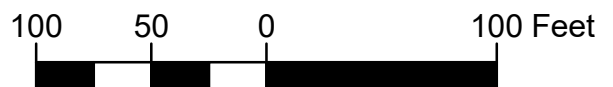


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Tommy's Express Car Wash Special Exception Location Map



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

PROJECT NAME: TOMMY EXPRESS CAR WASH

TYPE OF CASE: SPECIAL EXCEPTION

CASE NUMBER: SPE22-92499-BOS

HEARING DATE: APRIL 18, 2023

PLANNER: MIKE FIIGON II

REQUEST AND STAFF RECOMMENDATION

A special exception request to allow a car wash facility on property located within the Commercial Zone of the Bonita Beach Road Corridor Overlay, pursuant to LDC 4-898.

Deviations Requested: None

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

I. APPLICATION SUMMARY:

- A. Applicant: 11230 Bonita Beach RE, LLC
- B. Agent: Q. Grady Minor & Associates, P.A.
- C. Request: A special exception request to allow a car wash facility on property located within the Commercial Zone of the Bonita Beach Road Corridor Overlay, pursuant to LDC 4-898.
- D. Location: 11230 & 11290 Bonita Beach Road, Bonita Springs, Florida, 34135

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

Future Land Use: General Commercial

Current Zoning: Commercial Zone

Current Use: Vacant

F. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Residential (TFC-2); Single-family homes and duplexes	Medium Density Residential
East: Commercial Planned Development (CPD), Residential (TFC-2), Commercial Zone; Retail/Office, Single-family homes and duplex homes	General Commercial; Medium Density Residential
South: Bonita Beach Road Right-of-Way, Lee County Drainage—Remnant Parcels (Commercial Zone)	Moderate Density Residential
West: Commercial Zone; Retail/Office	General Commercial

II. BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The request is for a special exception to establish a car wash building approximately 4,600+/- square feet in size on commercial property within the Bonita Beach Road Corridor Overlay. Seventeen (17) vacuum stalls are also proposed, as shown on the site plan (Attachment A).

The properties are located on the corner of Lime Street (the city-maintained portion) and Bonita Beach Road (Lee County maintained) and are currently within the Commercial Zone of the Bonita Beach Road Corridor Overlay. Car washes are listed as a use that requires special exception approval when located within the Overlay for all zones except the Beach Zone, where they are not permitted.

The properties have frontage on Bonita Beach Road and Lime Street. There is existing residential development to the north, commercial development to the west, commercial and residential development to the east, and the Bonita Beach Road right of way to the south.

Since the northern property boundary abuts existing residential development, and in order to preserve the existing residential character of the abutting property, the Applicant has made an effort to locate the car wash tunnel and vacuum area as far south as possible, while still meeting the setbacks and buffering requirements for car washes within the Commercial Zone of the Bonita Beach Road Corridor Overlay. The Applicant is also proposing a solid wall that is eight (8) feet in height along the developable area, which will be used for screening the car wash operation from the adjacent residential uses to the north. In addition to the project being subject to and regulated by the City of Bonita Springs Noise Control Ordinance, Staff is proposing a condition that will require soundproofing on the wall in order to further capture noise that may be produced as a result of the car wash operation and vacuum stations. This request is in addition to the noise study provided by the Applicant, which largely demonstrates decibel compliance with the City of Bonita Springs Noise Control Ordinance. The proposed barrier wall will be located approximately 60 feet from the residential property boundary at its closest point, and approximately 116 feet at its furthest point. The car wash tunnel itself and the vacuum stations are located approximately 150 feet from the northern boundary. The remaining portion of the property between the wall and the abutting homes will be used for landscaping, open space, and stormwater retention. Included in that area are heritage trees such as oak trees and a banyan tree that will be preserved in their existing locations (as shown on the site plan).

In accordance with applicable land development code provisions, the Applicant will construct a sidewalk no less than six (6) feet in width along the property's Lime Street frontage and will increase the existing sidewalk width along Bonita Beach Road to seven (7) feet for the length of their frontage. The Applicant is aware that the abutting portion of Lime Street is a City roadway, and that Bonita Beach Road is a County roadway, requiring coordination with each respective jurisdiction for any work proposed within the corresponding road rights of way.

There are no land development code deviations that are being requested, and as such, the project will be subject to the development standards of LDC Chapter 3—Development Standards, LDC Chapter 4—Zoning, LDC Chapter 6—signage, and other applicable codes and regulations.

Special Exception Review Criteria

Pursuant to LDC Section 4-131(c)(2), the following criteria are to be used to evaluate special exception requests:

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

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

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

In reviewing the request, Staff is able to make the following findings based on the aforementioned criteria:

Criterion a: Whether there exists changed or changing conditions that make the approval of the request appropriate.

Staff Analysis: In 2019, the Bonita Beach Road Corridor Overlay was established and constituted significant revisions to the previous standards of the Bonita Beach Road Corridor. Part of the revisions included the creation of “zones” that would replace the conventional zoning designations of property included in the Overlay. The properties in question were effectively rezoned from C-1A and CS-1 (both commercial zonings) to the Commercial Zone of the Overlay. This action was done by the City and approved by City Council when the Overlay revisions were adopted. The revisions included a list of uses, which allow car washes within the Commercial Zone, provided the project is approved via a special exception. The Applicant has satisfied the special exception application requirements and has addressed Staff’s concerns related to the project.

Criterion b: The testimony of the Applicant

Staff Analysis: The Applicant has provided a narrative supporting the project. They will also provide an in-person presentation for consideration. The application submittal package can be reviewed as part of the backup to this staff report.

Criterion c: The recommendation of Staff

Staff Analysis: The staff recommendation is to approve the special exception request, subject to the conditions proposed later in this report.

Criterion d: The testimony of the public

Staff Analysis: The public has been notified of the request pursuant to LDC requirements. The Applicant held the required two neighborhood information meetings (pre-submittal and post sufficiency) and the contents of those meetings are contained as part of the application backup. Traffic, noise, and drainage were concerns raised in the meetings. Traffic impacts are addressed later in this report and a noise study was conducted by the Applicant and is provided as part of the application backup. For stormwater/drainage, the City would not be able to approve a project that has deleterious effects on neighboring properties. At time of local development

order, the developer will be required to provide a complete stormwater management plan for review.

Additionally, notices were sent to the surrounding property owners that contained the request language and the proposed hearing dates. Owners have the opportunity to state their support or opposition to the request and return the notice to Staff. At the time of this report, Staff has received two notices of opposition from homeowners residing to the north and northwest of the proposed project site. The reasons provided for opposition are that the car wash is “unnecessary and detrimental” (no additional information provided) and that there is a speeding problem on Lime Street that would be exacerbated by increased car traffic on that roadway. Speed limit enforcement is conducted by the Lee County Sherriff’s office and is not the purview of Staff, the Zoning Board, or City Council. The traffic impact statement provided by the Applicant has demonstrated a traffic impact of less than 1% to the affected network, meaning that the project would not be considered one that creates a significant impact.

Criterion e: Consistency with the goals, objectives, policies, and intent of the Bonita Plan.

Staff Analysis: The property is within the General Commercial future land use category as described in the Comprehensive Plan (Bonita Plan). Further analysis is provided below.

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

Staff Analysis: The car wash will be developed in compliance with the regulations of the land development code, including the requirements of the Bonita Beach Road Corridor Overlay. No deviations to the required standards are being considered as part of this application.

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

Staff Analysis: Staff did not observe any critical areas or natural resources on-site.

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

Staff Analysis: The properties are located within a commercial corridor within the Bonita Beach Road Corridor Overlay. The request of a car wash is a commercial project and is consistent with the intent of the Overlay. Other planned uses on adjacent properties to the east and west will need to meet the intent of the Overlay. With regards to the existing residential areas, the site plan indicates that the car wash tunnel and vacuum stations will be directed away from the residences and geared towards Bonita Beach Road. The Applicant is proposing a wall on the north side of the development area to better screen the car wash activities from the residential areas. A Staff condition requires that soundproofing be added to the wall to limit noise impacts generated from the car wash.

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

Staff Analysis: As explained elsewhere in this report, a noise study was provided as part of the application submittal and the project will be regulated by the City of Bonita Springs Noise Control Ordinance. A wall with soundproofing will be erected to limit the negative effects on the residential properties to the north. The Applicant will also be responsible for the provision of sidewalks along their Lime Street frontage and expanding the sidewalk on their Bonita Beach Road frontage. Pedestrian conflicts will be addressed due to the establishment of a sidewalk that is not there currently (Lime Street) with an adequately striped crosswalk that traverses the entrance to the properties.

Criterion j: Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in this chapter (LDC Chapter 4).

Staff Analysis: The use of a car wash within the Bonita Beach Road Corridor Overlay requires special exception approval for properties located in the Commercial Zone. The Applicant has filed the required applications and submittal documentation and the site will be developed in accordance with the relevant code provisions.

Surrounding Zoning

The property is located within the Commercial Zone of the Bonita Beach Road Corridor Overlay. Adjacent property to the west is also located within the Commercial Zone. To the south is the road right of way of Bonita Beach Road, followed by Lee County remnant parcels that are currently used for drainage for Bonita Beach Road, also located in the Commercial Zone. To the east is an existing Commercial Planned Development (CPD) with retail and office uses. There is TFC-2 residentially-zoned property to the north of the CPD, which are also located in the Commercial Zone of the Bonita Beach Road Corridor Overlay and have a future land use designation of General Commercial. To the north of project site is TFC-2 residentially-zoned property that contains a variety of single-family and duplex dwelling units.

Neighborhood Compatibility

The car wash is proposed to be located on commercial properties with existing commercial entitlements as afforded under the provisions of the Bonita Beach Road Corridor Overlay. Prior to the creation of the overlay, the properties had commercial zoning (C-1A and CS-1). Properties to the east and west are also within the Commercial Zone of the overlay. Given the parameters of a car wash business, the Applicant has made an effort to locate the car wash tunnel and vacuum area as far south as possible, furthest away from the existing residential homes to the north. The Applicant is proposing a wall at least eight (8) feet in height to better screen the operation from the residential areas. Additionally, Staff is proposing a condition that would require sound attenuation on the wall in order to better capture noise associated with the blower and vacuums. The Applicant submitted a noise study that largely demonstrates compliance with the City's noise ordinance, however, it is the Staff opinion that sound attenuation methods are still appropriate in order to demonstrate compatibility and limit perceived negative impacts. The Applicant has acknowledged Staff's request.

Environmental Considerations

There are no environmentally critical areas or natural resources on-site. The Applicant is proposing to preserve several heritage trees, including a live oak, banyan tree, and oak tree, as shown on the site plan. Trees that are proposed to be removed will be reviewed by Staff and the City's Tree Advisory Board and replacement plantings will need to be consistent with the land development code. The project is not deviating from the code-required landscape buffers and the exact list of plantings will be reviewed at time of local development order review. The buffer widths are shown on the proposed site plan and include a buffer of at least fifteen (15) feet in width

running adjacent to an existing utility easement along the northern property boundary, adjacent to the residential uses.

Stormwater

Currently, discharge points exist along Bonita Beach Road to accommodate stormwater runoff. The project's stormwater plan has not been fully designed, but the developer will be required to provide detailed stormwater calculations at time of local development order submittal. In general, the project will not be permitted to negatively impact the surrounding neighborhood with stormwater. The stormwater plan will not be approved if the calculations show additional runoff onto the neighboring residential properties. Without an adequate stormwater management plan, the local development order would not be approved.

Traffic

The Applicant submitted a Traffic Impact Statement, which was reviewed by the City's traffic engineer as well as Lee County.

Several roadway links were analyzed, including Bonita Beach Road, between Race Track Road and Lime Street, and Lime Street to Imperial Parkway. The proposed car wash is projected to yield less than 100 trips during the highest peak hour, which is less than 1% of the total traffic volume associated with the surrounding roadway segments. Any project that generates less than 2% is considered a project of non-significant impact under Bonita Springs regulations. Access to the property will be from Lime Street and Staff and the Applicant are in agreement that the curb cut should be moved slightly north [of the existing curb cut] in order to reduce potential queuing conflicts on Bonita Beach Road when turning right onto Lime Street. At Staff's request, the Applicant also included a note on the site plan related to a possible cross access easement with the property to the west. Currently, there is an existing driveway on the adjacent property that dead ends at the shared side property line. Under normal circumstances, Staff would require the Applicant to connect driveways and create an accessway that runs parallel to Bonita Beach Road. However, the adjacent site was developed prior to the 2019 [current] standards of the Bonita Beach Road Corridor Overlay. Under the current standards, the adjacent building would need to be closer to Bonita Beach Road and may compromise the present driveway location. As a result, Staff requested the Applicant amend the site plan to acknowledge the possible need for cross access if/when the adjacent property comes in for redevelopment under the Overlay standards.

A copy of the Traffic Impact Statement is provided for consideration as part of the Application backup.

Comprehensive Plan Considerations

The subject property is located in the General Commercial future land use category, according to the future land use map of Bonita Springs. The category includes the following provisions:

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

- a. Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*
- b. If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
- c. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*
- d. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The project is commercial in nature and is located on a commercial property within the City. It is the Staff opinion the requested use does not violate the provisions of the future land use category as outlined in the Comprehensive Plan/Bonita Plan.

With regards to the Traffic Element of the Comprehensive Plan, the project fronts fully constructed roadways and suitable access to the site will be provided as part of the development of the project. The Applicant will be providing sidewalks along the Lime Street frontage and will expand the existing sidewalk along Bonita Beach road, as required by code. It is the Staff opinion the request does not violate the applicable provisions of the Traffic Element of the Bonita Plan.

It is the Staff opinion that the remaining Comprehensive Plan elements of Conservation/Coastal Management, Intergovernmental Coordination, Housing, Capital Improvements, and Recreation/Open Space are not applicable to this request. This determination was made after Staff examined all elements for applicability to this request.

It is the Staff opinion the request does not violate the applicable provisions of the Comprehensive Plan.

Findings & Conclusion

It is Staff's opinion that the special exception request for a car wash at the proposed location is consistent with the provisions of the Comprehensive Plan, is compatible with existing uses within the area, will not cause damage, hazards or nuisance, will not impact environmentally critical areas (none are on site), and is located in an area with adequate public facilities.

Based upon an analysis of the Application and the special exception approval criteria, Staff makes the following findings and conclusions, as conditioned:

1. The requested special exception, as conditioned:
 - a) Meets or exceed all applicable performance and locational standards set forth for the proposed use;
 - b) is consistent with the goals, objectives, policies and intent set forth in the City of Bonita Springs Comprehensive Plan;
 - c) is compatible with existing or planned uses in the surrounding area;
 - d) will not cause damage, hazard, nuisance or other detriment to persons or property;
 - e) will not have an adverse effect on surrounding properties; and
 - f) will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in the City's Land Development Code.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of the request with the following conditions:

1. The special exception will be valid for this Applicant only and should be generally consistent with the attached site plan (Attachment A).
2. Soundproofing will be required on the interior side of the proposed solid wall. The exact material and a determination of specific locations shall be determined during the local development order process.
3. The City of Bonita Springs Noise Control Ordinance remains in effect in its entirety.
4. The hours of operation shall be from 7:00am to 9:00pm, seven days a week.
5. Additional information or changes to the plan not covered by this approval may require additional approvals. Such approvals will follow the processes outlined in the Land Development Code.
6. Approval of this special exception request does not guarantee approval of a local development order or building permit.
7. Unless modified by this approval, the property shall be consistent with the regulations of the Land Development Code.

SUBJECT PROPERTY

The Applicant indicates the STRAP numbers are: 36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210

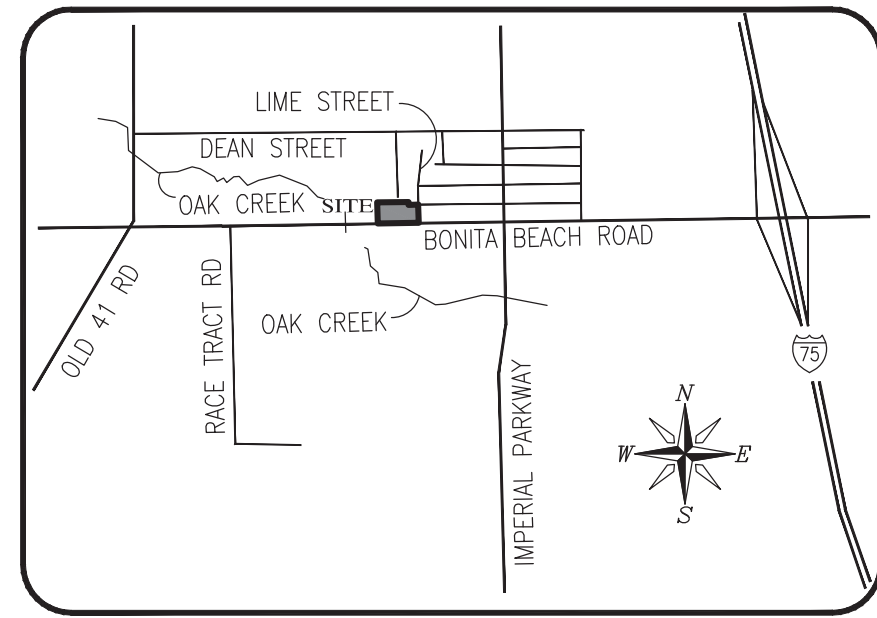
EXHIBITS

- A. Sketch and Legal Description of the Subject Property

ATTACHMENTS

- A. Proposed Site Plan
- B. Application Backup (Final Documents)

EXHIBIT A



CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	26.00'	41.12'	90°37'20"	N 44°02'33" E
C1(P)	26.00'	41.12'	90°37'20"	

PROPERTY DESCRIPTION

(INSTRUMENT # 2022000136407)

PARCEL 1:
THE EAST 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS AND EXCEPTING THE SOUTH 30 FEET THEREOF RESERVED FOR ROAD RIGHT-OF-WAY AND LESS THE NORTH 1065 FEET THEREOF.

PARCEL 2:
THE SOUTH 1/2 OF LOT 20 AND ALL OF LOTS 21 AND 22, HIGHLAND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 134, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

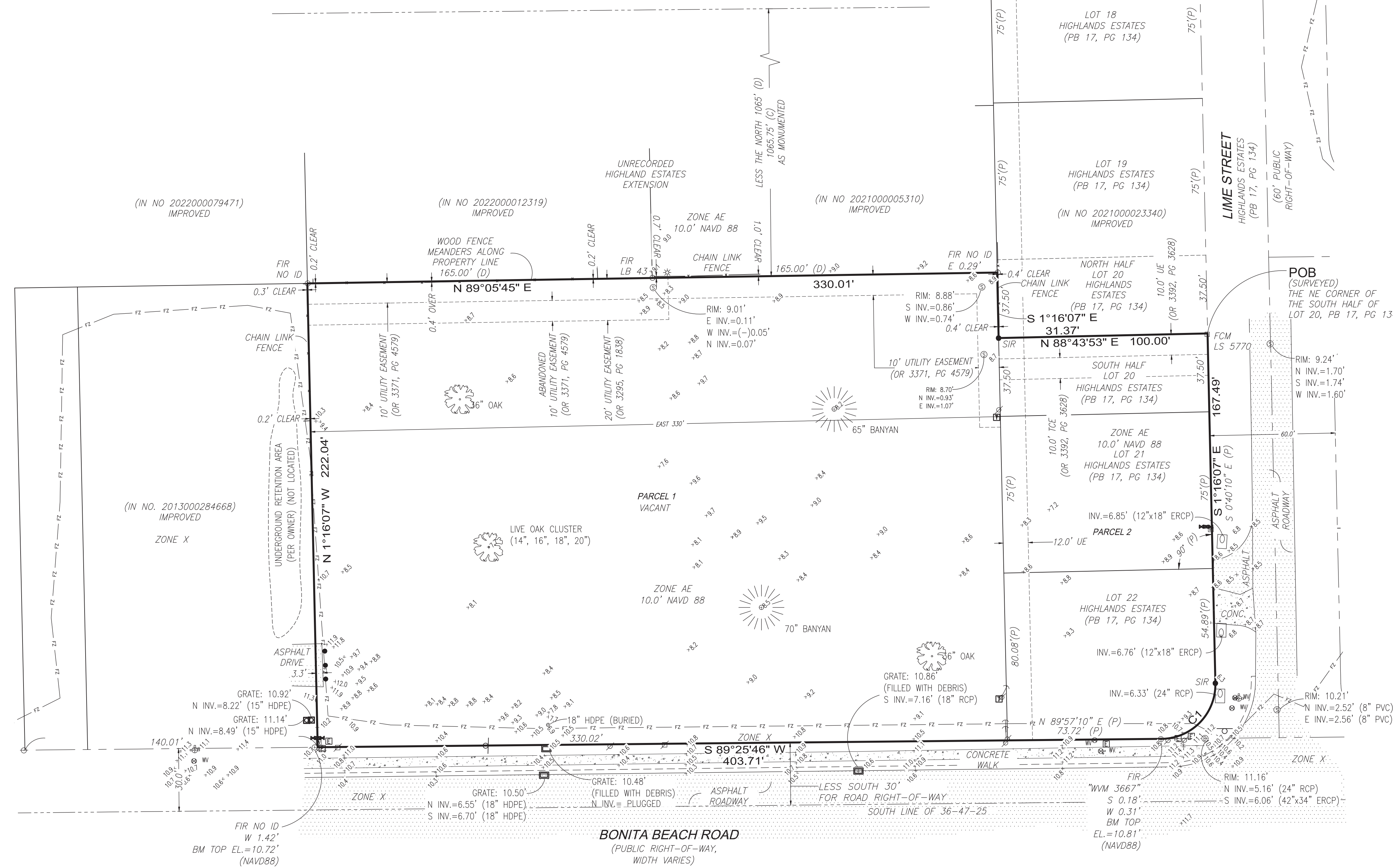
(OVERALL DESCRIPTION PREPARED BY SURVEYOR)
THE SOUTH 1/2 OF LOT 20 AND ALL OF LOTS 21 AND 22, HIGHLAND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 134, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE EAST 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS THE NORTH 1065 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF LOT 20, HIGHLAND ESTATES, PLAT BOOK 17, PAGE 134, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WEST RIGHT-OF-WAY OF LIME STREET AS SHOWN ON SAID PLAT; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) SOUTH 01°16'07" EAST, A DISTANCE OF 167.49 FEET TO A POINT ON A CURVE TO THE RIGHT; 2) THENCE SOUTHWESTERLY 41.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 90°37'20", (CHORD BEARING SOUTH 44°04'49" WEST, A DISTANCE OF 36.99 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY OF BONITA BEACH ROAD; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°25'46" WEST, A DISTANCE OF 403.71 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE, NORTH 01°16'07" WEST, A DISTANCE OF 222.04 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 13 OF UNRECORDED HIGHLAND ESTATES EXTENSION AS DESCRIBED IN INSTRUMENT NUMBER 2011000101895 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOT 26 OF SAID HIGHLAND ESTATES EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4709, PAGE 1842 OF SAID PUBLIC RECORDS, NORTH 89°05'45" EAST, A DISTANCE OF 330.01 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED PLAT; THENCE ALONG SAID WEST LINE, SOUTH 01°16'07" EAST, A DISTANCE OF 31.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE AFOREMENTIONED LOT 20; THENCE ALONG SAID NORTH LINE, NORTH 88°43'53" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.13 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY LINE OF BONITA BEACH ROAD, LEE COUNTY, FLORIDA AS BEING S 89°25'46" W.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE SEARCH REPORTS PROVIDED BY COLEMAN, YOVANOVICH & KOESTER, P.A. WITH FILE NUMBERS OF 19048502 AND 19048495, BOTH HAVING AN EFFECTIVE DATE THROUGH MARCH 21, 2019 AT 8:00 AM. MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 10.0' NAVD 88 AND ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0659 F, DATED 8/28/2008. FLOOD LINES SHOWN HEREON WERE SCALED FROM THE REFERENCED FIRM MAP.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. SOURCE BENCHMARK IS 175 Z 10.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- DATE OF LAST FIELD WORK: 4/27/2022.



- | | | | | |
|---|--|-------------------------------|----------------------------------|-----------------------------------|
| LEGEND | BM BENCHMARK | ELEV ELEVATION | ○ CATCH BASIN | * LIGHT POLE |
| PCB POINT OF COMMENCEMENT | RF PLAT BOOK | INVERT ELEVATION | ○ DRAINAGE MANHOLE | ○ TELEPHONE MANHOLE |
| POB POINT OF BEGINNING | OR OFFICIAL RECORDS BOOK | RM RIM ELEVATION | ○ METERED DRAIN | ○ TELEPHONE RESERVOIR |
| RP FOUND IRON PIPE | PG PAGE(S) | A/C AIR CONDITIONING UNIT/PAD | ○ WATER VALVE | ○ CABLE TELEVISION RESERVOIR |
| FR FOUND 5/8" IRON ROD | PS PROFESSIONAL SURVEYOR AND MAPPER | CONC CONCRETE | ○ WATER METER | ○ ELECTRIC MANHOLE |
| FC FOUND 1/2" IRON ROD w/ CAP, L.B. #5151 | LB LICENSED BUSINESS | CP CORRUGATED PLASTIC PIPE | ○ BACK FLOW PREVENTOR | ○ ELECTRIC RESERVOIR |
| FCM FOUND CONCRETE MONUMENT | SP STATE PLANE COORDINATES | CP CORRUGATED PLASTIC PIPE | ○ FIRE HYDRANT | ○ ELECTRIC RESERVOIR/METER |
| SCM SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151 | ROW RIGHT-OF-WAY | RCP REINFORCED CONCRETE PIPE | ○ FIRE DEPARTMENT CONNECTION | ○ ELECTRIC TRANSFORMER |
| FNK FOUND PARKER KALON NAIL | PUE PUBLIC UTILITY EASEMENT | CONC CONCRETE MANSUET | ○ BACTERIA SAMPLE POINT | ○ SIGN ON POLE |
| SPK SET PARKER KALON NAIL w/ALUMINUM DISK, L.B. #5151 | ULE COUNTY UTILITY EASEMENT | CONC CONCRETE | ○ AIR RELEASE VALVE | ○ OAK TREE |
| SH FOUND SANDWICH MARKER | UE UTILITY EASEMENT | CONC CONCRETE | ○ IRRIGATION VALVE/CONTROL VALVE | ○ PALM TREE |
| SDH SET DRILL HOLE | DE DRAINAGE EASEMENT | EDW EDGE OF WATER | ○ GAS VALVE | ○ PINE TREE |
| FMN FOUND MAG NAIL | DE DRAINAGE EASEMENT | E CENTER LINE | ○ GAS METER/SERVICE | ○ TREE OTHER |
| FD FOUND | LE LIME MAINTENANCE EASEMENT | EQ EDGE OF FURROW | ○ GAS MARKER | ○ POLY TUBE SLUB OUT |
| (P) PLAT | LBE LANDSCAPE BUFFER EASEMENT | ESP EDDGE OF PAVEMENT | ○ UTILITY POLE - WOOD | ○ TEMPORARY CONSTRUCTION EASEMENT |
| (M) MEASURED | FLR FLORIDA POWER AND LIGHT | EQ EDGE OF PAVEMENT | ○ UTILITY POLE - CONCRETE | ○ INSTRUMENT NUMBER |
| (C) CALCULATED | BSU BONITA SPRINGS UTILITY EASEMENT | EQ EDGE OF PAVEMENT | ○ CLEAN OUT | IN NO |
| (D) DEED | NAVD NORTH AMERICAN VERTICAL DATUM OF 1988 | EQ EDGE OF PAVEMENT | ○ GUY ANCHOR | IN NO |
| | NAD83 NORTH AMERICAN DATUM OF 1983 | EQ EDGE OF PAVEMENT | ○ OVERHEAD WIRES | IN NO |
| | NAD83 NORTH AMERICAN DATUM OF 1983 | EQ EDGE OF PAVEMENT | | IN NO |

REVISED: 06/01/2022 CHANGED TITLE OF SURVEY



GradyMinor

Civil Engineers
Cert. of Auth. EB 0005151

Land Surveyors
Cert. of Auth. LB 0005151

Planners

Landscape Architects
Business LC 260002266

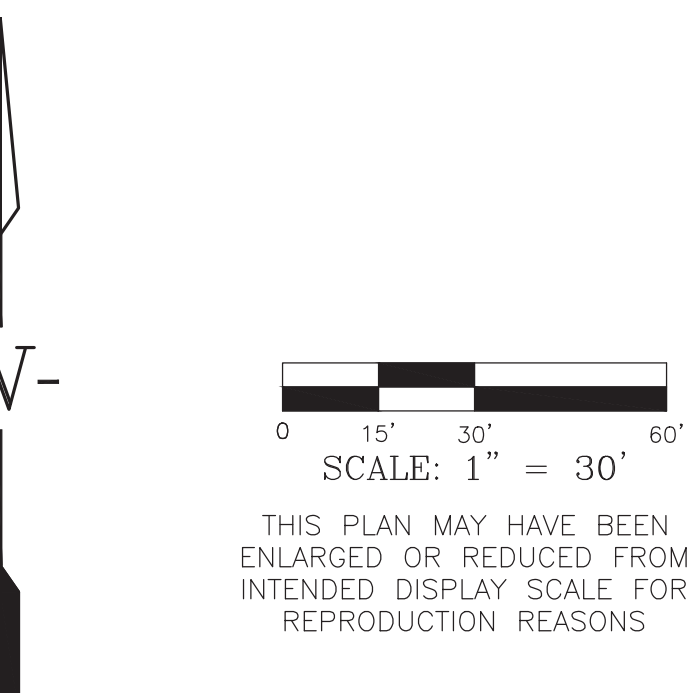
O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Bonita Springs: 239.947.1144

www.GradyMinor.com

Fort Myers: 239.690.4380

DRAWN BY:	AH	BOUNDARY, TREE AND TOPOGRAPHIC SURVEY
CHECKED BY:	TJD	
JOB CODE:	RWBRRD	
SCALE:	1" = 30'	
DATE:	28 APRIL 2022	
FILE:	22-92-B-T	71290 BONITA BEACH RD SE BONITA SPRINGS, FL 34135
SHEET:	1 of 1	
		LYING IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

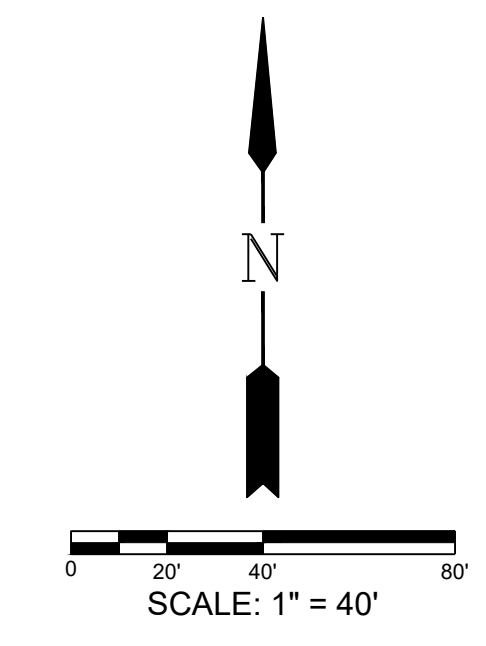


SCALE: 1" = 30'

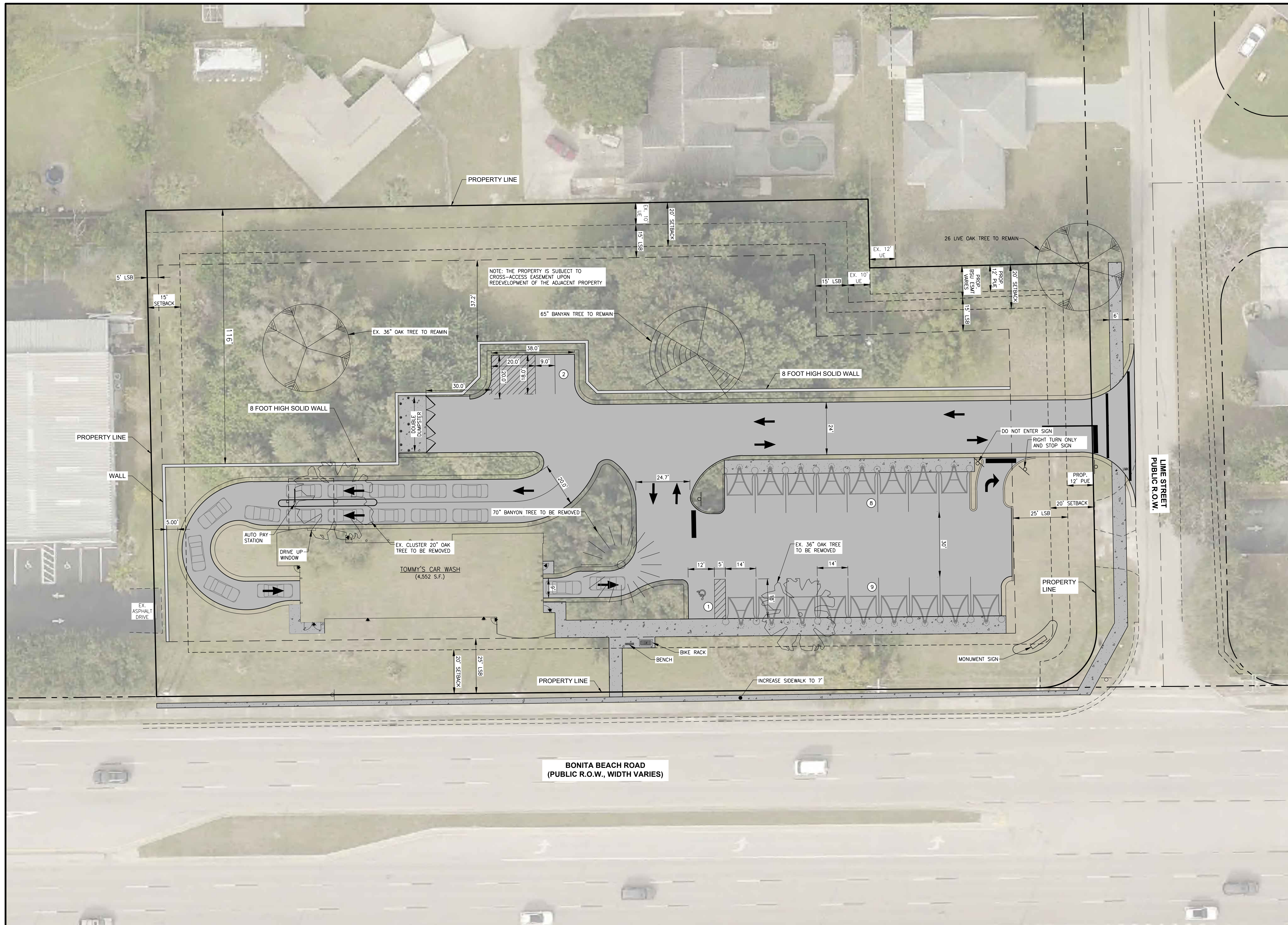
THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

6/1/2022
DATE SIGNED

T. J. DeVries, P.S.M.
FL LICENSE #6758
FOR THE FIRM



ATTACHMENT A



LEGEND

Revision	Date	Description	By

DESIGNED BY: M.T.H.
 DRAWN BY: C.J.R.
 APPROVED: D.W.A.
 JOB CODE: TECWSE-22
 SCALE: 1" = 40'



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

Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134
 Business LC 26000266

TOMMY'S EXPRESS CAR WASH
 EXHIBIT IV-G
 CONCEPTUAL SITE PLAN
 REVISED: 01/25/2023

MUNICIPALITY: BONITA SPRINGS
SEC./TOWNSHIP/RNG 36/475/25E
DATE: JANUARY 2023
SUBMITTAL TYPE: SPECIAL EXCEPTION
SHEET 1 OF 1

G:\PLANNING\PROJ - PLANNING\TECWISE-22 TOMMY'S EXPRESS CAR WASH (SP22-92489-BDS)\DRAWINGS\TECWISE-22 EXH. IV-G-REL.DWG 1/31/2023 2:12 PM

Civil Engineers • Land Surveyors • Planners • Landscape Architects

June 10, 2022

Michael Fiigon, AICP
City of Bonita Springs Community Development
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135

RE: Tommy's Express Car Wash Special Exception – Submittal 1

Dear Mr. Fiigon:

Enclosed, please find the completed Application for Special Exceptions (SE) to allow a car wash to be developed on property located at 11230 and 11290 Bonita Beach Road SE.

The subject 1.9+/- acre property is located at 11230 and 11290 Bonita Beach Road SE in Section 36, Township 47 South, Range 25 East, Bonita Springs, Florida.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application
3. Part III Affidavit
4. Location Map
5. Declaration of Authority Letter
6. Exhibit I-F Disclosure of Interest Form
7. Deed
8. Boundary Survey
9. PB17 PG134
10. Exhibit IV-A and IV-B Surrounding Property Owners Map & Mailing Labels
11. Exhibit IV-F Narrative
12. Exhibit IV-G Site Plan
13. Traffic Impact Analysis

14. Neighborhood Meeting Documents
15. CD Containing Application Packet

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

Sincerely,



D. Wayne Arnold, AICP

c: 11230 Bonita Beach RE, LLC
GradyMinor File (TECWSE-22)



NEIGHBORHOOD MEETING REQUIREMENT

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

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

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

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

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

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



PUBLIC HEARING APPLICATION FOR REZONINGS (CONVENTIONAL) & SPECIAL EXCEPTIONS

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

Applicant's Name: 11230 Bonita Beach RE, LLC Phone #: 585-315-8141

Address: 1170 Pittsford Victor Road, Suite 275, Pittsford, NY 14534

E-mail: jcaruso@tewash.com

Project Name: Tommy's Express Car Wash Special Exception

STRAP Number: 36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210

Application Form: Computer Generated* City Printed

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

STAFF USE ONLY

Case Number: _____ Date of Application: _____

Fee: _____

Current Zoning: _____

Land Use Classification(s): _____

Comp. Plan Density: _____

Date of Zoning Public Hearing: _____

Date of City Council Public Hearing: _____

Planner Assigned: _____

Staff Recommendation: _____

PART I

APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name of applicant: 11230 Bonita Beach RE, LLC
Street Mailing Address: 1170 Pittsford Victor Road
City: Pittsford State: NY Zip: 14534
Phone Number: Area Code: 585 Number: 315-8141 Ext.
E-mail: jcaruso@tewash.com

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

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

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

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

C. Name of owner of property: Same as applicant
Street Mailing Address:
City: State: Zip:
Phone Number: Area Code: Number: Ext.

D. Date property was acquired by present owner(s): 04/22/2022

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

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

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

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

**PART II
GENERAL INFORMATION**

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

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

 YES. Property is identified as:

Subdivision Name: Highland Estates

Plat Book: 17 Page: 134 Unit: Block: Lot: 20 & 21

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

STRAP NUMBER: 36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210

B. Project Street Address: 11230 and 11290 Bonita Beach Road SE

C. General Location of Property (referenced to major streets) Northwest corner of Bonita Beach Road and Lime Street

D. Nature of Request: (Check applicable answers)

 Rezoning FROM: TO:

 Special Exception for: Car Wash

E. Property Dimensions

1. Width (average if irregular parcel): 432+/- Feet

2. Depth (average if irregular parcel): 202+/- Feet

3. Frontage on road or street: 432+/- Feet

4. Width along waterbody (If applicable): Not Applicable Feet

5. Total land area: 2+/- acres Acres or Square Feet

F. Facilities

1. Fire District: Bonita Springs

2. Sewer Service Supplier: Bonita Springs Utilities

3. Water Service Supplier: Bonita Springs Utilities

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

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

Briefly describe current use of the property: Undeveloped

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

PART III
AFFIDAVIT

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

Signature of owner or owner-authorized agent

Date:

Charles L. Caranci, Jr. as Manager of 11230 Bonita Beach RE, LLC

Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this _____ day of _____ 20²², by Charles L. Caranci, Jr. as Manager, who is personally known to me or who has produced _____ as identification.

(SEAL)

Signature of notary public

Printed name of notary public

PART IV - SUBMITTAL REQUIREMENTS

APPLICATION TYPE	COPIES	EXHIBIT	ITEM
All	1		Completed application
All	1		Application Fee
All	1		Area Location Map
All	1	I-B-1	Notarized Authorization Form (if applicable)
City Initiated	4	I-B-2	Green Sheet (If applicable)
City Initiated	4	I-B-3	List of Property Owners (If applicable)
All	1	I-F	Notarized Disclosure Form (if applicable)
All	1	II-A-1	Legal Description
All	1	II-A-2	Certified sketch of description (if applicable)
All	1	II-A-3	Plat Book Page (if applicable)
All	2	IV-A	Surrounding Property Owners List & Mailing Labels
All	1	IV-B	Property Owners Map
Owner Initiated	4	IV-C	Deed Restrictions & Narrative (if applicable)
Rezoning Only	4	IV-D	Narrative Regarding Zoning Request
Rezoning Only	4	IV-E	Hazardous Materials Emergency Plan (if applicable)
All	1	IV-F	Application and Exhibits on CD-ROM

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

GENERAL – EXPLANATORY NOTES

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

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

PART I – EXPLANATORY NOTES

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

PART II – EXPLANATORY NOTES

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

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

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

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

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

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

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

PART III – EXPLANATORY NOTES

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

PART IV – EXPLANATORY NOTES

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

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

STRAP NO. 36-47-25-B4-01600.0270 and .0210 **CASE NO.** _____

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

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

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

Name, Address, and Office	Percentage of Stock
_____	_____
Not Applicable	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

Name and Address	Percentage of Ownership
_____	_____
11230 Bonita Beach RE, LLC (a Foreign Limited Liability Company)	100
Charles L. Caranci, Jr. as Manager	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, & Office (if applicable)	Percentage of Stock
Not Applicable	

Date of Contract: _____

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

Name and Address
Not Applicable

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

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

Signature: _____

(Applicant)

Charles L. Caranci, Jr. as Manager of 11230 Bonita Beach RE, LLC

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this _____ day of _____, 2022, by Charles L. Caranci, Jr. as Manager _____, who is personally known to me or who has produced _____ as identification.

Signature of Notary Public

(SEAL)

Printed Name of Notary Public

PART III
AFFIDAVIT

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

Paul Sevene
Signature of owner or owner-authorized agent

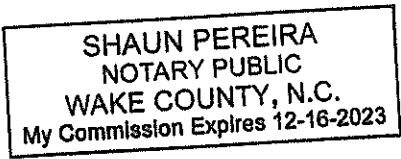
5/11/22
Date:

Paul SEVENE
Typed or printed name

~~NORTH CAROLINA~~
STATE OF FLORIDA
COUNTY OF LEE ~~WAKE~~
SUP

The foregoing instrument was certified and subscribed before me this 11th day of MAY 2022, by Paul Sevene, who is personally known to me or who has produced NC DL # 000026264444 as identification.

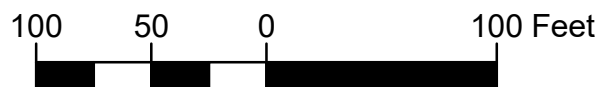
(SEAL)



Shaun Pereira
Signature of notary public

SHAUN PEREIRA
Printed name of notary public

Tommy's Express Car Wash Special Exception Location Map



DELEGATION OF AUTHORITY LETTER

To Whom it May Concern:

By means of this letter, I, Charles L. Caranci, Jr., Manager, delegate the authority to sign documents on behalf of:

11230 Bonita Beach RE LLC

to Paul Sevene, Vice President of Development and Construction.

Charles L. Caranci, Jr.
Charles L. Caranci, Jr., Manager

Date: 6/2/22

Acknowledged and agreed:

Paul Sevene
Paul Sevene, Vice President of
Development and Construction

Date: 6/3/2022

STATE OF NEW YORK) ss.:
COUNTY OF MONROE)

On the 2 day of June in the year 2022 before me, the undersigned, personally appeared CHARLES L. CARANCI, JR., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jennifer Blough
Notary Public

JENNIFER BLOUGH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BL6276847
Qualified in Ontario County
My Commission Expires 02-25-2025

STATE OF North Carolina) ss.:
COUNTY OF Wake)

On the 3 day of June in the year 2022 before me, the undersigned, personally appeared PAUL SEVENE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Joseph A Surette
Notary Public

JOSEPH A SURETTE
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 10-02-2023.

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

STRAP NO. 36-47-25-B4-01600.0270 and .0210 **CASE NO.** _____

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

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

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

Name, Address, and Office	Percentage of Stock
_____	_____
Not Applicable	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

Name and Address	Percentage of Ownership
_____	_____
11230 Bonita Beach RE, LLC (a Foreign Limited Liability Company)	100
Charles L. Caranci, Jr. as Manager (see annual corp report attached)	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, & Office (if applicable)	Percentage of Stock
Not Applicable	

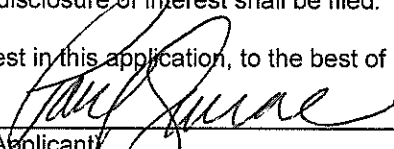
Date of Contract: _____

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

Name and Address
Not Applicable

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

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


Signature: 
 (Applicant)
PAUL SEVENE
 (Printed or typed name of applicant)

~~NORTH CAROLINA~~
 STATE OF FLORIDA
 COUNTY OF ~~LEE~~ WAKE
 SMP

The foregoing instrument acknowledged before me this 11 day of May 2022, by Paul Sevene, who is personally known to me or who has produced NC DL # 0000 262 6444 as identification.

(SEAL)

SHAUN PEREIRA
 NOTARY PUBLIC
 WAKE COUNTY, N.C.
 My Commission Expires 12-16-2023


 Signature of Notary Public
SHAUN PEREIRA
 Printed Name of Notary Public

W2A00000442

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H22000009930 3)))



H220000099303ABCZ

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)617-6383

From: Account Name : CAPITOL SERVICES, INC.
Account Number : I2016000017
Phone : (855)498-5500
Fax Number : (800)432-3622

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

FILED
TALLAHASSEE, FL

2022 JAN -7 PM 1:45

FILED

2022 JAN -7 PM 4:02

TALLAHASSEE, FL

**Foreign Limited Liability Company
11230 BONITA BEACH RE LLC**

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$155.00

COVER LETTER

H22000009930

TO: Registration Section
Division of Corporations

SUBJECT: 11230 Bonita Beach RE LLC

Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

Name of Person

Capitol Services - Corporate Filings Team

Firm/Company

515 East Park Avenue, Second Floor

Address

Tallahassee, Florida 32301

City/State and Zip Code

mczlonka@tewash.com

E-mail address: (to be used for future annual report notification)

IMPORTANT:
The email address entered here will be utilized for future annual report notifications and possibly other NOTIFICATIONS from the STATE to the entity!

FILED
2022 JAN - 7 PM 1:45
TALLAHASSEE, FL
FLORIDA DEPARTMENT OF STATE

For further information concerning this matter, please call:

Name of Contact Person at (855) 498 - 5500
Area Code Daytime Telephone Number

MAILING ADDRESS:
Division of Corporations
Registration Section
P.O. Box 6327
Tallahassee, FL 32314

STREET ADDRESS:
Division of Corporations
Registration Section
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Enclosed is a check for the following amount:

Please make check payable to: **FLORIDA DEPARTMENT OF STATE**

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy
- \$160.00 Filing Fee, Certificate of Status & Certified Copy

H22000009930

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. 11230 Bonita Beach RE LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Delaware
(Jurisdiction under the law of which foreign limited liability company is organized)

3. _____
(FBI number, if applicable)

4. _____
(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 1170 Pittsford Victor Road
(Street Address of Principal Office)
Suite 275
Pittsford, New York 14534

6. 1170 Pittsford Victor Road
(Mailing Address)
Suite 275
Pittsford, New York 14534

2022 JAN -7 PM 1:45
TALLAHASSEE
SECRET

FILED

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Capitol Corporate Services, Inc.

Office Address: 515 East Park Avenue, Second Floor

Tallahassee, Florida 32301
(City) (Zip code)

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Taylor Seay

Taylor Seay, Asst. Secretary on behalf of Capitol Corporate Services, Inc.

(Registered agent's signature)

H22000009930

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:


<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input checked="" type="checkbox"/> Manager	Name: <u>Charles L. Garanci, Jr.</u>	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: <u>1170 Pittsford Victor Road</u>	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	<u>Suite 275</u> <u>Pittsford, New York 14534</u>	<input type="checkbox"/> Authorized Person	_____ _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____ _____	<input type="checkbox"/> Authorized Person	_____ _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____ _____	<input type="checkbox"/> Authorized Person	_____ _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

FILED
 2022 JAN -7 PM 1:45
 STATE
 DEPARTMENT OF REVENUE
 TALLAHASSEE, FL

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.



 Signature of an authorized person
Brenda LaLoggia, Authorized Person

 Typed or printed name of signee

H22000009930

H22000009930

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "11230 BONITA BEACH RE LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SEVENTH DAY OF JANUARY, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "11230 BONITA BEACH RE LLC" WAS FORMED ON THE TWELFTH DAY OF APRIL, A.D. 2021.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.

FILED
2022 JAN -7 PM 1:45
TALLAHASSEE, FL



Jeffrey W. Bullock
Jeffrey W. Bullock, Secretary of State

5833014 8300

SR# 20220058129

You may verify this certificate online at corp.delaware.gov/autover.shtml

Authentication: 202340528

Date: 01-07-22

H22000009930

Prepared Without Opinion of Title:
Coleman, Yovanovich & Koester, P.A.
Attn: Gregory L. Urbancic, Esq.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103
239-435-3535
File Number: 15174.009

Consideration: \$1,100,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is made as of the 20th day of April, 2022, between **J.M. Beals Enterprises, Inc., an Illinois corporation**, whose post office address is 27149 Edenbridge Court, Bonita Springs, FL 34135, as grantor ("**Grantor**"), and **11230 Bonita Beach RE LLC, a Delaware limited liability company**, whose post office address is 1170 Pittsford Victor Rd., Suite 260, Pittsford, NY 14534, as grantee ("**Grantee**").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit (the "**Property**"):

See Exhibit "A" attached hereto.

Strap Numbers: 36-47-25-B4-01600.0270; 36-47-25-B4-00200.0210

Subject to: ad valorem and non-ad valorem real property taxes and assessments for the year of closing and subsequent years; covenants, restrictions, and public utility easements of record; and existing zoning and governmental regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

J.M. BEALS ENTERPRISES, INC.,
an Illinois corporation

By: Peggy Beals Ramsey
Peggy Beals Ramsey, Vice President

Meagan E. Magaldi
Witness #1: Meagan E. Magaldi
W. Tonica Johnson
Witness #2: W. Tonica Johnson

(Corporate Seal)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of April, 2022, by Peggy Beals Ramsey, Vice President of J.M. Beals Enterprises, Inc., an Illinois corporation, who is personally known or has produced a driver's license as identification.

(SEAL)



Meagan E. Magaldi
NOTARY PUBLIC
Name: Meagan E. Magaldi
(Type or Print)
My Commission Expires: 2/28/2025

Exhibit "A"

Legal Description

Parcel 1:

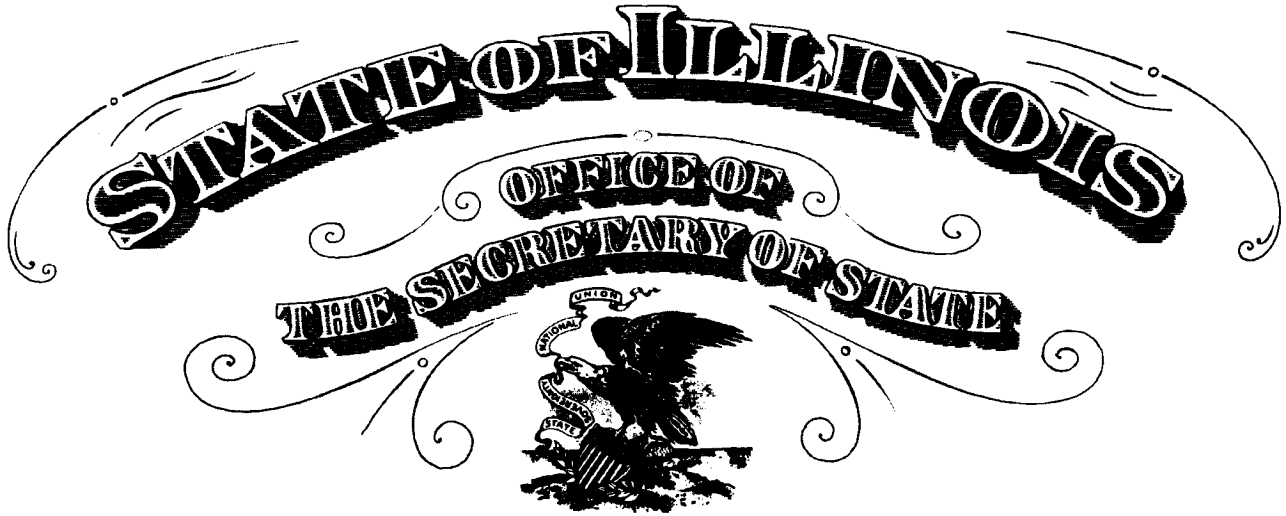
The East 330 feet of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 47 South, Range 25 East, Lee County, Florida, less and excepting the South 30 feet thereof reserved for road right-of-way and less the North 1065 feet thereof.

Parcel 2:

The South 1/2 of Lot 20 and all of Lots 21 and 22, Highland Estates, according to the map or plat thereof, as recorded in Plat Book 17, Page 134, of the Public Records of Lee County, Florida.

File Number

4625-685-9



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

J. M. BEALS ENTERPRISES, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON FEBRUARY 17, 1966, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



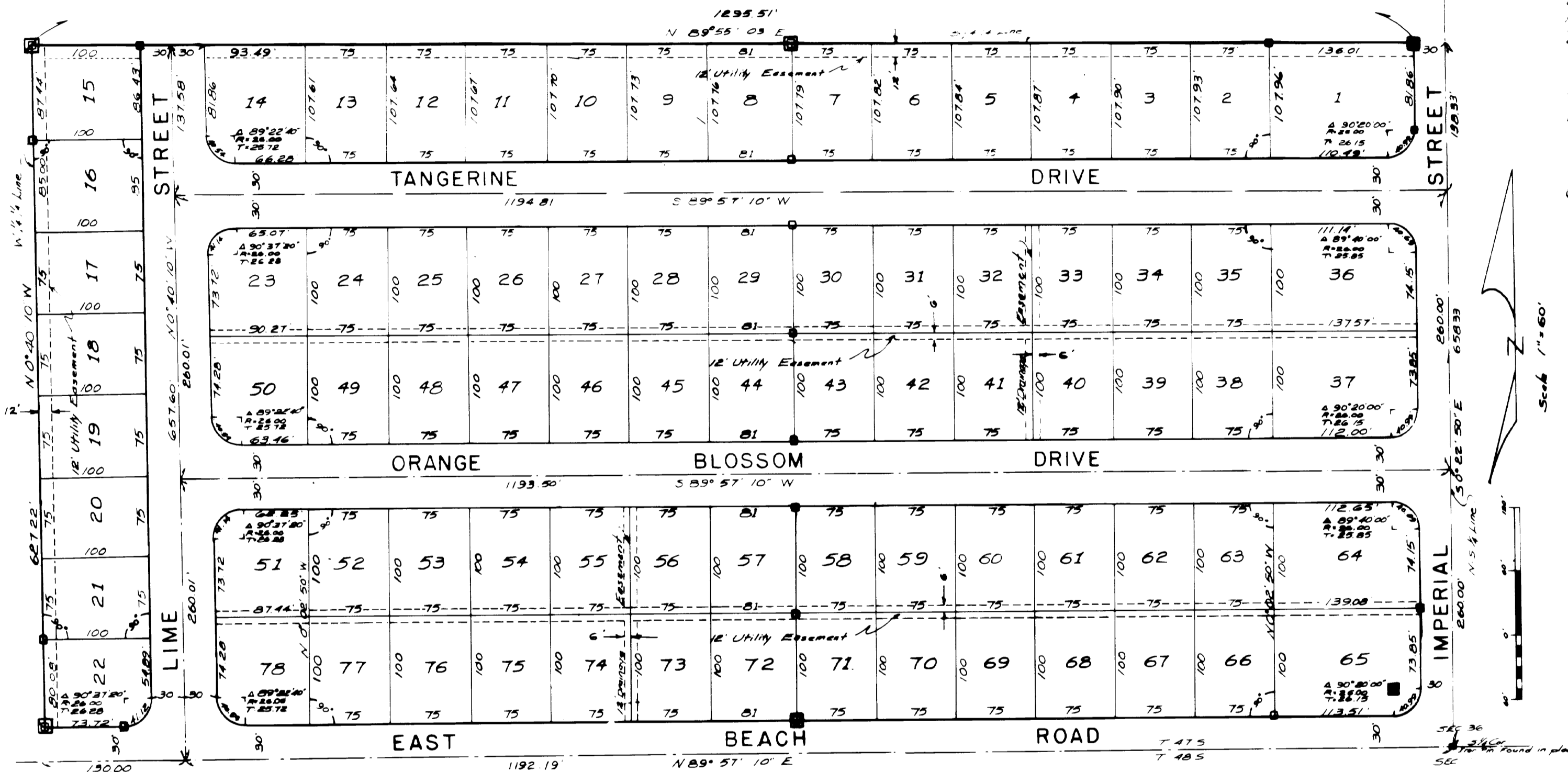
In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 4TH day of APRIL A.D. 2022 .

Jesse White

SECRETARY OF STATE

Authentication #: 2209400250 verifiable until 04/04/2023
Authenticate at: <http://www.ilsos.gov>

HIGHLAND ESTATES



DESCRIPTION

A Subdivision of the South Half (54%) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, TWP 47 South, Range 25 East, Lee County, Florida

- NOTE:
- Denotes Concrete P.P.M. - 4" x 4" - 30"
 - ▣ Denotes Double Monuments (One buried below top monument)

Bearings used hereon refer to assumed bearing of N 0° 28' 50" W along the N-S 1/4 Line of Section 36 - T 47 S, R 25 E.

CERTIFICATE

I hereby certify that this Plat of Highland Estates is a true and correct representation of a recent survey made and plated under my direction and that permanent reference monuments (P.R.M.'s) have been set in accordance with the provisions of Section 10, Chapter 102.75, Laws of Florida, Acts of 1925

L. L. Hampton
L. L. Hampton
Register Land Surveyor
Florida Certificate No. 35B

DEDICATION

Know all men by these presents that Angelo Crisafulli, Dorothy Crisafulli, Ernest Rizzo, Carmel Rizzo, Erwin Brechlin, Ruth Brechlin, Co-Partners in ownership of the hereon described land has caused this plat of Highland Estates to be made, and does hereby dedicate to the perpetual use of the public all streets shown hereon, together with easements for purposes as indicated. In witness whereof this Dedication is signed by the co-partners in ownership of said property.

Witness:

Ernest Rizzo
Ruth Brechlin
Angelo Crisafulli
Dorothy Crisafulli
Carmel Rizzo
Erwin Brechlin

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I hereby certify that on this day, before personally appeared, Angelo Crisafulli and Dorothy Crisafulli, two of the co-partners of property as described hereon and to me known to be the persons named above and who executed the foregoing dedication and they acknowledged the execution thereof to be their free act and deed as co-partners for the uses and purposes therein mentioned.

Witness my hand and official seal of Lee County, State of Florida, this 2 day of Jan AD 1964

Russ D. Cook
County Engineer

ACKNOWLEDGMENT

STATE OF CONN.
COUNTY OF NEW HAVEN
I hereby certify that on this day, before me personally appeared Ernest Rizzo, Carmel Rizzo, Erwin Brechlin, Ruth Brechlin four of the co-partners of property as described hereon and to me known to be the persons named above and who executed the foregoing dedication and they acknowledged the execution thereof to be their free act and deed as co-partners, for the uses and purposes therein mentioned.

Witness my hand and official seal at New Haven, Conn., this 2 day of Jan AD 1964

John J. Jankowski
Clerk

APPROVALS

Approved by County Engineer this 2 day of Jan AD 1964

Russ D. Cook
County Engineer

This Plat approved this 2 day of Jan AD 1964 in open meeting of the Board of County Commissioners of Lee County, Florida.

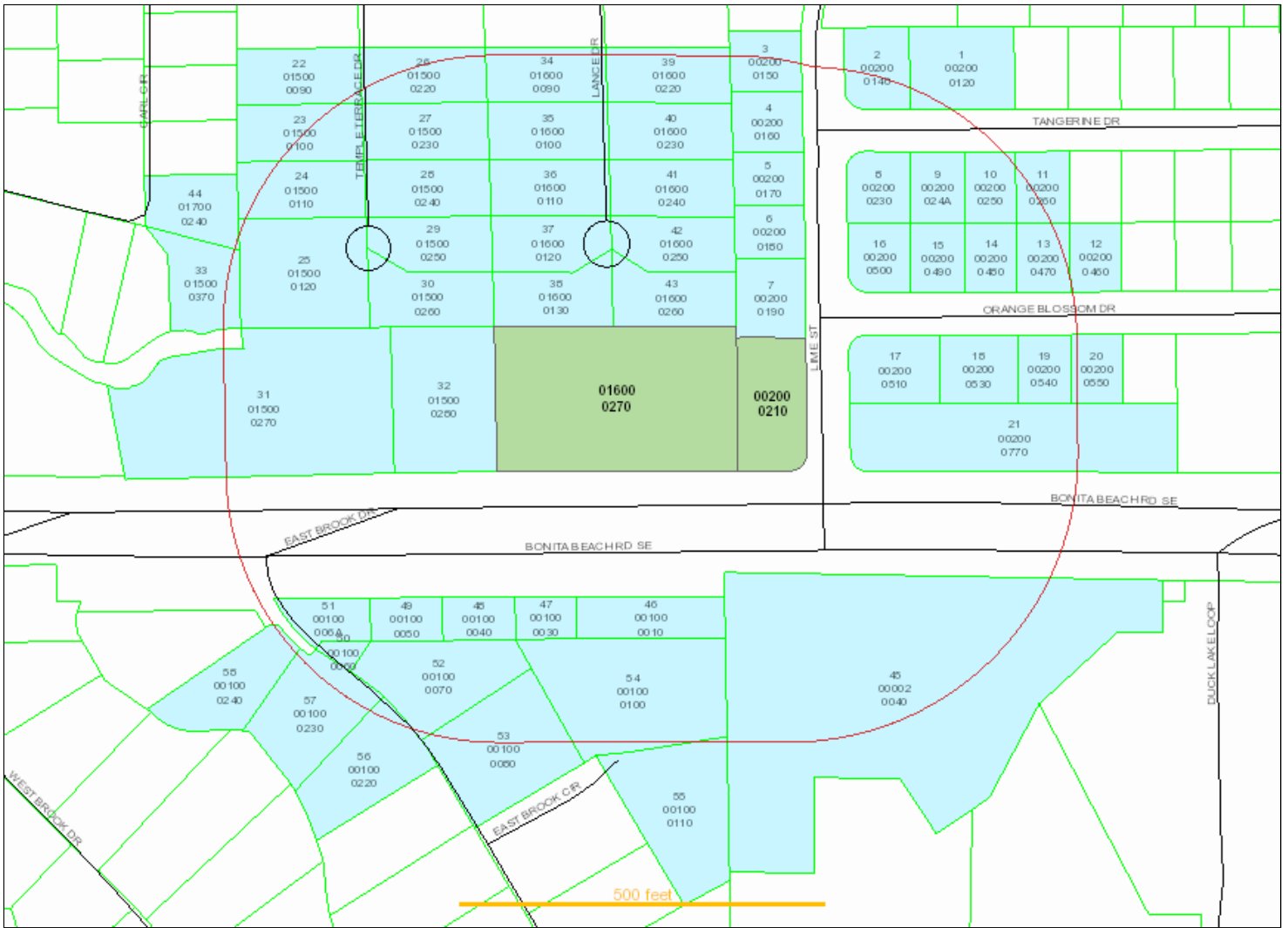
Approved: D. J. Jankowski
Chairman
Clerk

I HEREBY CERTIFY that this plat of Highland Estates has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 102.75, Laws of Florida, Acts of 1925.

I FURTHER CERTIFY that said plat was filed for record at 10:30 AM this 2 day of Jan AD 1964 and duly recorded in Plat Book 17 on Page 134 of the public records of Lee County, Florida.

D. J. Jankowski
Clerk of the Circuit Court in and for Lee County, Florida

334482



Date of Report: May 04, 2022

Buffer Distance: feet

Parcels Affected: 58

Subject Parcels: **36-47-25-B4-00200.0210, 36-47-25-B4-01600.0270**

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

[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
SLATOUSKI RICHARD J 11323 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0120 11323 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATE PB 17 PG 134 LOTS 12 + 13	1
MURRAY DANIEL J + ELIZABETH R PO BOX 711 BONITA SPRINGS FL 34133	36-47-25-B4-00200.0140 27945 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 14	2
UNITED TELEPHONE CO OF FL PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021	36-47-25-B4-00200.0150 27940 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 0017 PG 0134 LOT 15	3
VANDETTI ALAN A + MARGARET M 27948 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0160 27948 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 0017 PG 0134 LOT 16	4
APARICIO DIANA LAURA 27956 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0170 27956 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 17	5
RODRIGUEZ MIGUEL 27962 LIME ST	36-47-25-B4-00200.0180 27962 LIME ST	HIGHLAND ESTATES PB 17 PG 134	6

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	LOT 18	
ORO IGLESIAS ADOLFO H 27970 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0190 27970 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 19 + N 1/2 LOT 20	7
MACIAS FRANK PATRICK & 27959 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0230 27959 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 23	8
MACIAS FRANK PATRICK & 27959 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.024A 11318/320 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 24	9
FRANCO JOHANN SANDRO & 11322 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0250 11322 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 25	10
MATA ELENA MONSERRAT M 11336 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0260 11336 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 26	11
MARTINEZ SULEIVI AVILA 11353 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0460 11353 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 46	12
ZALAYA LISET 11337 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0470 11337 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 47	13
BROWN RICHARD L 11323 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0480 11323 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 48	14
THOMAS STEPHANIE & 11307 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0490 11307 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 49	15
FALLETTA ANTHONY JOSEPH 5112 CORONADO PKWY UNIT 12 CAPE CORAL FL 33904	36-47-25-B4-00200.0500 27965 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 50	16
PASQUALI ELVIRA 11300 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0510 11300 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 51 + W 1/2 OF LOT 52	17
MONTEJO LUCAS LUIS SR & 10675 SHANGRI-LA RD BONITA SPRINGS FL 34135	36-47-25-B4-00200.0530 11322 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 53 + E 1/2 OF LOT 52	18
SACUHELLI VALERIE + 11336 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0540 11336 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 54	19
SARVER NANCY E + 11354 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0550 11354 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 55	20
LIME STREET DEVELOPMENT LLC 808 WIGGINS PASS RD #201 NAPLES FL 34110	36-47-25-B4-00200.0770 11308/338 BONITA BEACH RD SE BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOTS 73 THRU 78	21
KNOWLES ALISTAIR I + KARRISSA 27936 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0090 27936 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 665 FT TO POB TH W 165 FT	22
REDA VINCENT J 27952 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0100 27952 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 745 FT TO POB TH W 165 FT	23
WITSAMAN PENNY 27968 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0110 27968 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 825 FT TO POB TH S 80 FT AKA LT 11 HIGHLAND ESTS EXT	24
JARED BRANDON & KAITLYN 27982 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0120 27982 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 AKA LOTS 12 + 13	25

SRP SUB LLC 8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255	36-47-25-B4-01500.0220 27937 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR SW 1/4 OF SW 1/4 RUN W 495 FT TH S 665 FT TO POB TH E 165 FT TH S 80	26
HAINES JIM + TERRI 27953 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0230 27953 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 745 FT TO POB TH E 165 FT	27
HOLSTE-STRAYER AMANDA R 27969 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0240 27969 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI OF SW 1/4 OF SW 1/4 495 FT TH AKA LOT 24 SAMANN SUBD NO 1 UNREC	28
EDGE COLIN & PAIGE 27983 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0250 27983 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 905 FT FOR POB TH E	29
WATKINS MARTIN E TR 28376 SOMBRERO DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0260 27989 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 954 FT FOR POB TH S51-41-00E 50FT TH E 125.78 FT TH S00-08-00E 80FT TH W 165 FT TH N00-08-00W 111 FT TO POB	30
OAK CREEK CROSSING INC STE 108C 11100 BONITA BEACH RD SE BONITA SPRINGS FL 34135	36-47-25-B4-01500.0270 11100 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR LOC IN S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 3344 PG 4338	31
S + R PROPERTIES OF FL LLC DAN K ROOSA 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	36-47-25-B4-01500.0280 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR IN E1/2 OF SW1/4 OF SW1/4 SEC 36 DESC OR2571/2372+OR2604/1612	32
DEIFIK CELIA E 9138 WINTERVIEW DR NAPLES FL 34109	36-47-25-B4-01500.0370 27903 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 AKA LOT 37	33
LYDON RENEE K 257 MONTSERRAT DR SAINT AUGUSTINE FL 32092	36-47-25-B4-01600.0090 27936 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 665 FT TO POB TH W 165 FT	34
SWAN NORMA J & 27952 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0100 27952 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 DESC OR 741/478 AKA LT 10 HIGHLAND EST EXT	35
FOSTER RODNEY R TR 27968 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0110 27968 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478	36
HOUSEHOLDER VAN R + NANCY M 27982 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0120 27982 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478 AKA LT 12 HIGHLAND ESTATES EXT UNREC SUBD	37
FILLMORE MICHAEL A 27988 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0130 27988 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478	38
DONNELLY ROBERT M & 27937 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0220 27937 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 665 FT TO POB TH E 165 FT AKA LT 22 HIGHLAND ESTATES EXT UNREC	39
PATTERSON THOMAS W + SHARON I 11030 AVOCADO DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0230 27953 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 745 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W 165	40
LINDSTROM DONALD J & JUNE 27969 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0240 27969 LANCE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 W 165 FT S 825 FT TO POB DESC IN OR 720 PG 707	41

MOLINA MARIO IGNACIO SANTOS 27455 IMPERIAL OAKS CIR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0250 27983 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 905 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W	42
VALDEZ RYAN 27989 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0260 27989 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 954 FT S OF NE COR OF SW 1/4 OF SW 1/4 AS DESC IN OR 911 PG 477	43
LAWRENCE JONATHAN M 27895 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0240 27895 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 FT TH E 515 FT TH S AKA LOT 24 SAMANN SUBD NO 2 UNREC	44
EXTRA SPACE PROPERTIES TWO LLC PO BOX# 71870 6890 S 2300 E SALT LAKE CITY UT 84171	01-48-25-B1-00002.0040 11301 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR IN NE 1/4 OF NW 1/4 DES OR 1305/1516 LESS R/W OR 1968/2989 + 2.004A	45
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0010 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 1 + 2	46
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0030 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 3	47
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0040 11049 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 4 LESS N 90 FT	48
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0050 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 5 LESS N 90 FT FOR R/W	49
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0060 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 6 LESS N 90 FT + LESS RD R/W DESC IN INST#2008000066684	50
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.006A BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 6 LESS N 90 FT	51
SPILMAN SUSAN GAIL L/E + 92 RIVERVIEW ST PO BOX 139 MORRISTOWN NY 13664	01-48-25-B1-00100.0070 28020 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 7	52
TURNER GARY + 460 COUNTY ROUTE 2 OGDENSBURG NY 13669	01-48-25-B1-00100.0080 28026 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 8	53
TAMTE DANIEL J & PO BOX 627 BONITA SPRINGS FL 34133	01-48-25-B1-00100.0100 28034/036 EAST BROOK CIR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 9 + 10	54
PHAM JOHN + 2005 ANTON WAY SHAKOPEE MN 55379	01-48-25-B1-00100.0110 28038 EAST BROOK CIR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 11	55
HOLT MICHAEL L & CARMEN L 28025 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0220 28025 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 22	56
HOFFMAN PEGGY ANN 124 LEXINGTON BLVD DELAWARE OH 43015	01-48-25-B1-00100.0230 28019 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 23 LESS RD R/W INST#2009000092397	57
HEISS JENNIFER F 28013 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0240 28013 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 24 LESS RD R/W INST#2009000092397	58

Tommy's Express Car Wash Special Exception

Pre-Submittal Neighborhood Meeting

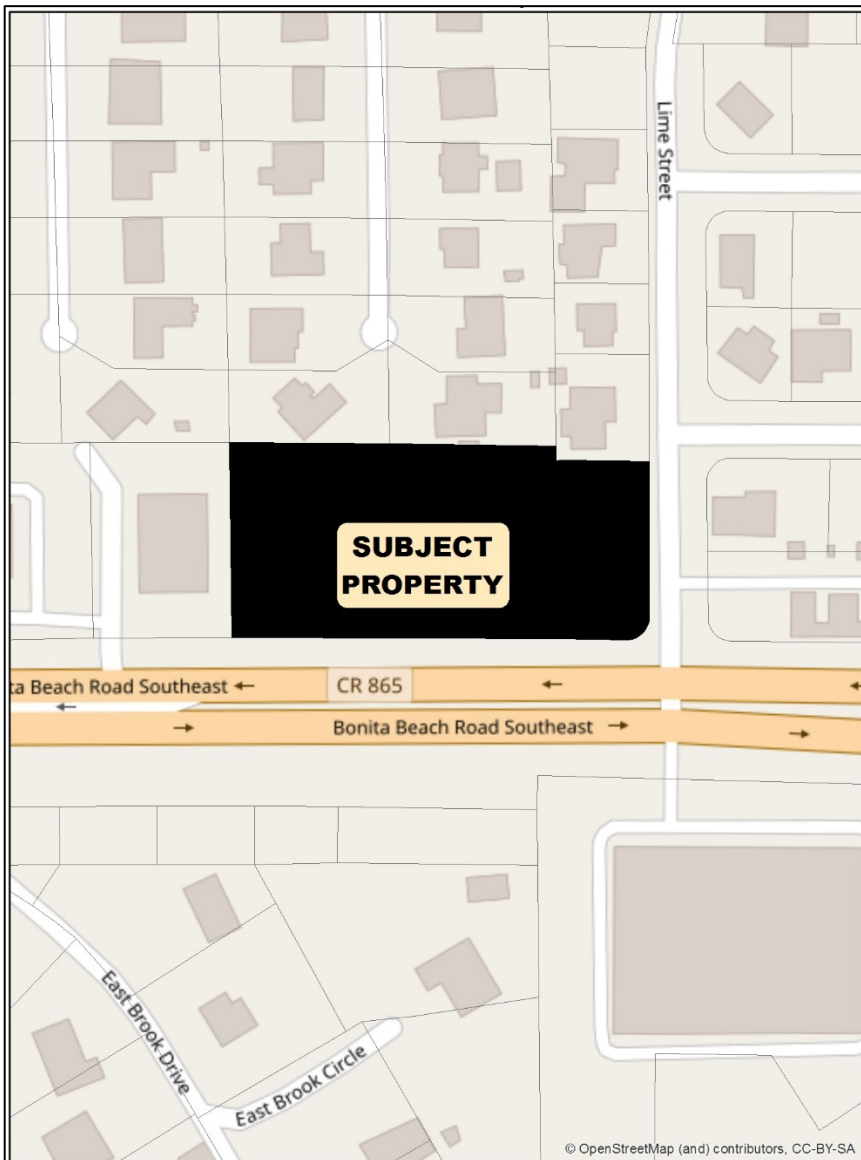
The pre-submittal Neighborhood Meeting was advertised and scheduled for March 24, 2022, 5:30 PM at the Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL. Notification letters were mailed to adjacent property owners within 1,000 feet of the subject properties February 28, 2022 and an advertisement was published in the News-Press February 28, 2022.

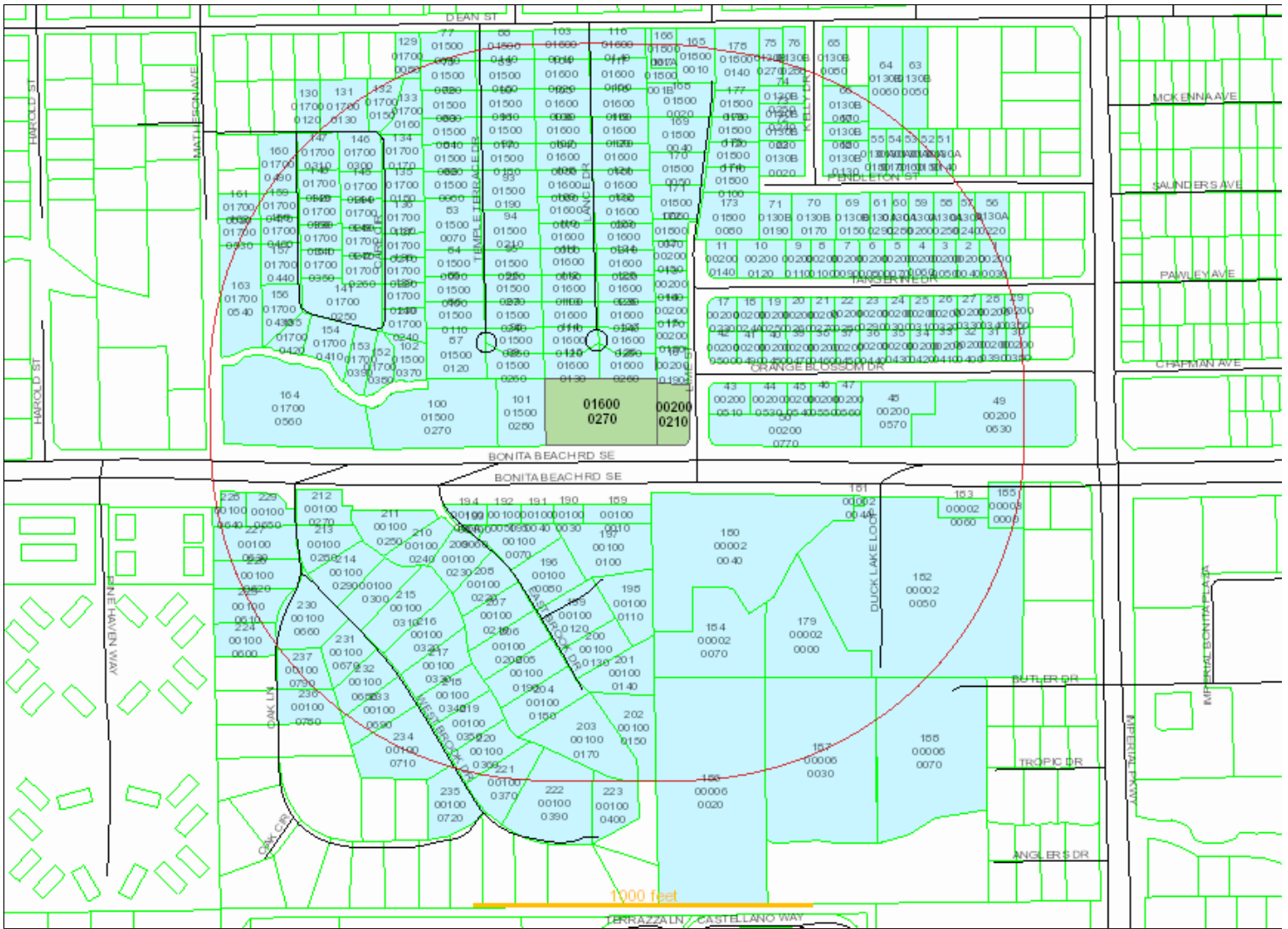


NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held **March 24, 5:30 p.m.** at the **Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135.**

The Neighborhood Meeting will provide general information regarding a proposed Special Exception application to allow a car wash facility at 11230 and 11290 Bonita Beach Road SE. The subject 2± acre property (STRAP Number 36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210) is located at 11230 and 11290 Bonita Beach Road SE in Section 36, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.

PROJECT LOCATION MAP



Date of Report: February 07, 2022

Buffer Distance: feet

Parcels Affected: 238

Subject Parcels: **36-47-25-B4-00200.0210, 36-47-25-B4-01600.0270**

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

[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
JVM HOUSING INC 100 10TH ST N UNIT 100 NAPLES FL 34102	36-47-25-B4-00200.0030 11445/447 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 3	1
HEIDERMAN THOMAS C TR FLORES ZAMPOGNA 1333 THIRD AVE S #505 NAPLES FL 34102	36-47-25-B4-00200.0040 11441/443 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 4	2
PEREZ CARLOS + BEATRIZ 11425 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0050 11425 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 5	3
BUENROSTRO OMAR + DELFINA 11411 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0060 11411 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 6	4
GALLEGOS J TRANQUILINO + YASMIN 11397 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0070 11397 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 7	5
SIMON PABLO ESTEBAN	36-47-25-B4-00200.0080	HIGHLAND ESTATES	6

10411 STRIKE LN BONITA SPRINGS FL 34135	11379/381 TANGERINE DR BONITA SPRINGS FL 34135	PB 17 PG 134 LOT 8	
SIMON PABLO ESTEBAN 10411 STRIKE LN BONITA SPRINGS FL 34135	36-47-25-B4-00200.0090 11365/367 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 9	7
MORALES CHRISTY 11353 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0100 11353 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 10	8
HUBERT MICHAEL R 11337 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0110 11337 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 11	9
SLATOUSKI RICHARD J 11323 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0120 11323 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATE PB 17 PG 134 LOTS 12 + 13	10
MURRAY DANIEL J + ELIZABETH R PO BOX 711 BONITA SPRINGS FL 34133	36-47-25-B4-00200.0140 27945 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 14	11
UNITED TELEPHONE CO OF FL PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021	36-47-25-B4-00200.0150 27940 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 0017 PG 0134 LOT 15	12
VANDETTI ALAN A + MARGARET M 27948 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0160 27948 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 0017 PG 0134 LOT 16	13
APARICIO LAURENTINO SANTIAGO 27956 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0170 27956 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 17	14
RODRIGUEZ MIGUEL 27962 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0180 27962 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 18	15
ORO IGLESIAS ADOLFO H 27970 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0190 27970 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 19 + N 1/2 LOT 20	16
MACIAS FRANK PATRICK & 27959 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0230 27959 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 23	17
MACIAS FRANK PATRICK & 27959 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.024A 11318/320 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 24	18
FRANCO JOHANN SANDRO & 11322 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0250 11322 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 25	19
MATA ELENA MONSERRAT M 11336 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0260 11336 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 26	20
SICARD PAUL B + LU ANN 825 93RD AVE NAPLES FL 34108	36-47-25-B4-00200.0270 11352/354 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTS PB 17 PG 134 LOT 27	21
DLB INVESTMENTS INC 2456 EDENHURST DR MISSISSAUGA ON L5K 2K9 CANADA	36-47-25-B4-00200.0280 11366/368 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 28	22
MENDOZA NICOLAS PO BOX 367296 BONITA SPRINGS FL 34136	36-47-25-B4-00200.0290 11382/384 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 29	23
FERREIRA ANTONIO + THERESA 175 BURNT PINE DR NAPLES FL 34119	36-47-25-B4-00200.0300 11396/398 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 30	24

SHANNON SANDRA J 27277 GALLEON DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0310 11410/412 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 31	25
SHANNON SANDRA J 27277 GALLEON DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0320 11424/426 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 32	26
BONITA SPRINGS UTILITIES INC 11900 E TERRY ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0330 11440 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 33	27
ECHEVESTE JOSE FERMIN & 17424 LEE ROAD FORT MYERS FL 33967	36-47-25-B4-00200.0340 11456/458 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 34	28
SANTOS SANTIAGO N PO BOX 2183 BONITA SPRINGS FL 34133	36-47-25-B4-00200.0350 11472/474 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 35	29
PATEL HINABEN 11471 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0380 11471 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES BP 17 PG 134 LOT 38	30
THOMAS STEPHANIE & 11307 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0390 11453/455 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 39	31
A&MBS LLC 1802 N CARSON ST STE 170 CARSON CITY NV 89701	36-47-25-B4-00200.0400 11441/443 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 40	32
ZUNUN-LOPEZ HUGO & 11102 DEAN ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0410 11425/427 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 41	33
MESSMER KELLY 11411 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0420 11411 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 42	34
NGO THANHTHUY T & 11397 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0430 11397 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 43	35
MOREIDA JOSE DE JESUS & 11381 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0440 11381 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 44	36
GUTIERREZ-RODRIGUEZ IVETH 17544 PHLOX DR FORT MYERS FL 33967	36-47-25-B4-00200.0450 11367 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 45	37
MARTINEZ SULEIVI AVILA 11353 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0460 11353 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 46	38
ZALAYA LISET 11337 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0470 11337 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 47	39
BROWN RICHARD L 11323 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0480 11323 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 48	40
THOMAS STEPHANIE & 11307 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0490 11307 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 49	41
FALLETTA ANTHONY JOSEPH 5112 CORONADO PKWY UNIT 12 CAPE CORAL FL 33904	36-47-25-B4-00200.0500 27965 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 50	42
PASQUALI ELVIRA 11300 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0510 11300 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 51 + W 1/2 OF LOT 52	43
MONTEJO LUCAS LUIS SR &	36-47-25-B4-00200.0530	HIGHLAND ESTATES	44

10675 SHANGRI-LA RD BONITA SPRINGS FL 34135	11322 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	PB 17 PG 134 LOT 53 + E 1/2 OF LOT 52	
SACUHELLI VALERIE + 11336 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0540 11336 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 54	45
SARVER NANCY E + 11354 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0550 11354 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 55	46
GOMEZ MEFIBOSEP A & 11370 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0560 11370 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 56	47
BONITA SOL LLC 9960 BUSINESS CIR UT 14 NAPLES FL 34112	36-47-25-B4-00200.0570 11380 BONITA BEACH RD SE BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOTS 57 THRU 59 + 71 + 72	48
OAK STREET INVESTMENT GRADE NE OAK STREET REAL ESTATE CAPITAL 125 S WACKER DR STE 1220 CHICAGO IL 60606	36-47-25-B4-00200.0630 11494 BONITA BEACH RD SE BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOTS 60 THRU 70	49
LIME STREET DEVELOPMENT LLC 808 WIGGINS PASS RD #201 NAPLES FL 34110	36-47-25-B4-00200.0770 11308/338 BONITA BEACH RD SE BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOTS 73 THRU 78	50
ROCHE YAISBEH 11391 PENDLETON ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0140 11391 PENDLETON ST BONITA SPRINGS FL 34135	PAR IN NE1/4 OF SE1/4 OF SW1/4 DESC IN OR1892PG4175	51
GIOVANNIELLO PETER + MARY 7371 STAGE COACH RD DANSVILLE NY 14437	36-47-25-B4-0130A.0150 11381 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S 1/2 OF NE 1/4 OF SE 1/4 OF SW 1/4 DESC IN OR 1767 PG 0304	52
GONZALEZ DANIEL B TR + 22909 FOREST RIDGE DR ESTERO FL 33928	36-47-25-B4-0130A.0160 11371 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN NE 1/4 OF SE 1/4 OF SW1/4 DESC IN OR 1870 PG 4358 AKA LOT 16	53
EXCEL PROPERTY SOLUTIONS FL LL 459 CENTRAL AVE PAWTUCKET RI 02861	36-47-25-B4-0130A.0170 11361 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S 1/2 OF NE 1/4 OF SE 1/4 OF SW 1/4 DESC IN OR 1772 PG 0368	54
TORRES EDWIN P 11351 PENDLETON ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0180 11351 PENDLETON ST BONITA SPRINGS FL 34135	FR NW COR OF S 1/2 OF NE 1/4 OF SE 1/4 OF SW 1/4 RUN E ALG N LINE 50 FT TH	55
FULMER SHERYL ANN 11430 PENDLETON ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0220 11430 PENDLETON ST BONITA SPRINGS FL 34135	FR SE COR OF SW 1/4 RUN N 1 DEG 03 MIN 10 SEC W 657.85 FT TH W 245 FT TO POB CONT W 100FT N 139.65 E 100 THN S139.53	56
HE YOU MING & ZOU XIU QI 9871 CAROLINA ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0240 11400 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 930 PG 621	57
MARLIN LORI ELLEN 11390 PENDLETON SE BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0250 11390 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN SW 1/4 DESC OR1727 PG2378 AKA LT25+ E 1/2 LT 24 PENDLETON UNREC	58
EDGERLY VICTORIA L 64 EVERETT LN EAST WATERBORO ME 04030	36-47-25-B4-0130A.0260 11380 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S 1/2 OF NE 1/4 OF SE1/4 OF SW1/4 DESC OR1673 PG 3392 + OR 1673 PG 3391	59
MATHIS MICHELLE A 11370 PENDLETON ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0280 11370 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S E 1/4 OF S W 1/4 AS DESC IN OR 1605 PG 1838	60
OBI 2 LLC 33755 STATE ROAD 70 E MYAKKA CITY FL 34251	36-47-25-B4-0130A.0290 11350/352 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S E 1/4 OF S W 1/4 AS DESC IN OR 1605 PG 1835	61
LAZAR ISTAFIE + CATELUTA 27800 KELLY DR	36-47-25-B4-0130B.0020 27800 KELLY DR	PARL IN SE 1/4 OF SW 1/4 SEC 36 TWP 47 R25 DESC IN	62

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	OR 1263 PG 0962	
WINDMUELLER CHADD E & 561 MEADOWBROOK VALLEY DR EUREKA MO 63025	36-47-25-B4-0130B.0050 11380 DEAN ST BONITA SPRINGS FL 34135	FR CENTER OF IMPERIAL ST N1317FT TO CENTER OF DEAN ST TH W489 FT TO P O B	63
CHENG HIN TAT & GUO YI JING 211 JOHNNYCAKE DR NAPLES FL 34110	36-47-25-B4-0130B.0060 11360/362 DEAN ST BONITA SPRINGS FL 34135	W 100 FT OF NW 1/4 OF NE 1/4 OF SE 1/4 OF SW 1/4	64
LEON FRANCISCO + 11330 DEAN ST BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0080 11330 DEAN ST BONITA SPRINGS FL 34135	TH W 70 FT OF E 799 FT OF S 175 FT OF N 200 FT OF N 1/2 OF SE 1/4- SW 1/4	65
ZELAYA ERWIN + PO BOX 2979 BONITA SPRINGS FL 34133	36-47-25-B4-0130B.0100 27771 KELLY DR BONITA SPRINGS FL 34135	W140 OF E799 OF S108 OF N 308 OF N1/2 OF SE1/4 OF SW 1/4 AKA LTS 10/11 KELLEYS	66
BAMACA VENANCIA YOLANDA & 27791 KELLY DR BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0120 27791 KELLY DR BONITA SPRINGS FL 34135	S 54 FT OF N 362 FT OF E 140 FT OF W 330 FT OF E 989 FT OF N 1/2 OF SE 1/4	67
TOMAS ROSALIO PEDRO & 27801 KELLY DR BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0130 27801 KELLY DR BONITA SPRINGS FL 34135	W 140 FT OF THE E 799 FT OF THE S 108 FT OF N 470 FT OF N 1/2 OF SE 1/4 OF	68
SANDOVAL SILVINO + FATIMA 27811 KELLY DR # 13 BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0150 27811/813 KELLY DR BONITA SPRINGS FL 34135	W 100 FT OF E 762.4 FT OF S 140 FT OF N 1/2 OF SE 1/4 OF SW 1/4	69
ELIA JOHN + 27821 KELLY DR # 23 BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0170 27821/823 KELLY DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 378 PG 266	70
RODRIGUEZ JOSE DE JESUS GUTIER 27820 KELLY DR BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0190 27820 KELLY DR BONITA SPRINGS FL 34135	THE W 100 FT OF S 140 FT OF E 989 FT OF N 1/2 OF SE 1/4 OF SW 1/4	71
SP HOLDINGS OF SW FLORIDA LLC VINAYA SHARMA 100 PALINFIELD RD STE 201 COUNTRYSIDE IL 60525	36-47-25-B4-0130B.0230 27790 KELLY DR BONITA SPRINGS FL 34135	THE S 54 FT OF N 362 FT OF W 140 FT OF E 989 FT OF N 1/2 OF SE 1/4 OF SW 1/4	72
SP HOLDINGS OF SW FLORIDA LLC VINAYA SHARMA 100 PALINFIELD RD STE 201 COUNTRYSIDE IL 60525	36-47-25-B4-0130B.0240 27780 KELLY DR BONITA SPRINGS FL 34135	TH S 54 FT OF TH N 308 FT OF W 140 FT OF E 989 FT OF N 1/2 OF SE 1/4 OF SW 1/4	73
SP HOLDINGS OF SW FLORIDA LLC VINAYA SHARMA 100 PALINFIELD RD STE 201 COUNTRYSIDE IL 60525	36-47-25-B4-0130B.0250 27770 KELLY DR BONITA SPRINGS FL 34135	TH S 54 FT OF TH N 254 FT OF N 1/2 OF SE 1/4 OF SW 1/4	74
ADAMS TAMI M 11300 DEAN ST BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0270 11300 DEAN ST BONITA SPRINGS FL 34135	BEG 25 FT S OF NW COR E 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 TH S 175 FT E 70 FT	75
HARRIS CONSTANCE L TR 4245 SPRINGS LN SW BONITA SPRINGS FL 34134	36-47-25-B4-0130B.0280 11310 DEAN ST BONITA SPRINGS FL 34135	THE S 175 FT OF N 200 FT OF W 70 FT OF E 919 FT OF N 1/2 OF SE 1/4 OF SW 1/4	76
JAEN ALYSSA D + 2890 68TH ST SW NAPLES FL 34105	36-47-25-B4-01500.0010 11148 DEAN ST BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 495 FT TH S 25 FT TO POB TH W	77
LOMBARD PAUL & FRANCES + 555 99TH AVE NAPLES FL 34108	36-47-25-B4-01500.0020 27830 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SE 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1288 PG 0765	78
EDWARDS DARRELL T 27844 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0030 27844 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W 495 FT TH S 185 FT TO POB TH W 165 FT TH S	79
RIVERA JUAN A 27860 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0040 27860 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 265 FT TO POB TH W 165	80

HUNTINGTON HILDEGARDE L/E 27341 IMPERAL OAKS CIR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0050 27876 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 345 FT FOR POB TH	81
UNKNOWN HEIRS OF GREGG SEARS 11356 RED BUD LN BONITA SPRINGS FL 34135	36-47-25-B4-01500.0060 27890 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S TO POB AKA LOT 6 SAMANN SUB #2 UNREC	82
WEAVER CHLOE BRIANNE 27922 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0070 27922 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W 495 FT TH S 505 FT TO POB TH RUN W 165 FT	83
KNOWLES ALISTAIR I + KARRISSA 27936 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0090 27936 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 665 FT TO POB TH W 165 FT	84
REDA VINCENT J 27952 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0100 27952 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 745 FT TO POB TH W 165 FT	85
WITSAMAN PENNY 27968 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0110 27968 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 825 FT TO POB TH S 80 FT AKA LT 11 HIGHLAND ESTS EXT	86
JARED BRANDON & KAITLYN 27982 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0120 27982 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 AKA LOTS 12 + 13	87
ST GERMAIN ROBERT G TR + 29 HERITAGE HILL DEDHAM MA 02026	36-47-25-B4-01500.0140 27815 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 495 FT TH S 25 FT TO POB TH E 165 FT	88
CASTENEDA MARIO ESTEBAN 27831 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0150 27831 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W 495 FT S 105 FT TO POB AKA LT 15 SAMANN SUBD	89
FIGUEROA JEFFREY J + 27845 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0160 27845 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 DESC OR 1233/1159 AKA LT 16 SAMANN S/D UNREC	90
ARENA JOHN 240 SILVERADO DR NAPLES FL 34119	36-47-25-B4-01500.0170 27861 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 W 495 FT S 265 FT TO POB LT 17 SAMANN SUB UT 1	91
CORCHUELO NATALIA 27875 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0180 27875 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 OF SEC 36 TWP 47 S RGE 25 E LEE COUNTY FLA	92
YOUMANS RAY SEDRIC & 27891 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0190 27891 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 425 TO POB TH E 165 S 80 W 165 N 80 TO POB + THE N 1/2 OF PARCEL COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 505 TO POB E 165 S 80 W 165 N 80 TO POB	93
SNEDEKER ANDREW H + JEANNE E 27909 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0210 27909 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	SAMANN SUBD UNREC DESC OR 1533 PG 271 LOT 21 + S 1/2 LT 20	94
SRP SUB LLC 8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255	36-47-25-B4-01500.0220 27937 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR SW 1/4 OF SW 1/4 RUN W 495 FT TH S 665 FT TO POB TH E 165 FT TH S 80	95
HAINES JIM + TERRI 27953 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0230 27953 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 745 FT TO POB TH E 165 FT	96
HOLSTE-STRAYER AMANDA R 27969 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0240 27969 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI OF SW 1/4 OF SW 1/4 495 FT TH AKA LOT 24 SAMANN SUBD NO 1 UNREC	97

EDGE COLIN & PAIGE 27983 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0250 27983 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 905 FT FOR POB TH E	98
WATKINS MARTIN E 28376 SOMBRERO DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0260 27989 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 954 FT FOR POB TH S51-41-00E 50FT TH E 125.78 FT TH S00-08-00E 80FT TH W 165 FT TH N00-08-00W 111 FT TO POB	99
OAK CREEK CROSSING INC STE 108C 11100 BONITA BEACH RD SE BONITA SPRINGS FL 34135	36-47-25-B4-01500.0270 11100 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR LOC IN S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 3344 PG 4338	100
S + R PROPERTIES OF FL LLC DAN K ROOSA 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	36-47-25-B4-01500.0280 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR IN E1/2 OF SW1/4 OF SW1/4 SEC 36 DESC OR2571/2372+OR2604/1612	101
DEIFIK CELIA E 9138 WINTERVIEW DR NAPLES FL 34109	36-47-25-B4-01500.0370 27903 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 AKA LOT 37	102
ALCON-LOPEZ FAMILY TRUST 27814 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0010 27814 LANCE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 SEC 36 RUN W 165 FT TH S 25 FT TO POB TH W 165 S0-08-E 80 FT E 165 FT N0-08W 80 FT TO POB ELY 30FT RES FOR RD R/W AKA LOT 1	103
KANE KERRY A TR 645 BLACKBASS HOLLAND MI 49423	36-47-25-B4-01600.0020 27830 LANCE DR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 623 PG 573	104
CASSIDAY KIM TUCKER 27844 LANCE DRIVE BONITA SPRINGS FL 34135	36-47-25-B4-01600.0030 27844 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 RUN W 165 FT TH S 185 FT TO POB TH W 165 FT LT 3 HIGHLAND ESTS EXT UNREC	105
RODDIS BRENTON J + BONNIE R 27860 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0040 27860 LANCE DR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 OR 1216 PG 244 AKA LT 4 HIGHLAND ESTATES	106
BRINSON JENNIFER 27876 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0050 27876 LANCE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 345 FT TO POB TH W 165 FT S 80 FT E 165 FT N 80FT TO POB AKA LOT 5 HIGHLAND ESTATE UNREC	107
JOHNSON STEPHEN & 27890 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0060 27890 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 425 FT TO POB TH W 165 FT	108
HATTEN GREGG A + KAREN J 27908 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0070 27908 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 505 FT TO POB TH W 165 FT	109
VALENTI-NAGY LUCIA G 27922 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0080 27922 LANCE DR BONITA SPRINGS FL 34135	PARL E1/2 OF SW1/4OF SW1/4 DESC OR 725 PG 818 AKA LT 8 HIGHLAND ESTS EXT	110
LYDON RENEE K 257 MONTERRAT DR SAINT AUGUSTINE FL 32092	36-47-25-B4-01600.0090 27936 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 665 FT TO POB TH W 165 FT	111
SWAN NORMA J & 27952 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0100 27952 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 DESC OR 741/478 AKA LT 10 HIGHLAND EST EXT	112
FOSTER RODNEY R TR	36-47-25-B4-01600.0110	PARL IN E 1/2 OF SW 1/4	113

27968 LANCE DR BONITA SPRINGS FL 34135	27968 LANCE DR BONITA SPRINGS FL 34135	OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478	
HOUSEHOLDER VAN R + NANCY M 27982 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0120 27982 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478 AKA LT 12 HIGHLAND ESTATES EXT UNREC SUBD	114
FILLMORE MICHAEL A 27988 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0130 27988 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478	115
GANNON VERONICA 27815 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0140 27815 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 25 FT TO POB TH E 165 FT TH S	116
MATONNET DANIELE + RUE LOUIS DEMEUSE 218 B-4040 HERSTAL BELGIUM	36-47-25-B4-01600.0150 27831 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 165 FT TH S 105 FT TO POB TH E 165	117
FOSTER BETTY S L/E 27845 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0160 27845 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 DES OR 1229 PG 335 AKA LT 16 HIGHLAND ESTATES EXT	118
KELLEY BRIAN P + RENATA 27053 JARVIS RD BONITA SPRINGS FL 34135	36-47-25-B4-01600.0170 27861 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 AKA LT 17 HIGHLAND EST UNREC	119
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	36-47-25-B4-01600.0180 27875 LANCE DR BONITA SPRINGS FL 34135	BEG NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI AKA LOT 18 HIGHLAND ESTATES EXT	120
GREENWOOD A L JR + DEBRA K 27891 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0190 27891 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 165 FT TH S 425 FT TO POB TH E 165	121
ROLLINS SHIEILA 27907 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0200 27907 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 505 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W 165 N 80 FT AKA LT 20 HIGHLAND EST EXT UNREC	122
VANDETTI NATALIE 27923 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0210 27923 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 S 36 T47 R 25 DESC IN OR 1312 PG 1582	123
DONNELLY ROBERT M & 27937 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0220 27937 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 665 FT TO POB TH E 165 FT AKA LT 22 HIGHLAND ESTATES EXT UNREC	124
PATTERSON THOMAS W + SHARON I 11030 AVOCADO DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0230 27953 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 745 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W 165	125
LINDSTROM DONALD J & JUNE 27969 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0240 27969 LANCE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 W 165 FT S 825 FT TO POB DESC IN OR 720 PG 707	126
MOLINA MARIO IGNACIO SANTOS 27455 IMPERIAL OAKS CIR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0250 27983 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 905 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W	127
VALDEZ RYAN 27989 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0260 27989 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 954 FT S OF NE COR OF SW 1/4 OF SW 1/4 AS DESC IN OR 911 PG 477	128
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	36-47-25-B4-01700.0080 11124 DEAN ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC OR 1657/3205 AKA LT 8 SAMANN #2	129
VITE HIGO VITE & IOANA M	36-47-25-B4-01700.0120	FR NW COR OF SW 1/4 OF SW	130

27821 CARL CIR BONITA SPRINGS FL 34135	27821 CARL CIR BONITA SPRINGS FL 34135	1/4 RUN E 25 FT TH S 320.05 FT TH E 325.59 FT	
CASTRO JASON K 27831 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0130 27831 CARL CIR BONITA SPRINGS FL 34135	SAMANN SD #2 UNREC DESC IN OR 1285 PG 1677 AKA LOTS 13 + 14	131
SHERRILL AARON + LAURI 27841 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0150 27841 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 TH E475.59 TO POB AKA LT 15	132
OSPINA ALEXANDER 27847 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0160 27847 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 OR 1269 PG 1501 AKA LT 16	133
BROGE STEPHEN C JR & 27855 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0170 27855 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 TH E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	134
SEARS GREGG + 11356 REDBUD LN BONITA SPRINGS FL 34135	36-47-25-B4-01700.0180 27861 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT AKA LOT 18 SAMANN SUBD NO 2 UNREC	135
LUCAS JAMES L + SELENA 27867 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0190 27867 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 1338 PG 643	136
DAVIDSON ROBERT & ELIZABETH 27875 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0210 27875 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	137
ELLIS FRED JR 27881 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0220 27881 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1317 PG 1740	138
CORDONA ABNER OBED + 27889 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0230 27889 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1084 PG 1604	139
LAWRENCE JONATHAN M 27895 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0240 27895 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 FT TH E 515 FT TH S AKA LOT 24 SAMANN SUBD NO 2 UNREC	140
NORRIS WILLIAM J + 27890 CARL CIRCLE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0250 27890 CARL CIR BONITA SPRINGS FL 34135	PAR IN W 1/2 OF SW 1/4 OF SW 1/4 DESC OR 1325 PG 44 + 704 AKA SAMANN'S UNIT 2 UNRECORDED SUB LOT 25 + 36	141
TRIATHLON ACQUISITIONS LLC JENNIFER BARCH 2014 SE 29TH ST CAPE CORAL FL 33904	36-47-25-B4-01700.0260 27880 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 E25 S320 E515 S460POB W130 N85 E130 S85 POB AKA LOT26	142
BARROSO GUADALUPE P + MARIA 27876 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0270 27876 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 E25/S320 E515 S375POB W130 N85 E130 S85 AKA LT 27	143
SCHNEIDER JITKA 27866 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0280 27866 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW1/4 OF SW 1/4 OF SW1/4 E25FT S320FT E515FT S290FT TO POB	144
BONITA BEACH VILLA LLC 10600 CHEVROLET WAY STE 211 BONITA SPRINGS FL 34135	36-47-25-B4-01700.0290 27860 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1194 PG 1250 AKA LOT 29 SAMANN SUBD U/R	145
FIRST UNITED METHODIST CHURCH 27690 SHRIVER AVE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0300 27856 CARL CIR BONITA SPRINGS FL 34135	COMM AT NW COR OF SW 1/4 OF SW 1/4 AKA LT 30 SAMANN UNREC SUBD NO. 2	146
LEPAR RAYMOND & DENISE 27984 CARL CIR	36-47-25-B4-01700.0310 27984 CARL CIR	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG	147

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	52 MIN 13 SEC E 320.05 FT	
KEATING APRIL M 27978 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0320 27978 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1273 PG 0908	148
WEATHERBEE ROBERT J + PHYLLIS 27970 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0330 27970 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1281 PG 0681	149
DAY JOEY 27966 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0340 27966 CARL CIR BONITA SPRINGS FL 34135	PAR IN W 1/2 OF SW 1/4 OF SW 1/4 AKA LT 34 SAMANN SUB #2	150
BROWN RICHARD L 27958 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0350 27958 CARL CIR BONITA SPRINGS FL 34135	FROM NW COR OF SW 1/4 OF SW 1/4 TH E 25 FT TH S 320.05 FT TH E 255 FT TH S	151
CRAVEN GREGG A & HOA M 27911 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0380 27911 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1228 PG 0110	152
CRAWFORD KODY & KAYLA 27917 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0390 27917 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1246 PG 0714	153
MCDERMOTT WAYNE J + NANCY M 27931 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0410 27931 CARL CIR BONITA SPRINGS FL 34135	SAMANN SUB # 2 UNREC LOT 41 DESC OR2836 PG3536 + LOT 40 DESC OR2836 PG3382	154
STUBBS DALE M + CYNTHIA R 27937 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0420 27937 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 TH E25 S320 E255 S525 S26 POB OR 1589/1703 AKA LT42	155
KC REAL ESTATE LLC 33755 SR 70 MYAKKA CITY FL 34251	36-47-25-B4-01700.0430 27943 CARL CIR BONITA SPRINGS FL 34135	LT 43 + S 1/2 OF LT 44 SAMANN SUB #2 UNREC DESC OR 2468/2072 FRM NW 1/4 OF SW 1/4 OF SW 1/4	156
QUINTANA JORGE + 27957 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0440 27957 CARL CIR BONITA SPRINGS FL 34135	LOT 45 + N 1/2 LT 44 SAMANN SUB #3 UNREC DESC OR 2472 PG 2120 + OR 2774 PG 2206	157
HOWELL DANIEL H + RAYMONDE TR 303 PARK VIEW PL NOBLESVILLE IN 46060	36-47-25-B4-01700.0460 27965 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 1339 PG 935 AKA LOT 46 SAMANN SUBD NO 2	158
BARTA DAVID 27565 GARRETT ST BONITA SPRINGS FL 34135	36-47-25-B4-01700.0470 27971 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF S W 1/4 OF S W 1/4 SEC 36 DESC IN OR 1404 PG 1200 AKA LOT 47 SAMANN SUBD UN 2	159
ROY MICHAEL 27810 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0490 27810 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 DESC IN OR 1895 PG 1492 + OR 1924 PG 2158 AKA LTS 48 +49 SAMANN SUBD UNREC	160
AGUIRRE GUADALUPE + MARIA C 27907 MATHESON AVE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0520 27907 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 AS DESC IN OR 1599 PG 1947	161
FULLERTON JASON 27923 MATHESON AVE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0530 27923 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 TWP 47 RGE 25 DESC OR 1442 PB 1138AKA SAMANN SUBD NO 2 LOT 53	162
VAN PAGE ABRAM JEFFREY 27953 MATHESON AVE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0540 27953 MATHESON AVE BONITA SPRINGS FL 34135	FROM NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 650.94 FT FOR POB TH E 120.01 FT S 380.03FT TH WLRY + NRLY ALONG CREEK TH N 379.93 FT TO POB	163
SECOND GEAR CL BBR LLC	36-47-25-B4-01700.0560	PARL LOC IN THE W 1/2 OF THE	164

26501 S TAMIAMI TRL BONITA SPRINGS FL 34134	CORNER LOT BONITA SPRINGS FL 34135	SW 1/4 OF THE SW 1/4 AS DESC IN OR 3376 PG 3575 LESS RD R/W DESC IN INST#2008000062442	
HARRIS JAMES W TR + PO BOX 460 BONITA SPRINGS FL 34133	36-47-25-B4-01800.0010 27820 LIME ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 466 PG 562	165
HARRIS JAMES W TR + PO BOX 460 BONITA SPRINGS FL 34133	36-47-25-B4-01800.001A 11250 DEAN ST BONITA SPRINGS FL 34135	TH S 161 FT OF N 186 FT OF W 88 FT OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 LESS	166
HARRIS JAMES W TR + PO BOX 460 BONITA SPRINGS FL 34133	36-47-25-B4-01800.001B 11248 DEAN ST BONITA SPRINGS FL 34135	THE W 13 FT + S 41 FT OF S 161 FT OF N 186 FT OF W 88 FT OF W 1/2 OF NW 1/4	167
LOLLY REGAN E PO BOX 990302 NAPLES FL 34116	36-47-25-B4-01800.0020 27850/852 LIME ST BONITA SPRINGS FL 34135	PARL IN W1/2 OF NW1/4 OF SE1/4 OF SW1/4 AKA LOT 2 + N25FT OF LOT 3	168
SALDIVAR MARY ELLEN TR 27870 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0040 27870/874 LIME ST BONITA SPRINGS FL 34135	PARL IN W1/2 OF NW1/4 OF SE1/4 OF SW1/4 AKA S50FT OF LOT 3 + N50FT OF LOT 4	169
BRULAND BRIAN T JR 27880 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0050 27880 LIME ST BONITA SPRINGS FL 34135	BEG AT A PT 486 FT S OF NW COR OF NW 1/4 OF SE 1/4 OF SW 1/4 TH N 100 FT TH E TO	170
MCNAMARA THOMAS A 94 WARREN AVE HYDE PARK MA 02136	36-47-25-B4-01800.0060 27894 LIME ST BONITA SPRINGS FL 34135	PARL IN N W 1/4 OF S E 1/4 OF S W 1/4 SEC 36 TWP 47 R25 DESC IN OR 1090 P 283 + 2018000069204	171
OSPINA IVETTE + 27930 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0070 27930 LIME ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 DESC OR 2525 PG 0740 LESS 2018000069204	172
WITMAN BETTY L SHERRIE PLUMMER 7614 WEST STATE ROAD 25 MENTONE IN 46539	36-47-25-B4-01800.0080 27923 LIME ST BONITA SPRINGS FL 34135	THE S 150.53 FT OF FOLLOWING DESCRIBED PROPERTY FROM NE COR OF	173
KRAVCHENKO OLEXANDRA 27891 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0100 27891 LIME ST BONITA SPRINGS FL 34135	PARL IN SEC 36 TWP 47 RGE 25 DESC IN OR 1395 PG 2222	174
FOX DAVID B SR 27875 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0110 27875 LIME ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF NW1/4 OF SE1/4 OF SW 1/4 AKA LT 11 DESC OR 1395 PG 2224	175
STEVENSON SCOTT WALTER 905 BELLEMEADE AVE TAMPA FL 33617	36-47-25-B4-01800.0120 27861 LIME ST BONITA SPRINGS FL 34135	BEG NE COR OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 TH WLY 130 FT SLY 25 FT CONT	176
GREEN JEROME & 27845 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0130 27845 LIME ST BONITA SPRINGS FL 34135	BEG NE COR OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 TH WLY 130 FT SLY 2K FT CONT AKA LOT 13 UNREC SUBD	177
COLANGELO SANDRA + JAMES 2815 AGNES SCOTT DR PANAMA CITY FL 32405	36-47-25-B4-01800.0140 27815 LIME ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 414 PG 266	178
PALM LAKE RESORT LLC KEN BERTOLISSI PO BOX 468 OSHTEMO MI 49077	01-48-25-B1-00002.0000 PALM LAKE RESORT C/E BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF GOVT LOT 3 AS DESC IN INST#2007-218881	179
EXTRA SPACE PROPERTIES TWO LLC PO BOX 71870 6890 S 2300 E SALT LAKE CITY UT 84171	01-48-25-B1-00002.0040 11301 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR IN NE 1/4 OF NW 1/4 DES OR 1305/1516 LESS R/W OR 1968/2989 + 2.004A	180
BONITA SPRINGS UTILITIES INC	01-48-25-B1-00002.004A	PAR IN NE 1/4 OF NW 1/4	181

11900 E TERRY ST BONITA SPRINGS FL 34135	ACCESS UNDETERMINED BONITA SPRINGS FL	DESC IN OR 2450 PG 3262	
PALM LAKE RESORT LLC PO BOX 468 OSHTEMO MI 49077	01-48-25-B1-00002.0050 11401 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PARC IN NE 1/4 OF NW 1/4 AS DESC IN OR 612 PG 210 + 559/326 LESS RD R/W	182
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00002.0060 11433 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PARL IN NW 1/4 AS DESC IN OR 769 PG 17 LESS N 125 FT	183
EXTRA SPACE PROPERTIES TWO LLC PO BOX 71870 6890 S 2300 E SALT LAKE CITY UT 84171	01-48-25-B1-00002.0070 ACCESS UNDETERMINED BONITA SPRINGS FL	PARL IN NW 1/4 OF GOVT LOT 3 LESS PARLS DESC IN INST#2007- 218881 + INST#2007-218863 OR 2450 PG 3262	184
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00003.0000 11453 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PARL IN NE 1/4 GOV LOT 3 AS DESC OR 981 PG 413 LESS N 75 FT	185
CONNECTION PLUS INC 28056 EAST BROOK BONITA SPRINGS FL 34135	01-48-25-B1-00006.0020 11203 BUTLER DR BONITA SPRINGS FL 34135	W 330 FT OF SW 1/4 OF NE 1/4 OF NW 1/4	186
BUDERM FLORIDA CORP 28-16 44TH ST ASTORIA NY 11103	01-48-25-B1-00006.0030 11223 BUTLER DR BONITA SPRINGS FL 34135	E 1/2 OF SW 1/4 OF NE 1/4 OF NW 1/4 LESS SLY PORTION BELOW CREEK AS DESC IN OR 4757 PG 2036	187
BUDERM FLORIDA CORP 28-16 44TH ST ASTORIA NY 11103	01-48-25-B1-00006.0070 11253 BUTLER DR BONITA SPRINGS FL 34135	W 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 LYING NORTH OF CREEK AS DESC IN INST# 2010000305092	188
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0010 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 1 + 2	189
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0030 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 3	190
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0040 11049 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 4 LESS N 90 FT	191
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0050 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 5 LESS N 90 FT FOR R/W	192
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0060 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 6 LESS N 90 FT + LESS RD R/W DESC IN INST#2008000066684	193
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.006A BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 6 LESS N 90 FT	194
SPILMAN SUSAN GAIL L/E + 92 RIVERVIEW ST PO BOX 139 MORRISTOWN NY 13664	01-48-25-B1-00100.0070 28020 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 7	195
TURNER GARY + 460 COUNTY ROUTE 2 OGDENSBURG NY 13669	01-48-25-B1-00100.0080 28026 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 8	196
TAMTE DANIEL J & PO BOX 627 BONITA SPRINGS FL 34133	01-48-25-B1-00100.0100 28034/036 EAST BROOK CIR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 9 + 10	197
PHAM JOHN + 2005 ANTON WAY	01-48-25-B1-00100.0110 28038 EAST BROOK CIR	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323	198

SHAKOPEE MN 55379	BONITA SPRINGS FL 34135	LOT 11	
TURNER JEFFERY L 28042 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0120 28042 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 12	199
CUNNINGHAM WILLIAM R 28046 EASTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0130 28046 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 13	200
CUNNINGHAM MICHAEL A 28050 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0140 28050 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 14	201
NICHOLS DOUGLAS W 28056 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0150 28056 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 15	202
ESTES JEFFREY JR + DANA 28055 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0170 28055 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 17 + 16	203
KOCHOSKY NICHOLAS G 28049 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0180 28049 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 18	204
MARIBONA ZULEIDYS 28043 E BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0190 28043 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 19	205
VANDENBERGH LINDA S 28037 EASTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0200 28037 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 20	206
SCIULLO JOHN E 28031 EASTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0210 28031 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 21	207
HOLT MICHAEL L & CARMEN L 28025 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0220 28025 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 22	208
HOFFMAN PEGGY ANN 124 LEXINGTON BLVD DELAWARE OH 43015	01-48-25-B1-00100.0230 28019 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 23 LESS RD R/W INST#2009000092397	209
HEISS JENNIFER F 28013 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0240 28013 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 24 LESS RD R/W INST#2009000092397	210
LARSON RICHARD R 28007 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0250 28007 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 25 + 26 LESS RD R/W DESC IN OR 1998 PG 839 + LESS RD R/W DESC IN INST#2008000066683	211
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0270 28000 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 27 LESS OR 1962/3193	212
KURTH DALE & KATHLEEN J 28004 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0280 28004 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 28	213
NGUYEN PHONG QUOC & 27741 S ROSLIN PL BONITA SPRINGS FL 34135	01-48-25-B1-00100.0290 28008 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 29	214
FALCONE JOHN J & 28016 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0310 28016 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 31	215
BLODGETT JOY E 28020 WESTBROOK DR	01-48-25-B1-00100.0320 28020 WEST BROOK DR	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323	216

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	LOT 32	
SMITH CARRIE LYNNE & 28024 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0330 28024 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 33	217
MCCAULEY THOMAS M + 28028 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0340 28028 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 34	218
ZAITOUN NABHAN I + RITA J 20832 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0350 28032 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 35	219
ZAITOUN NABHAN I + RITA J 28032 WESTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0360 28036 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 36	220
WALKER JAMES M + KIMBERLEY M 28040 WESTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0370 28040 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 37	221
KIEFERLE RALPH M 1193 SUN CENTURY RD #1 NAPLES FL 34110	01-48-25-B1-00100.0390 28048 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 39 + 38	222
AIRGOOD NIA J 28052 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0400 28052 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 40	223
MCCONNELL KENNEDY W 28017 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0600 28017 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 60	224
TOBLER JOANNE + 28013 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0610 28013 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 61	225
TOBLER WILLIAM & JOANNE 28009 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0620 28009 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 62	226
DEMAREST JAMES T 14336 TUSCANY POINTE COVE NAPLES FL 34120	01-48-25-B1-00100.0630 28005 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 63	227
ROCFLO LLC 3442 WILDWOOD LAKE CIR BONITA SPRINGS FL 34134	01-48-25-B1-00100.0640 11007 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 64 LESS N 40 FT + LESS RD R/W DESC IN INST#2008000046230	228
ROCFLO LLC 3442 WILDWOOD LAKE CIR BONITA SPRINGS FL 34134	01-48-25-B1-00100.0650 28001 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 65 LESS N 40 FT + LESS RD R/W DESC IN INST#2008000046230	229
DUFFY MICHAEL R & REBEKAH 28011 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0660 28011 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 66	230
BRISTOW CONNIE S L/E 28015 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0670 28015 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 67	231
BAKER LINDA M 28019 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0680 28019 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 68	232
KAMANN BILLY 28023 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0690 28023 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 69	233
KOSKI LEO H + 28031 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0710 28031 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 70 + 71	234

APEL DEBORAH 28035 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0720 28035 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 72	235
CANNATA JOHN 28024 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0780 28024 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 78	236
CANNATA JOHN M + 28020 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0790 28020 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 79	237

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Q. Grady Minor
& Associates, P.A.

Attn:

**Q. GRADY MINOR & ASSOCIATES, P
3800 VIA DEL REY
BONITA SPRINGS, FL 34134**

STATE OF FLORIDA COUNTY OF LEE:

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

NOTICE OF NEIGHBORHOOD MEETING In compliance w Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held March 24,

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

03/01/2022

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Sworn to and Subscribed before me this 1st of March 2022, by legal clerk who is personally known to me.

Nicole Jacobs
Affiant

Sarah Berelsen
Notary State of Wisconsin, County of Brown

7/27/25
My commission expires

of Affidavits 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held March 24, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135. The Neighborhood Meeting will provide general information regarding a proposed Special Exception application to allow a car wash facility at 11230 and 11290 Bonita Beach Road SE. The subject 2± acre property (STRAP Number 36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210) is located at 11230 and 11290 Bonita Beach Road SE in Section 36, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradymenor.com or phone: 239-947-1144. Project information is posted online at www.gradymenor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing. AD #5143928 March 1, 2022

**Tommy's Express Car Wash Special Exception
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Wayne:

Okay. So, I'm Wayne Arnold. I'm with Q. Grady Minor & Associates. We're a local engineering planning firm, here in town. And this is Sharon Umpenhour who's recording the meeting for us and running the power point presentation. This is Michael Herrera, design engineer for the project at our firm. And behind him is John Caruso. John is with the car wash group that would like to develop a car wash on the property. So, the process we're in tonight, we haven't submitted any applications to the City of Bonita Springs yet.

We would need to submit a special exception application. That's a – it's – it's not really a rezoning of the property but it has to go through a public hearing process to establish certain uses in the city, car washes being one of those. Certain convenient stores and other uses like that. So, what the city requires us to do is hold a public informational meeting, so we notify the neighbors before we file any applications with the city.

[00:01:02]

So, we can tell you what our intent is, gain some feedback from you, see if we can incorporate design characteristics into our plans, and then we have to do all that before we can make a submittal. So, we've prepared a transcript of our meeting tonight, and we have a short presentation that I'll make, and then we'll be happy to answer some questions, that you may have about the project. So, with that, I'll go ahead and get started.

So, the property, as you all know, is at the Northwest corner of Lime and Bonita Beach Road. The property happens to be in the Bonita Beach Road Corridor Overlay, which some of you may have followed that whole process, but they established a separate corridor along Bonita Beach Road, and they established these zones. There's an interstate zone, there's a commercial zone, and then there's a beach zone and we're in the commercial zone. And it has certain standards that we have to adhere to. They're not really so relevant to the special exception process but, there are specific standards that apply to this corridor.

[00:02:02]

And this property happens to be just under two acres and the aerial depiction on the exhibit shows you the general outline of the property location and the proximity to the surrounding uses. The property today is two different commercial zoning districts. It's the C1A Zoning District, which is an old commercial zoning district that allows a large variety of uses, but it doesn't matter what uses it allows, the city still requires us to go through a special exception process for a car wash.

So, unless we have previously been developed, we are still subject to the new corridor standards, which is the special exception. And it would be to allow the car wash. So, this is out of the use table. It simply shows you, on

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the left, the uses that you can have car wash. And then, it lists SE, meaning 'Special Exception,' in the commercial zone for the overlay. I'll come back to this. These are some of the development standards that, we have to adhere to under the overlay, which establishes some minimum and maximum building setbacks.

[00:03:01]

Trying to keep buildings closer to Bonita Beach Road. These are some height limitations, obviously, a single bay car wash facility's going to be well under the – the 55 feet that could be in the overlay. So, this is our conceptual site plan. This is, you know, the – the meat of the presentation. So, obviously, access is on Lime Street, then not probable to have any Bonita Beach Road access, given the access limitations on the roadway. So, Lime Street would be the access to it, this is designed as a single bay tunnel type car wash.

I'm sure you all have either seen them or visited them. Where you take a car in, and it goes through the long tunnel, and it gets washed. And then, in this facility, they have the separate – do we have a, laser? I got mine. Excuse me for one second while I grab a pointer so I can point to it.

[00:04:00]

So, if you can follow – so, this is Lime Street, Bonita Beach Road down here. So, you would come into the site and circulate this way, to get into the car wash tunnel. Then you would come back and exit to get into the – these are the, vacuum area. So, the building is, obviously, here. It's – it's oriented toward Bonita Beach Road, large landscape buffer here. And then, the circulation for the wash facility. And then, the other highlights of this, we've got a large area that's for flood plain compensation. That will remain green space. We've got a wall that separates the storm water management area from the floodplain area. And that – I'm showing some rough dimensions. Let's see, almost 80 feet to get – get toward dumpster enclosure that's in that location.

And then, it's about 150 feet, from the Northern property line, to get to the car wash facility in that location. So, we've got some – we've tried to separate us from the nearest residential neighbors and bring the activity up to Bonita Beach Road.

[00:05:01]

So, that's how that circulates. General hours of operation are about 8:00 a.m. to 8 p.m., I think. John?

John:

Yeah. 8:00 a.m. to 9:00 p.m., 8:00 a.m. to 8:00 p.m.

Wayne:

Sometimes 9:00 p.m.?

John:

Yep.

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Wayne: Depending but – so, those are the hours and, as you've visited these, most of the activities stay in your car. The building would have restroom facilities in it, etc. But it's not like a lot of the car washes where they have a large gift store and all that kind of stuff. So, that's, in a nutshell, how the site is oriented, and we can – we can come back to that if you have questions about it. But obviously, there's a large area that will be landscaped, up in this area, to separate us from – further separate us from the residential area to the North.

And then, we have some car wash elevations. So, Tommy's Car Wash, who would be the applicant, they have a design you may have seen – it's kind of a retro – I don't know, like a retro type building, I would call it. John, you may call it something else but – So, for Florida, they're looking at a design that is more Florida oriented.

[00:06:01] So, it's stucco type building with some building elements that the city, not only the city of Bonita licensee, but other municipalities around Southwest Florida are adopting architectural standards that require them to have something that's a little more Florida looking, or Mediterranean looking. So, you can see, in these elevations, the building's about – what? 45 feet wide, probably? Roughly, a little over 100 feet long. So, this is sort of that front facade that you would see, when you're going by, on Bonita Beach Road.

We have a large landscape buffer requirement, so you never really see it exactly in that context, but that's what the building, can look like. Kind of a perspective elevation, just showing you, how it orients and this one was the prior design, Mike, because I think we've got the –

Wayne: The, – and here, you can see. This one, an original design, we had the vacuums to the North, and when you look at where we are today, we've flipped them and we put them closer to Bonita Beach Road, before they were all oriented up here.

[00:07:06] So, we brought them closer to Bonita Beach Road.

John: I think that slide represents the – the, uh – the wall that we really can't see from this plan view.

Wayne: Oh.

John: You go to that one. You see the wall?

Wayne: Yeah. So, this, being the wall, that would go back behind those vacuums. So, that's –

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Michael: Right.

Wayne: In this location.

John: Yep.

Michael: Right.

Wayne: So, all that gets an 8-foot-high wall.

John: Yep.

Wayne: And that will have vegetation on the North side of that wall. That's sort of the Bonita Beach Road perspective and, uh – so, the – it's sort of like – was it clean machine? – green machine. That's clean machine. The one near Home Depot. The same sort of – you'll see the – under the new landscaping code, so that kind of landscaping is required. Sort of a berm. And then, plantings alongside of it.

[00:08:01] So, that's kind of in a nutshell of where we are. Like I said, we have not submitted anything to City of Bonita Springs yet. We have had preapplication meetings with them, talk to them. They don't attend these meetings, typically. They're informational meetings for us to start some initial dialogue with the neighbors. So, that's why we're here and, you know, we're happy to ask – answer any questions that you may want to ask of us. And if we can give you an answer, we will. If not, we'll do our best to get back to you with an answer. I'll turn it back to the site plan. That's probably, you know, the easiest for all of us to understand what's being proposed. Yes, sir? **[Cross talk]** Can I just ask one question?

I don't know if we – Sharon can you pick him up okay just if you speak loud enough? Because we do try to capture everything **[cross talk]**. If not, we have a microphone. So – **[Everyone laughs]** And if we could one person at a time when you talk, just so it's not – it gets really garbled if we talk over each other, so –

Joe: Well, thanks. I just – it's actually a couple of questions all concerning the same thing. we lived on Lance, which is directly behind the middle of the property, during Irma.

[00:09:05] Our road turned into a river. The water on our road runs towards Bonita Beach Road. As engineers, you guys probably realize that that lot is lower than our street, lower than Bonita Beach Road. So, the water runs down our street, and Lime Street, and the street just to the West of us, towards Bonita Beach Road. I don't want to assume, but are – is the lot going to have – be required to be raised in elevation?

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Wayne: I will let Mr. Herrera, our engineer, answer that. Mike you can stand here, or you can talk from there **[cross talk] [laughter]**. Okay. Do you need the name? **[Cross talk]**

Joe: My name is Joe Van Marger, I live on Lance Drive.

Wayne: Okay. Thank you.

Michael: So, yeah. We're aware of the flooding in the City of Bonita. This is in a – a flood zone, by Fema's definition, so the South Florida Water Management District does impose a criterion.

[00:10:07] It's called Flood Plain Compensation. So, the idea is, the volume that's available there for the 100-year event for storage, will be there at the completion of this project. So – and –

Joe: Where is that on this plan? I see it says storm water management area but that's, maybe – what? 10 feet, 15 feet wide? What is that actually? A small retention pond?

Michael: So –

Wayne: That's a dry retention area that he's talking about.

Michael: Are you talking about –

[Cross talk]

Wayne: It's in white.

Joe: No. It says storm water management area.

Michael: Oh, right. This one?

Joe: There you go. Yeah.

Michael: Oh, okay. That – that – okay –

Joe: That's not what you were referring to.

Michael: No, no. This whole area right here.

Joe: Right. Okay. And so –

Michael: That's – that's floodplain compensation –

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Joe: How high do you have to raise the elevation of the property to build it?
Four feet?

Michael: whatever Fema is, you gotta be, uh – so, let's say, I – I forget what the number is but let's say it's seven. So, it's – if that's seven, it's base flood elevation plus one.

[00:11:02] So, we'd be built at eight.

[Cross talk]

Joe: Well, you're gonna have to raise it eight feet?

Michael: No, no, no.

Joe: Well, your engineers, so you guys have an idea. Can you give us just an idea?

Michael: Probably two feet.

Joe: Two feet?

Michael: A foot and a half, two feet.

Joe: That will be lower than the street.

Michael: No, no, no. In this area –

Joe: Uh-huh.

Michael: Well, it might be lower than this – so – because this area's not – this – what this needs to be built – there's different criteria.

Joe: Right.

Michael: So, a building has to be built to 100-year.

Joe: Right.

Michael: And a parking space – or a driveway needs to be able till 25-year, and the parking space can be built to the 10-year.

Joe: Right.

Michael: So, those criteria's, whatever the storm water management system is, after

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we run all the calculations based on storm events, we'll set those elevations.

Joe: Right.

Michael: So, when you're saying, "What is the maximum elevation?" it's an average, though, because one thing's going to be higher than the other.

Joe: Right. Well, I understand that but, um – so, I guess my question is, if you're going to raise the property, and that's flooded during Irma, that's not a one – 100-year event, that happened again in '05.

[00:12:00]

Michael: Absolutely.

Joe: It flooded. So, if you're going to raise that property, and that filled up with water before it went under the street – is that correct? – under the street and then back over to Spring Creek before it – Oak Creek, I'm sorry. We all live there so we all know. We dealt with it. It was a river.

Michael: Yeah.

Joe: But it didn't flood ours, but it did because that property filled up with water. It did back up and flood the cul-de-sac and the houses on the cul-de-sac. So –

Michael: And all the way to I-75. It – it –

Joe: Right.

Michael: We've seen 'em all. We've seen –

Joe: Right. So –

Michael: We've seen the pictures on Google Earth.

[Cross talk]

Joe: Our concern is if we raise that – now, obviously somebody's gonna develop it but our – I guess, my concern is, that is not enough to hold the water. So, how can we direct the water away from not flooding the cul-de-sac even worse –?

Michael: So –

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Joe: The next time that happens, if it's 10 years, 20. Either way.

Michael: Yep.

Joe: You know what I'm saying. I – uh, we didn't flood but we came within 10 feet of – at our house but everybody on that cul-de-sac, on all sides, flooded.

[00:13:03] And if you raise it without something –

Michael: Right. So, what – in – in a flood plain compensation area, we actually excavate. So, we're creating the volume for that storage. That's why it's called floodplain compensation.

Joe: So, you're gonna dig it out and make a retention pond?

[Cross talk]

Michael: We're gonna – No. It can only go down to control elevation, which is the water cable. It can't go below it because there's no storage –

Joe: I know. We just had a pool put in. It's about five and a half feet.

Michael: Well, whatever – whatever control elevation –

Joe: We just had our pool put in.

[Cross talk]

Michael: Whatever control elevation is, is what you can go down to so that it doesn't hold water, so it'll be a dry system, so this area will be excavated down to control, so that it creates equal volume of storage that you're impacting by developing it.

Joe: Right. So –

Michael: So, in that that it's a balance of zero.

Joe: Right.

Michael: We're not – we're not making it worse and we're not making it any better.

Joe: Right. So, I guess there's no way of knowing what happens when that fills up.

Michael: It should – it should act exactly the way it acts today.

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[00:14:00]

[Laughter]

[Cross talk]

Right, right. That's a city problem –

Joe: Yeah. No. I understand. We're just kind of – I want to put my ducks in a row when we get to the city.

Michael: Right.

Participant 2: How aren't you making it any worse.

Joe: Pardon me?

Participant 2: How aren't you making it any worse when you've got that whole area that's taking water now? And you're going to take that small area and you're going to dig it down to the water table, and that's gonna take all the water that it's taking now.

Michael: That's not the requirement.

Participant 2: I just – I don't understand that.

Michael: I'll try to make engineering water quality – water wide, as simple as possible. So, the way that this works is, you're looking at a bowl and you're in a storm event. Whenever that bowl water gets to, is an elevation. Then you say, "Oh. What did Fema say it is?" So, let's say we run 100-year storm event and it's an elevation 10. Our water on our property, it gets to elevation 10. If Fema says it gets to elevation 11, well where did that other water come from?

[00:15:01]

That water comes from off-site, onto our property. That one foot of water, additional water, is the water that we have to continue to keep on our property, post of an event. If – go back to the same scenario – in our bowl, our water, our storm event gets up to 10, but Fema says it's nine, well, how does it – how come Fema says it's lower? Because we're generating more water, we're called an exporter. Our water goes somewhere else, and we don't have to treat any of that water. This site, we did preliminary calculations. I'm very confident it's an importer. We're – we – water is coming onto the property –

Joe: Absolutely.

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Michael: On – onto our property and we are gonna create a volume equal to the amount of water that comes onto the property, before the project, as – will be after the project.

Wayne: And I just want to add. You know, the storm event that we had for Irma and that we had for other major back-to-back storm events, none of the agencies, there's nobody who designs for those types of storm events, unfortunately. You just couldn't develop in South Florida, if that's how you had to do those.

[00:16:03] So, these are averages and Michael, is very experienced with water management design. We do it – I know it's a concern for a lot of places because the sites are getting tighter, they're smaller. These are the left-over pieces. I mean – but it is a designated commercial under the comp plan, whether it's a car wash, or an auto parts store, or any other, Sunshine Ace Hardware store, it will be developed, and they have to meet the same criteria for volume metric storage of water. Yes, ma'am.

Participant 3: It's not just Irma that flooded that area. We have a heavy rain season and we're not having the right going out. So, it's not just a named storm.

Joe: It's a city issue. That's what it comes down to.

Wayne: It does.

Joe: It really comes down to a city issue because it's gonna get developed one way or another.

Wayne: True.

Joe: And everybody's gonna raise the elevation. They're all gonna be required to maintain their water, in theory. So, it's a city issue and I know that's our real issue.

Wayne: Yeah. The city's working really hard on storm water improvements throughout the city.

[00:17:01]

Joe: On Terry Street but not where it flooded.

Participant 3: Exactly.

[Cross talk]

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Michael: We could go on for hours on –

Joe: Oh, yeah. I know.

[Laughter]

Joe: So – because they live in Bonita Bay.

Participant 3: Yeah.

Joe: **[Laughs]** So – uh, yeah.

Wayne: Anyone else back there?

Joe: I guess the real thing for us is the – is still the **[inaudible] [00:17:18]**. It doesn't fit our neighborhood. Nobody wants that in their backyard. Same as the people in Bonita Bay when somebody – and I don't know which – I can't remember which company it was – tried to put one right there and –

Participant 3: Oh, yeah.

Joe: And the big lawsuit and of course, they got – they got declined.

Participant 3: Yeah.

Joe: Because it didn't fit in the neighborhood.

Participant 3: That's right.

Joe: And this is in –

[Cross talk]

Participant 3: And that would have made more sense –

Wayne: Excuse me. Hang on one second, please. **[Cross talk]** We're trying to pick this up. We can only have one person talk at a time, okay?

Joe: Yeah.

Participant 3: Sorry.

Wayne: Thank you.

Joe: Yep.

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Participant 3: We would walk out our front door and see that and observe.

Participant 2: And hear that.

Participant 3: All day long. Hearing that and seeing that.

Wayne: Well, there's –

Participant 2: Twelve to 14 hours a day.

Wayne: This particular type of use does require the wall, which I described. So, not every use does but there – if it's not a car wash, it eventually is going to be a commercial use because that's all its zoned for.

[00:18:04]

Participant 3: That's fine –

Wayne: So, whether it's car wash use or some other commercial use, there will be commercial use there, eventually. So, I mean, if we could – your issue, I'm not sure, is it – was it – I know I heard, before the meeting, traffic was an issue.

Participant 3: Correct.

Wayne: And almost certainly the city and county are going to make us use Lime Street for the access to the property. So, that is a fact and some of the other commercial users along the corridor, use their local street for the access as well, and we can put signage, etc., to sign it so that people don't make left turns onto Lime, exiting the site, etc. Of course, you – if you were a customer, I'm sure you wouldn't necessarily obey it because you wouldn't want to go out on U.S. 41 to go back to your own street. So, uh – but there are some things we can do.

Joe: Are you going to be required to widen Lime Street, then?

Wayne: They don't know if we're that far in the analysis. Michael, I don't know.

Michael: Yeah. I don't –

Joe: I mean, like a turn lane?

Michael: No. There weren't – well, a turn lane onto Lime?

[00:19:00]

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- Joe: Well, there's already a left from Bonita Beach onto there.
- Michael: Right. We have –
- Joe: To come right on but –
- Michael: That's – that's part of – I don't think so either but part of the process of the development order is that traffic impact analysis, and that will –
- Joe: And that hasn't been done yet.
- Michael: That hasn't been done and if – if it is required, it would be provided, but we've gotta wait for the data.
- Wayne: So, that – and that would be provided. If we had to provide a right turn lane, exiting Lime Street, that would be either within their existing right of way or it would have to approach onto our property. But Michael's plan reflects a sidewalk along our property. The city does require there to be a sidewalk extending along our property boundary.
- Participant 4: Okay. Let – can I ask?
- Wayne: Of course. Yes, sir.
- Participant 4: All right. You, obviously, would know the decibel sound of the blowers, and the vacuums, and everything else. Is that correct?
- Wayne: I do not know the decibel levels. John, do you know what they are?
- John: I don't know exactly what they are, but we have multiple sound studies that we've run over the years and – to make sure that we're within the – the ordinance of the communities.
- [00:20:04]** And we typically find that the sound – the sound of a car or truck going by in the road, is louder than the vacuums. what – I – I – I know – I just want to give these guys a lot of credit because if you look at this design, you'll see how they justify this towards Bonita Beach Road in so many ways. It's – it's at least 80 feet to the wall and almost 40 percent of the property, is left undeveloped to try to create that separation, so that the neighbors don't hear any of the blowers. But also, the vacuums are only on for three minutes. They're a three minute on and off switch. They're timed to go off. So, they're not running all day long.
- Participant 4: Okay. Have you ever gone over to Home Depot and, uh, just stood there and listened to clean machine over there, as far as listening to those blowers going on and off, and on and off, and on and off, from 7:00 in the

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morning until –

[00:21:12]

Participant 2: Until 8:00 p.m.

Participant 4: Until 8:00 at night? It's – it's hideous. Now, my next question is: Have you studied, as far as how many car washes that are in Bonita Springs that are existing, that back up to a residential area? Have you done any analysis on that, at all?

John: No.

Wayne: No.

Participant 4: Okay. Now, my next question to that is that the reason why you're having this meeting is because, uh, it requires a special exception. Is that correct?

Wayne: Correct.

Participant 4: Okay. What is the special exception that you're requesting in order to go ahead and build this?

Wayne: The car wash is the special exception use – the city has identified certain uses that are required to go through a special exception.

[00:22:03] It's a lot of the same criteria that you look at for a rezoning of property and you have to identify, "What are the conditions in the area? What are you doing differently? How are you managing your traffic? What does your lighting look like?" Things like that. That's part of the application process.

Participant 4: Okay. Now, my understanding is, looking at the ordinances of Bonita Springs, is that the reason why you have to have this special exception, according to their definition, is the fact that, in reaching their decision, the zoning board has the authority to attach conditions and requirements necessary for the protection of health, safety, comfort, convenience or welfare of the general public.

Participant 4: Okay. Last I knew, my house is – is gonna – is right in that cul-de-sac on Lance Drive and it's going to create a nuisance, uh, and it's – the def – definition of nuisance is in here as well.

[00:23:06] And those blowers, again, I went over and I – actually, I'm a member of Clean Machine over there, and everything, because, you know – and – and the issue with Clean Machine is great because it's all in the commercial

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area. Doesn't affect anyone as far as any type of residents or anything like that. And there is no car wash in Bonita Springs, that backs up to a residential neighborhood. None. Zero. And that's why, if I'm – if I read it right, the last time that a car wash was requested in a residential area, that that's why it was denied because of the fact it was a nuisance, because of the volume, the traffic. All that kind of stuff is just a combination.

[00:24:00] And to go ahead and make it so that the car wash – the people have to drive in on Lime Street?

Participant 3: Right.

Participant 4: Are you serious?

Joe: That's a big deal.

Wayne: Yes. The city and county will mandate use of Lime Street for this –

[Cross talk]

Michael: That's a county criterion. We have no choice.

Participant 4: Well, it – it's still – that's a residential --

[Cross talk]

Joe: That's residential. Area.

Michael: Any commercial – any commercial that's going there, is coming off of Lime Street. Not this project or next project. Any project that goes there, is coming –

[Cross talk]

Participant 4: Yeah. And – yeah. If you put an office building, a – a dentist office – well, we've got a dentist office that was just built and that's fine. And it – and it's a matter of where – if you go ahead and put, you know, a State Farm Insurance, that's fine! They don't make any noise. Okay?

[Laughter]

Joe: That is not hundreds of cars.

Participant 3: We don't have the volume.

Participant 4: And then – it's just unbelievable that anyone would consider going ahead

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– there's children back in there. There's grandmas and grandpas.

Joe: It's residential.

[00:25:00]

Participant 3: Yeah.

Participant 4: Why would you do – why would you even consider doing something like that? I mean, I don't – I – I'm all about putting commercial in there. I understand people gotta make – it's a piece of land. But you don't put a car wash right behind a residential area, especially, in little old Bonita Springs.

Participant 3: And I think we all agree with him. Otherwise, we wouldn't be here. Right? Because I feel the same way. I live on Lime Street, and I feel the same way.

Wayne: Okay.

Participant 3: That everything you just said. We have the plaza right across from where they want to put this car wash. People go in and out of there. There are hardly any cars. What's in there? A barber shop, blind place, uh, you know, units like that.

Participant 4: Little old businesses, which are fine.

Participant 3: Not some –

Joe: Traffic nightmare.

Participant 3: It will be. **[Laughter]**

[00:26:01] There's another one right down the street.

[Cross talk]

Participant 5: There's five car washes within five miles of that site.

Participant 2: At least three.

Participant 5: There's five. There's Super Suds, there's Bonita Bubbles, there's, uh, Circle K, there's two 7-Eleven's down by Publix.

Joe: Let's put it on this side of 75.

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Participant 5: Yeah. **[Laughter]** There's one right across the street, practically.

Participant 3: There's no car washes out here.

Participant 5: No.

Joe: Yep.

Participant 6: The volume of cars that would be going –

Wayne: Ma'am, would you speak up please? We're – we're trying to record.

Participant 6: The volume of the vehicles that would be entering that car wash. If – even if we only had one every however long it takes for it to go through the tunnel, it's going to, eventually, you know –

Participant 5: It'll be constant.

Participant 6: Spill out.

[Cross talk]

Joe: People are gonna eventually start cutting through –

Participant 6: They do that now.

Unknown Speaker: But – yeah.

Participant 6: And it's going to be dangerous. Dangerous, dangerous.

Unknown Speaker: Danger – and everybody's gonna cut through.

Participant 5: If you try to take a – a left off of Lime Street to get on Bonita Beach Road –

[00:27:05]

Participant 2: It may be suicide.

Participant 5: Yeah. **[Cross talk] [Laughter]** And then, even now, as people who live there, when we try to take a right, how many of you have been rear ended or very close to rear ended?

Participant 3: Yeah.

[Cross talk]

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Wayne: Yes, ma'am. In the back.

Participant 7: I think I'm the only one that's actually on the other side of Bonita Beach.

Wayne: Okay.

Participant 7: I live on East Brook.

Participant 7: And the only way I can go to the beach, I have to cross Bonita Beach and turn around right in front of Lime Street. And if I've got more traffic to fight for, I'm never going to be able to get out of my house.

Participant 5: Right.

Participant 4: Can I –?

Wayne: Yes, sir.

Participant 4: Can I ask if you have, uh – or anyone has done an analysis as far as what the traffic would actually be, having, you know – and all you have to do is go next door or across the street to Mr. Clean, to go ahead and stand out there and count the number of cars that go through there.

[00:28:01] Has anyone thought to do that, to go ahead and see what kind of volume is gonna go through there?

Wayne: We know the volume of traffic that the international traffic engineering, uh, society says –

Wayne: They generate. and that's what the city uses for the traffic impact analysis. It is part of the special exception. We have not done that analysis, but they estimate, roughly, 75 cars per hour, in the peak of – **[Laughter]** which I know that sounds like a lot to you, because you live there, but it's actually a – a fairly low volume.

Michael: Small number.

[Cross talk]

Michael: Other commercials would be much higher.

[Cross talk]

Wayne: Excuse me. Excuse me. Hang on one second. I've got too many people talking at the same time. We're gonna talk one at a time and we're gonna

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be civil, okay? Thanks. Yes, sir. You have the floor.

Participant 4: I – I – you're – you're saying that you have looked – that there's other businesses around that have that type of volume.

[00:29:02] No. 1, do they back up to a residential area, the analysis that you're discussing?

Wayne: It – it – it doesn't really factor that into consideration –

Michael: Not about residential, yeah. If you're asking, "Are there commercial properties with higher, trip generations than this?" The answer is yes.

Participant 4: Well, I'm sure there is. I – you know, just go to Chick-fil-A and they've got a whole bunch of them.

Michael: That's what I'm saying. I mean, there are commercial – commercial developments that can go here, that will have a higher trip generation than this. That's all I'm saying. I'm not saying –

Participant 4: Like what?

Participant 2: Like what, though?

Unknown Speaker: Chick-fil-A.

[Laughter]

Michael: **[Inaudible] [00:29:38]** It's special exception, too, would have to go through the exact same process for this but they could.

Participant 4: Well – but then, Chick-fil-A doesn't have blowers.

Michael: I understand.

Participant 4: Chick-fil-A doesn't have vacuums.

Michael: Your question was, "What kind is use?" I'm just letting you know, there are uses in that city. One way or another, I'm just giving you the data. That there is information like that. There are uses.

Participant 4: Okay.

Wayne: In the back, now.

[00:30:00]

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Participant 7: Where – where –

Participant 5: Sorry, go ahead.

Participant 7: Where is the water going?

Michael: Storm water?

Participant 7: The water –

Wayne: Right now, it's nowhere.

Participant 7: From the – no, from the business?

Joe: Oh. It's all recycled.

Wayne: Oh. It's recycled.

[Cross talk]

Participant 4: According to Mr. Clean –

Joe: Right.

Participant 4: 70 percent of the water –

Michael: They have their own – their system a little bit more advanced. How much of the water is recycled, percentage?

John: 20 percent.

Joe: Is recycled? And the other 80?

Participant 5: Where is it going?

John: It goes back into, the recycling bins, and the water is cleaned, and then, it's reused again.

Joe: No.

Participant 5: But you said that was 20 percent, right?

Participant 4: The 80 percent.

Participant 5: Where does the other 80 go?

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John: 80 percent is discharged – well, uh –

Participant 5: Where? **[Laughs]**

John: About 70 percent of it goes to sewage and then the other 30 percent – other 10-20 percent is evacuated.

Unknown speaker: Into the asphalt.

Participant 4: Now –

Participant 5: Right.

Participant: Now, my understanding is, when I talked with Mr. Clean, I went over and talked with them, and they indicated that it's matter for, they're not allowed to go ahead and put the – the – they – they – they said that they recycle 70 percent of the water.

[00:31:11] And then, the 30 percent has to go into canals, or whatever, that go directly out to the, um – is – is that not the case? Because my understanding is that – that –

John: I have no idea what they do, but I'll tell you what, that – that number seems illogical to me. That they could recycle and claim 70 percent of the water. That's a really high number.

Participant 5: So –

Joe: They'd have big tanks underneath the asphalt.

John: Yeah. So do we.

Participant 7: So, I'm not saying no with the runoff into the storm drain?

John: So, this is different. We're talking about sanitary sewer and you're talking about storm water. So, they're different. **[Cross talk]**

Michael: Any water, we're talking about cleaning the vehicle, to sanitary sewer water.

Participant 7: Yeah.

Michael: So, that water goes to BSU to get treated. It doesn't go into your system.

John: Right.

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[00:32:00]

Participant 7: Okay. That's only 20 percent, right?

Michael: No, no, no.

Michael: 80 percent of that goes into – **[Cross talk]** 20 percent gets recycled –

Participant 7: Sewer water. Okay.

John: Right.

Michael: That's a different –

Wayne: That's not discharged off site into surface water management system. That doesn't go into –

Participant 7: Okay. So, it doesn't go into storm drains. It goes into –

Michael: Right. That's prohibited by the department of environmental protection. **[Cross talk]** Whatever that Green guy said that it's going into the storm, that's a violation.

Joe: Yeah. It's toxic.

[Cross talk] [Laughter]

Participant 3: Well, being a past utility worker, is our facilities strong enough to handle that extra water? Because I know that – they're having problems in billing –

John: This is the process that we're in right now is, we're starting this all.

Participant 3: Right.

John: You know, we're at the very beginning. It's the first meeting. you know, the purpose of this meeting is what Wayne very eloquently said, is that we're – we're meeting the neighbors, we're looking at, "What are the concerns that you have, that we have to take into account?" Or maybe, we have an – and, it sort of converts for us, but it gives us a chance to adjust the plans, to get better to the next level.

[00:33:08]

Participant: Okay.

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Wayne: And just – in – in fairness, the city staff hasn't really seen this plan. This is – this is our meeting with you. This is a plan that John and his company would love to build, and we think we've done a good job in trying to design it in a neighborly fashion. And if there's things we can do better, we certainly can try to work on that.

Participant 5: So, what's the next step after this meeting?

Wayne: Well, the next step after this meeting is, we have to create a transcript, and then, we will provide that to the city, if and when we submit our zoning application or special exception application. And that's something for John and his company to decide. They'll – they'll get the feedback from tonight's meeting, listen, talk about the plans, see if there's any adjustments, we might be able to make, and if so, we can do those. then, we may or may not make our submittal to the city. If we make the submittal to the city, then there – it goes through a review, a sufficiency type of review with staff. And then, that is, typically, a couple rounds of back and forth with them, which takes, probably, three to four months.

[00:34:03] And then, they would schedule us to go to the local zoning board, and then, the zoning board hears the case, they make a recommendation to the city council, and city council holds the final hearing and makes the final decision on whether or not to approve the car wash use.

Sharon: We have another – another neighborhood meeting before that.

Wayne: Oh, yeah. Sharon reminded me. After we're deemed sufficient in our application, we have to come back and hold another meeting like this because that plan, once staff looks at it, they may make suggestive revisions and make changes. Very likely, they'll add conditions because that's what they do for special exceptions. We've done several around town and, typical, their hours of operation, sometimes lighting standards, they may mandate that our walls are painted green. Yeah, we don't know. But there are standards – they come out with commitments like that and so, those are things that evolve, and they want us to share their thoughts with you at the same time. So, there will be another neighborhood meeting before we get to the zoning court. Yes, sir.

Participant 8: Can you speak a little bit to the areas that are behind your eight-foot wall, that go to the – that's the buffer area?

[00:35:03]

Wayne: So, all of this area?

Participant 8: That whole area.

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- Wayne: Yep. [Cross talk]
- Participant 8: You'll see now that it's all trees and it's, uh, protection in terms of visually and otherwise being able to look at it. And you're going to take the area on the left. The floodplain compensation storage area, you're gonna dig that down to the water level.
- Michael: Correct.
- Participant 8: And what are you going to landscape with, uh – and the same thing goes for the other side. What sort of –?
- Wayne: Yeah. And that – that area – so, exotic trees, if there are any back there, have to be removed. The city requires us to remove any exotics. So, exotic vegetation will come out, and to the extent, we can leave the native trees in place. I think, Michael, you can work around those with your –?
- Michael: And especially if it's a heritage group.
- Wayne: Especially if there are heritage trees, which are the larger diameter trees. But in the floodplain compensation area, he can have vegetation remaining there, or replanted there.
- Participant 8: Okay. I guess –
- Michael: Yeah. We were graded so that you don't affect the root balls.
- [00:36:02] Basically the [someone coughs] drip line in that area.
- Participant 8: I guess I just want to get an idea of what sort of landscaping you're going to do in that area, how much of what's there is going to get replaced, uh, with something potentially, uh, less of the, uh, less height and less coverage of trees. Especially in the area that you're going to dig out, you're going to dig that whole area out –
- Wayne: Well, it's very shallow, typically.
- Participant 8: What's that?
- Wayne: It's a shallow dig.
- Participant 8: Yeah. It's about – what? –
- Wayne: A couple feet or two.

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Participant: Two – two, three feet? But it's going to be removing the vegetation that's currently there.

Wayne: Yeah. [Cross talk]

Michael: Yeah. So, that's what I was going to get at. So, there's a required landscape buffer that's required somewhere along here. If it's along this property line or this property line, we haven't worked it out yet, but there is a landscape buffer requirement between the residential and the commercial. It's the definition of how many bushes and how many trees at a certain distance, and how high they have to be. So, all of that will be met.

[00:37:00] What this applicant is also looking to do is, keep a lot of – as much as we can, of the existing vegetation in this area to help buffer and have that maturity of landscaping there. So, you're gonna – yes, we're gonna have to remove some, anything as invasive as Wayne said, and possibly other areas if there's – if it's in conflict. For instance, there's BSU easements that go through – there's a lot of easements in through this area that are gonna be reworked. So, as we work through that, will some of that landscaping be removed? Sure. But we also have a requirement to put in a specific type of landscape buffer.

Wayne: And I would just say, that's something that the – about the city and – or at John's group would be flexible because, as Mike pointed out, you know, you've got an opportunity to put the wall and buffering closer to the area that's going to be developed, or you can put it closer to the perimeter and that's one of the choices. We think putting a wall and keeping a lot of vegetation in this area, makes more sense to do it this way, that Michael's describing.

[00:38:04]

John: Yeah. It's certainly our intent to not disturb anything we don't have to. The code requires, from federal to city code, that we do all sorts of things for stormwater management, for floodplain compensation. But our original intent, as you can see, is to justify everything near the road, generate 80 foot of buffer of real buffer to the neighbors, put an eight-foot wall up, and not take any trees down. What we – we – we, could also use is a sound and visual buffer for the neighbors. I mean, there's no reason for us to have to disturb that.

Wayne: Ma'am, in the corner back there.

Participant 9: Yeah. I just need a – a point of clarification here about Lime Street. What is the point of entry for this – for this car wash, the point of entry? Just

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Lime Street from Bonita Beach Road?

Wayne: Correct.

Participant 9: Okay. Let's think about the other end of Lime Street, which is blocked off, is it not, folks?

Participant 2: Yes.

Participant 3: Yes.

Participant 4: Yes.

Participant 5: Yes.

Participant 9: So, if it's blocked off, will that remain blocked off?

[00:39:03]

Wayne: That's really up to the city. It's a city street.

[Cross talk]

Michael: No. They actually don't –

Participant 5: I mean, we own the streets.

Wayne: Oh.

Participant 3: So, if you own the street, you have a say in the matter.

[Cross talk]

Participant 5: So, if in fact – if in fact that Lime Street part were to be opened up –

[Laughter] [Cross talk]

Participant 5: Here's my question. There are multiple bus stops along Dean Street. The children are there very early in the morning, it's dark, cars are parked, we're looking at a safety issue, we're looking at kids. I think to Rod's point, that have never had a, uh, car wash put in where there's a residential area. It's what we're not seeing. We're not seeing the safety issue with the children and the bus stops, whether it's daylight-saving time or not, I'd like to consider that part – you – you own Lime Street and I think that's – that's a powerful piece to know.

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[00:40:04] I hope that doesn't change, uh, but I want it protected.

Participant 6: Oh, yeah.

Participant 5: Because this – as long as you want it, will the city be able to –?

Participant 4: Yeah. That's – that's a great question.

John: That question has absolutely nothing to do with –

Participant 3: That's for the city to answer.

[Cross talk]

John: If she owns it – and so – and we're not proposing to do anything that'll –

Participant 5: That's why I'm asking for –

John: And it's a good question but it has nothing to do with this project.

Participant 3: Right.

Participant 4: But – but if the neighbors own Lime Street – like I – like I – who – I'm on Lance Street, I own a portion of that –

Participant 3: Yeah. It's only the portion.

Participant 4: Of that land – or the street. I'm responsible for it, I have to maintain it, and that's just like with Lime Street, and that's what Lance is, Temple Terrace, and the whole nine yards. So, can you actually go ahead and open it up to a residential area or, uh – uh, a commercial property, to have on, uh, Lime Street, that's owned by – privately owned?

[00:41:06]

[Cross talk]

John: Nobody's proposing to open that up. I'm not sure where you're coming from. We're – we're – we're looking to put a curb cut off of Lime Street, period.

Participant 4: Right. And the Lime – Lime –

John: Not – not – we're not talking about opening up – that's privately owned land. That's not going to be connected by the city or by us, nor are we proposing it, nor are we bringing any buses down. This is the curb cut, that

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we're coming in 100 feet off of, uh – uh, Bonita Beach Road.

Participant 3: Because that section there is not owned by us. **[Cross talk]** It's just past Tangerine, that we –

John: Yeah.

Participant 4: Okay.

Participant 3: Unfortunately.

Participant 4: Okay. Now, you guys have worked with this, I'm sure in the past and everything else, and you've worked with these regulations, right?

Wayne: We have.

Participant 4: Okay. Can you – my question to you is: What is in – in the – in these definitions here, it says, "What is a nuisance?"

[00:42:02] What is the definition of nuisance? That this document goes –

Wayne: I don't know the definition of nuisance off the top of my head.

Participant 4: And addresses.

Participant 6: I think that's the city.

Participant 4: Okay. **[Cross talk]** Okay. So, in – in my little pea brain and everything else, a nuisance is the traffic, and a nuisance is also the, uh, the noise that's going to be created. Okay? It – are those things that are going to have to be addressed and resolved, before the – the zoning is gonna go ahead and approve it?

Wayne: I am certain that we will have to convince the zoning board and the city council that if you stand up and raise issues with noise, we're going to have to have a good answer for what our decibel levels are, what the sounds going to be at our property line, whether or not that's within the guidelines of the city's noise ordinance, all of those type – type of things.

[00:43:02] I don't have those answers for you tonight but those are things that we have to work on as part of the application.

Participant 4: Were you a part of Mr. Clean Machine at all? Or –

Wayne: No.

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Participant 4: Of putting that in, or –

Wayne: No, sir.

Participant 4: So, you – so, has – is this the first car wash that you've put in?

Wayne: No, sir.

Participant 4: Have you put in other car washes, that are backing up to residential neighborhoods before?

Wayne: I don't know. I mean, we've done many over the years. I just – I don't recall.

Michael: Can't think on the top of my head but perhaps, I don't know. We've been around for 20 plus years. Thirty-five years.

Participant 4: Well, I – I would think that if you did have – if you were producing car washes like this, and they did back up to residential areas, that you would probably have about the same number of people that object to it because of the noise and everything else. And my question is how you overcame those issues. If – but I guess you don't know because you don't know if you've ever done it before.

[00:44:00]

[Cross talk]

Wayne: I – I don't know the answer to that. No.

Michael: Well, one of the things that's required because of this use, is that wall. So, if it was – if it wasn't a car wash, it was just a use as allowed by zoning straight, you're not required to have this – this wall through here.

Participant 4: Well, that's okay because –

Michael: Well, I'm just saying. You asked a question about how –

[Cross talk]

Participant 4: An office – an office building isn't going to create a nuisance to me.

Michael: Right. But you were saying, "How do you address some of those things?" That wall is a barrier between sound. So, that's one of the things the city has thought of, to how to compensate for that nuisance. Is by mandating a wall between the commercial portion of the car wash and the residential.

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Participant 4: Okay.

Michael: I was just answering your question.

Participant 4: I – I understand that and I – I totally appreciate it and everything else. It's just, you know, my viewpoint is that, if you want to put that in and you resolve the traffic issue, if you want to put a 20-foot barrier up, you know, that would – because you're backing right up to our backyards. I mean, our – I know you've seen it.

[00:45:02] I – I know – and it looks like you – you went ahead and made this clip so that you don't see our houses.

Wayne: No. We actually designed that so you can see that site design.

[Cross talk]

Participant 4: Do you have some in there that shows – shows our houses in there?

Wayne: Sure.

Participant 3: I honestly don't.

Michael: Yeah.

Participant 4: Okay. Look at that.

Wayne: No. We understand –

Participant 4: Really, take – take a – how would you –

Wayne: Sir, I'm not arguing with you. I understand what about residential zone.

Participant 4: How would you like your little kids growing up back behind, uh, something noisy and –?

John: So, this is an informational meeting.

Participant 4: Okay.

John: You've made that pitch.

Participant 4: Okay.

John: Okay. Thank you.

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Participant 4: Okay.

Participant 6: I do have one – a question. Have you actually walked the property and – because you mentioned, the trees – I wanna say historical trees, that's not the word you use –

Wayne: Heritage.

Michael: Heritage.

Participant 6: Have you – because I think there is one big one in the middle of the lot.

Michael: There's a heritage tree advisory board that we have to go through.

Participant 6: Okay.

Michael: So, we have to do a tree survey as part of the application, but we will conduct a tree survey –

[00:46:02]

Participant 6: So, you may not get your car wash anyway.

[Laughter]

[Cross talk]

Michael: Yeah. So, I mean, it's nice just to try to make – to try to keep the heritage trees. They have to be a certain species type and the – the tree trunk at a certain height, has to be a certain caliper.

Participant 6: I think you got one.

John: So, the answer is yes. We've all walked the property.

Participant 6: Okay.

John: We – we didn't – we didn't start this process without having looked for some of these Achilles heels.

Participant 6: Right.

John: that's how – that's how we knew to come to this meeting, showing you that we've compensated for, uh – flood waters. You know, if we couldn't compensate for it, this – we would've passed, obviously.

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Participant 6: Okay.

John: And so, we've – we've looked for those things, we look for utility, capacity. It was a good question. So, we know that there's no other means of cross through the neighborhood. We don't want that either. we – we look for trying to maximize separation to build a wall, to maintain vegetation, things that absorb sound, separate from the neighbors.

[00:47:05] so, all those things, we've tried to introduce into our original plan here. The second part is that we get more feedback from you, see if we can mitigate a little bit more. Then, we'll go to the city, the city's professionals will – they'll all hammer down on the plan, see if we can get square with them, and keep trying to move down this path.

Wayne: Yes, ma'am.

Participant 5: I know Kinetico just built within the last 5 years. The building, okay? That's the one right next to your property.

Wayne: Yep. Yes.

Participant 5: And they connected with the, um – that road by Kinetico, they connected it with the parking lot with the businesses on the other side.

Participant 5: Now, when you have to unload from Semi for those other businesses, they stop on Bonita Beach Road because they can't get in there.

[00:48:04] So, even if it's a commercial business going in, you guys got to keep that in mind, too, in the future, as far as if it's not a car wash, it's something else. And Kinetico, when they went in, they raised it, that property, at least five feet. So, its flush with Bonita Beach Road. And if it happens with the car wash, I'm concerned water flow is gonna come on my side.

Participant 3: Well, this is how much water we got in our house. You know what I mean?

Michael: We're aware of it and we tried to advise the city.

Participant 3: And we had to do it ourselves.

Wayne: Okay. Well, if there are no other comments, I think we've heard you loud and clear on your issues related to drainage, traffic and noise. So, we're gonna do our best to go back and see how we can address those. I appreciate everybody coming out and if you have any questions, feel free to – Sharon, do we have cards back there?

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[00:49:00] If not – if somebody wants to take a snapshot of our, contact information – it should be on the last slide here. The contact information is on the bottom. Okay. Great. Thank you. Thank you all.

[Cross talk]

Participant 3: All right. Thank you.

Participant 6: I appreciate it.

[End of Audio]

Duration: 50 minutes

TOMMY'S EXPRESS CAR WASH SPECIAL EXCEPTION

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Project information and a copy of this presentation can be found on our website:



www.gradyminor.com/Planning

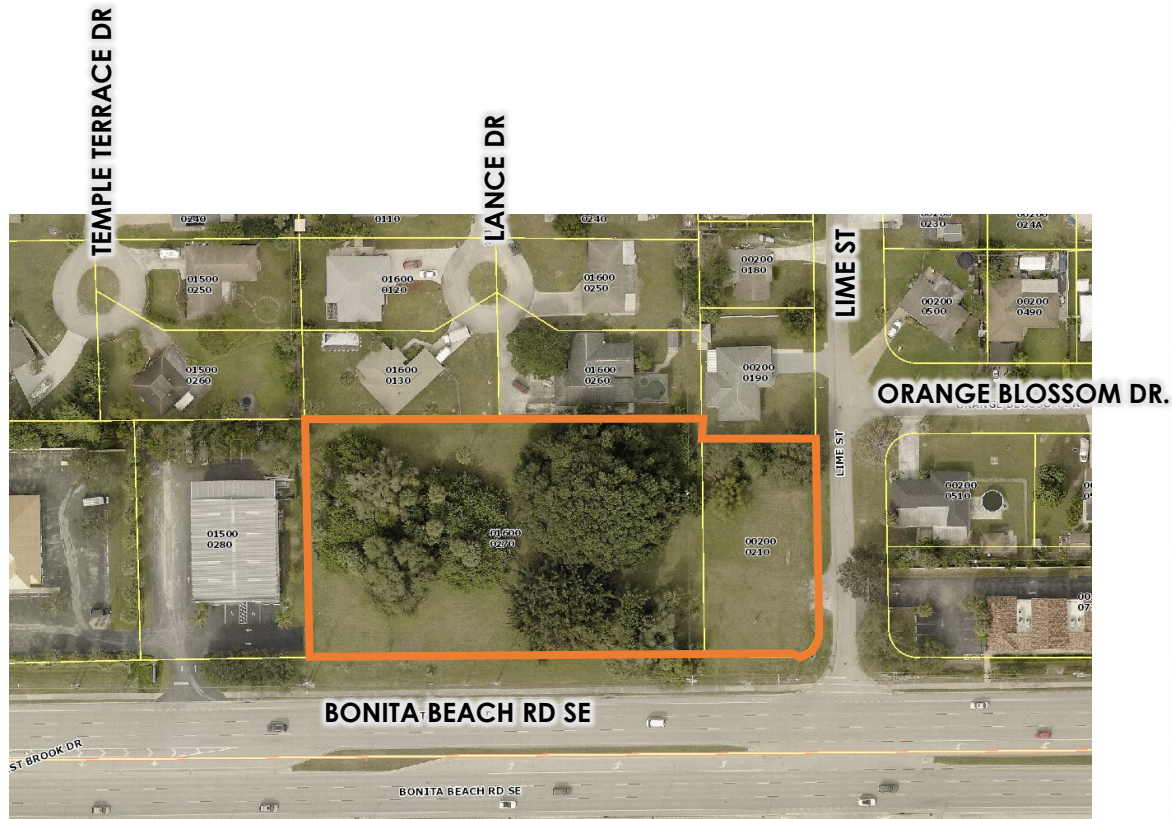
INTRODUCTION

PROJECT TEAM:

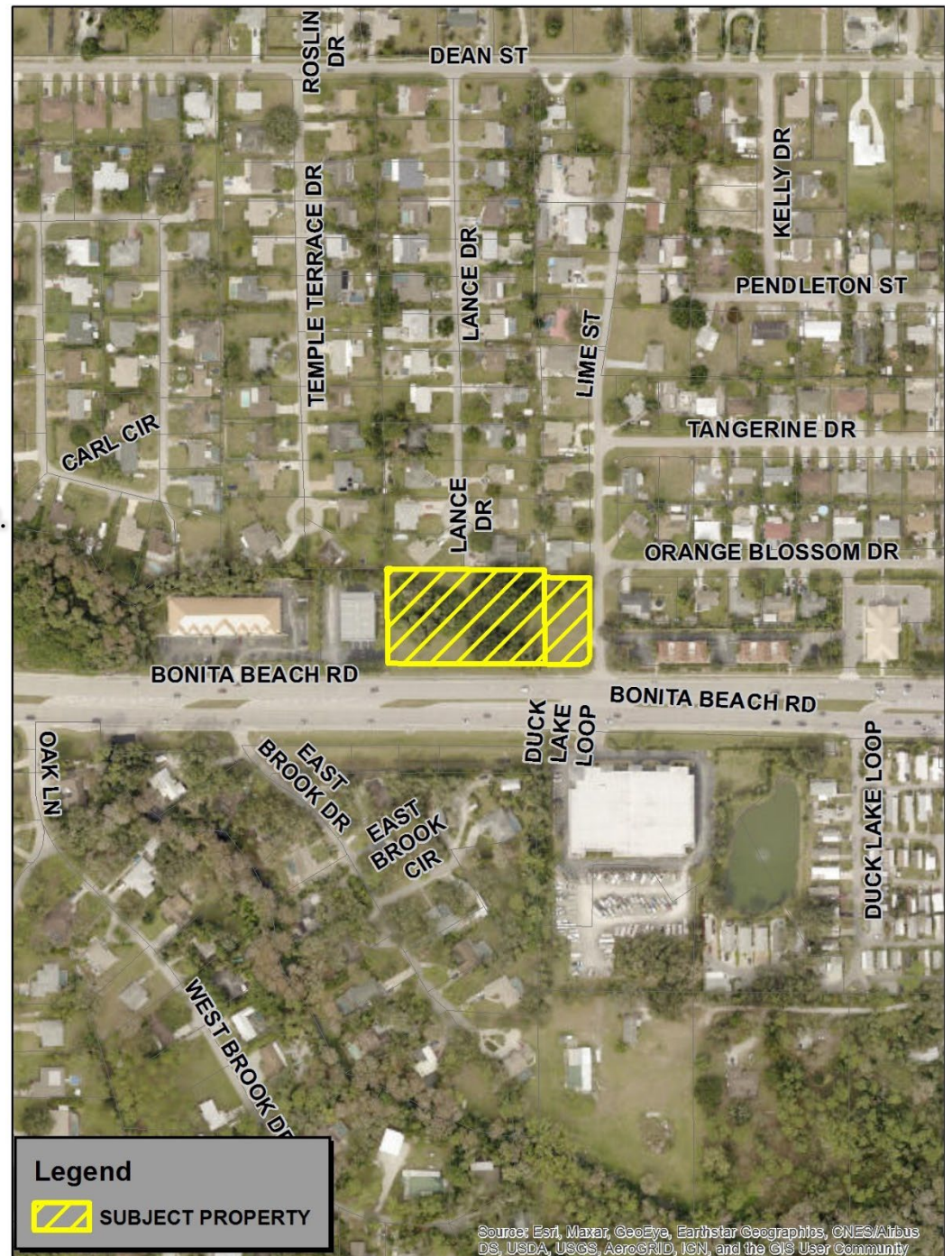
- **ROC Wash Holding, LLC** – Applicant
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.
- **Michael T. Herrera, P.E., Civil Engineer** – Q. Grady Minor & Associates, P.A.
- **James M. Banks, PE, Traffic Engineer** – JMB Transportation Engineering, Inc.

**Please note, all information provided is subject to change until final approval by the governing authority.*

LOCATION MAP



SUBJECT PROPERTY



Legend

 SUBJECT PROPERTY



PROJECT INFORMATION

STRAP Numbers: 36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210

Address: 11230 and 11290 Bonita Beach Road SE

Project Acreage: 1.9+/- Acres

Current Zoning: C-1A and CS-1 (Bonita Beach Road Corridor Overlay)

Future Land Use Designation: General Commercial

Proposed Request:

The applicant is requesting a Special Exception to allow a car wash facility.

USES REGULATIONS

Land Development Code (LDC) Sec. 4-898. Permitted uses.

Use regulations for the Bonita Beach Road Corridor Overlay district are as follows:

	SPECIAL NOTES OR REGULATIONS	COMMERCIAL ZONE
CAR WASH		SE (Special Exception)

SITE DESIGN STANDARDS

	SPECIAL NOTES OR REGULATIONS	COMMERCIAL ZONE
SETBACKS:		
MINIMUM STREET (FEET)	NOTE (2)	20'
MAXIMUM STREET (FEET)	NOTES (2), (3), (4) AND (5)	25'
SIDE (FEET)		15'
REAR (FEET)		20'
MAXIMUM HEIGHT (FEET)	4-1871 ET SEQ. NOTE: SPECIAL HEIGHT LIMITATIONS APPLY TO ALL USES LOCATED WITHIN BONITA BEACH AND BONITA BEACH ROAD CORRIDOR. SEE SECTION 4-1874	

- (2) Accessory structures such as arcades or plazas and courtyards may meet the intent of this requirement. Existing non-conforming developments shall redevelop by incorporating covered sidewalks with arcades and shade trees.
- (3) Projects located along secondary streets or internal project streets are not subject to a maximum street setback.
- (4) The maximum street setback for projects located along slip lanes may be measured from the back of sidewalk.
- (5) The maximum street setback for properties within the Interstate Zone may be increased up to 65' for developments that include one full bay of parking along the street frontage.

BUILDING HEIGHT

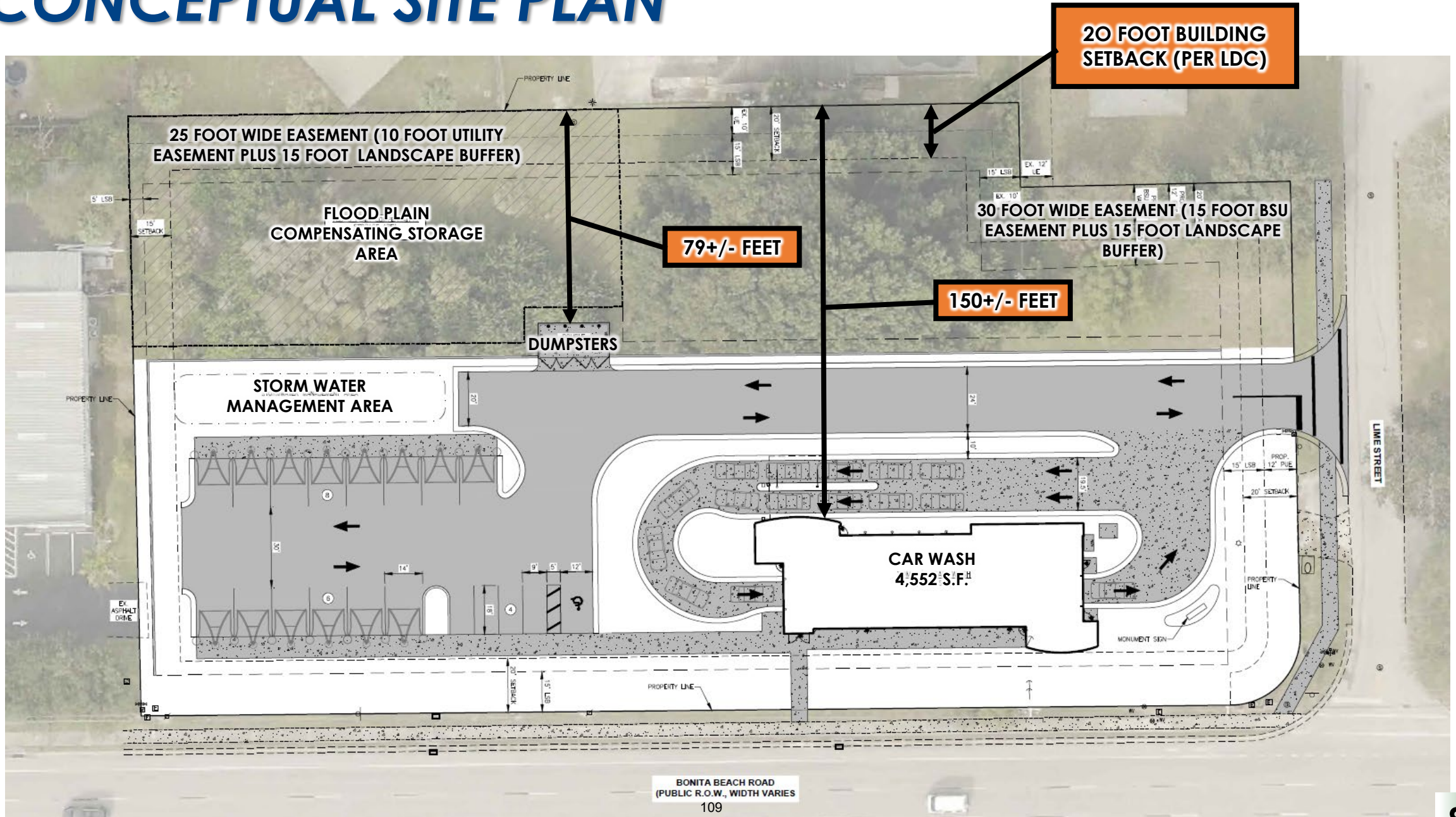
Sec. 4-1874. Height limitations for special areas.

The following areas have special maximum height limitations applicable to all conventional and planned development districts:

(3) Bonita Beach Road Corridor east of U.S. 41.

- a. No building or structure may exceed 55 feet in height unless all required setbacks are increased 12 inches for each 12 inches by which the height exceeds 55 feet. In no event may the height exceed 65 feet unless a variance or deviation is approved by the city council as part of a mixed use planned development.
- b. For purposes of this subsection (3) only, height is measured to the eave line of the roof.

CONCEPTUAL SITE PLAN

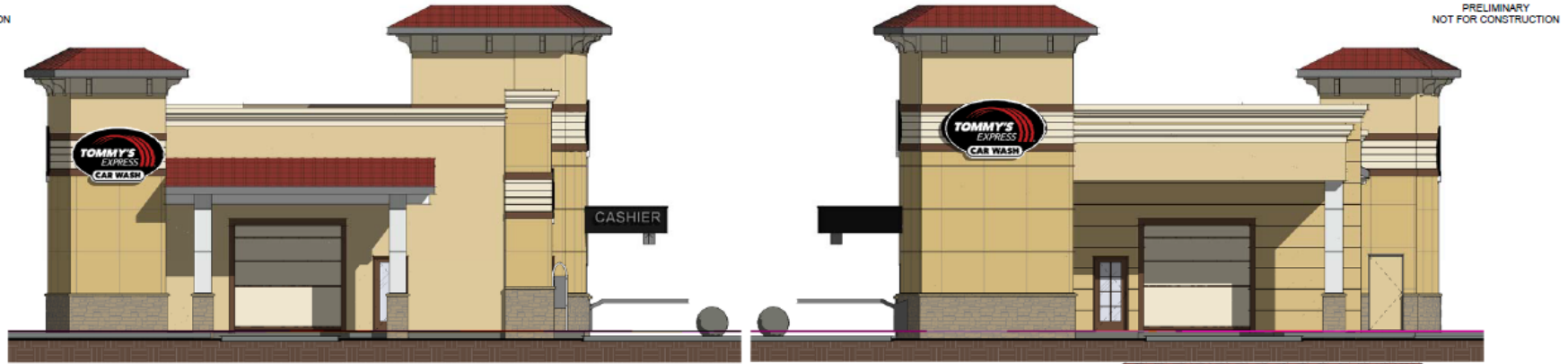


BUILDING ELEVATIONS

IF PLOTTED AT 11" X 17", SCALE IS ONE HALF AS NOTED.

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION



3 Elevation 1 - b
3/9" x 14"



2 Elevation 1 - c
3/9" x 14"



1 Elevation 1 - a
3/9" x 14"

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IF PLOTTED AT 11" X 17" SCALE IS ONE HALF AS NOTED.
 NOT VALID WITHOUT ENDORSEMENT FOR ANY PRACTICE OF THE ARCHITECT © 2013 BY PARKER WALTER GROUP INC.

**Parker
Walter
Group Inc.**
 ARCHITECTURE
 ENGINEERING
 PLANNING
 5318A 97TH FLORIDA
 SUITE 1070A, FLORIDA
 #41-366-1477 FAX #41-366-4448
 Tampa & Winter Park, FL 33538 P: 413784
 www.pwgroup.com

TE Car Wash - Estero
 10411 Colonnade Commons Dr.
 Estero, FL 33928

Issue Dates
Revisions

**DESIGN - EXTERIOR
ELEVATION V4**
 Scale: 3/8" = 1'-0"

Plot Date
 3/9/2022 4:05:13 PM
 Project No.
 21032
 Drawn By
 Author

DS-5.10

PRELIMINARY
 NOT FOR CONSTRUCTION

Date of Issue
 7/7/22-7/7/22

CONCEPTUAL SITE RENDERING



CONCEPTUAL SITE RENDERING



BONITA BEACH ROAD

CONCLUSION

Project information and a copy of this presentation can be found on our website:



www.gradyminor.com/Planning

Documents and information can be found online:

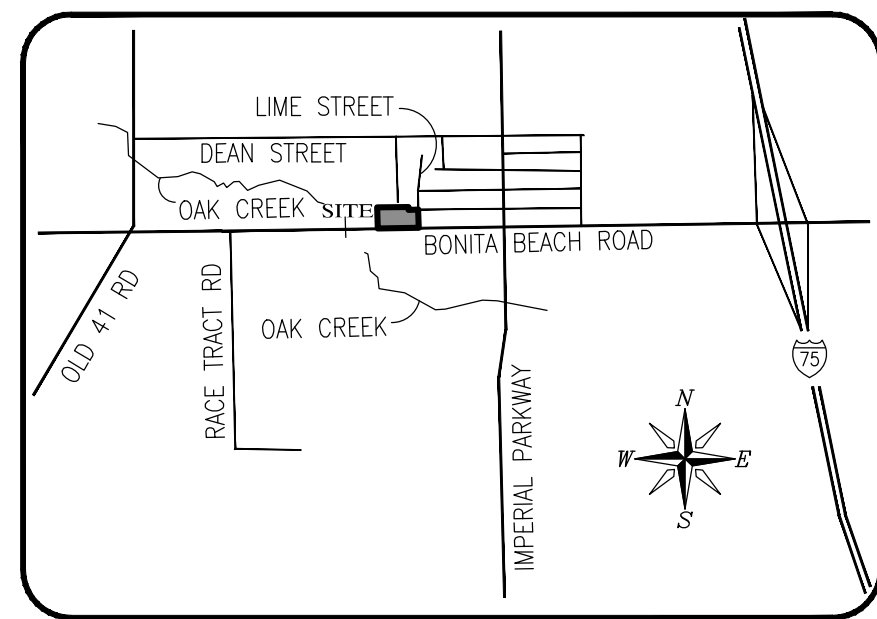
- Gradyminor.com/Planning
- Community Development Public Portal:
<https://cityofbonitaspringscd.org/welcome/community2/>

Next Steps

- Zoning Board Hearing: TBD
- City Council: TBD

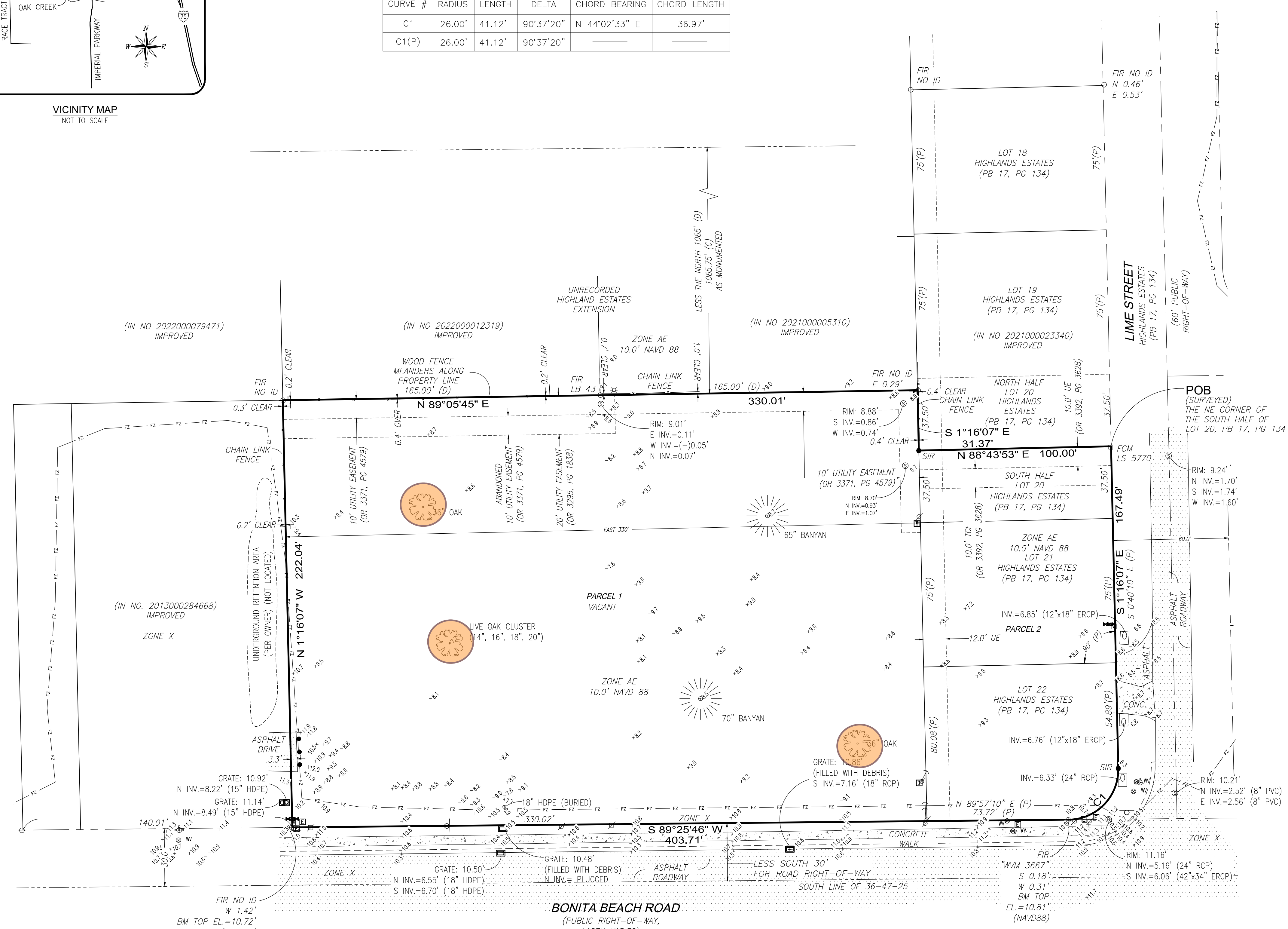
Contact:

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



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	26.00'	41.12'	90°37'20"	N 44°02'33" E	36.97'
C1(P)	26.00'	41.12'	90°37'20"		



PROPERTY DESCRIPTION
(INSTRUMENT # 2022000136407)

PARCEL 1:
THE EAST 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS AND EXCEPTING THE SOUTH 30 FEET THEREOF RESERVED FOR ROAD RIGHT-OF-WAY AND LESS THE NORTH 1065 FEET THEREOF.

PARCEL 2:
THE SOUTH 1/2 OF LOT 20 AND ALL OF LOTS 21 AND 22, HIGHLAND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 134, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

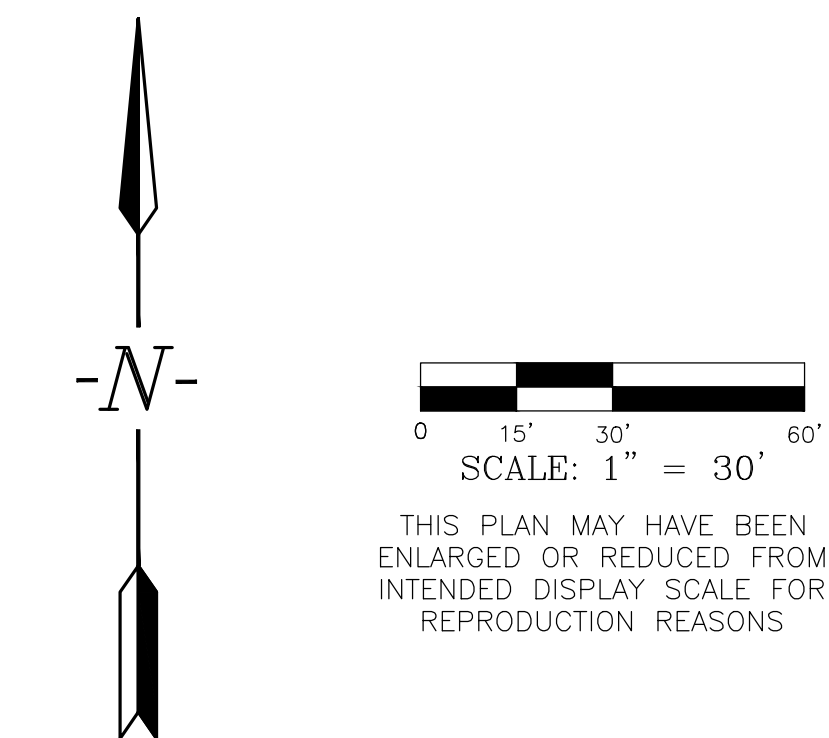
(OVERALL DESCRIPTION PREPARED BY SURVEYOR)
THE SOUTH 1/2 OF LOT 20 AND ALL OF LOTS 21 AND 22, HIGHLAND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 134, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE EAST 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS THE NORTH 1065 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF LOT 20, HIGHLAND ESTATES, PLAT BOOK 17, PAGE 134, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WEST RIGHT-OF-WAY OF LIME STREET AS SHOWN ON SAID PLAT; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) SOUTH 01°16'07" EAST, A DISTANCE OF 167.49 FEET TO A POINT ON A CURVE TO THE RIGHT; 2) THENCE SOUTHWESTERLY 41.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 90°37'20", (CHORD BEARING SOUTH 44°04'49" WEST, A DISTANCE OF 36.99 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY OF BONITA BEACH ROAD; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°25'46" WEST, A DISTANCE OF 403.71 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE, NORTH 01°16'07" WEST, A DISTANCE OF 222.04 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 13 OF UNRECORDED HIGHLAND ESTATES EXTENSION AS DESCRIBED IN INSTRUMENT NUMBER 2011000101895 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOT 26 OF SAID HIGHLAND ESTATES EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4709, PAGE 1842 OF SAID PUBLIC RECORDS, NORTH 89°05'45" EAST, A DISTANCE OF 330.01 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED PLAT; THENCE ALONG SAID WEST LINE, SOUTH 01°16'07" EAST, A DISTANCE OF 31.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE AFOREMENTIONED LOT 20; THENCE ALONG SAID NORTH LINE, NORTH 88°43'53" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.13 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY LINE OF BONITA BEACH ROAD, LEE COUNTY, FLORIDA AS BEING S 89°25'46" W.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE SEARCH REPORTS PROVIDED BY COLEMAN, YOVANOVICH & KOESTER, P.A. WITH FILE NUMBERS OF 19048502 AND 19048495, BOTH HAVING AN EFFECTIVE DATE THROUGH MARCH 21, 2019 AT 8:00 AM. MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 10.0' NAVD 88 AND ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0659 F, DATED 8/28/2008. FLOOD LINES SHOWN HEREON WERE SCALED FROM THE REFERENCED FIRM MAP.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. SOURCE BENCHMARK IS 175 Z 10.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- DATE OF LAST FIELD WORK: 4/27/2022.



LEGEND

PCB	POINT OF COMMENCEMENT	BM	BENCHMARK	ELEV	ELEVATION	MB	METERED DRAIN	TRIS	TRIP	TL	TRAFFIC LIGHT
POB	POINT OF BEGINNING	FB	FLAT BOOK	INV	INVERT ELEVATION	DR	DRAINAGE MANHOLE	TRIS	TRIP	TL	TRAFFIC LIGHT
RP	ROUND IRON PIPE	OR	OPTIONAL RECORDS BOOK	RM	RIM ELEVATION	YD	YARD DRAIN	TRIS	TRIP	TL	TRAFFIC LIGHT
FR	FOUND 5/8" IRON ROD	PG	PACKAGE(S)	A/C	AIR CONDITIONING UNIT/PAD	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
SIR	SET 5/8" IRON ROD w/ CAP, L.B. #5151	PC	PROFESSIONAL SURVEYOR AND MAPPER	CONC	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
FCM	FOUND CONCRETE MONUMENT	LB	LICENSED BUSINESS	CM	CORRUGATED METAL PIPE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
SM	SET CONC. MONUMENT w/ ALUMINUM DISK, L.B. #5151	SP	STATE PLANE COORDINATES	CP	CORRUGATED PLASTIC PIPE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
FW	FOUND PARKER KALON NAIL	ROW	RIGHT-OF-WAY	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
SPK	SET PARKER KALON NAIL w/ ALUMINUM DISK, L.B. #5151	PUE	PUBLIC UTILITY EASEMENT	CONC	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
SD	SET DRILL HOLE	UE	UTILITY EASEMENT	CE	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
SH	SET DRILL HOLE	DE	DRAINAGE EASEMENT	CE	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
FN	FOUND MAG NAIL	DE	DRAINAGE EASEMENT	CE	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
FD	FOUND	DE	DRAINAGE EASEMENT	CE	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
(P)	PLAT	DE	DRAINAGE EASEMENT	CE	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
(M)	MEASURED	DE	DRAINAGE EASEMENT	CE	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
(CAL)	CALCULATED	DE	DRAINAGE EASEMENT	CE	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT
(DEED)	DEED	DE	DRAINAGE EASEMENT	CE	CONCRETE	WV	WATER VALVE	TRIS	TRIP	TL	TRAFFIC LIGHT

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects

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

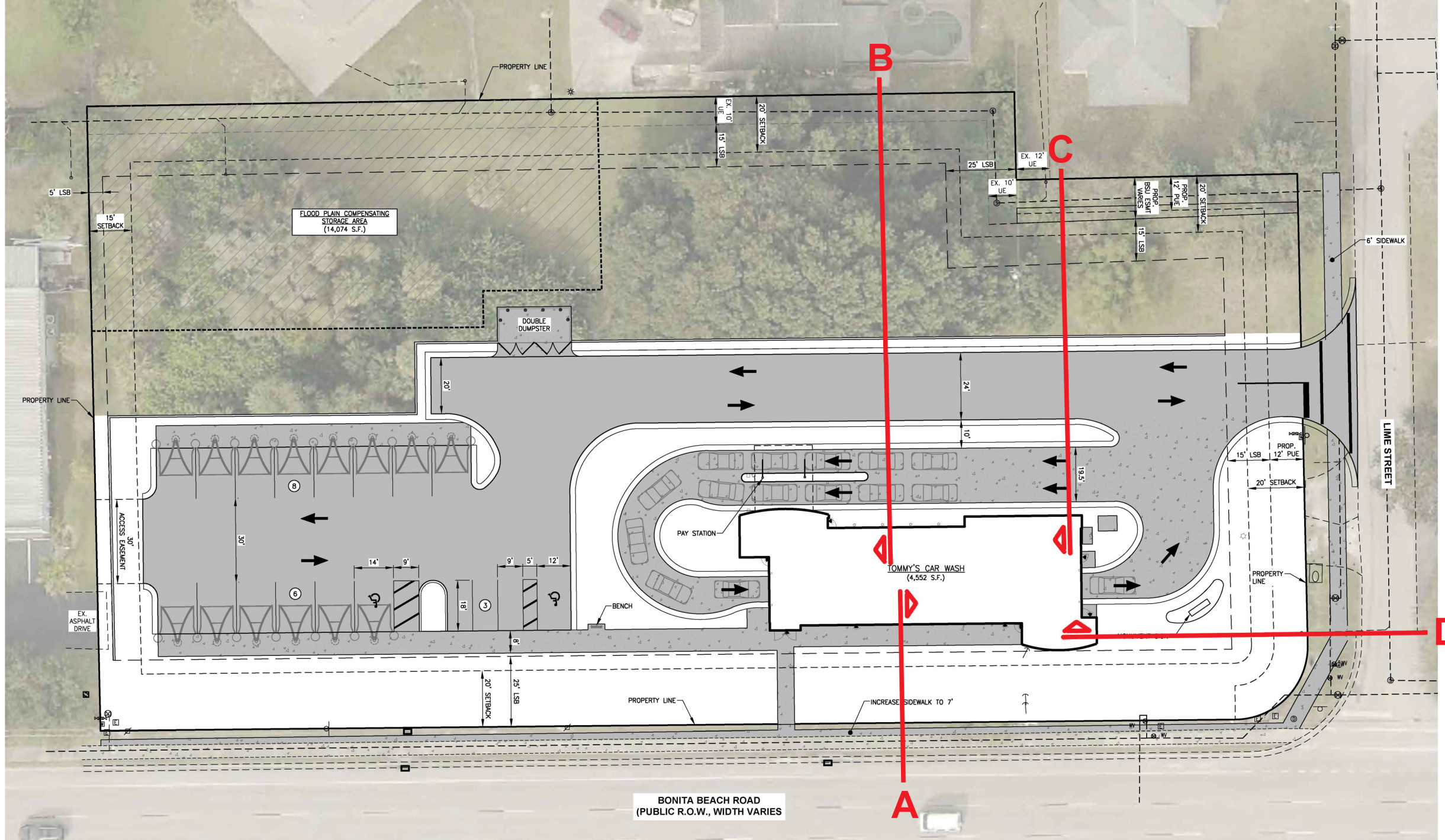
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

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

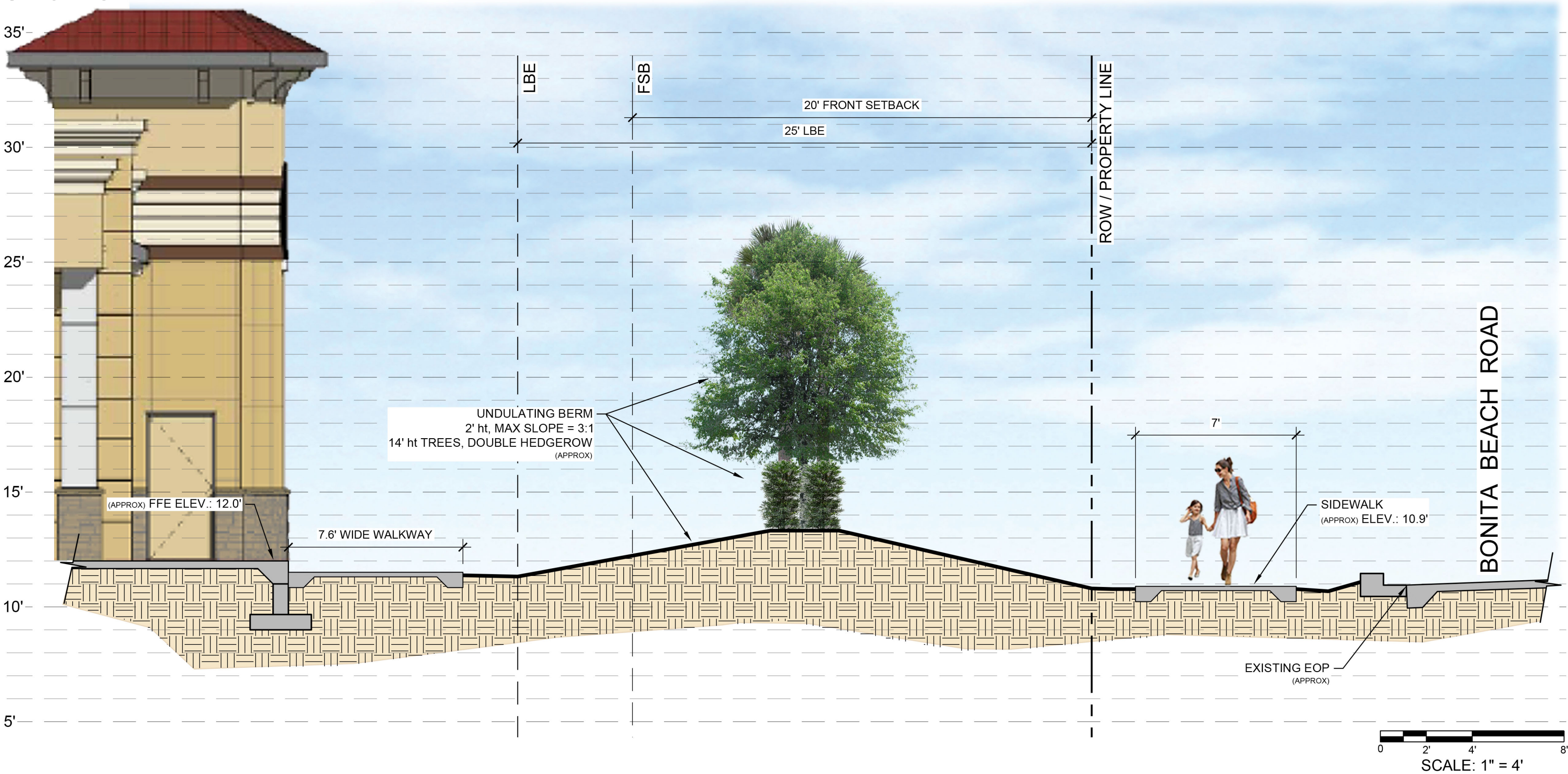
DRAWN BY:	AH	BOUNDARY & TOPOGRAPHIC SURVEY		DATE SIGNED
CHECKED BY:	TJD			
JOB CODE:	RWBRRD	11290 BONITA BEACH RD SE BONITA SPRINGS, FL 34135		
SCALE:	1" = 30'	LYING IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA		
DATE:	28 APRIL 2022			
FILE:	22-92-B-T			
SHEET:	1 of 1			TIMOTHY J. DEVRIES, P.S.M. FL LICENSE #6758 FOR THE FIRM

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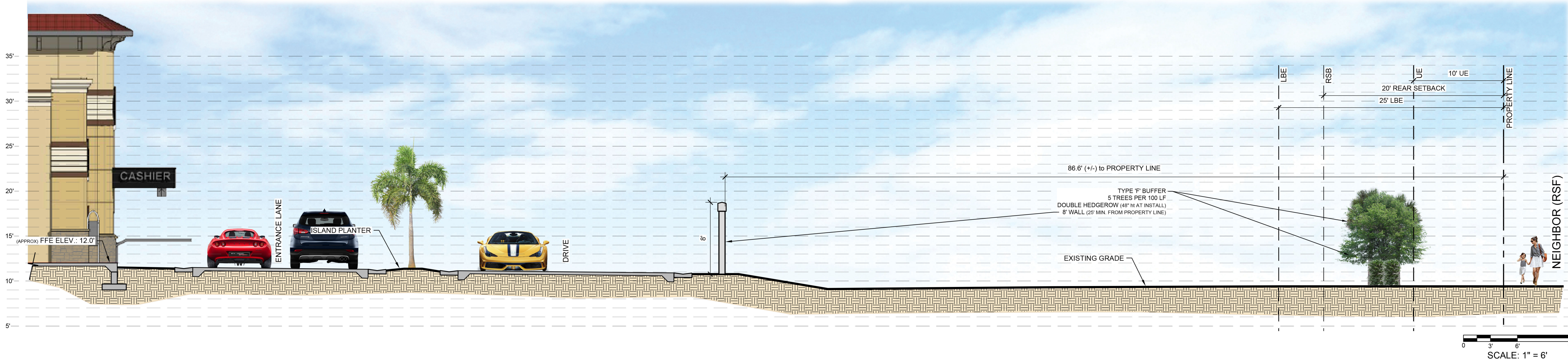
CONCEPT SITE PLAN:



SECTION A:

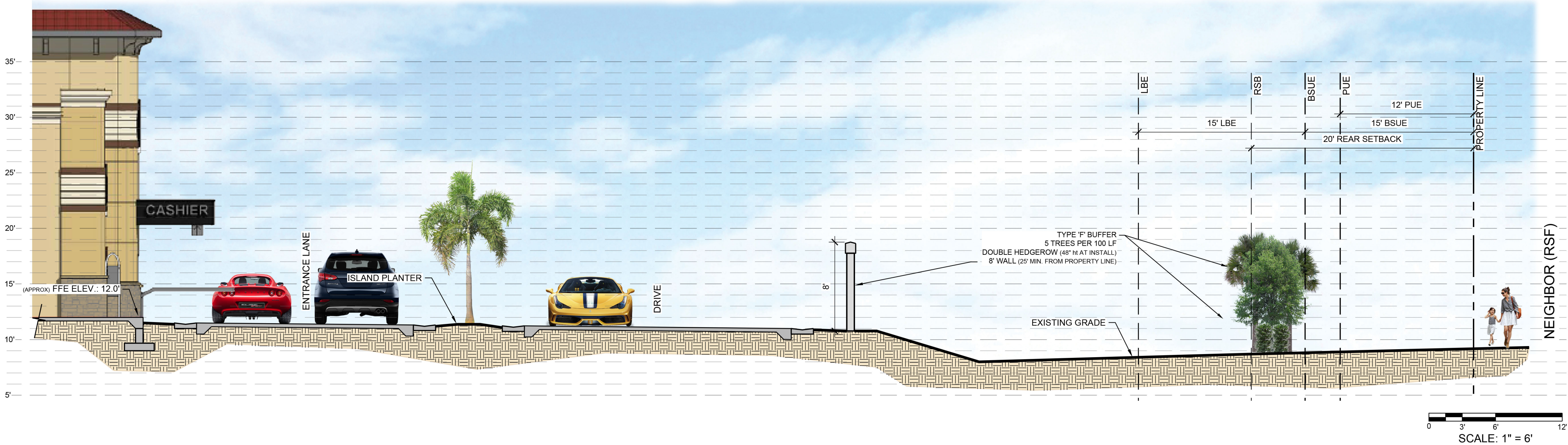


SECTION B:

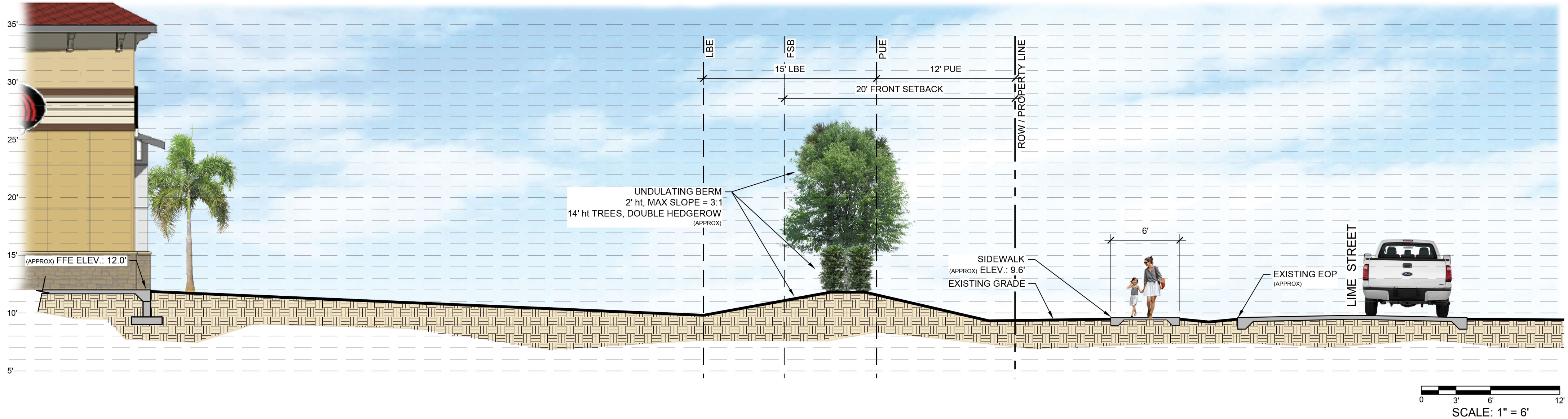


Civil Engineers, Land Surveyors, Planners, Landscape Architects

SECTION C:



SECTION D:





ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

July 14, 2022

Paul Sevene
TE Wash Holdings, LLC
240 E 8th St
Holland, MI 49423
Psevene@tewash.com | (616) 210-3266

Re: Tommy Car Wash Noise Study – Bonita Springs, FL

Introduction

ABD Engineering & Design, Inc., (ABD) completed a noise study of the proposed Tommy Car Wash site at 11290 Bonita Beach Rd SE in Bonita Springs, FL 34135. Both long-term and short-term sound level measurements were collected at the site to capture noise levels at the existing site. Long-term measurements were captured from June 13, 2022, to June 14, 2022. To help reduce costs and lead time on measurements, Edward Dugger + Associates was hired as an acoustical sub-consultant on the project to complete the measurements at the site. This measurement data has been handed off to ABD for analysis and modeling. The following report details relevant acoustical concepts, and the results of our acoustical measurements and noise predictions.


Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as “loud” have a much higher decibel level than high frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be “A-weighted” and the decibel level is abbreviated dBA.

While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Table 1 below lists commonly encountered noises, their A-weighted level, and associated subjective evaluations:

Table 1: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

Since decibels are logarithmic values, they cannot be combined by simple addition. Table 2 below shows the increase in dB values based on the difference of sound levels being summed. In the case of two equal sound levels (0-1 dB difference), the sound level increases by 3 dB which is just noticeable.

Table 2: Logarithmic Addition of dB

Difference in dB values	Increase in sound level of higher dB value	Perceived increase
0-1	+3	Just noticeable
2-3	+2	Hardly noticeable
4-8	+1	Not noticeable
9+	+0	Not noticeable

Adapted from Architectural Acoustics: Principles and Design
by M. Mehta, J. Johnson, and J. Rocafort (1999)

Human hearing is also logarithmic and when the perceived loudness of a sound is “doubled”, the corresponding sound level increases by approximately 10 dBA. In fact, a qualified listener cannot detect a change in sound level of 1 dBA. The average listener starts to detect a change in level at 3 dBA, and a clearly noticeable change occurs at 5 dBA.

Atmospheric Conditions

ABD completes noise measurements within atmospheric limits specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source.

The environmental conditions are provided by www.wunderground.com from the Southwest Florida International Airport Weather Station, in Bonita Springs, FL on June 13-14, 2022. These measurements were within the range of the specified limits for acoustical measurements and are summarized in Figure 1.

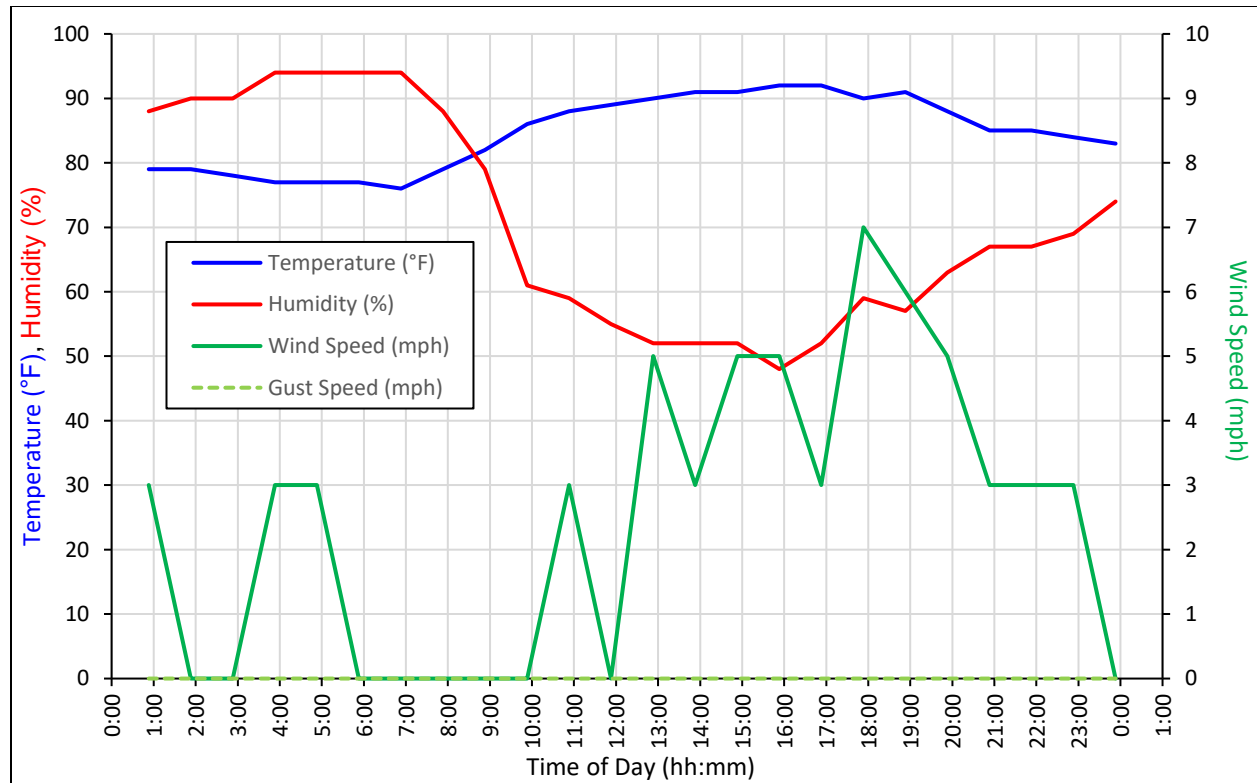


Figure 1: Environmental Conditions During Noise Study on June 13 & 14, 2022

Bonita Springs Noise Ordinance

Below is a relevant section from the Bonita Springs, FL Noise Ordinance. For further information, the full ordinance can be found at the [Municode](#) website.

Sec. 20-22. Prohibited acts.

The occurrence of the conditions, acts or omissions as described in either subsection (1) or (2) of this section will constitute a violation of this article. Should a sound level measurement method be unavailable, inappropriate for a given set of circumstances, or unable to be taken by a sound level meter, subsection (2) of this section may be used to prove a violation so long as evidence exists sufficient to establish that the sound constitutes a noise disturbance pursuant to the standards provided in subsection (2) of this section.

- (1) *Maximum permissible sound levels by receiving land.* No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use category in table 1 when measured at or within the real property line of the receiving land.

Table 1
SOUND LEVELS BY RECEIVING LAND USE

Land Use Category	Time	Sound Level Limit dBA
Residential, public space, or agricultural	7:00 a.m.—10:00 p.m.	66
	10:00 p.m.—7:00 a.m.	55
Commercial or business	7:00 a.m.—10:00 p.m.	72
	10:00 p.m.—7:00 a.m.	65
Manufacturing or industrial	At all times	75

Based on the noise ordinance limits for residential zones and the operating hours of the Tommy Car Wash (7 a.m. to 9 p.m.), the receive noise levels at the north property line should not exceed 66 dBA.

Noise Measurements

To determine the existing outdoor noise levels at the site, ABD conducted sound level measurements at the residential property line (M1) as seen in Figure 2.

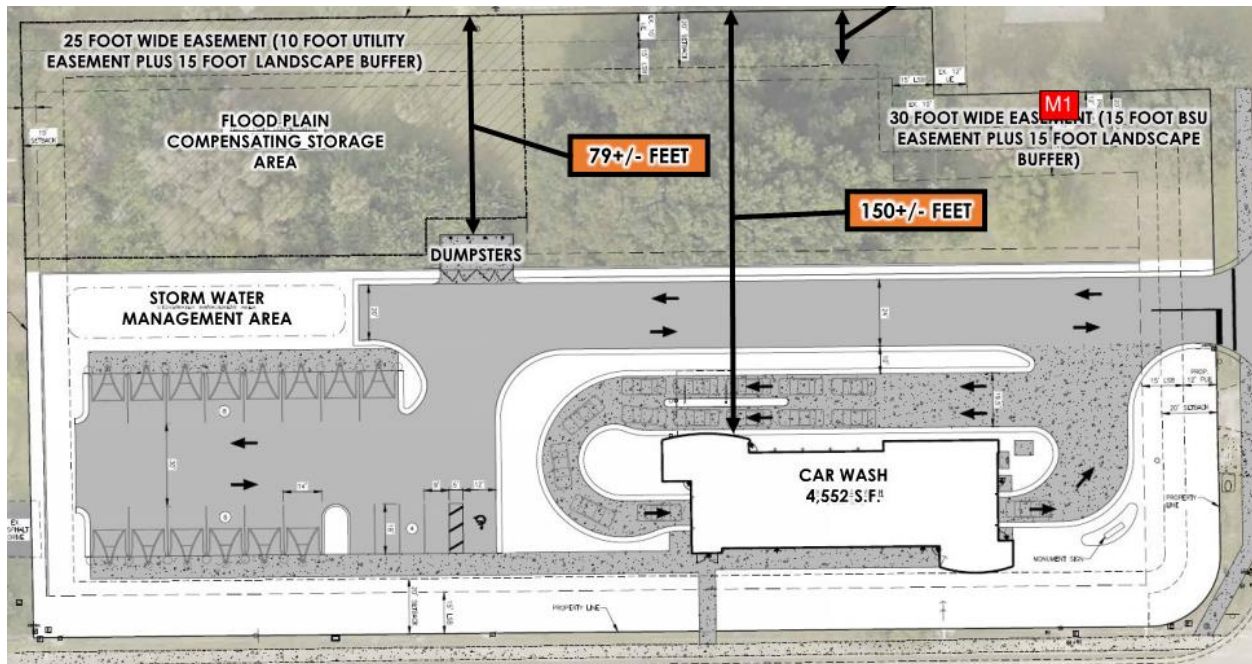


Figure 2: Site Plan with Measurement Location

Long-Term Measurements

The long-term measurements were taken with the Envirosuite sound level meters and located near the north property as shown in Figure 2. All meters were set to run with a 1-second

sampling interval and using exponential (slow) detector integration methods. The time-history results of these long-term measurements over the time interval are shown in Figure 3.

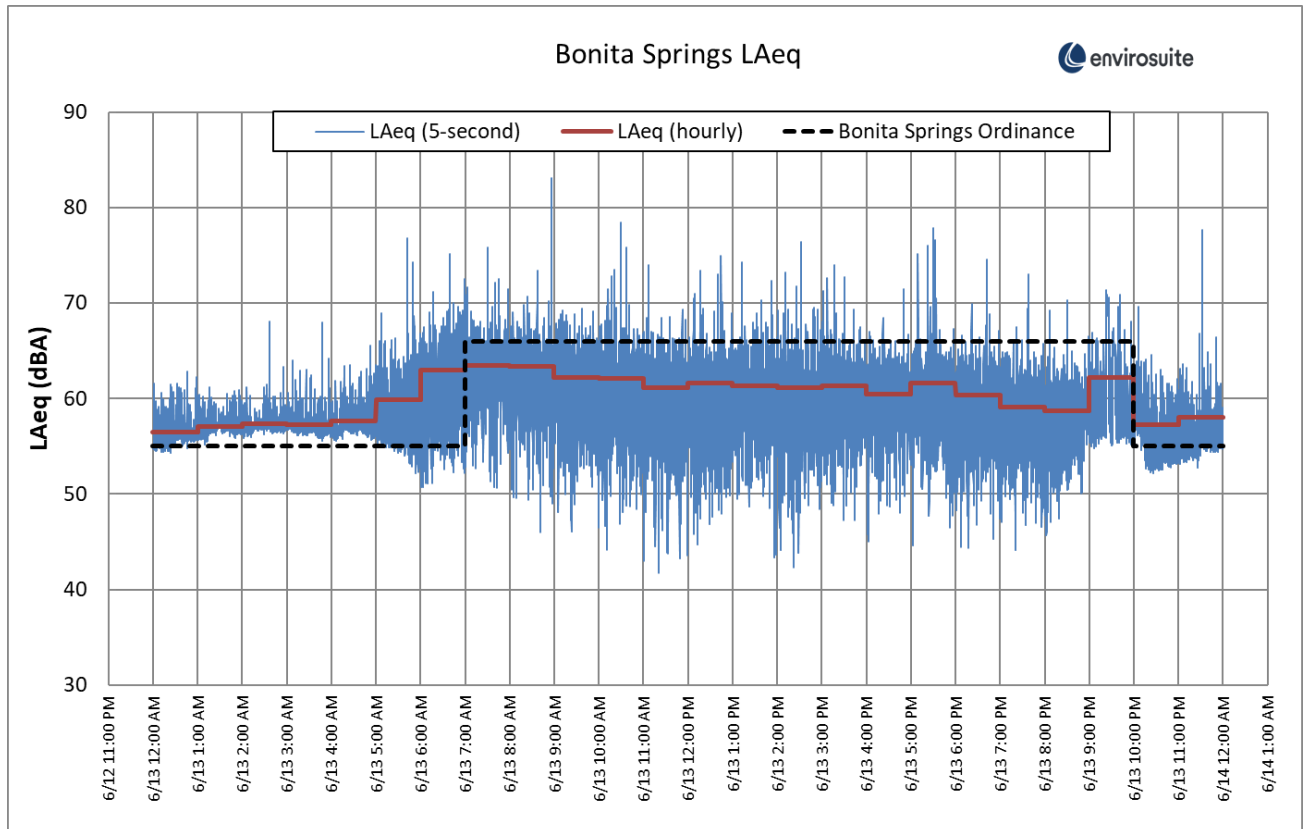


Figure 3: Time-History Results of Long-Term Measurements

As Figure 3 shows, the noise levels at the north property line fluctuate over a wide range of values. At the least noisy moments, the noise levels are below 50 dBA, however most of the time, the noise levels exceed 60 dBA. This noise is primarily traffic noise from Bonita Beach Rd and Lime Street and contains frequent peaks in noise above 70 dBA (one event above 80 dBA) from passing vehicles.

We have included the hourly LAeq values for comparison with the noise ordinance residential noise limits (as no measurement time-period is dictated in the noise ordinance). As Figure 3 shows, the average hourly noise levels increase above 60 dBA during the daytime, but never exceed the 66 dBA limit. The highest hourly LAeq level is 63 dBA and occurs during the morning hours (6 a.m. – 8 a.m.) as the public travel to work. The goal of the noise predictions is to show that the noise levels from Tommy Car Wash will not exceed the noise ordinance level of 66 dBA and give reference to the existing noise levels of 62 dBA (average during the daytime hours).

The average LAeq level during nighttime hours (10 p.m. – 7 a.m.) is 59 dBA, which is less than the daytime noise levels by approximately 3 dBA. Noise levels are typically reduced during these hours as traffic and other activities are significantly less than daytime hours. Since Tommy Car Wash does not operate during this 10 p.m. – 7 a.m. time-period, the 55 dBA limit does not apply.

Short-Term Measurements

Prior to the long-term measurements at the Bonita Springs site, short-term measurements were taken at an existing Tommy Car Wash in Hudsonville, MI on June 17, 2020. These short-term measurements captured noise from interior and exterior equipment and processes. Below is a summary of the short-term exterior measurements. For a full description of the interior and exterior noise levels measured at the Hudsonville location, please refer to our report “P-2967 Tommy Car Wash – Hudsonville Noise Study”.

1. **Tunnel Entry:** These measurements captured the vehicular entry location to the car-wash structure. All measurements were in-line with the vehicle path as it moves through the car-wash process.
2. **Tunnel Exit:** These measurements captured the vehicular exit location to the car-wash structure. All measurements were in-line with the vehicle path as it exits the car-wash process.
3. **Vacuum:** These measurements captured the operational noise of a single exterior vacuum unit as well as measurements with all vacuum units operating simultaneously in order to capture the loudest operating condition.
4. **Pay Lane Entry:** These measurements captured the vehicle entry point to the property, for users who proceed through the car wash process.

Table 3: Exterior Short-Term Hudsonville Measurements

Hudsonville Measurement Locations	Measured Sound Pressure Level (dBA)	Measurement Location
(1) Tunnel Entry (10')	86	Exterior
(2) Tunnel Entry (80')	66	Exterior
(3) Tunnel Exit (10')	95	Exterior
(4) Tunnel Exit (80')	79	Exterior
(5) Vacuum	90	Exterior
(6) Pay Lane Entry	67	Exterior

Using these noise levels and the Bonita Springs site layout plan, we have predicted noise levels to the neighboring residential area to the north.

Noise Impact Prediction

For the noise impact predictions, we have used the site plan layout, which includes distances to the north property line.

It is our understanding that the measured equipment will be the same or very similar to other Tommy Car Wash equipment. ABD has previously completed measurements of operating equipment at the Hudsonville, MI Tommy Car Wash site to gain an understanding of these operating noise levels. Utilizing the previous short-term measurement results, we have projected how noise generated by Tommy Car Wash will propagate over the property; these results are shown in below. Please note that the Hudsonville measurements away from the vacuum include the noise levels with all vacuums in operation (worst case scenario). This “all-vacuums on” condition was projected onto the entire property for the sound map.

The three noise components considered in this evaluation are the noise from the vacuums (abutted to the barrier wall), the entrance noise, and the exit blower noise. The noise from the vacuums and entrance were considered to the northwest and the exit blower noise was evaluated to the northeast.

Figure 4 below shows the sound map and predicted noise levels along the north property line.

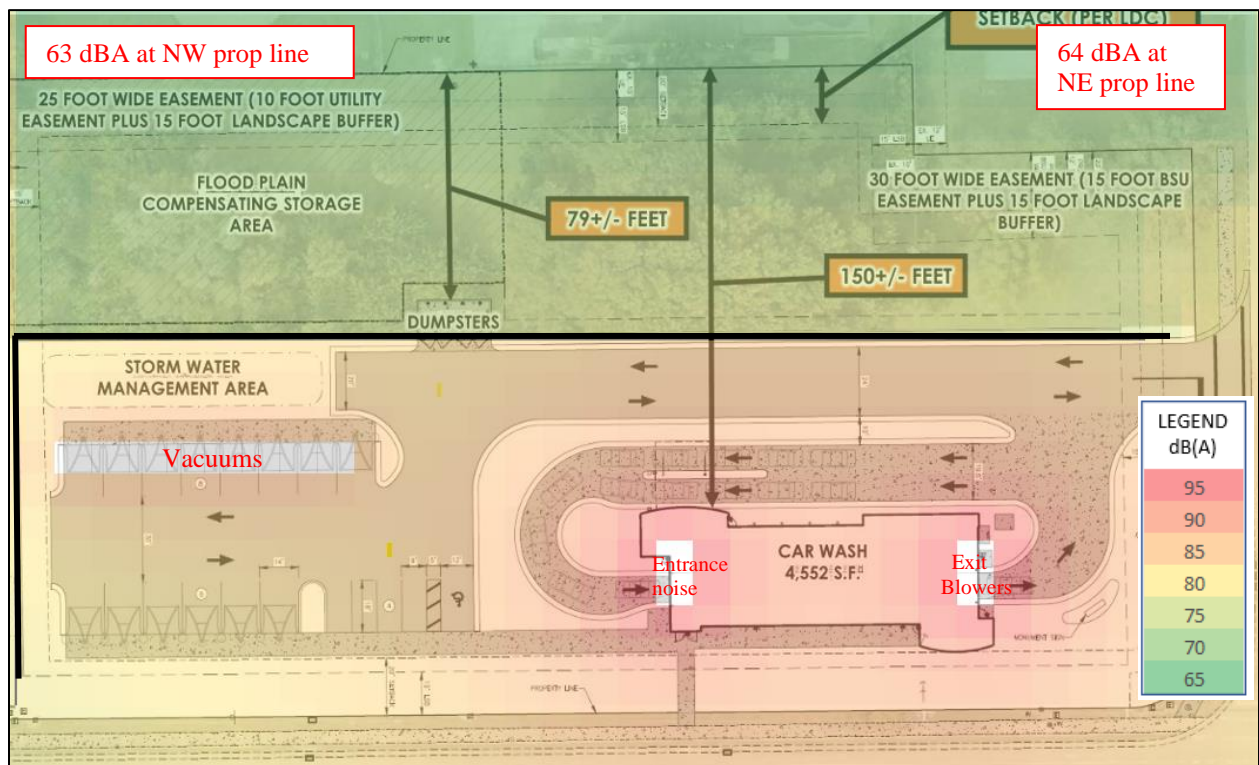


Figure 4: Predicted Sound Map of Tommy Car Wash in Bonita Springs, FL

As the figure shows, the noise levels from the vacuums and entrance will be 63 dBA at the northwest property line and the noise levels from the exit blowers will be 64 dBA at the northeast property line. This prediction includes the benefit of the 8 ft concrete barrier (non-absorptive) and the measured ambient noise from traffic and other existing activity.

Finally, Table 3 below compares the predicted noise levels at the Bonita Springs site based on the Hudsonville short-term measurements of Tommy Car Wash

Table 3: Noise Ordinance vs Predicted Noise Levels at North Property Line

Daytime Noise Ordinance Limit (dBA)	Predicted TCW LAeq level without barrier (dBA)	Predicted LAeq with Existing + TCW (dBA)
66	69	64

As mentioned above in the Acoustical Terminology section, a qualified listener cannot detect a change in sound level of 1 dBA. An average listener can detect a change in noise level at 3 dBA, and a 5 dBA change is clearly noticeable. The noise levels at the north property line are approximately 1 dBA higher than the measured maximum hourly LAeq of 63 dBA, which will not be noticeable. This predicted noise level of 64 dBA at the north property line is acceptable based on the 66 dBA residential daytime noise limit stated by the Bonita Springs Noise Ordinance.

It should be noted that this prediction is for the north property line, as dictated by the noise ordinance. However, the residential housing further away from this property line will experience even lower noise levels than the predicted noise level of 64 dBA.

If you have any questions, please email at qsmail@abdengineering.com.

Sincerely,

ABD ENGINEERING & DESIGN, INC.

Per:



Quincey Smail
Acoustical Consultant

cc: Marci Boks – ABD Engineering & Design

Tommy's Express Car Wash Special Exception

Exhibit IV-F Narrative Statement

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

The proposed Special Exception is being requested to permit a single tube car wash facility to be developed on a 1.9± acre parcel located at the northwest quadrant of the intersection of Bonita Beach Road and Lime Street. The property is located within the Bonita Beach Road Corridor Overlay District Commercial Zone, which requires the car wash facility to obtain a Special Exception before the use may be permitted. The site is currently zoned C-1A and CS-1. The Special Exception Site Plan depicts the general configuration of the proposed car wash. The proposed building is approximately 4,600+/- square feet. Access to the site is via Lime Street.

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

In 2019, the City of Bonita Springs adopted an overlay for the Bonita Beach Corridor. Certain land uses are permitted by right regardless of the underlying zoning, while others are permitted only through the special exception process. This property is within the overlay's commercial designation, which does permit car washes through the special exception process.

The use of the property for a drive through car wash is an appropriate use at this location. The property is designated General Commercial on the City's Future Land Use Map, which indicates that appropriate uses include a wide range of non-residential uses including commercial retail and service uses for residents and visitors, hotels/motels, offices and light industrial uses. The proposed car wash use would be between two existing commercially developed properties. The applicant has also demonstrated through provisions of a professionally prepared noise study that a car wash would not exceed the City's noise ordinance at the northern property boundary. The site plan has been designed to orient the portion of the facility where the dryers are located in close proximity to Bonita Beach Road, which already has ambient noise levels further mitigating noise generated from the dryers. The applicant has also placed 8' high solid wall close to the facility's parking area which results in the area nearest residentially developed property to remain as open space and buffers, even though the area currently has commercial zoning and would permit the owner to place parking areas and driveways within 25' of the nearby residences. The plan supporting the car wash has parking and drive areas over 85' from the nearest residence.

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

The property is designated General Commercial on the Bonita Springs Future Land Use Map. The General Commercial land use designation as described in FLUE Policy 1.1.14, which permits a variety of retail commercial and service land uses. Objective 1.11 and implementing policies

require new development to be issued development permits only if public facilities are available to meet the City's adopted LOS facilities. The site has available potable water and wastewater from Bonita Springs Utilities and there are no LOS issues existing or anticipated. The site will be subject to permitting for the stormwater system through SFWMD and will meet the adopted standards. The Transportation Element requires that appropriate levels of service be maintained for arterial roadways. Policy 1.1.3 of the Transportation Element has established a LOS E for all arterial roadways. Bonita Beach Road is an arterial roadway and is under the jurisdiction of the Florida Department of Transportation. A traffic impact analysis meeting the City of Bonita Springs guidelines has been prepared and concludes that the proposed car wash will not degrade the level of service below the adopted LOS E.

Conservation and Coastal Management Element Objective 7.1 ensures the long-term protection of wetlands and uplands. The subject property has been previously developed with a single-family residence and has only a few scattered native trees on-site. There is no indigenous vegetative community on the property. Individual trees will be retained to the extent possible within the proposed buffer and flood plain compensation areas. No listed species have been observed on-site.

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

There are no specific performance standards for the proposed Special Exception. The property is within the Bonita Beach Road Corridor Overlay District which does require the Special Exception approval for a car wash. The purpose of the overlay is to guide future growth and redevelopment along the Bonita Beach Road Corridor within zones, quadrants, and nodes as identified in the Bonita Plan, Bonita Beach Road Visioning Study and Bonita Beach Road Land Use Report. The Bonita Beach Road Corridor District is intended to support urbanized development patterns that focus on human-scale development, an appropriate mixture of land uses, site design, interconnectivity, mobility, architectural standards, and a vibrant and aesthetically pleasing streetscape.

The proposed car wash will be developed in compliance with all design standards applicable for properties in the Bonita Beach Road Corridor Overlay, including buffers, setbacks and building architecture. The car wash building has been oriented parallel to Bonita Beach Road to orient the use closer to Bonita Beach Road, which provides for a wide buffer area between the nearest residence and the portion of the site developed with the car wash facility. These buffer/setback areas range in depth from 60± feet to 120± feet. The blower/dryer portion of the car wash is located nearer Bonita Beach Road, making this portion of the facility approximately 275± feet from the nearest home. The applicant intends to provide an 8-foot-high solid wall along the drive aisle and vacuum areas. The location of the 8-foot-high wall is shown on the special exception site plan.

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

There are no environmentally critical areas or natural resources that exist on the subject property.

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

The proposed car wash facility as designed is compatible with existing and planned uses. As previously discussed, the site has been carefully designed to focus the facility to Bonita Beach Road frontage, which provides for a separation from the car wash building of approximately 120 feet from the northern boundary. The site will have an 8-foot-high solid wall adjacent to the improved area of the site. The area north of the wall will consist of water management, vegetation, and landscape buffer.

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

The proposed car wash use will not cause damage, hazard or nuisance to persons or property. The site will be developed consistent with the LDC and will provide safe access for pedestrians and motorists. The site as designed will be consistent with the intent of the Overlay.

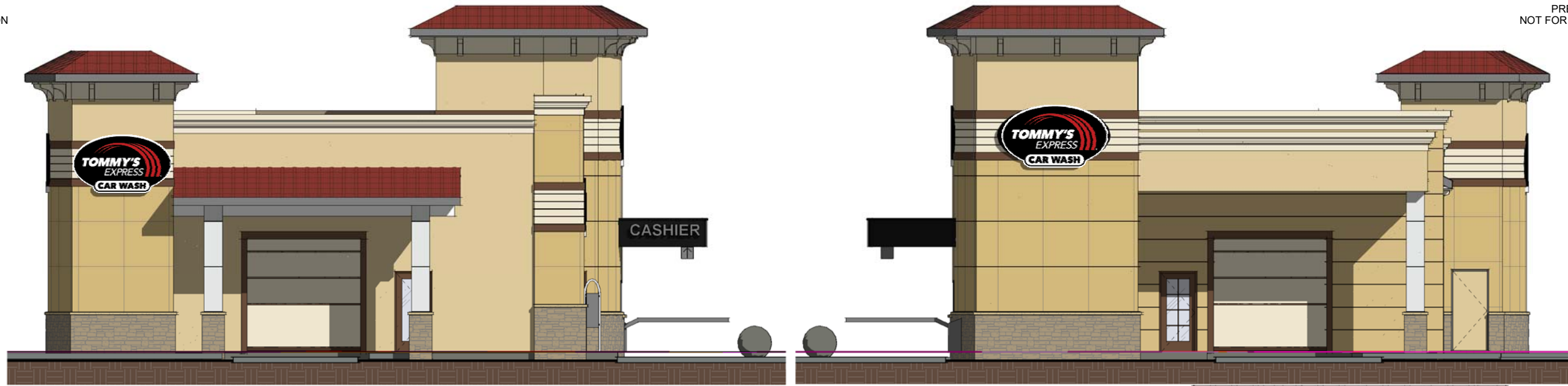
A noise study has been commissioned for this project, once complete, the study will be shared with staff. Given the experience in developing car wash facilities in other municipalities, Tommy's Express Car Wash will operate within the adopted noise ordinance for the City of Bonita Springs.

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

Yes, the request will be in compliance with all Chapter 4 zoning regulations. No code deviations are required for the use.

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION



3 Elevation 1 - b
3/16" = 1'-0"



2 Elevation 1 - c
3/16" = 1'-0"



1 Elevation 1 - a
3/16" = 1'-0"

ARCHITECTURE
ENGINEERING
PLANNING
SARASOTA, FLORIDA
941-366-2477 FAX: 941-365-5446
Brent A. Parker AR 7299 Tom Thornburgh PE 8293
Thomas E. Walter AR 7306 AA 2839 / CA 27268
www.pwg.net



TE Car Wash - Estero
10411 Corkscrew Commons Dr.
Estero, FL 33928

Issue Dates
Revisions

DESIGN - EXTERIOR
ELEVATION V4

Scale : 3/16" = 1'-0"

Plot Date
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Project No.
21032
Drawn By
Author

DS-5.10

PRELIMINARY
NOT FOR CONSTRUCTION

Date of Issue
??-??-????

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TE Car Wash - Estero

10411 Corkscrew Commons Dr.
Estero, FL 33928

Issue Dates
Revisions

DESIGN - 3D VIEWS

Scale : 1/2" = 1'-0"

Plot Date
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Project No.
21032

Drawn By
Author

DS-11.10

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NOT FOR CONSTRUCTION

Date of Issue
??-??-????

PRELIMINARY
NOT FOR CONSTRUCTION



PRELIMINARY
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10411 Corkscrew Commons Dr.
Estero, FL 33928

Issue Dates
Revisions

DESIGN - 3D VIEWS
Scale : 1/2" = 1'-0"

Plot Date
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21032
Drawn By
Author

DS-11.20

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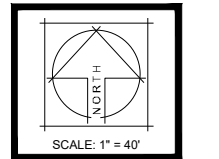
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Bonita Springs 239.947.1144
 Fort Myers 239.690.4380

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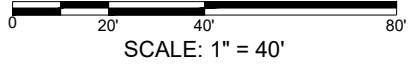
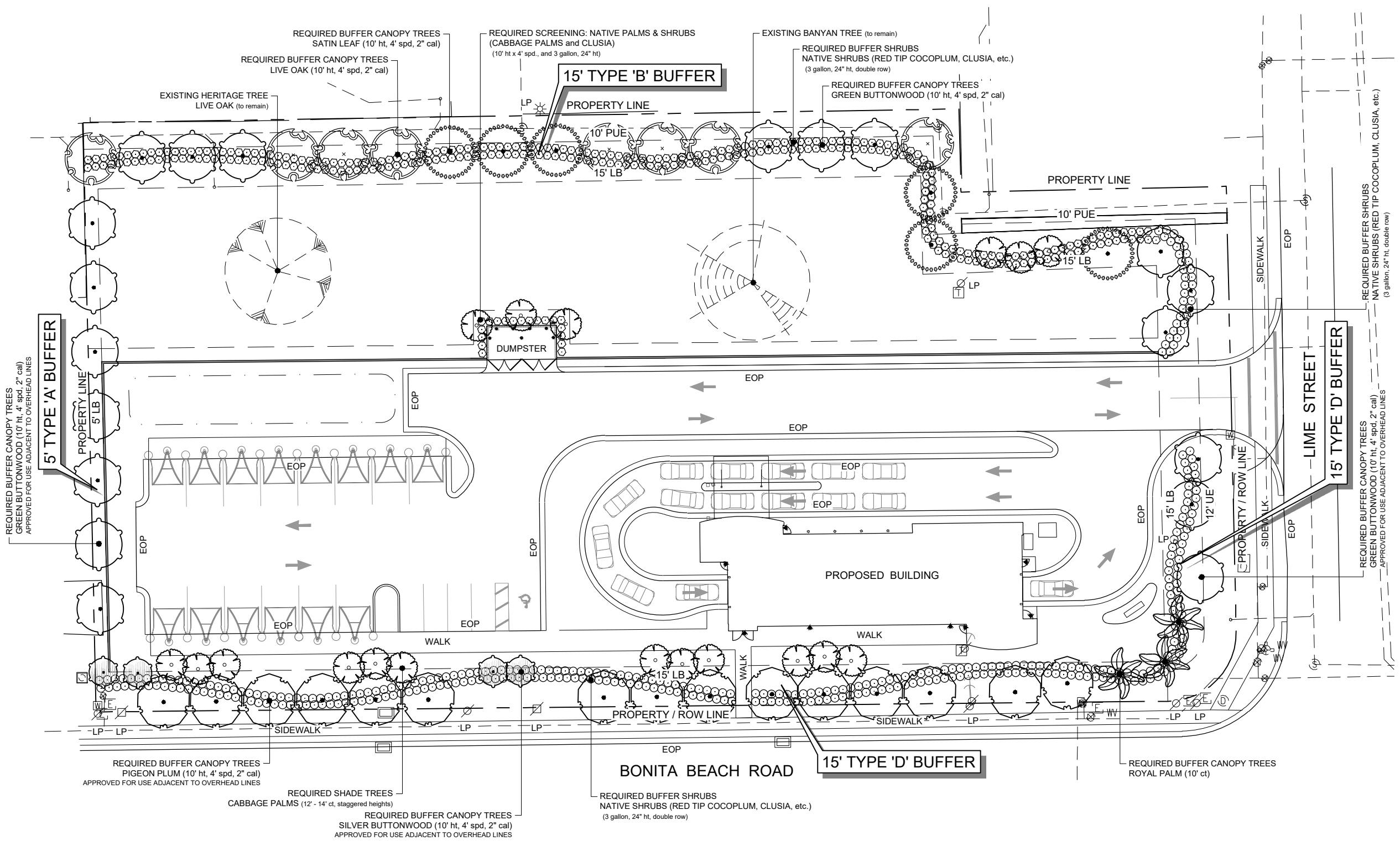


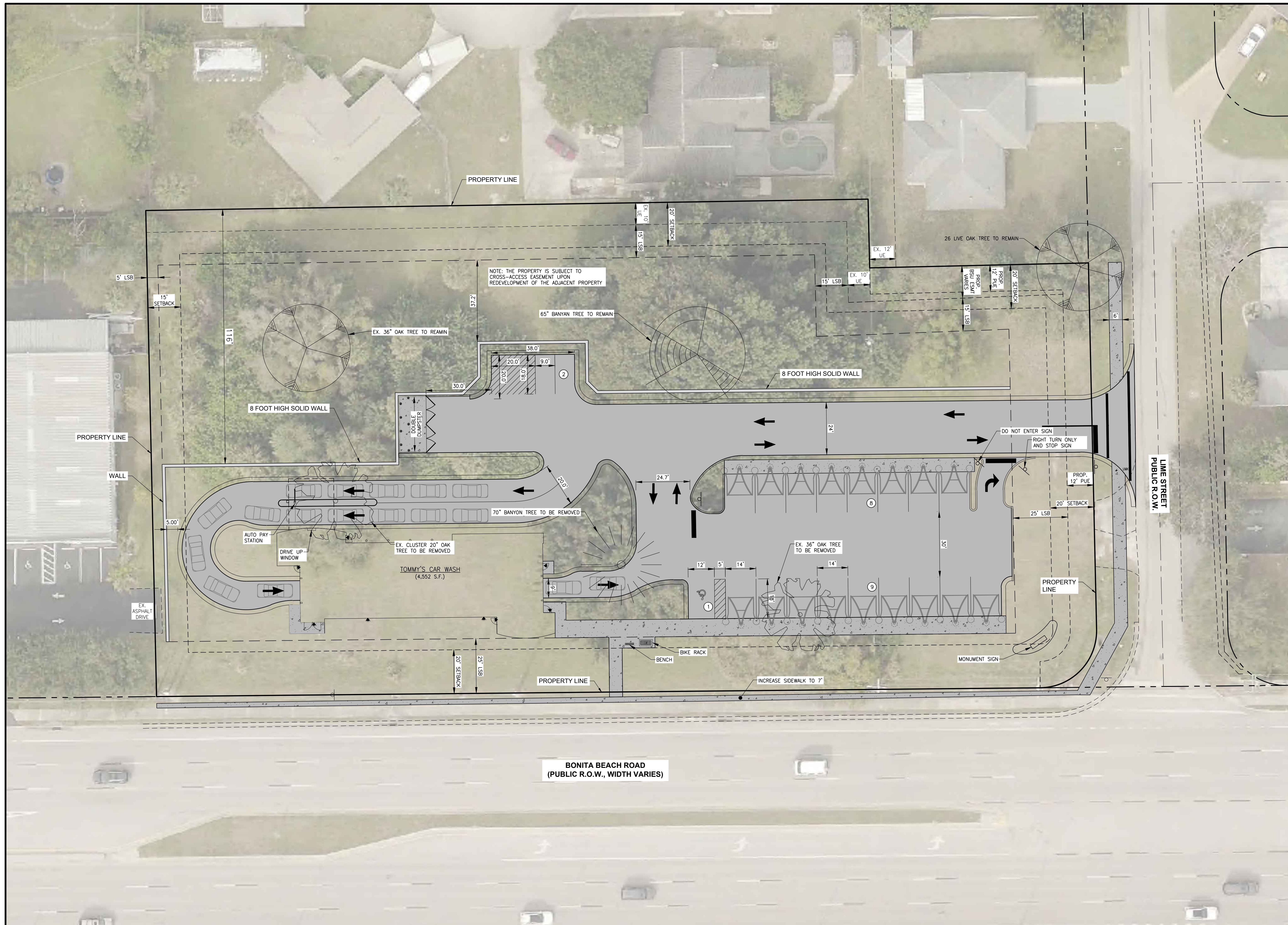
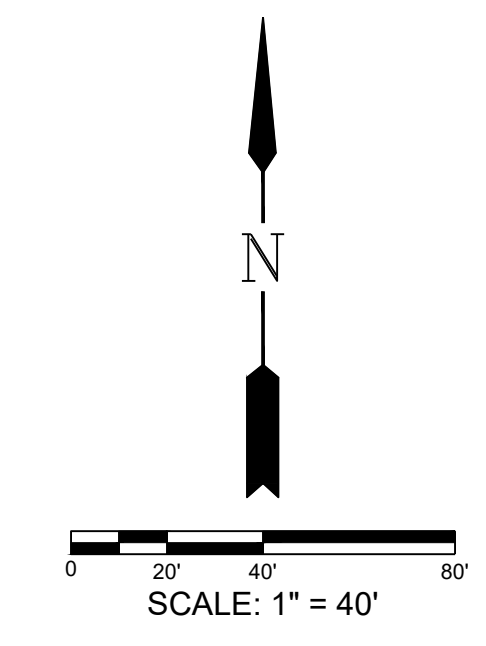
TOMMY'S EXPRESS CAR WASH
 LANDSCAPE BUFFER EXHIBIT
 CITY OF BONITA SPRINGS, FL

REVISIONS

SHEET
1 OF 1

DATE: NOVEMBER 2022





LEGEND

Revision	Date	Description	By

DESIGNED BY: M.T.H.
 DRAWN BY: C.J.R.
 APPROVED: D.W.A.
 JOB CODE: TECWSE-22
 SCALE: 1" = 40'

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

TOMMY'S EXPRESS CAR WASH
 EXHIBIT IV-G
 CONCEPTUAL SITE PLAN
 REVISED: 01/25/2023

MUNICIPALITY: BONITA SPRINGS
SEC./TOWNSHIP/RNG 36/475/25E
DATE: JANUARY 2023
SUBMITTAL TYPE: SPECIAL EXCEPTION
SHEET 1 OF 1

C:\PLANNING\PROJ - PLANNING\TECWISE-22 TOMMY'S EXPRESS CAR WASH (SP22-92489-BDS)\DRAWINGS\TECWISE-22 EXH.LW-G-REL.DWG 1/31/2023 2:12 PM



January 13, 2023

Mr. D. Wayne Arnold, AICP
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Re: SPE22-92499-BOS, Tommy's Express Car Wash (Bonita Beach Road) Special Exception

Dear Mr. Arnold,

The Zoning Division has reviewed the information provided and supplemented for the special exception request referenced above. The application has been found sufficient and the following request language is being proposed.

A special exception request to allow a car wash facility on property located within the Commercial Zone of the Bonita Beach Road Corridor Overlay, pursuant to LDC 4-898.

Please notify the City in writing if the draft language is acceptable or if modifications are requested.

Additionally, staff is providing the below substantive comments for consideration (starting on the next page).

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Please note that City of Bonita Springs Ordinance 22-03 (attached) has updated the public noticing requirements, where it is now the responsibility of the Applicant to send notices to the surrounding property owners of the hearing dates. These notices are required and are no longer a courtesy. A copy of the notice to be mailed will be provided by Staff to the Applicant, but it remains the Applicant's responsibility to mail the notices in accordance with the adopted regulations. Please review Ordinance 22-03 for additional information.

Feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon, II, AICP
Senior Planner

Copy: Derek Rooney, City Attorney
John Dulmer, Director of Community Development
Jacqueline Genson, Planning & Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Environmental, Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Sam Vincent, City Architect
Joel Langaney, Public Works
Pakorn Sutitarnnontr, Lee County Transportation
Cynthia Vargas, Administrative Assistant

9220 Bonita Beach Road
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Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen M. Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

BONITA SPRINGS Planning and Zoning

Substantive Comments:

1. Staff has remaining concerns regarding the site plan layout and overall functionality. Potential options to alleviate Staff's concerns were discussed during a virtual meeting with the Applicant on January 9, 2023. Staff recommends site plan revisions which may include mirroring the current layout for clockwise circulation and relocating the dumpster.

Please contact: Mike Fiigon II, Senior Planner
Phone: 239-444-6151
E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Substantive Comments

1. The heritage oak near the northeast corner of the property was not added to the site plan as mentioned in the response letter. A hearing with the Tree Advisory Board for removal of heritage oaks will need to be scheduled.

Please contact: Laura Gibson, Environmental Specialist
Phone: 239-444-6142
E-mail: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped

Substantive Comments:

1. The Applicant is placed on noticed that the Bonita Beach Road Corridor adjacent to the proposed project is designated by the City of Bonita Springs Bicycle and Pedestrian Master Plan (PATH) as the future home of multimodal facilities including sidewalks, cycle lanes and corresponding amenities, furnishings, and respite areas as appropriate. As such the project will be subject to the City of Bonita Springs provisions for the construction, as applicable, for required (on/off site) bike facilities and pedestrian facilities as specified by code. This will include at a minim the provision of the ped-cycle facilities required by the Bonita Beach Road Corridor (Commercial Zone) Site Design Standards and Chapter 3 of the City of Bonita Springs Land Development Code.
2. The Applicant will need to coordinate with the Bonita Springs Public Works Dept. for any work done within city-maintained Rights-Of-Way (ROWs) for any additional/separate permitting, design requirements and inspections. Please note that any work within city-maintained ROWs will require permitting and approval by the Public Works Dept.
3. The Applicant will need to coordinate with the Lee County Department of Transportation (LCDOT) for work done within county-maintained Rights-Of-Way (ROWs) for any additional/separate permitting, design requirements and inspections. Please note that any work within county -maintained ROWs will require permitting and approval by LCDOT.
4. At time of Development Order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), the Bonita Beach

Road Corridor Design Standards, and all applicable design standards except as required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

Please contact: Sean Gibbons, AICP, Bike-Ped Coordinator

Phone: 239.444.6176

Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Traffic

Substantive Comments

1. Explain why electronic payment equipment cannot be installed on the driver's side if a clockwise circulation is used. Also, understanding that the proposed stop bars will add some level of control to the traffic operations at the entrance, the concern regarding the design remains.

Please contact: Tom Ross, Senior Traffic Engineer

Phone: 407-718-5443

Email: tom.ross2@jacobs.com

BONITA SPRINGS Architectural

Sufficiency Comments

1. Please see attached letter from City Architect dated December 11, 2022. These comments shall be addressed at time of local development order permitting.

Please contact: Sam Vincent, City Architect

Phone: 239-963-6693

Email: sam@vincentarchitects.com



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

Project Name (maximum 30 characters & spaces): **Tommy's Express Car Wash**

Project Address: U.S. 41 Tamiami Trail SE

STRAP Number(s): **SPE22-92499-BOS**

Date(s) of Pre-Application Meeting(s): Staff Only

Architect's Name: None, but required

City Designated Design Reviewer Recommendations:

	Approved
x	Not Approved
	Approved with Stipulations

List of Drawings Reviewed:

Drawing No.	Drawing Date	Revision No.	Other Drawing Reference
1	09.06.22		Conceptual Site Plan
DS-5.10	N/D		Elevation 1-a and 1-c
DS-11.10	N/D		Design 3-D Views
DS-11.20	N/D		Design 3-D Views
1	Nov. 2022		Conceptual Landscape Plan
1 thru 8	12.02.22		Response Letter

Review Comments / Requirements

**The following review and comments are based on the Bonita Springs City Code, Part III, Land Development Code, March 9, 2017, version, Chapter 3 Development Standards, Section 3-489 Building Design Standards and Section 3-491 Site Design Standards.
 BONITA SPRINGS LAND DEVELOPMENT CODE**

**Chapter 3 Development Standards
 Article IV Design Standards and Guidelines for Commercial Buildings and Developments**

Chapter 4 Zoning
Article V District Regulations
Division 11 Redevelopment Overlay Districts

- A. Review comments as follows: Note, bold-face type indicates LDC requirements and *italicized-faced type are reviewers' comments.*

Chapter 3 Development Standards

Sec. 3-489. - Building design standards.

(b) Facade standards.

This building has four (4) primary facades.

(c) Primary facade standards.

Provide all drawings required by EXHIBIT V-G. This application did not include architectural and landscape Development Order plans and details as required by the LDC but shall be provided in the submittal with the Development Order process for review.

(e) Variation in massing.

(1) Projections and recesses.

- e. For building footprints less than 5,000 square feet, a maximum length, or uninterrupted curve of any facade, at any point, shall be 50 linear feet. Projections and recesses shall have a minimum depth of three feet, and a minimum total width of 20 percent of the facade length.

On each building elevation drawing and floor plan, indicate compliance with the requirements noted above.

(f) Project standards.

- (1) Architectural design standards. Design style chosen shall be applicable on all facades of the building. Note: Additional characteristics (architectural language) are highly encouraged. Primary and secondary facade(s), as determined in accordance with this section, must provide the required architectural features as set forth below.

Choose an architectural style from the list in this section and indicate on the building elevations the choice made. Below each style are several architectural characteristics that are required to achieve, at a minimum, the stated style. If any of the characteristics are not selected, give a brief narrative explaining why not and what alternative characteristic was substituted to create an accurate expression of style.

- (2) Bollards. Bollards located within parking lot areas must be consistent with and complimentary to the principal building style. All bollards shall be **stylized**; standard unpainted concrete or steel pipe bollards are prohibited. All bollards shall be field painted or pre-finished by the manufacturer. Painted colors and manufacturer's colors shall be pre-approved. See Figure 5. LDC-03-497

- (3) Site design elements. All projects shall have a minimum of two of the following:

- a. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet;
b. Integration of specialty pavers, or stamped concrete along the building perimeter walkway. Said treatment shall constitute a minimum of 60 percent of walkway area;
c. Water elements, a minimum of 100 square feet in area; or
d. Two accent or specimen trees, above the minimum landscape code requirements, along the front facade with a minimum height of 18 feet at planting.

Chose a minimum of two of the required elements above and indicate on the appropriate drawings the choices made.

Sec. 3-491. - Site design standards.

(h) Overhead doors, drop-off locations, service doors, dumpsters, loading docks.

- (1) Required screening.** Unless superseded by other sections of the chapter, overhead doors, drop-off locations, **service doors**, dumpsters and/or loading docks shall not be located on the primary facades unless sufficient screening is proposed. If an overhead door is required in a primary facade, a screening wall, with a minimum height of 90 percent of the overhead door height, or a landscape buffer achieving 75 percent opacity within one year, shall be provided. The placement and length of these screening devices shall block the view of the overhead doors from the street or from any residentially used properties.

Show compliance with the requirements captioned above and indicate on all applicable drawings.

(2) Design features. The design of the primary facades shall include, at a minimum, two of the following design features:

a. Glazing.

- 1. Glazing covering at a minimum 30 percent of the primary facade area,** consisting of window and glazed door openings, unless a lower percentage is approved in accordance with section 3-488, or where a lower percentage is permitted for specific building types in accordance with section 3-490.2. In the alternative, up to 30 percent of the required glazing area may be covered with a trellis in lieu of glazing.

b. Projected or recessed covered public entry providing a minimum horizontal dimension of eight feet, and a minimum area of 128 square feet.

c. Covered walkway, or arcade (excluding canvas type). The structure shall be permanent, and its design shall relate to the principal structure. The minimum width shall be eight feet, with a total length measuring 60 percent of the length of the associated facade.

Chose a minimum of two of the required elements above and indicate on the appropriate drawings the choices made.

h. Shade, and site amenities.

- 1. Pedestrian walkways shall provide intermittent shaded areas when the walkway exceeds 50 linear feet in length at a minimum ratio of one shade canopy tree per every 50 linear feet of walkway. The required shade trees shall be located no more than ten feet from the edge of the sidewalk, taking into consideration the angle of the sun to shade the walkway.**
- 2. Development plans shall include site amenities that enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Site amenities may include bike racks (as required by section 3-438, required facilities) drinking fountains, canopies and benches.**

Indicate on the appropriate drawings, compliance with requirements captioned above.

(b) Service function areas and facilities. Service function areas include but are not limited to loading areas and docks, outdoor storage, vehicle storage excluding car display areas, trash collection areas, trash compaction and recycling areas, roof top equipment, utility meters, antennas, mechanical and any other outdoor equipment and building services supporting the main use of operation of the property.

- (2) **Buffering and screening standards.** Service function areas shall be located and screened so that the visual and acoustic impacts of these functions are fully screened from adjacent properties, and public and private streets.
- (3) **Screening material and design standards.** Screening materials, colors and design shall be consistent with design treatment of the primary facades of the building or project and the landscape plan.

Screening shall meet the requirements of Section 4-899 Site Design Standards. Revise all applicable drawings to comply with this section.

- (6) **Conduits, meters and vents.** Conduits, meters and vents and other equipment attached to the building or protruding from the roof shall be screened or painted to match surrounding building surfaces. Conduits and meters cannot be located on the primary facade of the building.

All four facades are primary facades. Locate conduits, etc. to be screened and painted on the west or east façade.

- (7) **All rooftop mechanical equipment protruding from the roof shall be screened from public view and from adjacent properties by integrating it into a building and roof design, see section 3-489(I), roof treatments.**

Provide a drawing(s) to show compliance with this requirement.

- (8) **[Screening.] All other mechanical equipment (ground-mounted and/or non-roof) shall be screened from public view and adjacent properties by integration into the building design. Screening shall consist of wing walls, shrubs, trees, berms, or combination thereof. Each individual screening element must meet the minimum design standards set forth in this Code.**

Provide screening from Bonita Beach Road all views to all ground-mounted equipment for this project. Specifically in the vacuum areas.

(e) Lighting.

Comply with all requirements of this section. Provide the information regarding site and building lighting systems on the Lighting Plan for review.

Chapter 4 Zoning

Sec. 4-899. - Site design standards.

(b) Additional design standards:

- (1) **All auto oriented uses shall be designed so that buildings are oriented along the frontage with drive-thru and associated stacking located along the side and rear property lines. Fueling and charging station pumps shall be oriented behind a building and not visible from the Bonita Beach Road frontage.**
- (2) **Lighting. Building mounted or free-standing luminaires (bollards or light poles) shall be provided along frontage lines and/or street rights-of-way. All applicants must submit a photometric plan in accordance with section 3-269.**

Requirement (1) above can be waived due to the logical operation of the facility. The alternative for the building oriented along the frontage as presented in the site plan is acceptable from a building siting and architectural point of view.

The use of the building is outwardly expressed by large amounts of glazing on the south façade exposing the car wash tunnel. This solution is acceptable from an architectural and conceptual point of view. Regarding the amount of glazing refer to item ' (c) (2) Site specific regulations' for minimum amount of glazing.

Submit a photometric plan of site and building lighting for review.

(3) Parking requirements.

- f. **Bicycle racks shall be provided in accordance with LDC Section 3-438. (Rack provision may be shared by different businesses within each block.). Parking ratios within urban areas may be reduced by using a 3 to 1 ratio (three bicycle parking stalls to one vehicular parking space); however this does not exempt meeting the American Disability Act (ADA) parking standards.**

Show required bicycle racks required on the site plan.

(4) Parking placement.

- c. **On-site parking within the Beach, Commercial, and Historic Zone will be restricted to the side or rear yards of those properties fronting Bonita Beach Road. In the case of side yard parking, the parking area shall be a minimum of five feet behind the front build-to line and a street wall or opaque screen, shall be provided at the right-of-way line or build-to line, whichever is further removed from the roadway. Such street wall or opaque screen shall be no taller than four feet.**

Indicate on all applicable plans the relocation of the vacuum parking areas behind the front build-to line a minimum of 5'-0". Provide a street wall 4'-0" high with cap and finished with stucco or other approved materials. The length of wall shall fully screen all vacuuming and cleaning activities from view of Bonita Beach Road. Provide drawing(s) to indicate clearly that views from the roadway are fully screened.

Provide hedges for foundation planting on both sides of the screen wall. Provide for a minimum height at planting and maintenance of 24"-30". Spacing per landscape architect for a continuous full-hedge.

(5) Continuous shaded bike facilities and pedestrian facilities.

- a. **All development shall meet the standard set forth in chapter 3 of the Land Development Code.**

Refer to Sec. 3-491. - Site design standards for requirements.

- (6) Streetscape amenities. Developments must incorporate sidewalks, benches, street furniture, planters, and other pedestrian amenities in their design. All accessories such as railings, trash receptacles, street furniture and bicycle racks must be complimentary to and consistent with the architectural design of principal building(s) within the development.**

Provide and indicate on all applicable plans for streetscape amenities required by the LDC. Refer to Sec. 3-491. - Site design standards for all requirements.

(c) Site specific regulations:

- (2) All development and redevelopment of these areas shall incorporate the following design standards:**

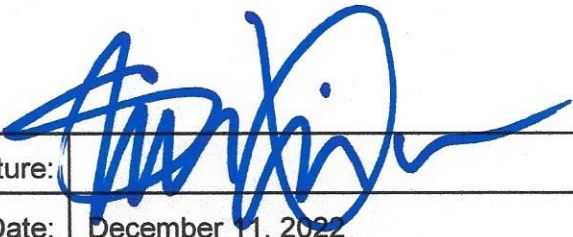
- c. **Provide for interconnectivity to adjacent parcels thru pedestrian ways and parking areas.**
d. **Buildings fronting Bonita Beach Road, Tamiami Trail, Old U.S. Road 41 and Imperial Parkway shall provide 70 percent glazing, consisting of window and glazed door openings.**

Provide on all building elevations a calculation for each glazed portion of the facade a ratio of glazing to total façade area (mass-void calculation) to show the required minimum amount of glazing is compliant.

In Chapter 4, glazing is as stated above. In Chapter 3, see above, the amount of glazing on other facades shall equal a minimum of 30% of the total façade wall area.

Submit all drawings as required on Exhibit V-G. See attached.

END OF REVIEW

Signature:	
Date:	December 11, 2022

Attachments:

No Attachments (medifire.com)

Copies:

Community Development Department
Applicant

Tommy's Express Car Wash (SPE22-92499-BOS)

Sufficiency Neighborhood Meeting

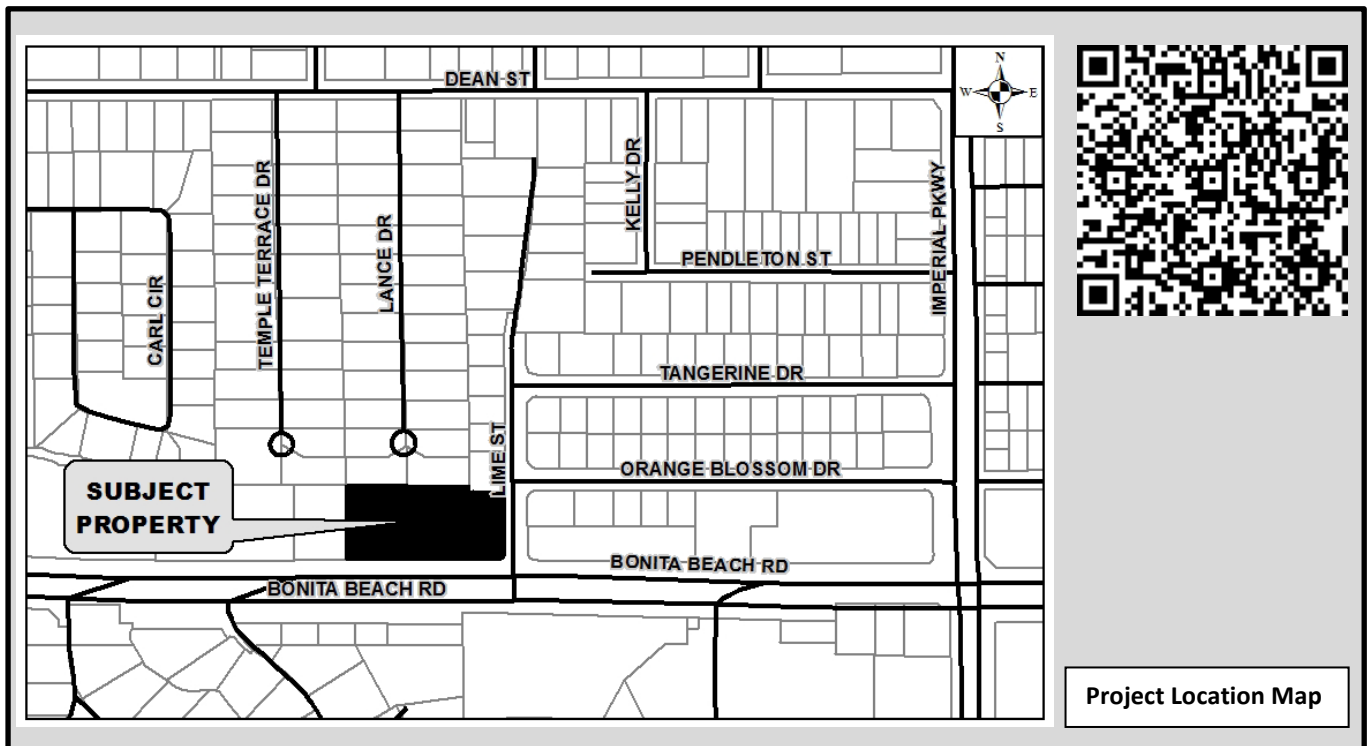
The pre-submittal Neighborhood Meeting was advertised and scheduled for February 21, 2023, 5:30 PM at the Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL. Notification letters were mailed to adjacent property owners within 1,000 feet of the subject properties January 26, 2023 and an advertisement was published in the News-Press January 27, 2023.



NOTICE OF NEIGHBORHOOD MEETING

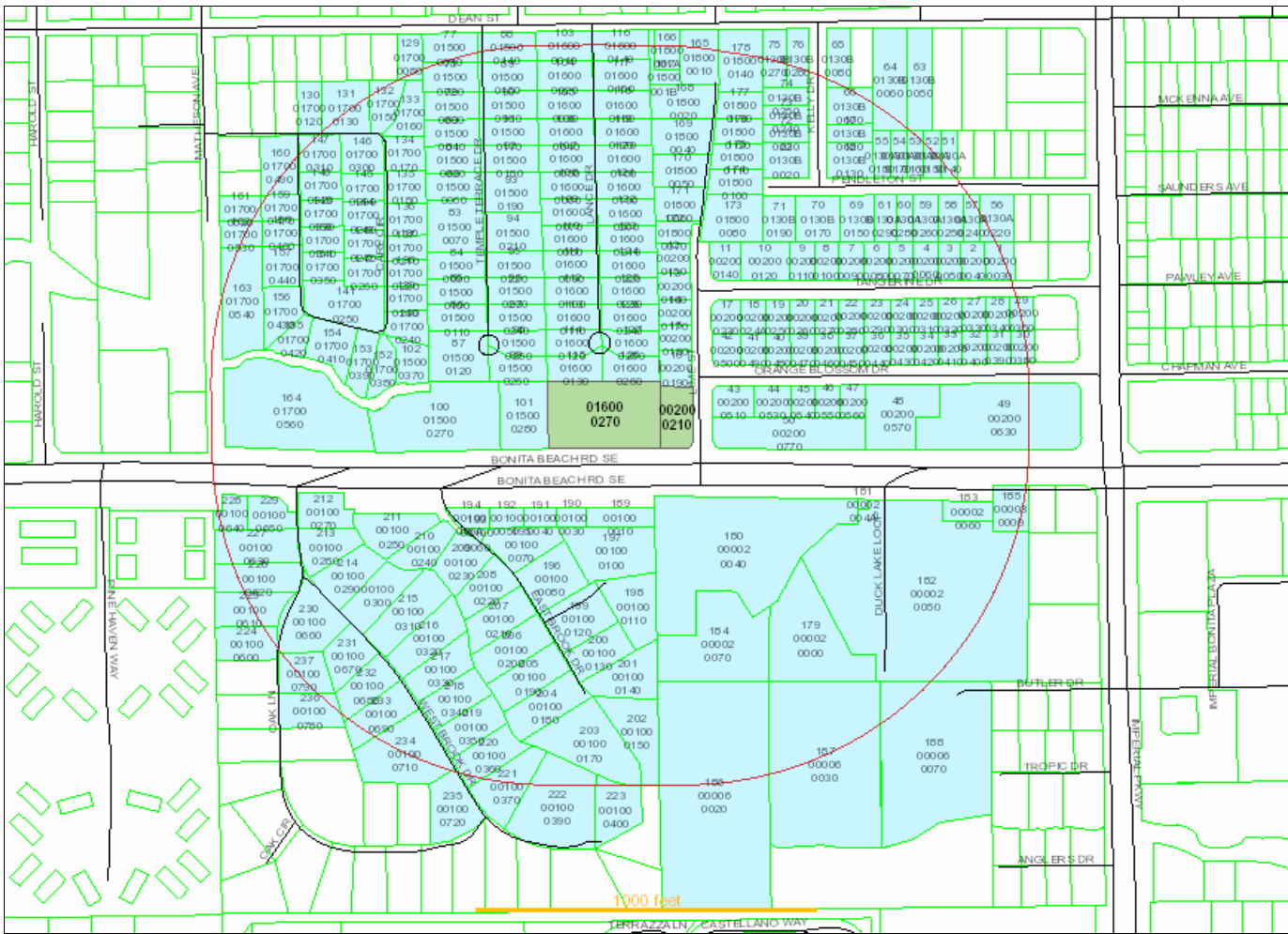
In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held **February 21, 2023, 5:30 p.m.** at **Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135.**

The Neighborhood Meeting will provide general information regarding a proposed Special Exception (SPE22-92499-BOS) application to allow a car wash facility at 11230 and 11290 Bonita Beach Road SE. The subject 2± acre property (STRAP Number 36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210) is located at 11230 and 11290 Bonita Beach Road SE in Section 36, Township 47 South, Range 25 East, Bonita Springs, Florida.



If you have questions or comments, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning.

Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.



Date of Report: January 09, 2023

Buffer Distance: feet

Parcels Affected: 238

Subject Parcels: **36-47-25-B4-00200.0210, 36-47-25-B4-01600.0270**

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

[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
JVM HOUSING INC 100 10TH ST N UNIT 100 NAPLES FL 34102	36-47-25-B4-00200.0030 11445/447 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 3	1
HEIDERMAN THOMAS C TR FLORES ZAMPOGNA 1333 THIRD AVE S #505 NAPLES FL 34102	36-47-25-B4-00200.0040 11441/443 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 4	2
PEREZ CARLOS & BEATRIZ 11425 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0050 11425 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 5	3
BUENROSTRO OMAR & DELFINA 11411 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0060 11411 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 6	4
GALLEGOS J TRANQUILINO & 11397 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0070 11397 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 7	5
SIMON PABLO ESTEBAN 10411 STRIKE LN BONITA SPRINGS FL 34135	36-47-25-B4-00200.0080 11379/381 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 8	6
SIMON PABLO ESTEBAN 10411 STRIKE LN BONITA SPRINGS FL 34135	36-47-25-B4-00200.0090 11365/367 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 9	7

MORALES CHRISTY 11353 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0100 11353 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 10	8
HUBERT MICHAEL R 11337 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0110 11337 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 11	9
SLATOUSKI RICHARD J 11323 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0120 11323 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATE PB 17 PG 134 LOTS 12 + 13	10
MURRAY DANIEL J & PO BOX 711 BONITA SPRINGS FL 34133	36-47-25-B4-00200.0140 27945 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 14	11
UNITED TELEPHONE OF FLORIDA IN PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021	36-47-25-B4-00200.0150 27940 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 0017 PG 0134 LOT 15	12
VANDETTI ALAN A & 27948 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0160 27948 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 0017 PG 0134 LOT 16	13
APARICIO DIANA LAURA 27956 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0170 27956 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 17	14
GRAINE OMAR & FERRAG MIRA 15 RUE ESTELLE MAUFFETTE NOTRE DAME DE LILE PERROT QC J7W 1H6 CANADA	36-47-25-B4-00200.0180 27962 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 18	15
ORO IGLESIAS ADOLFO H 27970 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0190 27970 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 19 + N 1/2 LOT 20	16
MACIAS FRANK PATRICK & 27959 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0230 27959 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 23	17
MACIAS FRANK PATRICK & 27959 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.024A 11318/320 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 24	18
FRANCO JOHANN SANDRO & 11322 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0250 11322 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 25	19
MATA ELENA MONSERRAT M 11336 TANGERINE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0260 11336 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 26	20
SICARD PAUL B & LU ANN 825 93RD AVE NAPLES FL 34108	36-47-25-B4-00200.0270 11352/354 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTS PB 17 PG 134 LOT 27	21
DLB INVESTMENTS INC 2456 EDENHURST DR MISSISSAUGA ON L5K 2K9 CANADA	36-47-25-B4-00200.0280 11366/368 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 28	22
MENDOZA NICOLAS PO BOX 367296 BONITA SPRINGS FL 34136	36-47-25-B4-00200.0290 11382/384 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 29	23
FERREIRA ANTONIO & THERESA 175 BURNT PINE DR NAPLES FL 34119	36-47-25-B4-00200.0300 11396/398 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 30	24
IZELL GERALD L 25169 BUSY BEE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0310 11410/412 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 31	25
IZELL GERALD L 25169 BUSY BEE DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0320 11424/426 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 32	26
BONITA SPRINGS UTILITIES INC 11900 E TERRY ST	36-47-25-B4-00200.0330 11440 TANGERINE DR	HIGHLAND ESTATES PB 17 PG 134	27

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	LOT 33	
ECHEVESTE JOSE FERMIN & 17424 LEE ROAD FORT MYERS FL 33967	36-47-25-B4-00200.0340 11456/458 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 34	28
SANTOS SANTIAGO N PO BOX 2183 BONITA SPRINGS FL 34133	36-47-25-B4-00200.0350 11472/474 TANGERINE DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 35	29
PATEL HINABEN 11471 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0380 11471 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES BP 17 PG 134 LOT 38	30
THOMAS STEPHANIE & 11307 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0390 11453/455 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 39	31
A&MBS LLC 1802 N CARSON ST STE 170 CARSON CITY NV 89701	36-47-25-B4-00200.0400 11441/443 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 40	32
ZUNUN-LOPEZ HUGO & 11102 DEAN ST BONITA SPRINGS FL 34135	36-47-25-B4-00200.0410 11425/427 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 41	33
GCI REALTY FL LLC 15150 CORTONA WAY NAPLES FL 34120	36-47-25-B4-00200.0420 11411 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 42	34
NGO THANHTHUY T & 11397 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0430 11397 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 43	35
MOREIDA JOSE DE JESUS & 11381 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0440 11381 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 44	36
GUTIERREZ-RODRIGUEZ IVETH 17544 PHLOX DR FORT MYERS FL 33967	36-47-25-B4-00200.0450 11367 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 45	37
MARTINEZ SULEIVI AVILA 11353 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0460 11353 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 46	38
ZALAYA LISET 11337 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0470 11337 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 47	39
BROWN RICHARD L 11323 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0480 11323 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 48	40
THOMAS STEPHANIE & 11307 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0490 11307 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 49	41
FALLETTA ANTHONY JOSEPH 5112 CORONADO PKWY UNIT 12 CAPE CORAL FL 33904	36-47-25-B4-00200.0500 27965 LIME ST BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 50	42
ARVM 5 LLC 5001 PLAZA ON THE LAKE #200 AUSTIN TX 78746	36-47-25-B4-00200.0510 11300 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 51 + W 1/2 OF LOT 52	43
MONTEJO LUCAS LUIS SR & 10675 SHANGRI-LA RD BONITA SPRINGS FL 34135	36-47-25-B4-00200.0530 11322 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 53 + E 1/2 OF LOT 52	44
SACUHELLI VALERIE + 11336 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0540 11336 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 54	45
RAMIREZ MARCOS RESTREPO 11354 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0550 11354 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 55	46
GOMEZ MEFIBOSEP A & 11370 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	36-47-25-B4-00200.0560 11370 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOT 56	47
BONITA SOL LLC 9960 BUSINESS CIR UT 14	36-47-25-B4-00200.0570 11380 BONITA BEACH RD SE	HIGHLAND ESTATES PB 17 PG 134	48

NAPLES FL 34112	BONITA SPRINGS FL 34135	LOTS 57 THRU 59 + 71 + 72	
OAK STREET INVESTMENT GRADE NE OAK STREET REAL ESTATE CAPITAL 125 S WACKER DR STE 1220 CHICAGO IL 60606	36-47-25-B4-00200.0630 11494 BONITA BEACH RD SE BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOTS 60 THRU 70	49
LIME STREET DEVELOPMENT LLC 808 WIGGINS PASS RD #201 NAPLES FL 34110	36-47-25-B4-00200.0770 11308/338 BONITA BEACH RD SE BONITA SPRINGS FL 34135	HIGHLAND ESTATES PB 17 PG 134 LOTS 73 THRU 78	50
ROCHE YAISBEH 11391 PENDLETON ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0140 11391 PENDLETON ST BONITA SPRINGS FL 34135	PAR IN NE1/4 OF SE1/4 OF SW1/4 DESC IN OR1892PG4175	51
GIOVANNIELLO PETER & MARY 7371 STAGE COACH RD DANSVILLE NY 14437	36-47-25-B4-0130A.0150 11381 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S 1/2 OF NE 1/4 OF SE 1/4 OF SW 1/4 DESC IN OR 1767 PG 0304	52
BALENTINE EDGARDO & MARIESA 25741 LAKE AMELIA WAY BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0160 11371 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN NE 1/4 OF SE 1/4 OF SW1/4 DESC IN OR 1870 PG 4358 AKA LOT 16	53
EXCEL PROPERTY SOLUTIONS FL LL 459 CENTRAL AVE PAWTUCKET RI 02861	36-47-25-B4-0130A.0170 11361 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S 1/2 OF NE 1/4 OF SE 1/4 OF SW 1/4 DESC IN OR 1772 PG 0368	54
TORRES EDWIN P 11351 PENDLETON ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0180 11351 PENDLETON ST BONITA SPRINGS FL 34135	FR NW COR OF S 1/2 OF NE 1/4 OF SE 1/4 OF SW 1/4 RUN E ALG N LINE 50 FT TH	55
STATE STREETS INVESTMENTS LLC 561 MEADOWBROOK VALLEY DR EUREKA MO 63025	36-47-25-B4-0130A.0220 11430 PENDLETON ST BONITA SPRINGS FL 34135	FR SE COR OF SW 1/4 RUN N 1 DEG 03 MIN 10 SEC W 657.85 FT TH W 245 FT TO POB CONT W 100FT N 139.65 E 100 THN S139.53	56
HE YOU MING & ZOU XIU QI 9871 CAROLINA ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0240 11400 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 930 PG 621	57
MARLIN LORI ELLEN 11390 PENDLETON SE BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0250 11390 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN SW 1/4 DESC OR1727 PG2378 AKA LT25+ E 1/2 LT 24 PENDLETON UNREC	58
EDGERLY VICTORIA L 64 EVERETT LN EAST WATERBORO ME 04030	36-47-25-B4-0130A.0260 11380 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S 1/2 OF NE 1/4 OF SE1/4 OF SW1/4 DESC OR1673 PG 3392 + OR 1673 PG 3391	59
MATHIS MICHELLE A 11370 PENDLETON ST BONITA SPRINGS FL 34135	36-47-25-B4-0130A.0280 11370 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S E 1/4 OF S W 1/4 AS DESC IN OR 1605 PG 1838	60
OBI 2 LLC 33755 STATE ROAD 70 E MYAKKA CITY FL 34251	36-47-25-B4-0130A.0290 11350/352 PENDLETON ST BONITA SPRINGS FL 34135	PARL IN S E 1/4 OF S W 1/4 AS DESC IN OR 1605 PG 1835	61
LAZAR ISTAFIE & CATELUTA 27800 KELLY DR BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0020 27800 KELLY DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF SW 1/4 SEC 36 TWP 47 R25 DESC IN OR 1263 PG 0962	62
ROSENBLUM TARA S + 11380 DEAN ST BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0050 11380 DEAN ST BONITA SPRINGS FL 34135	FR CENTER OF IMPERIAL ST N1317FT TO CENTER OF DEAN ST TH W489 FT TO P O B	63
CHENG HIN TAT & GUO YI JING 211 JOHNNYCAKE DR NAPLES FL 34110	36-47-25-B4-0130B.0060 11360/362 DEAN ST BONITA SPRINGS FL 34135	W 100 FT OF NW 1/4 OF NE 1/4 OF SE 1/4 OF SW 1/4	64
LEON FRANCISCO + 11330 DEAN ST BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0080 11330 DEAN ST BONITA SPRINGS FL 34135	TH W 70 FT OF E 799 FT OF S 175 FT OF N 200 FT OF N 1/2 OF SE 1/4- SW 1/4	65
ZELAYA ERWIN + PO BOX 2979 BONITA SPRINGS FL 34133	36-47-25-B4-0130B.0100 27771 KELLY DR BONITA SPRINGS FL 34135	W140 OF E799 OF S108 OF N 308 OF N1/2 OF SE1/4 OF SW 1/4 AKA LTS 10/11 KELLEYS	66
BAMACA VENANCIA YOLANDA & 27791 KELLY DR BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0120 27791 KELLY DR BONITA SPRINGS FL 34135	S 54 FT OF N 362 FT OF E 140 FT OF W 330 FT OF E 989 FT OF N 1/2 OF SE 1/4	67
TOMAS ROSALIO PEDRO & 27801 KELLY DR	36-47-25-B4-0130B.0130 27801 KELLY DR	W 140 FT OF THE E 799 FT OF THE S 108 FT OF N 470	68

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	FT OF N 1/2 OF SE 1/4 OF	
SANDOVAL SILVINO & FATIMA 27813 KELLY DR BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0150 27811/813 KELLY DR BONITA SPRINGS FL 34135	W 100 FT OF E 762.4 FT OF S 140 FT OF N 1/2 OF SE 1/4 OF SW 1/4	69
ELIA JOHN + 27821 KELLY DR # 23 BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0170 27821/823 KELLY DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 378 PG 266	70
RODRIGUEZ JOSE DE JESUS GUTIER 27820 KELLY DR BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0190 27820 KELLY DR BONITA SPRINGS FL 34135	THE W 100 FT OF S 140 FT OF E 989 FT OF N 1/2 OF SE 1/4 OF SW 1/4	71
PASADENA MULTIFAMILY LLC 8055 WINNERS CIR MANDEVILLE LA 70448	36-47-25-B4-0130B.0230 27790 KELLY DR BONITA SPRINGS FL 34135	THE S 54 FT OF N 362 FT OF W 140 FT OF E 989 FT OF N 1/2 OF SE 1/4 OF SW 1/4	72
PASADENA MULTIFAMILY LLC 8055 WINNERS CIR MANDEVILLE LA 70448	36-47-25-B4-0130B.0240 27780 KELLY DR BONITA SPRINGS FL 34135	TH S 54 FT OF TH N 308 FT OF W 140 FT OF E 989 FT OF N 1/2 OF SE 1/4 OF SW 1/4	73
PASADENA MULTIFAMILY LLC 8055 WINNERS CIR MANDEVILLE LA 70448	36-47-25-B4-0130B.0250 27770 KELLY DR BONITA SPRINGS FL 34135	TH S 54 FT OF TH N 254 FT OF N 1/2 OF SE 1/4 OF SW 1/4	74
ADAMS TAMI M 11300 DEAN ST BONITA SPRINGS FL 34135	36-47-25-B4-0130B.0270 11300 DEAN ST BONITA SPRINGS FL 34135	BEG 25 FT S OF NW COR E 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 TH S 175 FT E 70 FT	75
HARRIS CONSTANCE L TR 4245 SPRINGS LN SW BONITA SPRINGS FL 34134	36-47-25-B4-0130B.0280 11310 DEAN ST BONITA SPRINGS FL 34135	THE S 175 FT OF N 200 FT OF W 70 FT OF E 919 FT OF N 1/2 OF SE 1/4 OF SW 1/4	76
JAEN ALYSSA D + 2890 68TH ST SW NAPLES FL 34105	36-47-25-B4-01500.0010 11148 DEAN ST BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 495 FT TH S 25 FT TO POB TH W	77
LOMBARD PAUL & FRANCES + 555 99TH AVE NAPLES FL 34108	36-47-25-B4-01500.0020 27830 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SE 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1288 PG 0765	78
NGUYEN WILLIAM & KELLEY 27844 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0030 27844 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W 495 FT TH S 185 FT TO POB TH W 165 FT TH S	79
RIVERA JUAN A 27860 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0040 27860 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 265 FT TO POB TH W 165	80
HUNTINGTON HILDEGARDE L/E LOWELL J HUNTINGTON 27431 IMPERAL OAKS CIR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0050 27876 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 345 FT FOR POB TH	81
UNKNOWN HEIRS OF GREGG SEARS 11356 RED BUD LN BONITA SPRINGS FL 34135	36-47-25-B4-01500.0060 27890 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S TO POB AKA LOT 6 SAMANN SUB #2 UNREC	82
WEAVER CHLOE BRIANNE 27922 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0070 27922 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W 495 FT TH S 505 FT TO POB TH RUN W 165 FT	83
KNOWLES ALISTAIR I & 27936 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0090 27936 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 665 FT TO POB TH W 165 FT	84
REDA VINCENT J 27952 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0100 27952 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 745 FT TO POB TH W 165 FT	85
WITSAMAN PENNY 27968 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0110 27968 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 825 FT TO POB TH S 80 FT AKA LT 11 HIGHLAND ESTS EXT	86
JARED BRANDON & KAITLYN 27982 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0120 27982 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 AKA LOTS 12 + 13	87
ST GERMAIN ROBERT & 29 HERITAGE HILL	36-47-25-B4-01500.0140 27815 TEMPLE TERRACE DR	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 495 FT TH	88

DEDHAM MA 02026	BONITA SPRINGS FL 34135	S 25 FT TO POB TH E 165 FT	
PEREZ RENE EDWARD L/E 27831 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0150 27831 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW1/4 OF SW 1/4 RUN W495FT S105FT TO POB AKA LT15 SAMANNS SUBD	89
FIGUEROA JEFFREY J + 27845 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0160 27845 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW1/4 DESC OR 1233/1159 AKA LT 16 SAMANN S/D UNREC	90
ARENA JOHN 240 SILVERADO DR NAPLES FL 34119	36-47-25-B4-01500.0170 27861 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 W 495FT S265 FT TO POB LT 17 SAMANN SUB UT 1	91
CORCHUELO NATALIA 27875 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0180 27875 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 OF SEC 36 TWP 47 S RGE 25 E LEE COUNTY FLA	92
YOUMANS RAY SEDRIC & 27891 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0190 27891 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 425 TO POB TH E 165 S 80 W 165 N 80 TO POB + THE N 1/2 OF PARCEL COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 505 TO POB E 165 S 80 W 165 N 80 TO POB	93
SNEDEKER ANDREW H & 27909 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0210 27909 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	SAMANNS SUBD UNREC DESC OR 1533 PG 271 LOT 21 + S 1/2 LT 20	94
SRP SUB LLC 8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255	36-47-25-B4-01500.0220 27937 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR SW 1/4 OF SW 1/4 RUN W 495 FT TH S 665 FT TO POB TH E 165 FT TH S 80	95
HAINES JIM & TERRI 27953 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0230 27953 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 745 FT TO POB TH E 165 FT	96
HOLSTE-STRAYER AMANDA R 27969 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0240 27969 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI OF SW 1/4 OF SW 1/4 495 FT TH AKA LOT 24 SAMANN SUBD NO 1 UNREC	97
EDGE COLIN & PAIGE 27983 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0250 27983 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 905 FT FOR POB TH E	98
WATKINS MARTIN E TR 28376 SOMBRERO DR BONITA SPRINGS FL 34135	36-47-25-B4-01500.0260 27989 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 954 FT FOR POB TH S51-41-00E 50FT TH E 125.78 FT TH S00-08-00E 80FT TH W 165 FT TH N00-08-00W 111 FT TO POB	99
OAK CREEK CROSSING INC STE 108C 11100 BONITA BEACH RD SE BONITA SPRINGS FL 34135	36-47-25-B4-01500.0270 11100 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR LOC IN S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 3344 PG 4338	100
S + R PROPERTIES OF FL LLC DAN K ROOSA 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	36-47-25-B4-01500.0280 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR IN E1/2 OF SW1/4 OF SW1/4 SEC 36 DESC OR2571/2372+OR2604/1612	101
MANGHAM ADAM & 2823 MOUNTAIN VIEW AVE LONGMONT CO 80503	36-47-25-B4-01500.0370 27903 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 AKA LOT 37	102
ALCON-LOPEZ FAMILY TRUST 27814 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0010 27814 LANCE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 SEC 36 RUN W 165 FT TH S 25 FT TO POB TH W 165 S0-08-E 80 FT E 165 FT N0-08W 80 FT TO POB ELY 30FT RES FOR RD R/W AKA LOT 1	103
AZZ LLC 27830 LANCE DR NAPLES FL 34103	36-47-25-B4-01600.0020 27830 LANCE DR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 623 PG 573	104

CASSIDAY KIM TUCKER 27844 LANCE DRIVE BONITA SPRINGS FL 34135	36-47-25-B4-01600.0030 27844 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 RUN W 165 FT TH S 185 FT TO POB TH W 165 FT LT 3 HIGHLAND ESTS EXT UNREC	105
RODDIS BRENTON J & BONNIE R 27860 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0040 27860 LANCE DR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 OR 1216 PG 244 AKA LT 4 HIGHLAND ESTATES	106
BRINSON JENNIFER 27876 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0050 27876 LANCE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 345 FT TO POB TH W 165 FT S 80 FT E 165 FT N 80FT TO POB AKA LOT 5 HIGHLAND ESTATE UNREC	107
GILBERT DAVID S TR 27890 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0060 27890 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 425 FT TO POB TH W 165 FT	108
HATTEN GREGG A & KAREN J 27908 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0070 27908 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 505 FT TO POB TH W 165 FT	109
VALENTI-NAGY LUCIA G 27922 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0080 27922 LANCE DR BONITA SPRINGS FL 34135	PARL E1/2 OF SW1/4OF SW1/4 DESC OR 725 PG 818 AKA LT 8 HIGHLAND ESTS EXT	110
LYDON RENEE K 257 MONTSEERRAT DR SAINT AUGUSTINE FL 32092	36-47-25-B4-01600.0090 27936 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 665 FT TO POB TH W 165 FT	111
SWAN NORMA J & 27952 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0100 27952 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 DESC OR 741/478 AKA LT 10 HIGHLAND EST EXT	112
FOSTER RODNEY R TR 27968 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0110 27968 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478	113
HOUSEHOLDER VAN R & NANCY M 27982 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0120 27982 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478 AKA LT 12 HIGHLAND ESTATES EXT UNREC SUBD	114
FILLMORE MICHAEL A 27988 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0130 27988 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478	115
GANNON VERONICA 27815 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0140 27815 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 25 FT TO POB TH E 165 FT TH S	116
MATONNET DANIELE + RUE LOUIS DEMEUSE 218 B-4040 HERSTAL BELGIUM	36-47-25-B4-01600.0150 27831 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 165 FT TH S 105 FT TO POB TH E 165	117
FOSTER BETTY S L/E 27845 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0160 27845 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 DES OR 1229 PG 335 AKA LT 16 HIGHLAND ESTATES EXT	118
KELLEY BRIAN P & RENATA 27053 JARVIS RD BONITA SPRINGS FL 34135	36-47-25-B4-01600.0170 27861 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 AKA LT 17 HIGHLAND EST UNREC	119
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	36-47-25-B4-01600.0180 27875 LANCE DR BONITA SPRINGS FL 34135	BEG NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI AKA LOT 18 HIGHLAND ESTATES EXT	120
GREENWOOD A L JR & DEBRA K 27891 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0190 27891 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 165 FT TH S 425 FT TO POB TH E 165	121
ROLLINS SHIEILA 27907 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0200 27907 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 505 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W 165 N 80 FT AKA LT 20 HIGHLAND EST EXT UNREC	122

VANDETTI NATALIE 27923 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0210 27923 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 S 36 T47 R 25 DESC IN OR 1312 PG 1582	123
DONNELLY ROBERT M & 27937 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0220 27937 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 665 FT TO POB TH E 165 FT AKA LT 22 HIGHLAND ESTATES EXT UNREC	124
SANDOVAL RAMIREZ JAVIER E & 27953 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0230 27953 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 745 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W 165	125
LINDSTROM DONALD J & JUNE 27969 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0240 27969 LANCE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 W 165 FT S 825 FT TO POB DESC IN OR 720 PG 707	126
MOLINA FRANCISCA SANTOS SANTOS 27983 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0250 27983 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 905 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W	127
VALDEZ RYAN 27989 LANCE DR BONITA SPRINGS FL 34135	36-47-25-B4-01600.0260 27989 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 954 FT S OF NE COR OF SW 1/4 OF SW 1/4 AS DESC IN OR 911 PG 477	128
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	36-47-25-B4-01700.0080 11124 DEAN ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC OR 1657/3205 AKA LT 8 SAMANN #2	129
VITE HIGO VITE & IOANA M 27821 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0120 27821 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 FT TH E 325.59 FT	130
CASTRO JASON K & AMANDA 27831 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0130 27831 CARL CIR BONITA SPRINGS FL 34135	SAMANN SD #2 UNREC DESC IN OR 1285 PG 1677 AKA LOTS 13 + 14	131
SHERRILL AARON & LAURI 27841 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0150 27841 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 TH E475.59 TO POB AKA LT 15	132
OSPINA ALEXANDER 27847 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0160 27847 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 OR 1269 PG 1501 AKA LT 16	133
BROGE STEPHEN C JR & 27855 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0170 27855 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 TH E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	134
SEARS GREGG + 11356 REDBUD LN BONITA SPRINGS FL 34135	36-47-25-B4-01700.0180 27861 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT AKA LOT 18 SAMANN SUBD NO 2 UNREC	135
LUCAS JAMES L & SELENA 27867 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0190 27867 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 1338 PG 643	136
DAVIDSON ROBERT & ELIZABETH 27875 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0210 27875 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	137
ELLIS FRED JR 27881 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0220 27881 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1317 PG 1740	138
CORDONA ABNER OBED + 27889 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0230 27889 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1084 PG 1604	139
LAWRENCE JONATHAN M 27895 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0240 27895 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 FT TH E 515 FT TH S AKA LOT 24 SAMANN SUBD NO 2 UNREC	140
NORRIS WILLIAM J & 27890 CARL CIRCLE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0250 27890 CARL CIR BONITA SPRINGS FL 34135	PAR IN W 1/2 OF SW 1/4 OF SW 1/4 DESC OR 1325 PG 44 + 704 AKA SAMANN'S UNIT 2 UNRECORDED SUB LOT 25 + 36	141

TRIATHLON ACQUISITIONS LLC JENNIFER BARCH 2014 SE 29TH ST CAPE CORAL FL 33904	36-47-25-B4-01700.0260 27880 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 E25 S320 E515 S460POB W130 N85 E130 S85 POB AKA LOT26	142
BARROSO GUADALUPE P & MARIA 27876 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0270 27876 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 E25/S320 E515 S375POB W130 N85 E130 S85 AKA LT 27	143
SCHNEIDER JITKA 27866 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0280 27866 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW1/4 OF SW 1/4 OF SW1/4 E25FT S320FT E515FT S290FT TO POB	144
BONITA BEACH VILLA LLC 10600 CHEVROLET WAY STE 211 BONITA SPRINGS FL 34135	36-47-25-B4-01700.0290 27860 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1194 PG 1250 AKA LOT 29 SAMANN SUBD U/R	145
FIRST UNITED METHODIST CHURCH 27690 SHRIVER AVE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0300 27856 CARL CIR BONITA SPRINGS FL 34135	COMM AT NW COR OF SW 1/4 OF SW 1/4 AKA LT 30 SAMANN UNREC SUBD NO. 2	146
LEPAR RAYMOND & DENISE 27984 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0310 27984 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	147
KEATING APRIL M 27978 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0320 27978 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1273 PG 0908	148
WEATHERBEE ROBERT J & 27970 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0330 27970 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1281 PG 0681	149
DAY JOEY 27966 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0340 27966 CARL CIR BONITA SPRINGS FL 34135	PAR IN W 1/2 OF SW 1/4 OF SW 1/4 AKA LT 34 SAMANN SUB #2	150
BROWN RICHARD L 27958 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0350 27958 CARL CIR BONITA SPRINGS FL 34135	FROM NW COR OF SW 1/4 OF SW 1/4 TH E 25 FT TH S 320.05 FT TH E 255 FT TH S	151
WALLING MITCHELL LEE & 27911 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0380 27911 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1228 PG 0110	152
CRAWFORD KODY & KAYLA 27917 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0390 27917 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1246 PG 0714	153
MCDERMOTT WAYNE J & NANCY M 27931 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0410 27931 CARL CIR BONITA SPRINGS FL 34135	SAMANN SUB # 2 UNREC LOT 41 DESC OR2836 PG3536 + LOT 40 DESC OR2836 PG3382	154
STUBBS DALE M & CYNTHIA R 27937 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0420 27937 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 TH E25 S320 E255 S525 S26 POB OR 1589/1703 AKA LT42	155
MARTINEZ MARIA 27943 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0430 27943 CARL CIR BONITA SPRINGS FL 34135	LT 43 + S 1/2 OF LT 44 SAMANN SUB #2 UNREC DESC OR 2468/2072 FRM NW 1/4 OF SW 1/4 OF SW 1/4	156
QUINTANA JORGE & PEREZ ROSA 27957 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0440 27957 CARL CIR BONITA SPRINGS FL 34135	LOT 45 + N 1/2 LT 44 SAMANN SUB #3 UNREC DESC OR 2472 PG 2120 + OR 2774 PG 2206	157
HOWELL DANIEL H TR 303 PARK VIEW PL NOBLESVILLE IN 46060	36-47-25-B4-01700.0460 27965 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 1339 PG 935 AKA LOT 46 SAMANN SUBD NO 2	158
BARTA DAVID 27565 GARRETT ST BONITA SPRINGS FL 34135	36-47-25-B4-01700.0470 27971 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF S W 1/4 OF S W 1/4 SEC 36 DESC IN OR 1404 PG 1200 AKA LOT 47 SAMANN SUBD UN 2	159
ROY MICHAEL 27810 CARL CIR BONITA SPRINGS FL 34135	36-47-25-B4-01700.0490 27810 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 DESC IN OR 1895 PG 1492 + OR 1924 PG 2158 AKA LTS 48 +49 SAMANN SUBD UNREC	160

AGUIRRE GUADALUPE & MARIA C 27907 MATHESON AVE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0520 27907 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 AS DESC IN OR 1599 PG 1947	161
FULLERTON JASON 27923 MATHESON AVE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0530 27923 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 TWP 47 RGE 25 DESC OR 1442 PB 1138AKA SAMANNS SUBD NO 2 LOT 53	162
VAN PAGE ABRAM JEFFREY 27953 MATHESON AVE BONITA SPRINGS FL 34135	36-47-25-B4-01700.0540 27953 MATHESON AVE BONITA SPRINGS FL 34135	FROM NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 650.94 FT FOR POB TH E 120.01 FT S 380.03FT TH WLRY + NRLY ALONG CREEK TH N 379.93 FT TO POB	163
SECOND GEAR CL BBR LLC 26501 S TAMAMI TRL BONITA SPRINGS FL 34134	36-47-25-B4-01700.0560 CORNER LOT BONITA SPRINGS FL 34135	PARL LOC IN THE W 1/2 OF THE SW 1/4 OF THE SW 1/4 AS DESC IN OR 3376 PG 3575 LESS RD R/W DESC IN INST#2008000062442	164
HARRIS CONSTANCE L TR PO BOX 460 BONITA SPRINGS FL 34133	36-47-25-B4-01800.0010 27820 LIME ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 466 PG 562	165
HARRIS CONSTANCE L TR PO BOX 460 BONITA SPRINGS FL 34133	36-47-25-B4-01800.001A 11250 DEAN ST BONITA SPRINGS FL 34135	TH S 161 FT OF N 186 FT OF W 88 FT OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 LESS	166
HARRIS CONSTANCE L TR PO BOX 460 BONITA SPRINGS FL 34133	36-47-25-B4-01800.001B 11248 DEAN ST BONITA SPRINGS FL 34135	THE W 13 FT + S 41 FT OF S 161 FT OF N 186 FT OF W 88 FT OF W 1/2 OF NW 1/4	167
LOLLY REGAN E PO BOX 990302 NAPLES FL 34116	36-47-25-B4-01800.0020 27850/852 LIME ST BONITA SPRINGS FL 34135	PARL IN W1/2 OF NW1/4 OF SE1/4 OF SW1/4 AKA LOT 2 + N25FT OF LOT 3	168
SALDIVAR MARY ELLEN TR 27870/874 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0040 27870/874 LIME ST BONITA SPRINGS FL 34135	PARL IN W1/2 OF NW1/4 OF SE1/4 OF SW1/4 AKA S50FT OF LOT 3 + N50FT OF LOT 4	169
BRULAND BRIAN T JR 27880 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0050 27880 LIME ST BONITA SPRINGS FL 34135	BEG AT A PT 486 FT S OF NW COR OF NW 1/4 OF SE 1/4 OF SW 1/4 TH N 100 FT TH E TO	170
MCNAMARA THOMAS A 94 WARREN AVE HYDE PARK MA 02136	36-47-25-B4-01800.0060 27894 LIME ST BONITA SPRINGS FL 34135	PARL IN N W 1/4 OF S E 1/4 OF S W 1/4 SEC 36 TWP 47 R25 DESC IN OR 1090 P 283 + 2018000069204	171
OSPINA IVETTE + 27930 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0070 27930 LIME ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 DESC OR 2525 PG 0740 LESS 2018000069204	172
WITMAN BETTY L SHERRIE PLUMMER 7614 WEST STATE ROAD 25 MENTONE IN 46539	36-47-25-B4-01800.0080 27923 LIME ST BONITA SPRINGS FL 34135	THE S 150.53 FT OF FOLLOWING DESCRIBED PROPERTY FROM NE COR OF	173
KRAVCHENKO OLEXANDRA TR 27891 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0100 27891 LIME ST BONITA SPRINGS FL 34135	PARL IN SEC 36 TWP 47 RGE 25 DESC IN OR 1395 PG 2222	174
FOX DAVID B SR 27875 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0110 27875 LIME ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF NW1/4 OF SE1/4 OF SW 1/4 AKA LT 11 DESC OR 1395 PG 2224	175
STEVENSON SCOTT WALTER 905 BELLEMEADE AVE TAMPA FL 33617	36-47-25-B4-01800.0120 27861 LIME ST BONITA SPRINGS FL 34135	BEG NE COR OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 TH WLY 130 FT SLY 25 FT CONT	176
GREEN JEROME & 27845 LIME ST BONITA SPRINGS FL 34135	36-47-25-B4-01800.0130 27845 LIME ST BONITA SPRINGS FL 34135	BEG NE COR OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 TH WLY 130 FT SLY 2K FT CONT AKA LOT 13 UNREC SUBD	177
COLANGELO SANDRA & JAMES 2815 AGNES SCOTT DR	36-47-25-B4-01800.0140 27815 LIME ST	PARL IN NW 1/4 OF SE 1/4 OF SW 1/4 S36 T47 R25 AS	178

PANAMA CITY FL 32405	BONITA SPRINGS FL 34135	DESC IN OR 414 PG 266	
PALM LAKE RESORT LLC KEN BERTOLISSI PO BOX 468 OSHTEMO MI 49077	01-48-25-B1-00002.0000 PALM LAKE RESORT C/E BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF GOVT LOT 3 AS DESC IN INST#2007-218881	179
EXTRA SPACE PROPERTIES TWO LLC PO BOX# 71870 6890 S 2300 E SALT LAKE CITY UT 84171	01-48-25-B1-00002.0040 11301 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR IN NE 1/4 OF NW 1/4 DES OR 1305/1516 LESS R/W OR 1968/2989 + 2.004A	180
BONITA SPRINGS UTILITIES INC 11900 E TERRY ST BONITA SPRINGS FL 34135	01-48-25-B1-00002.004A ACCESS UNDETERMINED BONITA SPRINGS FL	PAR IN NE 1/4 OF NW 1/4 DESC IN OR 2450 PG 3262	181
PALM LAKE RESORT LLC PO BOX 468 OSHTEMO MI 49077	01-48-25-B1-00002.0050 11401 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PARC IN NE 1/4 OF NW 1/4 AS DESC IN OR 612 PG 210 + 559/326 LESS RD R/W	182
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00002.0060 11433 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PARL IN NW 1/4 AS DESC IN OR 769 PG 17 LESS N 125 FT	183
EXTRA SPACE PROPERTIES TWO LLC PO BOX# 71870 6890 S 2300 E SALT LAKE CITY UT 84171	01-48-25-B1-00002.0070 ACCESS UNDETERMINED BONITA SPRINGS FL	PARL IN NW 1/4 OF GOVT LOT 3 LESS PARLS DESC IN INST#2007- 218881 + INST#2007-218863 OR 2450 PG 3262	184
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00003.0000 11453 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PARL IN NE 1/4 GOV LOT 3 AS DESC OR 981 PG 413 LESS N 75 FT	185
CONNECTION PLUS INC 28056 EAST BROOK BONITA SPRINGS FL 34135	01-48-25-B1-00006.0020 11203 BUTLER DR BONITA SPRINGS FL 34135	W 330 FT OF SW 1/4 OF NE 1/4 OF NW 1/4	186
BUDERM FLORIDA CORP 28-16 44TH ST ASTORIA NY 11103	01-48-25-B1-00006.0030 11223 BUTLER DR BONITA SPRINGS FL 34135	E 1/2 OF SW 1/4 OF NE 1/4 OF NW 1/4 LESS SLY PORTION BELOW CREEK AS DESC IN OR 4757 PG 2036	187
BUDERM FLORIDA CORP 28-16 44TH ST ASTORIA NY 11103	01-48-25-B1-00006.0070 11253 BUTLER DR BONITA SPRINGS FL 34135	W 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 LYING NORTH OF CREEK AS DESC IN INST# 2010000305092	188
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0010 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 1 + 2	189
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0030 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 3	190
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0040 11049 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 4 LESS N 90 FT	191
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0050 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 5 LESS N 90 FT FOR R/W	192
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0060 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 6 LESS N 90 FT + LESS RD R/W DESC IN INST#2008000066684	193
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.006A BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 6 LESS N 90 FT	194
SPILMAN SUSAN GAIL L/E + 92 RIVERVIEW ST PO BOX 139 MORRISTOWN NY 13664	01-48-25-B1-00100.0070 28020 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 7	195
TURNER GARY + 460 COUNTY ROUTE 2 OGDENSBURG NY 13669	01-48-25-B1-00100.0080 28026 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 8	196

TAMTE DANIEL J & PO BOX 627 BONITA SPRINGS FL 34135	01-48-25-B1-00100.0100 28034/036 EAST BROOK CIR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 9 + 10	197
PHAM JOHN + 2005 ANTON WAY SHAKOPEE MN 55379	01-48-25-B1-00100.0110 28038 EAST BROOK CIR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 11	198
TURNER JEFFERY L 28042 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0120 28042 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 12	199
CUNNINGHAM WILLIAM R 28046 EASTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0130 28046 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 13	200
CUNNINGHAM MICHAEL A 28050 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0140 28050 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 14	201
NICHOLS DOUGLAS W 28056 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0150 28056 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 15	202
ESTES JEFFREY JR & DANA 28055 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0170 28055 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 17 + 16	203
KOCHOSKY NICHOLAS G 28049 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0180 28049 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 18	204
MARIBONA ZULEIDYS 28043 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0190 28043 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 19	205
VANDENBERGH LINDA S 28037 EASTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0200 28037 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 20	206
SCIULLO JOHN E 28031 EASTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0210 28031 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 21	207
HOLT MICHAEL L & CARMEN L 28025 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0220 28025 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 22	208
HOFFMAN PEGGY ANN 124 LEXINGTON BLVD DELAWARE OH 43015	01-48-25-B1-00100.0230 28019 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 23 LESS RD R/W INST#2009000092397	209
HEISS JENNIFER F 28013 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0240 28013 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 24 LESS RD R/W INST#2009000092397	210
LARSON RICHARD R 28007 EAST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0250 28007 EAST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 25 + 26 LESS RD R/W DESC IN OR 1998 PG 839 + LESS RD R/W DESC IN INST#2008000066683	211
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-48-25-B1-00100.0270 28000 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 27 LESS OR 1962/3193	212
KURTH DALE & KATHLEEN J 28004 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0280 28004 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 28	213
NGUYEN PHONG QUOC & 27741 S ROSLIN PL BONITA SPRINGS FL 34135	01-48-25-B1-00100.0290 28008 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 29	214
FALCONE JOHN J & 28016 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0310 28016 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 31	215

BLODGETT JOY E 28020 WESTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0320 28020 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 32	216
SMITH CARRIE LYNNE & 28024 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0330 28024 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 33	217
MCCAULEY THOMAS M + 28028 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0340 28028 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 34	218
ZAITOUN NABHAN I & RITA J 20832 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0350 28032 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 35	219
ZAITOUN NABHAN I & RITA J 28032 WESTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0360 28036 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 36	220
WALKER JAMES M & 28040 WESTBROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0370 28040 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 37	221
KIEFERLE RALPH M 1193 SUN CENTURY RD #1 NAPLES FL 34110	01-48-25-B1-00100.0390 28048 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOTS 39 + 38	222
AIRGOOD NIA J 28052 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0400 28052 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 40	223
MCCONNELL KENNEDY W 28017 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0600 28017 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 60	224
SPERRAZZA TRACEY MEGHAN 28013 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0610 28013 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 61	225
TOBLER WILLIAM & JOANNE 28009 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0620 28009 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 62	226
FERNANDEZ AGUILAR FLOREDELI 11425 ORANGE BLOSSOM DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0630 28005 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 63	227
ROCFLO LLC 3442 WILDWOOD LAKE CIR BONITA SPRINGS FL 34134	01-48-25-B1-00100.0640 11007 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 64 LESS N 40 FT + LESS RD R/W DESC IN INST#2008000046230	228
CANOVAS CARMEN G & 28001 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0650 28001 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 65 LESS N 40 FT + LESS RD R/W DESC IN INST#2008000046230	229
DUFFY MICHAEL R & REBEKAH 28011 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0660 28011 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 66	230
BRISTOW CONNIE S L/E 28015 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0670 28015 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 67	231
BAKER LINDA M 28019 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0680 28019 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 68	232
KAMANN BILLY 28023 WEST BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0690 28023 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 69	233
KOSKI LEO H + 28031 W BROOK DR BONITA SPRINGS FL 34135	01-48-25-B1-00100.0710 28031 WEST BROOK DR BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 70 + 71	234
APEL DEBORAH 28035 WEST BROOK DR	01-48-25-B1-00100.0720 28035 WEST BROOK DR	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323	235

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	LOT 72	
CANNATA JOHN 28024 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0780 28024 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 78	236
CANNATA JOHN M + 28020 OAK LN BONITA SPRINGS FL 34135	01-48-25-B1-00100.0790 28020 OAK LN BONITA SPRINGS FL 34135	BROOKSIDE ESTATES UNIT 1 DB 307 PG 323 LOT 79	237

Attn:
Q. GRADY MINOR & ASSOCIATES, P
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

NOTICE OF NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held February 21, 2023, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135. The Neighborhood Meeting will provide general information regarding a proposed Special Exception (SPE22-92499-BOS) application to allow a car wash facility at 11230 and 11290 Bonita Beach Road SE. The subject 2± acre property (STRAP Number 36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210) is located at 11230 and 11290 Bonita Beach Road SE in Section 36, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.
AD #5565231 Jan 27, 2023

State of Wisconsin, County of Brown:
Before the undersigned authority personally appeared Shelly Hora, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF NEIGHBORHOOD MEETING In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held February

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

01/27/2023

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

Sworn to and Subscribed before me this 27th of January 2023, by legal clerk who is personally known to me.

Shelly Hora
Affiant

Nicole Jacobs
Notary State of Wisconsin, County of Brown

8-21-26
My commission expires

RECEIVED
FEB 18 2023
Q. Grady Minor
& Associates, P.A.

of Affidavits 1

This is not an invoice

NICOLE JACOBS
Notary Public
State of Wisconsin

NEIGHBORHOOD MEETING
Tommy's Express Car Wash Special Exception
February 21, 2023

PLEASE PRINT CLEARLY

NAME: Cathy Green	EMAIL: marlin96931@msn.com
ADDRESS: 27845 Lime St BS 34135	PHONE: 239-404-9412
NAME: GEORGE DAVIS	EMAIL: Y10RGEOSGFD@gmail.com
ADDRESS: 27957 LANCE DR	PHONE: 239 494 1147
NAME: NORMA SWAN	EMAIL: N/A
ADDRESS: 27957 LANCE DR	PHONE: 239 494 1143
NAME: DAL Betty MURRAY	EMAIL:
ADDRESS: 27945 Lime ST 34135	PHONE: 239.405.0955
NAME: Alana Margaret Vandetti	EMAIL: MVandetti@ad.com
ADDRESS: 27948 Lime St.	PHONE: 239-825-7807
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
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NAME:	EMAIL:
ADDRESS:	PHONE:

TOMMY'S EXPRESS CAR WASH SPECIAL EXCEPTION (SPE22-92499-BOS)

February 21, 2023, Sufficiency Neighborhood Meeting



A copy of this presentation can be found on our website: www.gradyminor.com/Planning



INTRODUCTION

PROJECT TEAM:

- **ROC Wash Holding, LLC** – Applicant
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.
- **Michael T. Herrera, P.E., Civil Engineer** – Q. Grady Minor & Associates, P.A.
- **James M. Banks, PE, Traffic Engineer** – JMB Transportation Engineering, Inc.

***PLEASE NOTE, ALL INFORMATION PROVIDED IS SUBJECT TO CHANGE UNTIL FINAL APPROVAL BY THE GOVERNING AUTHORITY.**

LOCATION MAP



SUBJECT PROPERTY



PROJECT INFORMATION

STRAP Numbers:	<i>36-47-25-B4-01600.0270 and 36-47-25-B4-00200.0210</i>
Address:	<i>11230 and 11290 Bonita Beach Road SE</i>
Project Acreage:	<i>1.9+/- Acres</i>
Current Zoning:	<i>C-1A and CS-1 (Bonita Beach Road Corridor Overlay)</i>
Future Land Use Designation:	<i>General Commercial</i>
Proposed Request:	<i>The applicant is requesting a Special Exception to allow a car wash facility.</i>

USES REGULATIONS

Land Development Code (LDC) Sec. 4-898. Permitted uses.

Use regulations for the Bonita Beach Road Corridor Overlay district are as follows:

	SPECIAL NOTES OR REGULATIONS	COMMERCIAL ZONE
CAR WASH		SE (Special Exception)

SITE DESIGN STANDARDS

	SPECIAL NOTES OR REGULATIONS	COMMERCIAL ZONE
SETBACKS:		
MINIMUM STREET (FEET)	NOTE (2)	20'
MAXIMUM STREET (FEET)	NOTES (2), (3), (4) AND (5)	25'
SIDE (FEET)		15'
REAR (FEET)		20'
MAXIMUM HEIGHT (FEET)	4-1871 ET SEQ. NOTE: SPECIAL HEIGHT LIMITATIONS APPLY TO ALL USES LOCATED WITHIN BONITA BEACH AND BONITA BEACH ROAD CORRIDOR. SEE SECTION 4-1874	

- (2) Accessory structures such as arcades or plazas and courtyards may meet the intent of this requirement. Existing non-conforming developments shall redevelop by incorporating covered sidewalks with arcades and shade trees.
- (3) Projects located along secondary streets or internal project streets are not subject to a maximum street setback.
- (4) The maximum street setback for projects located along slip lanes may be measured from the back of sidewalk.
- (5) The maximum street setback for properties within the Interstate Zone may be increased up to 65' for developments that include one full bay of parking along the street frontage.

BUILDING HEIGHT

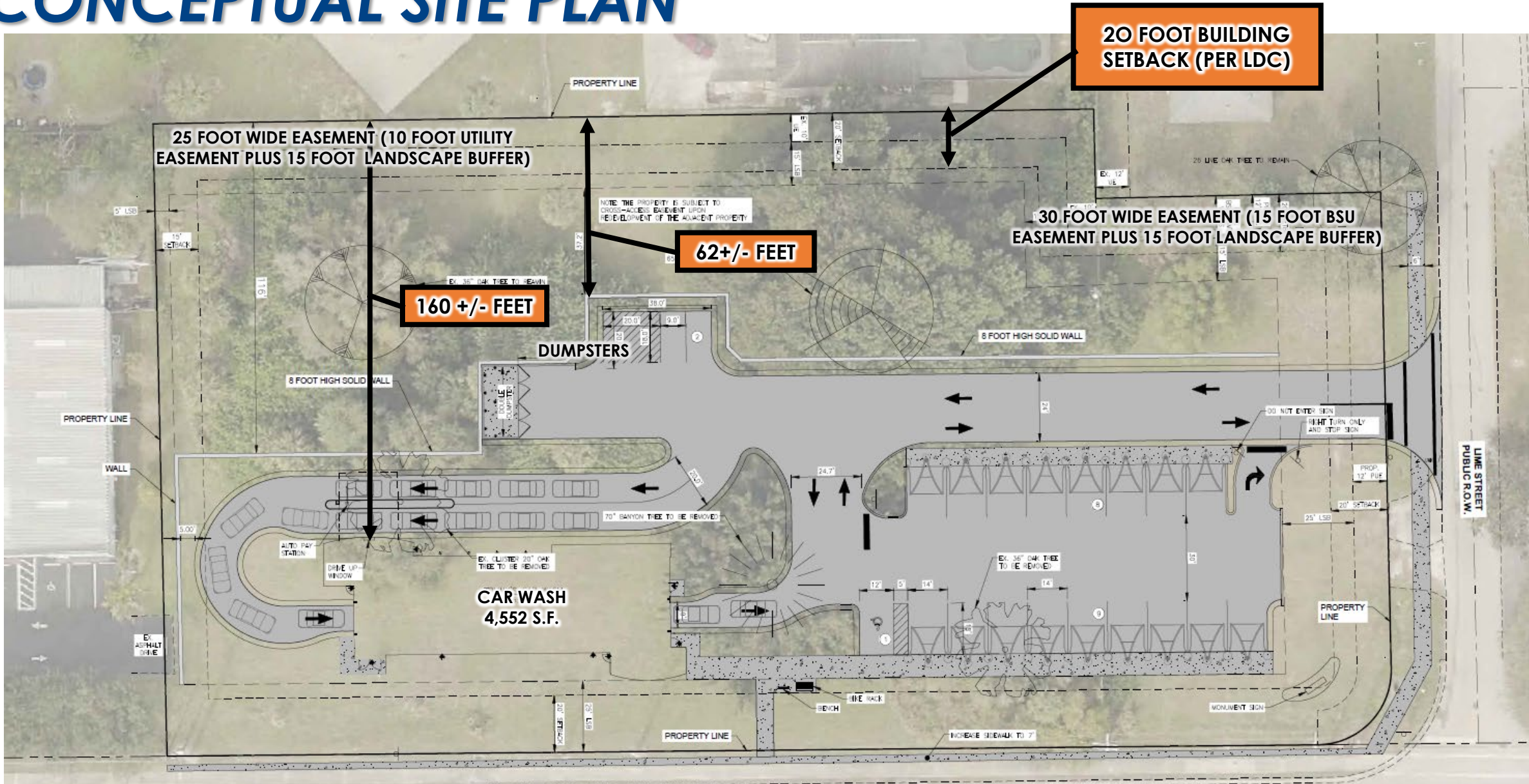
Sec. 4-1874. Height limitations for special areas.

The following areas have special maximum height limitations applicable to all conventional and planned development districts:

(3) Bonita Beach Road Corridor east of U.S. 41.

- a. No building or structure may exceed 55 feet in height unless all required setbacks are increased 12 inches for each 12 inches by which the height exceeds 55 feet. In no event may the height exceed 65 feet unless a variance or deviation is approved by the city council as part of a mixed use planned development.
- b. For purposes of this subsection (3) only, height is measured to the eave line of the roof.

CONCEPTUAL SITE PLAN



168

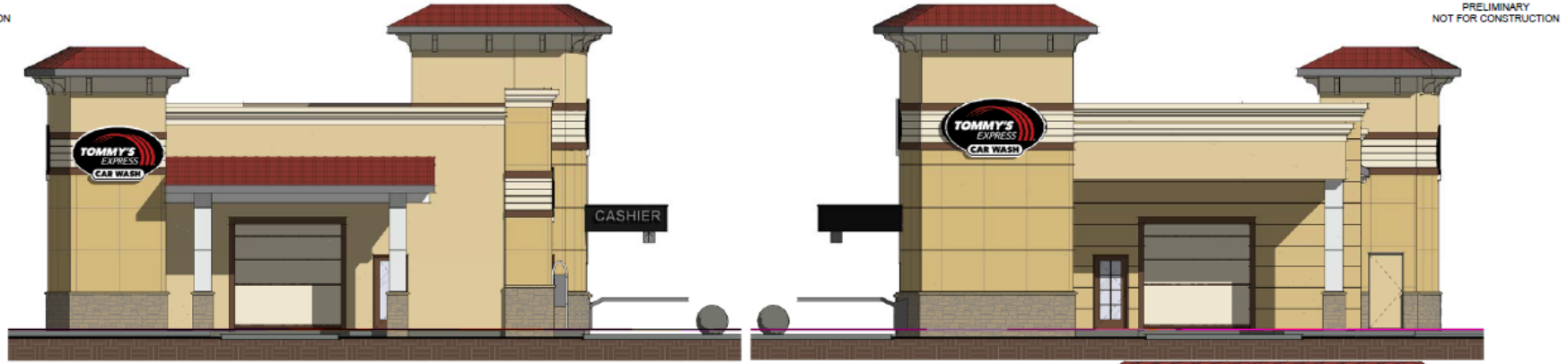
BONITA BEACH ROAD
(PUBLIC R.O.W. WIDTH VARIES)

BUILDING ELEVATIONS

IF PLOTTED AT 11" X 17", SCALE IS ONE HALF AS NOTED.

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION



3 Elevation 1 - b
3/8" = 1'-0"



2 Elevation 1 - c
3/8" = 1'-0"



1 Elevation 1 - a
3/8" = 1'-0"

COURTESY TOMMY'S EXPRESS CAR WASH - ESTERO - FLORIDA - USA, INC.

IF PLOTTED AT 11" X 17" SCALE IS ONE HALF AS NOTED.
NOT VALID WITHOUT ENDORSEMENT FOR ANY PRACTICE OF THE ARCHITECT © 2013 BY PARKER WALTER GROUP INC.

ARCHITECTURE
ENGINEERING
PLANNING
SUNSHINE STATE
FLORIDA
AS 184077A
407 N. UNIVERSITY AVENUE
SUITE 200
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**Parker
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TE Car Wash - Estero
10411 Colonnade Commons Dr.
Estero, FL 33928

Issue Dates
Revisions

DESIGN - EXTERIOR
ELEVATION V4
Scale: 3/8" = 1'-0"

Plot Date
3/9/2022 4:05:13 PM
Project No.
21032
Drawn By
Author

DS-5.10

PRELIMINARY
NOT FOR CONSTRUCTION

Date of Issue
7/27/2022

CONCEPTUAL SITE RENDERING



CONCEPTUAL SITE RENDERING



BONITA BEACH ROAD

CONCLUSION

A copy of this presentation can be found online: WWW.GRADYMINOR.COM/PLANNING

Documents and information can be found online:

- *Gradyminor.com/Planning*
- *Community Development Public Portal:*

<https://cityofbonitaspringscd.org/welcome/community2/>



Next Steps

- *Zoning Board Hearing: TBD*
- *City Council: TBD*

Contact:

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

**Tommy's Express Car Wash Special Exception
February 21, 2023, Neighborhood Meeting**

Wayne Arnold: Good evening, everybody. I'm Wayne Arnold. I'm with Grady Minor and Associates representing the applicant. I'll make a few introductions. Sharon Umpenhour with our office is running the, ah, audio visual. We're required to take this for the city staff and make a transcript of it so the staff and – and zoning board and council will have a record of, um, any of your comments and our presentation materials. And so, we have also John Caruso who's with, Roc Car Wash Holdings representing Tommy's. Michael Herrera in the middle over there is the design engineer from our office on it. And Paul Owen is our environmental consultant working on the project.

So, we've got a short presentation. Some of you, most of you, I think, were at our first meeting, which was a pre-submittal neighborhood information meeting.

[00:01:00] This is called a post-sufficiency neighborhood information meeting, which means staff has looked at all of our application materials to date. They deemed our application sufficient to move ahead to a public hearing. And their ordinances require that we host another meeting to inform you of some of the changes and what the latest information is related to the project. So, I have a short presentation. We'll take a few comments, try to answer questions that you have. And I'll just say before we get to the conclusion, we don't have hearing dates established yet. But there will be signage and you'll receive letters before the zoning board meeting. And that information would come out, what is it, a couple weeks before the hearing, Sharon, that the city sends out the notices? So, they'll be responsible for sending out that notice. We're responsible for these informational meeting notices that go out.

So, -- let me see if I can turn that up. So, the project, you all are aware of it. It's the corner of, ah, Lime Street and Bonita Beach Road. We're here for a special exception for, ah, Tommy's Car Wash.

[00:02:00] The city code allows for a car wash but it requires that we go through this separate public hearing process for a special exception. So, the property's about two acres. There's some vegetation on the site. It's been partially cleared. There'd been some, ah, older development on the site that's been cleared. Um, so the proposed project will access from Lime Street. We've communicated with Lee County DOT. They won't allow us to make a connection to Bonita Beach Road, which is why the access still remains on Lime Street.

Our traffic consultant, Jim Banks, who unfortunately couldn't be here tonight, he's having some medical issues today, he has, um,

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worked and collected traffic data for the city staff that they have requested. And that's all been provided to staff. They've accepted our traffic impact statement. So, those are some of the things that we've been working on through the process. The property is currently zoned commercial. It allows a variety of uses. We're in the overlay for Bonita Beach Road.

[00:03:00]

And so, this is one of the uses. It's also permitted, but only by special exception, we could have a restaurant, for instance, by right. But a car wash requires a special exception. There are a few other uses that also require that special review by staff and ultimately city council. But this would be a tunnel car wash. I'm sure you've either visited one or seen them in the area. They're – they're very popular. And, um, and in our community, there's disposable income that supports car wash facilities. People like – like to maintain their cars and washing their car regularly is one of those maintenance activities.

Ah, again, this is how it's expressed in the land development code. If you look on the left, those are things that are permitted, car wash. But then it notes SE, special exception. Ah, we have development standards. We're not changing what the city code permits. This is not a variance. We have to comply with all the, um, development standards that are in the land development code for any type of project. Although for car washes and self-storage facilities and a few other uses, there are some special buffering requirements that are – that are required for this use.

[00:04:04]

We are in compliance with those. So, this is the conceptual site plan that we've been working on. And staff – this probably evolved within the last couple of weeks. We're working with staff. We made some changes to the internal circulation and the layout of the site to help with traffic flow, both on Lime Street and on the site. So, Lime Street, obviously, is to the right of the screen. Bonita Beach Road, obviously, down here. So, we're still proposing the access point in this location. And the way people will – will come into the site, you're going to come all the way through the site to enter the car wash tunnel that will be located here.

In a prior iteration of it, the car wash tunnel was located prior to this location. But staff was concerned about potential impacts on Lime Street. So, this gives us a very long stacking for vehicles so that the cuing will not back up and effect any of the traffic on Lime Street.

[00:05:00]

So then, you come through the carwash bay, you pay. You get in a queue and your care comes through the tunnel. You come out for the

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blowers. And then you can come into the vacuum area. And so, there's no conflicting movements for this long period of time. So, staff is comfortable that we don't have any impacts to Lime Street, given the configuration of that. So, we still are holding some key components here. All of this area is going to be either floodplain compensation or our buffer area.

So, I put some dimensions on here from the actual car wash facility to the property line. It's about 160 feet in this location. The wall that we're talking about, this is an eight-foot wall that's being proposed, a solid wall that would go around all of the parking and active area of the car wash. And that would have a landscape buffer in front of it. It also would then be landscaped to the rear and left in the natural state that we can. Michael Herrera's been working on the water management component. And we have to do some floodplain compensation in this area, as you are well aware, in close proximity to the river.

[00:06:02]

So, we have to compensate for some of that. So, some of that area gets scraped down slightly. Not deep into a wet retention area. But the land elevation gets scraped down slightly. We can revegetate part of that. So, we have, I think, a very good opportunity to go ahead and provide, ah, planting area for protection of the neighborhood in that location.

The other thing that we've done, try to orient those vacuums in this location so that, again, it puts them quite a distance from any of the nearby homes. And trying to be as respectful as we can of the neighborhood, yet understanding we are a commercially zoned piece of property. The elevations have not really changed. Tommy's is still working on their Florida concept and refining these. Um, but it shows you the single bay type car wash that we're proposing. This was the old configuration. We have it updated. As you can see that in this one, the – this is where the new vacuum areas are.

[00:07:04]

They were previously proposed to the rear of the site back here. So those have been brought closer to Bonita Beach Road. One of the other things we did, they commissioned a noise study and determined that with the wall that we're proposing and the background noise that's already on Bonita Beach Road, we stay well within the decibel levels that the city mandates as part of the noise ordinance. So, we'll be in compliance with the city's noise ordinance. And so, that's an issue that's taken off the table. We had folks mention noise as a potential issue. So, we think we'll be well within the city's noise ordinance with the proposed changes we made.

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So, that really concludes our presentation. This is some contact information. We have all – we have this presentation, all of our city submittal documents available on our website that you can go to. They'll be updated as anything gets updated with the city. They can call us next week and say, "Hey, we want you to make two or three minor changes."

[00:08:02]

So, we will make those changes right up to the time we get to a public hearing. But, um, our contact information, Sharon's email address if you want to email her and want copies of anything or a link to something, we'd be happy to make that available to you. And with that, I'm going to turn it over and answer any questions that you all may have. We ask that you speak one at a time. And if you could just let us know if – it doesn't pick up well – the recorder doesn't know if it's me talking or you talking. So, it's helpful if you say, "I'm a neighbor," or "I'm Cathy," or "I'm John," whatever the case may be. Just so we can understand that it's an audience member and not one of our team members that are making that response.

So, Sharon's got a microphone. And it would be helpful for everybody if we go one at a time and speak into the microphone so everybody can hear what we're – what the questions are and what our responses are. So with that, you want to raise your hand, we'll get a microphone in your hand. Yes, sir?

[00:09:00]

George:

Yes, hi, my name is George. I live on Lance Drive. One of the concerns I want to find is how many cars a day do you expect to go through your, ah, car wash?

Wayne Arnold:

Okay, I'll have to look that up. Jim Banks, who did our traffic analysis is not here. But I do have a copy of his report. So, Michael, you want to look that up while I'm – We'll get you that answer.

George:

I do have a second question, too. One of the concerns that we have, Lance Drive, as you know, a couple of years ago was badly flooded, ah, during a storm. A lot of damage to houses up and down the street that went under and were flooded. Um, and now we have a car wash at the end of the street. Produces a lot of water, um, and takes up an area which was the runoff for Lance Drive in case of flooding, which wasn't enough during the flooding. And one would consider probably less so now.

[00:10:02]

And I want to know, ah, what your plans are for that.

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Wayne Arnold: Okay. Well, that one I'll try to answer while Michael's looking up the traffic question. And if I go back to the site plan. And it's probably not easy for you to see, but we have all of this area north of the facility that we'll be utilizing for floodplain compensation and some of our water management. We also have some water management areas that are around the building. So, the site that's there today wasn't designed to be a water management catching area of any kind. It's a vacant lot that it may collect some water. We have to go ahead and manage the water that may be coming onto the site today.

But we'll be designing a real water management system that collects the water and then discharges from the site. Michael, I'm not sure where your discharge location is but.

John Caruso: Wayne, actually, one of the first things we did before we --

Wayne Arnold: Hey John, let's get you on microphone. Just introduce yourself, please.

John Caruso: Hi, I'm John Caruso. Ah, one of the first things that we did before we acquired the site was to ask Michael and, ah, Grady Minor to do calculations on the flood storage requirement.

[00:11:07] And then take into account if we build on the site, because if there wasn't enough room, we were going to move on. And so, that's a really good question and that's exactly what we did. It was our number one priority, was to make sure that we weren't exacerbating the flood problems that were there. Because we knew that we would have to deal with it in the case of the next emergency, too. It doesn't leave us out. Um, so after we make that investment, we didn't want to get flooded. So, we were able to, ah, ensure that we have enough flood storage on the property. And I think the answer to how many cars a day is between 5 and 600.

Wayne Arnold: Yeah, the peak hour number, which is what the city requires that we analyze is 78 for a single bay, ah, tunnel car wash.

[00:12:00] So, that's the peak hour, is 78 trips, so it's a little --

John Caruso: Yeah, it's roughly about one a minute.

Wayne Arnold: Yeah. It comes out to just a little bit over one per minute, on average.

George: For an eight-hour period or?

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Wayne Arnold: Ah, it's for operating hours. But that's the peak hour. So, the peak of the peak, which the city monitors in the afternoon between four and six p.m., it's to be –

George: All together, you're saying 5 to 600.

Wayne Arnold: Total for the day.

George: For the day.

Wayne Arnold: For the daily volume.

Male Speaker 1: Where will the water from the car wash be going? I mean, is that going down the storm system? I don't need a microphone, I've got a loud voice.

Wayne Arnold: So the question, just in case you didn't hear it, is where the water from the car wash facility itself goes. So, it's going to recycle the water that it uses to wash your vehicle. So, it will go into its own collection system. Some of the water ultimately, is going to make it into the sewer system. But for the most part, it's pretty high number. John, you may know the number off the top of your head, but it's a pretty high recycle rate, if I'm not mistaken for the water that's used per car.

[00:13:03]

John Caruso: Yeah, we recycle about 20% of the – of the water consumed. And we use about 25 gallons a minute, ah, total – ah, per car. So, um, so 20% of that is about five. So 20 gallons will go in the sewer and five gallons will go to the recycling system. Ah, and that's how we do it.

Male Speaker 1: But where does the other water go?

John Caruso: It goes into the sanitary sewer system.

Male Speaker 1: Okay.

John Caruso: Yup. Yeah, it's definitely not storm water. It's standard –

Wayne Arnold: Yeah, those are separate –

Male Speaker 1: So, it goes into the sewer, basically.

John Caruso: The sanitary sewer.

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- Male Speaker 1: Okay.
- John Caruso: Not the storm sewer.
- Wayne Arnold: Yeah, there's two – there's two things going on. We collect storm water runoff, which is independent of the water that's coming into the car wash facility that's used to wash a vehicle. So, those waters don't comingle.
- [00:14:00]** None of – none of our cleaning water discharges into the storm water system. Michael, you might – where is it we discharge to from the storm water. Do you know?
- Michael Herrera: So, all the details of the storm water management system haven't been designed yet. It's just all preliminary until the core development order. But right – preliminarily, we're going to be discharging into the right of way. There is an existing storm – ah, storm water system. Um, so we'll either discharge because of the floodplain compensation, we're going to be providing floodplain compensation on the north side of the property. And that will be continuous to the existing floodplain. And then –
- Male Speaker 1: When will we have a definite plan for where the water's going. You said you don't have it figured out just yet. And like this man, his house had water in it from the last storm and he doesn't need any more water in his house.
- Michael Herrera: Yeah, so we're – we have an allowable discharge rate that's allowed for this project. The existing development, um, there isn't any retention system.
- [00:15:02]** So when it rains, it discharges. Under our proposed condition, we're going to be providing floodplain compensation, which means you're not going to be impacting the flood zone, your FEMA flood elevation. You can have zero net impact to that. And in addition to that, we're going to be providing onsite surface water management, which does restrict the discharge rate to a much lower level than the pre – than the existing condition.
- Wayne Arnold: And – and that's the water that's going to be discharged into the Bonita Beach Road right of way, ultimately.
- Michael Herrera: Right.
- Male Speaker 1: And when it goes in the Bonita Beach Road right of way, where does

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it go?

Michael Herrera: Into the existing stormwater system within the waterway. So, throat inlets, storm – ah, storm pipes, and then it discharges into their Bonita Beach Road system.

Male Speaker 1: Okay.

Male Speaker 2: It goes underneath Bonita Beach Road and then it goes into their retention area on the other side.

[00:16:00] That goes down and crosses back under Bonita Beach Road and goes into Oak Creek. Is that right.

Michael Herrera: Um, don't know all the discharge location. The only thing that we're required to do is provide less, ah, post condition rate than existing. So, when this is built out, it will have a lower discharge rate than the existing condition.

John Caruso: So that's why the – that's why the water has to back up on site because we're only allowed – if we're allowed to release 100 gallons, um, then we can only release 100 gallons. The development and the storm might bring 200 gallons.

Male Speaker 2: Well, how do you hold the 100 gallons?

John Caruso: We **[inaudible]** **[00:16:37]** twice.

Wayne Arnold: So, the –

John Caruso: The big area around the north side –

Male Speaker 2: What if it gets more than it can hold?

John Caruso: Well, it might, if it has a storm that's a 100 year storm. But we're only, ah, required to design for a tide and 50 year storm. We can only design so much. I mean, if – but you know what, the rest of the world is all in the crapper too when that happens. So, there's no try to hold it all back on the site.

[00:17:02] We can only do so much.

Male Speaker 2: Well, my other thing, too, is the traffic. So, I'll have to sit 20 minutes to get out of Bonita Beach Road.

Wayne Arnold: So, actually from a traffic standpoint, and I can't really speak for

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Jim Banks who did our traffic analysis, but some positive things that you do have here, so you have – so you as a resident have a couple different avenues to get over to Imperial Parkway, which you can then go south and make a safe left turn movement to go east, which is a better condition than trying to turn left across a six-lane road. And then the other thing, making right turns out to go westbound out of Lime Street, you – you really do have a safer condition because of the Imperial traffic signal, you get a natural gap in the traffic. So you can have those safer traffic movements.

Kathy Green: Have you ever tried it at 8:00 in the morning or 5:00 in the afternoon?

Wayne Arnold: I drive Bonita Beach Road every single day.

Kathy Green: You drive Bonita Beach Road. Come down Lime Street. Try to get onto Imperial Parkway into the turning lane.

[00:18:03]
Female Speaker 2: It doesn't happen.
You don't get [inaudible – crosstalk] [00:18:07] You can only go right.

Kathy Green: No, I understand. And that's – that's by design. They – the [inaudible – crosstalk]

Wayne: We can't talk over each other. It has to be one at a time, please. Sharon, can you give her the microphone so we can all hear her. Thank you.

Elizabeth Murray: I'm Elizabeth Murray. I live on Lime Street. And if you travel down Lime Street and you wanted to go to Imperial, you cannot make it. If you wanted to go north on Imperial, you could not do it from Lime Street. You cannot do it from, um, what do you call it? Orange Blossom.

Male Speaker 1: There's Orange and Tangerine.

Elizabeth Murray: Tangerine, you can't do it. You have to – you have to go – If you went out to Imperial, you have to go to the intersection, which is a major intersection and try to make a U-turn. And that is bad because the people coming from the, um, east side of Bonita Beach Road are flying around that corner.

[00:19:03] They don't even care if you're making a U-turn, even though they should, but they don't. And you can do that every day at any time of day and you'll see that happen.

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Wayne Arnold: I understand. There's –

Elizabeth Murray: There's so much traffic.

Wayne Arnold: I understand, there's a lot of traffic out there. But we have to analyze it based on the standards the city gives us. And we're within the limits of the standards they set. Yes, sir.

Margaret: Hi, my name is Margaret and I live on Lime Street. When was the traffic study done? You said they did a traffic study. Was it during the season? Was it done in the summer? When was it done?

Wayne Arnold: I don't recall the specific date, but it was done in the early fall. And those numbers are then annualized based on the city's traffic consultant. I think they grew those at 30 something percent. So, whatever numbers we had, they increased them by 30 something percent to get a seasonal number. It's very common –

John Caruso: When they evaluate the traffic, they try to – they try to, um, look at a peak hour.

[00:20:01] And so, they take the daily traffic, they multiply it by 1.3, like you said. They increased it 30% to seasonalize it. So, it wasn't just fall. It could be summer, any time. And then when they evaluate it in their computer, when they run a model, they do a peak hour factor. So, they're only looking at four to six p.m. Our peak along with the streetside peak. So, they really juice it up to try to look at the worst case. Um, and we know that the – you know, we're not here saying that the traffic's going to be better. We understand what's going on there. Can you imagine, at one car an hour – or one car a minute going through the car wash at its peak, can you imagine if this was McDonald's? Or another use that's permitted here.

We're – you know, I'm not trying to make a situation better. I'm just stating that. What's allowable to be used here, we have a lesser impact of all the things that could come here. And this is a really nice corner.

[00:21:00]

Margaret: What are the hours for the car wash?

John Caruso: Yeah, one car per minute –

Margaret: No, I mean what are the hours of operation?

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John Caruso: Um, it's eight to nine.

Margaret: Seven days a week?

John Caruso: Ah, no. It's shorter on Sundays. But what they do is they start to wrap up, around 8:00 they start putting things away. Um, but, this – this site plan, I want you to know, because Michael and I and Wayne have been working on this. Um, this site plan's significantly changed from the last one we presented to you And – and to the good side. Wayne was pointing out in the presentation, but we moved the car wash off the corner, and we moved that another 60 feet away from the homes. And now with a 10 – an 8 foot wall all the way around it.

We did a noise study on this project. The noise study with the building shown before, when the – the vacuums were right in your backyard, ah, showed that we were still better than the noise of the street.

[00:22:02] Now we're even another 60 feet away. So, this is the best plan for the least amount of impact that we have been able to produce so far. And I think staff is also seeing that, because they've given us their critiques, and we're checking those off and making adjustments. And we already had yours from the first meeting. I mean we – we know you have concerns about storm water management. Of course we do. It was the first thing that we checked before we even hired these folks. Um, we don't want it to flood our place either. And we knew there was a problem there to begin with.

So now, the, ah, initial work that Michael Herrera has done in checking how much storm water do we need to hold on this, um, what's the requirement. Now we've met that. Okay, let's go to the next thing. Then we did the site plan. Then we did the traffic study. Then we did the noise study. Ah, and now we've gone through a round of comments with staff. So, we're sort of checking off all the boxes of all the things that we can fix here.

[00:23:00] You haven't even seen the landscaping plans and all the buffering that we're going to do because we just haven't gotten there yet. And the reason we haven't, to answer one of your questions of why didn't we do that yet, because you don't want to spend all the money and design on this and then not go forward. It's just simply that. But you'll see a whopper of a landscaping plan and a buffering plan, um, once we get past the next level. Then we'll get into the engineering and show you all those systems that you're looking for.

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Wayne Arnold: Anybody else?

Female Speaker 2: I'm a resident on Lime Street. What directional signs are you going to have for people coming out and trying to go east? Again, kudos to the new way you planned it. Um, but you haven't done anything about traffic.

Male Speaker 2: So, there's no turning lane there either, right?

Female Speaker 2: Right.

Michael Herrera: So coming out, going east, that was the question?

Female Speaker 2: Correct.

Male Speaker 2: Or going either way.

[00:24:00]

Female Speaker 2; I'm more concerned going east.

Michael Herrera: Going west is a simple right. But you still have to get into the traffic. So again, reiterate, we're talking about one trip per minute.

Female Speaker 2: Which is a lot on a little street.

Michael Herrera: Depends on your perspective. For me, that's pretty much nothing.
[Crowd murmuring]

Female Speaker 2: If it were your backyard –

Michael Herrera: I've been through – on your side, trust me. I **[inaudible]** **[00:24:23]**

Female Speaker 2: Oh, you have a car wash there?

Michael Herrera: No, not a car wash.

Female Speaker 2: A McDonald's

Michael Herrera: No, unfortunately, it was a, um, regional park, had a lot of trips. Late hours and everything else. But, um, to your point, it's one trip per minute. In perspective, that's really, really low. But in addition to that – so the new guidelines that are being imposed on transportation design is there isn't – the days of trapping -- travelling across lanes to make a left is over. If you're looking at all the new intersections,

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it's all going right, gradually making your way, gradually make your way over to the left lane.

[00:25:00] Maybe you don't make the first one. Maybe you've got to go to the second one. Do your U-turn. That's what the agencies are requiring upon us. It's not our design. It's what their requirements are.

Margaret: Well, they're not going to get rid of that cross way it is now, are they?

Wayne Arnold: We don't know that.

John Caruso: You have to think of these users like you. They're not going to want to go left. They're going to get out there and say I can't go left here. They're going to make a right.

Kathy Green: You'd be surprised how many people do want to go left.

John Caruso: People get educated very quickly.

Wayne Arnold: And I will say, we're seeing more and more of it. We worked on a project just east of the interstate. And they've been talking about closing the median for 20 years. And we kept saying it will never happen, never happen. They closed it finally. They don't want people making left turns across a six-lane road. It's not a safe condition. And as Michael said, the people in the industry, in the transportation world would rather you make a U-turn than a left turn.

Kathy Green: I have another question.

[00:26:00] In the first meeting, from what I recall, you mentioned that your flood plan had to be enough to support your – what you were building, that you had to offset what you were building. Have you offset additional? Or are you only offsetting for your particular building.

Michael Herrera: So, floodplain compensation means that the project has no negative impact to the existing storage volume of the floodplain area – floodplain volume. So, we are only providing the area that we're storing on site today for offsite flow comes down to our project. That volume of water that's being stored on our property today will be there and available in the **[wheezing sound] [inaudible – crosstalk] [00:26:47]** criteria. So nothing additional to what's there today.

Female Speaker 2: So if you could make additional, I think that would help all of us feel a little bit better because we know –

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Michael Herrera: If you look at –

[000:27:00]

Female Speaker 2: This flooded 15 years ago and then it flooded again with Irma. So, we're a 15-year flood.

John Caruso: If we could do that, of course we'd do that. It helps us too. Why not.

Michael Herrera: So, if you're looking at the site right there, basically everything north of that wall, yeah – so everything north of this wall is storm water management.

Female Speaker 2: But that's just for you.

Michael Herrera: No.

Female Speaker 2: Yes.

Michael Herrera: No, that's not just for us. So, we're going to have a little portion, probably this big that's for us. And we'll put a little bit in these little areas that where we can fit stuff. And that's going to service onsite. Everything else is floodplain compensation to service you. So you can see, there's – it's significant if you look at the area. That's a lot of area that developers have to give up for floodplain compensation.

John Caruso: Michael, would you take that – go through that again for this gentleman so he can see the area. Because we don't need as much as you might think we do.

[00:28:00]

We only need a little area. The rest is to maintain what's already there. And then your question was can we have more. The answer is, in the midst of his design, when we get down to it, if we can make it more, then yes, why not.

Michael Herrera: And so, these calculations are done, preliminary calculations to approximate these areas, to develop these conceptual plans. When we get in through the development order process, that's when we have to do the actual engineering calculations that need to be compliant with DEP regulations, which regulate floodplain compensation. So, at that time, a more detailed analysis will be done.

Kathy Green: And are you going to widen Lime Street at the end?

Michael Herrera: At the end of it, Lime Street?

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Kathy Green: No, like the entrance.

Michael Herrera: So, no. We're relocating. You can see the existing entrance, which is pretty – closer to Bonita Beach Road. And the exist – so that's existing. And we're just relocating it to the north slightly.

[00:29:00]

Kathy Green: But Lime Street is not going to be widening –

Michael Herrera: We're not – right now, there isn't any requirements to do so. Um, if we get in design, if we find out that for whatever reason it needs to be widen a foot or six inches because we don't meet the requirement in that area, then we will do it at that time. But as of right now, no.

Male Speaker 1: So how are we going to get 60 cars an hour to turn down Lime Street and go into that business. I mean, getting out. So, they got to come and go. So that's every minute, I've got a car coming in and a car coming out onto Lime Street, which is a residential street. I understand you guys are doing a – a commercial building. But we are the residents of that residential street. So how are we going to get home?

Elizabeth Murray: We have other ways to get out.

Wayne Arnold: So keep in mind, sir, I know it is your residential street, but it's also got commercial zoning on the frontage of Bonita Beach Road.

Male Speaker 2: Well there is **[coughing] [inaudible – crosstalk] [00:29:59]** on the other side that we don't have a problem with.

[00:30:02] There's umpteen businesses there. They don't create that kind of traffic.

Wayne Arnold: I think what – I think there's a certain perception about traffic. And I hear – do a lot of – hundreds and hundreds of these meetings. And traffic is the one issue we hear about at every single meeting. And the perception is that the next guy in is creating this traffic problem. And the reality is we end up living with the traffic situation where – you know, could this be an office building that operates? Yes, by right, it can be an office building. We wouldn't be holding a meeting like this. With that office building, you wouldn't have control over the hours or the type of business it is. There's some offices that have a lot of come and go traffic.

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If it was a Verizon store, tremendous amount. John mentioned a fast-food restaurant. If this were a fast-food restaurant, the trip characteristics are totally different.

John Caruso: Four per minute.

Wayne Arnold: So, I mean, we're going through the steps. We've – we've been working with staff and their transportation consultant.

[00:31:01] And we've met their standards in terms of the analysis we have to do. And I understand it's your neighborhood, I get it. But from the standpoint of the technical side of the analysis, we're – we're okay. John?

John Caruso: Yeah, I want to add to it. Unfortunately, you don't have the benefit of seeing what's inside the traffic report or the criteria that we evaluate this under. But I've got to tell you, in my career, I've probably done a thousand traffic studies. And what you don't get told is that we add another car per minute on the street, how are ever going to get out? What you're not told that the street has the capacity to hold 500 cars a minute. And your 60 homes come out and there's 60 cars. And our 60. And there's 120. But it can handle 500. And that's why we're able to put together a traffic study and submit it to the county or the city's traffic engineers.

[00:32:00] And they look at it and they say okay, we agree. And that process will happen. Trust me, we are not getting by, just because we did a traffic study. It'll get reviewed by the city's traffic engineer. And they'll comment on whether it's adequate or not. And it has to be done correctly to his standards. So, we know that because we've done several before. But that's the part you never hear. You hear, how many cars are you guys going to put out there? Ah, one a minute during peak hour. Oh, but you never are told but the street can handle 500 cars an hour.

Now, I'm making those numbers up. There is a number in the report in which you can see what they call capacity. What's the capacity. And I want you to also know that we don't look at this – for traffic engineering impact, we don't look at it at 11 a.m. in the morning. We look at it at peak hour of the street. And so when the cars are mostly on the street, we load our traffic on top of that and we're looking for an issue.

[00:33:00] We're not trying to avoid issues here. Because if we try to avoid issues, all it does is impact our business. And so, we're trying to look for problems. If there aren't any, then we say okay, ah, we're

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satisfactory. Or if there is, then maybe we need to add another lane here. Maybe we need to put a signal light up. Those kind of things. We're not looking to avoid any of that. We're trying to figure out what the existing situation is, add our traffic on top of that, and then we evaluate it.

And then we turn it over to the city and we'll have the city's engineer tell us if he things we got it right or not.

Kathy Green: I want to add one more thing. I hope you're going to put proper signage. And a part of that is no left turn. Because, again, it's a private street. I'm at the end of the private street. I have people turning around in my yard all the time. I'm concerned that this is going to increase that. So I'm asking you to please make sure you put proper signage that says no left turn, dead end, private street, do not enter, all of that.

[00:34:05]

Wayne Arnold: I think those things, we'll work in coordination with the city because what's going to happen is you may think you're not going to patronize this facility when it gets built –

Kathy Green: Well, we're all getting free memberships **[laughter]**.

John Caruso: I promise you there will be a no left turn sign.

Kathy Green: You promised me one.

John Caruso: I promised you there would be no left turn sign.

Kathy Green: No, I said the free car wash **[laughter]**.

Wayne Arnold: But I do think it will be helpful **[crowd murmuring]** – it would be helpful to work with the city, as well, to get signage in the street, not a through street, dead end street, something.

Kathy Green: They need it.

John Caruso: I just have one question. If we put a no left turn – Wayne, if we put a no left turn sign there, how are you guys going to get home **[laughter]**.

Female Speaker 3: Except for private residents.

John Caruso: We don't have a problem with that. Again, we're trying to do the right thing, not sneak by on anything.

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Wayne Arnold: Anything else we haven't heard about.

[00:35:01] I think we get it. Traffic concerns and, ah, storm water management. Thank you all for coming out. I appreciate it.

Female Speaker 3: So now we wait to hear –

Wayne Arnold: Yeah. There'll be signs that go up when we have a zoning board hearing scheduled. And you'll get a notice in the mail if you received notice of this meeting.

Female Speaker 3: And that one will probably be the city?

Wayne Arnold: That will be at city hall, yes. Yes, ma'am. That will be the public hearing. Thank you all very much. Take care everybody.

[End of Audio]

Duration: 36 minutes



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Run Dates: 04/08/23

No. of Affidavits: 1

Text of Ad:

Notice of Public Meeting of the City of Bonita Springs Board for Land Use Hearings
& Adjustments
and Zoning Board of Appeals TUESDAY, April 18, 2023 at 9:00am
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. APPROVAL OF MINUTES: February 21, 2023

VI. PUBLIC COMMENT

VII. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

A. CASE NAME: THE GROVE RESIDENTIAL PLANNED DEVELOPMENT (PD22-94289-BOS)

AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO INCLUDE 24 MULTI-FAMILY UNITS AS THE PRINCIPAL USE OF THE PROPERTY, AND TO ADD ONE DEVIATION.

B. CASE NAME: TOMMY'S EXPRESS CAR WASH (BONITA BEACH ROAD) SPECIAL EXCEPTION (SPE22-92499-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE COMMERCIAL ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY, PURSUANT TO LDC 4-898.

C. CASE NAME: BONITA SPRINGS MOTOR CONDOS SPECIAL EXCEPTION (SPE22-92936-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW A CONDOMINIUM WAREHOUSE, PUBLIC USE FACILITY ON A PROPERTY LOCATED WITHIN THE COMMERCIAL ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY, PURSUANT TO LDC 4-898.

VIII. CASE UPDATE: Oakland CPD

IX. NEXT MEETING: May 16, 2023 at 9:00am (Tentative)

X. ADJOURNMENT

Any person requiring special accommodation at any of the meetings because of a disability or physical impairment should contact Lisa Roberson, Director of Finance and Administrative Services, at 239-949-6262, at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Board in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is made, to include the testimony and evidence upon which any such appeal is to be based.

AD#5648958 April 8, 2023

