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SPE22-92936-BOS

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# Bonita Springs Motor Condos Special Exception Area Location Map



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

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**PROJECT NAME: BONITA SPRINGS MOTOR CONDOS SPECIAL EXCEPTION**

**TYPE OF CASE: SPECIAL EXCEPTION**

**CASE NUMBER: SPE22-92936-BOS**

**HEARING DATE: APRIL 18, 2023**

**PLANNER: MARY ZIZZO, ESQ., AICP**

**REQUEST AND STAFF RECOMMENDATION**

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.

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: LIVINGSTON PROFESSIONAL CENTER, LLC
- B. Agent: Robert J. Mulhere, FAICP, Jeremie Chastain, AICP  
Hole Montes, Inc.
- C. Request: 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 Sec. 4-898.
- D. Location: 28010/020 Performance Lane, Bonita Springs, Florida, 34135
- E. Future Land Use Designation, Current Zoning and Use of Property:

Future Land Use: General Commercial

Current Zoning: Bonita Beach Road Corridor Overlay  
Commercial Zone

Current Use: Vacant

F. Surrounding Land Use:

<u>Existing Zoning &amp; Land Use</u>	<u>Future Land Use Map</u>
North: Racetrac Fuel CPD, Commercial Zone, Bonita Beach Road Corridor Overlay; Racetrac Fuel Gas Station and Convenience Store	General Commercial
East: Commercial Zone, Bonita Beach Road Corridor Overlay; Oak Creek Charter School	General Commercial
South: Commercial Zone, Bonita Beach Road Corridor Overlay; Vacant	General Commercial
West: Card Room Commercial Planned Development (CPD), Historic Zone, Bonita Beach Road Corridor Overlay; Poker Room and Sports Challenge	General Commercial

## II. BACKGROUND AND INFORMATIONAL ANALYSIS

### Introduction/Synopsis

The request is for a special exception to allow a car condominium storage facility on property located within the Bonita Beach Road Corridor Overlay. The Applicant proposes 31-car condominium units in four (4) buildings. The 2.82 parcel is currently vacant and located within the Commercial Zone of the Bonita Beach Road Corridor Overlay, within the Greyhound Square Land Condominium development, and is surrounded by street frontage on all sides. Traffic will access the site from Furlong Street and Performance Lane, internal private roadways. The project's primary frontage faces Race Track Road, a local road south of Bonita Beach Road. During recent construction of Development Orders east and west of Race Track Road, drainage infrastructure improvements were made to this area and appropriate modifications made to the South Florida Water Management District (SFWMD) Permit. The project is designed to provide multi-modal transportation opportunities, including interconnected sidewalks along the project's respective frontages, as well as, site-related pedestrian-bicycle amenities/furnishings.



This principal use of a condominium self-storage use, as designed and proposed, is not specifically identified in the LDC. Pursuant to LDC Sec. 4-406, the director is authorized to determine that uses that are not specifically listed in the use activity groups or in any of the use regulation tables are permitted by right or by special exception in a particular zoning district based upon the placement of similar listed uses in the various districts. The primary use of condominium self-storage is similar in use to the mini-warehouse and warehouse, public uses which requires a special exception in the Commercial Zone. Historically, the City has treated other car condominium locations in a similar way (e.g. Bonita Breeze CPD).

## LDC Sec. 4-2, Definitions

Mini-warehouse means any building designed or used to provide separate storage rooms to individuals or businesses for a fee or rental, with such rooms being intended solely as dead storage depositories for personal property, inventory and equipment and not for any other commercial or industrial use. See Warehousing, public and Storage, dead.

Warehouse, public, means indoor terminal facilities available to the general public at a fee for the dead storage of farm products, furniture and other household goods or commercial or private goods of any nature. See also Mini-warehouse.

The distinct difference for this use is that the indoor terminal facilities are available and owned by individual owners versus available to the general public at a fee. The use is still for the dead storage of farm products, furniture and other household goods or commercial or private goods of any nature.

### Special Exception Review Criteria

Pursuant to LDC Sect. 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.*

Reviewing these criteria, Staff makes the following findings:

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

The Applicant indicates that the trip generation of this use is appropriate due to the extensive redevelopment and traffic generation around this area. The site is located near an intersection that has warranted studies due to the traffic volume. Uses to maintain high-end vehicles and storing them have previously been found to be appropriate as there is an increase in net wealth and the presence of high end cars in the community. Naturally, a new market/demand for those facilities was created. Therefore, Staff finds that changing conditions do exist, as exemplified in the increased presence of these facilities within neighboring jurisdictions.

*b. The testimony of the public.*

The Applicant held their neighborhood meetings on March 31, 2022 and March 16, 2023. No members of the public were in attendance.

Courtesy notices were provided to the Residents/ Owners within 375' of the project. Three responses were received, citing opposition. Follow-up questions involved concerns of traffic and lack of knowledge about the requested use.

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

The property is located within the General Commercial future land use category of the Bonita Plan, which is intended to accommodate a wide range of commercial uses serving the general population of the City. Appropriate uses include a wide range of commercial retail and service uses for residents and visitors, hotels, offices, light industrial uses, schools, recreation, public and semi-public uses, multi-family uses and mixed residential and commercial use in planned developments. Goal 1 of the Future Land Use element includes promoting a high quality of life that preserves the natural environment and economic vitality of the community. Additionally, the site will be developed pursuant to the Future Land Use Goals and Transportation Objectives of the Bonita Plan.

The requested uses are consistent with the Bonita Plan.

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

The development will meet or exceed all performance and locational standards.

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

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

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

The proposed use abuts commercial uses and a charter school. Self-storage facilities and facilities such as these are low traffic generators and generally muted. Typical buffering to address potential compatibility conflicts entail spatial buffering, enhanced landscaping, fences, and walls. Due to the design of this project, the fronts and backs of the buildings will act as walls. The LDC architectural requirements result in an attractive façade in addition to the LDC buffering standards, which assist in softening the exterior. The requested use is compatible, as conditioned, to provide a commercial service to those residents of the City who need to store their car(s).

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

As conditioned, the requested uses will be compatible with the existing and planned uses surrounding the property. This development shall generate a lower traffic number and the peak times of the school shall not interfere. Further, this development will further the pedestrian accessibility for Greyhound Square. No vehicle work is proposed with this request.

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

The Applicant has applied for a special exception, as required by LDC Sec. 4-898. A narrative and site plan (Attachment A) were provided to support the request. The Applicant held the required neighborhood meeting prior to submitting the request, and again after the request was found sufficient by Staff. The request has been reviewed for compliance with the standards set forth in LDC Chapter Four. The development furthers the intent of the Bonita Beach Road Corridor Overlay while being cognizant of the supplementary regulations for self-storage facilities. The use will also complement the architecture of the Bonita Springs Poker Room and new Sports Challenge to the west.

Site Plan

The project, as proposed, complies with the minimum and maximum setback requirements of the Commercial Zone of the Bonita Beach Road Corridor Overlay, while providing a betterment plan to align with the intent of the buffering requirements for self-



storage facilities in the Supplementary District Regulations. The Applicant has worked diligently with Staff to provide a product to serve both regulatory intents.

Staff has no objections to the Applicant's analysis.

### Surrounding Zoning

The property is located within the Commercial Zone of the Bonita Beach Road Corridor Overlay. Surrounding the property is a commercial planned development for the Poker Room and Sports Challenge, a charter school, a fuel station, and vacant land. Staff finds the request compatible with surrounding zoning.

### Neighborhood Compatibility

The site is located near commercial planned developments and other commercial uses, within a commercial future land use category. It is Staff's opinion that the request is compatible with the surrounding neighborhood.

### Environmental Considerations

The 2.8 +/- acre parcel was cleared of vegetation in 2009 as part of the Greyhound Square Development and environmental considerations were addressed at that time. The development retained indigenous preserve tracts to the east and south which are not adjacent to this parcel.

The project requires additional landscape buffering as a self-storage use, and staff worked with the applicant to provide buffer areas to meet both the self-storage use and Bonita Beach Road Corridor Overlay landscaping requirements. Due to the constraints of the site involving drainage, sidewalks, and various utility easements, the applicant will be required to provide an Alternate Betterment Landscape plan for the project at the time of Development Order submittal.

Use, storage, and disposal of regulated substances on the property typically used with motor cars shall be required to meet all local, state, and federal requirements.

### Transportation Considerations

The Applicant submitted a Traffic Impact Statement (TIS) in accordance with the LDC.

The TIS demonstrates that the proposed use will generate only 10 two-way PM peak hour net trips which will not result in any significant traffic impacts. There is sufficient capacity along Race Track Road and Bonita Beach Road to accommodate the project traffic.

Objective 1.2 of the Transportation Element provides for the City's Complete Streets Policy, which is designed to provide for multi-modal transportation opportunities. The project will be providing multi-modal transportation opportunities, including sidewalks and interconnectivity of the project's respective frontages, as well as the provision of site related ped-cycle amenities/furnishings.

## 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 Staff's opinion the requested use does not violate the provisions of the General Commercial future land use category as outlined in the Comprehensive Plan/Bonita Plan.

With regards to the Traffic Element of the Comprehensive Plan, the Applicant will be providing additional sidewalk connections across the property frontages, as required by the LDC. It is Staff's opinion the request does not violate the applicable provisions of the Traffic Element of the Comprehensive Plan.

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 fast-food restaurant 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 exceeds 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 LDC.

### III. **RECOMMENDATION:**

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

1. Proposed site improvements should be generally consistent with the attached site plan, maximum 31 units (Attachment A).
2. Use Restrictions. At time of local development order, the applicant shall submit a copy of the restrictive covenants for the condominium (or other legal entity) that addresses, at minimum, the following:
  - a. Auto repair, boat repair, and repair of similar items is prohibited.
  - b. Units are not intended to be, nor shall they operate as a dwelling unit, as defined in LDC Section 4-2.
  - c. Operation of a business in individual storage units is prohibited.
  - d. Open Storage, outdoor display and sale of merchandise is prohibited.
  - e. The storage and handling of any hazardous materials shall be in accordance to the Materials Safety Data Sheet for that specific product as identified with the Environmental Protection Agency and applicable state and National Fire Protection Association (NFPA) regulations. The applicant will coordinate with Lee County Natural Resources and Florida Department of Environmental Protection for events (at least one per year) where the unit owners may dispose on site of any hazardous materials.
3. 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 LDC.

4. As part of this approval, the Applicant will perfect the drainage easement shown on the site plan at time of local development order.
5. Approval of this special exception request does not guarantee approval of a local Development Order or building permit.
6. At the time of local development order, an Alternate Betterment Plan (Plan) for the landscape buffers shall be submitted, meeting the requirements of LDC Section 3-421. The Plan shall also meet the intent of the self-storage landscape buffer requirements, as found in LDC Section 4-2074 within the landscape area limitations shown on the Site Plan and Cross Sections approved with the Special Exception. Other landscape requirements shall be met, as found in the Landscape Code, starting at LDC Section 3-416, and other sections, as applicable.
7. At the time of local development order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapters 3 & 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Bicycle Long Range Pedestrian Master Plan, 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).

### **SUBJECT PROPERTY**

The Applicant indicates the STRAP number is: 02-48-25-B2-02700.0007

### **EXHIBITS**

- A. Sketch and Legal Description of the Subject Property

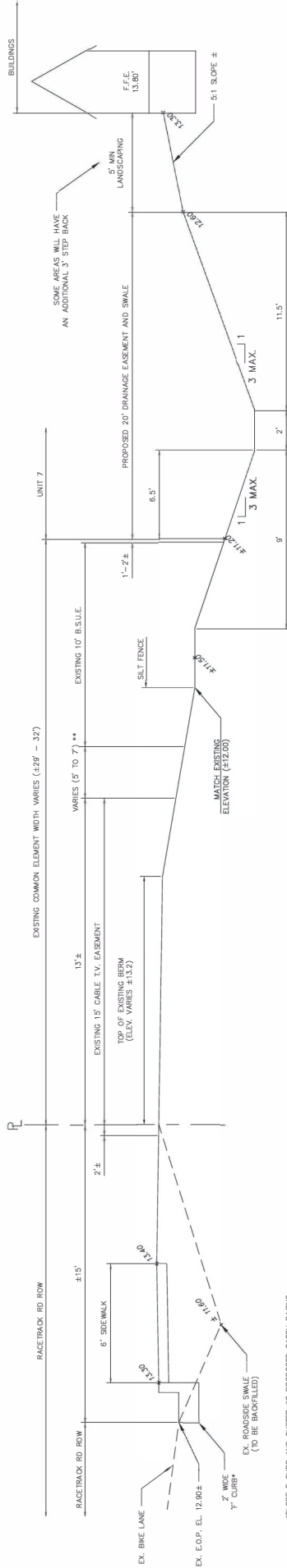
### **ATTACHMENTS**

- A. Proposed Site Plan
- B. Example Cross Sections
- C. Application Backup (Final Documents)





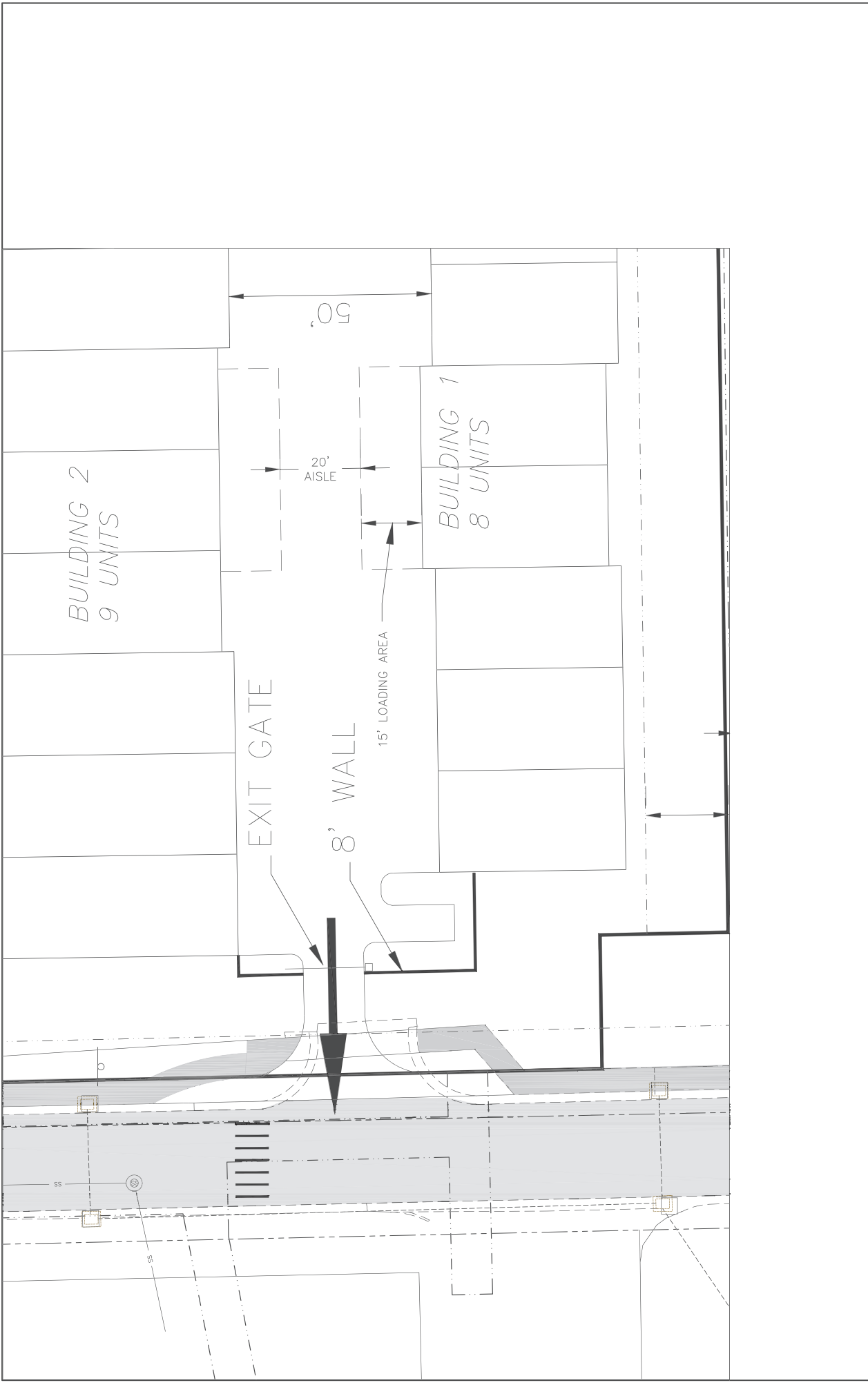
# ATTACHMENT B



\*SLOPE F CURB AND OUTER TO PROPOSED CATCH BASINS.  
 \*\*POSSIBLE SUPPLEMENTAL LANDSCAPE AREA

(ELEVATIONS ARE NGVD)

DESIGNED BY WFC	DATE 12/2/2022	 <b>HOLE MONTIS</b> PROFESSIONAL ENGINEERS	880 Estero Way, Naples, FL 34110 Phone: (239) 254-2000 Fax: (239) 254-2000 www.holemontis.com	CONCEPTUAL CROSS SECTION A-A	NT S	THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER HEREIN. PROJECT NO.: 2022.003 SHEET NO.: 1 OF 1
DRAWN BY G.J.F.	DATE 12/2/2022					
CHECKED BY WFC	DATE 12/2/2022					
PROJECT NO. 2022.003	SCALE HORIZ					



<b>BONITA MOTOR CONDOS</b>		DESIGNED BY WFC	DATE 12/2022		889 E. Boca Way, Naples, FL 34110 Phone: (239) 254-2000 Fax: (239) 254-2000 Email: info@holemontis.com Website: www.holemontis.com	<b>CROSS SECTION</b> <b>INTERNAL ACCESS DRIVE</b>		THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT	CAD FILE NAME 2022.003-Conceptual Site Plans	DRAWING NO. 22.003
REVISIONS		CHECKED BY WFC	DATE 12/2022	HOLE MONTIS BUILDING PROFESSIONALS, INC.	PROJECT NO. 2022.003	SHEET NO. 1 OF 1	SCALE 1" = 30' 0 30 60 SCALE IN FEET	NAME WFC	PROJECT NO. 2022.003	DRAWING NO. 22.003
LETTER	REVISIONS	DATE	HORIZ	HOLE MONTIS BUILDING PROFESSIONALS, INC.	PROJECT NO. 2022.003	SHEET NO. 1 OF 1	SCALE 1" = 30' 0 30 60 SCALE IN FEET	NAME WFC	PROJECT NO. 2022.003	DRAWING NO. 22.003



**Bonita Motor Condos  
Neighborhood Meeting Summary**

A neighborhood meeting was held on Thursday, March 31, 2022, at 5:30 PM at the Auditorium at St. Leo's Catholic Church. The agent waited until 6:00 PM and then closed the meeting with no one in attendance.

# **Bonita Springs Motor Condos**

**Public Information Meeting  
Thursday, March 31, 2022  
PRE22-87909-BOS**



## Project Team

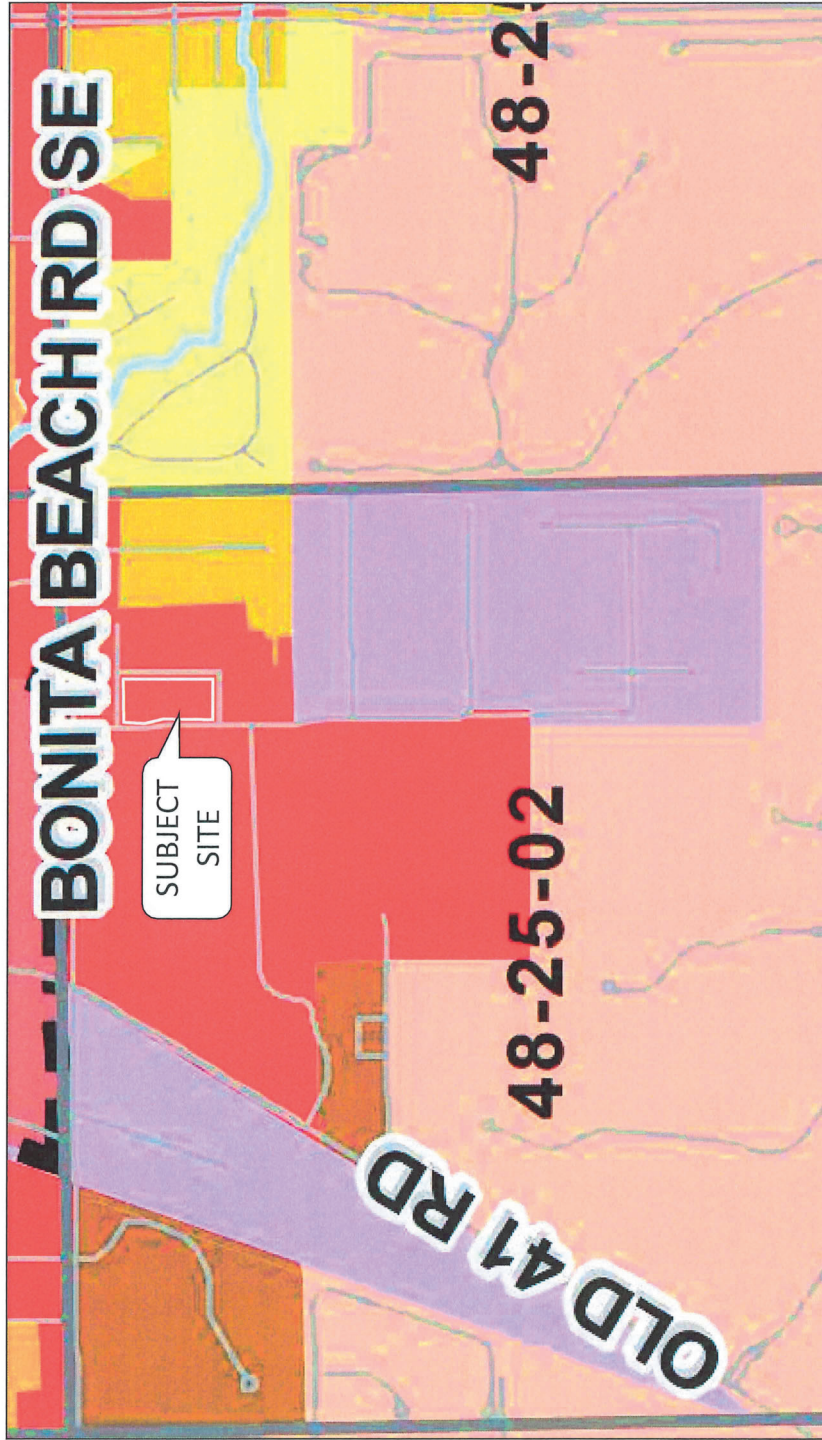
- Applicant: Tom Taylor, Livingston Professional Center, LLC
- Paula McMichael, AICP, Hole Montes, Inc.
- Jeremie Chastain, AICP, Hole Montes, Inc.







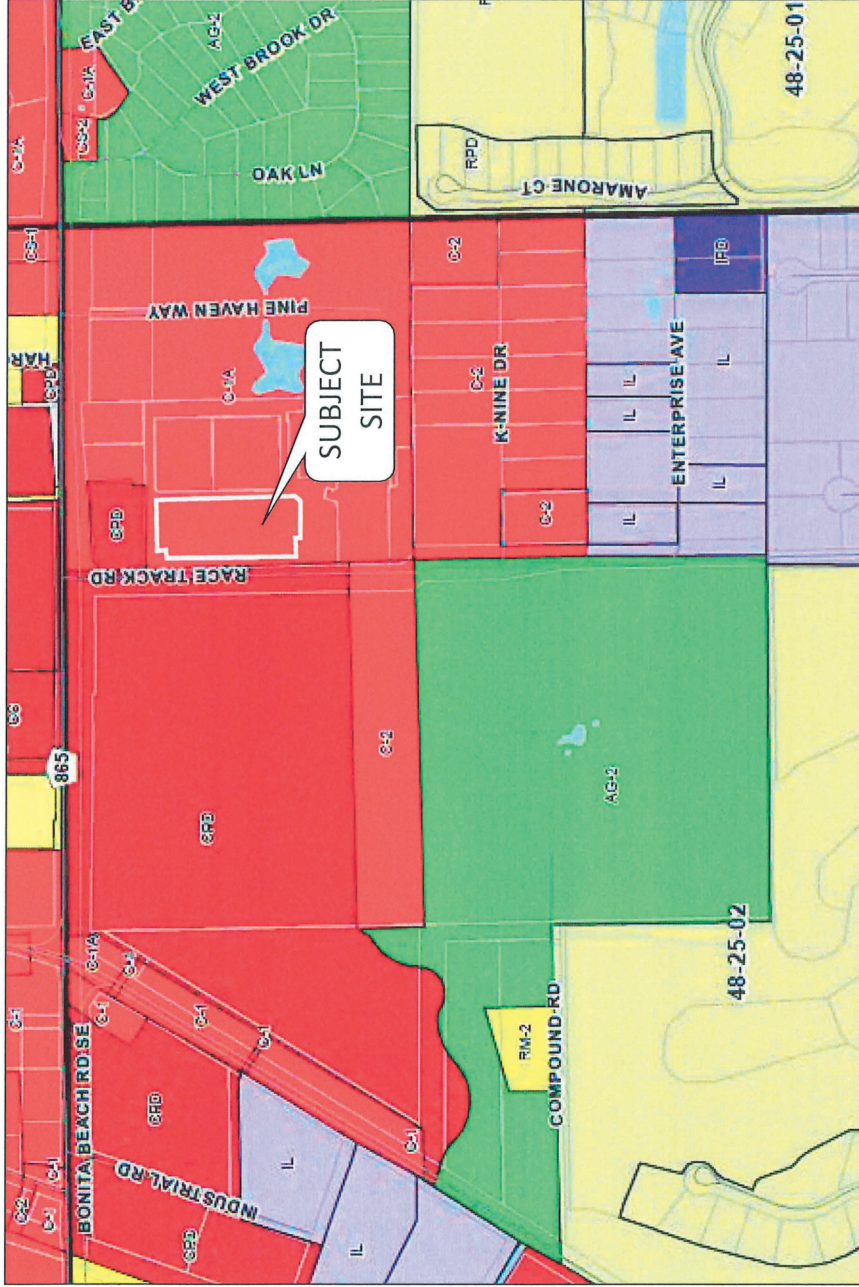
# Future Land Use Map



**LEGEND**

	Annexed Lands with Lee County Future Land Use
	Overlay Districts
	Downtown Overlay District
	Rural Agriculture Overlay District
	Bonita Springs FLUM Designations
	Low Den. Res.
	Mod. Den. Res.
	Med. Den. Res.
	Med. Den. MF Res
	Little Hickory Island MF Residential
	High Den. Res.
	High Den. MU/Village Res.
	Mod. Den. MU/UPD
	Coconut Village
	Estate Residential
	Suburban
	Urban Fringe-Community District
	Little Hickory Island Neighborhood Commercial
	General Commercial
	Interchg. Commercial
	Industrial
	Public/Semi-Public
	Recreation
	Conservation
	Conservation Fringe
	Resource Protection
	DRGR

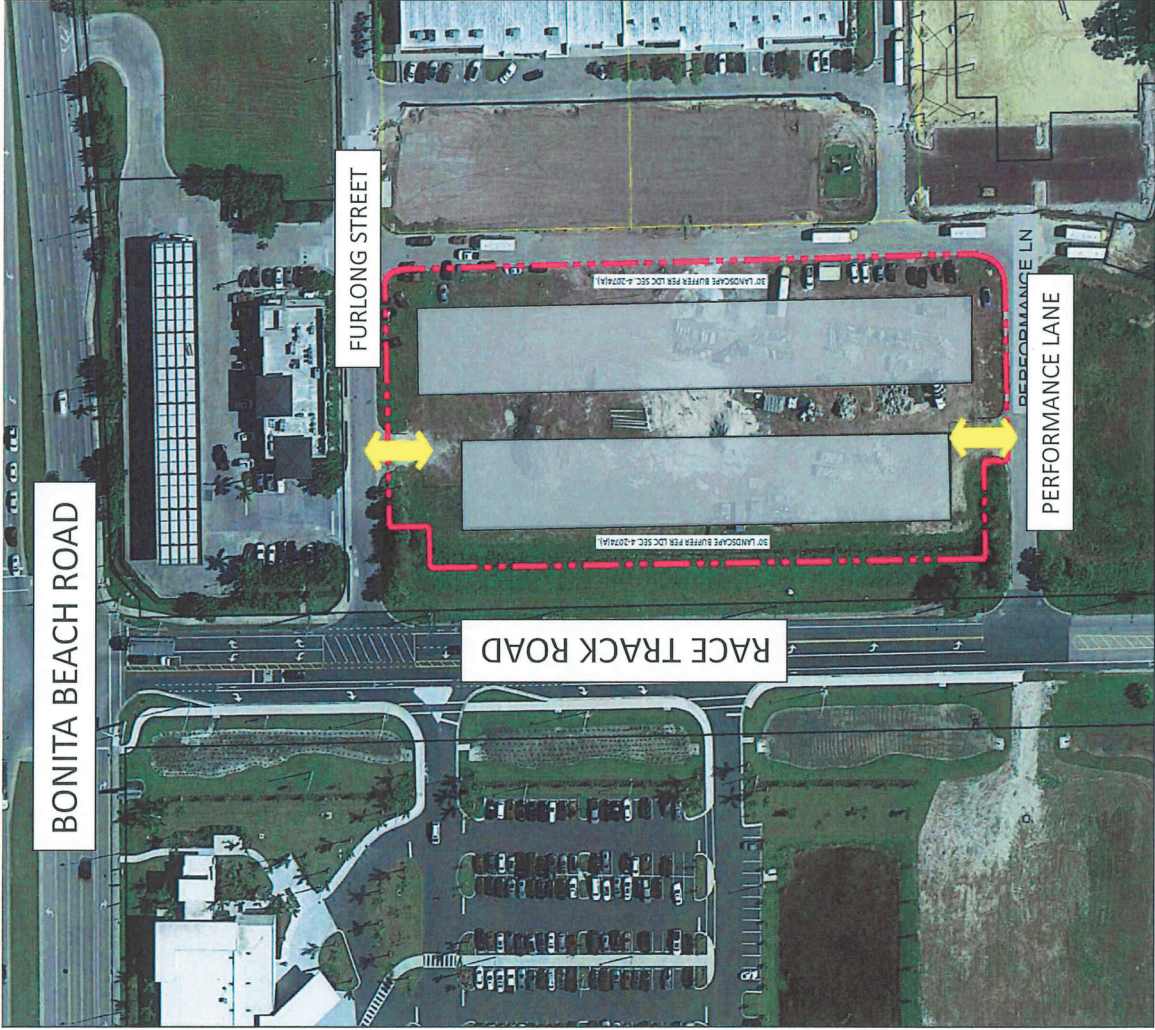
# Zoning



## Request

- The applicant is requesting a special exception or planned development rezoning to allow a mini-warehouse, private (indoor storage/motor condos) within the Bonita Beach Road Corridor Overlay, which establishes additional development standards and permitted land uses.
- Special exceptions are uses that are permitted within a zoning district but require additional review to confirm compatibility with the surrounding area.
- The project will consist of  $\pm 40$  indoor units within a  $\pm 50,000$  square foot building that is  $\pm 20$  feet in height.
- These units will primarily be used to store vehicles.





# Conceptual Rendering



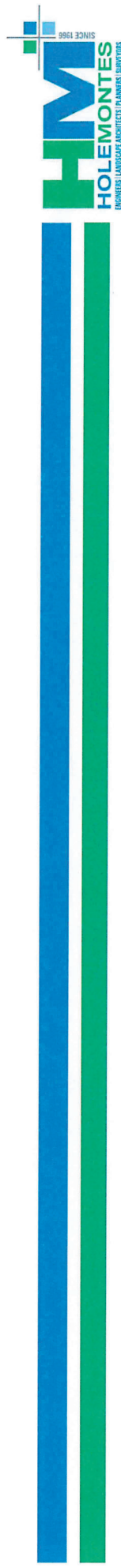
# Conceptual Rendering



## Special Exception or Planned Development Process

### Next steps:

- Complete and submit the initial application. Once the application is found sufficient by staff, another public meeting will be held (this is the first public meeting).
- The project will be heard by the Zoning Board who will provide a recommendation of approval or denial.
- The project will then be heard by City Council, who will make the final decision.



# Questions or Comments?





# 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: Livingston Professional Center, LLC Phone #: 239-572-3321

Address: 719 Hickory Road, Naples, FL 34108

E-mail: TomTaylor0133@gmail.com

Project Name: Bonita Springs Motor Condos

STRAP Number: 02-48-25-B2-02700.0007

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: Livingston Professional Center, LLC
Street Mailing Address: 719 Hickory Road, Naples, FL 34108
City: Naples State: Florida Zip: 34108
Phone Number: Area Code: 239 Number: 572-3321 Ext.
E-mail: TomTaylor0133@gmail.com

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

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

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

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

C. Name of owner of property: Livingston Professional Center, LLC
Street Mailing Address: 719 Hickory Road
City: Naples State: Florida Zip: 34108
Phone Number: Area Code: 239 Number: 572-3321 Ext.

D. Date property was acquired by present owner(s): 9-08-2022

E. Is the property subject to a sales contract or sales option? NO X 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: Robert J. Mulhere, FAICP, President/Hole Montes, Inc. (BobMulhere@hmeng.com)
Contact Person: Jeremie Chastain, AICP, Senior Planner/Hole Montes, Inc.
Address: 950 Encore Way, Naples, FL 34110
Phone: 239-254-2000 E-mail: JeremieChastain@hmeng.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: Greyhound Square Land Condominium

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

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

STRAP NUMBER: 02-48-25-B2-02700.0007

B. Project Street Address: 28010/020 Performance Lane

C. General Location of Property (referenced to major streets) \_\_\_\_\_  
250± feet south of Bonita Beach Road at the southeast corner of the intersection of Race Track Road and Furlong  
Street. \_\_\_\_\_

D. Nature of Request: (Check applicable answers)

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

Special Exception for: Mini-warehouse

E. Property Dimensions

1. Width (average if irregular parcel): 230± Feet

2. Depth (average if irregular parcel): 541± Feet

3. Frontage on road or street: 1,289± Feet

4. Width along waterbody (If applicable): N/A Feet

5. Total land area: 2.8± Acres Acres or Square Feet

F. Facilities

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

2. Sewer Service Supplier: Bonita Springs Utilities, Inc.

3. Water Service Supplier: Bonita Springs Utilities, Inc.



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: Vacant/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.

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

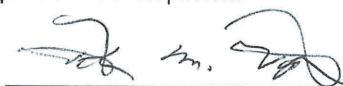
**EXHIBIT I-B-4  
COVENANT OF UNIFIED CONTROL**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 28010/020 Performance Lane, Bonita Springs, FL 34135 and legally described in exhibit A attached hereto. (street address)

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

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

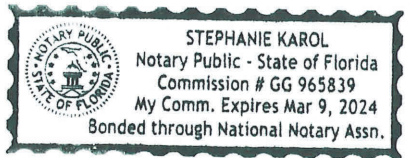
1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible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

  
\_\_\_\_\_  
Owner  
Thomas M. Taylor  
Printed Name

STATE OF FLORIDA  
COUNTY OF LEE Collier

Sworn to (or affirmed) and subscribed before me this 19<sup>th</sup> day of December, 2022, by Thomas M. Taylor, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Stephanie Karol  
Notary Public  
Stephanie Karol  
(Name typed, printed or stamped)  
(Serial Number, if any)



PART III

AFFIDAVIT

I, Thomas M. Taylor, 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.

*[Handwritten signature of Thomas M. Taylor]*

6/20/22  
Date:

Signature of owner or owner-authorized agent

Thomas M. Taylor, MGRM, Livingston Professional Center, LLC

Typed or printed name

STATE OF FLORIDA  
COUNTY OF ~~LEE~~ COLLIER

Sworn to (or affirmed) and subscribed before me by means of physical presence  or online notarization  ,

this (day) 20<sup>th</sup> of (month) June , (year) 2022 ,

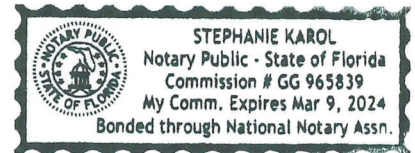
by (name of person making statement) Thomas M. Taylor .

Signature of Notary Public - State of Florida: *Stephanie Karol*

Name of Notary Typed, Printed, or Stamped: Stephanie Karol

Personally Known  OR Produced Identification

Type of Identification Produced: \_\_\_\_\_



XXXX COLLIER

Thomas M. Taylor, MGRM, Livingston Professional Center, LLC

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

**STRAP NO.** 02-48-25-B2-02700.0007      **CASE NO.** SPE22-92936-BOS

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
N/A	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
N/A	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
N/A	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
Livingston Professional Center, LLC	
719 Hickory Road, Naples, FL 34108	
Thomas M. Taylor, MGRM	100%
_____	_____
_____	_____
_____	_____

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
N/A	

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

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

Name and Address

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

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


Applicant Signature:  Name: Thomas M. Taylor

STATE OF FLORIDA  
 COUNTY OF ~~LEE~~ COLLIER

Sworn to (or affirmed) and subscribed before me by means of physical presence  or online notarization ,

this (day) 17<sup>th</sup> of (month) January, (year) 2023,

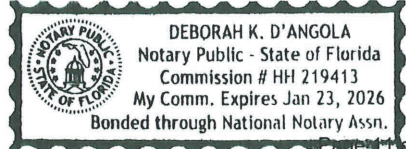
by (name of person making statement) Thomas M. Taylor.

Signature of Notary Public - State of Florida: 

Name of Notary Typed, Printed, or Stamped: Deborah K. D'Angola

Personally Known  OR Produced Identification

Type of Identification Produced: \_\_\_\_\_



ALLIANCE BONITA SPRINGS, LLC  
4973 SW 75<sup>TH</sup> AVENUE  
MIAMI, FL 33155

June 15, 2022

Re: **Bonita Springs Motor Condos – Special Exception**  
**Strap No. 02-48-25-B2-02700.0007**  
**Pre22-87909-BOS**

To Whom it May Concern:

This letter is written authorization for Thomas M. Taylor, MGRM of Livingston Professional Center, LLC, to act on our behalf for all matters relating to the Special Exception Application filed with the City of Bonita Springs relating to the Bonita Springs Motor Condos project.

Alliance Bonita Springs, LLC

By: *Robert Cambo*  
Robert Cambo, MGR

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing Letter of Authorization was executed before me this 16 day of JUNE, 2022, by means of X physical presence or \_\_\_\_\_ online notarization, by Robert Cambo, MGR, Alliance Bonita Springs, LLC, who is personally known to me X or who has produced \_\_\_\_\_ as identification.

*Laura Cros Hernandez*  
Notary Public  
Print Name LAURA CROS HERNANDEZ

(SEAL)

Certificate No. HH255531  
My Commissioner Expires 4/20/2026



LAURA CROS HERNANDEZ  
Notary Public  
State of Florida  
Comm# HH255531  
Expires 4/20/2026

# TRAFFIC IMPACT STATEMENT

FOR

## BONITA MOTOR CONDOS

PROJECT NO. F2203.11

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

**Revised:**  
**November 30, 2022**

## CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION & PROJECT IMPACT
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND TURN LANE IMPROVEMENTS
- VIII. CONCLUSION



## I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the City of Bonita Springs for projects seeking Special Exception approval. This report has been completed in compliance with guidelines established in the City of Bonita Springs Traffic Impact Statement Guidelines. The development site is located at 28010 Performance Lane in the City of Bonita Springs, Florida. The site location is illustrated on **Figure 1**.

The applicant is requesting a Special Exception approval to permit approximately 64,430 square feet of self-storage uses (includes approximately 15,300 square feet of mezzanine floor area). Access to the subject site will be provided to Furlong Street and Performance Lane via a single connection at each location.

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

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

## II. EXISTING CONDITIONS

The subject site is currently vacant. The subject site is bordered to the south and east by Performance Lane, to the north by Furlong Street, and to the west by Race Track Road.

F2203.11



**Bonita Beach Road** is a six-lane divided arterial within the vicinity of the subject site. Bonita Beach Road has a posted speed limit of 45 mph is under the jurisdiction of the Lee County Department of Transportation.

**III. PROPOSED DEVELOPMENT**

The applicant is requesting a Special Exception approval to permit approximately 64,430 square feet of self-storage uses (includes approximately 15,300 square feet of mezzanine floor area). **Table 1** summarizes the land uses utilized for the trip generation purposes for the subject site.

**Table 1  
Land Use  
Bonita Motor Condos**

<b>Land Use</b>	<b>Size</b>
Mini-Warehouse	64,430 Sq. Ft. (Includes approx. 15,300 Sq. Ft. of Mezzanine Floor Area)

Access to the subject site will be provided to Furlong Street and Performance Lane via a single connection at each location.

**IV. TRIP GENERATION**

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 11<sup>th</sup> Edition. Land Use Code 151 (Mini-Warehouse) was utilized to estimate the trip generation for the proposed development. The trip equations utilized from this land use are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour trip generation of the subject site. The daily trip generation is also indicated in this table.

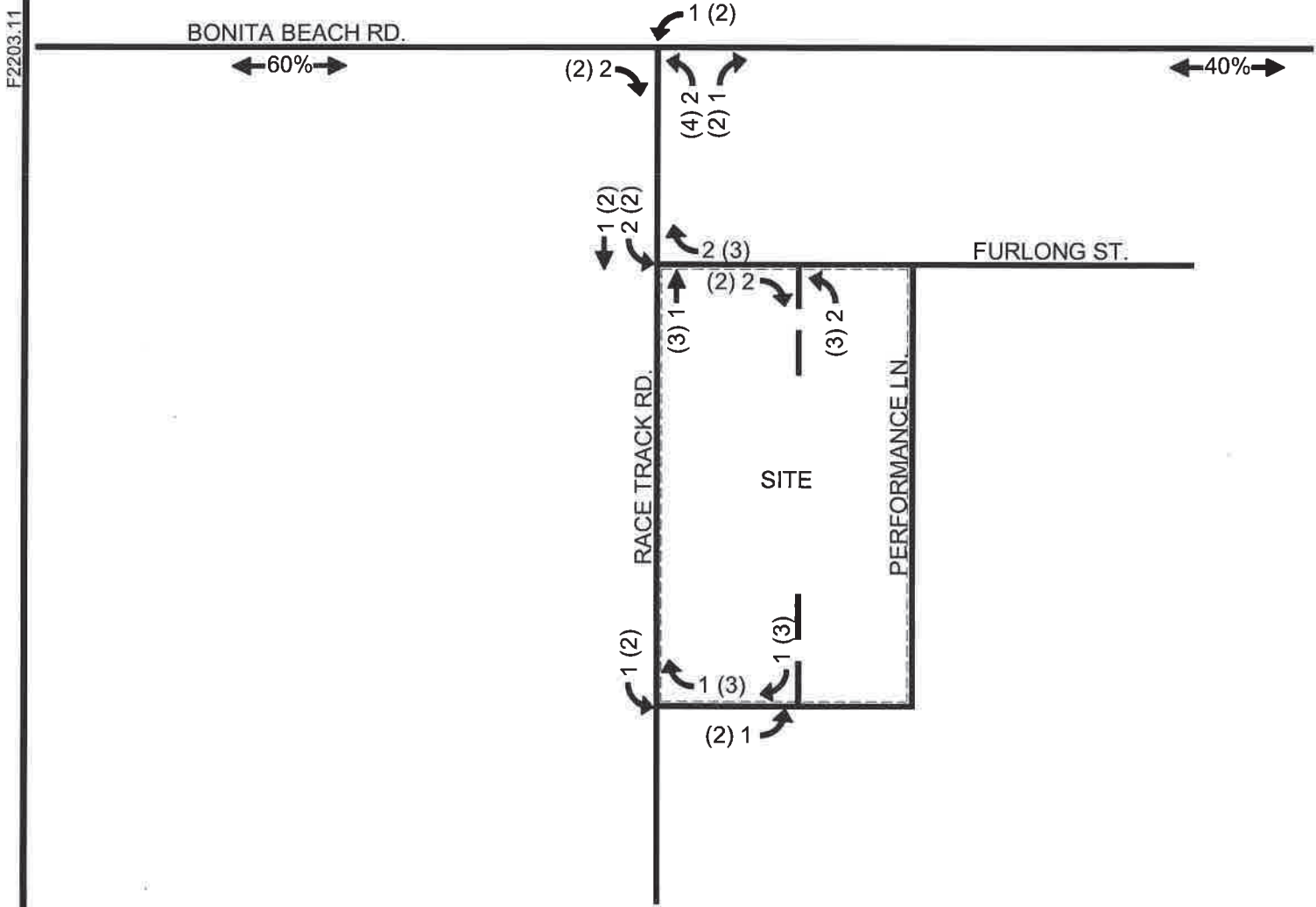
**Table 2**  
**Trip Generation**  
**Bonita Motor Condos**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Mini-Warehouse (64,430 Sq. Ft.)	3	3	6	4	6	10	93

**V. TRIP DISTRIBUTION & PROJECT IMPACT**

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

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



**LEGEND**

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

**TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT  
BONITA MOTOR CONDOS**

Figure 2

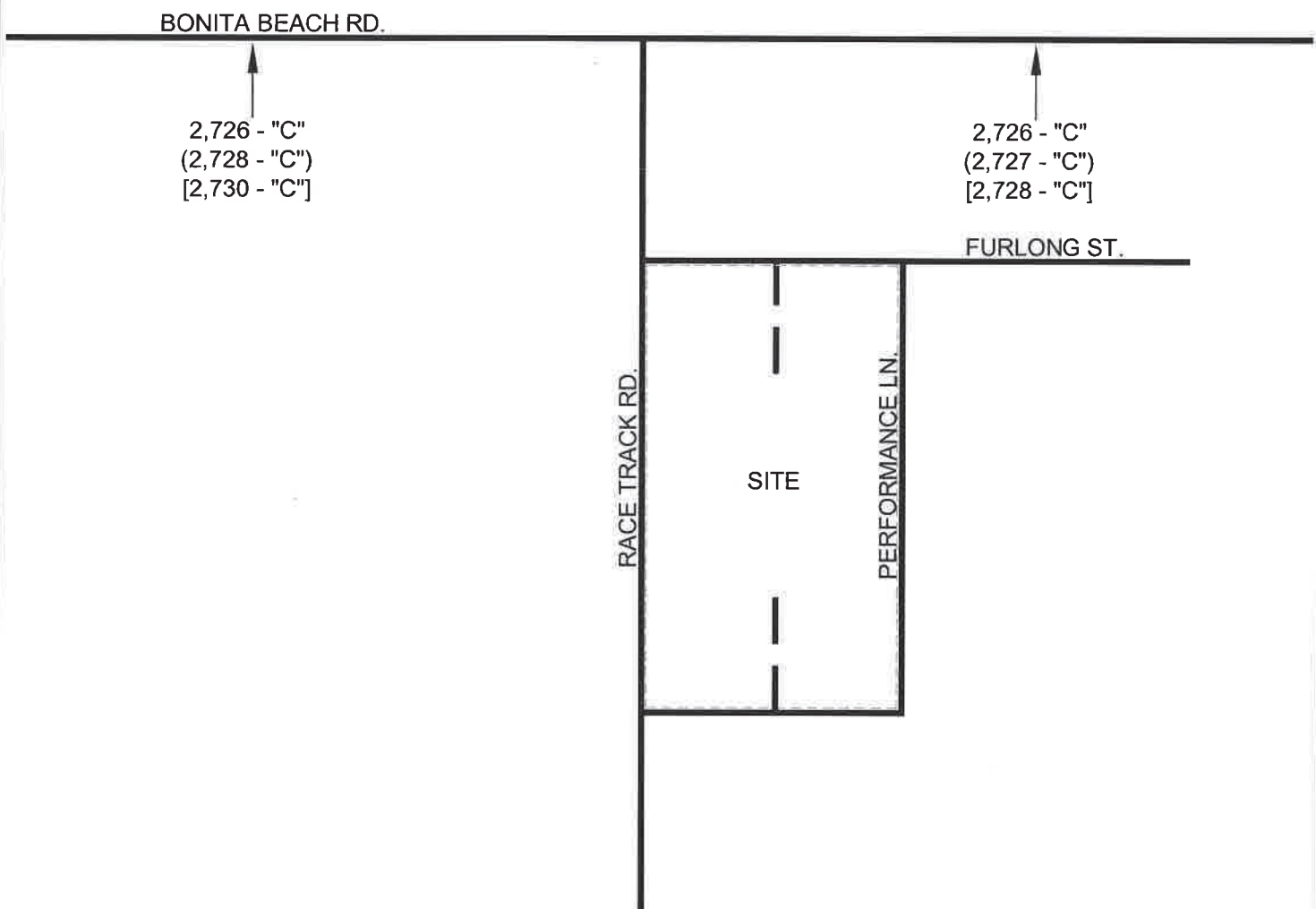
## VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2024 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, vested traffic volumes were applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. All background growth on Bonita Beach Road will be due to vested traffic data provided by the City. The existing roadway link traffic data was obtained from the 2022 *City of Bonita Springs Traffic Count Report* by taking the Peak Season, Peak Direction volume from the three (3) day count summary as provided for each count station in the traffic count report. Based on the project distribution shown in Figure 2, the link data was analyzed for the year 2024 without the development and year 2024 with the development.

**Figure 3** indicates the year 2024 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hour with the development traffic added to the roadways. This figure was derived from **Table 2A** contained in the Appendix. Note, the peak hour - peak direction vested trips were determined by utilizing the vested traffic information provided by the City of Bonita Springs. The “City of Bonita Springs Vested Trip Table” and the 2022 City’s traffic count data are attached to the Appendix of this report for reference.



F2203.11



LEGEND

- XXX - "X" 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- (XXX -"X") 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS AM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- [XXX -"X"] 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

## **VII. PROJECTED LEVEL OF SERVICE AND TURN LANE IMPROVEMENTS**

Figure 3 details the Levels of Service for all links inside the project's area of influence based on this analysis. In comparing the links' functional classification and calculated 2024 traffic volumes to the Service Volume Tables, it was determined Bonita Beach Road, east and west of Race Track Road will operate at LOS "C" in 2024 both with and without the proposed development traffic. Therefore, no roadway capacity improvements will be required as a result of this analysis.

Due to low projected project turning volumes at the proposed site access drives on Furlong Street and Performance Lane as shown on Figure 2, separate turn lanes will not be warranted at these locations.

## **VIII. CONCLUSION**

The proposed development located at 28010 Performance Lane in the City of Bonita Springs, Florida will not degrade the Level of Service on the roadways within the study area. Bonita Beach Road, east and west of Race Track Road was shown to operate at a Level of Service "C" both with and without the proposed development in the AM and PM peak hour conditions. Therefore, roadway capacity improvements will not be warranted as a result of the proposed development.

Due to low projected project turning volumes at the proposed site access drives on Furlong Street and Performance Lane as shown on Figure 2, separate turn lanes will not be warranted at these locations.



# APPENDIX

# **METHODOLOGY MEETING NOTES**

MEMORANDUM

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

FROM: Yury Bykau  
Transportation Consultant

DATE: June 20, 2022

RE: Bonita Motor Condos – 28010 Performance Lane  
Special Exception Traffic Impact Statement Methodology  
City of Bonita Springs

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the Special Exception application to develop an approximately 63,620 square foot self-storage facility at 28010 Performance Lane in the City of Bonita Springs.

Access to the subject site will be provided to Furlong Street and Performance Lane via a single connection at each location. The TIS will be prepared consistent with the methodology outlined in City of Bonita Springs Resolution No. 17-07.

**TRIP GENERATION**

The trip generation will be completed utilizing the Institute of Transportation Engineer’s (ITE) report, *Trip Generation Manual*, 11<sup>th</sup> Edition. Land Use Code 151 (Mini-Warehouse) will be utilized for the trip generation purposes of the proposed development. **Table 1** summarizes the proposed uses on the subject site.

**Table 1**  
**Land Uses**  
**Bonita Motor Condos**

Land Use	Size
Mini-Warehouse	63,620 Sq. Ft.

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

**Table 2  
 Trip Generation  
 Bonita Motor Condos**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Mini-Warehouse (63,620 Sq. Ft.)	3	3	6	4	6	10	92

**TRIP DISTRIBUTION**

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

**STUDY AREA**

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

**EXISTING/FUTURE TRAFFIC**

Existing traffic conditions will be based on the traffic data as reported in the 2021 City of Bonita Springs Traffic Count Report prepared by FTE.

Analysis scenarios will be as follows:

- Existing traffic within the study area
- 2024 Future Background Traffic Conditions
- 2024 Future Background Traffic Conditions plus AM/PM peak hour project trips added to the links.

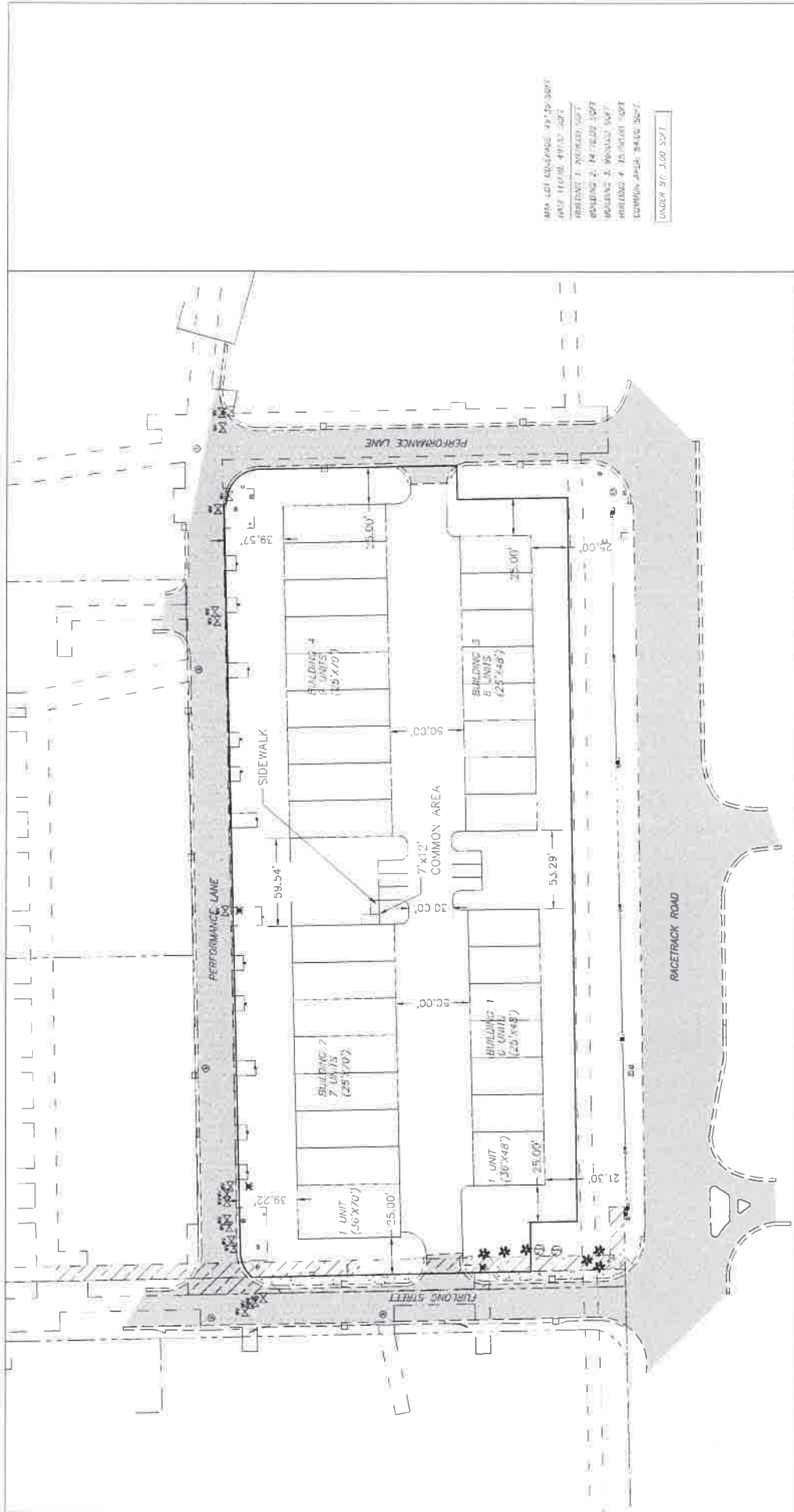
Turn lane improvements at the site access drives will be evaluated based upon the turn lane criteria in the Lee County Turn Lane Policy (Administrative Code 11-4).

**Attachments**

**TABLE 1A  
PROJECT'S AREA OF IMPACT  
BONITA MOTOR CONDOS**

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	TOTAL AM PEAK HOUR PROJECT TRAFFIC =		TOTAL PM PEAK HOUR PROJECT TRAFFIC =		PERCENT		<u>PROJECT TRAFFIC</u>	<u>PROJECT IMPACT</u>
			<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PROJECT TRAFFIC</u>		
Bonita Beach Road	E. of Race Track Rd	6LD	0	530	2,800	2,800	2,800	40%	2	0.1%
	W. of Race Track Rd	6LD	0	530	2,800	2,800	2,800	60%	4	0.1%

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



1.00' SIDEWALK  
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<b>BONITA MOTOR CONDOS</b>		<b>CONCEPTUAL SITE PLAN</b>		SHEET NO. 22.003 OF 2	
PROJECT NO. 2022.003		DATE: 08/15/2022		SCALE: 1/8" = 1'-0"	
PROJECT: BONITA MOTOR CONDOS		CLIENT: HOLE MONTES		ARCHITECT: HOLE MONTES	
500 E. Main St., Suite 200 Fresno, CA 93701		900 E. Main St., Suite 200 Fresno, CA 93701		900 E. Main St., Suite 200 Fresno, CA 93701	
HOLE MONTES ARCHITECTS		HOLE MONTES ARCHITECTS		HOLE MONTES ARCHITECTS	

## **TABLES 1A & 2A**

**TABLE 1A  
PROJECT'S AREA OF IMPACT  
BONITA MOTOR CONDOS**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =		6 VPH	IN=	3	OUT=	3				
TOTAL PM PEAK HOUR PROJECT TRAFFIC =		10 VPH	IN=	4	OUT=	6				
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>2% / 3% IMPACT</u>
Bonita Beach Road	E. of Race Track Rd	6LD	0	530	2,800	2,800	2,800	40%	2	0.1%
	W. of Race Track Rd	6LD	0	530	2,800	2,800	2,800	60%	4	0.1%

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



**TABLE 2A  
LEE COUNTY TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS  
BONITA MOTOR CONDOS**

ROADWAY	SEGMENT	FTE	STA.#	2022		2024		PERCENT PROJECT TRAFFIC	2024		2024				
				PK HR PK SEASON	PEAK DIRECTION	VESTED TRAFFIC <sup>2</sup>	BACKGROUN VOLUME <sup>3</sup>		LOS	LOS	AM PROJ TRAFFIC	PM PROJ TRAFFIC	BCKGRND + AM PROJ VOLUME	BCKGRND + PM PROJ VOLUME	
Bonita Beach Road	E. of Race Track Rd	1230		2,473	C	253	2,726	C	40%	1	2	2,727	C	2,728	C
	W. of Race Track Rd	1230		2,473	C	253	2,726	C	60%	2	4	2,728	C	2,730	C
TOTAL PROJECT TRAFFIC AM =	6	IN =	3	OUT =	3										
TOTAL PROJECT TRAFFIC PM =	10	IN =	4	OUT =	6										

<sup>1</sup> The 2022 Peak Hour Peak Season Peak Direction Volumes for all roadways were taken from the Avg. of the three (3) weekday PM Peak Hour Peak Direction counts as contained in the 2022 City of Bonita Springs Traffic Count Report.

<sup>2</sup> Vested traffic was obtained from City of Bonita Springs Vested Trip Table provided by City of Bonita Springs staff.

<sup>3</sup> For Bonita Beach Road, the 2024 background traffic volume was obtained by adding vested traffic to the 2022 Peak Hour Peak Season Peak Direction volumes. All background growth will be due to vested traffic.

**LEE COUNTY LINK SPECIFIC  
SERVICE VOLUMES**

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

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

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

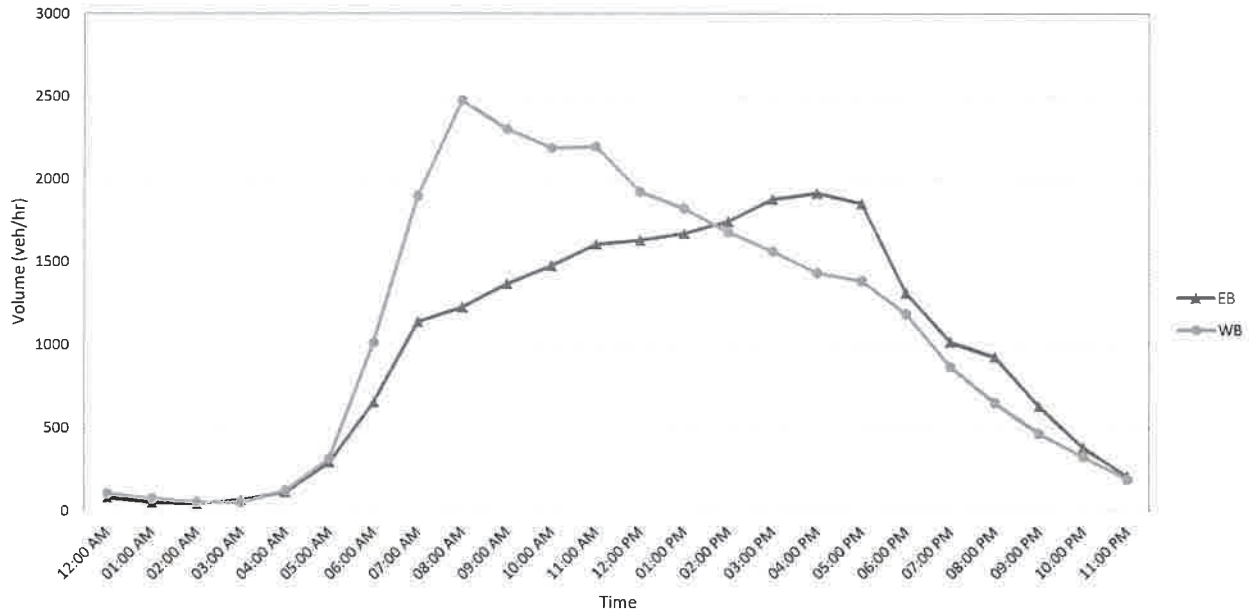
1230-Bonita Beach W of Race Track Rd  
Bonita Springs, FL



8250 Pascal Dr  
Punta Gorda, FL  
Ph# (941) 639 2818  
Fax# (941) 209 5331

Time	Tuesday		Wednesday		Thursday		Threeday Average	
	3/29/2022		3/30/2022		3/31/2022		EB	WB
	EB	WB	EB	WB	EB	WB		
12:00 AM	62	107	76	96	98	105	79	103
01:00 AM	36	66	49	67	62	88	49	74
02:00 AM	51	55	32	48	44	52	42	52
03:00 AM	48	44	67	49	80	57	65	50
04:00 AM	102	117	111	129	119	119	111	122
05:00 AM	284	328	286	310	296	308	289	315
06:00 AM	640	1045	659	1007	652	981	650	1011
07:00 AM	1133	2023	1172	1928	1105	1737	1137	1896
08:00 AM	1207	2407	1229	2522	1233	2489	1223	2473
09:00 AM	1389	2446	1304	2333	1399	2121	1364	2300
10:00 AM	1402	2250	1479	2248	1539	2058	1473	2185
11:00 AM	1556	2239	1617	2163	1636	2173	1603	2192
12:00 PM	1546	1993	1684	1927	1647	1837	1626	1919
01:00 PM	1688	1863	1646	1786	1669	1812	1668	1820
02:00 PM	1797	1717	1715	1722	1713	1592	1742	1677
03:00 PM	1888	1742	1841	1608	1895	1331	1875	1560
04:00 PM	1907	1557	1928	1412	1898	1322	1911	1430
05:00 PM	1879	1413	1884	1425	1787	1309	1850	1382
06:00 PM	1326	1284	1289	1134	1318	1138	1311	1185
07:00 PM	1025	817	988	902	1023	873	1012	864
08:00 PM	913	699	943	605	916	640	924	648
09:00 PM	584	456	642	486	656	446	627	463
10:00 PM	373	334	343	344	420	297	379	325
11:00 PM	178	197	222	189	228	181	209	189
Day Total	23014	27199	23206	26440	23433	25066	23219	26235
Combine Totals	50213		49646		48499		49454	

Threeday Average



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

# City of Bonita Springs Vested Trip Table - 2021

ID	Road	From	To	West-Left				Viduetta Park				Total				
				PM Vested Trns		AM Vested Trns		PM Vested Trns		AM Vested Trns		PM Vested Trns		AM Vested Trns		
				N/E	S/W	N/E	S/W	N/E	S/W	N/E	S/W	N/E	S/W	N/E	S/W	
3000	Arroyo Rd	Bonita Beach Rd	Parsons/Konita Ave													
3000	Bonita Beach Rd	Hickory Blvd	West Ave													
3000	Bonita Beach Rd	West Ave	Wicks Blvd Dr													
4000	Bonita Beach Rd	Summerlin Dr	US 41													
5000	Bonita Beach Rd	US 41	Shangri-La Rd													
6000	Bonita Beach Rd	Arroyo Rd	Marathon St													
7000	Bonita Beach Rd	Shangri-La Rd	Marathon St													
8000	Bonita Beach Rd	Imperial Pkwy	US 41													
9000	Bonita Beach Rd	US 41	Imperial Pkwy													
10000	Bonita Beach Rd	Bonita Grande Dr	Bonita Grande Dr													
11000	Bonita Beach Rd	East of Lagoon Blvd	Lagoon Blvd Ext													
12000	Bonita Beach Rd	East of Lagoon Blvd	—													
13000	Bonita Grande Dr	Bonita Beach Rd	E Terry St													
14000	Coastland Dr	Shangri-La Rd	21st St													
15000	Coastland Blvd	West of US 41	—													
16000	Dean St	Old 41 Rd	Marathon Ave													
17000	Dean St	Marathon Ave	Imperial Pkwy													
18000	Florida Blvd	Hickory Blvd	—													
19000	Florida Blvd	New Pass Bridge	Imperial Pkwy													
20000	Estero Blvd	Lower's Key State Pal	Little Carlin Pass Bridge													
21000	Imperial Pkwy	Collier Co Line	Bonita Beach Rd													
22000	Imperial Pkwy	E Terry St	—													
23000	Imperial Pkwy	Shangri-La Rd	—													
24000	Imperial Pkwy	—	—													
25000	Imperial Shores Blvd	Bonita Beach Rd	South of Bonita Beach County Line													
26000	Lagoon Blvd	—	—													
27000	Lighthouse Ln	Marathon Ave	Imperial Pkwy													
28000	Lake St	Bonita Beach Rd	—													
29000	Marathon Ave	Dean St	—													
30000	Marathon Ave	E Terry St	—													
31000	Old 41 Rd	Collier Co Line	Bonita Beach Rd													
32000	Old 41 Rd	Bonita Beach Rd	E Terry St													
33000	Old 41 Rd	E Terry St	—													
34000	Old 41 Rd	Shangri-La Rd	—													
35000	Old 41 Rd	Imperial Pkwy	US 41													
36000	Parsons Rd	Shangri-La Rd	—													
37000	Pennsylvania Ave	Arroyo Rd	Shangri-La Rd													
38000	Quinn Voth Ave	Marathon St	Marathon St													
39000	Shangri-La Rd	Old 41 Rd	Imperial Pkwy													
40000	Shangri-La Rd	Imperial Shores Blvd	Lake St													
42000	W Terry St	US 41	Old 41 Rd													
43000	E Terry St	Imperial Pkwy	Marathon Ave													
44000	E Terry St	Marathon Ave	Bonita Grande Dr													
45000	E Terry St	Shangri-La Rd	Shangri-La Rd													
46000	Tropical Airys Dr	Collier Co Line	Bonita Beach Rd													
47000	US 41	Bonita Beach Rd	W Terry St													
48000	US 41	W Terry St	Borrowed Pkwy													
49000	US 41	Borrowed Pkwy	Old 41 Rd													
50000	US 41	Borrowed Pkwy	—													
51000	US 41	Gulfstream Rd	—													
52000	Vanderbilt Dr	Collier Co Line	Bonita Beach Rd													
53000	Woods Edge Pkwy	Vanderbilt Dr	US 41													

# **TRIP GENERATION EQUATIONS**



# Mini-Warehouse (151)

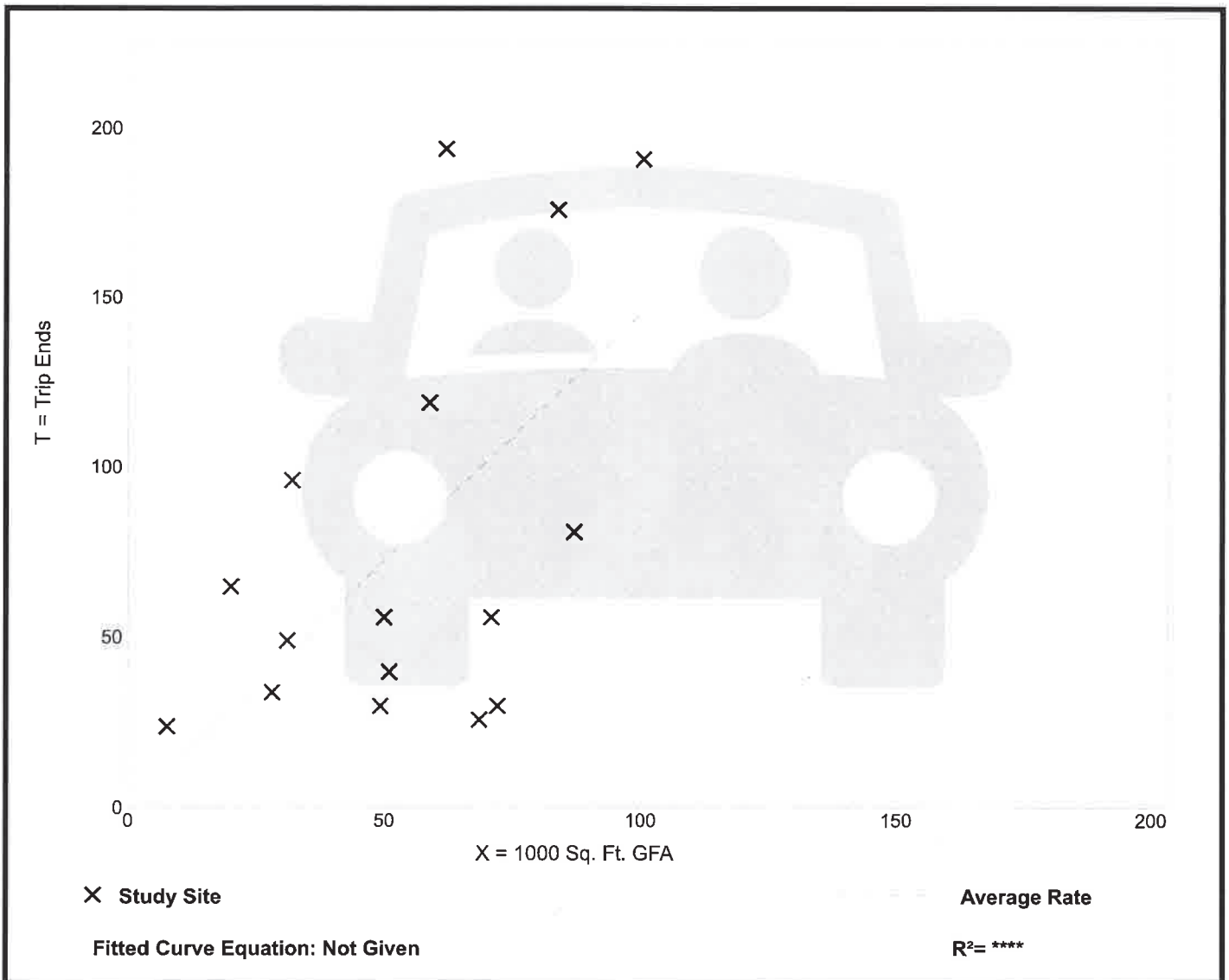
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 16  
Avg. 1000 Sq. Ft. GFA: 55  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

## Data Plot and Equation



# Mini-Warehouse (151)

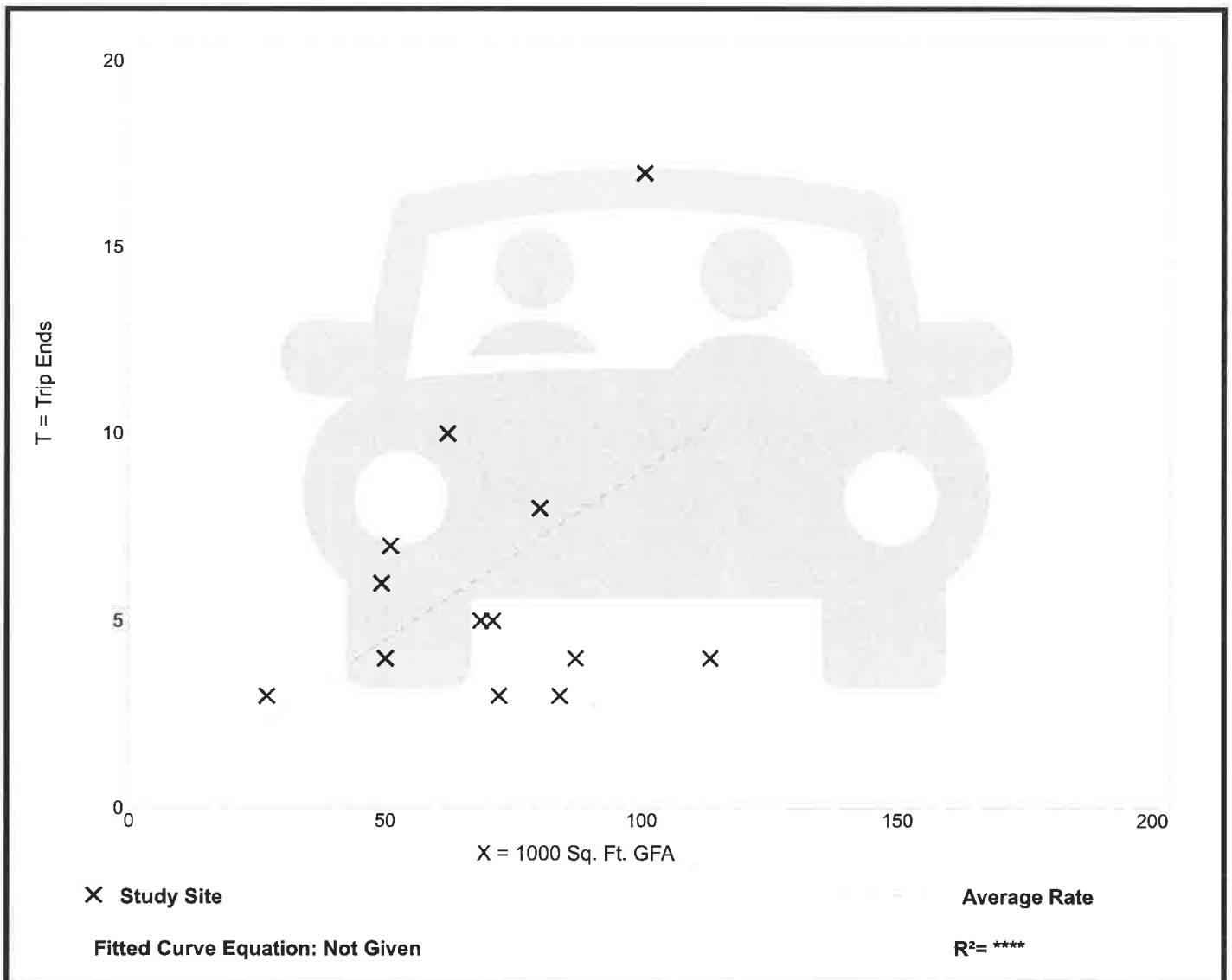
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban  
 Number of Studies: 13  
 Avg. 1000 Sq. Ft. GFA: 70  
 Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

## Data Plot and Equation



# Mini-Warehouse (151)

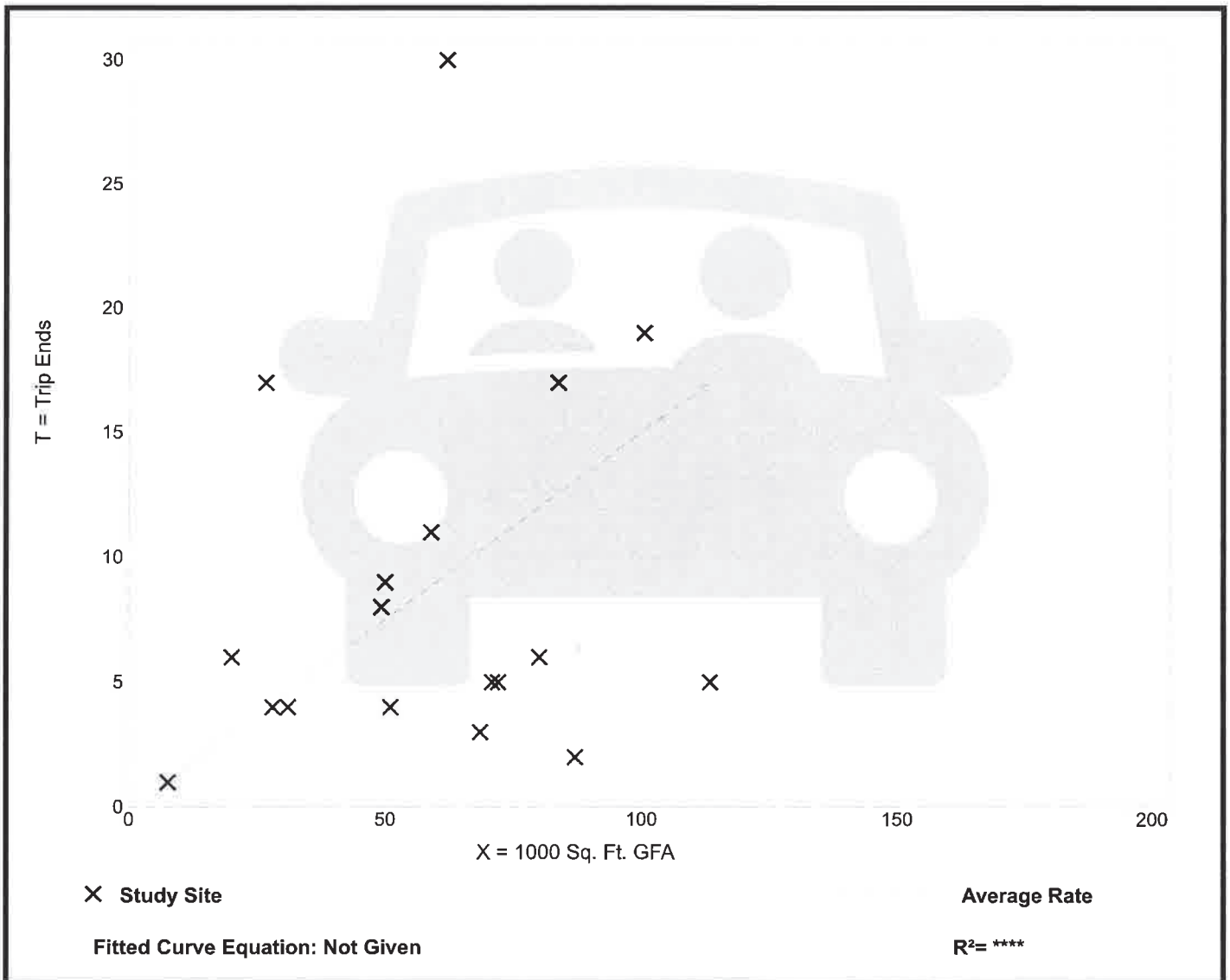
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban  
 Number of Studies: 18  
 Avg. 1000 Sq. Ft. GFA: 59  
 Directional Distribution: 47% entering, 53% exiting

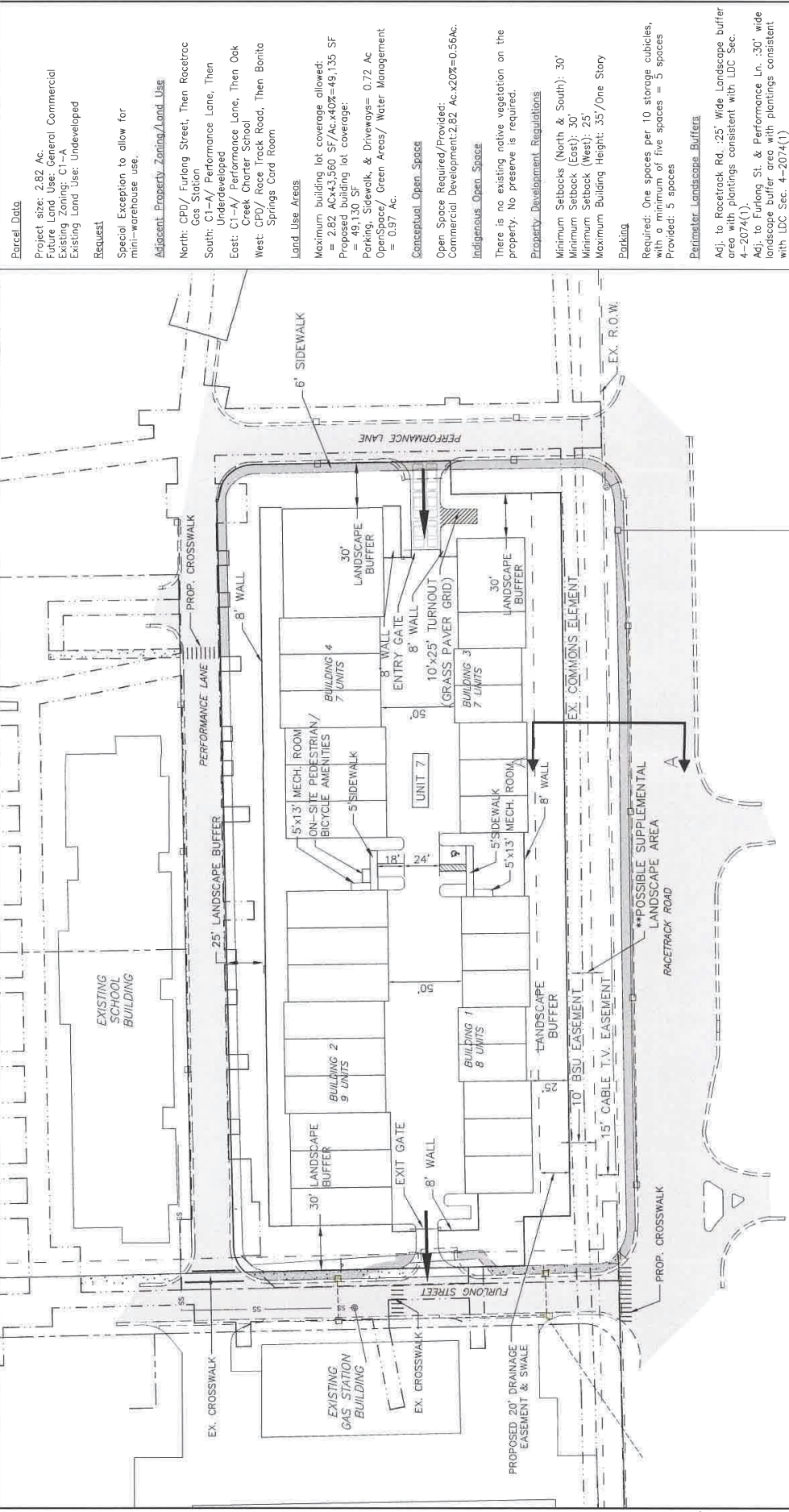
## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

## Data Plot and Equation



# **CONCEPTUAL SITE PLAN**



**Parcel Data**  
 Project size: 2.82 Ac.  
 Future Land Use: General Commercial  
 Existing Zoning: C1-A  
 Existing Land Use: Undeveloped

**Request**  
 Special Exception to allow for mini-warehouse use.

**Adjacent Property Zoning/Land Use**  
 North: CPD/ Furlong Street, Then Race track Gas Station  
 South: C1-A/ Performance Lane, Then Undeveloped  
 East: C1-A/ Performance Lane, Then Oak Creek Charter School  
 West: CPD/ Race Track Road, Then Bonita Springs Card Room

**Land Use Areas**  
 Maximum building lot coverage allowed:  
 = 2.82 ACx43,560 SF/ACx40%=49,135 SF  
 Proposed building lot coverage:  
 = 49,130 SF  
 Parking, Sidewalk, & Driveways= 0.72 Ac  
 OpenSpace/ Green Areas/ Water Management = 0.97 Ac.

**Conceptual Open Space**  
 Open Space Required/Provided:  
 Commercial Development: 2.82 Ac.x20%=0.56Ac.  
 Indigenous Open Space

There is no existing native vegetation on the property. No preserve is required.

**Property Development Regulations**  
 Minimum Setbacks (North & South): 30'  
 Minimum Setback (East): 30'  
 Minimum Setback (West): 25'  
 Maximum Building Height: 35'/One Story

**Parking**  
 Required: One space per 10 storage bicycles, with a minimum of five spaces = 5 spaces  
 Provided: 5 spaces

**Perimeter Landscape Buffers**  
 Adj. to Race track Rd.: 25' Wide Landscape buffer area with plantings consistent with LDC Sec. 4-2074(1).  
 Adj. to Furlong St. & Performance Ln.: 30' wide landscape buffer area with plantings consistent with LDC Sec. 4-2074(1)

**Deviations**  
 Deviation (1) requests relief from LDC Sec. 3-268(c), refuse and solid waste disposal facilities, to allow roll out commercial carts with 96-gallon capacity for both solid waste and recycle.

		<b>CONCEPTUAL SITE PLAN</b>	<b>BONITA MOTOR CONDOS</b>	DRAWING NO: 22-003 SHEET NO: 1 OF 1
900 E. Hwy 90, Suite 101 Ft. Lauderdale, FL 33304 Phone: 754.561.1111 www.holmontes.com	<b>HOLE MONTES</b> ARCHITECTS	DATE: 12/2022 DATE: 12/2022 DATE: 12/2022	DESIGNED BY: [Name] DRAWN BY: [Name] CHECKED BY: [Name] DATE: 12/2022	THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**Exhibit IV-F  
Narrative Statement**

**Request**

The applicant is requesting a special exception to allow for development of a 31-unit mini warehouse use within the Bonita Beach Road Corridor Overlay – Commercial Zone.

The proposed development will be a condominium indoor-storage facility. Since this use is not specifically defined in LDC Chapter 4, staff has previously determined the characteristics of condominium indoor-storage are similar in use to mini-warehouse and warehouse uses. The proposed units will be air conditioned. Access to the units and roll up doors will be interior to the site. The units are intended to provide storage space for high-end and collector automobiles and are not used for the storage of household goods at levels typically found in self-storage facilities. Deed restrictions will prohibit running businesses out of the units and overnight stays. The project will be designed to further the intent of the Bonita Beach Road Corridor Overlay by providing an interconnected project, designed to the human-scale that will accommodate and encourage pedestrian traffic, and contribute to a vibrant and aesthetically pleasing streetscape. Sidewalks will be installed adjacent Race Track Road and the southern leg of Performance Lane that will connect to the existing sidewalks along Race Track Road, Oak Creek Charter School, and Furlong Street, enhancing the overall pedestrian network for the surrounding area. Perimeter landscape buffers will be planted with trees that will visually enhance the adjacent right-of-way, contributing to a vibrant and aesthetically pleasing streetscape.

**Summary of Subject Site**

The subject site totals approximately 2.82 acres and is located at 28010/020 Performance Lane, approximately 244 feet south of Bonita Beach Road, southeast of the intersection of Race Track Road and Furlong Street. The property is designated General Commercial on the Future Land Use Map and within the Bonita Beach Road Corridor Overlay – Commercial Zone, which permits a wide range of commercial uses.

*Surrounding Property*

	Current Use	Zoning
North	Furlong Street (±40' ROW), Gas Station (RaceTrac)	CPD, Bonita Beach Road Corridor Overlay – Commercial Zone
South	Performance Lane (±30' ROW), Vacant/Undeveloped	C1-A
East	Performance Lane (±30' ROW), Oak Creek Charter School	C1-A, Bonita Beach Road Corridor Overlay – Historic Zone
West	Race Track Road (±100' ROW), Bonita Springs Card Room	CPD, Bonita Beach Road Corridor Overlay

## Neighborhood Meeting

A neighborhood meeting was held on Thursday, March 31, 2022, at 5:30 PM at the Auditorium at St. Leo's Catholic Church. The agent waited until 6:00 PM and then closed the meeting with no one in attendance.

## Relevant Land Development Code Criteria

Criteria for approval of special exceptions are found in Sec. 4-131. Please see below for the required analysis of how this request complies with all relevant criteria.

- c) Special exceptions...
- 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.

*Changing conditions make the approval of the request appropriate. The property, and the surrounding area, is within the Bonita Beach Road Corridor Overlay. The intent of the overlay is 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 aesthetically pleasing streetscape. When compared to the industrial area to the south (which is outside of the overlay), adjacent properties within the overlay have been developed with more urban, commercial uses (such as a school, card room, and gas station). The proposed use is low intensity and compatible with/complementary to adjacent development and while furthering the intent of the overlay. The gas station, school, and card room have added significant traffic to the intersection of Race Track Road and Furlong Street. Future redevelopment of the former greyhound track and future expansion of the school will further increase the impacts of traffic on the surrounding roadway network, The proposed use generates minimal traffic, at off-peak hours. To further reduce impacts to the intersection of Furlong Street and Race Track Road, ingress has been limited to Performance Lane to eliminate the need for left turns onto Furlong Street to access the project.*

- b. The testimony of the applicant.

*To be provided.*

- c. The recommendation of staff.

*To be provided.*

- d. The testimony of the public.

*To be provided.*

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

*Please see the analysis provided below which demonstrates the request is consistent with the goals, objectives, and policies of the Bonita Plan.*

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

*The request meets or exceeds all performance and locational standards.*

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

*The property is cleared of vegetation and surrounded by development. There are no impacts to environmentally critical areas or natural resources.*

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

*The requested use is compatible with the surrounding area. Property to the north and west is developed with more intense commercial uses (gas station, restaurant, card room). There is a stormwater management area to the south. The Oak Creek Charter School is adjacent to the east. The requested use is compatible with and complementary to the charter school. The proposed use generates little traffic (the existing facilities in Naples generate approximately six to ten trips a day) and will have different peak operating hours, so school drop off and pick up will not be adversely impacted. Ingress to the site is being limited to Performance Lane, thereby eliminating additional left-turn movements onto Furlong Street. Furthermore, the requested special exception will provide benefit to the charter school through construction of the pedestrian facilities required by the overlay. The development will also include improvements to Race Track Road consistent with the City's complete street principles.*

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

*The request will not 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.



*The requested use is in compliance with all applicable zoning provisions and supplemental regulations, please see the additional analysis provided below.*

- 3) Findings. Before making a recommendation to the city council to grant any special exceptions, the zoning board must find that the applicant has proved entitlement to the special exception by demonstrating compliance with:

- a. The Bonita Plan;

*The property is designated General Commercial on the Future Land Use Map. The existing and proposed uses are consistent with the FLU designation, which is 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 been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.” Appropriate uses are recognized as a wide range of commercial retail and service uses.*

*The landscaping at time of D.O. and will be consistent with FLU Objective 1.3, which encourages improving the visual and aesthetic appearance of the City; and Transportation Element Objective 1.4, which states the City shall improve the aesthetic qualities and appearances of roadways and their adjacent land uses. The site has access to adequate public facilities and services in accordance with FLU Objective 1.11.*

- b. This chapter; and

*Provided above.*

- c. Any other applicable ordinances or codes.

*Provided below.*

- 4) Authority.

- a. The zoning board must make the recommendation to grant the special exception unless they find the request is contrary to the public interest and the health, safety, comfort, convenience and welfare of the citizens of the city, or that the request is in conflict with subsection (c)(3) of this section.

*The request is not contrary to the public interest or to the health, safety, comfort, convenience or welfare of the citizens of the city and is not in conflict with the required findings of subsection (c)(3).*

## Consistency with the Bonita Plan

**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 ration (FAR) of 1.2.

*The use proposed is consistent with those permitted by the land use category and height and FAR limitations.*

**Objective 1.16: Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant**

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

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

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

*The subject site has been designed with the vision for the Bonita Beach Road Overlay Corridor in mind. The goals in designing the building include:*

- *Create a sense of formal entry into the property that is apparent from the street.*
- *Utilize a building massing strategy that minimizes long linear wall planes.*
- *Integrate the perimeter landscaping into the site design to create a transition from the built environment to the adjacent street scape.*
- *Expanding the existing road network via improvements to Racetrack Road.*

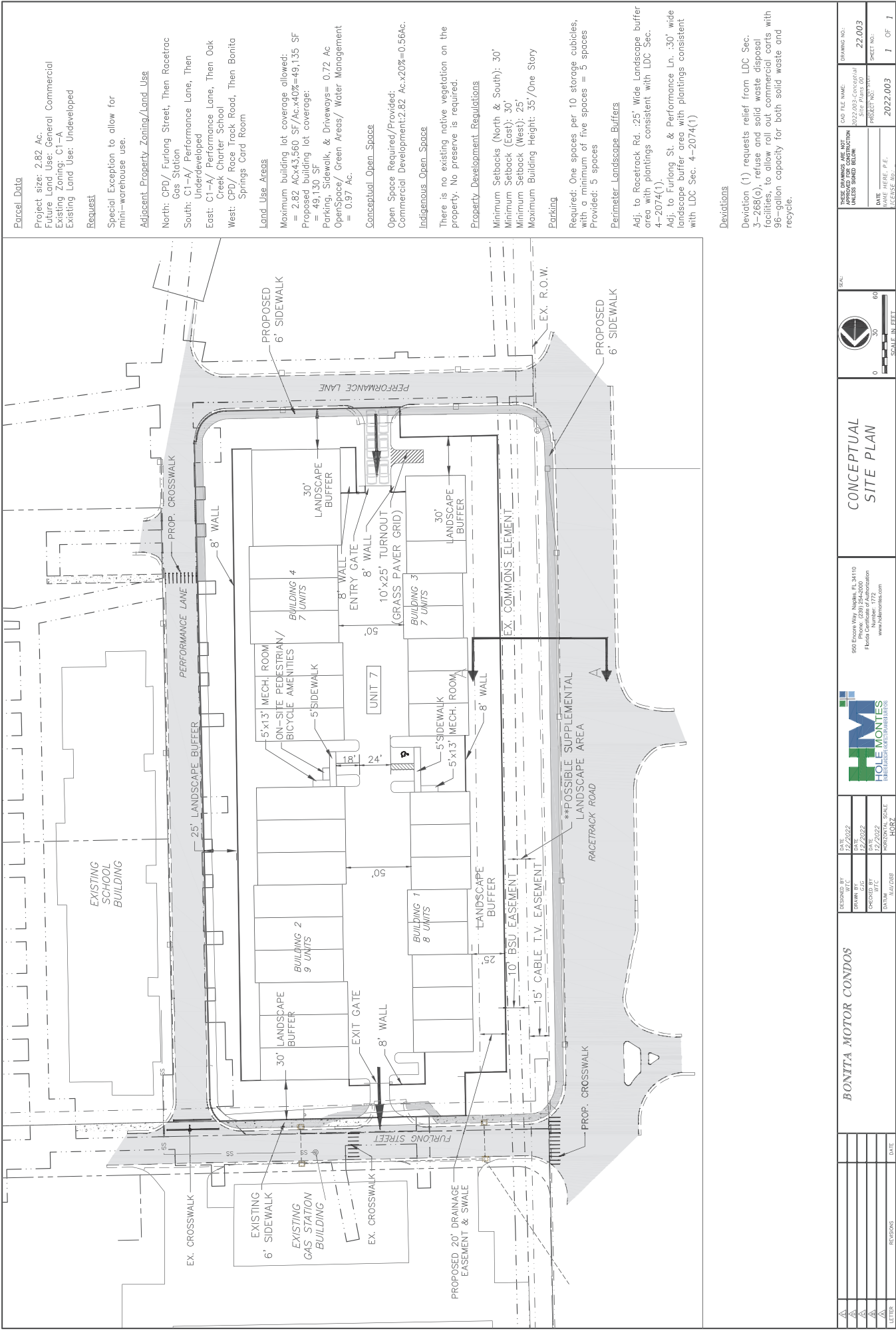
**Policy 1.16.4:** Promote use of aesthetically pleasing architectural standards, accessory structures, and additional hardscape and landscape features to create a strong sense of place along Bonita Beach Road.

**Policy 1.16.5:** New development and redevelopment projects shall be designed and developed to coordinate land uses, site design, access, and required infrastructure improvements with the mobility network identified in the Bonita Beach Road Visioning Study by Toole Design Group dated November 1, 2016.

*Improvements consistent with complete street principles will be implemented where applicable.*

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

*The subject site has been designed with the vision for the Bonita Beach Road Overlay Corridor in mind. The design of the site seeks to beautify the streetscape and expand and improve the pedestrian network. Parking will be internal to the site, allowing for building frontage on all adjacent right-of-way, allowing the building to engage the street through building design. Since these are not traditional storage units, the building will be designed at a human scale in contrast to the more common approach of indoor storage building design which generates closed, boxy buildings. This project will provide aesthetically pleasing building massing and scale, an appropriate relationship to the street, and architecture that will be a positive contribution to the City of Bonita Springs.*



**Parcel Data**

Project size: 2.82 Ac.  
 Future Land Use: General Commercial  
 Existing Zoning: C1-A  
 Existing Land Use: Undeveloped

**Request**

Special Exception to allow for mini-warehouse use.

**Adjacent Property Zoning/Land Use**

North: CPD/ Furlong Street, Then Racetrack Gas Station  
 South: C1-A/ Performance Lane, Then Undeveloped  
 East: C1-A/ Performance Lane, Then Oak Creek Charter School  
 West: CPD/ Race Track Road, Then Bonita Springs Card Room

**Land Use Areas**

Maximum building lot coverage allowed:  
 = 2.82 AC x 43,560 SF/Ac x 40% = 49,135 SF  
 Proposed building lot coverage:  
 = 49,130 SF  
 Parking, Sidewalk, & Driveways = 0.72 Ac  
 OpenSpace/ Green Areas/ Water Management = 0.97 Ac.

**Conceptual Open Space**

Open Space Required/Provided:  
 Commercial Development: 2.82 Ac. x 20% = 0.56Ac.

**Indigenous Open Space**

There is no existing native vegetation on the property. No preserve is required.

**Property Development Regulations**

Minimum Setbacks (North & South): 30'  
 Minimum Setback (East): 30'  
 Minimum Setback (West): 25'  
 Maximum Building Height: 35'/One Story

**Parking**

Required: One space per 10 storage cubicles, with a minimum of five spaces = 5 spaces  
 Provided: 5 spaces

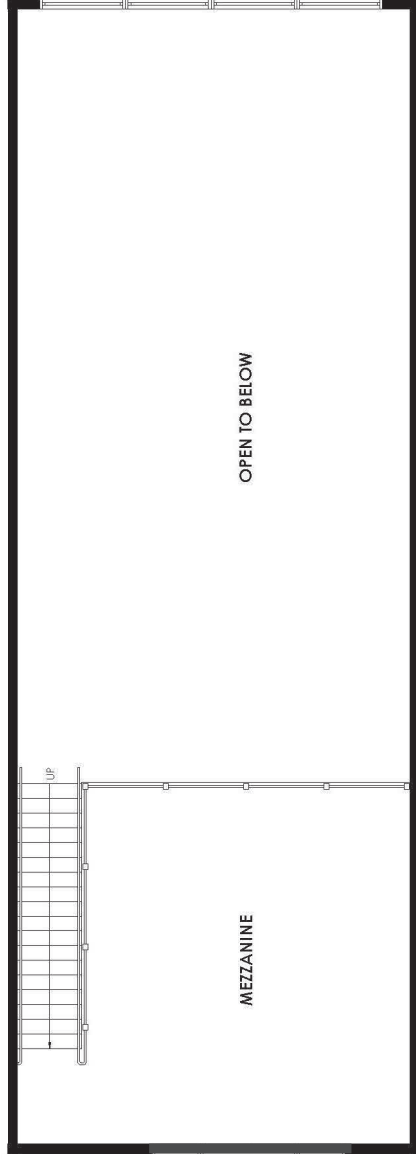
**Perimeter Landscape Buffers**

Adj. to Racetrack Rd.: 25' Wide Landscape buffer area with plantings consistent with LDC Sec. 4-2074(1).  
 Adj. to Furlong St. & Performance Ln.: 30' wide landscape buffer area with plantings consistent with LDC Sec. 4-2074(1)

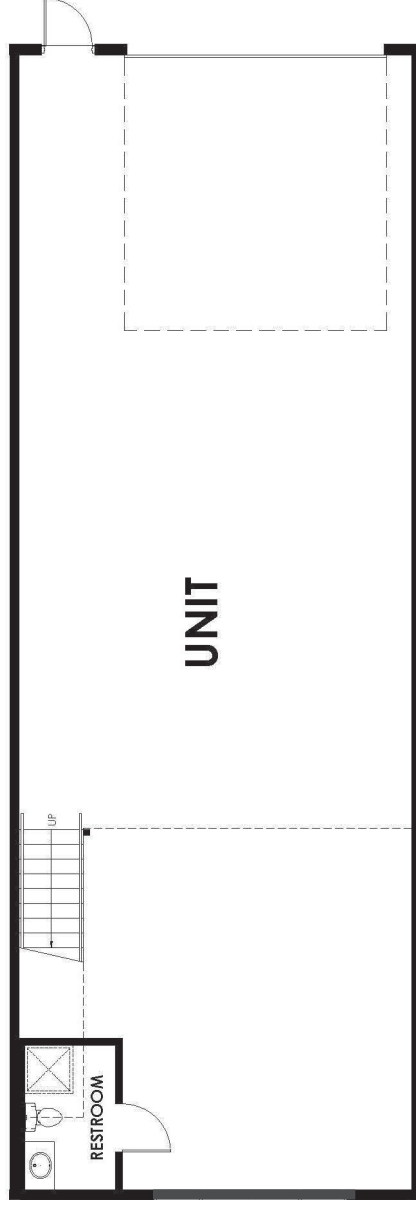
**Deviations**

Deviation (1) requests relief from LDC Sec. 3-268(g), refuse and solid waste disposal facilities, to allow roll out commercial carts with 96-gallon capacity for both solid waste and recycle.

LETTER	REVISIONS	DATE	<b>BONITA MOTOR CONDOS</b> 889 E. Boca Way, Naples, FL 34110 Phone: (239) 254-2000 Fax: (239) 254-2000 Furlong Court Station Number: 1772 www.holmontes.com				<b>CONCEPTUAL SITE PLAN</b>			THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THEY BEAR THIS SEAL AND SIGNATURE DATE: 12/20/22 PROJECT NO.: 20222-003 DATE HERE, P. E.: LICENSE NO.	CAD FILE NAME: 2022 2003-Concept of Site Plans 00	DRAWING NO.: 22.003
DESIGNED BY WFC	DATE 12/20/22	HORIZONTAL SCALE HORIZ	CHECKED BY WFC	DRAWN BY CJG	SCALE 1" = 30'-0"	SHEET NO.: 1 OF 1						

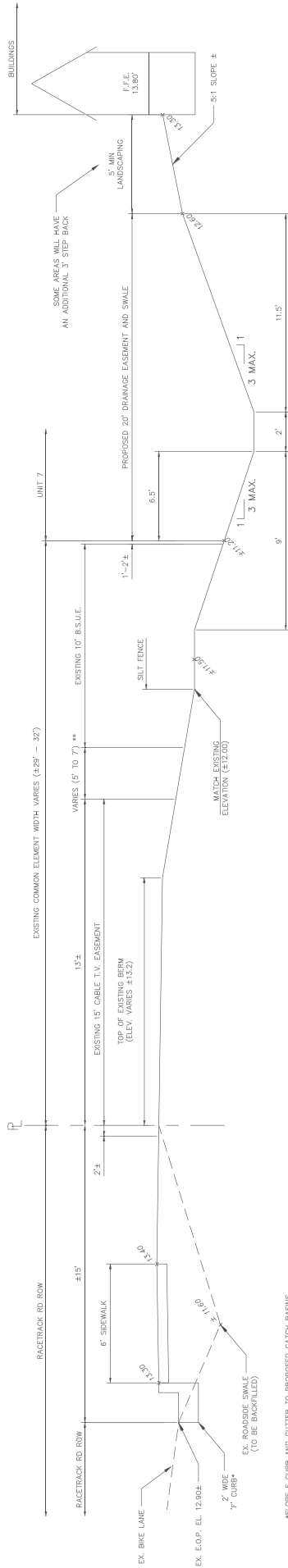


Typical Mezzanine level



Typical Ground level

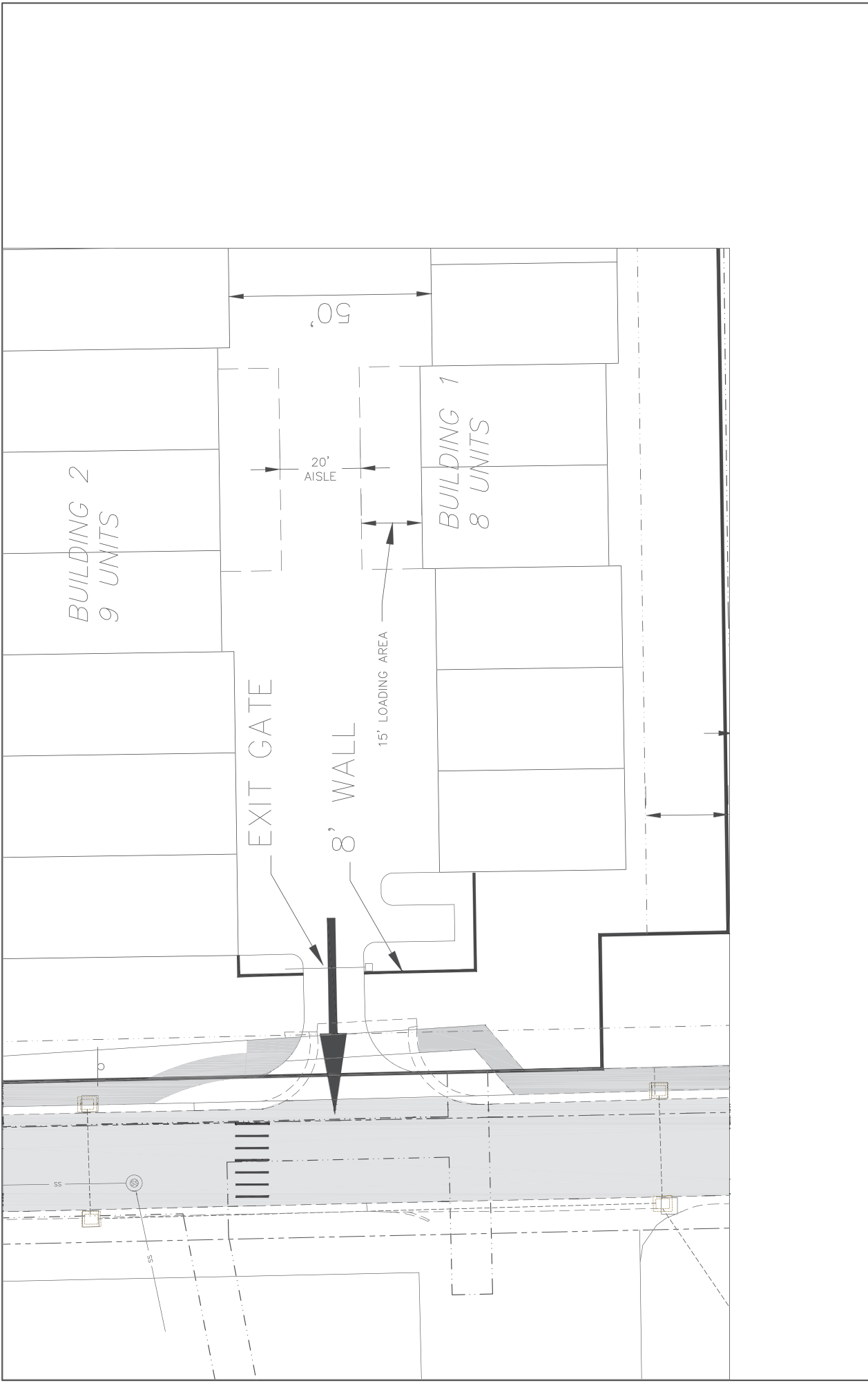
Note: This floor plan is for illustrative purposes only. Architectural elements (such as windows, doors, etc.) may change during the design process.



\*SLOPE F CURB AND OUTER TO PROPOSED CATCH BASINS.  
 \*\*POSSIBLE SUPPLEMENTAL LANDSCAPE AREA

(ELEVATIONS ARE NGVD)

DESIGNED BY WFC	DATE 12/2022	889 Edison Way, Naples, FL 34110 Phone: (239) 254-2000 Florida Corporation Number: 1772 www.holemontis.com	CONCEPTUAL CROSS SECTION A-A	NTS	THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS SHOWN OTHERWISE	CAD FILE NAME 2022.003-Conceptual Site Plans 00	DRAWING NO. 22.003
CHECKED BY WFC	DATE 04/2023				DATE MADE HERE, P.E.	PROJECT NO. 2022.003	SHEET NO. 1 OF 1
DATE 12/2022	SCALE CONCEPTUAL SCALE						
REVISIONS	DATE						



<b>BONITA MOTOR CONDOS</b>		<b>HOLE MONTES</b> REGISTERED PROFESSIONAL ENGINEER		889 E. State Way, Naples, FL 34110 Phone: (239) 254-2000 Fax: (239) 254-2000 Email: hmontes@holemontes.com License Number: 1772		<b>CROSS SECTION</b> <b>INTERNAL ACCESS DRIVE</b>				THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER. DATE: _____ NAME: HOLE MONTES, P.E. LICENSE No.: _____		CAD FILE NAME: 2022.003-Conceptual Site Plans PROJECT NO.: 2022.003		DRAWING NO.: 22.003 SHEET NO.: 1 OF 1	
DATE	12/2022	DESIGNED BY	MJC	DATE	12/2022	SCALE	HORIZ								
DRAWN	CJC	CHECKED BY	MJC	DATE	09/2022	VERTICAL SCALE									
DATE		DATE		DATE		SCALE									
REVISIONS	LETTER	DATE													

## EXHIBIT IV-A

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

HICKORY HOMES INC  
10981 BONITA BEACH RD SE  
BONITA SPRINGS FL 34135

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

PINE HAVEN PLAZA CONDO ASSN  
10981 BONITA BEACH RD  
BONITA SPRINGS FL 34135

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

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

RACETRAC INC  
SILVER OAK ADVISORS  
PO BOX 2437  
SMYRNA GA 30081

MARANO STEVEN  
3447 VALENTIA WAY  
NAPLES FL 34119

LXTK LLC  
10821 FURLONG ST  
BONITA SPRINGS FL 34135

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

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

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



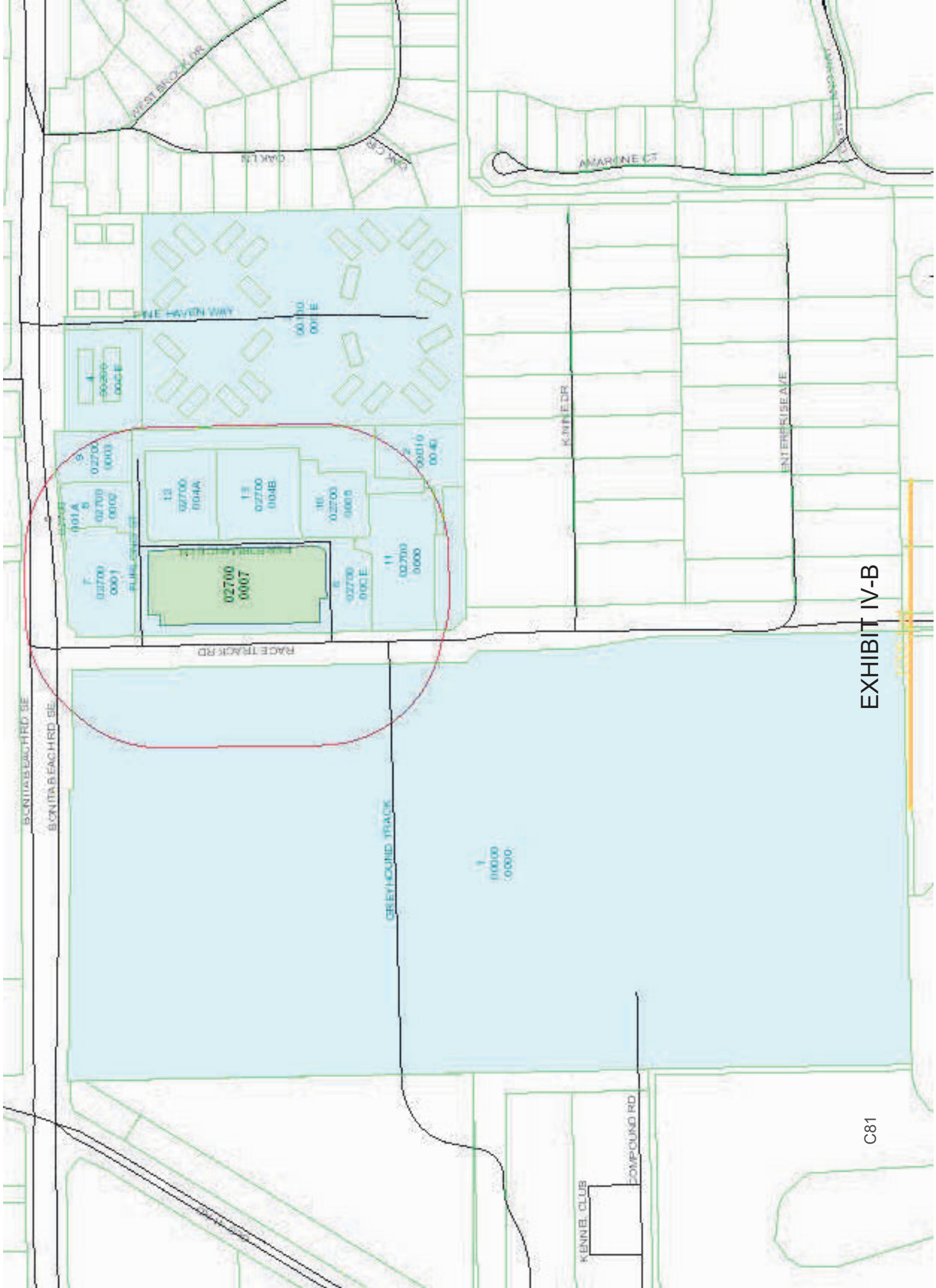


EXHIBIT IV-B

**Bonita Motor Condos  
Neighborhood Meeting Summary**

A neighborhood meeting was held on Thursday, March 16, 2023, at 5:30 PM at the Auditorium at St. Leo's Catholic Church. The agent waited until 6:00 PM and then closed the meeting with no one in attendance.

# **Bonita Springs Motor Condos**

**Public Information Meeting  
Thursday, March 16, 2023  
SPE22-92936-BOS**



## Project Team

- Applicant: Tom Taylor, Livingston Professional Center, LLC
- Robert Mulhere, FAICP, Hole Montes, Inc.
- Jeremie Chastain, AICP, Hole Montes, Inc.
- Phil Pugh, The Pugh Group







BONITA BEACH ROAD

RACE TRACK ROAD

FURLONG STREET

PERFORMANCE LANE

Subject Site

Bonita Springs  
Preparatory &  
Fitness Academy

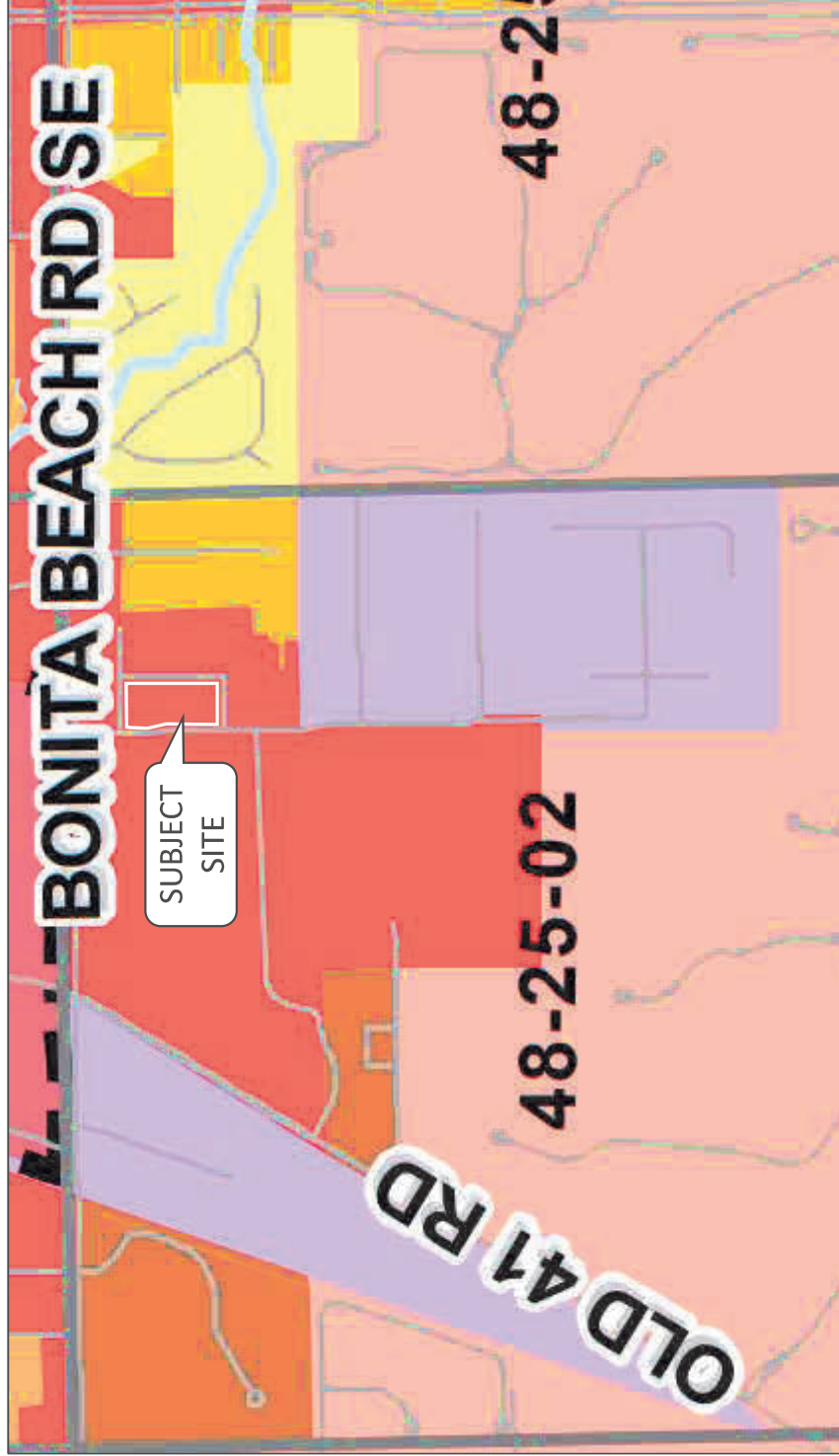
PINE HAVEN WAY

OAK LN

WEST BROOK DR

GREYHOUND TRACK

# Future Land Use Map

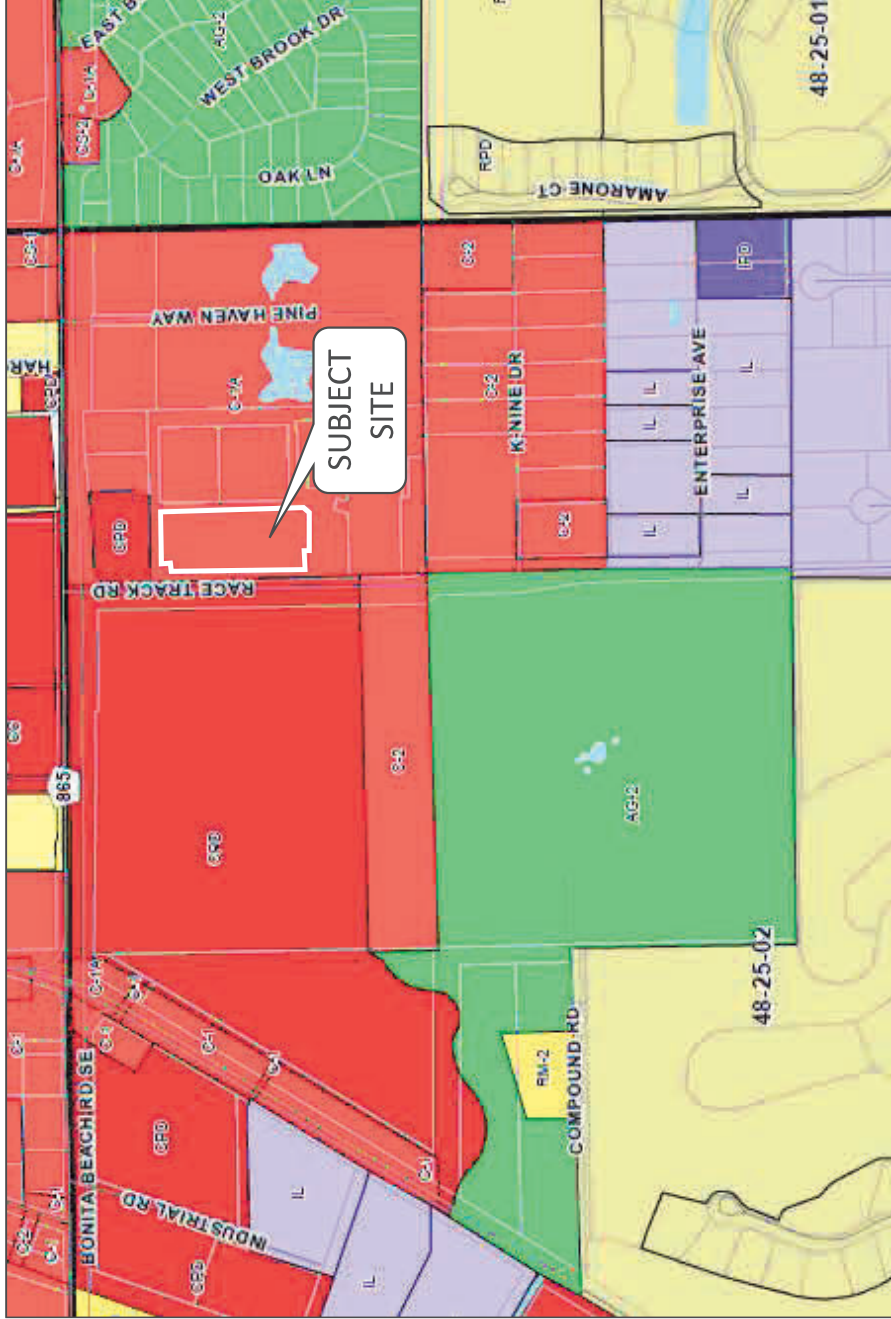


**LEGEND**

- Annexed Lands with Lee County Future Land Use
- Overlay Districts**
  - Downtown Overlay District
  - Rural Agriculture Overlay District
- Bonita Springs FLUM Designations**
  - Low Den. Res.
  - Mod. Den. Res.
  - Med. Den. Res.
  - Med. Den. MF Res.
  - Little Hickory Island MF Residential
  - High Den. Res.
  - High Den. MU/Village Res.
  - Mod. Den. MU/PD
  - Coconut Village
  - Estate Residential
  - Suburban
  - Urban Fringe-Community District
  - Little Hickory Island Neighborhood Commercial
  - General Commercial
  - Interchg. Commercial
  - Industrial
  - Public/Semi-Public
  - Recreation
  - Conservation
  - Conservation Fringe
  - Resource Protection
  - DRGR



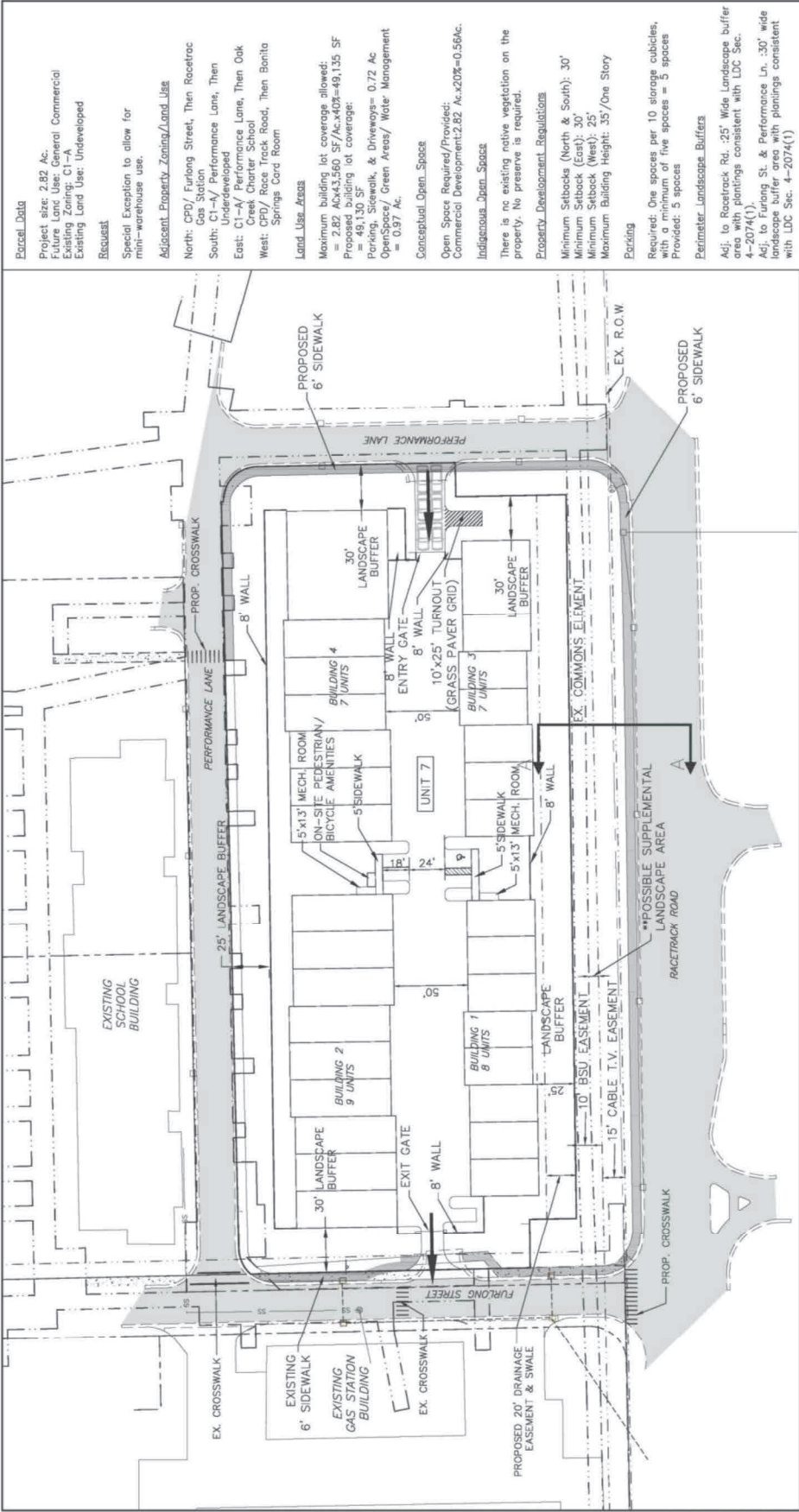
# Zoning





## Request

- The applicant is requesting a special exception or planned development rezoning to allow a mini-warehouse, private (indoor storage/motor condos) within the Bonita Beach Road Corridor Overlay, which establishes additional development standards and permitted land uses.
- Special exceptions are uses that are permitted within a zoning district but require additional review to confirm compatibility with the surrounding area.
- The project will consist of  $\pm 31$  indoor units within a  $\pm 49,130$  square foot building that is  $\pm 20$  feet in height.
- These units will primarily be used to store vehicles.



**Parcel Data**  
 Project size: 2.82 Ac.  
 Future Land Use: General Commercial  
 Zoning: C1-1  
 Existing Land Use: Undeveloped

**Request**  
 Special Exception to allow for  
 multi-warehouse use.

**Adjacent Property Zoning/Land Use**

North: CPD/ Furlong Street, Then Race Track  
 Gas Station  
 South: C1-1/ Performance Lane, Then  
 Undeveloped  
 East: C1-1/ Performance Lane, Then Oak  
 Creek Charter School  
 West: CPD/ Race Track Road, Then Bonita  
 Springs Care Room

**Land Use Areas**  
 Maximum building lot coverage allowed:  
 = 2.82 Ac x 43,560 SF/Ac x 40% = 49,135 SF  
 Proposed building lot coverage:  
 = 49,135 SF  
 Per 49,135 SF, Walk, & Driveways = 0.72 Ac  
 Open Space/ Green Area/ Water Management  
 = 0.87 Ac.

**Conceptual Open Space**  
 Open Space Required/Provided:  
 Commercial Development 2.82 Ac x 20% = 0.56 Ac.

**Indigenous Open Space**  
 There is no existing native vegetation on the  
 property. No preserve is required.

**Property Development Regulations**  
 Minimum setbacks (North & South): 30'  
 Minimum setback (East): 30'  
 Minimum setback (West): 25'  
 Maximum Building Height: 35'/One Story

**Parking**  
 Required: One space per 10 storage cubicles,  
 with a minimum of five spaces = 5 spaces  
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**Perimeter Landscape Buffers**  
 Adj. to Race Track Rd.: 25' Wide Landscape buffer  
 area with plantings consistent with LDC Sec.  
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 Adj. to Furlong St. & Performance Ln.: 30' wide  
 landscape buffer area with plantings consistent  
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**Deviations**  
 Deviation (1) requests relief from LDC Sec.  
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 facilities, to allow roll out commercial carts with  
 96-gallon capacity for both solid waste and  
 recycle.

 0 30 60 SCALE IN FEET	<b>CONCEPTUAL SITE PLAN</b>	 100 South West Avenue, 15th Floor Fort Lauderdale, Florida 33315 www.holmontes.com	DRAWN BY: J.S. 12/2/22 CHECKED BY: J.S. 12/2/22 DESIGNED BY: J.S. 12/2/22 DATE: 12/2/22	SHEET NO.: 22,003 SHEET TOTAL: 1 OF 1
			PROJECT: BONITA MOTOR CONDOS DATE: 12/2/22	DATE: 12/2/22 PROJECT: 2022.003

# Conceptual Rendering



# Conceptual Rendering



## Special Exception or Planned Development Process

### Next steps:

- The project is scheduled to be heard by the Zoning Board on April 18<sup>th</sup> at 9:00 AM. The Zoning Board will provide a recommendation of approval or denial.
- The project is tentatively scheduled to be heard by City Council on May 3<sup>rd</sup> at 5:30 PM. The City Council will make the final decision.

# Questions or Comments?

