARKAT
PLANTING PLAN

W. J. Johnson & Associates
Bonita, Bonita Beach Road
Bonita, Springs, Florida 34135
Phone: 339-596-3200
LA 0001619 CDA34078 LCE6000651

14071.05

Proj. No.

Date:

Checked By: PK

Apr. By: PK, MF

Title
HARKAT
PLANTING PLAN

W. J. Johnson & Associates
Bonita, Bonita Beach Road
Bonita, Springs, Florida 34135
Phone: 339-596-3200
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14071.05

Proj. No.

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14071.05

Proj. No.

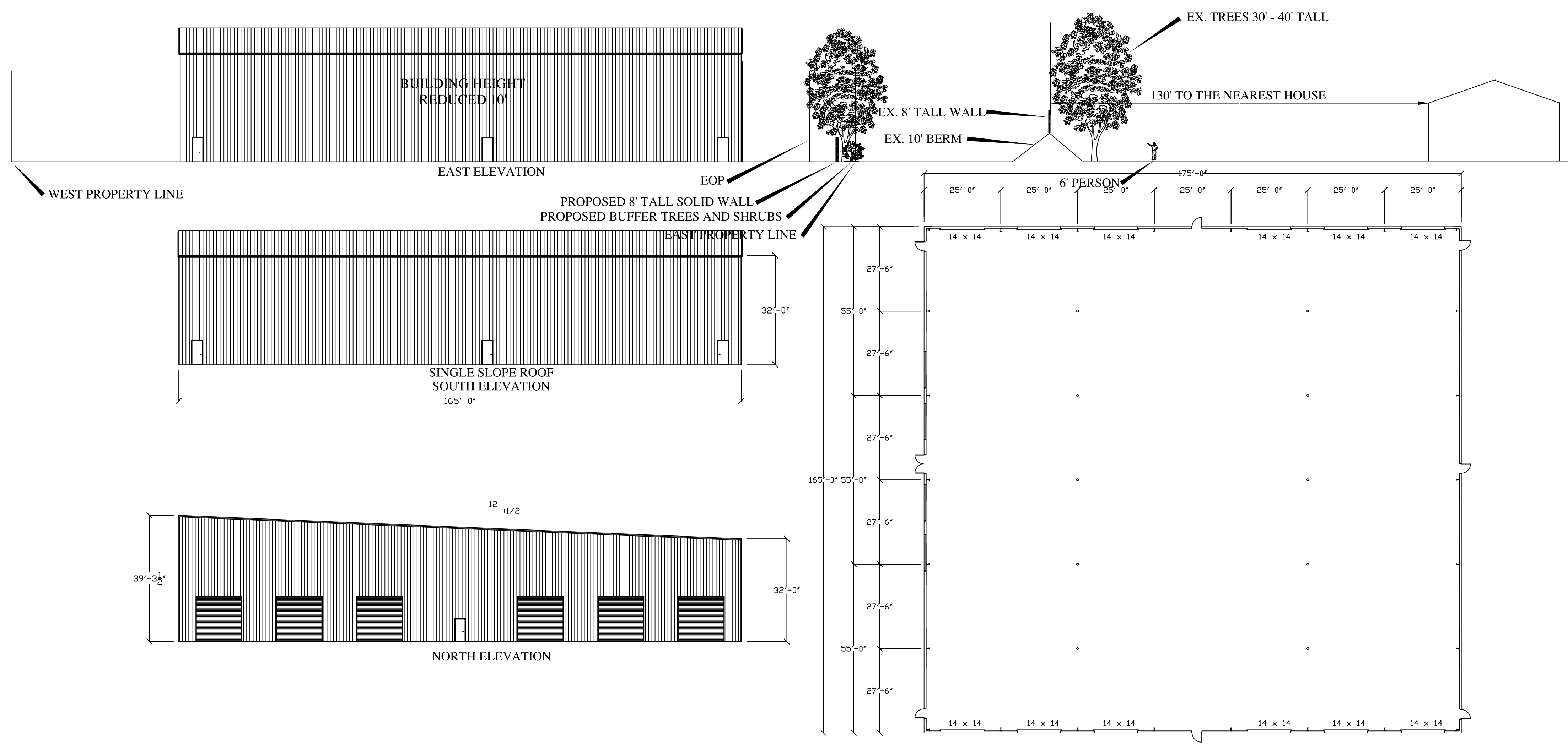
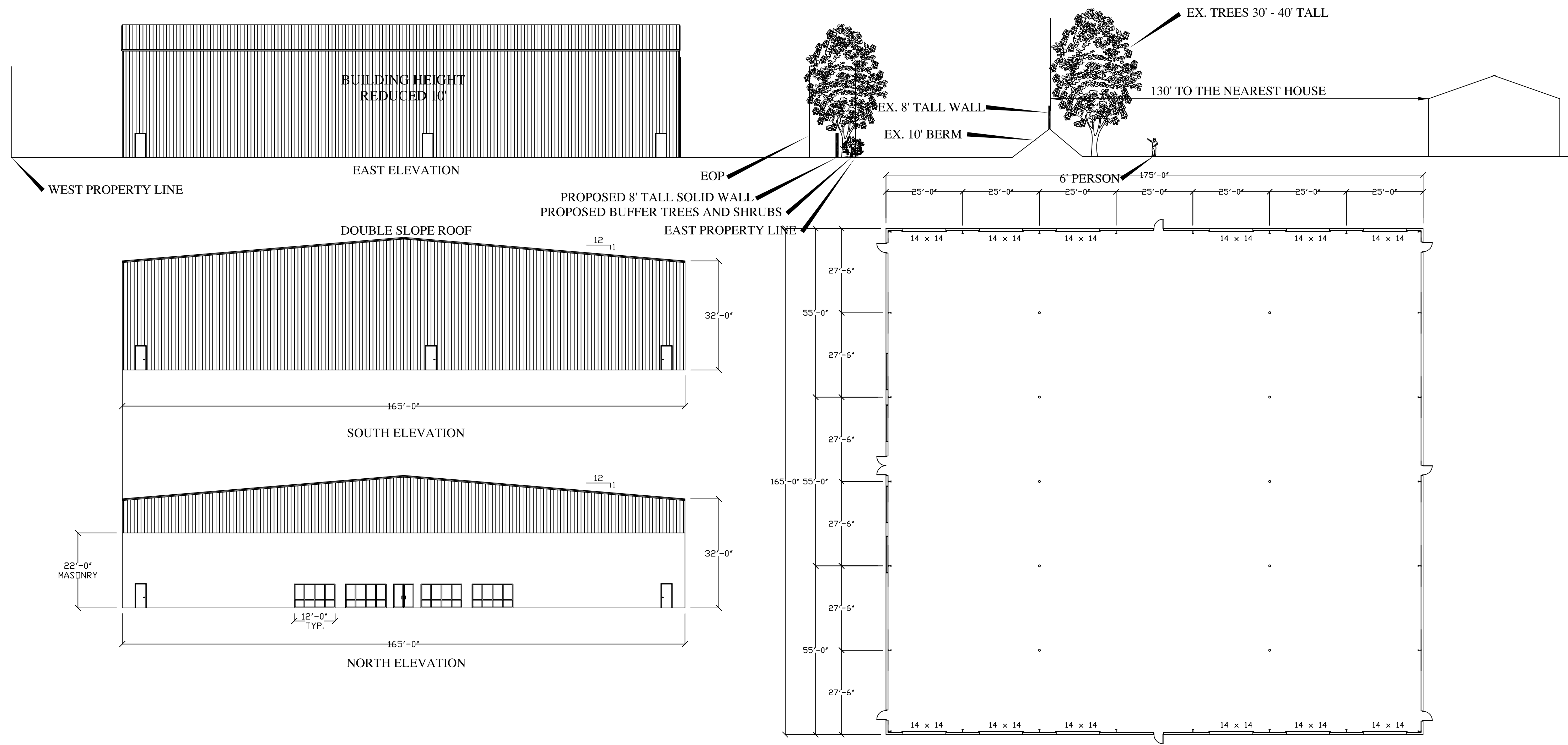
Date:

Checked By: PK

Apr. By: PK, MF

Title
HARKAT
PLANTING PLAN

W. J. Johnson & Associates
Bonita, Bonita Beach Road
Bonita, Springs, Florida 34135
Phone: 339-596-3200
LA 0001619 CDA34078 LCE6000651



PAUL J. KLENS, R.L.A.
REG. # 1619
APRIL 30, 2020

Title HARKAT LINE OF SIGHT		Scale: N.T.S.	
Dwg. By: PK		Rev. No. 1 ADD WALL AND CHANGE PARKING LOT TREES	
Checked By: PK		Sheet 3	
Apr. By: PK, MF		Proj. No. 14071.05	
Remarks:		LA-1	

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W. J. Johnson & Associates
10961 Bonita Beach Road
Bonita Springs, Florida 34135
Phone: 239-596-3200
LA 0001619 CDA34078 LCE6000651



May 29, 2020

Mr. Brian F. Farrar
President, BCF Management Group, LLC
27171 Harbor Drive
Bonita Springs, Florida, 34135

Re: Harkat Industrial Planned Development (IPD) PD19-65454-BOS

Dear Mr. Farrar:

The Zoning Division has reviewed the information provided and supplemented for the planned development request referenced above. The application related to the request has been found sufficient and the following language will be drafted for the request:

A request to rezone approximately 1.82 acres +/- from Industrial Planned Development (IPD) to Industrial Planned Development (IPD) to allow for a maximum of 28,875 square feet of industrial uses.

Please notify the City in writing no later than June 5, 2020 if the above request language is sufficient or if changes are requested.

Please note that while the application has been deemed sufficient, staff has attached substantive comments regarding this case. Please note these comments may have an effect on the staff recommendation.

Please note that the City of Bonita Springs has adopted standards for neighborhood meetings pursuant to LDC Sec. 4-28. The applicant shall conduct a neighborhood meeting within thirty (30) days after the City has deemed the application to be sufficient. Upon conclusion of the meeting, the City will notify the applicant of the tentative public hearing dates for the above-mentioned case.

Please note the City of Bonita Springs has processed invoices for cost recovery services pursuant to LDC sec. 2-571. Staff will notify the applicant under separate cover when an additional recovery deposit is due. Payment shall be provided to avoid delays in the processing of the case and any associated cases.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Peter Simmons
Mayor

Amy Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

Mr. Brian F. Farrar
Harkat Industrial Planned Development
May 29, 2020
Page 2

A handwritten signature in blue ink, appearing to read 'B. Farrar', is written across the page.

Sean Gibbons, MPA

Planner II

Copy:

Derek Rooney, City Attorney
Brent Spain, Esq., Attorney
John Dulmer, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Mike Fiigon II, Senior Planner
Arleen Hunter, City Manager
Laura Gibson, Environmental Sciences
Trisha Goff, Engineer
Tom Ross, Engineer
Jay Sweet, Surveyor, Planner
Sam Vincent, City Architect
Leah Fontanez, Administrative Assistant
PD Files

Bonita Springs Zoning: Substantive Comments

1. Staff recommends the applicant correct the measurement discrepancies between the Line of Sight Exhibits (130') and Project Narrative (127') and Arial Measurements (160' LeeGIS) between the project and the adjacent RPD.
2. Staff recommends a revision to the line of sight exhibits and elevations to show the location(s) and height(s) of the proposed overhead doors. The doors are shown on the master concept plan as being on the east/west sides of the building, but they do not appear on the line of sight exhibits for those sides.
3. Staff concerns remain regarding any proposed overhead doors facing the residential properties to the east. Staff would recommend that the applicant explore the option of relocating any overhead doors to the western and southern building facades, or, providing a justification why this cannot be achieved.
4. Staff is currently considering a condition that all overhead doors throughout the project must be closed and remained closed at the end of each business day.
5. The applicant is put on notice that all proposed or potential uses for the property are subject to the City of Bonita Springs Noise Control Ordinance.
6. Staff recommends that the applicant provide a note on the master concept plan (MCP) regarding the option/need for the reallocation of the proposed dumpster enclosure.
7. Staff recommends that the applicant provide a note on the MCP regarding the adjustability of the proposed Building Envelope and Parking (Vehicle Usage) Area to allow for consistency with potential end uses and their corresponding parking requirements (subject to the provisions of the LDC).
8. Staff recommends a clarification of the location(s), height(s) and material(s) for any proposed fencing or gates, other than the proposed wall along the east boundary.
9. The applicant is put on notice that staff is continuing to evaluate proposed uses and compatibly concerns, with conditions forthcoming.

Please Contact Sean Gibbons, Planner II
Phone: 239.444.6167
Email: sgibbons@cityofbonitaspringscd.org

Please Contact: Mike Fiigon, Senior Planner
Phone: 239.444.6151
E-mail: mfiigon@cityofbonitaspringscd.org

Bonita Springs Engineering: Substantive Comments

1. Please provide a note on the master concept plan stating that the location of the dumpster is subject to change at time of local development order.

Please Contact Trisha Goff
Phone: 239.444.6175
Email: tgoff@cityofbonitaspringscd.org

Bonita Springs Environmental: Substantive Comments

1. It is the staff opinion that the wall proposed in the eastern buffer needs to be located and constructed in a manner that will allow for the growth of the required landscaping adjacent to it (*i.e. 7.5' is not enough room; the wall should not bifurcate the buffer in half*). Ideally the wall should be moved to allow for the maximum (appropriate) planting area on the exterior (side facing adjacent property) of the wall.
2. The City of Bonita Springs does not consider green buttonwoods to be canopy trees. They do not grow to the required height and spread when instead in the subject environmental. Acceptable canopy trees could include Oaks, Gumbo Limbos, Jamaica Dogwoods, Mahogany, Mastics, Sea Grapes or Wild Tamarinds, etc.
3. Please note that the landscape plan and the planting schedule do not match up in terms of the total number of silver buttonwoods.
4. Please note that the total quantity of shrubs should be 200 for the east buffer, plus an additional 14 as part of the "enhancement," (for a total of 214), and 150 for the north buffer, for a grand total of 364. The total provided on the plan shows 356. Staff would recommend the plan be updated accordingly and the correct number of shrubs be shown.
5. The plan references the correct regulation regarding a maximum of 30% palms. Staff calculates the total count exceeds this threshold by one. Medium subtropical native trees can be used instead of palms to get percentages back in compliance. Staff would recommend Pigeon Plums, Paradise Trees, Satin Leaf or Green Buttonwood.
6. The applicant is put on notice that building perimeter plantings are required, and the amount can be determined based on final building envelope. The calculation used is 10% of the gross base floor square-footage of the building.

Mr. Brian F. Farrar
Harkat Industrial Planned Development
May 29, 2020
Page 5

7. Please note that all landscaping must be irrigated consistent with the LDC.

Please Contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6164
E-mail: lgibson@cityofbonitaspringscd.org

Bonita Springs Traffic: Substantive Comments

1. Please note that the only point of access to the subject parcel is Bonita Beach Road to Race Track Road. As a result, the applicant is put on notice that at time of local development order, a fair share contribution may be required for improvements to the Race Track Road and Bonita Beach Road intersection. Please note that if required, the contribution would be directly related to the subject property's traffic impact, as indicated in the TIS that was provided for this application.

Please Contact: Tom Ross, PE
Phone: 407.903.5289
Email: Tom.Ross2@jacobs.com

Please Contact: Jay Sweet, AICP, PSM
Phone: 239.444.6178
Email: jsweet@cityofbonitaspringscd.org

Bonita Springs Architectural: Substantive Comments

1. The applicant is put on notice that the final design of the building should be consistent with the design standards in LDC Ch. 3, unless modified during the IPD process.

Please Contact: Sam Vincent, AIA
Phone: 239.405.8680
E-Mail: sam@vincentarchitects.com

July 8, 2020

Mr. Sean Gibbons, MPA
City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, Florida 34135

Reference: **HARKAT IPD - Post Sufficiency Response
PD19-65454-BOS**

Dear Mr. Gibbons:

This letter is written in response to your sufficiency letter dated June 2, 2020 regarding the above referenced project. With this letter we are submitting the below information as outlined in the responses:

1. Line of Sight Exhibit
2. Revised Narrative of Request
3. Revised Landscape Plans with revised Building Elevations
4. Revised Master Concept Plan (24"x36" & 11"x17")
5. Revised Schedule of Uses (strike-thru/underline and clean)
6. Revised Schedule of Deviations and Justifications
7. Summary of Post-Sufficiency Neighborhood Meeting with attachments
8. Revised Existing Land Use and Surrounding Zoning map
9. CD of Submittal Documents

Presented below are responses to each review comment:

PLANNING & ZONING

Substantive Comments:

Comment 1: Staff recommends the applicant correct the measurement discrepancies between the Line of Sight Exhibits (130') and Project Narrative (127') and Arial Measurements (160' Lee GIS) between the project and the adjacent RPD.

Response: *The line of sight and project narrative have been revised to clarify the ± 172 foot separation between the subject property line and the nearest lot line within the adjacent RPD. The ± 172' consists of a 32' right of way, ± 93' of common elements then ± 47' right of way.*

Comment 2: Staff recommends a revision to the line of sight exhibits and elevations to show the location(s) and height(s) of the proposed overhead doors. The doors are shown on the master concept plan as being on the east/west sides of the building, but they do not appear on the line of sight exhibits for those sides.

Response: *Please see attached revised line of sight and building elevations.*

Comment 3: Staff concerns remain regarding any proposed overhead doors facing the residential properties to the east. Staff would recommend that the applicant explore the option of relocating any overhead doors to the western and southern building facades, or providing a justification why this cannot be achieved.

Response: *The overhead doors proposed on the east and west are primarily to provide for circulation and take advantage of the primarily east/west winds. Service and Deliveries are restricted to the western side of the building as noted on the MCP.*

Comment 4: Staff is currently considering a condition that all overhead doors throughout the project must be closed and remained closed at the end of each business day.

Response: *Acknowledged.*

Comment 5: The applicant is put on notice that all proposed or potential uses for the property are subject to the City of Bonita Springs Noise Control Ordinance.

Response: *Acknowledged.*

Comment 6: Staff recommends that the applicant provide a note on the master concept plan (MCP) regarding the option/need for the reallocation of the proposed dumpster enclosure.

Response: *Please see Note 2 on the attached revised MCP.*

Comment 7: Staff recommends that the applicant provide a note on the MCP regarding the adjustability of the proposed Building Envelope and Parking (Vehicle Usage) Area to allow for consistency with potential end uses and their corresponding parking requirements (subject to the provisions of the LDC).

Response: *Please see Note 1 on the attached revised MCP.*

Comment 8: Staff recommends a clarification of the location(s), height(s) and material(s) of any proposed fencing or gates, other than the proposed wall along the east boundary.

Response: *Please see attached revised landscape plans.*

Comment 9: The applicant is put on notice that staff is continuing to evaluate proposed uses and compatibility concerns, with conditions forthcoming.

Response: *Acknowledged. Please see attached revised Schedule of Uses pursuant to follow up discussions with staff.*

Substantive Comments:

Comment 1: Please provide a note on the master concept plan stating that the location of the dumpster is subject to change at time of location development order.

Response: *Please see Note 2 on the attached revised MCP.*

ENVIRONMENTAL

Substantive Comments:

Comment 1: It is the staff opinion that the wall proposed in the eastern buffer needs to be located and constructed in a manner that will allow for the growth of the required landscaping adjacent to it (i.e. 7.5' is not enough room; the wall should not bifurcate the buffer in half). Ideally the wall should be moved to allow for the maximum (appropriate) planting area on the exterior (side facing adjacent property) of the wall.

Response: *Please see attached revised MCP, Landscape Plans, Deviations and Justifications and Narrative of Request which now reflect the wall setback a minimum of 14 feet from the property line providing for increased planting area.*

Comment 2: The City of Bonita Springs does not consider green buttonwoods to be canopy trees. They do not grow to the required height and spread when instead in the subject environmental. Acceptable canopy trees could include Oaks, Gumbo Limbos, Jamaica Dogwoods, Mahogany, Mastics, Sea Grapes or Wild Tamarinds, etc.

Response: *Please see revised Landscape Plans.*

Comment 3: Please note that the landscape plan and planting schedule do not match up in terms of the total number of silver buttonwoods.

Response: *Please see revised Landscape Plans.*

Comment 4: Please note that the total quantity of shrubs should be 200 for the east buffer, plus an additional 14 as part of the "enhancement," (for a total of 214), and 150 for the north buffer, for a grand total of 364. The total provided on the plan shows 356. Staff would recommend the plan be updated accordingly and the correct number of shrubs be shown.

Response: *Please see revised Landscape Plans.*

Comment 5: The plan references the correct regulation regarding a maximum of 30% palms. Staff calculates the total count exceeds this threshold by one. Medium subtropical native trees can be used instead of palms to get percentages back in compliance. Staff would recommend Pigeon Plums, Paradise Trees, Satin Leaf or Green Buttonwood.

Response: *Please see revised Landscape Plans.*

Comment 6: The applicant is put on notice that building perimeter plantings are required, and the amount can be determined based on final building envelope. The calculation used is 10% of the gross base floor square-footage of the building.

Response: Acknowledged.

Comment 7: Please note that all landscaping must be irrigated consistent with the LDC.

Response: Acknowledged.

TRAFFIC

Substantive Comments:

Comment 1: Please note that the only point of access to the subject parcel is Bonita Beach Road to Race Track Road. As a result, the applicant is put on notice that at time of local development order, a fair share contribution may be required for improvements to the Race Track Road and Bonita Beach Road intersection. Please note that if required, the contribution would be directly related to the subject property's traffic impact, as indicated in the TIS that was provided for this application.

Response: Acknowledged.

ARCHITECTURAL

Substantive Comments:

Comment 1: The applicant is put on notice that the final design of the building should be consistent with the design standards in LDC Ch. 3, unless modified during the IPD process.

Response: Acknowledged.

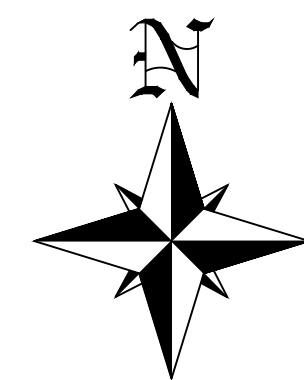
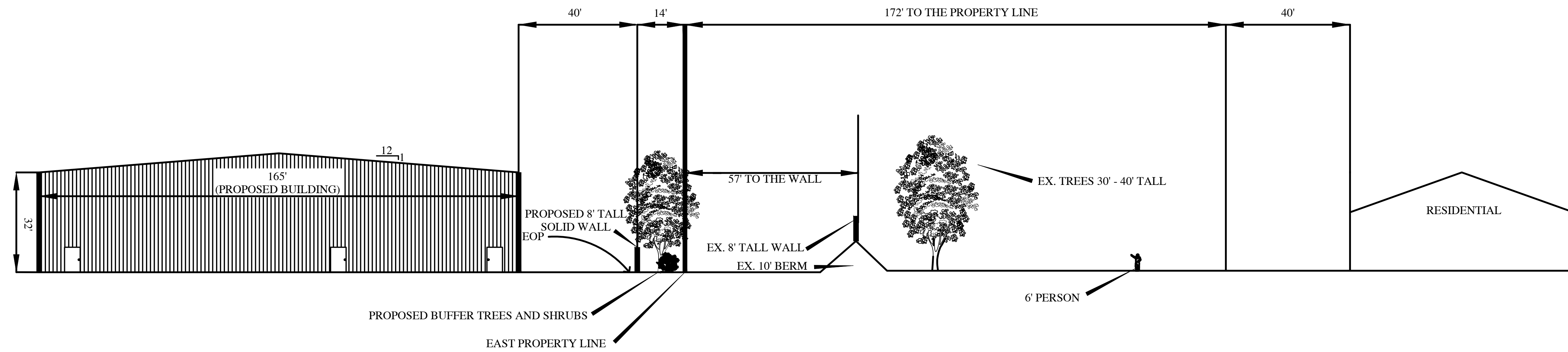
Should you have any questions or require additional information, please contact me via email, shewitt@banskeng.com or cell, 239-770-2527.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms



0 20' 40' 60'
GRAPHIC SCALE 1" = 20'

PREPARED FOR:

HARKAT PROPERTIES LLC

10956 ENTERPRISE AVE
BONITA SPRINGS, FLORIDA 34135

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

AERIAL EXHIBIT - LINE OF SIGHT
HARKAT MINOR IPD
BONITA SPRINGS, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-28-2019	8452	AE-LOS		RJV		1" = 20'	01

Harkat Minor IPD

Narrative of Request

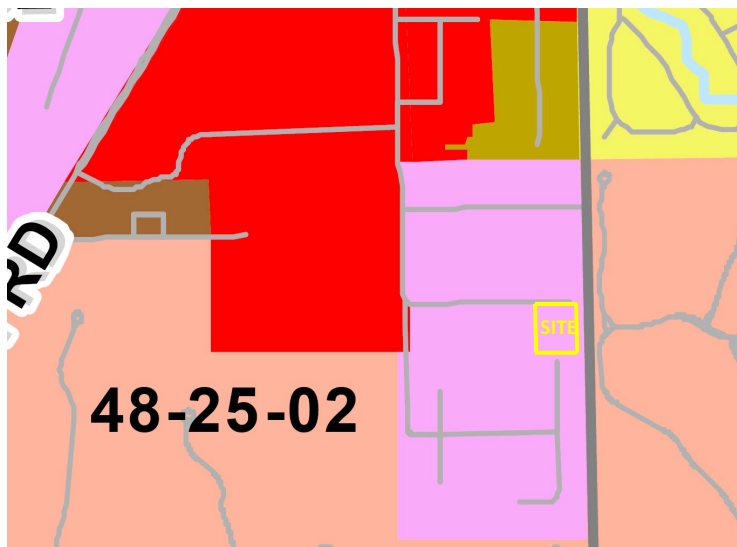
Exhibit II-E-2 & IV-D

PD19-65454-BOS
Revised June 2020

Introduction

The applicant, Harkat Properties, LLC, is requesting approval of a rezoning of 1.82± acres from Industrial Planned Development (IPD) to Industrial Planned Development (IPD) to allow a maximum of 28,875 SF square feet of industrial uses consistent with the original Light Industrial (IL) zoning district. The proposed development will be a benefit to the City by providing infill redevelopment in the existing industrial area. The project will provide direct job opportunities and increase property taxes from this investment.

The site is located at the southeast terminus of Enterprise Avenue. The maximum proposed building height was originally requested at 50 feet, but has been reduced to 40 feet. Through the sufficiency review process, several uses allowed by right in the IL zoning district have been removed entirely from the schedule of uses or have been restricted. The site is located within the Industrial Future Land Use Category.

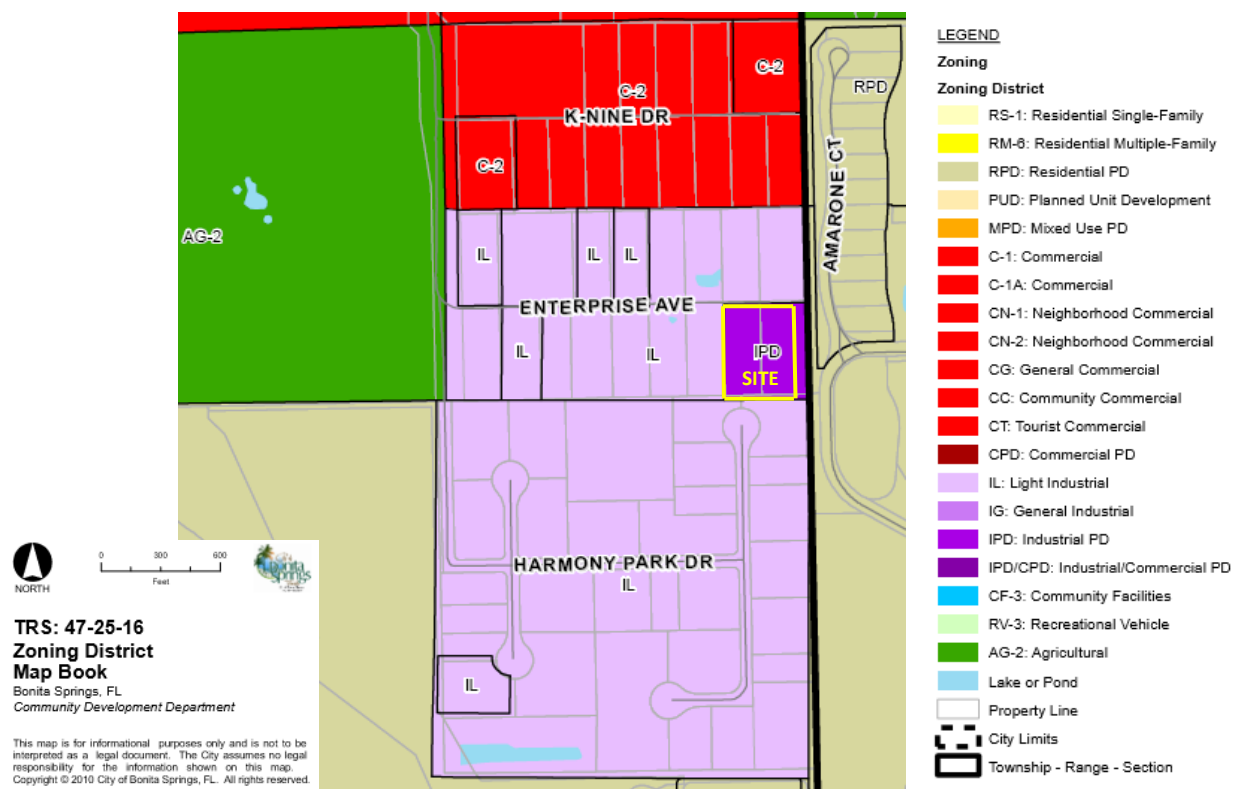


CITY OF BONITA SPRINGS FUTURE LAND USE MAP 2019

LEGEND	
Overlay Districts	
Felts Ave. Subdistrict	High Den. MU/Village Res.
Rural Agriculture Overlay	Mod. Den. MU/PD
Old U.S. 41 Redevelopment	Coconut Village
Annexed Lee County FLUM Designations	
Outlying Suburban	Estate Residential
Urban Community	Suburban
Wetlands	Urban Fringe-Community District
Bonita Springs FLUM Designations	
Low Den. Res.	General Commercial
Mod. Den. Res.	Interchg. Commercial
Med. Den. Res.	Industrial
Med. Den. MF Res.	Public/Semi-Public
High Den. Res.	Recreation
	Conservation
	Resource Protection
	DRGR

Background

The IL zoning district appears to be the original zoning designation for the subject property. The parcels were rezoned from IL to Industrial Planned Development (IPD) by zoning resolution Z-91-014 on April 8, 1991 which allowed the construction and operation of a concrete batch plant (stone, clay, glass, and concrete products, manufacturing, Group II), administrative offices, open storage on the western half of the site, signs, enclosed storage, and a radio tower not to exceed 25 feet above the main storage building. The administrative offices were approved for a maximum height of 35 feet and the main storage facility was approved for a maximum height of 65 feet. This IPD designation still appears on the zoning map excerpt below, however the zoning has expired.

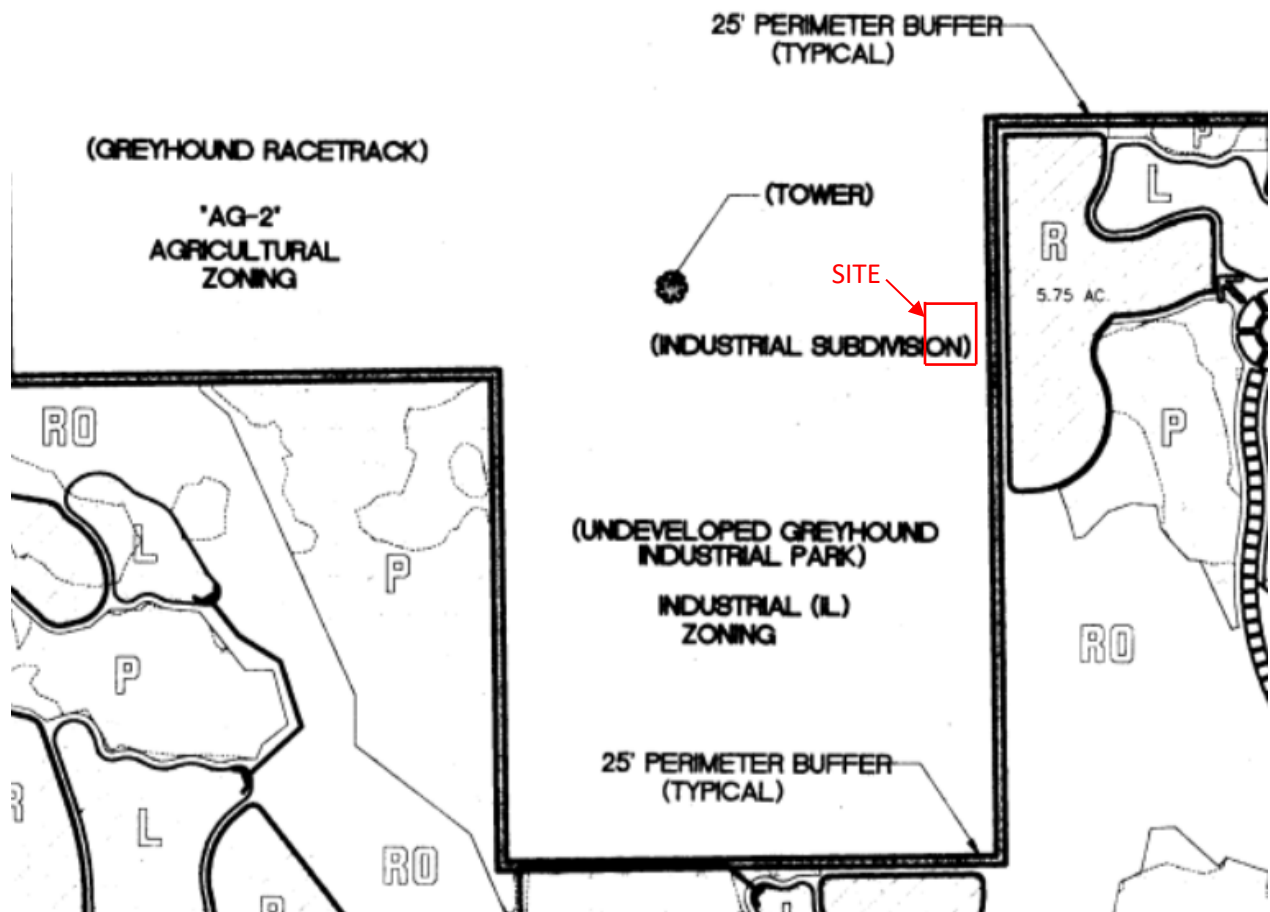


The site received approval from the South Florida Water Management District for American Ready-Mix concrete batch plant. Development Order 91-05-007-00D was also issued for the site.

The site is located in an area developed with existing industrial uses and designated for such uses by the Bonita Plan. The proposed rezoning allows for compatible infill redevelopment consistent with the Industrial future land use category.

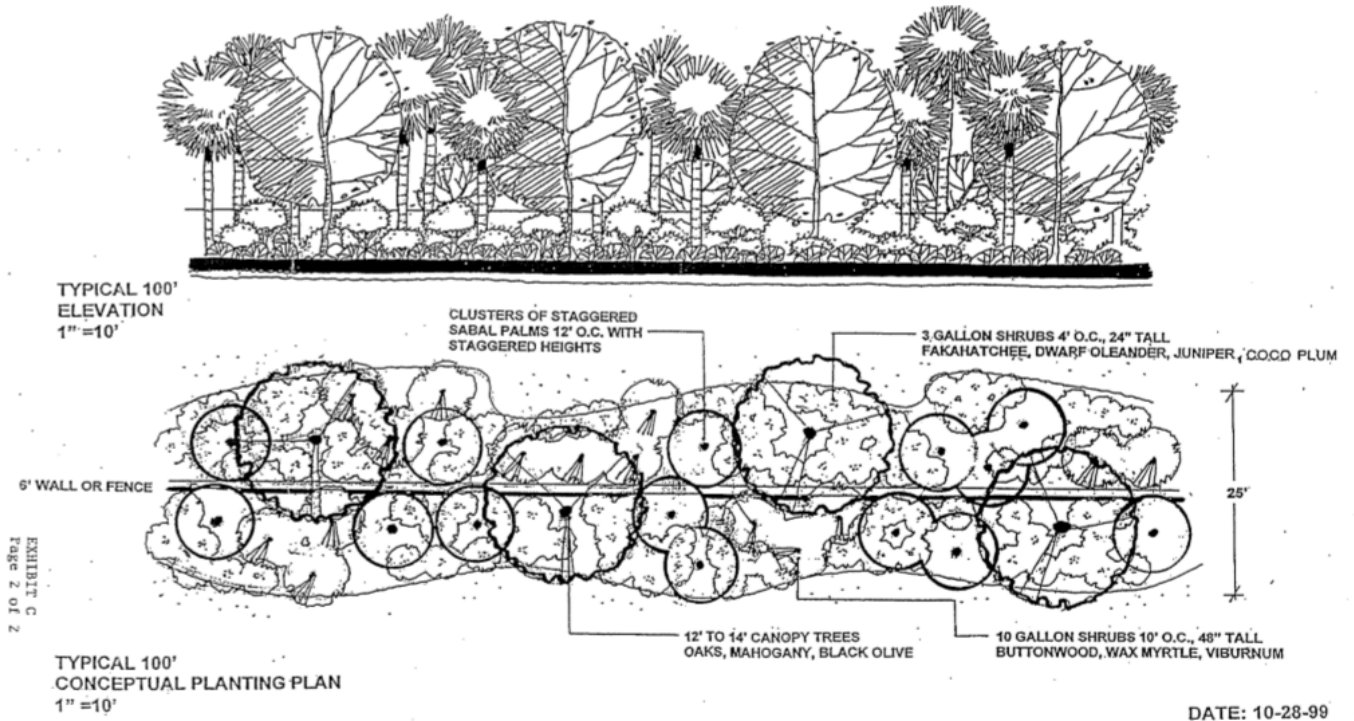
To the west of the site is an existing industrial use within the Industrial future land use category and zoned Light Industrial (IL). To the north is Enterprise Avenue, a privately maintained local road, then property within the Industrial future land use category, zoned

IL and developed with an existing industrial use on the west and a vacant parcel approved for industrial use and open storage by DOS2002-00065. To the east is a 32' right-of-way that is within the Industrial future land use category and zoned IL, then property within the Moderate Density Mix/PUD future land use category that is zoned Mediterra Residential Planned Development (RPD) which was originally approved on December 20, 1999 for a golf course and 550 dwelling units after the industrial subdivision was in place (see below excerpt from original Mediterra Master Concept Plan (Z-99-074, Exhibit D) showing the existing industrial subdivision and perimeter buffer).



The Mediterra RPD zoning has been administratively amended several times. Although not adjacent to the subject property since it is separated by the 32' right-of-way, it should be noted that the Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and rights-of-way and common elements are located between their buffer and dwelling units. There are additional common elements and rights-of-way providing more separation between the houses and the perimeter buffer. There is ±172' separation between the east

property line and the nearest single-family lot line to the east. See below Mediterra approved Landscape Buffer (Z-99-074, Exhibit C):



The below aerial depicts the existing separation between the residential lots and the subject property.



To the south is property within the Industrial future land use category, zoned IL and developed with industrial uses.

Surrounding properties future land use, zoning and current land use are summarized in the following table.

	Future Land Use	Zoning	Use
North	Industrial	IL	Industrial uses
East	32' Industrial then Mod. Den. MU/PD	32' IL then RPD	32' right-of-way then Residential Subdivision (buffer with 10' berm/8' wall with lush landscaping required, right-of-way and common elements separate subject property from dwelling units to east)
South	Industrial	IL	Industrial uses
West	Industrial	IL	Industrial uses

The proposed Harkat Minor IPD MCP provides for one vehicular access point onto Enterprise Avenue where the existing access point is located into the property. The request proposes to incorporate the existing Deviation 1 from road construction standards requirements to allow the existing Enterprise Avenue construction with proposed Deviations 1 and 2. The approximate location of proposed underground storm water storage vaults are demonstrated underneath the parking lot. Although no buffers are required along the west and south property lines where the site abuts existing industrial uses, the attached Landscape Plan demonstrates planting of site general trees along the western property line. The Land Development Code requires that rights-of-way be buffered with a 15' Type D buffer. The MCP provides the required buffer along Enterprise Avenue to the north. Instead of a right-of-way buffer requirement along the east property line, the buffer requirements in LDC Section 34-418(d)(6) apply since although the Mediterra RPD is not adjacent to the subject property since it is separated by the 32' right-of-way, the Master Concept Plan does propose drive aisles and parking within 125 feet of the existing residential subdivision. This buffer requires an eight foot wall setback a minimum of 25 feet from the property line and landscaped with 5 trees and 18 shrubs per 100 lineal feet. The proposed drive aisle is located more than 125 feet from the nearest residential lot within the subdivision. As previously described, the Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. The proposed drive aisle and parking will not be visible from Mediterra RPD as demonstrated by the provided line of sight exhibit. The development plan proposes to provide the 8' solid wall and enhance the plantings to provides the 5 required trees per 100 lineal feet and provide a double staggered hedge row instead of 18 shrubs per 100 lineal feet, but given the existing screening, the applicant has included a new Deviation 3 to allow the wall to be

setback a minimum of 14 feet from the east property line. The reduction in setback will have no impact to the effectiveness of the provided enhanced buffering as demonstrated by the line of sight exhibit.

Comprehensive Plan Consistency Analysis

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

Policy 1.1.16: Industrial - Intended to primarily accommodate light industrial, research, warehousing and office uses.

- a. Appropriate uses include heavy commercial, light industrial, warehousing, recreation, public and semi-public uses, and mixed-use planned development with residential density limited to 10 dwelling units per acre within the approximately 463 acres of gross land area in the land use category.*
- b. If affordable housing is provided, residential density may be increased by up to five additional dwelling units per acre.*
- c. Accessory commercial uses serving employees within the complex may be allowed provided the commercial uses are integrated within the industrial complex and do not exceed 5% of the intensity of the entire project.*
- d. Residential use shall be allowed only in mixed-use planned developments, and shall not exceed 20% of the intensity of the entire project*
- e. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves.*
- f. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The proposed rezoning to IPD allows for infill redevelopment allowing for an appropriate range of industrial uses consistent with the surrounding industrial subdivisions which service the needs of the residents within the City. The request does not include any residential uses. The maximum height is proposed not to exceed 40 feet which is less than the 75 feet allowed in the Industrial land use designation and less than the 65 feet that was previously approved on this site with the former IPD zoning. The proposed floor area ratio for the site is 0.37 as a maximum of 28,875 square feet is proposed. The floor area ratio of 1.2 would allow up to 95,134 square feet. The proposed rezoning to IPD is consistent with Policy 1.1.16.

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

Policy 1.11.1: Refers to the availability of public facilities and services necessary to support development concurrent with its impacts, prior to the issuance of a development order or permit. The subject property is within the Bonita Springs Utilities franchise area for both water and sewer. Solid waste capacity is available to service the site. Access to the site will be provided via a connection onto Enterprise Avenue. Please also see attached Traffic Impact Statement. The approximate location of storm water management areas are shown on the proposed Master Concept Plan. Detailed storm water management design and utility connections will be provided at the time of local development order review. The proposed rezoning to IPD is consistent with Objective 1.11 and Policy 1.11.1.

Land Development Code Analysis

The proposed amendment complies with the general standards for planned developments provided in the Land Development Code Section 4-325 as follows:

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

The proposed rezoning to IPD is consistent with the Bonita Plan as demonstrated above.

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

The proposed development will comply with applicable city development regulations, together with approval of the requested deviations.

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

The proposed development has been designed to minimize any potential negative effects on the surrounding properties and the public interest generally. The site is separated from the existing residential uses to the east already by the 32' right-of-way and since the

existing industrial subdivision pre-dated the zoning for the Mediterra RPD as demonstrated above. Mediterra RPD's incorporated 25' perimeter buffer including a 10' berm and 8' wall with lush landscaping required and placed rights-of-way and common elements between their own buffer and the residences. The proposed development provides additional screening with the proposed 15' buffer with 5 trees per 100 lineal feet and a double staggered hedge with an 8' solid wall setback a minimum of 14 feet from the property line. The proposed development plan provides open space in the form of perimeter buffers and internal landscaping. The development plan adequately accommodates the proposed structure, required open space, buffers, parking, access, utilities, and underground storm water management areas. There are no environmentally sensitive features on site.

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

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

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

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

The site has access to Enterprise Avenue, a local roadway which provides connection to Race Track Road and ultimately Bonita Beach Road. Please refer to the submitted Traffic Impact Statement which demonstrates that the proposed rezoning will not degrade Level of Service on the roadways within the study area. The site-related industrial traffic does not move through any residential areas.

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

The subject property is not located on a Lee Tran route as demonstrated on the attached exhibit.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing

the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

The proposed development will not create or increase any hazards to persons or property nor shall it impose a nuisance on surrounding land uses or the public's interest generally. The property is surrounded with existing industrial development to the north, west and south. Screening for visual and sound attenuation already exists within the residential development to the east via the existing 25' perimeter buffer with 10' berm and 8' wall with lush landscaping required that was installed on Mediterra RPD when they were approved for residential development adjacent to an the existing industrial subdivision. There is a 32' right-of-way with exiting vegetation that separates the subject property from the perimeter buffer and a 15' buffer with 5 trees per 100 lineal feet, a double staggered hedge and an 8' solid wall setback a minimum 14 feet is proposed adjacent to the right-of-way along the east.

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

There are no natural, historical, archaeological or environmentally sensitive features existing on site.

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

There are no environmentally sensitive lands or archaeological features existing on site. The proposed master concept plan and site design provides creative use of the open space requirement by providing the general trees along the western property line and providing the internal landscape areas where the parking is proposed to produce an architecturally integrated human environment while allowing the remainder of the site to function appropriately for its intended industrial use.

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

The surrounding land and land uses to the north, south and west are existing industrial developments in an industrial subdivision that pre-dated the residential zoning and uses to the east. The proposed rezoning will allow infill redevelopment of the site with an industrial use consistent with its industrial future land use designation and consistent with the adjacent uses. The site is separated from the existing residential uses to the east by the proposed 15' buffer with 5 trees per 100 lineal feet, a double staggered hedge and an 8' solid wall setback a minimum of 14 feet from the property line, a 32' right-of-way and the existing industrial subdivision pre-dated the zoning for the Mediterra RPD as demonstrated above. Mediterra RPD incorporated a 25' perimeter buffer including a 10' berm and 8' wall with lush landscaping required and placed rights-of-way and common elements between their own buffer and the residences. Through the sufficiency review process, several uses allowed by right in the IL zoning district have been removed entirely from the schedule of uses or have been restricted.

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

The surrounding existing development to the north, west and south are compatible and of an existing intensity of use, so the design provides LDC required buffering and development in a manner consistent with current regulation. The property to the north has an FAR of 0.39 (20,000 SF on 51,532 SF lot per Lee County Property Appraiser) which exceeds the proposed 0.37 FAR of the subject request. The property to the east is an RPD with golf course and residences that was approved after the existence of the subject industrial subdivision, so compatibility and buffering with placing a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and placing rights-of-way and common elements between their buffer and dwelling units were incorporated into their development approval. A 15' buffer with 5 trees per 100 lineal feet, a double staggered hedge and an 8' solid wall setback a minimum of 14 feet from the property line is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility. Through the sufficiency review process, several uses allowed by right in the IL zoning district have been removed entirely from the schedule of uses or have been restricted.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significantly higher or lower intensity of use (plus or minus ten percent of the gross floor area

per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

As previously stated, the subject property is surrounded to the north, south and west by compatible development. The Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and rights-of-way and common elements are located between their buffer and dwelling units. A 15' buffer with 5 trees per 100 lineal feet, a double staggered hedge and an 8' solid wall setback a minimum of 14 feet is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility. Through the sufficiency review process, several uses allowed by right in the IL zoning district have been removed entirely from the schedule of uses or have been restricted.

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

This standard is not applicable to the subject application.

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

There are no conflicting uses within the planned development.

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

The project site is single-use which does not require varying use, height, bulk or intensity.

(o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VI, divisions 25 and 26, of this chapter.

Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

The proposed development will provide sufficient parking consistent with City requirements.

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

Joint use of parking is not proposed for this development.

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

The proposed development will provide internal consistency throughout the development.

The proposed rezoning complies with the guidelines for decision-making embodied in Land Development Code section 4-131(d)(3) as follows:

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

The proposed rezoning is in compliance with the Bonita Plan as demonstrated above. The site will be developed in compliance with the Land Development Code, together with approved deviation requests.

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

The site will meet or exceed all performance and locational standards set forth for the potential uses allowed, together with approved deviation requests.

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

The request is consistent with the densities, intensities and general uses set forth in the Bonita Plan. The proposed rezoning allows for the infill redevelopment of a FAR below the maximums allowed within the Industrial future land use designation.

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

The request is compatible with existing uses in the surrounding area given the proposed development's site design, buffers, and existing buffering and screening and site design of the Mediterra RPD to the east. The surrounding existing development to the north, west and south are compatible industrial development. The Mediterra RPD with golf course and residences was approved after the existence of the subject industrial subdivision, so compatibility and buffering were addressed with placing a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and placing rights-of-way and common elements between their buffer and dwelling units were incorporated into their development approval. A 15' buffer with 5 trees per 100 lineal feet, a double staggered hedge and an 8' solid wall setback a minimum of 14 feet is proposed along the eastern property line which abuts an existing 32' undeveloped right-of-way that separates the subject property from their perimeter buffer, furthering compatibility. Through the sufficiency review process, several uses allowed by right in the IL zoning district have been removed entirely from the schedule of uses or have been restricted.

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

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities. The Traffic Impact Statement submitted with the request demonstrates that the proposed rezoning and development will not degrade the Level of Service on the roadways within the study area.

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

Not applicable since there are no environmentally critical areas or natural resources located on site.

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

4-299(a)(2) The recommendation made to the city council must be supported by formal findings that address the guidelines set forth in section 4-131. In addition, the findings must address whether the following criteria can be satisfied:

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

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

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

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

a. Enhances the achievement of the objectives of the planned development; and

b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

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

The proposed schedule of uses is appropriate at the subject location and includes uses consistent with the Industrial future land use category. Through the sufficiency review process, several uses allowed by right in the IL zoning district have been removed entirely from the schedule of uses or have been restricted. The conditions proposed by the applicant with the master concept plan, schedule of uses, property development regulations and landscape plan provide sufficient safeguards and are appropriate for the proposed development. The requested deviations enhance the achievements of the objectives of the planned development and preserve and promote the general intent to protect the public health, safety and welfare.

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

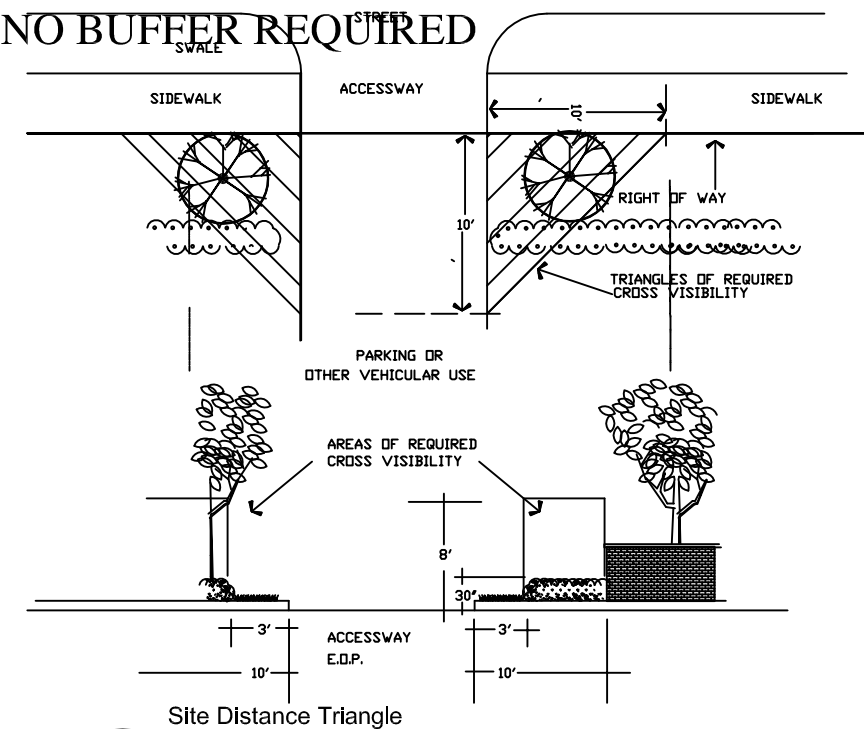
There are existing public facilities in place and adequate to serve the proposed land use.

In conclusion, the proposed rezoning from the expired IPD to minor IPD is in compliance with the Bonita Plan, the Land Development Code with approval of requested deviations, and other applicable codes and regulations; is consistent with the intensities and general uses set forth in the Bonita Plan, is compatible with existing or planned uses in the surrounding area; will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; will not adversely affect environmentally critical or sensitive areas and natural resources; the proposed use is appropriate at the subject location; the proposed conditions are reasonably related and appropriate for the project, the requested deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent to protect the public health safety and welfare; public facilities are available and adequate to serve the proposed use. For these reasons, the applicant respectfully submits that the rezoning request should be approved.

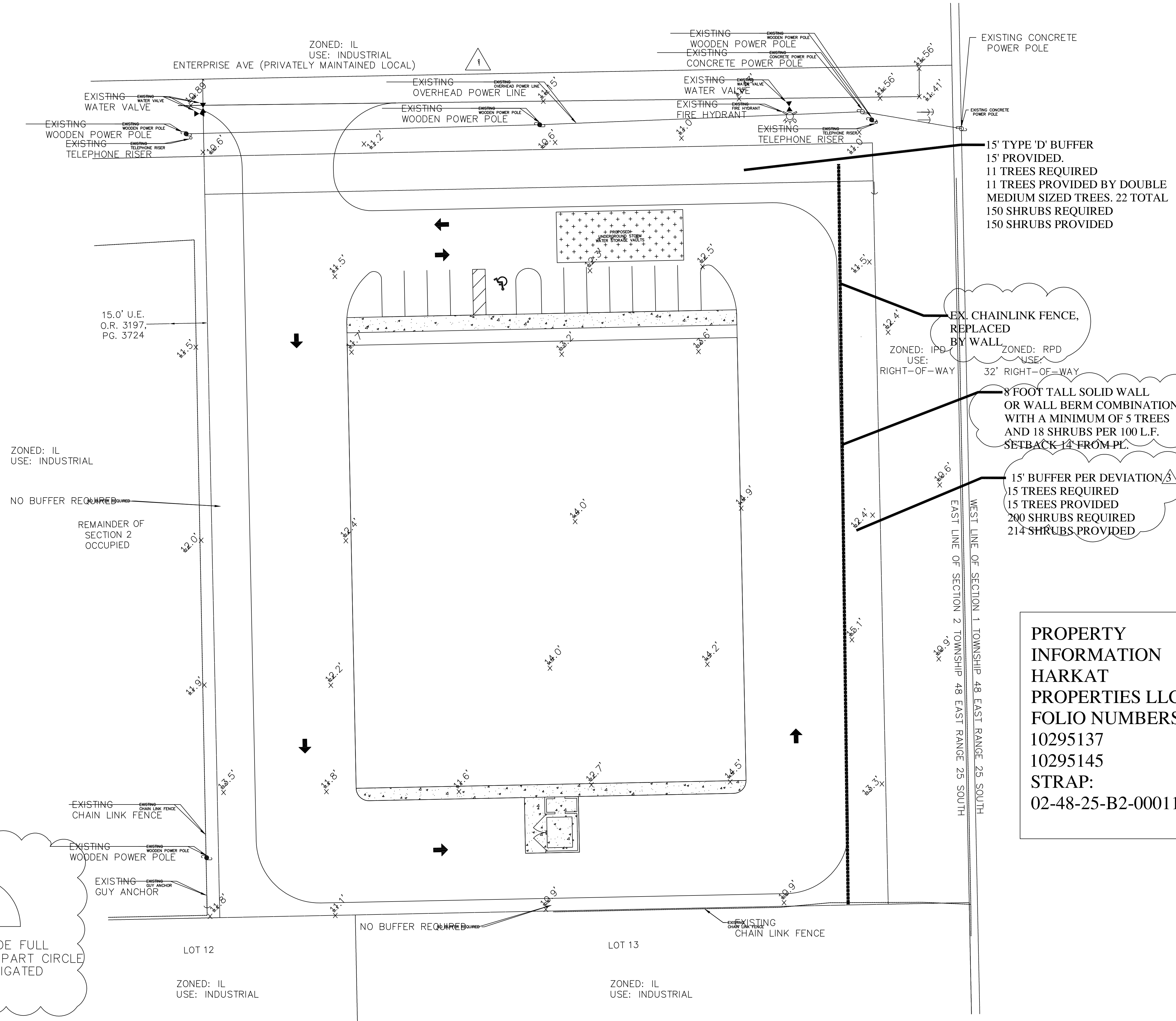
GENERAL TREE REQUIREMENT
 ONE TREE PER 3,500 S.F. OF LOT
 AREA
 LOT AREA = 79,416 S.F.
 79,416/3500 = 23 TREES REQUIRED

VEHICLE USE AREA
 REQUIREMENT
 10% OF VUA IS REQUIRED FOR
 LANDSCAPE AREA IN THE VUA.
 ONE TREE REQUIRED PER 250 S.F.
 OF LANDSCAPE AREA.
 VUA = 34,112 S.F.
 34,112 X 10% = 3,411 S.F.
 3,411 S.F. / 250 = 14 TREES
 REQUIRED.
 14 TREES PROVIDED
 EAST
 REQUIRE BUFFER: 8' TALL SOLID
 WALL NOT LESS THAN 25'
 FROM BUTTING PROPERTY
 WITH A MINIMUM OF 5 TREES
 AND 18 SHRUBS PER 100 L.F.
 BUFFER PER DEVIATION Δ
 DOUBLE STAGGERED HEDGE
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.
 300 L.F. = 15 TREES REQUIRED, 15
 TREES PROVIDED, 200 SHRUBS
 PROVIDED WITH 14
 ENHANCEMENT SHRUBS
 PROVIDED FOR THE WALL

NORTH OVERHEAD UTILITIES
 15 FOOT WIDE TYPE 'D' BUFFER.
 DOUBLE STAGGERED HEDGE, 24
 INCHES AT INSTALLATION
 MAINTAINED AT 36 INCHES.
 5 TREES PER 100 LINEAR FEET.
 PALMS ALLOWED FOR 30% OF
 REQUIREMENT. PALMS MUST BE
 CLUSTERED IN THREES.
 212 L.F. = 11 TREES REQUIRED
 11 PROVIDED
 SMALL AND MEDIUM TREES
 PLANTED AT 2:1 = 22 TOTAL
 TREES.
 150 SHRUBS REQUIRED
 150 PROVIDED
 WEST
 NO BUFFER REQUIRED



NOTE: ALL IRRIGATION HEADS MUST PROVIDE FULL
 HEAD TO HEAD 100% COVERAGE, FULL OR PART CIRCLE
 ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED



15' TYPE 'D' BUFFER
 15' PROVIDED.
 11 TREES REQUIRED
 11 TREES PROVIDED BY DOUBLE
 MEDIUM SIZED TREES, 22 TOTAL
 150 SHRUBS REQUIRED
 150 SHRUBS PROVIDED

EX. CHAINLINK FENCE,
 REPLACED
 BY WALL
 ZONED: IPD
 USE: RIGHT-OF-WAY
 ZONED: RPD
 USE: 32' RIGHT-OF-WAY

8 FOOT TALL SOLID WALL
 OR WALL BERM COMBINATION
 WITH A MINIMUM OF 5 TREES
 AND 18 SHRUBS PER 100 L.F.
 SETBACK 14' FROM PL.

15' BUFFER PER DEVIATION Δ
 15 TREES REQUIRED
 15 TREES PROVIDED
 200 SHRUBS REQUIRED
 214 SHRUBS PROVIDED

PROPERTY
 INFORMATION
 HARKAT
 PROPERTIES LLC
 FOLIO NUMBERS:
 10295137
 10295145
 STRAP:
 02-48-25-B2-00011.0180

Rev. No. 1 ADD WALL AND CHANGE PARKING LOT TREES	Scale: 1" = 20'	Sheet 1
Dwg. By: PK	Date:	Proj. No. 14071.05
Checked By: PK	Date:	LA-1
Appr. By: PK, MF	Date:	
Remarks:		

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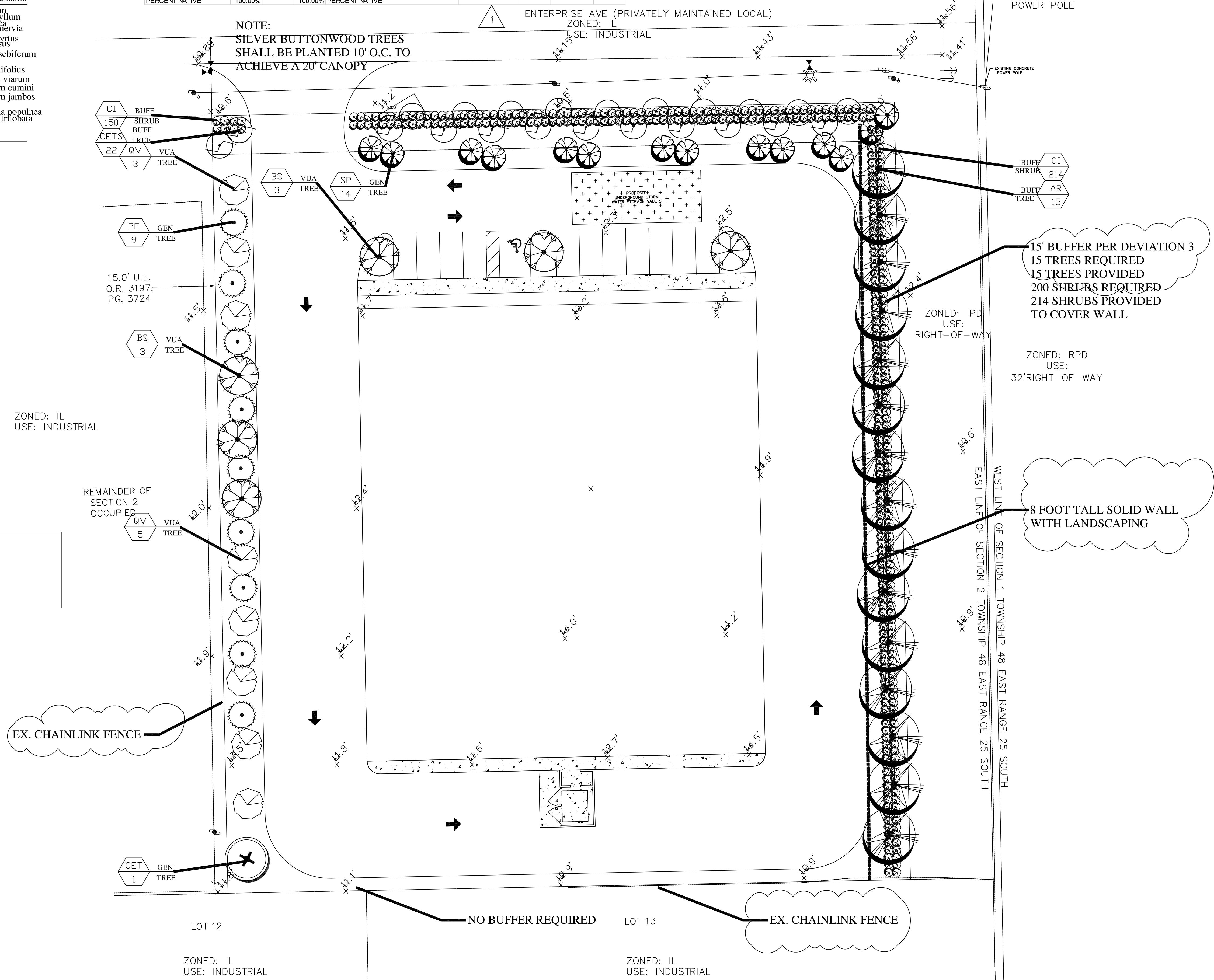
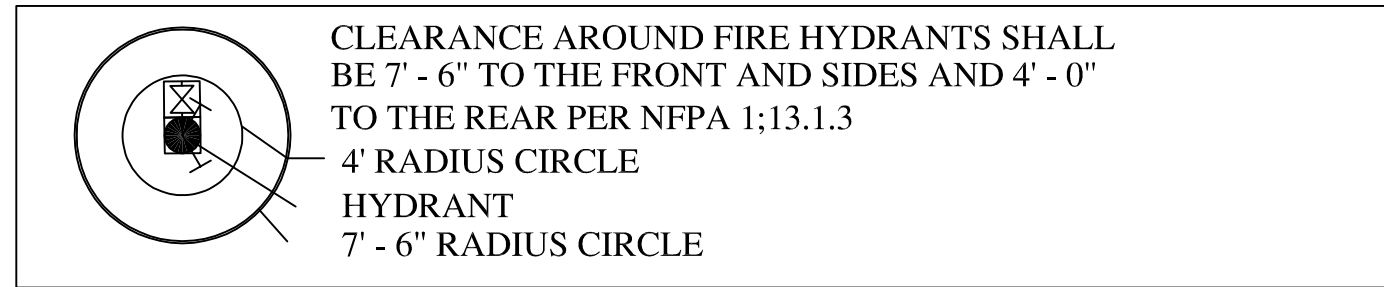
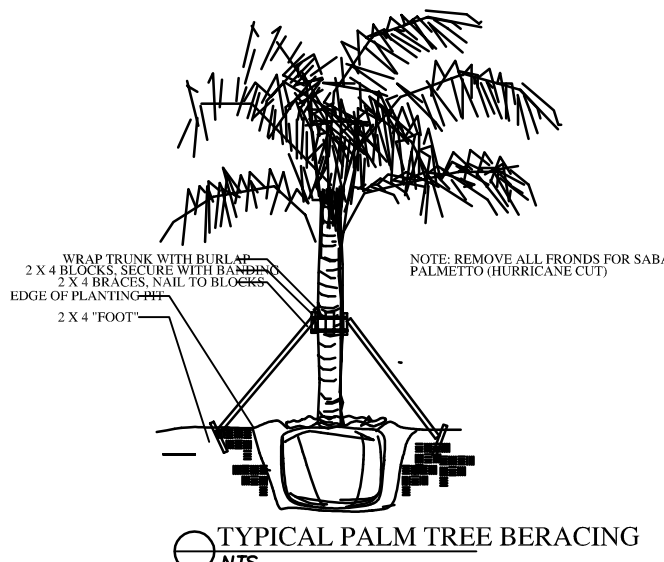
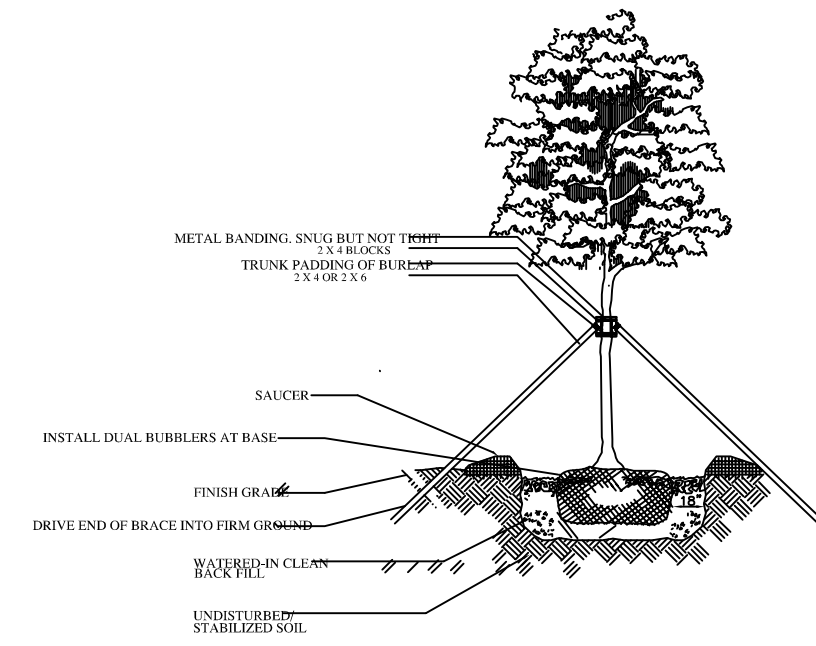
W. J. Johnson & Associates
 10961 Bonita Beach Road
 Bonita Springs, Florida 34135
 Phone: 239-596-3200
 LA 0001619 CDA34078 LCE6000651

NOTE:
CONTRACTOR SHALL CONTACT
AN UNDERGROUND LOCATION
SERVICE A MIN. OF 48 HOURS
PRIOR TO DIGGING

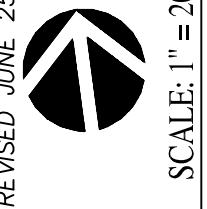
NOTE: ALL INVASIVE EXOTIC SPECIES ON THIS LIST & CONTAINED IN THE CITY OF
BONITA SPRINGS LDC LDC SHALL BE REMOVED AND SUPPRESSED IN PERPETUITY

LANDSCAPE MATERIALS			
COUNT	PLANT NAME/MATERIAL	SPECIFICATION	
CET 1	GREEN BUTTWOOD	CONOCARPUS ERECTA	10' X 4', 2' CAL. 25 GAL
CETS 22	SILVER BUTTWOOD TREE	CONOCARPUS ERECTA 'SERIEUS	10' X 4', 2' CAL. 25 GAL
SP 14	CABBAGE PALM	SABAL PALMETTO	12-16' CT, HJR CUT
BS 6	GUMBO LIMBO	BUSERA SIMARUBA	10' X 4', 2' CAL. 25 GAL
AR 15	RED MAPLE	ACER RUBRUM 'FLORIDA FLAME'	10' X 4', 2' CAL. 25 GAL
QV 8	LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	10' X 4', 2' CAL. 25 GAL
PE 9	SLASH PINE	PINUS ELLIOTTI 'DENSE'	10' X 4', 2' CAL. 25 GAL
CI 364	COCOPALM	CHRYSOBALANUS ICACORED TIP	24" X 18", 3 GAL. FULL
400	ORGANIC MULCH	2 CU. FT BAGS FLORA MULCH	3" DEEP, PULL BACK 8" FROM TREE TRUNKS
5000S.F.	SOD, S.F. BAHIA SOD		
INDIGENOUS CALCULATION FOR REQUIRED SHRUBS			
TOTAL SHRUBS	364	75	TOTAL TREES
INDIGENOUS SHRUBS	364	75	INDIGENOUS TREES
PERCENT NATIVE	100.00%	100.00%	PERCENT NATIVE

Prohibited Invasive Common name	Exotics Scientific name	Common name	Scientific name
Earleaf acacia	Acacia auriculiformis	Old World climbing fern	Lygodium microphyllum
Woman's tongue	Albizia lebbek	Melaleuca, paper tree	Melaleuca quinque nervia
Bishopwood	Bischofia javanica	Downy rose myrtle	Rhodomyrtus tomentosus
Australian pines	All Casuarina species	Chinese tallow	Sapium sebiferum
Carrotwood	Cupiraopsis andcardibides	Brazilian pepper, Florida holly	Schinus terebinthifolius
Rosewood	Dalbergia sissoo	Tropical soda apple	Solanum viarum
Air potato	Dioscorea alata	Java plum	Syzygium cumini
Murray red gum	Eucalyptus camaldulensis	Rose apple	Syzygium jambos
Weeping fig	Ficus benjamina	Cork tree	Thespesia populnea
Cuban laurel fig	Ficus microcarpa	Wedelia	Wedelia trilobata
Japanese Climbing fern	Lygodium japonicum		



PAUL J. KLENS, R.L.A.
REG. # 1619
REVISED JUNE 25, 2020



SCALE: 1" = 20'

Sheet 2

Page No.

Rev. No.

Date:

Date:

Date:

Date:

Dwg. By:PK

Checked By:PK

Apr. By:PK, MF

Remarks:

Project No.

14071.05

LA-1

Title

HARKAT

PLANTING PLAN

Owner

HARKAT

W. J. Johnson & Associates

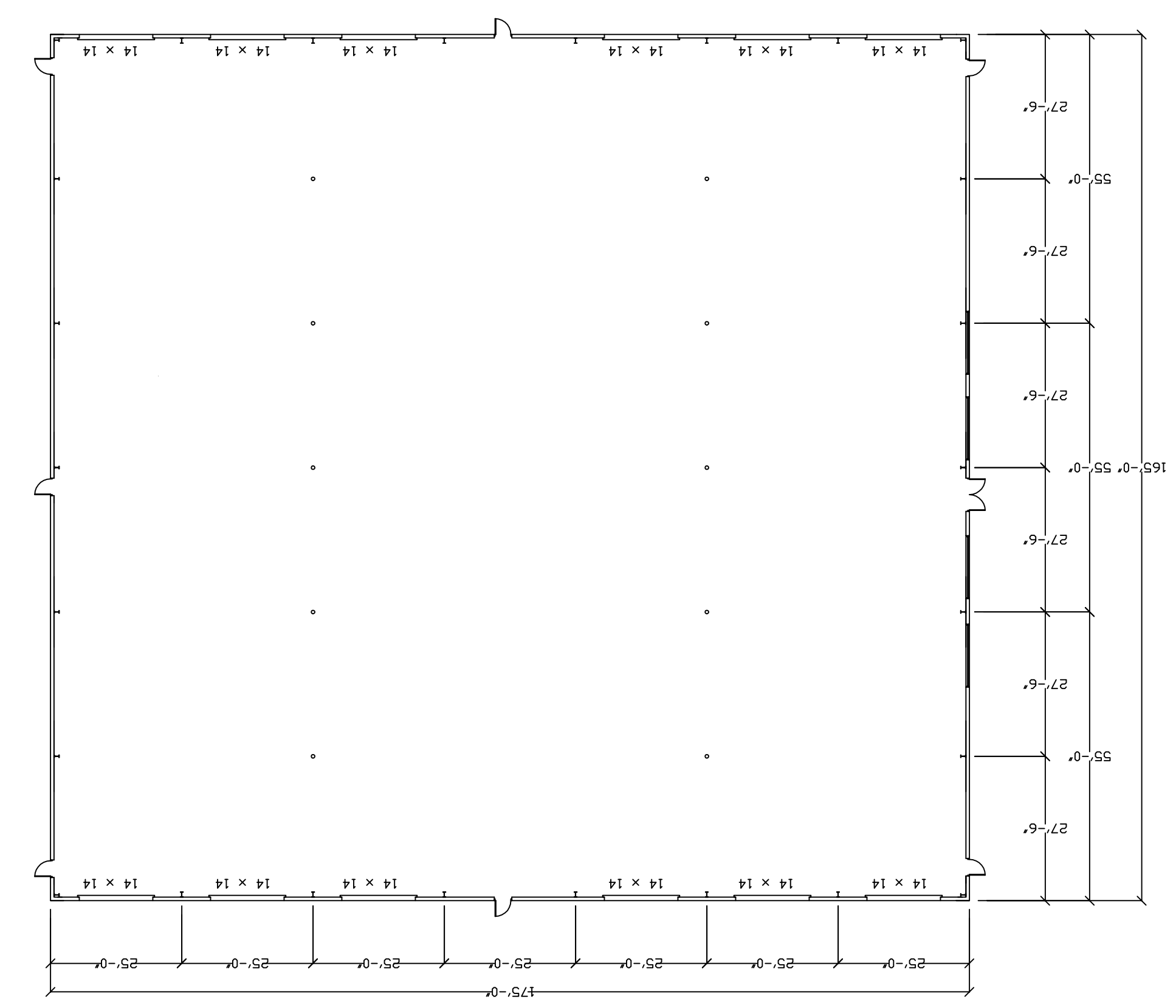
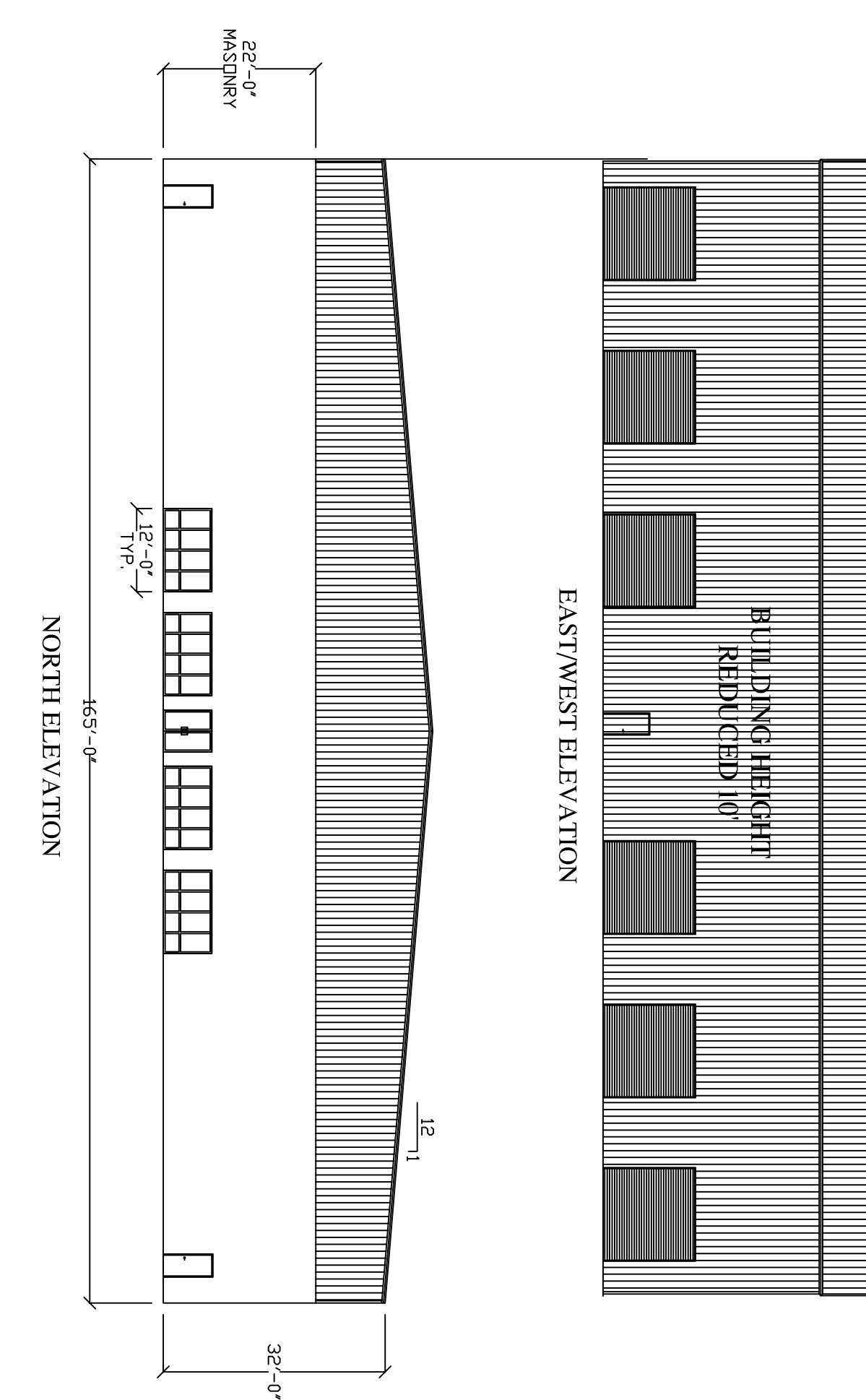
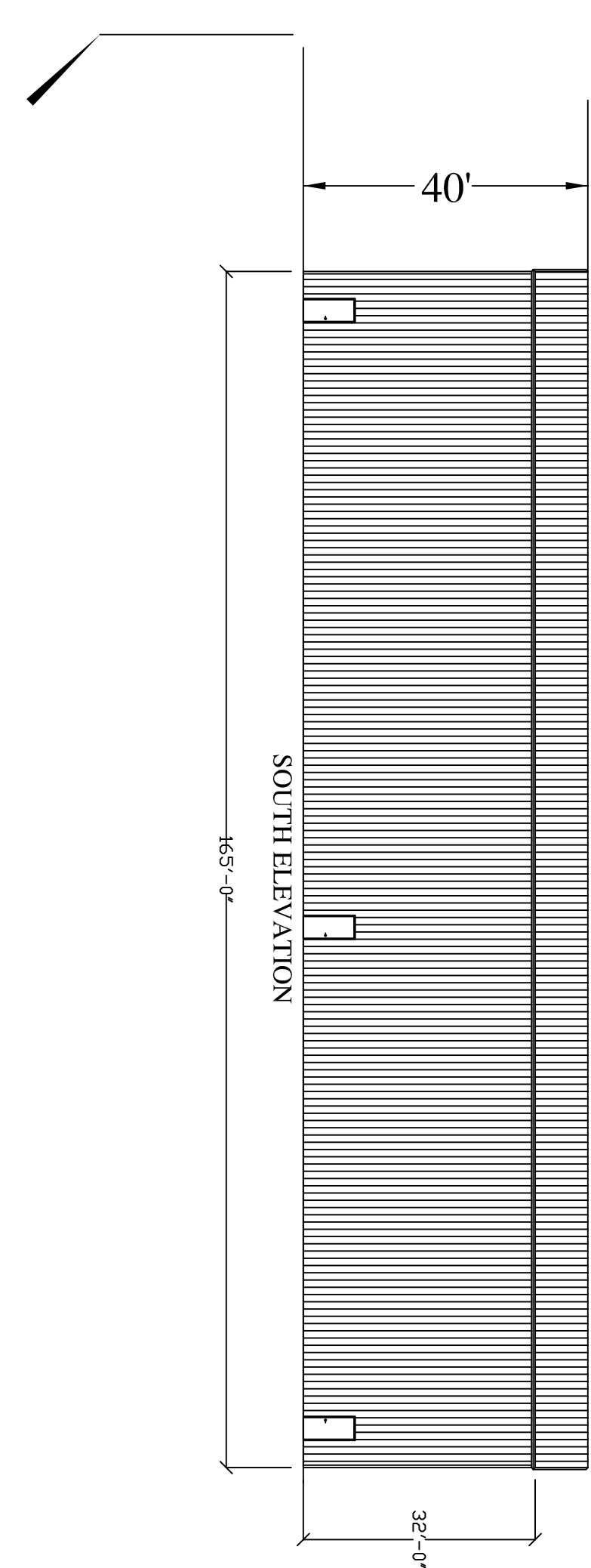
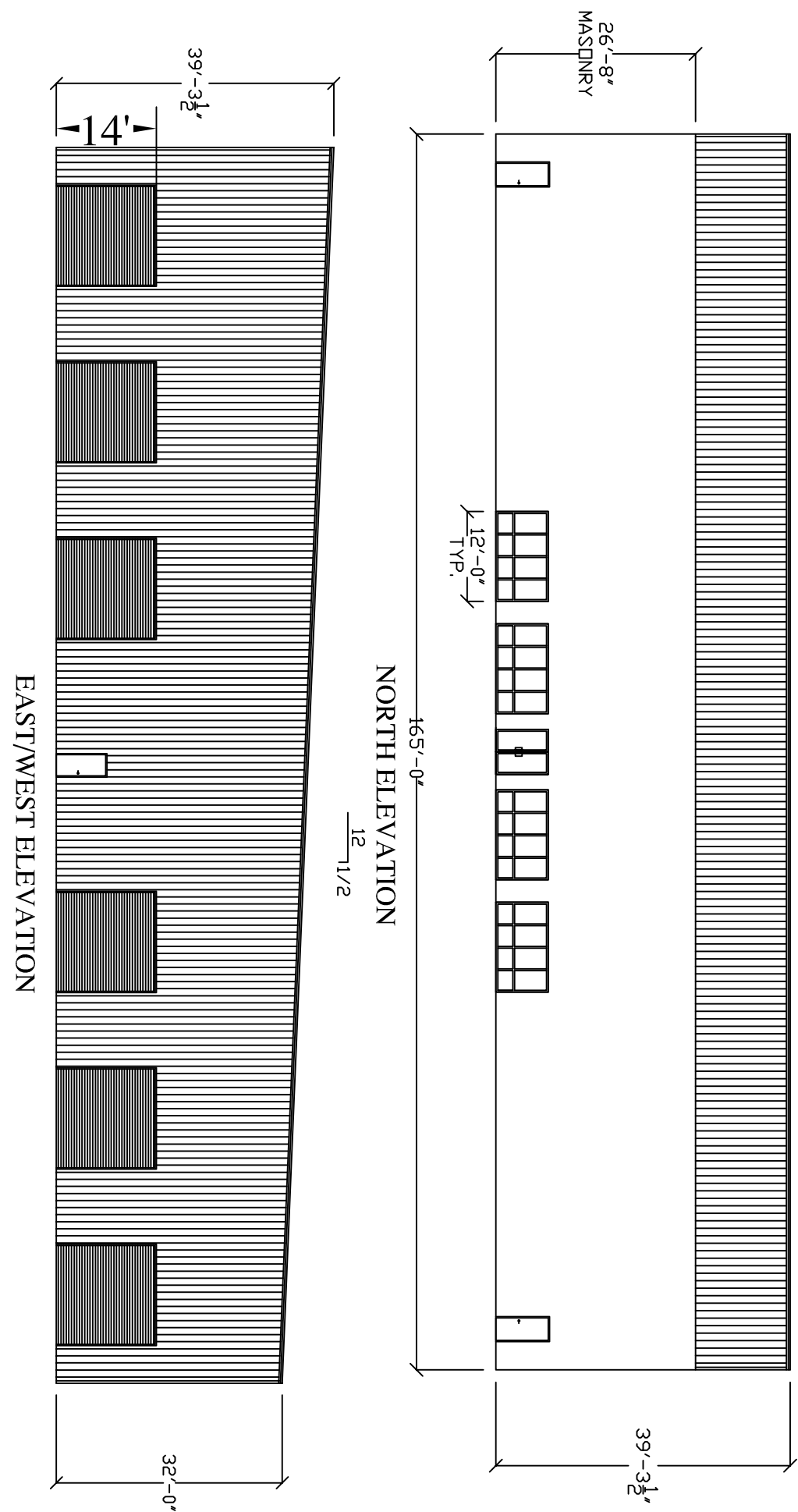
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Bonita Springs, Florida 34135

Phone: 239-596-3200

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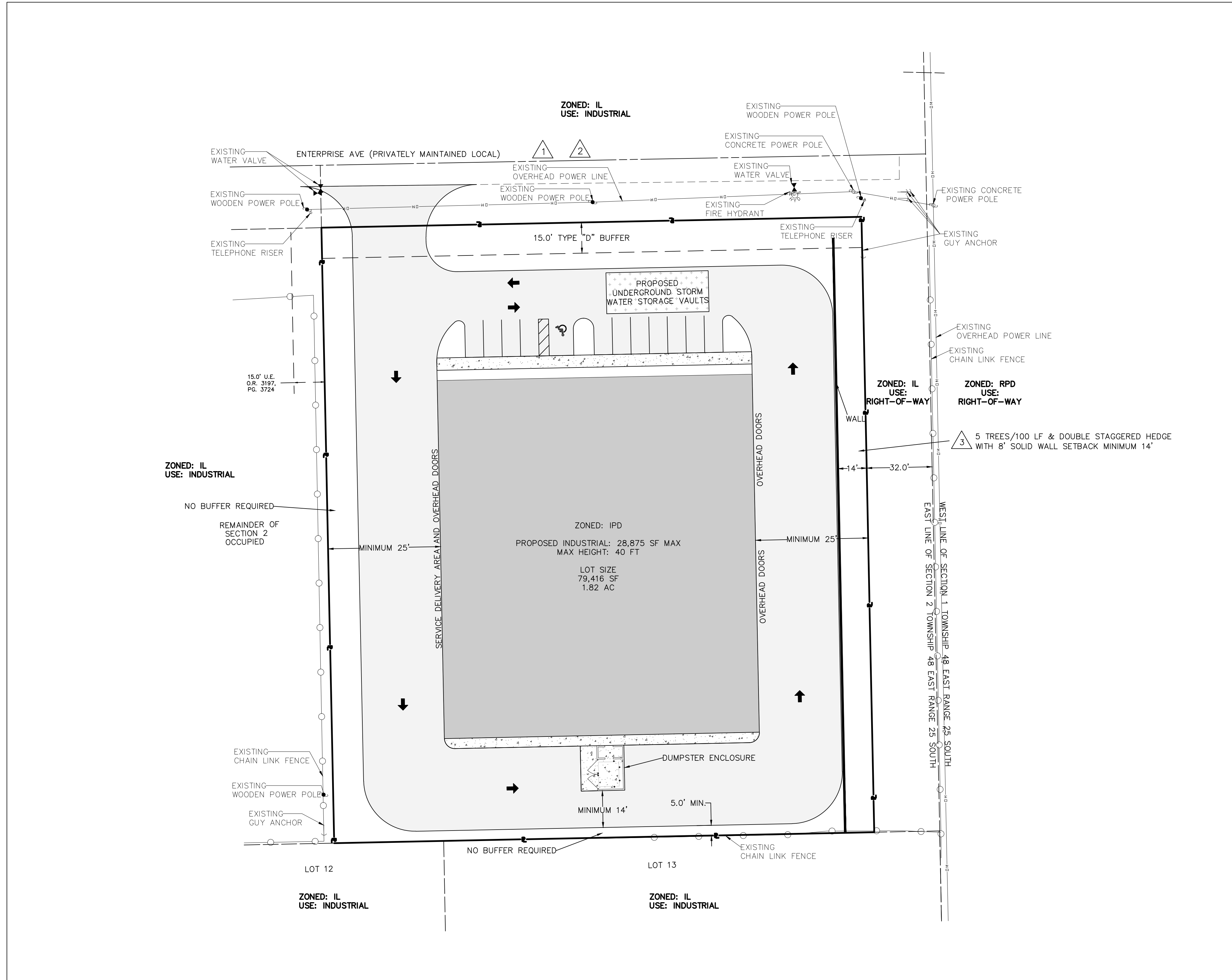
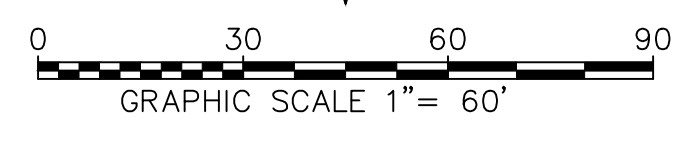
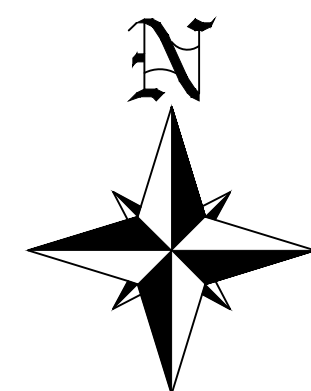
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EX. 10 BERM

PAUL J. KLENS, R.L.A.
REG. # 1619
REVISED JUNE 25, 2020

W. J. Johnson & Associates 10961 Bonita Beach Road Bonita Springs, Florida 34135 Phone: 239-596-3200 LA 0001619 CDA34078 LC26000651		Title HARKAT ELEVATIONS	Dwg. By: PK Checked By: PK Apr. By: PK, MF Remarks:	Date: Date: Date:	Rev. No. 1 ADD WALL AND CHANGE PARKING LOT TREES Proj. No. 14071.05	Scale: N.T.S. Sheet 3 Dwg. No. LA-1
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NOTES/DESIGN CRITERIA:

1 FROM LDC SECTION 3-295 WHICH STATES WHERE AN EXISTING PARTIAL WIDTH STREET IS ADJACENT TO A NEW DEVELOPMENT, THE UNIMPROVED PORTION OF THE STREET SHALL BE IMPROVED BY THE DEVELOPER, TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.

2 FROM LDC SECTION 3-297(2) WHICH STATES THAT ALL DEVELOPMENT MUST ABUT AND HAVE ACCESS TO A PUBLIC OR PRIVATE STREET DESIGNED, AND CONSTRUCTED OR IMPROVED TO MEET THE STANDARDS IN SECTION 3-302; TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.

3 FROM LDC SECTION 3-418(d)(6) WHICH REQUIRES IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS, A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT MUST BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAL FEET; TO ALLOW 5 TREES PER 100 LF AND A DOUBLE STAGGERED HEDGE AND THE 8' SOLID WALL SETBACK MINIMUM 14' FROM THE EAST PROPERTY LINE.

NOTE:

- BUILDING ENVELOPE AND PARKING/VEHICLE USE AREA ARE ADJUSTABLE TO ALLOW FOR CONSISTENCY WITH POTENTIAL END USERS AND THEIR CORRESPONDING PARKING REQUIREMENTS.
- DUMPSTER LOCATION IS SUBJECT TO CHANGE AT TIME OF LOCAL DEVELOPMENT ORDER.

BUILDING PARAMETERS: MAXIMUM 28,875 SF

PARKING: WILL COMPLY WITH LDC

DRAINAGE/STORMWATER MANAGEMENT:

WATER QUALITY REQUIRED: THE GREATER OF 1" OVER ENTIRE SITE OR 2.5" x % IMPERVIOUS - ADD 50% FOR ADDITIONAL WATER QUALITY.
UNDERGROUND STORAGE VAULTS PROPOSED

LEGEND:

= DEVIATION

➔ = TRAFFIC FLOW ARROWS

OPEN SPACE:

REQUIRED = ± 1.82 ACRE @ 10% = 0.18 ACRE

PROVIDED = MINIMUM 0.18 ACRE

PROPERTY DEVELOPMENT REGULATIONS:

MINIMUM LOT AREA: 20,000 SF
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT DEPTH: 100 FEET

MINIMUM BUILDING SETBACKS:

DEVELOPMENT PERIMETER: 25 FEET
STREET: 25 FEET
SIDE: 25 FEET
REAR: 25 FEET
RESIDENTIAL: 25 FEET

MAXIMUM LOT COVERAGE: 40 PERCENT

MAXIMUM BUILDING HEIGHT: 40 FEET

S:\JOBS\84XX\8452\ENGINEERING\8452 MCP\8452_MCP_ZONE.DWG 7/7/2020 9:03 AM KEVIN GONZALEZ

PREPARED FOR:

HARKAT PROPERTIES LLC

10956 ENTERPRISE AVE
BONITA SPRINGS, FLORIDA 34135

NO.	DATE	REVISION DESCRIPTION	BY
04	6-30-2020	POST SUFFICIENCY	KG
03	6-28-2020	POST SUFFICIENCY	RJV
02	4-21-2020	SUFFICIENCY RESPONSE	RJV
01	2-28-2020	SUFFICIENCY RESPONSE	RJV

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

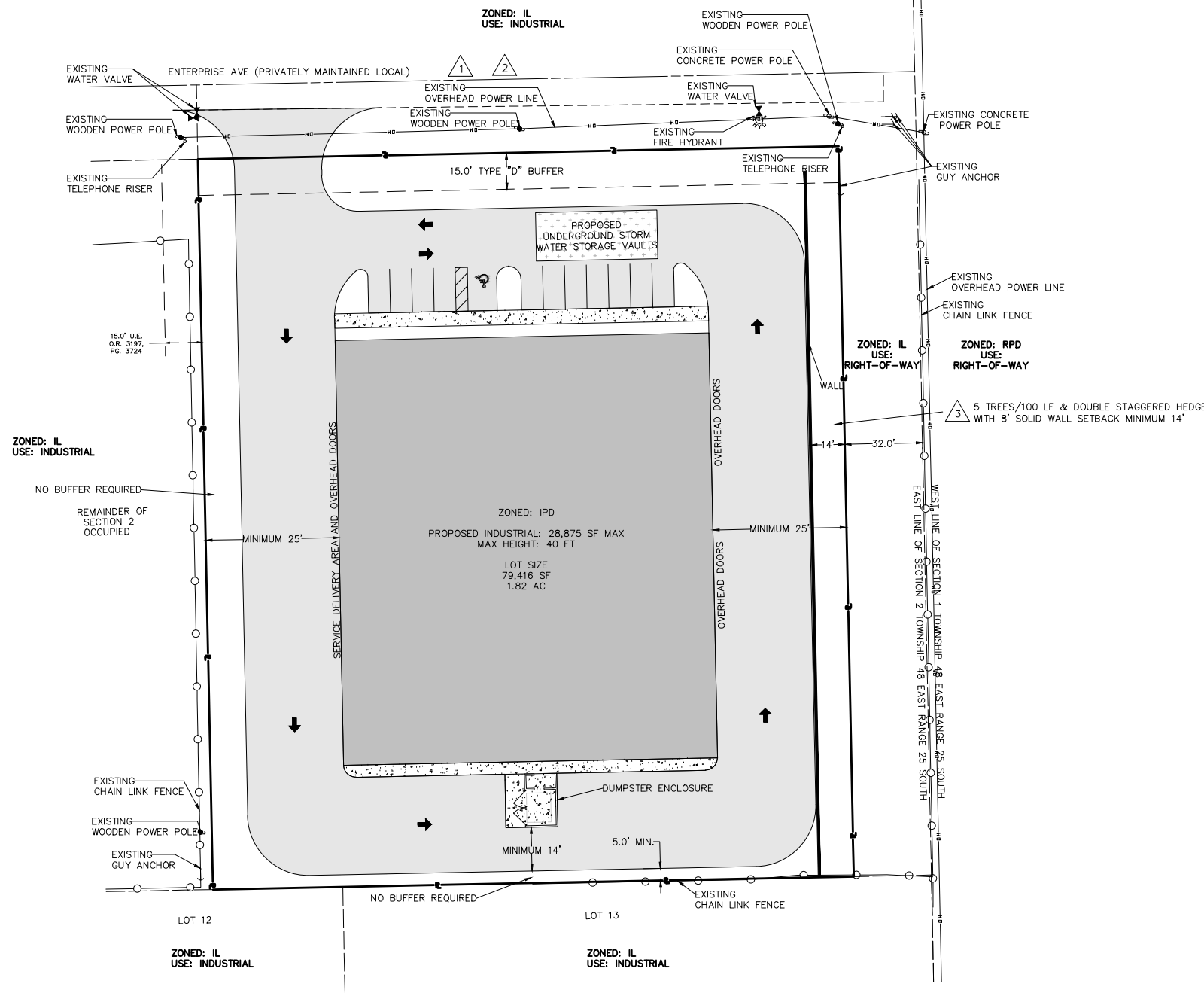
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN HARKAT MINOR IPD BONITA SPRINGS, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	
10-28-2019	8452	MCP		RJV		
					SCALE 1" = 60'	SHEET 01



0 30 60 90
GRAPHIC SCALE 1" = 60'



NOTES/DESIGN CRITERIA:

- 1 FROM LDC SECTION 3-295 WHICH STATES WHERE AN EXISTING PARTIAL WIDTH STREET IS ADJACENT TO A NEW DEVELOPMENT, THE UNIMPROVED PORTION OF THE STREET SHALL BE IMPROVED BY THE DEVELOPER, TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.
- 2 FROM LDC SECTION 3-297(2) WHICH STATES THAT ALL DEVELOPMENT MUST ABUT AND HAVE ACCESS TO A PUBLIC OR PRIVATE STREET DESIGNED, AND CONSTRUCTED OR IMPROVED TO MEET THE STANDARDS IN SECTION 3-302; TO ALLOW ENTERPRISE AVENUE TO REMAIN AS CONSTRUCTED.
- 3 FROM LDC SECTION 3-418(d)(6) WHICH REQUIRES IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS, A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT MUST BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAL FEET; TO ALLOW 5 TREES PER 100 LF AND A DOUBLE STAGGERED HEDGE AND THE 8' SOLID WALL SETBACK MINIMUM 14' FROM THE EAST PROPERTY LINE.

- NOTE:
1. BUILDING ENVELOPE AND PARKING/VEHICLE USE AREA ARE ADJUSTABLE TO ALLOW FOR CONSISTENCY WITH POTENTIAL END USERS AND THEIR CORRESPONDING PARKING REQUIREMENTS.
 2. DUMPSTER LOCATION IS SUBJECT TO CHANGE AT TIME OF LOCAL DEVELOPMENT ORDER.

BUILDING PARAMETERS: MAXIMUM 28,875 SF

PARKING: WILL COMPLY WITH LDC

DRAINAGE/STORMWATER MANAGEMENT:

WATER QUALITY REQUIRED: THE GREATER OF 1" OVER ENTIRE SITE OR 2.5" x % IMPERVIOUS - ADD 50% FOR ADDITIONAL WATER QUALITY. UNDERGROUND STORAGE VAULTS PROPOSED

LEGEND:

- # = DEVIATION
- ➔ = TRAFFIC FLOW ARROWS

OPEN SPACE:

REQUIRED = ± 1.82 ACRE @ 10% = 0.18 ACRE
PROVIDED = MINIMUM 0.18 ACRE

PROPERTY DEVELOPMENT REGULATIONS:

MINIMUM LOT AREA: 20,000 SF
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT DEPTH: 100 FEET

MINIMUM BUILDING SETBACKS:

DEVELOPMENT PERIMETER: 25 FEET
STREET: 25 FEET
SIDE: 25 FEET
REAR: 25 FEET
RESIDENTIAL: 25 FEET

MAXIMUM LOT COVERAGE: 40 PERCENT

MAXIMUM BUILDING HEIGHT: 40 FEET

S:\JOBS\84XX\8452\ENGINEERING\8452 MCP\8452_MCP_ZONE.DWG 7/7/2020 9:04 AM KEVIN GONZALEZ

PREPARED FOR:
HARKAT PROPERTIES LLC
10956 ENTERPRISE AVE
BONITA SPRINGS, FLORIDA 34135

NO.	DATE	REVISION DESCRIPTION	BY
04	6-30-2020	POST SUFFICIENCY	KG
03	6-26-2020	POST SUFFICIENCY	RJV
02	4-21-2020	SUFFICIENCY RESPONSE	RJV
01	2-28-2020	SUFFICIENCY RESPONSE	RJV

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MASTER CONCEPT PLAN HARKAT MINOR IPD BONITA SPRINGS, FLORIDA					
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED
10-28-2019	8452	MCP		RJV	
SCALE	SHEET				
1" = 60'	01				

Harkat Minor IPD Schedule of Uses Exhibit IV-G

PD19-65454-BOS
Revised June 2020
Strike-Through Version

Administrative Offices
New Accessory Buildings
Animal Clinic
~~Animal Kennel, when completely enclosed within a building~~
~~Control Center (including Humane Society)~~
ATM (automatic teller machine)
~~Automobile Repair & Service~~
~~—— Group I~~
~~—— Group II~~
Blacksmith Shop
~~Broadcast Studio, Commercial Radio & Television~~
Building Materials Sales
Business Services
 Group I
 Group II
~~Bus Station/Depot~~
Caterers
Cleaning and Maintenance Services
Cold Storage Warehouse and Processing Plant (including pre-cooling)
Computer and Data Processing Services
Contractors and Builders
 Group I
 Group II
 Group III
Emergency Medical Service (ambulance station)
Emergency Operations Center

Entrance Gates and Gatehouses
 Essential Services
 Essential Services Facilities
 Group I
 Water Retention
 Fire Station
 Gasoline Dispensing System, Special
 Government Maintenance Facility
 Health Club or Spa
 Laundry or Dry Cleaning
 Machine Shop
 Manufacturing, Repair or Wholesale Sales of (indoor only subject to noise control):
 Apparel
 Boats
 Electrical Machinery and Equipment
 Food and Kindred Products, Group I
 Furniture and Fixtures
 Leather Products Group I
 Lumber and Wood Products, Group I
 Measuring, Analyzing and Controlling Instruments
 Novelties, Jewelry, Toys and Signs, Groups I and II
 ——— Paper and Allied Products, Group I
 Rubber, Plastics and Fiberglass Products, Group II
 Stone, Clay, Glass or Concrete Products, Group I
 Mass Transit Depot or Maintenance Facility (Government)
 Message Answering Service
 Mini-Warehouse
~~Mobile Home Dealers~~
~~Motion Picture Production Studios~~
 Non-store Retailers
~~Oxygen Tent Services~~
 Parcel and Express Services
 Parking
 Accessory
 Temporary
~~Parks, Group I~~
 Personal Services, Group III
~~Photofinishing Laboratory~~
~~Place of Worship~~
 Police or Sheriff Station
 Printing and Publishing
 Processing and Warehousing
 Recreational Facilities
 Commercial, Groups III, IV

~~Personal~~

~~Private-Onsite~~

Recycling Facility

Religious Facilities

Rental and Leasing Establishments

Group II

Group III

Group IV

Retail and Wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises

Repair Shops

Groups I and II

Groups III, IV and V (Group V: Indoor only, subject to noise control)

Research and Development Laboratories

Groups II and IV

Restaurant

~~Group I~~

~~Group II~~

Recovery Facilities to Produce Energy

Schools, Commercial

Schools, Noncommercial

~~Lee County School District~~

Signs in compliance with Chapter 6

Social Services, Group II, Indoor only, subject to noise control

Storage

Indoor

Open

Studios

Transportation Services, Groups III, IV and V

Vehicle and Equipment Dealers

Group III

Group IV

Group V

Warehouse

Mini-Warehouse

Private

Public

Wholesale Establishment

Group III

Group IV

Harkat Minor IPD Schedule of Uses Exhibit IV-G

**PD19-65454-BOS
Revised June 2020
Clean Version**

Administrative Offices
New Accessory Buildings
Animal Clinic
ATM (automatic teller machine)
Building Materials Sales
Business Services
 Group I
 Group II
Caterers
Cleaning and Maintenance Services
Cold Storage Warehouse and Processing Plant (including pre-cooling)
Computer and Data Processing Services
Contractors and Builders
 Group I
 Group II
 Group III
Emergency Medical Service (ambulance station)
Emergency Operations Center
Entrance Gates and Gatehouses
Essential Services
Essential Services Facilities
 Group I
Water Retention
Fire Station
Gasoline Dispensing System, Special
Government Maintenance Facility

Health Club or Spa
 Laundry or Dry Cleaning
 Machine Shop
 Manufacturing, Repair or Wholesale Sales of (indoor only subject to noise control):
 Apparel
 Boats
 Electrical Machinery and Equipment
 Food and Kindred Products, Group I
 Furniture and Fixtures
 Leather Products Group I
 Lumber and Wood Products, Group I
 Measuring, Analyzing and Controlling Instruments
 Novelties, Jewelry, Toys and Signs, Groups I and II
 Rubber, Plastics and Fiberglass Products, Group II
 Stone, Clay, Glass or Concrete Products, Group I
 Mass Transit Depot or Maintenance Facility (Government)
 Message Answering Service
 Mini-Warehouse
 Non-store Retailers
 Parcel and Express Services
 Parking
 Accessory
 Temporary
 Personal Services, Group III
 Police or Sheriff Station
 Printing and Publishing
 Processing and Warehousing
 Recreational Facilities
 Commercial, Groups III, IV
 Rental and Leasing Establishments
 Group II
 Group III
 Retail and Wholesale sales, when clearly incidental and subordinate to a permitted
 principal use on the same premises
 Repair Shops
 Groups I and II
 Groups III, IV and V (Group V: Indoor only, subject to noise control)
 Research and Development Laboratories
 Groups II and IV
 Recovery Facilities to Produce Energy
 Signs in compliance with Chapter 6
 Social Services, Group II, Indoor only, subject to noise control
 Storage
 Indoor

- Open
- Studios
- Transportation Services, Groups III, IV and V
- Vehicle and Equipment Dealers
 - Group III
 - Group IV
 - Group V
- Warehouse
 - Mini-Warehouse
 - Private
 - Public
- Wholesale Establishment
 - Group III
 - Group IV

Harkat Minor IPD

Schedule of Deviations and Justifications

Exhibit IV-H

PD19-65454-BOS
Revised June 2020

EXISTING APPROVED DEVIATION 1: From previous Section D.3.c(2) of the Development Standards Ordinance from minimum road construction standards from Category A to allow Category D. **IS REQUESTED TO CONTINUE AS NEW DEVIATIONS 1 AND 2**

NEW PROPOSED DEVIATION 1: From LDC Section 3-295 which states where an existing partial width street is adjacent to a new development, the unimproved portion of the street shall be improved by the developer; to allow Enterprise Avenue to remain as constructed.

Justification: The nature of this request is based on the existing Enterprise Avenue and existing industrial development along it. Deviation 1 was approved by zoning resolution Z-91-014 which allowed Enterprise Avenue to be a Category D instead of a Category A which was an improvement over the existing conditions at the time. According to the case file, this industrial subdivision was developed around the 1960's. None of the roads in this area were ever paved in the ensuing years although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. The existing road is not failing, is in good condition, as consistent with the roadways in the surrounding industrial area. This project site is located at the deadend of a road system. Improving the portion of the road in front of the project would not serve any purpose. Consistent with the prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

EXISTING APPROVED DEVIATION 2 PROPOSED TO BE WITHDRAWN AND NEW DEVIATION PROPOSED:

FORMER DEVIATION: From Section 471.D.1.a of the zoning regulations from the required 20 foot side setback to allow a 15 foot side setback is WITHDRAWN.

PREVIOUSLY PROPOSED DEVIATION 2: From LDC Section 3-418(d) buffer requirements which requires a 15' Type "D" Buffer along the east property boundary (industrial use proposed adjacent to right-of-way) to allow a 9.5' buffer with Type "D" Buffer plantings. – **IS WITHDRAWN**

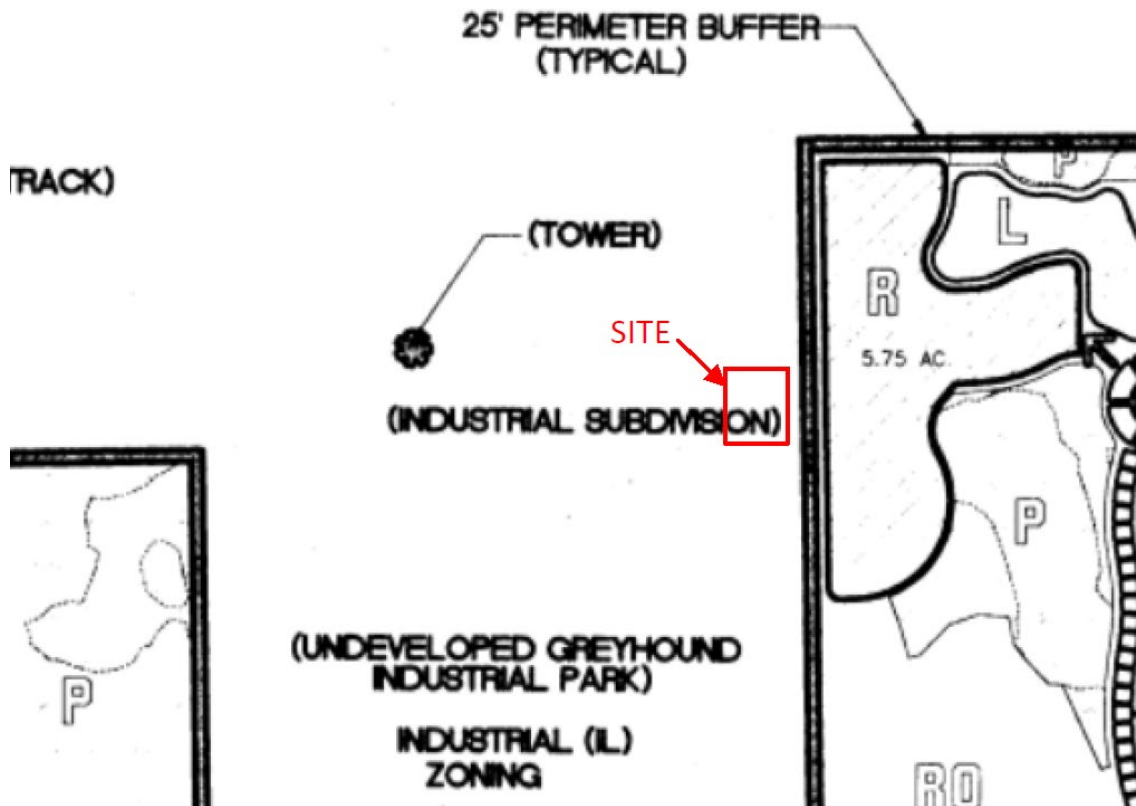
NEW PROPOSED DEVIATION 2: From LDC Section 3-297(2) which states that all development must abut and have access to a public or private street designed, and constructed or improved to meet the standards in section 3-302; to allow Enterprise Avenue to remain as constructed.

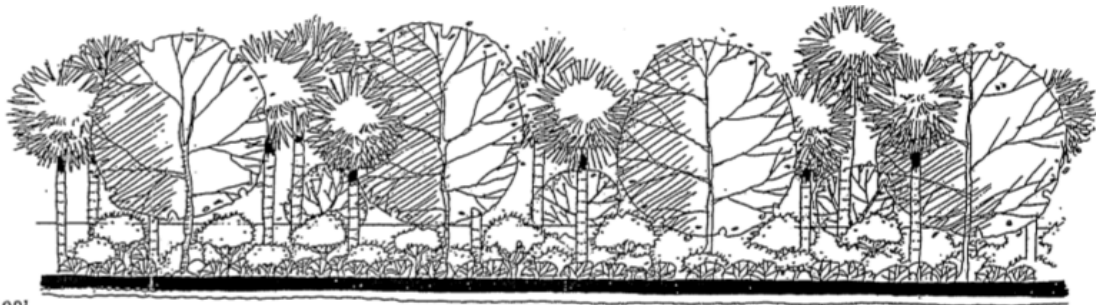
Justification: The nature of this request is based on the existing Enterprise Avenue and existing industrial development along it. Deviation 1 was approved by zoning resolution Z-91-014 which allowed Enterprise Avenue to be a Category D instead of a Category A which was an improvement over the existing conditions at the time. According to the case file, this industrial subdivision was developed around the 1960's. None of the roads were ever paved in the ensuing years although development has taken place. At this point it would not be fair to expect this applicant to assume the full responsibility to pave Enterprise Avenue. Consistent with the prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

NEW PROPOSED DEVIATION 3: From LDC Section 3-418(d)(6) which requires if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet; to allow five trees per 100 lineal feet and a double staggered hedge with the eight foot solid wall setback a minimum of 14 feet from the east property line.

Justification: The nature of this request is based on the existing development within the vicinity of the project. Section 3-415(d) is titled, "*Buffering adjacent property.*" Section 3-415(d)(1) states, in part, "*General. A buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use. ... The existing use or, where vacant, the permitted use, of the abutting property will determine the type of buffering area required for the proposed development.*" Although Article III does not define adjacent or abutting, LDC Section 4-2 provides the following, "*Abutting property, unless specifically stated otherwise within this chapter, means properties having a boundary line, or point or portion thereof, in common, with no intervening street right-of-way or easement, or any other easement over 25 feet in width.*"

The site abuts and is adjacent to a 32' wide undeveloped right-of-way that is within the Industrial future land use category and is zoned IL. Although the Mediterra RPD is not adjacent to the subject property since it is separated by the 32' right-of-way, the Master Concept Plan does propose drive aisles and parking within 125 feet of the existing residential subdivision. The proposed drive aisle is located more than 125 feet from the nearest residential lot within the subdivision. It should be noted that the Mediterra RPD is separated and mutually protected by their own development plan since it was reviewed and approved while the existing industrial subdivision was in place. There is existing buffering in place on the Mediterra RPD with a 25' perimeter buffer with a 10' berm and 8' wall with lush landscaping required and rights-of-way and common elements are located between their buffer and dwelling units. There are additional common elements and rights-of-way providing more separation between the houses and the perimeter buffer. There is $\pm 172'$ separation between the east property line and the nearest single-family lot line to the east that were built after the industrial subdivision was in place. The proposed drive aisle and parking will not be visible from Mediterra RPD. See below excerpt from original Mediterra Master Concept Plan (Z-99-074, Exhibit D) showing the existing industrial subdivision and perimeter buffer, followed by the approved Landscape Buffer (Z-99-074, Exhibit C):





TYPICAL 100' ELEVATION
1" = 10'

CLUSTERS OF STAGGERED SABAL PALMS 12" O.C. WITH STAGGERED HEIGHTS

3 GALLON SHRUBS 4" O.C., 24" TALL
FAKAHATCHEE, DWARF OLEANDER, JUNIPER, COCO PLUM

6" WALL OR FENCE



25'

12' TO 14' CANOPY TREES
OAKS, MAHOGANY, BLACK OLIVE

10 GALLON SHRUBS 10" O.C., 48" TALL
BUTTONWOOD, WAX MYRTLE, VIBURNUM

TYPICAL 100' CONCEPTUAL PLANTING PLAN
1" = 10'

EXHIBIT C
Page 2 of 2

DATE: 10-28-99

The below aerial depicts the existing separation between the residential lots and the subject property.



Although existing buffering is in place, the applicant is proposing to enhance the buffer by increasing the amount of shrubs from 18 per 100 linear feet to a double staggered hedge and will be providing the 8' solid wall. Given the extraordinary circumstances of the existing buffering and separation, the applicant is requesting to have the wall setback a minimum of 14 feet from the property line. The reduction in setback will have no impact

to the effectiveness of the provided enhanced buffering as demonstrated by the line of sight exhibit. Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

Harkat Minor IPD
Application No. PD19-65454-BOS
Summary of Post-Sufficiency Neighborhood Meeting

In compliance with Section 4-28 of the Land Development Code, a Post-Sufficiency Neighborhood Meeting was held on Wednesday, July 1, 2020, at 5:00 pm at the Bonita Springs Fire and Control District. Due to the COVID-19 pandemic, special accommodations were made to allow attendance in person or remotely streamed online via Microsoft Teams in compliance with Resolution No. 20-32. The applicant's representatives waited until 5:10 p.m. to allow attendees in person and online ample time to join. The development proposal was described in detail including but not limited to the proposed uses, intensity, master concept plan and landscape plan. There were members of the public present for the meeting in person and online and a copy of the sign-in sheet and online attendance documentation is attached for the record.

Attached please find the following items for reference:

- Sign-in Sheet
- Online Attendance Documentation
- Affidavit of Posting Notice
- Public Notice mailed on June 8, 2020
- List of mailing addresses of property owners within 1,000 feet of the property that were mailed the notice
- PowerPoint Presentation

The PowerPoint presentation includes a summary of the issues related to the development proposal discussed and the following meeting minutes summarize comments by those in attendance about the development proposal, and information the applicant deems appropriate.

1. Requested clarification of abutting/adjacent terminology
2. Requested clarification of building elevations and heights - would prefer lowest height adjacent to Mediterra. Requested if slope of roof could be 30' at Mediterra and 40' on western side
3. Request for clarification that earlier plans did not show overhead doors on east. Concerned code enforcement cannot make sure deliveries only on west
4. Request for no doors or windows along east side of building to avoid noise
5. Stated proposed eastern buffer is useless - requested we spend money to plant on berm on their property even if requires deviation
6. Clarification of exceptional circumstances
7. Did not like silver buttonwood
8. One attendee suggested to concentrate buffer in northwest corner and that buffering was not required the remainder of the property line
9. Site is small for an IPD
10. Not convinced Deviation and conditions for paving is appropriate
11. Another attendee stated the whole east property line should be buffered

12. Requested to make building height 20 feet
13. Request for 35 feet maximum height
14. Asked why not requesting conventional Light Industrial (IL) zoning like surrounding properties
15. Stated that if IL zoning was requested, they would not object
16. Concern for impact on house values and view
17. Concern proposed landscaping will not be visible from their homes and verification of height of proposed tree
18. Concern with meeting schedule times
19. Request for clarification on what is allowed on the site currently
20. Request to verify that IPD was expired when Mediterra was approved
21. Question why dumpster is not in southwest corner and asking it to be restricted

In response to several comments on buffering, the applicant presented two excerpts from the Mediterra RPD zoning resolution Z-99-074 which were submitted in the subject zoning file on May 1, 2020 (dated April 30, 2020).

1. Attorneys present indicated that they were offended and disappointed
2. Attendee commented that since these exhibits were shown, they would fight everything and not support anything over 35 feet

The News-Press media group

news-press.com A GANNETT COMPANY

**BANKS ENGINEERING
ATTN JENNIFER SHEPPARD
10511 SIX MILE CYPRESS PARKWAY SUITE 101
FORT MYERS FLORIDA 33966**

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

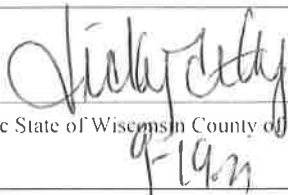
In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

6/8/2020

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

Sworn to and Subscribed before me this 8TH DAY OF JUNE 2020.

Legal Clerk



Notary Public State of Wisconsin County of Brown

My commission expires



NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a Neighborhood Information Meeting held by BCF Management Group, LLC, on:

**Wednesday, July 1, 2020 at 5:00 pm at the Bonita Springs Fire and Control District
27701 Bonita Grande Drive, Bonita Springs, FL 34135**

The 1.82 acre± subject property is located at 10971 & 10979 Enterprise Avenue at the east end of Enterprise Ave. Dog Track Industrial Park area.



HARKAT IPD (Application No. PD19-65454-BOS) - The petitioners have requested a rezoning from Industrial Planned Development (IPD) to Industrial Planned Development (IPD) to allow for a maximum of 28,875 square feet of industrial uses.

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner's representative. Due to the COVID-19 pandemic, special accommodations will be made to allow you to attend in person or remotely. The meeting will allow social distancing and will also be streamed online via Microsoft Teams. Should you like to attend and participate in the Microsoft Teams meeting, please notify us by June 26th via email at shewitt@bankseng.com to register and to allow us to send you login instructions. Should you be unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, or e-mail to: 10511 Six Mile Cypress Pkwy, Fort Myers, FL 33966, (239) 770-2527, shewitt@bankseng.com.

NP-GC10432533-01

Subject: **HARKAT IPD (Application No. PD19-65454-BOS)**
Neighborhood Information Meeting - Proposed Industrial Planned Development Rezoning

Dear Property Owner:

Please be advised that a formal sufficiency letter has been issued by the City of Bonita Springs for an Industrial Planned Development Rezoning for the following property as described below:

A request to rezone approximately 1.82 acres± located at 10971 & 10979 Enterprise Avenue at the east end of Enterprise Avenue from Industrial Planned Development (IPD) to Industrial Planned Development (IPD) to allow for a maximum of 28,875 square feet of industrial uses.

In compliance with Section 4-28 of the Land Development Code, a Neighborhood Meeting will be held to provide you an opportunity to become fully aware of the intended rezoning and to give you an opportunity to ask questions and provide input. The Neighborhood Meeting will be held on Wednesday, July 1, 2020, at 5:00 pm at the Bonita Springs Fire and Control District, 27701 Bonita Grande Drive, Bonita Springs, FL 34135.

Due to the COVID-19 pandemic, special accommodations will be made to allow you to attend in person or remotely. The meeting will allow social distancing and will also be streamed online via Microsoft Teams. Should you like to attend and participate in the Microsoft Teams meeting, please notify us by June 23 via email at shewitt@bankseng.com to register and to allow us to send you login instructions. Should you be unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, or e-mail to: 10511 Six Mile Cypress Pkwy, Fort Myers, FL 33966, (239) 770-2527, shewitt@bankseng.com.



STRAP	OWNER NAME	CARE OF	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
014825B10001002CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
014825B10001003CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
014825B1001000530	BISS GORDON G		11015 OAK CIR		BONITA SPRINGS	FL	34135
024825B2000110020	NELSON BEN L JR TR		10923 ENTERPRISE AVE		BONITA SPRINGS	FL	34135
024825B2000110150	RIPLL LLC		27900 INDUSTRIAL ST		BONITA SPRINGS	FL	34135
024825B2000110160	10928 AND 10940 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135
024825B2000110170	10947 AND 10955 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135
024825B2000110180	HARKAT PROPERTIES LLC		10956 ENTERPRISE AVE		BONITA SPRINGS	FL	34135
024825B2000110190	10928 AND 10940 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135
024825B2000110200	ALCIN PROPERTIES LLC	CYNTHIA TRIBBY	1393 COUNTRY CLUB DR		YOUNGSTOWN	OH	44505
024825B2000110210	10956 AND 10964 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135
024825B2000110220	10956 AND 10964 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135
024825B2000110230	BERM LLC		10965 ENTERPRISE AVE		BONITA SPRINGS	FL	34135
024825B2000110250	10947 AND 10955 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135
024825B2000110260	WALTER MCKEE PROPERTIES LLC		5831 GOLDEN OAKS LN		NAPLES	FL	34119
024825B2000110270	HARKAT PROPERTIES LLC		10956 ENTERPRISE AVE		BONITA SPRINGS	FL	34135
024825B2000110280	CROWN CASTLE GT COMPANY LLC		PMB 353	4017 WASHINGTON RD	MCMURRAY	PA	15317
024825B2000110300	GLC ART CO LLC		150 SOUTH FIFTH ST STE 1360		MINNEAPOLIS	MN	55402
024825B2000117000	PUOPOLO DAVID F + MARY F		27772 KINGS KEW		BONITA SPRINGS	FL	34134
024825B2000117020	HAROLD C BUCK MEMORIAL POST 42		10972 K-NINE DR		BONITA SPRINGS	FL	34135
024825B2000117040	SPRINGHILL GROUP		900 PARISH ST		PITTSBURGH	PA	15220
024825B2000117050	NICKERSON HOLDINGS LLC		PO BOX 266		BONITA SPRINGS	FL	34133
024825B2000117060	COZO PROPERTIES LLC		1 TOM RAB LN		FORT MYERS	FL	33907
024825B2000117070	BONITA TRADE CENTER LLC		4505 SE COUNTY RD 760		ARCADIA	FL	34266
024825B200011709A	NICKERSON HOLDINGS LLC		PO BOX 266		BONITA SPRINGS	FL	34133
024825B2000117100	USA GRADING INC		886 PARK AVE STE 203		MARCO ISLAND	FL	34145
024825B2000117110	K NINE INDUSTRIAL PROP I LLC		10964 K NINE DRIVE		BONITA SPRINGS	FL	34135
024825B2000117120	KAUTSKY NORMAN E + PATRICIA J		4770 ASTON GARDENS WAY #315		NAPLES	FL	34109
024825B2000117130	OLD BARN STORAGE LLC		10948 K NINE DR		BONITA SPRINGS	FL	34135
024825B2000117140	TIP TOP PROP LLC		5301 BOXWOOD WAY		NAPLES	FL	34116
024825B2000117150	IRISH TIDE VENTURES LLC		10957 K NINE DR		BONITA SPRINGS	FL	34135
024825B20010000CE	PINE HAVEN CONDO ASSN	RESORT MANAGEMENT	2685 HORESHOE DR S STE 215		NAPLES	FL	34104
014825B4000100040	CLUB AT MEDITERRA INC		15755 CORSO MEDITERRA CIR		NAPLES	FL	34110
024825B2000117160	K NINE INDUSTRIAL PROP I LLC		10964 K NINE DRIVE		BONITA SPRINGS	FL	34135
024825B30040A00CE	GREYHOUND COMMERCE PARK LLC	GREYHOUND COMMERCE PARK	2025 LAGUNA WAY		NAPLES	FL	34109
024825B3004000010	LUCKY DOG LLC		28510 LA PLUMA WAY		BONITA SPRINGS	FL	34135
024825B3004000020	LUCKY DOG LLC		28510 LA PLUMA WAY		BONITA SPRINGS	FL	34135
024825B3004000030	INNOVATIVE FOOD HOLDINGS INC		28411 RACE TRACK RD		BONITA SPRINGS	FL	34135
024825B3004000040	SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108
024825B3004000050	10940 BUILDING LLC		10940 HARMONY PARK DR		BONITA SPRINGS	FL	34135
024825B3004000070	ROCKY PATEL PREMIUM CIGARS INC		10960 HARMONY PARK DR		BONITA SPRINGS	FL	34135
024825B3004000090	RADIAN MANAGEMENT INC		16170 CARTWRIGHT LN		NAPLES	FL	34110
024825B3004000100	AJI ENTERPRISES INC		PO BOX 505		BEDMINSTER	NJ	7921
024825B3004000120	GREYHOUND PARK LLC		6017 PINE RIDGE RD STE 282		NAPLES	FL	34119
024825B3004000130	PRECAST HOLDINGS LLC		28601 NORTH DIESEL DR		BONITA SPRINGS	FL	34135
024825B3004000150	NORTH DIESEL LLC		484 DRIFTWOOD CT		MARCO ISLAND	FL	34145
024825B3004000160	TC WELCH LP	BRAD WELCH	6150 INDUSTRY AVE		FORT MYERS	FL	33905
024825B3004000180	CONNECTION PLUS INC		28056 EAST BROOK		BONITA SPRINGS	FL	34135
024825B3004000200	GREYHOUND WAREHOUSE LLC +	HOVLAND REAL ESTATE	3375 PINE RIDGE RD STE 206		NAPLES	FL	34109
024825B3004000220	EAGLE HAULING SERVICES LLC		PO BOX 111206		NAPLES	FL	34108
024825B3004000260	DIESEL DRIVE LLC		16047 COLLINS AVE UNIT 503		SUNNY ISLES BEACH	FL	33160
024825B3004000300	PUOPOLO DAVID F + MARY F		27772 KINGS KEW		BONITA SPRINGS	FL	34134
024825B3004000310	HARMONY PARK LLC		10951 HARMONY PARK DR		BONITA SPRINGS	FL	34135
024825B3004000330	JA MCKINNEY PROPERTIES LLC		28522 RAFFINI LN		BONITA SPRINGS	FL	34135
024825B3004000350	CARGO COURT PROPERTIES LLC		2627 S BAYSHORE DR #2501		MIAMI	FL	33133
024825B30040000CE	GREYHOUND COMMERCE PARK LLC	PROPERTY OWNERS ASSN	2025 LAGUNA WAY		NAPLES	FL	34109
024825B2000110310	R+W DISTRIBUTORS INC		698 BELL RD		SARASOTA	FL	34240
024825B2000110030	NELSON BEN L JR TR		10923 ENTERPRISE AVE		BONITA SPRINGS	FL	34135
024825B2000117170	USA GRADING INC		886 PARK AVE STE 203		MARCO ISLAND	FL	34145
024825B30050000CE	D + M CONDOMINIUM OWNERS ASSN		80 SOUTHPORT COVE		BAREFOOT BEACH	FL	34134
024825B3005000001	WILSON KURTIS L &		793 EAST VALLEY DR		BONITA SPRINGS	FL	34134
024825B3005000002	WEISS PROPERTY HOLDINGS LLC	MARIA WEISS	6895 RAIN LILY RD # 203		NAPLES	FL	34109
024825B3005000003	WILSON KURTIS L + KIMBERLY D		10981 HARMONY PARK #3		BONITA SPRINGS	FL	34135
024825B3005000005	MJKD LLC	MARK HERRMANN	104 INAGUA LN		BONITA SPRINGS	FL	34134
024825B3005000006	MJKD LLC	MARK HERRMANN	104 INAGUA LN		BONITA SPRINGS	FL	34134
014825B4000100070	MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W		BOCA RATON	FL	33431
014825B1000100080	MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W		BOCA RATON	FL	33431
014825B4000100110	MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W		BOCA RATON	FL	33431
014825B1021000010	RIESEBERG ERIC F		28370 TERRAZZA LN		NAPLES	FL	34110
014825B1021000020	HOLZBACH STEPHEN & VERNA		314 WICKHAM GLEN DR		RICHMOND	VA	23238
014825B1021000030	NORMA B CARL TRUST		28350 TERRAZZA LN		NAPLES	FL	34110
014825B1021000040	MCGINNIS THOMAS J +		28340 TERRAZZA LN		NAPLES	FL	34110
014825B1021000050	SQUIRES STEVEN L + LINDA B TR		28330 TERRAZZA LN		NAPLES	FL	34110
014825B1021000370	SCHERER JACOB F JR &		28331 TERRAZZA LN		NAPLES	FL	34110
014825B1021000380	CURVEY J SCOTT + REBECCA E TR		28341 TERRAZZA LN		NAPLES	FL	34110
014825B1021000060	MCKELVEY JOHN + NANCY		28320 TERRAZZA LN		NAPLES	FL	34110
014825B1021000070	MATTISON ROGER H + KARLEEN L		28312 TERRAZZA LN		NAPLES	FL	34110
014825B40190R00CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
024825B30140000CE	SOUTH DIESEL BUSINESS CENTER		10961 HARMONY PARK DR		BONITA SPRINGS	FL	34135
024825B3014000001	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B3014000002	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104

024825B301400003	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400004	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400005	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400006	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400007	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400008	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400009	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
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024825B301400011	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400012	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400013	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
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024825B301400015	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
024825B301400016	NAPLES PRIVATE FINANCIAL		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104
014825B1021R100CE	LDG TERRAZZA LLC	MEDITERRA COMM ASSN	5668 STRAND CT		NAPLES	FL	34110
014825B1026000060	BODLUND ROBERT R + SUZANNE H		29061 AMARONE CT		NAPLES	FL	34110
014825B1026000070	WEBER LOUIS J III		1410 BRAEBURN AVE		FLOSSMOOR	IL	60422
014825B1026000080	BUTKIEWICZ KATHY +		29041 AMARONE CT		NAPLES	FL	34110
014825B1026000090	CASTELLANO KAREN M TR		2536 OAK SPRINGS LN		SAINT LOUIS	MO	63131
014825B1026000100	MASIBEMA CORP	BLUM RECHT	BUNDESSTRASSE 9		ZUG	SWITZERLAND	6302
014825B1026000110	LENTINE JOSEPH		5842 JULIANN CT		WASHINGTON	MI	48094
014825B1026000120	GRONBERG KARI		29001 AMARONE CT		NAPLES	FL	34110
014825B10260R00CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
014825B10260B00CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
014825B10260A00CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
014825B1026000020	SOLAN ANDREW + MERRILL		29101 AMARONE CT		NAPLES	FL	34110
014825B1026000030	MONTGOMERY JAMES D TR		5026 S GREENWOOD AVE		CHICAGO	IL	60615
014825B1026000050	CSEPLO WILLIAM P TR		29071 AMARONE CT		NAPLES	FL	34110
014825B1026000010	SIMPSON KEVIN G +		29111 AMARONE CT		NAPLES	FL	34110
014825B1026000040	RUSCH DAVID L + JAMIE L		29081 AMARONE CT		NAPLES	FL	34110
014825B10280A00CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
014825B1000100040	MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W		BOCA RATON	FL	33431
014825B1000100100	MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W		BOCA RATON	FL	33431
014825B1000100120	MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W		BOCA RATON	FL	33431
014825B1000100110	TERRAZZA AT MEDITERRA		2335 TAMiami TRL N STE 402		NAPLES	FL	34103
014825B10001013CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
014825B40290000CE	CALABRIA AT MEDITERRA		8359 BEACON BLVD STE 313		FORT MYERS	FL	33907
014825B4029010101	HUNTE ALAN L + MARY L		28510 CALABRIA CT #101		NAPLES	FL	34110
014825B4029010102	GREENBERG ROBERT E + LAUREN S		16634 CORTONA LN		NAPLES	FL	34110
014825B4029010201	STEPKE RUSSELL R		28510 CALABRIA CT #201		NAPLES	FL	34110
014825B4029010202	WESTERBECK JOHN C TR		4104 GLENMOOR RD NW		CANTON	OH	44718
014825B4029020101	MUSSELMAN GARY + LUCINDA		28520 CALABRIA CT UNIT 101		NAPLES	FL	34110
014825B4029020102	OUELLETTE JOHN R + JANICE C		28520 CALABRIA CT #102		NAPLES	FL	34110
014825B4029020201	DEMAURO DENNIS D &		28520 CALABRIA CT #201		NAPLES	FL	34110
014825B4029020202	KASPER DOUGLAS J +		28520 CALABRIA CT # 202		NAPLES	FL	34110
014825B40001014CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
014825B40001015CE	MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
	ARLEEN HUNTER	CITY OF BONITA SPRINGS-CITY MGR	9101 BONITA BEACH ROAD		BONITA SPRINGS	FL	34135
	MATT FEENEY	CITY OF BONITA SPRINGS-ASST CITY MGR	9101 BONITA BEACH ROAD		BONITA SPRINGS	FL	34135

**Meeting notice was mailed on June 8, 2020

HARKAT MINOR IPD

INDUSTRIAL PLANNED DEVELOPMENT - APPLICATION No. PD19-65454-BOS



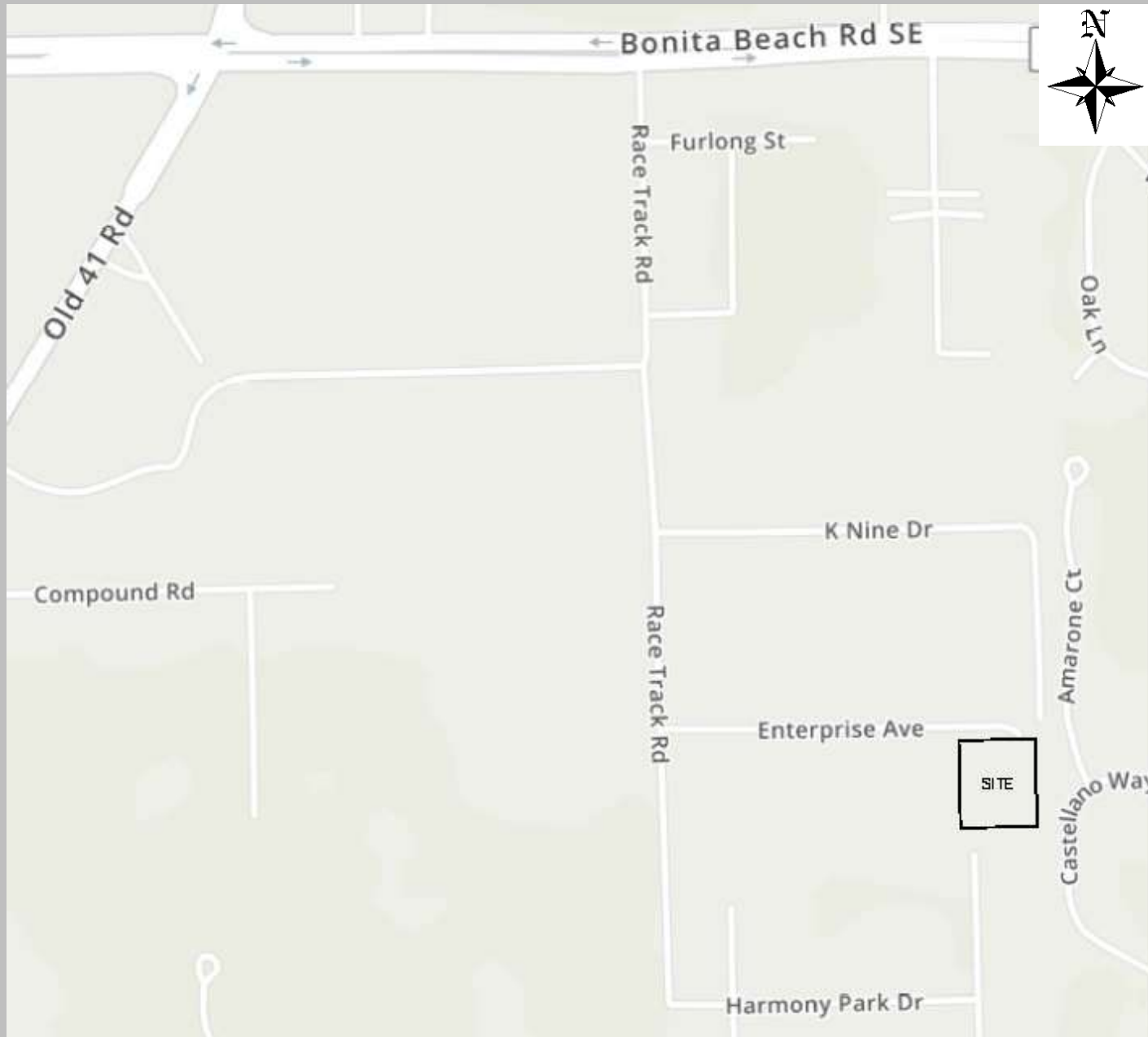
**Post Sufficiency
Neighborhood Information Meeting**

JULY 1, 2020

INTRODUCTION

- APPLICANT:** Brian F. Farrar
- REPRESENTATIVES:** Stacy Ellis Hewitt, AICP/Banks Engineering
- LOCATION:** 1.82± acres on south side of eastern terminus of Enterprise Ave.
- FUTURE LAND USE:** Industrial
- EXISTING ZONING:** American Ready Mix Industrial Planned Development (IPD)
(Lee County Zoning Resolution Z-91-014 – expired)
Concrete Batch Plant
- ORIGINAL ZONING:** Light Industrial (IL)
- Request:** Rezoning of 1.82 acres from Industrial Planned Development (IPD) to Industrial Planned Development (IPD) to allow a maximum of 28,875 SF of industrial uses consistent with the original IL Zoning district. Maximum height of 40 feet. The proposed development will be a benefit to the City by providing infill redevelopment in the existing industrial area. The project will provide direct job opportunities and increase property taxes from this investment.

PROJECT LOCATION



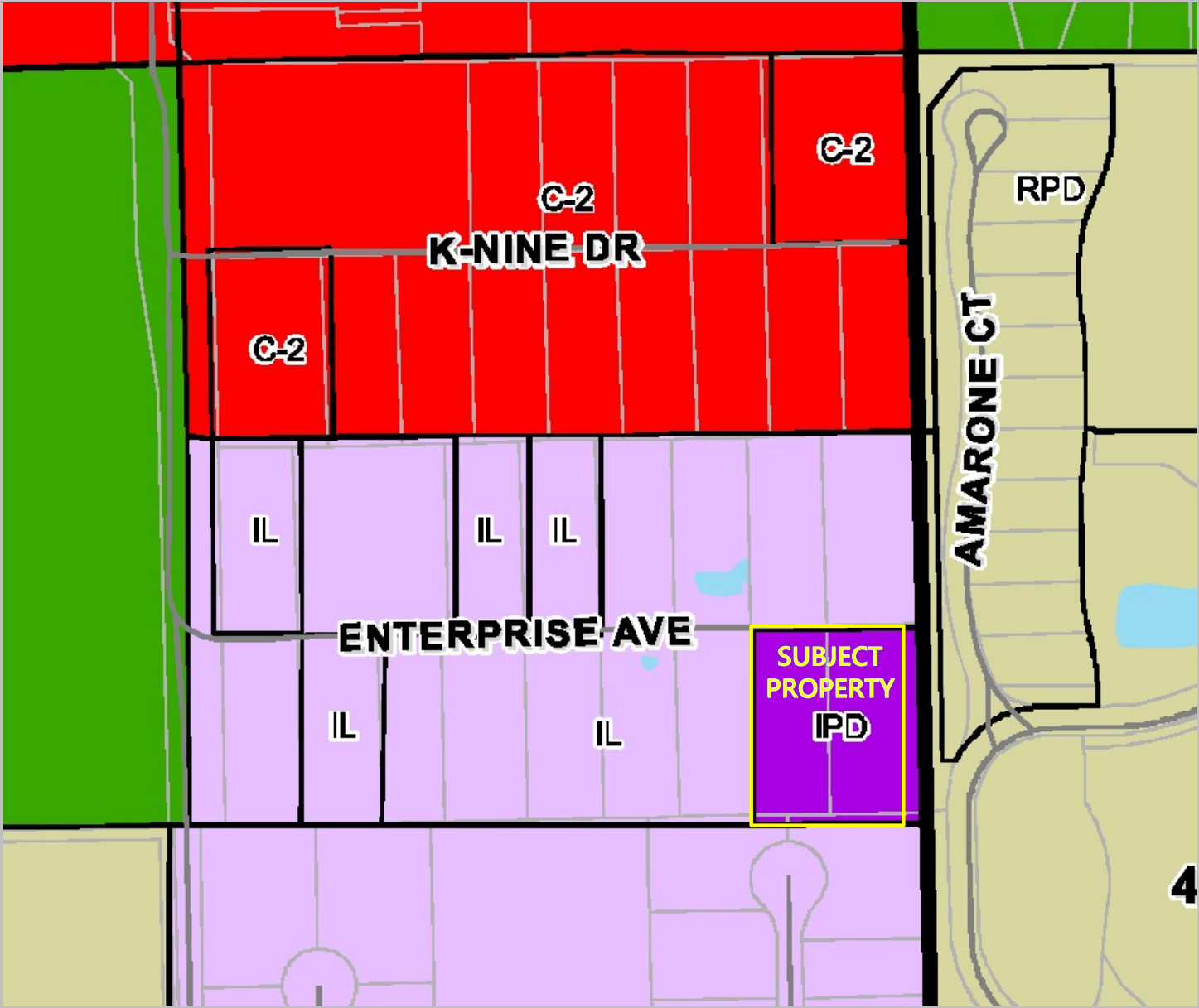
10971 & 10979 ENTERPRISE AVENUE

AERIAL



10971 & 10979 ENTERPRISE AVENUE
302
SOUTH SIDE OF ENTERPRISE AVENUE

ZONING MAP



LEGEND

Zoning

Zoning District

- TFC-2: Res. Two-Family Conservation
- RM-2: Residential Multiple-Family
- RPD: Residential PD
- MH-2: Mobile Home Residential
- PUD: Planned Unit Development
- C-1: Commercial
- C-1A: Commercial
- C-2: Commercial
- CG: General Commercial
- CC: Community Commercial
- CS-1: Special Commercial Office
- CS-2: Special Commercial Office
- CT: Tourist Commercial
- CPD: Commercial PD
- IL: Light Industrial
- IPD: Industrial PD
- AG-2: Agricultural

SCHEDULE OF USES

Administrative Offices	Manufacturing, Repair or Wholesale Sales of:	Retail and Wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
New Accessory Buildings	Apparel (<u>Manufacturing Uses: Indoor only, subject to noise control</u>)	Repair Shops
Animal Clinic	Boats (<u>subject to noise control</u>)	Groups I and II
Animal Kennel, when completely enclosed within a building	Electrical Machinery and Equipment	Groups III, IV and V (<u>Group V: Indoor only, subject to noise control</u>)
Control Center (including Humane Society)	Food and Kindred Products, Group I	Research and Development Laboratories
ATM (automatic teller machine)	Furniture and Fixtures	Groups II and IV
Automobile Repair & Service	Leather Products Group I	Restaurant
Group I	Lumber and Wood Products, Group I	Group I
Group II	Measuring, Analyzing and Controlling Instruments	Group II
Blacksmith Shop	Novelties, Jewelry, Toys and Signs, Groups I and II	Recovery Facilities to Produce Energy
Broadcast Studio, Commercial Radio & Television	Paper and Allied Products, Group I	Schools, Commercial
Building Materials Sales	Rubber, Plastics and Fiberglass Products, Group II	Schools, Noncommercial
Business Services	Stone, Clay, Glass or Concrete Products, Group I	Lee County School District
Group I	Mass Transit Depot or Maintenance Facility (Government)	Signs in compliance with Chapter 6
Group II	Message Answering Service	Social Services, Group II (<u>Indoor only, subject to noise control</u>)
Bus Station/Depot	Mini-Warehouse	Storage
Caterers	Mobile Home Dealers	Indoor
Cleaning and Maintenance Services	Motion Picture Production Studios	Open
Cold Storage Warehouse and Processing Plant (including pre-cooling)	Non-store Retailers	Studios
Computer and Data Processing Services	Oxygen Tent Services	Transportation Services, Groups III, IV and V
Contractors and Builders	Parcel and Express Services	Vehicle and Equipment Dealers
Group I	Parking	Group III
Group II	Accessory	Group IV
Group III	Temporary	Group V
Emergency Medical Service (ambulance station)	Parks, Group I	Warehouse
Emergency Operations Center	Personal Services, Group III	Mini-Warehouse
Entrance Gates and Gatehouses	Photofinishing Laboratory	Private
Essential Services	Place of Worship	Public
Essential Services Facilities	Police or Sheriff Station	Wholesale Establishment
Group I	Post Office	Group III
Water Retention	Printing and Publishing	Group IV
Fire Station	Processing and Warehousing	
Gasoline Dispensing System, Special	Recreational Facilities	
Government Maintenance Facility	Commercial, Groups III, IV	
Health Club or Spa	Personal	
Laundry or Dry Cleaning	Private, Onsite	
Machine Shop	Recycling Facility	
	Religious Facilities	
	Rental and Leasing Establishments	
	Group II	
	Group III	
	Group IV	

— = USES REMOVED SINCE ORIGINAL NEIGHBORHOOD MEETING OCTOBER 28, 2019

PROPERTY DEVELOPMENT REGULATIONS

Minimum Lot Area and Dimensions:

Area:	20,000 sq. ft.
Width:	100 feet
Depth:	100 feet

Minimum Building Setbacks*:

Street	25 feet
Side	20 <u>25</u> feet
Rear	15 <u>25</u> feet
Waterbody	25 feet
Residential	25 feet

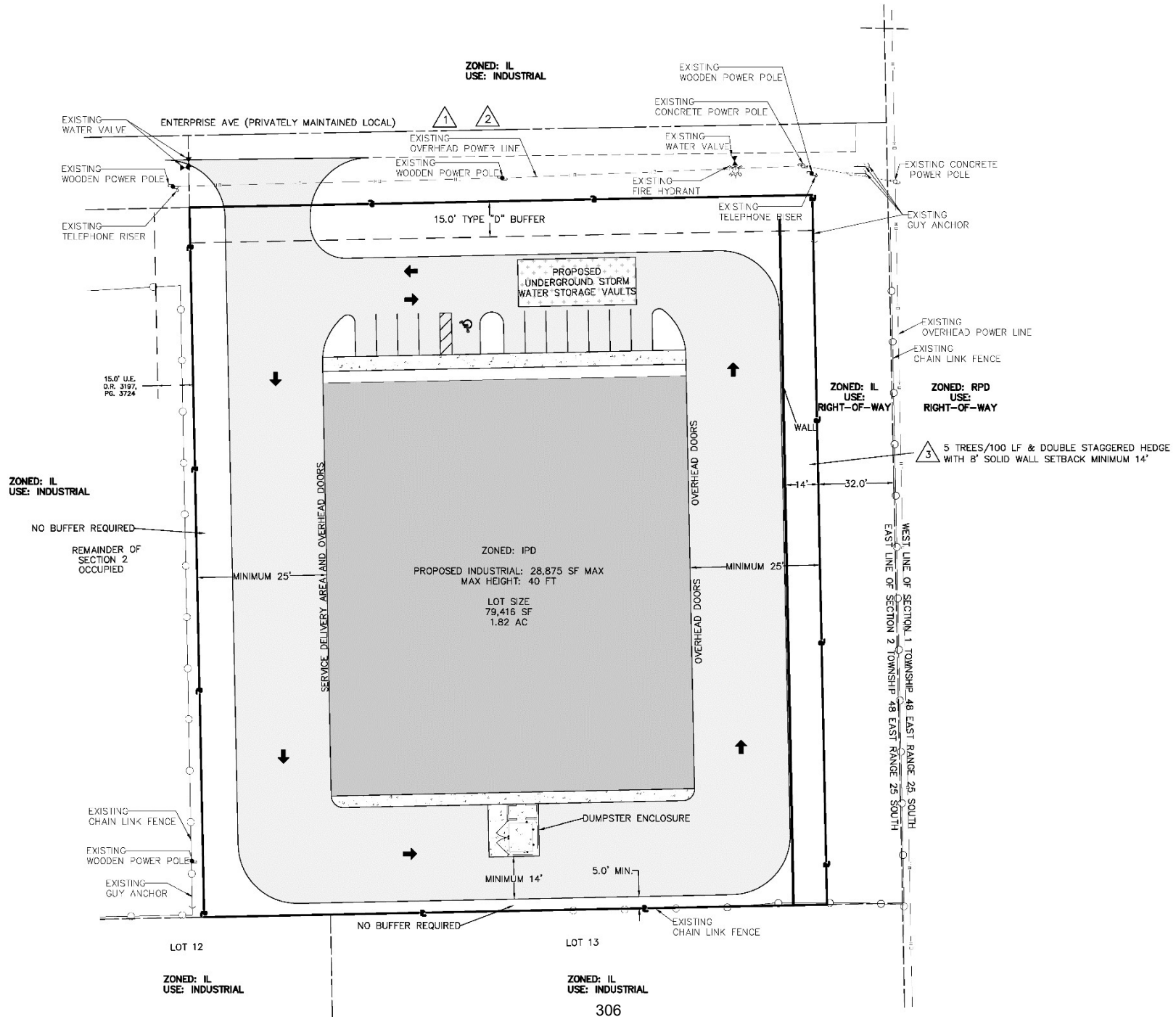
Maximum Lot Coverage: 40 percent

Maximum Building Height: ~~50~~ 40 feet

*Since industrial subdivision existed prior to RPD zoning to east, Special Setback Regulations for Specific Uses found in LDC Section 4-2014 are not applicable.

— = CHANGES MADE SINCE ORIGINAL NEIGHBORHOOD MEETING OCTOBER 28, 2019

PROPOSED MASTER CONCEPT PLAN



DEVIATIONS

EXISTING APPROVED DEVIATION 1 PROPOSED TO CONTINUE AS NEW DEVIATIONS 1 AND 2: From previous Section D.3.c(2) of the Development Standards Ordinance from minimum road construction standards from Category A to allow Category D.

EXISTING APPROVED DEVIATION 2 PROPOSED TO BE WITHDRAWN AND FORMER DEVIATION 2: From Section 471.D.1.a of the zoning regulations from the required 20 foot side setback to allow a 15 foot side setback is **WITHDRAWN.**

PREVIOUSLY PROPOSED DEVIATION 2: From LDC Section 3-418(d) buffer requirements which requires a 15' Type "D" Buffer along the east property boundary (industrial use proposed adjacent to right-of-way) to allow a 9.5' buffer with Type "D" Buffer plantings. – IS WITHDRAWN

DEVIATIONS

NEW PROPOSED DEVIATION 1: From LDC Section 3-295 which states where an existing partial width street is adjacent to a new development, the unimproved portion of the street shall be improved by the developer; to allow Enterprise Avenue to remain as constructed.

NEW PROPOSED DEVIATION 2: From LDC Section 3-297(2) which states that all development must abut and have access to a public or private street designed and constructed or improved to meet the standards in section 3-302; to allow Enterprise Avenue to remain as constructed.

JUSTIFICATION:

- Z-91-014 deviation was improvement over existing conditions
- Industrial subdivision developed ±1960's
- No roads in area were ever paved in ensuing years when developing
- Existing road not failing, in good condition, and consistent with roadways in surrounding industrial area
- Located at dead-end of road system - improving frontage of project would not serve any purpose
- Consistent with prior approval, the applicant agrees at the time of Development Order, the applicant shall execute a hold harmless agreement, in a form acceptable to the City Attorney's office, that will act to indemnify the City of Bonita Springs from any liability for damages that might be incurred from the use of Enterprise Avenue while it remains in a substandard condition; and further, the applicant shall submit a written agreement that would act to bind the applicant or any successors in interest to participate in any future funding device or scheme which may be directed in whole or in part to the improvement of Enterprise Avenue.
- Approval of this deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

DEVIATIONS

NEW PROPOSED DEVIATION 3: From LDC Section 3-418(d)(6) which requires if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet; to allow five trees per 100 lineal feet and a double staggered hedge with the eight foot solid wall setback a minimum of 14 feet from the east property line.

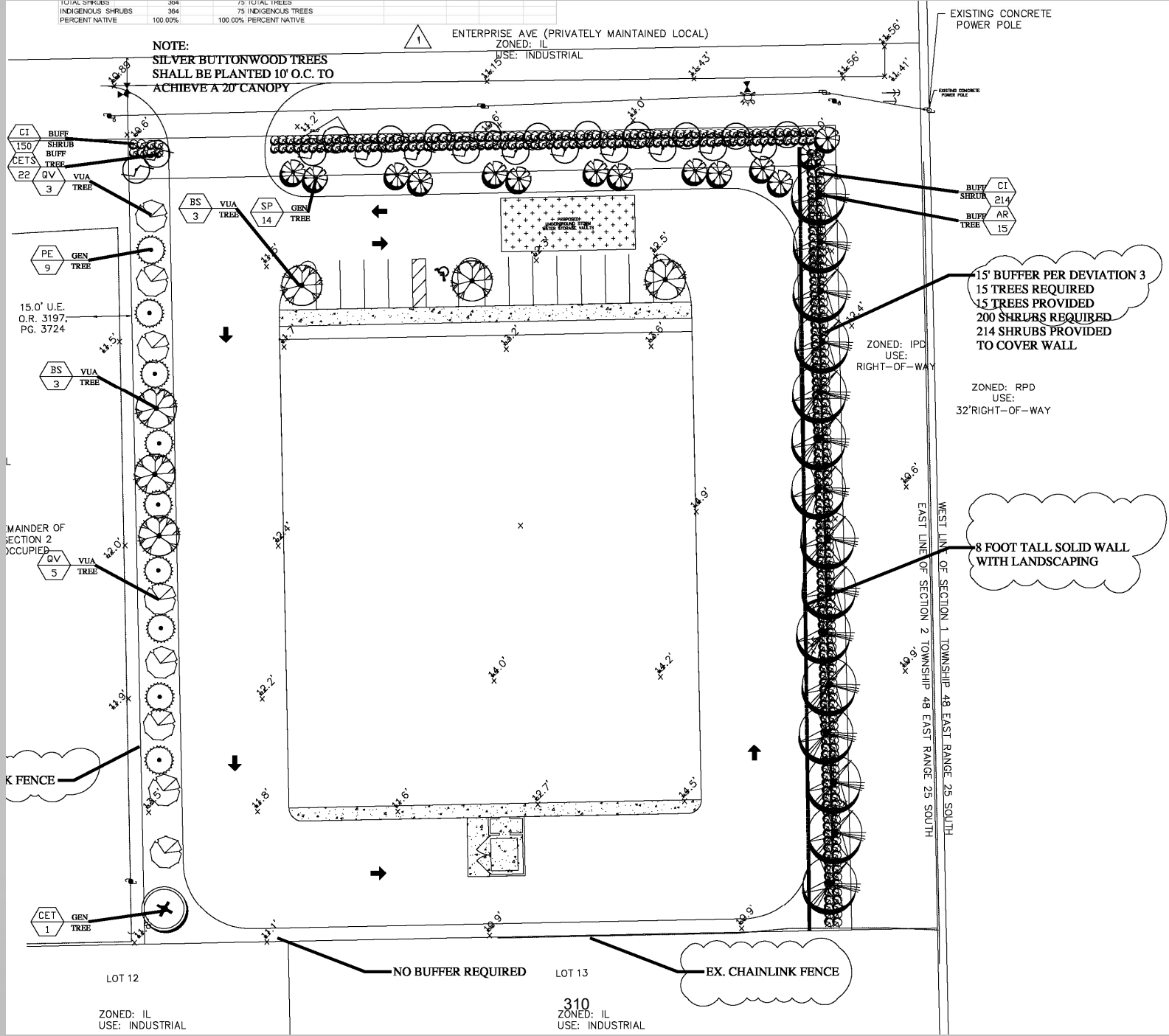
Justification:

- Site abuts 32' wide undeveloped right-of-way that is within Industrial future land use category and is zoned IL
- Although the Mediterra RPD is not adjacent, MCP propose drive aisles & parking within 125' of existing residential subdivision
- ±172' separation from east property line to nearest single-family lot line that were built after the industrial subdivision was in place
- Mediterra RPD separated & mutually protected by their own development plan reviewed & approved while existing industrial subdivision was in place
- Existing buffering in place on Mediterra RPD: 25' perimeter buffer - 10' berm & 8' wall with lush landscaping required & rights-of-way & common elements located between their buffer & dwelling units
- Proposed drive aisle & parking will not be visible from Mediterra RPD
- Although existing buffering in place, proposing to enhance the buffer by increasing the amount of shrubs from 18 per 100 lineal feet to a double staggered hedge & providing the 8' solid wall
- Given the extraordinary circumstances, requesting wall setback a minimum of 14' from property line
- No impact to effectiveness of provided enhanced buffering as demonstrated by the line of sight exhibit
- Approval of deviation would enhance the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health safety and welfare.

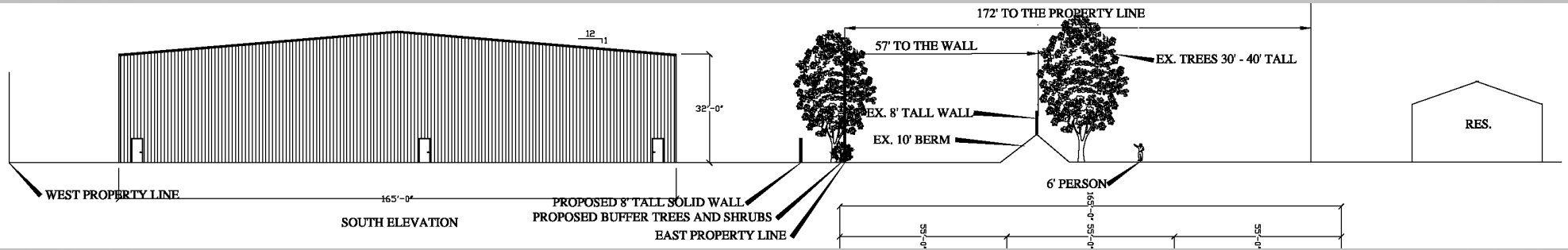
LANDSCAPE PLAN

TOTAL SHRUBS	364	75 TOTAL TREES
INDIGENOUS SHRUBS	364	75 INDIGENOUS TREES
PERCENT NATIVE	100.00%	100.00% PERCENT NATIVE

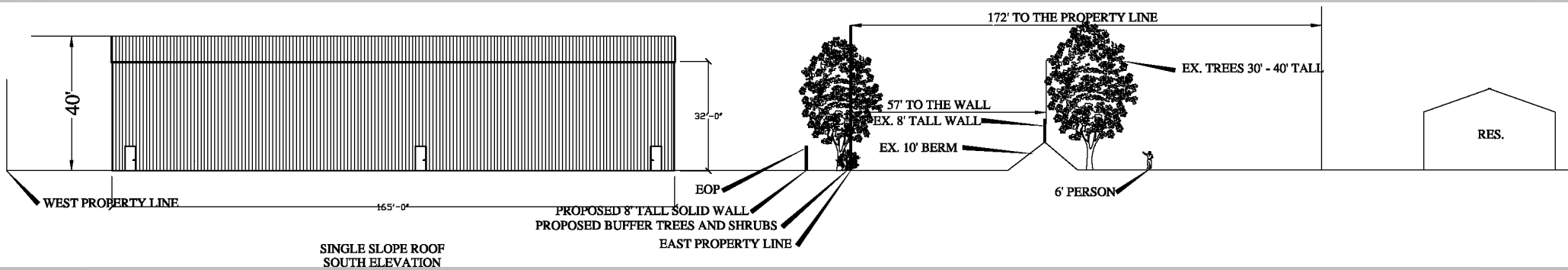
NOTE:
SILVER BUTTONWOOD TREES
SHALL BE PLANTED 10' O.C. TO
ACHIEVE A 20' CANOPY



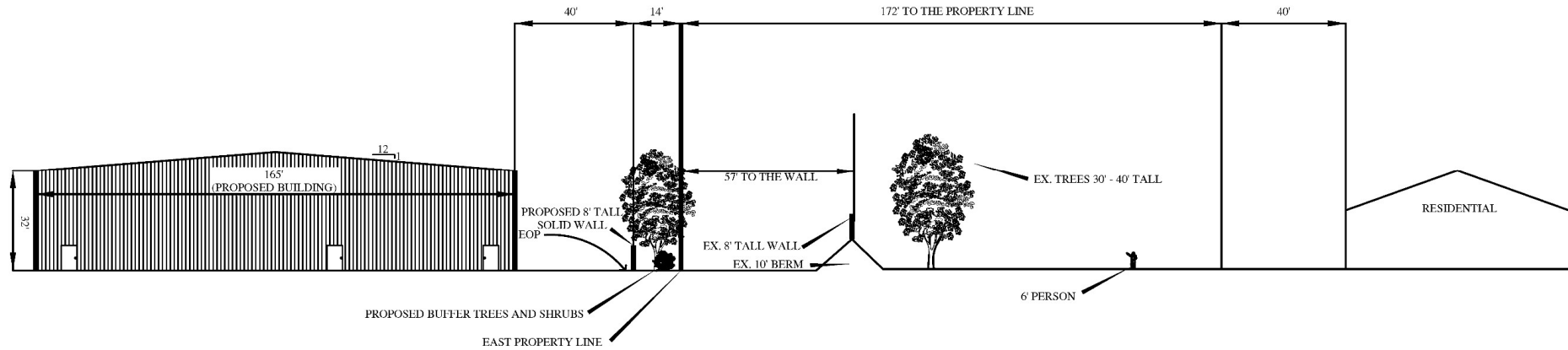
LANDSCAPE PLAN



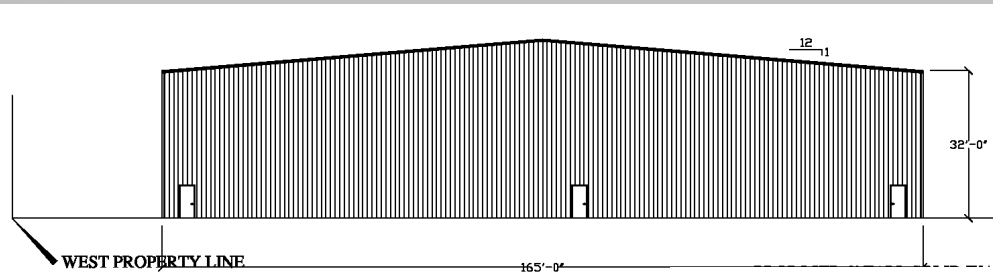
10' BERM WITH WALL TO THE EAST



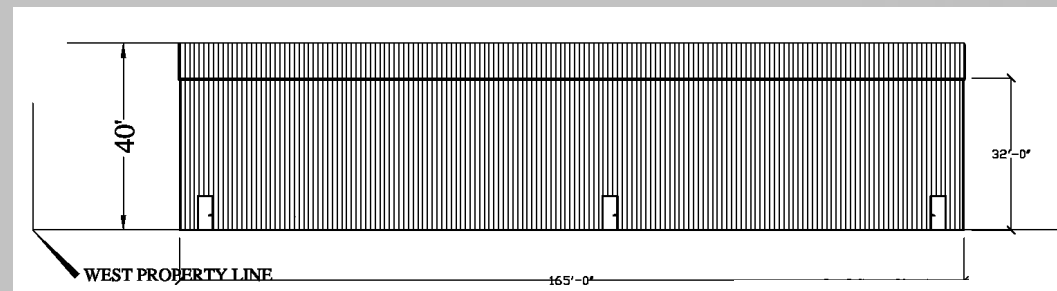
LINE OF SIGHT



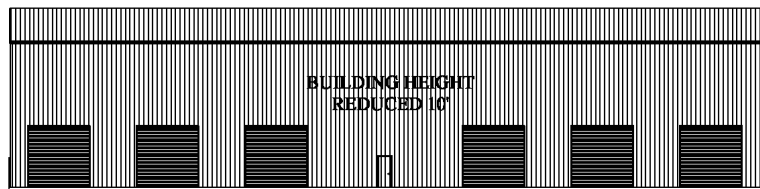
ELEVATIONS



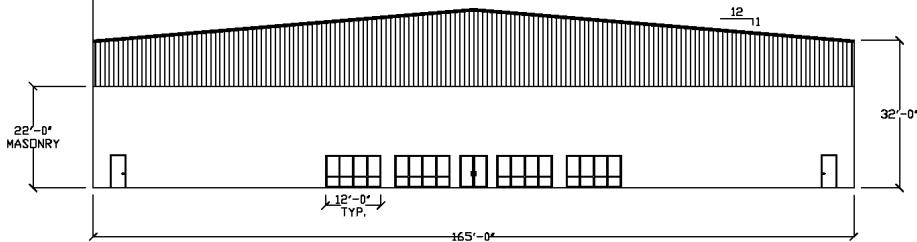
SOUTH ELEVATION



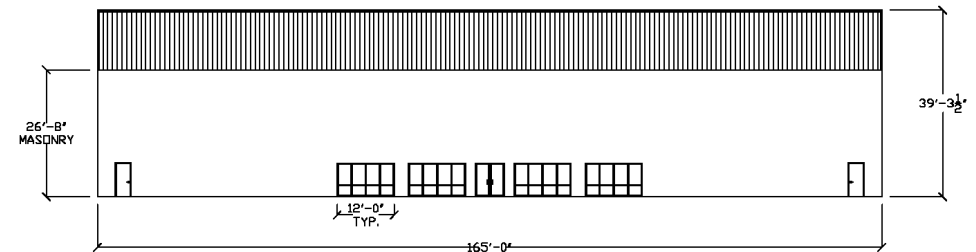
SINGLE SLOPE ROOF
SOUTH ELEVATION



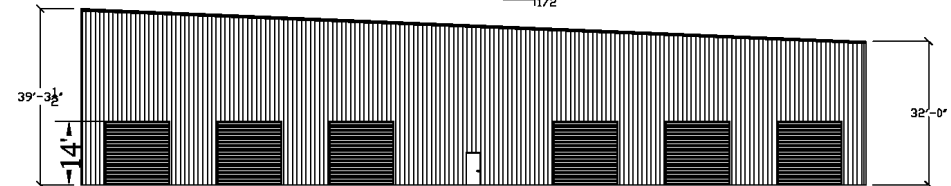
EAST/WEST ELEVATION



NORTH ELEVATION

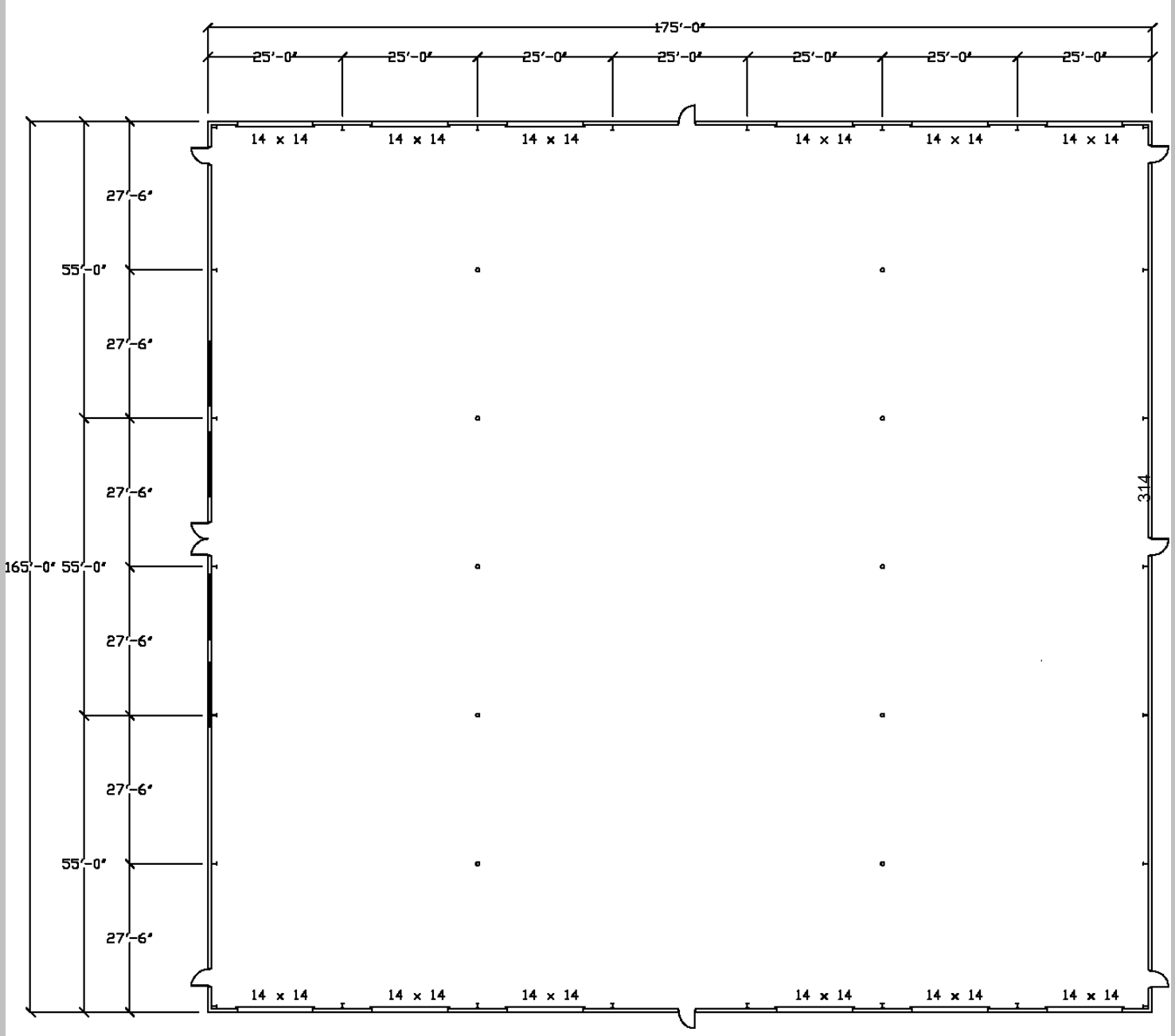


NORTH ELEVATION



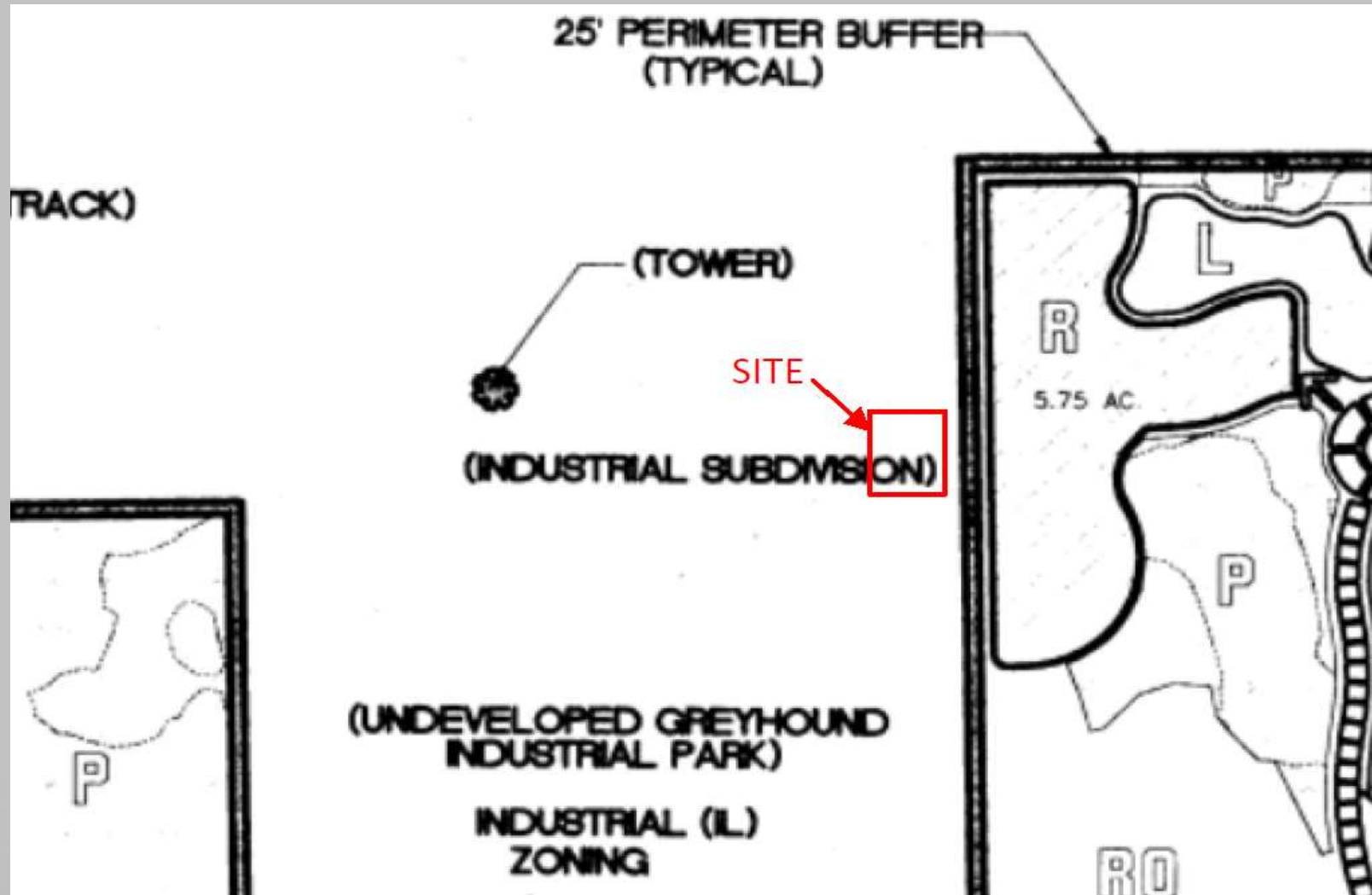
EAST/WEST ELEVATION

FLOOR PLAN

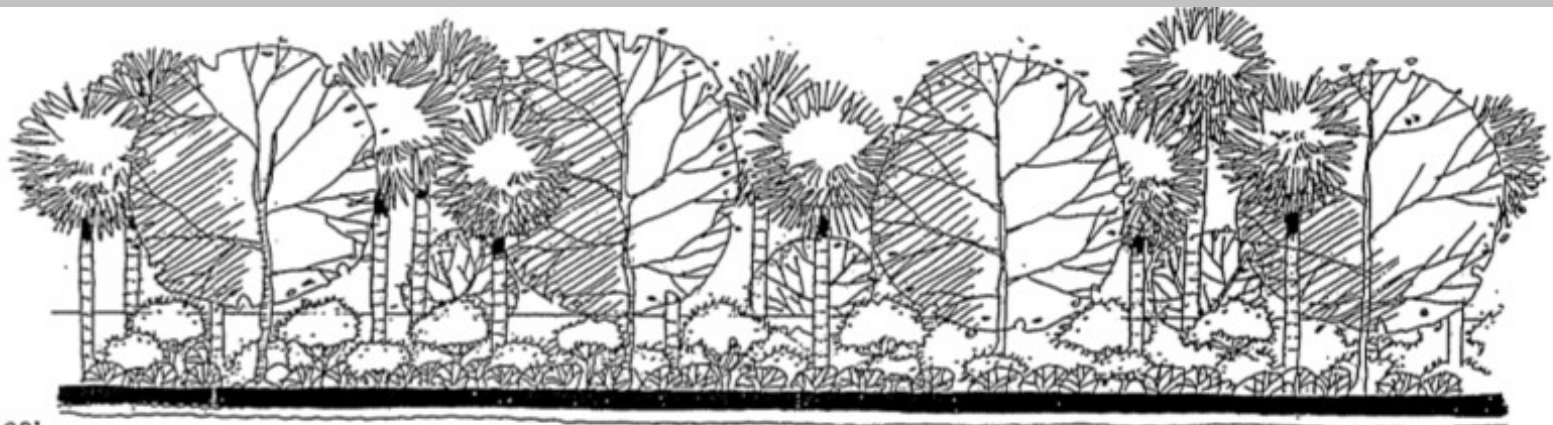


QUESTIONS?

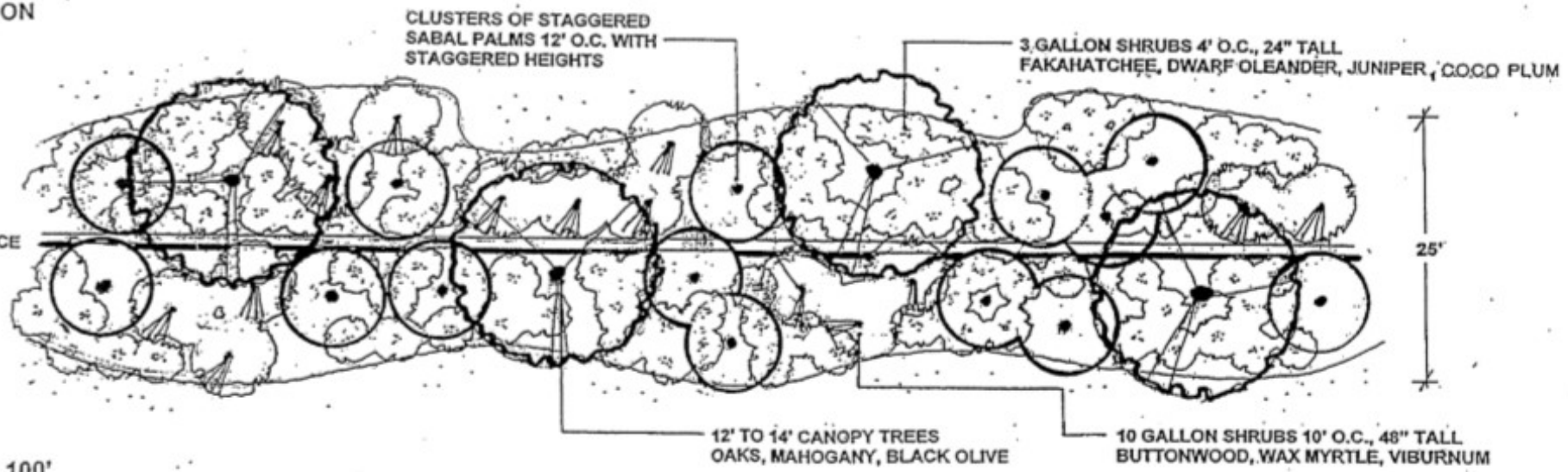
MEDITERRA MASTER CONCEPT PLAN (Z-99-074, EXHIBIT D) SHOWING THE EXISTING INDUSTRIAL SUBDIVISION AND PERIMETER BUFFER:



MEDITERRA APPROVED LANDSCAPE BUFFER (Z-99-074, EXHIBIT C):



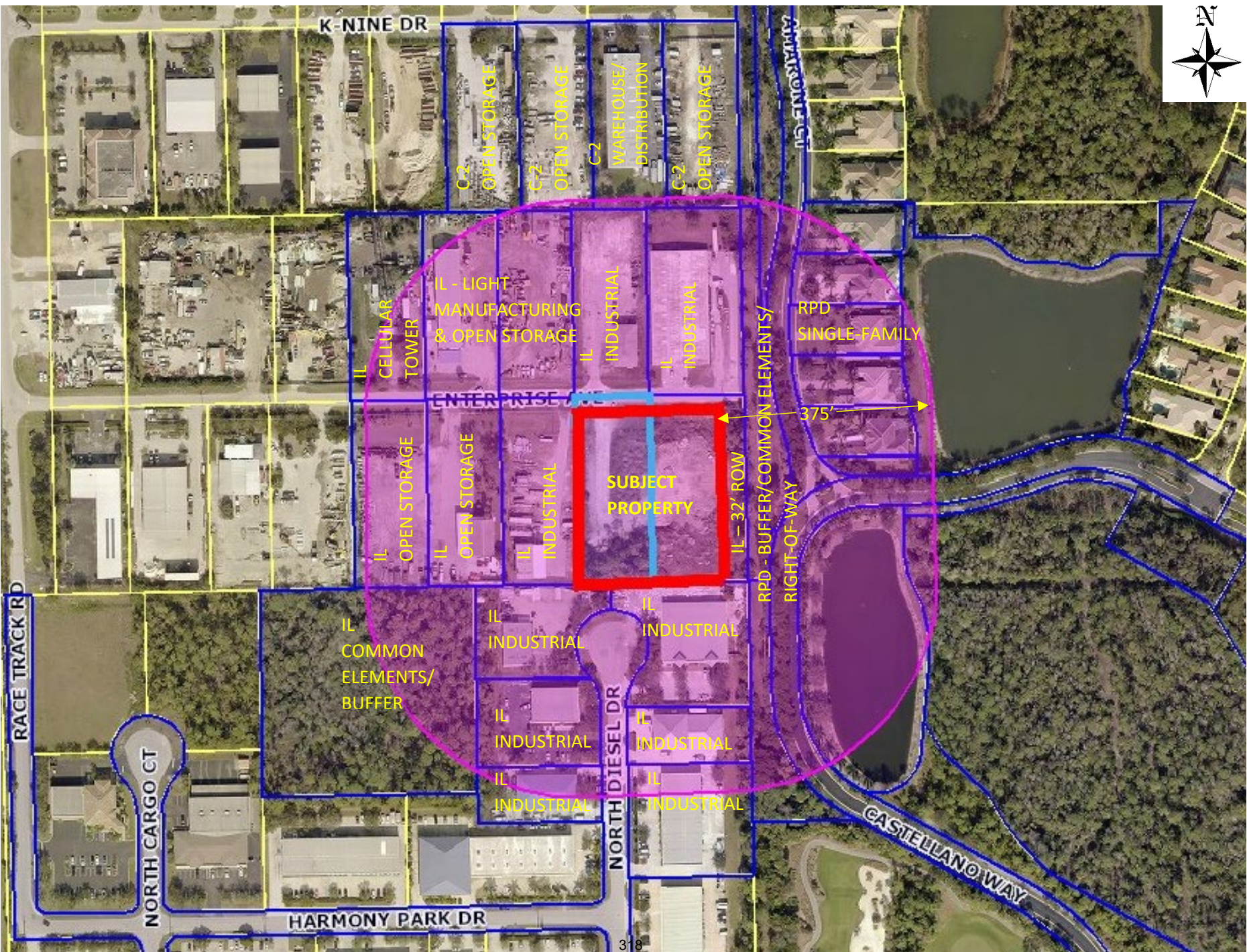
TYPICAL 100'
ELEVATION
1"=10'



TYPICAL 100'
CONCEPTUAL PLANTING PLAN
1"=10'

DATE: 10-28-99

EXHIBIT C
Page 2 of 2





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 # PD19-65454-BOS must be posted by September 1, 2020.
- 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 pother 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 _____
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:



SIGNATURE OF APPLICANT OR AGENT

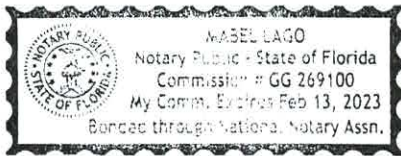
Brian F. Tanner
NAME (TYPED OR PRINTED)

ST. OR P.O. BOX

CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 25th day of August, 2020,
by Brian F. Tanner, personally known to me or who produced
N/A as identification and who did/did not take oath.





Signature of Notary Public

Mabel Lago
Printed Name of Notary Public

My Commission Expires: 02/13/2023
(Stamp with serial number)