



Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals
Meeting Agenda**

March 21, 2024
9:00 a.m.

If you plan to address the Council, please complete a “Public Comment Card” located on the table outside of Chambers. Completed comment cards should be submitted to the City Clerk prior to the start of the meeting.

To submit your public comment in writing, please email your name, address, and comments to CITYMEETINGS@CITYOFBONITASPRINGS.ORG **Any written public comment must be received by 3:00 P.M. on March 20, 2024.**

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact City Clerk Mike Sheffield by calling (239) 949-6262 at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval Of Minutes: October 17, 2023
6. Public Comment
7. Public Hearings

Each case will include a public comment period at the conclusion of the applicant and staff presentation.

- A. Case Name: RIVERBEND RESIDENTIAL PLANNED DEVELOPMENT (PD22-95976-BOS)

AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO DEVELOP UP TO TEN (10) DETACHED VILLAS, BOAT DOCKS AND OTHER ACCESSORY USES, AND TO ADD FIVE (5) DEVIATIONS.

Zoning Board Meeting Agenda

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8. Case Update: Tidal Wave Rezone & Special Exception, Lake Michigan Credit Union Special Exception
 9. Next Meeting: April 16, 2024 at 9:00am (Tentative)
 10. Adjournment
-

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals**

Meeting Minutes

Tuesday, October 17, 2023

9:00 a.m.

I. CALL TO ORDER

Chairman Rascio called the meeting to order at 9:00 am.

II. INVOCATION

Board Member Russ Winn gave the invocation.

III. PLEDGE OF ALLEGIANCE

Chairman Rascio asked Board Member Gambrell to lead the Pledge of Allegiance.

IV. ROLL CALL

Chairman Rascio motioned to allow Member Hershenson to participate in the meeting remotely; Member Winn seconded; the motion carried by members present, 5-0.

City Clerk Sheffield called the roll:

Present – Rascio, Galloway, Winn, Gambrell, Benson, and Hershenson (via Zoom)

Absent – Linda Waterhouse (excused)

V. APPROVAL OF MINUTES: Meeting of August 15, 2023

Board Member Gambrell motioned to approve the minutes, Seconded by Board Member Winn; the motion carried 6-0.

VI. PUBLIC COMMENT

Chairman Rascio announced that public comments will be heard for each case at the conclusion of the presentations.

VII. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

City Attorney Rooney swore in all those who intended to speak and/or give testimony.

A. CASE NAME: TIDAL WAVE REZONING (RZN22-98084-BOS)

A REQUEST TO REZONE PORTIONS OF PROPERTY TOTALING APPROXIMATELY 4.1 ACRES FROM THE LIGHT INDUSTRIAL DISTRICT (IL) TO THE GENERAL COMMERCIAL DISTRICT (CG).

Mike Fiigon, Senior Planner with Community Development, introduced the item and informed the board that the applicant was unable to be present; however, Craig Boisseau of Thomas Engineering Group is available by Zoom to answer questions on the applicant's behalf.

Mr. Fiigon provided the staff presentation which included which included project plans, staff analysis, and proposed conditions of approval. (Staff analysis on file in the Clerk's Office). He also responded to questions asked by board members.

*Chairman Rascio called for public comments; however, seeing none, he asked for a motion. Board Member Hershenson motioned to approve the applicant's request for a rezone; Board Member Gambrell seconded. **The motion carried by a vote of 6-0, as follows:***

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

B. CASE NAME: TIDAL WAVE SPECIAL EXCEPTION (SPE23-98082-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE U.S. 41 CORRIDOR OVERLAY, PURSUANT TO LDC 4-898

Michael Fiigon, Senior Planner with Community Development, provided the staff presentation, which included project plans, staff analysis, and proposed conditions of approval of the request. (Staff analysis on file in the Clerk's Office).

Chairman Rascio called for public comment.

Mayor Steinmeyer asked if there is a turn off from US 41 onto the property.

Mike Fiigon stated the only access points were off of Production Circle.

*Seeing no additional members of the public wishing to speak, Chairman Rascio called for public comments; seeing none, he motioned to approve the applicant's request for an exception; Board Member Winn seconded. **The motion carried by a vote of 6-0, as follows:***

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

C. CASE NAME: LAKE MICHIGAN CREDIT UNION SPECIAL EXCEPTION (SPE23-102216-BOS)

A SPECIAL EXCEPTION REQUEST TO RE-ESTABLISH THE DRIVE THRU OPERATION AT AN EXISTING BANK BUILDING ON A PROPERTY LOCATED WITHIN THE COMMERCIAL ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY, PURSUANT TO LDC SEC. 4-898.

Stacy Hewitt with Banks Engineering presented on behalf of the applicant. She provided an overview of the project and of the applicant's requests to re-establish the drive-through and

exceed minimum parking (presentation on file in the Clerk's Office).

Mary Zizzo, Planner with Community Development, provided the staff presentation, which included staff analysis and proposed conditions of approval. (Staff analysis on file in the Clerk's Office).

Ms. Zizzo and Ms. Hewitt responded in turn to questions asked by board members.

Following board deliberation, Chairman Rascio called for public comments; seeing none, he motioned to approve the applicant's requests; Board Member Winn seconded. **The motion carried by a vote of 6-0, as follows:**

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

VIII. CASE UPDATE: Bayview on Estero Bay (RPD/CPD)

Jackie Genson provided the update, stating the rezone was approved by City Council.

IX. NEXT MEETING: November 14, 2023 at 9:00am (Tentative)

X. ADJOURNMENT

As there was no further business, Chairman Rascio adjourned the meeting at 10:03 a.m.

Respectfully submitted,

Mike Sheffield, City Clerk

APPROVED:
BONITA SPRINGS ZONING BOARD:

Date: _____

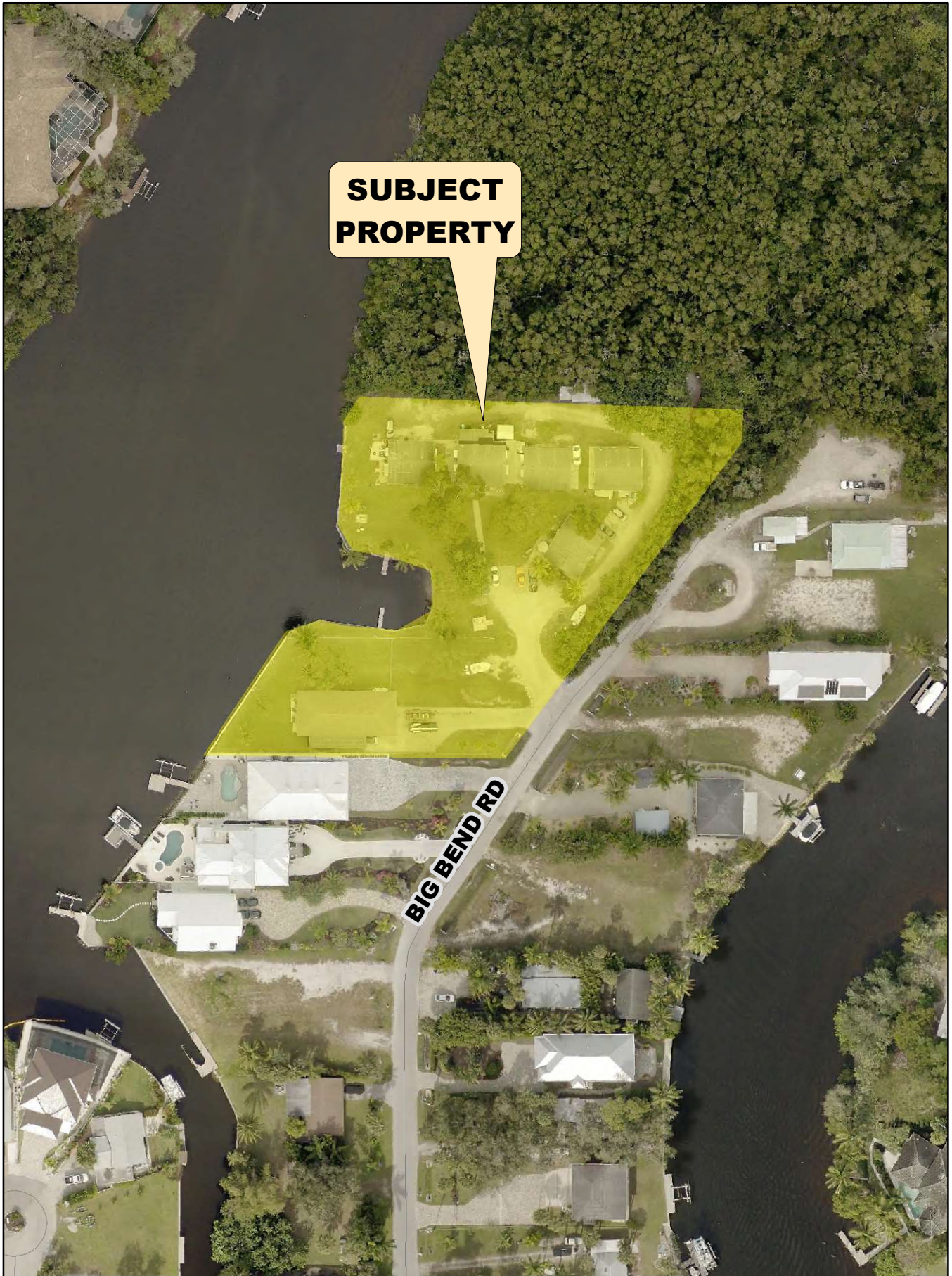
AUTHENTICATED:

Anthony Rascio, Chairman

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Riverbend RPD Amendment Exhibit IV-N Aerial



**SUBJECT
PROPERTY**

BIG BEND RD

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT AMENDMENT

CASE NUMBER: PD22-95976-BOS

HEARING DATE: March 21, 2024

PLANNER: Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

- A. Applicant: BB Sunset Properties, LLC
- B. Agent: Q. Grady Minor & Associates, P.A.
- C. Request: To amend a Residential Planned Development (RPD) to develop up to ten (10) detached villas, boat docks, and other accessory uses, and to add five (5) deviations.
- D. Location: West side of Big Bend Road; STRAP: 32-47-25-B2-00003.0000 (27495-511 Big Bend Road) & 32-47-25-B2-00003.0010 (27523 Big Bend Road), Bonita Springs, Florida 34134
- E. Future Land Use Plan Designation: Medium Density Residential
- F. Current Zoning: Residential Planned Development (RPD)
- G. Current Land Use: Vacant

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

BACKGROUND:

The property was rezoned from the multi-family zoning designation (RM-2) and the two-family conservation designation (TFC-2) to a Residential Planned Development (RPD), pursuant to Bonita Springs Zoning Ordinance 10-02, passed by City Council on January 25, 2010. At the time, the intent was to construct up to 16 units and a variety of unit types, including single-family, two-family attached, and multi-family. Several residential structures (duplexes) were existing on-site at the time of the initial rezoning petition. The duplexes sustained heavy damage as the result of the aftermath of Hurricane Ian and were subsequently demolished. In late October 2022, the Applicant’s agent (Q. Grady Minor & Associates, P.A.) filed for an amendment to the zoning ordinance to reduce the density from 16 units down to 10 units, and to amend the schedule of uses to remove the single-family, two-family, and multi-family unit types and to add “Detached Villas” to the list. The City’s current regulations do not contain a definition for a detached villa, so Staff requested the Applicant provide a definition for consideration. The definition provided is: *a dwelling unit that is occupied by one family and is not connected to any other structure. Multiple detached villas may be located on a single parcel.* Subsequent review and analysis of this definition is provided in the Comprehensive Plan consistency section of this staff report.

Uses: As part of the amendment request, the Applicant proposes the following changes to the Schedule of Uses:

Accessory Uses, Buildings, and Structures

Docks, seawalls

Dwelling units (Maximum total ~~16~~10 units):

~~Single-Family (maximum total 2 units)~~

~~Two-Family Attached (maximum total 4 units)~~

~~Multi-family building (maximum total 10 units)~~

Detached Villa **

Models:

Model Home (for marketing purposes within the project only)

Real Estate Sales Office (temporary for marketing purposes within the project only within one dwelling unit)

Recreational facilities:

Personal

Private-Onsite

Residential Accessory Uses

** The term “Detached Villa” is defined as follows: a dwelling unit that is occupied by one family and is not connected to any other structure. Multiple Detached Villas may be located on a single parcel.

Property Development Regulations: The Applicant also proposes the following amendments to the property development standards, with regulations not listed intending to remain as previously approved:

Minimum Lot Width: ~~324.95 feet~~ N.A.
 Minimum Lot Depth: ~~223 feet~~ N.A.
 Minimum Lot Area: ~~1.52 +/- acres~~ N.A.
 Maximum Lot Coverage: 40%
 Minimum Open Space: 40%

	Detached Villa	Single-Family	Two-Family Attached	Townhouse Multi-Family	Accessory Structures
Maximum Building Height	<u>35 feet</u>	Not to exceed 35 feet	Not to exceed 35 feet	Not to exceed 39 feet	35 <u>25</u> feet
Setbacks					
— Street		50 feet	50 feet	50 feet	50 feet
— Side Yard		7.5 feet	0/10 feet	0/20 feet	10 feet
— Rear Yard		25 feet	25 feet	25 feet	25 feet
— Water Body		25 feet	25 feet	25 feet	25 feet
<u>North PD Boundary</u>	<u>10 feet</u>				<u>10 feet</u>
<u>Imperial River</u>	<u>25 feet</u>				<u>0 feet</u> (for docks, seawalls, walkways and accessways)
<u>South PD Boundary</u>	<u>10 feet</u>				<u>10 feet</u>
<u>Big Bend Road</u>	<u>20 feet</u> (<u>Building 10 to be reduced to 10 feet</u>)				<u>10 feet</u>
Minimum Building Separation	<u>10 feet</u>	10 feet	10 feet	20 feet	5 feet <u>0 feet</u>

Deviations: Two deviations were approved as part of the original zoning ordinance. The Applicant is requesting to amend one of them, and add four (4) more, for a total of five (5) new deviations. The request language, Applicant justification, and Staff response are shown below.

Deviation Request #1: Requesting relief from LDC Section 3-418 (d)(6) requires if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet. Where residences will be constructed between the road, drive, or parking area and the existing residential subdivision or lots, the wall or wall and berm combination are not required. Uses or activities that generate noise, dust, odor, heat, glare, or other similar impacts, must provide a type C or F buffer unless it can be shown the proposed development will not have a significantly adverse impact on adjacent property to instead allow a 10' wide buffer with 8' high wall and landscaped between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet.

Applicant Justification: *The proposed development will “appear” to be single family residence but will “function” as multi-family without lot lines and associated HOA docs. The appearance of the development will be consistent with the abutting residential neighborhood. Furthermore, each home will have a driveway or shared driveway that connects directly to Big Bend Road. The driveways don’t function like a traditional roadway.*

Staff Analysis: The original deviation request as approved in Ordinance 10-02 reduced the buffer width from 25 feet to 15 feet. This deviation seeks a further reduction to 10 feet. However, the planting standard of a minimum of five (5) trees and 18 shrubs per 100 lineal feet is not being modified. Additionally, the previously-approved Master Concept Plan (MCP) allowed for a variety of dwelling unit types and a different layout, in which the increased buffer width may have been more appropriate. With this amendment, the site will be designed to be more in line with single-family development. Since the planting standard of the code section is remaining in place, and since the development will be more consistent with single-family development, Staff recommends **APPROVAL** of the deviation request.

Deviation Request #2: [Previously approved in Ordinance 10-02]: An update to the affected code section has been provided (going from Lee County Land Development Code Section 34-934, to City of Bonita Springs Land Development Code Section 4-740) and no further modifications or alterations are being sought. This deviation approved the use of model units within the RPD without having to go through subsequent administrative actions.

Deviation Request #3: Requesting relief from LDC Section 3-417 (b)(6), Indigenous native vegetation. Setbacks, which requires a minimum 30-foot setback from all preserve (wildland) areas is required for buildings and accessory structures for the purposes of fire

protection. Buildings and accessory structures located closer than 30 feet from a preserve (wildland) area shall require special mitigation measures as determined by the Bonita Springs Fire Control and Rescue District, in accordance with the National Fire Protection Association ("NFPA"), Standard 1144, "Standard for Protection of Life and Property from Wildfire." To instead allow structures to be located 10 feet from an off-site preserve and to provide a wildland mitigation plan with the development order.

Applicant Justification: *The off-site preserve is a mangrove preserve. The area north of the RPD is adjacent to the Imperial River and the risk from wildfire is non-existent. The risk of fire in this location is de minimis. The Bonita Springs Fire and Rescue District has approved the deviation, subject to submission of a Wildland Fire Mitigation Plan. There is a proposed 10-foot-wide pedestrian easement that allows structures to be located 10 feet from the on-site preserve, subject to submission of a Wildland Fire Mitigation Plan Reference Detail B- Proposed Site Plan.*

Staff Analysis: It should be noted that the referenced code section does not prohibit structures from being closer than 30 feet to preserve areas. Rather, it stipulates a requirement that, should this option be utilized, mitigation measures may be required by the Bonita Springs Fire Control & Rescue District (BSF). The Applicant will submit a mitigation plan as part of the development order process and it will be reviewed by BSF. It appears the Applicant has already spoken to BSF about mitigation. Staff recommends **APPROVAL** of the reduced setback, subject to approval of the mitigation plan by BSF at time of local development order.

Deviation Request #4: Requesting relief from LDC Section 3-418 (d)(3), buffering requirements, which requires a 15 foot wide type 'D' buffer to instead allow a modified landscape buffer with an average of 1 tree per ROW abutting residential unit, planting within the ROW abutting dry detention area (cypress trees or similar), and no buffer required when abutting mangroves.

Applicant Justification: *In an attempt to have a unified appearance with the existing residential community, the proposed development is looking to have similar landscaping as the existing abutting residential homes, with open view corridors, limited shrubs or bushes, and front yard canopy trees.*

Staff Analysis: As part of the review for this deviation, Staff requested a right-of-way exhibit that provided a concept showing the proposed planting areas. It is the Staff's understanding that the Applicant has been in touch with the City's Public Works Department with regards to obtaining easements to provide additional outfall structures to better drain this portion of Big Bend Road. With negotiations ongoing, Staff cannot say definitively if the proposed planting concept is appropriate. Staff is recommending a right-of-way planting plan/exhibit to be provided at time of local development order, especially for any plants proposed in the dry detention areas, to better understand the implications of this deviation request. If the Applicant agrees to this condition, Staff does not object to

recommending **APPROVAL** of the deviation request, subject to the approval of the right-of-way planting plan from Community Development and Public Works.

Deviation Request #5: Requesting relief from LDC Section 3-417(b)(1)a, Indigenous native vegetation, which requires a minimum setback of 30 feet is required from any habitable structure to instead allow for a minimum setback of 10 feet from the .02 acre mangrove preserve.

Applicant Justification: *The reduced setback is applicable for a single structure and the 10-foot dimension is for the closest portion of the home to the preserve. The .02-acre preserve is immediately adjacent to Big Bend Road and has been impacted by the road construction. The Bonita Springs Fire and Rescue District has approved the deviation from a preserve setback, and we will provide a Wildland Fire Mitigation Plan with the Development Order.*

Staff Analysis: This deviation request is similar to Deviation #3. While that deviation was to address setbacks to the mangrove preserve area to the north, this deviation is to address the setbacks of Building 10 to the mangrove preserve area to the east. Staff recommends **APPROVAL** of this deviation request, subject to approval of a mitigation plan reviewed by Bonita Springs Fire Control & Rescue District.

Deviation Request #6: Requesting relief from LDC Section 4-741(b)(1)b, Minimum setbacks of structures and buildings from development perimeter boundaries, which requires all buildings and structures must be set back from the development perimeter a distance equal to the greater of:

Fifteen feet, if the subject property is, or will be zoned RPD, MHPD, CFPD, or CPD.

To instead allow buildings #1, #7 and #10 to have a ten-foot setback from the perimeter of the RPD boundary as shown on the MCP.

Applicant Justification: *The proposed setback reduction to 10 feet only applies to buildings #1, #7 and #10. Building #1 is adjacent to a mangrove preserve and the applicant has requested a deviation from the 30-foot setback from a preserve. The setback is supported by the Bonita Springs Fire and Rescue District with submission of a wildland mitigation plan with the D.O. For building #10 the reduction in perimeter setback is only applicable to the southeast corner of the proposed structure, which can actually be a minimum of 11 feet from the RPD boundary. the balance of the structure will comply with the 15-foot setback requirement. The slight reduction in setback will allow the internal drive to have appropriate turning radii for emergency vehicles and to provide for appropriate building separation.*

Staff Analysis: One of the purposes of the perimeter setback is to provide for increased buffering in order to mitigate perceived impacts on neighboring properties. Adjacent to the north is a dedicated preserve area and to the east is the right-of-way of Big Bend

Road. The “impact” would be on the south side of the project, adjacent to Building 7. However, as demonstrated in Deviation #1 (and shown on the master concept plan), the Applicant will be providing an eight-foot high wall, in addition to a landscape buffer. The wall and landscaping will visually screen the project on the south side. Staff recommends **APPROVAL** of this deviation request, subject to the construction of the wall and landscape buffer.

CONCLUSIONS:

It is Staff’s opinion that the Applicant has properly demonstrated that the proposed amendment is appropriate for the RPD. Additional analysis performed by Staff in order to reach this conclusion can be found by reviewing “Attachment A.”

RECOMMENDATION:

Staff recommends **APPROVAL** of a Residential Planned Development (RPD) zoning amendment to Ordinance 10-02 to reduce the density to a maximum of 10 detached villa units (as defined below) and add five (5) deviations. This recommendation of approval is subject to the following conditions, which shall replace those stated in Ordinance 10-02:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit “B.”

2. Schedule of Uses:

Accessory Uses, Buildings, and Structures

Docks, seawalls

Dwelling units (Maximum total 10 units):

Detached Villa *

Models:

Model Home (for marketing purposes within the project only)

Real Estate Sales Office (temporary for marketing purposes within the project only within one dwelling unit)

Recreational facilities:

Personal

Private-Onsite

Residential Accessory Uses

*** The term “Detached Villa” is defined as follows: a dwelling unit that is occupied by one family and is not connected to any other structure. Multiple Detached Villas may be located on a single parcel.*

3. Property Development Regulations: The Applicant proposes the following property development standards:

Minimum Lot Width: N.A.
 Minimum Lot Depth: N.A.
 Minimum Lot Area: N.A.
 Maximum Lot Coverage: 40%
 Minimum Open Space: 40%

	Detached Villa	Accessory Structures
Maximum Building Height	35 feet	25 feet
Setbacks		
North PD Boundary	10 feet	10 feet
Imperial River	25 feet	0 feet (for docks, seawalls, walkways and accessways)
South PD Boundary	10 feet	10 feet
Big Bend Road	20 feet (Building 10 to be reduced to 10 feet)	10 feet
Minimum Building Separation	10 feet	0 feet

4. The Applicant is required to coordinate with Community Development and Public Works to discuss roadway and drainage improvements along the project's frontage on Big Bend Road. This coordination shall take place during the development order review process. This coordination is intended to be separate from the Applicant's responsibilities to provide adequate on-site and off-site complete streets facilities as required by City of Bonita Springs Land Development Code.

5. Environmental Conditions

- a. Prior to local development order approval, a tree survey will be required to determine if there are any Heritage trees on-site. If Heritage trees are present and are planned for removal, an appearance before the Tree Advisory Board prior to the issuance of local development order is required.
- b. At the time of Dock and Shoreline permitting, mitigation measures for new wet slips shall be met for compliance with the Lee County Manatee Protection Plan which include but are not limited to: 1. Standard manatee construction conditions; 2. Manatee education activities as required per section 8.4.5; and 3. Funding for enhanced marine law enforcement per section 8.4.5. Manatee protection and education signs shall be depicted on the local development order. Final dock and shoreline design (filling, riprap, and docks) shall be subject to state and federal permitting requirements.
- c. The proposed conservation adjacent to the Imperial River shall be recorded and any modifications to the existing easement shall be recorded.
- d. At the time of local development order, the applicant must submit an Indigenous Preservation and Restoration Plan depicting a 20' wide indigenous buffer on the property adjacent to the Imperial River. This buffer shall be planted with native vegetation consistent with the final planned use of this area. If the use is for dry detention, species commonly found in wetland areas shall be utilized such as, but not limited to, cordgrass, fakahatchee grass, pond apple tree, cypress tree, green buttonwood tree. If the final planned use of this area will be level in elevation similar to the rest of the property, species used shall be those commonly found in our coastal hardwood hammocks and shall be planted in a manner to mimic a natural condition. A variety of tree and understory vegetation shall be planted at a ratio of five trees and eighty understory plants per one hundred linear feet.
 - i. The following tree and understory species are recommended for the buffer:

Selected Tree Species: Gumbo Limbo, Strangler Fig, Mangroves, Buttonwood, Lancewood, Willow Busic, Mastic, Pigeon Plum, Jamaican Dogwood.

Selected understory species: Simpsons Stopper, White Indigo Berry, Cocoplum, Jamaican Caper, Spanish Stopper, White Stopper, Wild Coffee.

- ii. The square footage planted may be credited twice towards the indigenous open space requirement.
 - iii. Trees must be at least 15 gallons (apx. 6-8' tall), and understory plants must be 3 gallon (apx. 24" tall).
 - iv. Five foot pedestrian paths consisting of pervious material and seating areas are permitted to meander within this buffer area.
 - v. A temporary irrigation system is required during the initial landscape establishment period and may be eliminated approximately one year after the material has been planted.
- e. The applicant must provide one hundred (100) percent native vegetation plantings within all required buffers.
 - f. Prior to local development order approval, the applicant must provide a planting plan for the dry detention areas that includes native wetland plants (minimum one gallon container size) providing 50% coverage at time of installation.
6. Any infrastructure associated with the model home will need to be shown on the development order plans. If the model home will require a temporary parking lot, the proposed layout shall be shown on the plans. The requirements of LDC 4-1665—Model Homes and Model Units, remains in full force and effect, unless modified below.
- a. A maximum of one model home is permitted for each model type in the development.
 - b. Hours of operation for the model homes are restricted to Sunday – Saturday, 8:00 a.m. – 6:00 p.m.
7. The Real Estate Sales Office is permitted to occur within a maximum of one (1) dwelling unit. The hours of operation for the sales office shall be Sunday – Saturday, 8:00 a.m. – 6:00 p.m.
- a. Sales are limited to the sale of units within the development. The sales office is valid for a time period of three (3) years from the date of the certificate of occupancy for the sales office. A one-time extension of two (2) years may be granted by the Director of Community Development. Additional time will require special exception approval.

8. In order to demonstrate consistency with single-family development, at time of local development order submittal, the Applicant shall provide renderings of the proposed home elevations for review.
9. Pursuant to Deviation 3, a wildland mitigation plan is required to be provided at time of local development order, to be reviewed and approved by the Bonita Springs Fire Control & Rescue District.
10. Pursuant to Deviation 4, a right-of-way planting plan shall be provided at time of local development order, to be reviewed and approved by Community Development and Public Works.
11. At time of local development order and building permit, the Applicant shall demonstrate compliance with all local, state, and federal regulations for construction within floodways and floodplains.
12. Approval of this zoning action does not guarantee approval of a local development order or building permit.

Deviations

1. Requesting relief from LDC Section 3-418 (d)(6) requires if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet. Where residences will be constructed between the road, drive, or parking area and the existing residential subdivision or lots, the wall or wall and berm combination are not required. Uses or activities that generate noise, dust, odor, heat, glare, or other similar impacts, must provide a type C or F buffer unless it can be shown the proposed development will not have a significantly adverse impact on adjacent property to instead allow a 10' wide buffer with 8' high wall and landscaped between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet, is **APPROVED**
2. **[Previously approved in Ordinance 10-02]:** An update to the affected code section has been provided (going from Lee County Land Development Code Section 34-934, to City of Bonita Springs Land Development Code Section 4-740) and no further modifications or alterations are being sought. This deviation approved the use of model units within the RPD without having to go through

subsequent administrative actions. The deviation with the updated code section language is **APPROVED**, subject to Condition 6.

3. Requesting relief from LDC Section 3-417 (b)(6), Indigenous native vegetation. Setbacks, which requires a minimum 30-foot setback from all preserve (wildland) areas is required for buildings and accessory structures for the purposes of fire protection. Buildings and accessory structures located closer than 30 feet from a preserve (wildland) area shall require special mitigation measures as determined by the Bonita Springs Fire Control and Rescue District, in accordance with the National Fire Protection Association ("NFPA"), Standard 1144, "Standard for Protection of Life and Property from Wildfire." To instead allow structures to be located 10 feet from an off-site preserve and to provide a wildland mitigation plan with the development order, is **APPROVED**, subject to Condition 9.
4. Requesting relief from LDC Section 3-418 (d)(3), buffering requirements, which requires a 15 foot wide type 'D' buffer to instead allow a modified landscape buffer with an average of 1 tree per ROW abutting residential unit, planting within the ROW abutting dry detention area (cypress trees or similar), and no buffer required when abutting mangroves, is **APPROVED**, subject to Condition 10.
5. Requesting relief from LDC Section 3-417(b)(1)a, Indigenous native vegetation, which requires a minimum setback of 30 feet is required from any habitable structure to instead allow for a minimum setback of 10 feet from the .02 acre mangrove preserve, is **APPROVED**, subject to Condition 9.
6. Requesting relief from LDC Section 4-741(b)(1)b, Minimum setbacks of structures and buildings from development perimeter boundaries, which requires all buildings and structures must be set back from the development perimeter a distance equal to the greater of: Fifteen feet, if the subject property is, or will be zoned RPD, MHPD, CFPD, or CPD.
To instead allow buildings #1, #7 and #10 to have a ten-foot setback from the perimeter of the RPD boundary as shown on the MCP, is **APPROVED**.

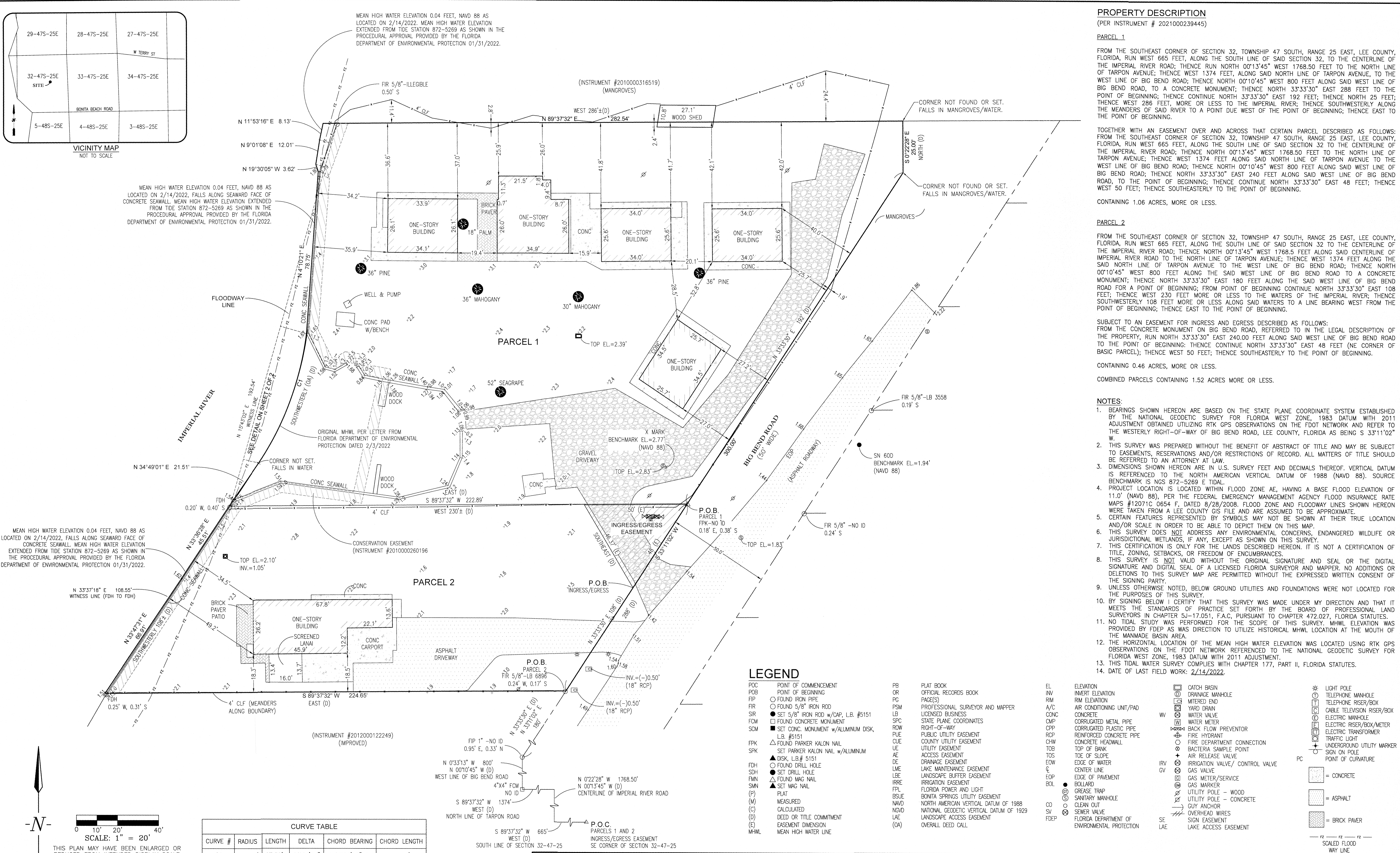
EXHIBITS:

- A. Legal Description and Sketch of the Subject Property
- B. Riverbend RPD Master Concept Plan (MCP)

ATTACHMENTS:

- A. Background and Informational Analysis
- B. City of Bonita Springs Zoning Ordinance 10-02
- C. Application Backup (Final Documents—Online only)

EXHIBIT "A"



PROPERTY DESCRIPTION
(PER INSTRUMENT # 2021000239445)

PARCEL 1
FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WEST 665 FEET, ALONG THE SOUTH LINE OF SAID SECTION 32, TO THE CENTERLINE OF THE IMPERIAL RIVER ROAD; THENCE RUN NORTH 00°13'45" WEST 1768.50 FEET TO THE NORTH LINE OF BIG BEND ROAD; THENCE NORTH 00°10'45" WEST 800 FEET ALONG SAID WEST LINE OF BIG BEND ROAD, TO A CONCRETE MONUMENT; THENCE NORTH 33°33'30" EAST 288 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 33°33'30" EAST 192 FEET; THENCE NORTH 25 FEET; THENCE WEST 286 FEET, MORE OR LESS TO THE IMPERIAL RIVER; THENCE SOUTHWESTERLY ALONG THE MEANDERS OF SAID RIVER TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THAT CERTAIN PARCEL DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WEST 665 FEET, ALONG THE SOUTH LINE OF SAID SECTION 32 TO THE CENTERLINE OF THE IMPERIAL RIVER ROAD; THENCE NORTH 00°13'45" WEST 1768.50 FEET TO THE NORTH LINE OF TARPON AVENUE; THENCE WEST 1374 FEET ALONG SAID NORTH LINE OF TARPON AVENUE TO THE WEST LINE OF BIG BEND ROAD; THENCE NORTH 00°10'45" WEST 800 FEET ALONG SAID WEST LINE OF BIG BEND ROAD TO A POINT OF BEGINNING; FROM POINT OF BEGINNING CONTINUE NORTH 33°33'30" EAST 108 FEET; THENCE WEST 230 FEET MORE OR LESS TO THE WATERS OF THE IMPERIAL RIVER; THENCE SOUTHWESTERLY 108 FEET MORE OR LESS ALONG SAID WATERS TO A LINE BEARING WEST FROM THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: FROM THE CONCRETE MONUMENT ON BIG BEND ROAD, REFERRED TO IN THE LEGAL DESCRIPTION OF THE PROPERTY, RUN NORTH 33°33'30" EAST 240.00 FEET ALONG SAID WEST LINE OF BIG BEND ROAD TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 33°33'30" EAST 48 FEET (NE CORNER OF BASIC PARCEL); THENCE WEST 50 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

CONTAINING 1.06 ACRES, MORE OR LESS.

PARCEL 2
FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WEST 665 FEET, ALONG THE SOUTH LINE OF SAID SECTION 32 TO THE CENTERLINE OF THE IMPERIAL RIVER ROAD; THENCE NORTH 00°13'45" WEST 1768.50 FEET ALONG SAID CENTERLINE OF THE IMPERIAL RIVER ROAD TO THE NORTH LINE OF TARPON AVENUE; THENCE WEST 1374 FEET ALONG SAID NORTH LINE OF TARPON AVENUE TO THE WEST LINE OF BIG BEND ROAD; THENCE NORTH 00°10'45" WEST 800 FEET ALONG SAID WEST LINE OF BIG BEND ROAD TO A CONCRETE MONUMENT; THENCE NORTH 33°33'30" EAST 180 FEET ALONG SAID WEST LINE OF BIG BEND ROAD FOR A POINT OF BEGINNING; FROM POINT OF BEGINNING CONTINUE NORTH 33°33'30" EAST 108 FEET; THENCE WEST 230 FEET MORE OR LESS TO THE WATERS OF THE IMPERIAL RIVER; THENCE SOUTHWESTERLY 108 FEET MORE OR LESS ALONG SAID WATERS TO A LINE BEARING WEST FROM THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

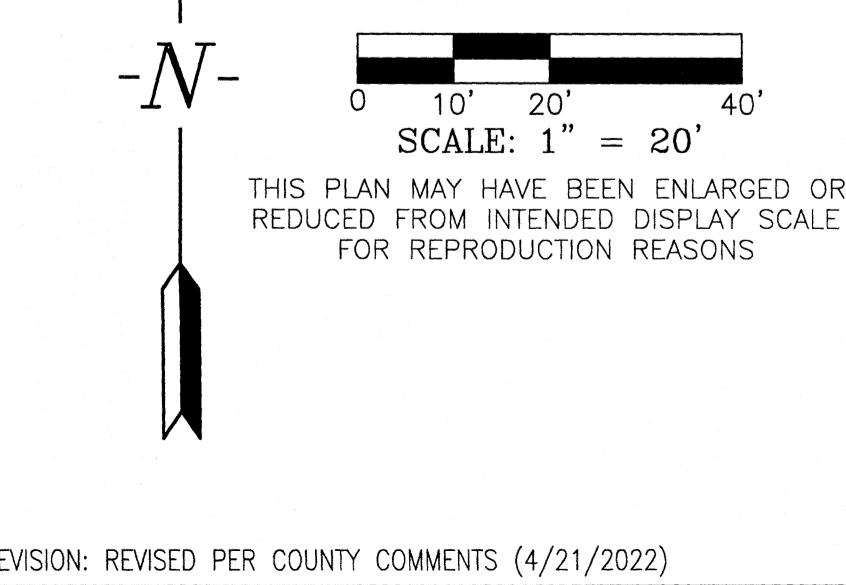
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: FROM THE CONCRETE MONUMENT ON BIG BEND ROAD, REFERRED TO IN THE LEGAL DESCRIPTION OF THE PROPERTY, RUN NORTH 33°33'30" EAST 240.00 FEET ALONG SAID WEST LINE OF BIG BEND ROAD TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 33°33'30" EAST 48 FEET (NE CORNER OF BASIC PARCEL); THENCE WEST 50 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

CONTAINING 0.46 ACRES, MORE OR LESS.

COMBINED PARCELS CONTAINING 1.52 ACRES MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE WESTERLY RIGHT-OF-WAY OF BIG BEND ROAD, LEE COUNTY, FLORIDA AS BEING S 33°11'02" W.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SOURCE BENCHMARK IS NGS 872-5269 E TIDAL.
- PROJECT LOCATION IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 11.0' (NAVD 88). PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #12071C 0654-F, DATED 8/28/2008, FLOOD ZONE AND FLOODWAY LINES SHOWN HEREON WERE TAKEN FROM A LEE COUNTY GIS FILE AND ARE ASSUMED TO BE APPROXIMATE.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- NO TIDAL STUDY WAS PERFORMED FOR THE SCOPE OF THIS SURVEY. MHW ELEVATION WAS PROVIDED BY FDEP AS WAS DIRECTION TO UTILIZE HISTORICAL MHW LOCATION AT THE MOUTH OF THE MANMADE BASIN AREA.
- THE HORIZONTAL LOCATION OF THE MEAN HIGH WATER ELEVATION WAS LOCATED USING RTK GPS OBSERVATIONS ON THE FDOT NETWORK REFERENCED TO THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT.
- THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
- DATE OF LAST FIELD WORK: 2/14/2022.



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	144.77'	67.58'	26°44'44"	N 20°26'05" E	66.97'

NOT VALID WITHOUT SHEETS 2 OF 2

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

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

DRAWN BY: AH
CHECKED BY: DLS
JOB CODE: BBSPDO
SCALE: 1" = 20'
DATE: 14 JANUARY 2022
FILE: 22-14-BST.001.DWG
SHEET: 1 of 2

BOUNDARY AND TIDAL WATER SURVEY
27523 & 27495-511 BIG BEND RD
BONITA SPRINGS, FL 34134

LYING IN
SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

5/9/22
DATE SIGNED

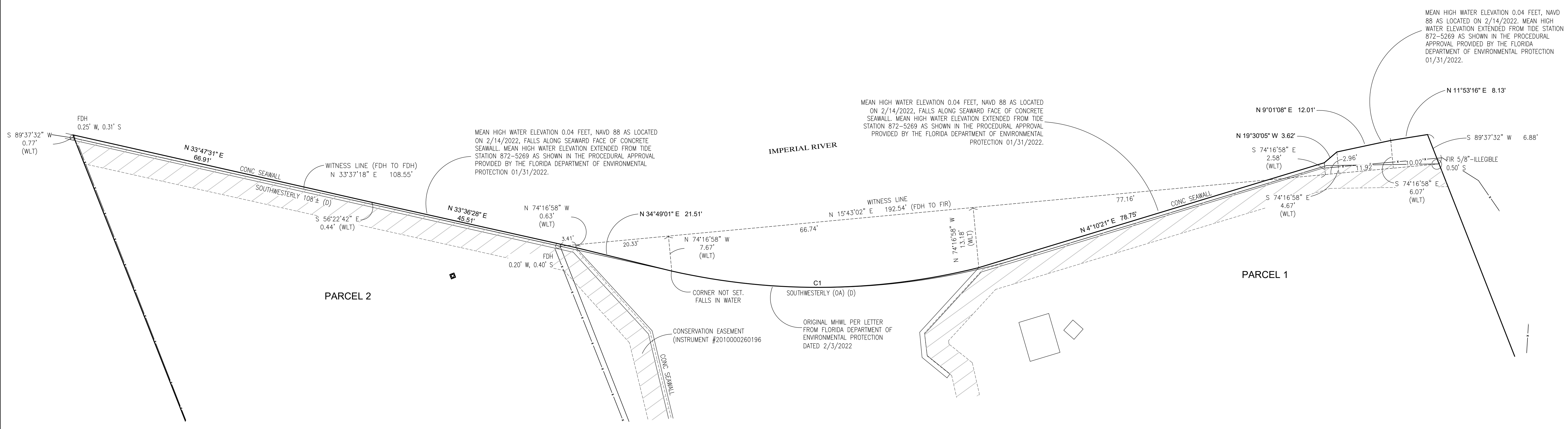
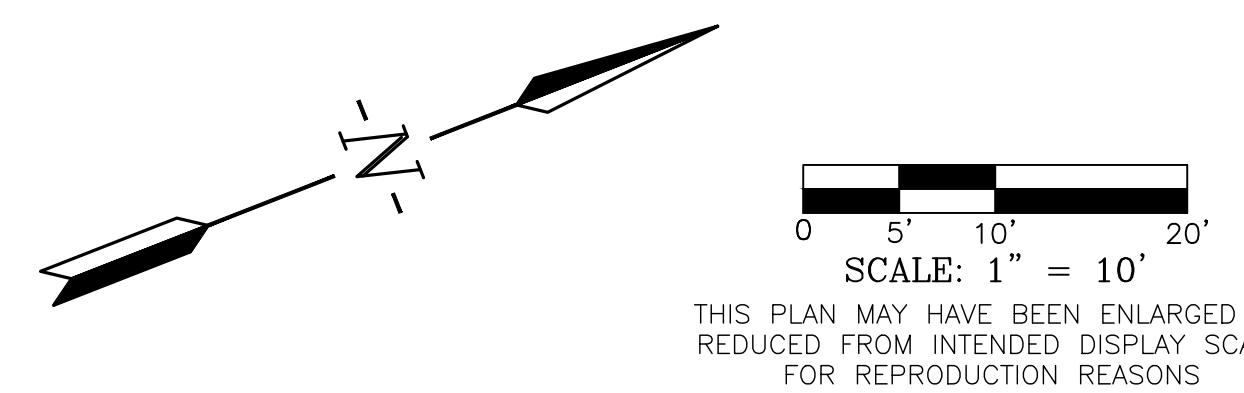
DONALD L. SAINTEBY III, P.S.M.
FL LICENSE #6761
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2022\14 - BIG BEND (BBSPDO)\SURVEY 22-14-BST.001.DWG

LEGEND

- | | | | | | | | | | |
|------|--|------|--|------|--|---|---------------------------------|---|----------------------------|
| POC | POINT OF COMMENCEMENT | PB | PLAT BOOK | EL | ELEVATION | ☐ | CATCH BASIN | * | LIGHT POLE |
| POB | POINT OF BEGINNING | OR | OFFICIAL RECORDS BOOK | INV | INVERT ELEVATION | ⊕ | DRAINAGE MANHOLE | ⊕ | TELEPHONE MANHOLE |
| FIP | FOUND IRON PIPE | PG | PAGE(S) | RM | RIM ELEVATION | ⊖ | MITERED END | ⊖ | TELEPHONE RISER/BOX |
| FIR | FOUND 5/8" IRON ROD | PSM | PROFESSIONAL SURVEYOR AND MAPPER | A/C | AIR CONDITIONING UNIT/PAD | ⊗ | YARD DRAIN | ⊗ | CABLE TELEVISION RISER/BOX |
| SIR | SET 5/8" IRON ROD w/CAP, L.B. #5151 | LB | LICENSED BUSINESS | CONC | CONCRETE | ⊙ | WATER VALVE | ⊙ | ELECTRIC MANHOLE |
| FCM | FOUND CONCRETE MONUMENT | SPC | STATE PLANE COORDINATES | CMP | CORRUGATED METAL PIPE | ⊕ | WATER METER | ⊕ | ELECTRIC RISER/BOX/METER |
| SCM | SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151 | CPP | CORRUGATED PLASTIC PIPE | CHW | CONCRETE HEADWALL | ⊖ | BACK FLOW PREVENTOR | ⊖ | ELECTRIC TRANSFORMER |
| FPK | FOUND PARKER KALON NAIL | PUE | PUBLIC UTILITY EASEMENT | TOB | TOP OF BANK | ⊕ | FIRE HYDRANT | ⊕ | TRAFFIC LIGHT |
| SPK | SET PARKER KALON NAIL w/ALUMINUM | CUE | COUNTY UTILITY EASEMENT | TOS | TOE OF SLOPE | ⊕ | FIRE DEPARTMENT CONNECTION | ⊕ | UNDERGROUND UTILITY MARKER |
| FDH | FOUND DRILL HOLE | AE | ACCESS EASEMENT | EOW | EDGE OF WATER | ⊕ | BACTERIA SAMPLE POINT | ⊕ | SIGN ON POLE |
| SDH | SET DRILL HOLE | DE | DRAINAGE EASEMENT | Q | CENTER LINE | ⊕ | AIR RELEASE VALVE | ⊕ | POINT OF CURVATURE |
| FMN | FOUND MAG NAIL | LME | LAKE MAINTENANCE EASEMENT | E | EDGE OF PAVEMENT | ⊕ | IRRIGATION VALVE/ CONTROL VALVE | ⊕ | |
| SMN | SET MAG NAIL | LBE | LANDSCAPE BUFFER EASEMENT | EOP | EDGE OF PAVEMENT | ⊕ | GAS VALVE | ⊕ | |
| (P) | PLAT | IRRE | IRRIGATION EASEMENT | BOL | BOLLARD | ⊕ | GAS METER/SERVICE | ⊕ | |
| (M) | MEASURED | FPL | FLORIDA POWER AND LIGHT | ⊕ | GREASE TRAP | ⊕ | GAS MARKER | ⊕ | |
| (C) | CALCULATED | BSUE | BONITA SPRINGS UTILITY EASEMENT | ⊕ | SANITARY MANHOLE | ⊕ | UTILITY POLE - WOOD | ⊕ | |
| (D) | DEED OR TITLE COMMITMENT | NAVD | NORTH AMERICAN VERTICAL DATUM OF 1988 | ⊕ | CLEAN OUT | ⊕ | UTILITY POLE - CONCRETE | ⊕ | |
| (E) | EASEMENT DIMENSION | NGVD | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | ⊕ | SEWER VALVE | ⊕ | GUY ANCHOR | ⊕ | |
| MHWL | MEAN HIGH WATER LINE | LAE | LANDSCAPE ACCESS EASEMENT | ⊕ | FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION | ⊕ | OVERHEAD WIRES | ⊕ | |
| | | (OA) | OVERALL DEED CALL | ⊕ | | ⊕ | SIGN EASEMENT | ⊕ | |
| | | | | ⊕ | | ⊕ | LAKE ACCESS EASEMENT | ⊕ | |
| | | | | ⊕ | | ⊕ | WITNESS LINE TIE | ⊕ | |

- | | | | | | |
|-----|---------------------------------|----|--------------------|-----|-----------------------|
| W | WATER | PC | POINT OF CURVATURE | ☐ | CONCRETE |
| IRV | IRRIGATION VALVE/ CONTROL VALVE | | | ☐ | ASPHALT |
| GV | GAS VALVE | | | ☐ | BRICK PAVER |
| SE | SEWER | | | --- | SCALED FLOOD WAY LINE |
| LAE | LANDSCAPE ACCESS EASEMENT | | | | |
| WLT | WITNESS LINE TIE | | | | |



REVISION: REVISED PER COUNTY COMMENTS (4/21/2022)

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

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

DRAWN BY:	AH
CHECKED BY:	DLS
JOB CODE:	BSPDO
SCALE:	1" = 10'
DATE:	14 JANUARY 2022
FILE:	22-14-BST.001.DWG
SHEET:	2 of 2

BOUNDARY AND TIDAL WATER SURVEY
 27523 & 27495-511 BIG BEND RD
 BONITA SPRINGS, FL 34134

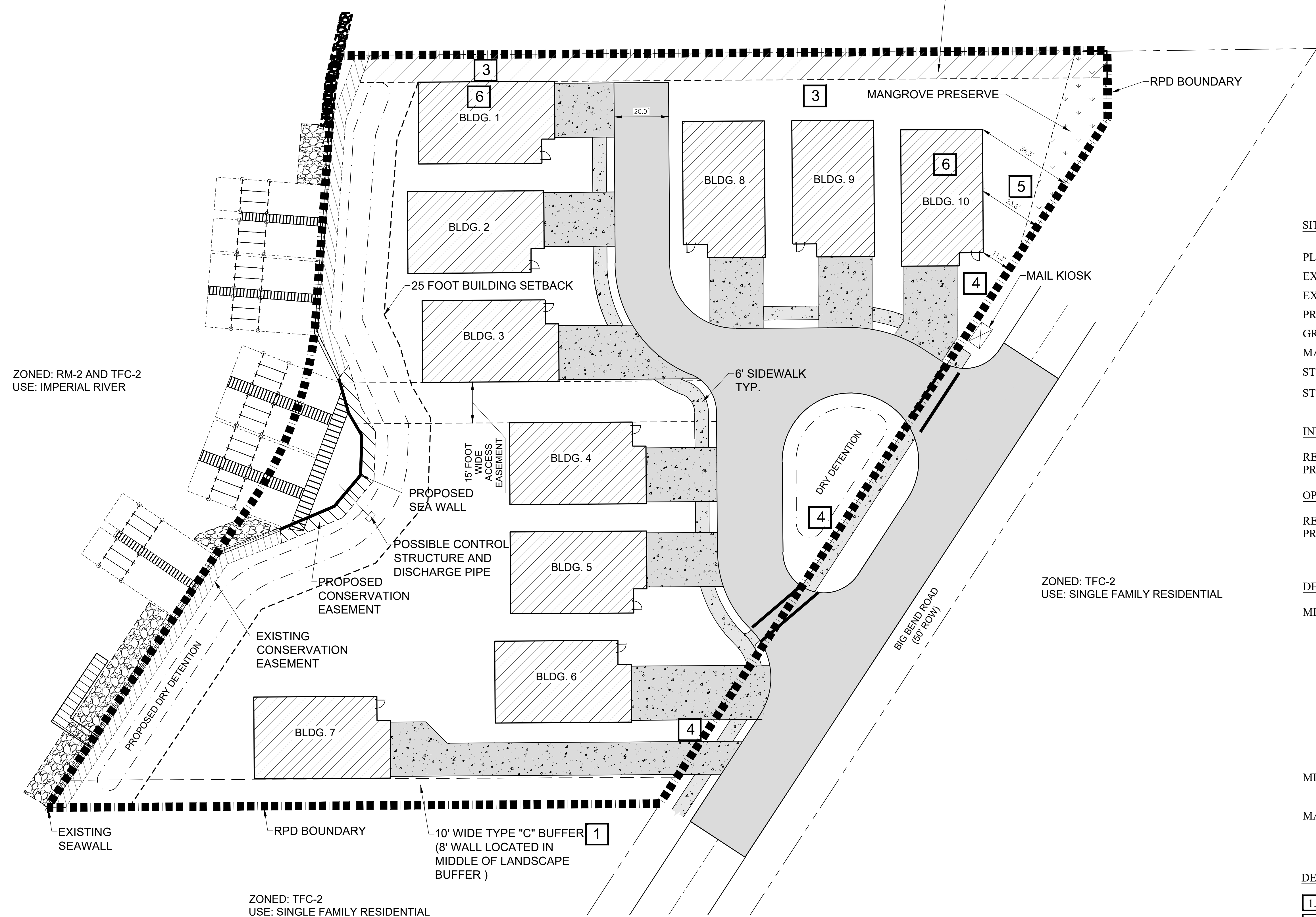
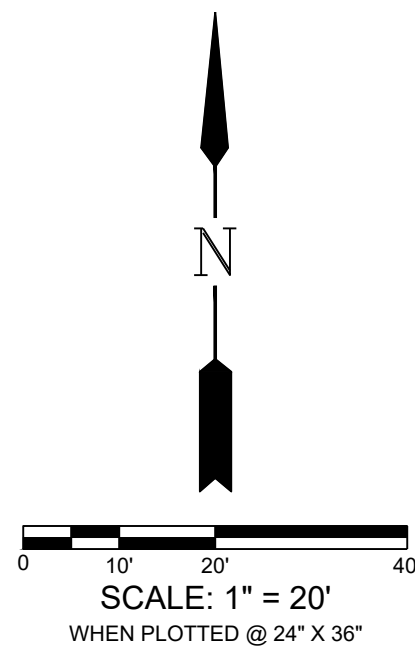
LYING IN
 SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

NOT VALID WITHOUT SHEETS 2 OF 2

EXHIBIT "B"

ZONED: BONITA BAY PUD
USE: MANGROVE PRESERVE

PROPOSED 10 FOOT WIDE
MANGROVE EASEMENT



SITE SUMMARY

PLAN DESIGNATION: MEDIUM DENSITY SINGLE FAMILY/DUPLEX RESIDENTIAL
 EXISTING ZONING DESIGNATION: RIVERBEND RPD
 EXISTING LAND USE: RESIDENTIAL
 PROPOSED ZONING DESIGNATION: RPD, RESIDENTIAL PLANNED DEVELOPMENT
 GROSS AREA: 1.5± ACRES
 MAXIMUM DWELLING UNITS: 10 UNITS
 STRAP NUMBERS: 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010
 STREET ADDRESS: 27495-511 AND 27523 BIG BEND ROAD

INDIGENOUS PRESERVE:

REQUIRED: 0
 PROVIDED: 0.02 (MANGROVE PRESERVE)

OPEN SPACE:

REQUIRED: 0.6± ACRE (1.5± ACRE X 0.40)
 PROVIDED: 0.6± ACRE

DEVELOPMENT REGULATIONS:

MINIMUM SETBACKS:
 PRINCIPAL:
 NORTH PD BOUNDARY: 10 FEET
 IMPERIAL RIVER: 25 FEET
 SOUTH PD BOUNDARY: 10 FEET
 BIG BEND ROAD: 20 FEET, HOWEVER BLDG. 10 MAY BE REDUCED TO 10 FEET

ACCESSORY:
 NORTH PD BOUNDARY: 10 FEET
 IMPERIAL RIVER: 0 FEET
 SOUTH PD BOUNDARY: 10 FEET
 BIG BEND ROAD: 10 FEET

MINIMUM BUILDING SEPARATION: PRINCIPAL: 10 FEET
 ACCESSORY: 0 FEET

MAXIMUM BUILDING HEIGHT:
 PRINCIPAL: 35 FEET
 ACCESSORY: 25 FEET

DEVIATIONS:

- 1. RELIEF FROM LDC SECTION 3-418(d)(6), LANDSCAPE STANDARDS
- 2. RELIEF FROM LDC SECTION 4-740, USE REGULATIONS TABLE
- 3. RELIEF FROM LDC SECTION 3-417(b)(6), INDIGENOUS PRESERVE SETBACKS
- 4. RELIEF FROM LDC SECTION 3-418(d)(3), BUFFER REQUIREMENTS
- 5. RELIEF FROM LDC SECTION 3-417(B)(1)A, INDIGENOUS NATIVE VEGETATION SETBACK
- 6. RELIEF FROM LDC SECTION 4-741(B)(1)B, MINIMUM SETBACKS OF STRUCTURES AND BUILDINGS FROM DEVELOPMENT PERIMETER BOUNDARIES

NOTES

1. THIS PLAN DOCK AND RIP RAP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.
2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC).

LEGEND

Revision	Date	Description	By

DESIGNED BY: OGMA
 DRAWN BY: S.U.
 APPROVED: D.W.A.
 JOB CODE: BBSPDO
 SCALE:
 Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380



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

RIVERBEND RPD

EXHIBIT IV-E
 MASTER CONCEPT PLAN
 REVISED AUGUST 16, 2023

MUNICIPALITY: BONITA SPRINGS
SEC./TOWNSHIP/RNG 32/47S/25E
DATE: MAY 2020
SUBMITTAL TYPE: RPD AMENDMENT
SHEET 1 OF 1

C:\PLANNING\PROJ - PLANNING\BBSPOD - RIVERBEND RPD\DRAWINGS\BBSPOD-MC2-BUILDING 8/16/2023 3:02 PM

ATTACHMENT “A”

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: RPD, Vacant	Med. Den. Res. 11.6du/ac
North: PUD, Mangrove Preserve	Mod. Den. MU/PD. 9du/ac
*East: TFC-2, SF Residential	Med. Den. Res. 11.6du/ac
South: TFC-2, SF Residential	Med. Den. Res. 11.6du/ac
**West: Imperial River	N/A

*Immediately adjacent to the subject property is road right-of-way of Big Bend Road, a city-maintained roadway

**On the adjacent [west] side of the Imperial River is a portion of the Bonita Bay PUD that includes single-family homes and the Bonita Bay Marina

Planned Development Analysis

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation	Yes – The application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations
The request meets or exceeds performance and location standards set forth for the proposed uses	Yes – The MCP with associated conditions presented by Staff will meet the standards of the Land Development Code.
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan	Yes – Ordinance 10-02 approved up to 16 units; The proposal represents a reduction to 10 units total. The density does not violate the provisions of the Comprehensive Plan.
The request is compatible with existing or planned uses in the surrounding area	Yes – The surrounding uses are residential in nature. The proposed development is also residential. A preserve easement will

	also be provided along the northern boundary, adjacent to the existing mangrove preserve.
--	---

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development	Yes-- The proposed residential development will account for less than 1% of the roadway capacity of the analyzed segments.
Will the request adversely affect environmentally critical areas and natural resources	No – The on-site mangrove preserve areas are being maintained and an easement is being placed on the north boundary to buffer the preserve area on the neighboring property.
Public facilities are, or will be, available and adequate to serve the proposed land use	Yes - Public facilities are available to the site.
Deviations needed to enhance or to achieve the objectives of the planned development	Yes –the proposed deviations will allow adequate separation of the dwelling units, while still providing suitable access and buffering.
Deviations needed to preserve, promote and or protect the public health, safety and welfare	Yes – the proposed deviations as conditioned will provide adequate protections and preservation of the surrounding areas and properties, while still promoting a viable residential project with a decreased density from the previous approval.

Environmental

There is an on-site mangrove swamp area (0.02 acres) in the northeast corner of the property that is contiguous with the mangrove preserve area on the adjoining property to the north. The Applicant will be preserving this area. With regards to landscaping/buffering, a deviation is being requested regarding the location of a wall on the south side, eight (8) feet in height. Pursuant to LDC 3-418, a wall or a berm/wall combination is required for any roads, drives, or parking areas that are located less than 125 feet from existing residential areas. The wall is required to be at least 25 feet from the abutting property. The deviation (#1) is to allow the wall to be placed within a buffer 10 feet wide. Staff’s analysis of the deviation is provided in the Staff Report. Additionally, deviations are being requested for the standards related to setbacks from preserve areas. The Staff analysis of these deviations (# 3 and #5) are contained in the Staff report. Finally, a deviation is being requested from the buffering standards for the right-of-way along Big Bend Road (#4). Staff is recommending approval of this deviation, subject to Condition 10, which requires and right-of-way planting plan to be reviewed an approved

by Community Development and Public Works. Analysis of all deviations are contained in the Staff report.

Stormwater

At the time of the submittal of the project, the property was located in a FEMA X-zone, which is considered a non-flood hazard area. A map update occurred in November of 2022, which included a redesignation of the subject property. The property is now located in a flood hazard area AE-10. The Florida Building Code requires an extra 12" of elevation, meaning the lowest horizontal member shall be at 11 feet. Historically, the property has been affected by tidal influences. Flooding from Hurricane Ian caused significant damage to the on-site duplexes and they were subsequently demolished. The City's Public Works department has an active and ongoing project within the road right of way of Big Bend, designed to provide better drainage during tidal events. Currently, Public Works is in negotiations with the Applicant regarding an on-site easement that could be used to further address flooding and drainage issues. Condition 4 was drafted as a means to promote the continued conversation between the two parties. Regardless, the project will be required to handle its stormwater. The proposed plan calls for an on-site retention area for storage and water quality treatment before discharging into the Imperial River. In addition, the project cannot negatively impact historic flows in the area and cannot cause additional runoff onto adjacent properties. The project will be required to provide additional details during the local development order process and a water management permit from South Florida Water Management District will be required. A project that does not meet LDC requirements for water quality, quantity, or flood regulations cannot be approved.

Traffic

The Applicant provided a Traffic Impact Statement (TIS), which was reviewed by the City's transportation engineer. The project is located at the tip of Big Bend Road and the master concept plan (MCP) proposes two access points. The previous master concept plan provided for 16 units and included a variety of unit types. The proposed plan reduces the density to 10 detached villa units, which, for traffic impacts, were reviewed as single-family homes. Tables 1B and 1C of the TIS show the trip computations from the previous plan of 16 units to the current proposal of 10 units. In terms of the project's projected traffic impacts during the peak hour and peak direction, the analysis provided is for Bonita Beach Road, west of Vanderbilt Drive, and Bonita Beach Road, west of US 41. The projected impact of the site is less than 1%. The City's standard is that anything less than 2% is not considered a project of significant impact. With that said, the project will still be required to meet the multi-modal requirements of the City's Land Development Code (LDC). The MCP shows a proposed sidewalk within the Big Bend right of way. Construction of the sidewalk will require coordination with the City's Public Works Department. Additionally, the Applicant is aware that additional improvements to Big Bend Road may be required.

Comprehensive Plan

The property is located in the Medium Density Residential future land use category. This category is described as follows:

Policy 1.1.8: Medium Density Residential - Intended to accommodate areas with a mix of single-family, duplex and town homes residential development at a maximum density of up to 11.6 dwelling units per gross acre and approximately 1,056 acres of gross land area in the land use category; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

- a. *Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations.*
- b. *As an alternative to a duplex structure, and in order to encourage dispersing affordable housing throughout the community, one accessory dwelling, such as a garage apartment or accessory apartment, may be located on a single lot occupied by one single-family structure, provided development of the lot remains within the maximum allowable density. Conditions on accessory dwelling units may be required within the Land Development Regulations to prevent over crowding and to ensure compatibility.*
- c. *Maximum allowable height of structures shall be 55 feet from the base flood elevation to the eaves.*

The proposed project is not exceeding the density allowances of the future land use category. Additionally, while the category allows for a maximum allowable height of 55 feet, the proposed development regulations identify a height maximum of 35 feet for the principal structures. 35 feet is compatible with the allowances of the surrounding zoning designations on Big Bend Road. It is also compatible [and in some instances, less than] the allowable height of the residential portions of Bonita Bay, pursuant to their PUD resolution, Z-81-452.

While this future land use category does not label detached villas as a dwelling unit type, Staff performed analysis of the proposal pursuant to Policy 1.1.4., which states the following:

Policy 1.1.4: Allowable Uses - The listing of appropriate land uses in each of the individual land use categories identifies those uses generally expected to be appropriate. However, other uses which are similar in character, intensity and impacts to those listed may also be deemed to be appropriate.

It has been determined that the proposed detached villa concept is similar in character, intensity, and impact to single-family development. The structures will not share walls and will be on individual building pads. The traffic analysis was conducted based on a proposal of single-family units and was found to be acceptable.

As a result, it is Staff's opinion that the project does not conflict with the future land use designation of the subject properties.

With regards to the Traffic Element, a Traffic Impact Statement (TIS) was provided and was reviewed by the City's traffic engineer. The plan is not one of significant impact to the roadway network. Provisions for multi-modal facilities will be provided. It is the Staff opinion that the project is consistent with the traffic element of the Bonita Plan.

With regards to the Housing Element, this residential project is proposed in a residential area, where projects of this nature are appropriate. The housing type is unique in that detached villas will function as single-family homes, but the site will remain under unified control and a Homeowner's Association (HOA) will be established to address maintenance of the buildings and the site. The Staff opinion is that the project is consistent with the housing element of the Bonita Plan.

The project is located within the Coastal High Hazard Area and the Coastal Management Area, and as such, Staff requested that the Applicant supply a narrative demonstrating consistency with this element. The proposal is an infill project and the proposed density reflects a reduction from the 16 units previously approved under Ordinance 10-02, to 10 units. The project will be required to be designed in accordance with the City's Flood Damage Protection Ordinance and the Florida Building Code. Any wetland impacts will need to be appropriately mitigated and the Applicant will be responsible for maintaining their portion of the mangrove preserve area. On the surface, a potential conflict could exist with Policy 7.12.1 which would not allow filling or dredging and would promote the natural contours of the bank. Based on the proposed MCP, the inlet appears to be more shallow, which would suggest either reshaping, or removal and replacement of the seawall in a different configuration. However, based on arials provided in the Environmental assessment, this inlet is considered artificial in nature and the proposed reshaping would put the contour more in line with the historic configuration of the river bank.

The remaining comprehensive plan elements would not apply to this project.

ATTACHMENT "B"

CITY OF BONITA SPRINGS ZONING ORDINANCE NO. 10-02

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST BY RIVERBEND RPD, HLH REAL ESTATE PROPERTIES, LLC. TO REZONE FROM RESIDENTIAL MULTIPLE-FAMILY (RM-2) AND RESIDENTIAL TWO FAMILY CONSERVATION (TFC-2), TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD); ON LAND LOCATED AT 27495-27511 AND 27523 BIG BEND ROAD, BONITA SPRINGS, FLORIDA, ON 1.52 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Riverbend RPD, has filed an application for rezoning 1.52 +/- acres from Residential Multiple-Family (RM-2) and Residential Two Family Conservation (TFC-2), to allow a Residential Planned Development (RPD) for two single family dwelling units, two two-family attached dwelling units, and ten multi-family dwelling units, and

WHEREAS, the subject property is located at 27495-27511 Big Bend Road and 27523 Big Bend Road, Bonita Springs, Florida, and is described more particularly as:

"See Exhibits"

WHEREAS, a Public Hearing was advertised and heard on November 6, 2009 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case PD08-BOS00005 who gave full consideration to the evidence available and recommended approval (5-0, Mathes and Norris absent, with Pastore expressing concern as to the density and the Coastal High Hazard regulations); and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The October 23, 2009 Staff Report prepared by Jacqueline Toemmes, Planner II, Community Development and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the rezoning from Residential Multiple Family (RM-2) and Two Family Conservation 2 (TFC-2) to Residential Planned Development (RPD) with the following conditions:

A. CONDITIONS

1. The development of this project must be consistent with the Master Concept Plan entitled "River Bend," prepared by Progressive Engineering received September 22, 2009 (**Attachment A**), except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs Land Development Code (LDC) at time of local development order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The maximum number of residential units is limited to 16 dwelling units.

2. The following limits apply to the project and uses:

- a. Schedule of Uses

Accessory Uses, Buildings and Structures

Docks, seawalls

Dwelling Units (Maximum total 16 units):

Single-Family (maximum total 2 units)

Two-Family Attached (maximum total 4 units)

Multi-family building (maximum total 10 units)

Townhomes (maximum total 10 units)

Models:

Model Home (for marketing purposes within the project only)

Real Estate Sales Office (temporary for marketing purposes within the project only within one dwelling unit)

Recreational facilities:

Personal

Private-Onsite

Residential Accessory Uses

- b. Site Development Regulations

Minimum Lot Width: 324.95 feet

Minimum Lot Depth: 223 feet

Minimum Lot Area: 1.52 +/- acres

Maximum Lot Coverage: 40%

Minimum Open Space: 40%

	Single-Family	Two-Family Attached	Townhouse Multi-Family	Accessory Structures
Maximum Building Height ³	Not to exceed 35 feet	Not to exceed 35 feet	Not to exceed 39 feet	35 feet
Setbacks ¹				
Street	50 feet	50 feet	50 feet	50 feet
Side Yard	7.5 feet	0/10 feet ²	0/20 feet	10 feet ²
Rear Yard	25 feet	25 feet	25 feet	25 feet
Water Body	25 feet	25 feet	25 feet	25 feet
Minimum Building Separation	10 feet ¹	10 feet ¹	20 feet	5 feet ¹

¹ Principle and Accessory Structures

² Side yard shall be a minimum of zero (0') with a ten foot (10') separation between principal structures where not attached.

³ Building height is measured from the FEMA base flood elevation line to the bottom of the eaves. The maximum height for purely ornamental structural appurtenances may not exceed 55' from the FEMA base flood elevation line.

3. Reserved

4. Transportation Conditions

- a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs Land Development Code may be required to obtain local development order.
- b. The Developer must comply with concurrency requirements (all conditions required by the Bonita Springs Comprehensive Plan and the Land Development Code) in order to obtain a local development order.
- c. The developer is responsible for the costs and improvements of Big Bend Road from the southern property line to the northern property line as a site-related improvement. This segment of the roadway must be completed prior to obtaining the certificate of completion.

- d. As a part of the local development order approval, the applicant will provide a TIS containing an intersection analysis of Tarpon and Big Bend and Tarpon and Imperial River Road.

5. Environmental Conditions

- a. Prior to local development order approval, a tree survey will be required to determine if there are any Heritage trees on-site. If Heritage trees are present, an appearance before the Tree Advisory Board prior to the issuance of local development order is required.
- b. Prior to local development order an ACOE dredge & fill permit to dredge the boat basin shall be obtained.
- c. Manatee protection and education signs according to the Lee County Manatee Protection Plan are required and must be depicted on the local development order.
- d. A 5 foot conservation easement shall be recorded adjacent to the Imperial River. This area shall be rip-rapped in areas not immediately adjacent to the boat slips. Mangrove seedlings shall be planted in the rip rap on spacing requirements consistent with the Bonita Springs LDC, Dock & Shoreline Section.
- e. Prior to local development approval, the applicant must submit an Indigenous Preservation and Restoration Plan depicting a 20' wide indigenous buffer on the property adjacent to the Imperial River. This buffer shall be planted with native vegetation consistent with species commonly found in our coastal hardwood hammocks and shall be planted in a manner to mimic a natural condition. A variety of tree and understory vegetation shall be planted at a ratio of five trees and eighty understory plants per one hundred linear feet.
 - i. The following tree and understory species are recommended for the buffer:

Selected Tree Species: Gumbo Limbo, Strangler Fig, Mangroves, Buttonwood, Lancewood, Willow Busic, Mastic, Pigeon Plum, Jamaican Dogwood.

Selected understory species: Simpsons Stopper, White Indigo Berry, Cocoplum, Jamaican Caper, Spanish Stopper, White Stopper, Wild Coffee.

- ii. The square footage planted may be credited twice towards the indigenous open space requirement.
 - iii. Trees must be at least 15 gallons (apx. 6-8' tall), and understory plants must be 3 gallon (apx. 24" tall).
 - iv. Five foot pedestrian paths consisting of pervious material are permitted to meander within this buffer area.
 - v. A temporary irrigation system is required during the initial landscape establishment period and may be eliminated approximately one year after the material has been planted.
- f. The applicant must provide one hundred (100) percent native vegetation plantings within all required buffers; and
 - g. Prior to local development order approval, the applicant must provide a planting plan for the dry detention areas that includes native wetland plants (minimum one gallon container size) providing 50% coverage at time of installation; and
 - h. The applicant must demonstrate compliance with Comprehensive Plan Policy 9.3.3 of the Conservation/Coastal Management Element. The applicant must provide an additional fifty (50) percent retention/detention water quality treatment over that required in section 5.2.1(a) of the Basis of Review for Environmental Resource Permits within the South Florida Water Management District.
6. In support of Deviation 1, the wall along the southern property line must be constructed at 6' feet and trees must be canopy type trees such as oaks or slash pines or a combination of there of.

7. Flood Regulations

- a. The following "Floodway Notes" must be added/amended on the MCP:

Floodway Notes

Development in areas waterward of the regulatory floodway is prohibited, unless all conditions specified in the zoning approval are met. FEMA and City of Bonita Springs development order

approvals will be required for any proposed improvements affecting floodway and flood plain storage prior to future development order approval for entire property and/or any outparcel.

b. The applicant agrees that no encroachment shall be placed within the floodway as defined by the FEMA Flood Insurance Rate Maps that are in effect at time of local development order approval, approved at the time of development order issuance, unless one of the following two conditions are applied for:

i. Certification with supporting technical data, made by a registered professional engineer, is needed demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge". Note that the words "supporting technical data" are paraphrased as "hydrologic and hydraulic analyses" in National Flood Insurance Program document (Answers to Questions about the NFIP, F-084 (5/06), FEMA). Appropriate supporting data or analyses to clarify any potential floodway encroachment issue is required. Certificates of No Rise are required **prior** to local development order **approval**.

or

ii. A Conditional Letter of Map Revision (CLOMR) will be required by contacting FEMA. A CLOMR is FEMA's comment on a proposed project that would affect the hydrologic and/or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway or effective Base Flood Elevations. Conditional Letter of Map Revisions (CLOMR) must be approved by FEMA **prior** to submitting a development order **application** to the City.

c. At the time of local development order application, the applicant shall submit a drainage analysis that demonstrates that the site development plan causes no adverse impact on adjacent properties in terms of drainage capacity/conveyance, storm water discharge, and flood. The drainage analysis shall include but not limited to (1) a drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on site and offsite drainage structures (sizes and inverts), and sub basin areas; and (2) hydrologic and hydraulic calculations for the 5, 25,

and 100-year design storm events in order to establish existing baseline conditions.

- d. Development must be consistent with the local, State, and Federal regulations for development within any floodways, flood plains, or properties designated that will be effected by a tropical storm event.

8. Docks

- a. Docks must receive all necessary State and Federal permits.
- b. Docks must be an accessory use to the residential units and may not be constructed without approved building permits for the residential units.
- c. Fuel sales are not permitted on the subject property.
- d. No rental or leasing of the slips is permitted by owners, occupants or homeowner's association.
- e. Lighting must meet the single family provisions in Bonita Springs Ordinance No. 07-24 in addition to Land Development Code Chapter 3, whichever is most restrictive.

9. Model homes and model units are permitted uses, but must be consistent with the following conditions:

- a. A maximum of one model home is permitted for each type of dwelling unit within the development; and
- b. Hours of operation for the model homes are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.; and
- c. Each model home must be a unique example. Multiple examples of the same model are not permitted.

10. A Real Estate Sales Office is a permitted use, but must be consistent with the following conditions:

- a. A maximum of one (1) real estate sales office is permitted; and
- b. Hours of operation for the real estate sales office restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.; and

- c. The real estate sales office is limited to the sale of units within the development, and is valid for a period of time not to exceed three (3) years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension. Additional time will require a special exception approval.
11. The development must comply with the commercial lighting standards found in the LDC, Chapter 3. Lighting for all structures shall not emit glare and be limited to lighting for security purposes. Street, parking lot, and building lighting must be shielded so that light is directed downward to reduce light spillage to off-site parcels.
12. The development must comply with the sign code found in the LDC, Chapter 6.
13. Prior to local development order approval, the developer must provide facilities in compliance with the Bonita Springs LDC, for the pickup/disposal of solid waste and recyclables.
14. The development must comply with Ordinance 06-04 Noise Control.
15. The developer will use best efforts to incorporate principles for its building through the Florida Green Building Coalition program, in site design and construction, by emphasizing use of high energy efficiency designs and use of high energy efficient fixtures and appliances where possible. Building materials, both internal and external, will be comprised of durable and recycled materials where possible.
16. This development must comply with all of the requirements of the LDC at the time of the local development order approval, except as may be granted by deviation approved as part of this planned development.
17. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.
18. Prior to local development order approval, the applicant will submit architectural renderings indicating that the multi-family structure will create the appearance of a townhome structure.

B. DEVIATIONS

Deviation 1 is approved, subject to **Condition 6**, granting relief from Land Development Code §3-416(D) (6) requiring a solid wall or combination berm and solid wall not less than eight feet in height be constructed not less than 25 feet from the property line with a Type C buffer plantings to allow a 15' wide buffer with 8' high wall and landscaped between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet.

Deviation 2 is approved, subject to **Condition 9**, granting relief from Land Development Code §34-934 requiring that model units be approved with an Administrative Action, to allow Model Units to be approved as a permitted use with the RPD rezoning.

C. FINDINGS AND CONCLUSIONS:

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

1. The applicant has proven entitlement to the rezoning to Residential Planned Development (RPD) by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations. City Council considers the Schedule of Uses (**Attachment B**) and Master Concept Plan, as conditioned in this Ordinance, consistent the Medium Density Residential Future Land Use Category in accordance with the City of Bonita Springs Comprehensive Plan, Future Land Use Element Policy 1.1.4 as "other uses that are similar in character, intensity or impacts".
2. The requested RPD zoning as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and
 - b. is consistent with the densities, intensities and general uses set forth in the Bonita Springs Comprehensive Plan; and
 - c. is compatible with existing or planned uses in the surrounding area; and
 - d. will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities, as conditioned.
4. Urban services, as defined in the Bonita Springs Comprehensive Plan, are available and adequate to serve the proposed land use, as conditioned.

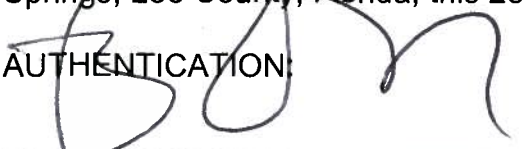
5. The proposed uses are appropriate at the subject location, as conditioned.
6. The recommended conditions to the master concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development, as conditioned.
8. The deviations granted, as conditioned:
 - a. enhance the objectives of the planned development; and
 - b. preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

SECTION TWO: EFFECTIVE DATE

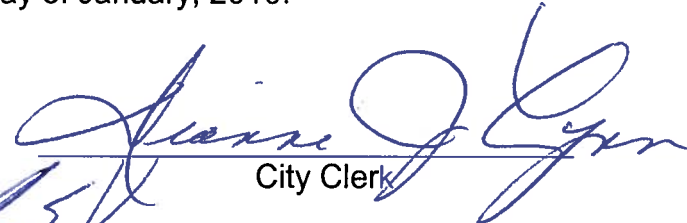
This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 25th day of January, 2010.

AUTHENTICATION:




 Mayor



 City Clerk

APPROVED AS TO FORM:



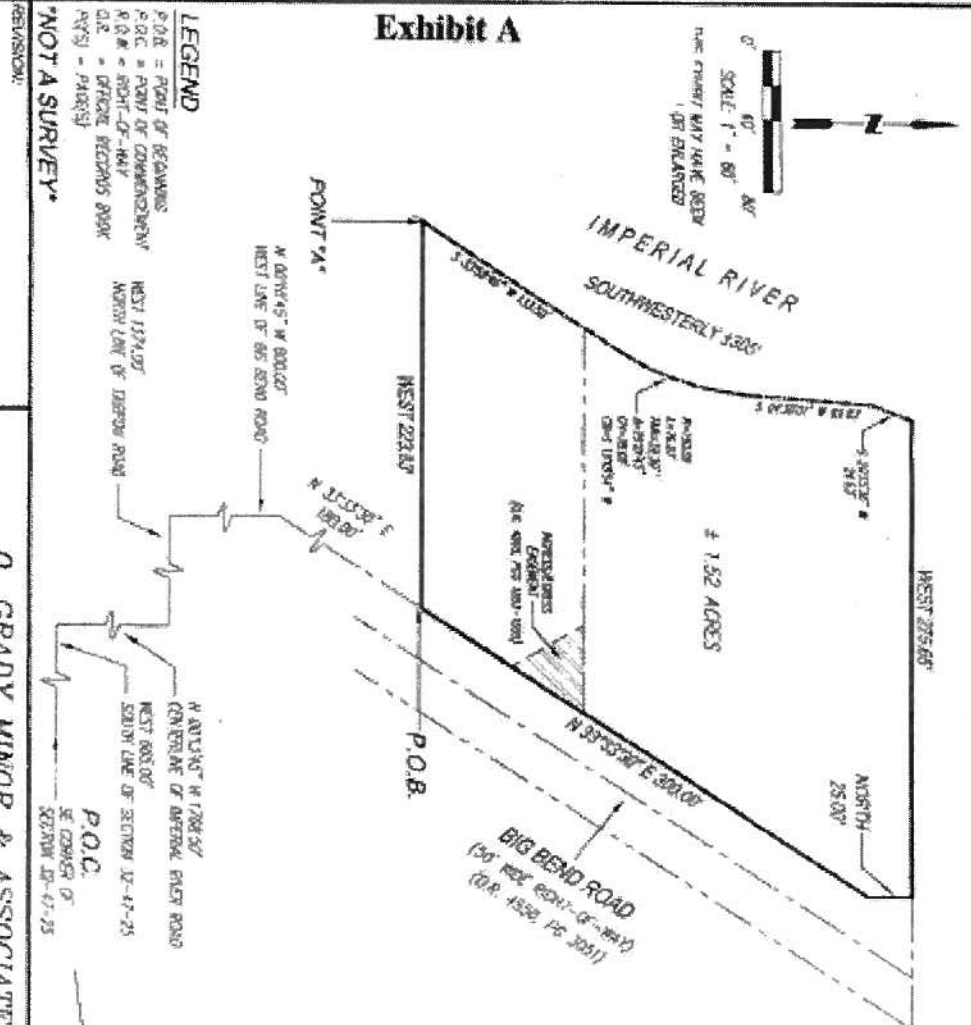
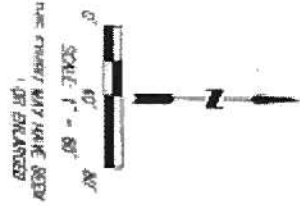
 City Attorney

Vote:

Ferreira	Aye	Nelson	Aye
Lonkart	Aye	Simons	Aye
McCourt	Aye	Spear	Aye
Martin	Aye		

Date filed with City Clerk: 1-28-10

Exhibit A



LEGEND
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.M. = RIGHT-OF-WAY
 C.L.E. = CENTER LINE OF HIGHWAY
 P.A.R.S. = PARCELS

NOT A SURVEY*

REVISION:
 1. 11/13/2008
 2. 11/13/2008
 3. 11/13/2008
 4. 11/13/2008
 5. 11/13/2008

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

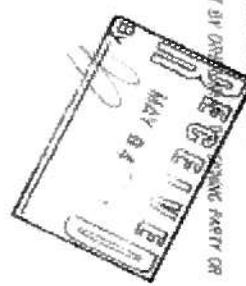
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; MENDEZ RUN WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, FOR A DISTANCE OF 625.00 FEET TO A POINT ON THE CENTERLINE OF IMPERIAL RIVER ROAD; THENCE 600.00 FEET SOUTH 15.00° WEST ALONG CENTERLINE FOR A DISTANCE OF 1,344.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF IMPERIAL RIVER ROAD; THENCE RUN WEST ALONG SAID NORTH-OF-WAY FOR A DISTANCE OF 1,344.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF BIG BEND ROAD; THENCE RUN WEST-OF-WAY FOR THE FOLLOWING TWO (2) COURSES:

- 1) THENCE RUN NORTH 87° 00' 00" WEST, FOR A DISTANCE OF 344.00 FEET;
- 2) THENCE RUN NORTH 15° 35' 00" EAST, FOR A DISTANCE OF 222.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND NOW DESCRIBED; THENCE RUN WEST, FOR 222.00 FEET TO A POINT ON A 1.25 FOOT WIDE CONCRETE SEAWALL, SAID POINT BEING CALLED POINT 'A'. THENCE RUN SOUTH TO THE APPROXIMATED POINT OF BEGINNING; THENCE RUN NORTH 15° 35' 00" EAST, ALONG THE WEST RIGHT-OF-WAY OF BIG BEND ROAD, FOR A DISTANCE OF 300.00 FEET; THENCE RUN NORTH, FOR A DISTANCE OF 210.00 FEET; THENCE RUN WEST, FOR A DISTANCE OF 210.00 FEET TO A POINT ON A 1.25 FOOT WIDE CONCRETE SEAWALL, ALSO BEING THE APPROXIMATE WEST RIGHT-OF-WAY OF THE EAST BANKS OF THE IMPERIAL RIVER; THENCE WEST-WAY, SOUTHWESTERLY ALONG THE WEST RIGHT-OF-WAY LINE FOR APPROXIMATELY 100 FEET TO THE APPROXIMATED POINT 'A' AND BE POINT OF BEGINNING, SHOWN IN LEE COUNTY AND ORANGE COUNTY RECORDS, MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREIN REFER TO THE WEST LINE OF BIG BEND ROAD, A 50' WIDE RIGHT-OF-WAY AS RECORDED IN RECORD RECORDS BOOK 4350 AT PAGE 2501 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING IN SECTION 32.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RESTRICTIONS OF RECORD.
3. THIS SURVEY MAP AND THE CONCRETE BEINGS ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BINDER SEAL OF A LICENSED FLORIDA SURVEYOR AND PARTIES.
4. DIMENSIONS SHOWN HEREIN ARE IN LINED STATES UNLESS FEET AND DECIMALS INDICATED.
5. ANY ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP OR BEING BY OR ON BEHALF OF THE SURVEYOR ARE VOID UNLESS THEY BE MADE BY A SURVEYOR LICENSED IN THE STATE OF FLORIDA.

D. GRADY MINOR AND ASSOCIATES, P.A.
 SURVED 11/13/2008
 LEE ADRIAN
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DRAWN BY:	JD
CHECKED BY:	JA
JOB CODE:	H08141
SCALE:	1" = 80'
DATE:	NOVEMBER 2008
FILE:	B-379
SHEET:	1 OF 1

Q. GRADY MINOR & ASSOCIATES, P.A.
 CIVIL ENGINEERING • LAND SURVEYING • RECONSTRUCTION • LANDSCAPE ARCHITECTURE
 SCIENTIA SERVICES
 5000 W. 101ST AVENUE, SUITE 200
 APOPKA, FLORIDA 34612
 (407) 545-1144
 (407) 545-1144
 FAX: (407) 545-1144
 www.qgma.com

NOT A SURVEY*

October 25, 2022

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

RE: Riverbend RPD Amendment – Submittal 1

Dear Mr. Fiigon:

Enclosed, please find the completed Public Hearing Application for Planned Development, for the Riverbend Residential Planned Development (RPD) amendment. The applicant is proposing to amend the RPD permitted land uses to allow 10 single family residential dwelling units.

The subject 1.5+/- acre property is located at 27495-511 and 27523 Big Bend Road in Section 32, Township 47, Range 25, Bonita Springs, FL.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application
3. Part V Affidavit
4. Exhibit I-B-4 Covenant of Unified Control
5. Exhibit I-B-5 and 6 Surrounding Property Owner Map and List
6. Exhibit I-B-7 Surrounding Property Owner Mailing Labels
7. Exhibit I-F Disclosure Form
8. Boundary Survey
9. Exhibit II-D Area Location Map
10. Exhibit II-E-2 and IV-D Comp Plan Consistency & Description
11. Exhibit II-F Flood Zone Maps
12. Environmental Assessment
13. Exhibit II-F-3 Existing Zoning and Current Land Use Map
14. Traffic Impact Statement
15. Exhibit IV-A Public Transit Routes Map
16. Exhibit IV-C Existing Easement and R-O-W Maps

17. Previous Approvals
18. Exhibit IV-E Master Concept Plan
19. Property Development Regulations
20. Exhibit IV-G Schedule of Uses
21. Exhibit IV-H Schedule of Deviations and Justifications
22. Exhibit IV-I Surface Water Management Plan
23. Exhibit IV-N Aerial
24. Exhibit IV-O Historical & Archaeological Map
25. Neighborhood Meeting Documents
26. CD Containing Application and Exhibits

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

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large, sweeping initial "D" and a long, horizontal flourish extending to the right.

D. Wayne Arnold, AICP

Cc: BB Sunset Properties, LLC
GradyMinor File (BBSPDO)



NEIGHBORHOOD MEETING REQUIREMENT

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

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

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

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

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

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



PUBLIC HEARING APPLICATION FOR PLANNED DEVELOPMENT

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

Applicant's Name: BB Sunset Properties, LLC

Project Name: Riverbend RPD

STRAP Number(s): 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010

Application Form: X **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: _____

TYPE OF APPLICATION

_____ DRI _____ PD – Existing Development X PD – Amendment

X Option 1 _____ Option 2

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name(s) of applicant(s): BB Sunset Properties, LLC
Mailing Address: Street: C/O Ben Luongo, 11885 Easter Lane
City: Dunkirk State: MD Zip: 20754
Phone Number: Area Code: 239 Number: 253 1068 Ext: _____
E-mail: markr@idyllconstruction.com

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

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

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

C. Name of owner(s) of property: BB Sunset Properties, LLC
Mailing Address: Street: C/O Ben Luongo, 11885 Easter Lane
City: Dunkirk State: MD Zip: 20754
Phone Number: Area Code: 239 Number: 253 1068 Ext: _____
Fax Number: Area Code: _____ Number: _____

D. Date property was acquired by present owner(s): 7/16/2021

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

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

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

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

Name: Q. Grady Minor & Associates, P.A.
Address: 3800 Via Del Rey, Bonita Springs, FL 34134
Contact Person: D. Wayne Arnold, AICP
Phone: 239.947.1144 E-mail: warnold@gradyminor.com

**PART II
GENERAL INFORMATION**

A. Request:

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

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

2. Option Chosen: Option 1 Option 2

3. Other - Provide specific details. _____

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

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

YES. Property is identified as:

Subdivision Name: _____

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

Section: 32 Township: 47 Range: 25

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

C. Project Street Address: 27495-511 and 27523 Big Bend Road

D. General Location Of Property (referenced to major streets): _____

northwest end of Big Bend Road

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: Med. Den. SF/DUP Res.

2. Are you proposing any City of Bonita Springs amendments which could affect the subject property?

NO YES If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?

NO YES. If yes, specify the minimum elevation required for the first habitable floor.

AE 11' ~~NGVD (MSL)~~ NAVD88

2. Are there any environmentally sensitive lands such as, but not limited to: wetlands, mangrove forests, creek & river shorelines, sand dunes, xeric scrub, mature pine forests, or other unique land forms as defined in the Bonita Plan Goal 15 and it's Objectives and Policies, Objective 4.1, Policies 7.1.1 d. 2, 7.2.3, Goal 14 and Policies 14.1.1 through 14.3.5 and applicable sections of the Land Development Code (LDC). Are there any listed species occupied habitat as defined in the Bonita Plan or LDC on the subject property, Bonita Plan Policy 7.1.1 d. 2, 7.4.1 through 7.10.3, Objective 7.12 and Policies 7. 12.1 through 7.12.3, and applicable sections of the LDC?

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

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

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

Briefly describe current use of the property: Single Family Residential

H. Property Dimensions

- 1. Width (average if irregular parcel): 326+/- Feet
- 2. Depth (average if irregular parcel): 296+/- Feet
- 3. Frontage on road or street: 326+/- Feet on Big Bend Road
(Name of street)
- 4. Total land area: 1.52+/- Acres or Square Feet

I. Land Area Calculations

- 1. Undevelopable Areas:
 - a. Freshwater wetland areas 0.02+/-
 - b. Other wetland areas 0
 - c. Submerged land subject to tidal influence: 0.11+/-
 - d. Total (a + b + c): 0.13/-
- 2. Remaining developable land (H.4 less I.1.d): 1.39+/- acres

**PART III
PROPOSED DEVELOPMENT**

A. Nature of Request

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

10 Single Family _____ Mobile Homes _____ Recreational Vehicles
_____ Zero-Lot-Line _____ Duplex/Two Family _____ Townhouses
_____ Multiple Family 10 TOTAL ALL TYPES

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

a. PERMITTED total units (from Exhibit III-A-2): 11.84
b. PROPOSED total units (from A-1. above): 10
c. PROPOSED density (from Exhibit III-A-2): 11.84

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

Retail: _____ Total gsf

Offices: _____ Total gsf

Medical: _____ gsf Non-medical: _____ gsf

Hotel/Motel: _____ Total units

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

Industrial: _____ Total gsf

Under roof: _____ gsf Not under roof: _____ gsf

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

Other-specify: _____

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

4. Building Height

35' Maximum height of buildings (in feet above grade)

3 Number of Habitable Floors

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

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

B. Facilities

1. Fire District: Bonita Springs Fire District

2. Water Supply

a. Estimated daily consumption of potable water:

- 1. Residential units: 2500 gpd
- 2. Mobile Home units: _____ gpd
- 3. Rec. Vehicle units: _____ gpd
- 4. Commercial: _____ gpd
- 5. Industrial: _____ gpd

b. Source of potable water: Bonita Springs Utilities

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

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

d. Source of Non-potable water: Bonita Springs Utilities

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

- 1. Residential units: 2500 gpd
- 2. Mobile Home units: _____ gpd
- 3. Recreational Vehicles: _____ gpd
- 4. Commercial: _____ gpd
- 5. Industrial: _____ gpd

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

c. Source of sanitary sewer service: Bonita Springs Utilities

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

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

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

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

C. Transportation

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

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

PART IV - SUBMITTAL REQUIREMENTS

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

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

PART V

AFFIDAVIT

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

Signature of Owner or Owner-authorized Agent

Date

Benjamin Luongo as Manager of BB Sunset Properties, LLC

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

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

Signature of notary public

Printed name of notary public

(SEAL)

PART I – GENERAL EXPLANATORY NOTES

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

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

PART I – EXPLANATORY NOTES

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

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

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

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

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

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

PART II – EXPLANATORY NOTES

A. Nature of Request:

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

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

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

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

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

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

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

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

E. City of Bonita Springs Plan Information:

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

F. Drainage, Water Control and Other Environmental Issues

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

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

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

I. Land Area Calculations

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

PART III – EXPLANATORY NOTES

A. Nature of Request

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

B. Facilities

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

PART IV - EXPLANATORY NOTES: Exhibits not previously discussed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL

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

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

STRAP NO. 32-47-25-B2-00003.0000 & .0010 **CASE NO.** _____

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

Name and Address	Percentage of Ownership
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
BB Sunset Properties, LLC, 11885 Easter Lane, Dunkirk, MD 20754	100
Benjamin Luongo, Manager	
Jennifer Luongo, Member	
Peggy Hightower, Member	
Thomas Digirolamo, Member	
Dawn Digirolamo, Member	

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
N.A.	

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
N.A.

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

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

Signature: _____
(Applicant)

Benjamin Luongo as Manager
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

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

Signature of Notary Public

Printed Name of Notary Public

(SEAL)

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

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

Flat with very little elevation change.

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

The site is a developed upland with residences, maintained yards, and a seawall fronting the Imperial River.

There is a boat basin with an associated boat ramp. To the north is a mangrove wetland, east an access road and south additional residential properties.'

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

The small area of mangrove wetlands in the northeast corner will be placed into conservation easement.

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

The existing seawall will be replaced with riprap installed at the toe in areas where there is no boat mooring.

A portion of the man-made basin will be filled, eliminating the boat ramp, reducing the dead end component of the basin, and stabilized with reef balls in front of the new seawall for habitat.

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

A. Gross Residential Acres

1. Total land area:	1.5+/-		acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.):	0		acres
a. R-O-W providing access to non-residential uses:	0		acres
b. Non-residential use areas:	0		acres
3. Gross residential acres (Line A.1 less A.2):	1.5+/-		acres
a. Uplands areas	1.48+/-		acres
b. Freshwater Wetlands areas	0.02+/-		acres
c. Other Wetland areas	0		acres

B. Comprehensive Plan Land Use Classification: Med.
Den. SF/
DUP Res. (If more than one classification, calculations for each classification must be submitted)

Density Standards (from the Comprehensive Plan)

1. Maximum density for Land Use Classification:	11.6		units/gross res. acre
2. Maximum total density for Land Use Classification:	11.6		units/gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

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

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

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

* Subject to staff review and correction.

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

1. Standard density uplands units (A.3.a. times B.1)	17.168		units
2. Standard density freshwater wetlands units (A.3.b. times B.1)	0.232		units
3. Total standard density units (sum of D.1 & D.2)	17.4		units
4. Maximum upland density (A.3.a. times 8)	11.84		units
5. Total permitted units (line D.3 or D.4 - whichever is less):	11.84		Units

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

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

F. Conservation, Resource Protection, DRGR

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

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

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

N.A.

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

1. Method and degree of treatment:

N.A.

2. Quality of the effluent:

N.A.

3. Expected life of the facility:

N.A.

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

N.A.

5. Receiving bodies or other means of effluent disposal:

N.A.

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

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

N.A.

2. Current water table conditions:

N.A.

3. Proposed rate of application:

N.A.

4. Back-up system capacity:

N.A.

**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 27495-511 and 27523 Big Bend Road 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 Q. Grady Minor & Associates, P.A. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and 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
Benjamin Luongo as Manager
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 2022, by Benjamin Luongo as Manager, who is personally known to me or who has produced _____ as identification.

Notary Public

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

PART V

AFFIDAVIT

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

Benjamin Luongo
Signature of Owner or Owner-authorized Agent

10/21/22
Date

Benjamin Luongo as Manager of BB Sunset Properties, LLC
Typed or printed name and title

STATE OF FLORIDA) *md*
COUNTY OF LEE) *Calver*

The foregoing instrument was certified and subscribed before me this *21st* day of *October*, 20^{*22*}, by *Benjamin Luongo*, who is personally known to me or who has produced *Drivers License* as identification.

Tammy Harrison
Signature of notary public

(SEAL)

TAMMY HARRISON
Printed name of notary public

**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 STRAP #32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010 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 Q. Grady Minor & Associates, P.A. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and 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

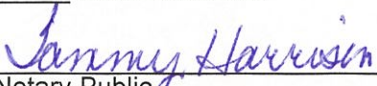
Benjamin Luongo as Manager of BB Sunset Properties, LLC

Printed Name

STATE OF md
COUNTY OF Calvert

Sworn to (or affirmed) and subscribed before me this 21st day of October, 2022, by

Benjamin Luongo
Drivers License _____, who is personally known to me or who has produced _____ as identification.



Notary Public

TAMMY HARRISON

(Name typed, printed or stamped)

(Serial Number, if any)

EXHIBIT A

PROPERTY DESCRIPTION

(PER INSTRUMENT # 2021000239445)

PARCEL 1

FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WEST 665 FEET, ALONG THE SOUTH LINE OF SAID SECTION 32, TO THE CENTERLINE OF THE IMPERIAL RIVER ROAD; THENCE RUN NORTH 00°13'45" WEST 1768.50 FEET TO THE NORTH LINE OF TARPON AVENUE; THENCE WEST 1374 FEET, ALONG SAID NORTH LINE OF TARPON AVENUE, TO THE WEST LINE OF BIG BEND ROAD; THENCE NORTH 00°10'45" WEST 800 FEET ALONG SAID WEST LINE OF BIG BEND ROAD, TO A CONCRETE MONUMENT; THENCE NORTH 33°33'30" EAST 288 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 33°33'30" EAST 192 FEET; THENCE NORTH 25 FEET; THENCE WEST 286 FEET, MORE OR LESS TO THE IMPERIAL RIVER; THENCE SOUTHWESTERLY ALONG THE MEANDERS OF SAID RIVER TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THAT CERTAIN PARCEL DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WEST 665 FEET, ALONG THE SOUTH LINE OF SAID SECTION 32 TO THE CENTERLINE OF THE IMPERIAL RIVER ROAD; THENCE NORTH 00°13'45" WEST 1768.50 FEET TO THE NORTH LINE OF TARPON AVENUE; THENCE WEST 1374 FEET ALONG SAID NORTH LINE OF TARPON AVENUE TO THE WEST LINE OF BIG BEND ROAD; THENCE NORTH 00°10'45" WEST 800 FEET ALONG SAID WEST LINE OF BIG BEND ROAD; THENCE NORTH 33°33'30" EAST 240 FEET ALONG SAID WEST LINE OF BIG BEND ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 33°33'30" EAST 48 FEET; THENCE WEST 50 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

CONTAINING 1.06 ACRES, MORE OR LESS.

PARCEL 2

FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WEST 665 FEET, ALONG THE SOUTH LINE OF SAID SECTION 32 TO THE CENTERLINE OF THE IMPERIAL RIVER ROAD; THENCE NORTH 00°13'45" WEST 1768.5 FEET ALONG SAID CENTERLINE OF IMPERIAL RIVER ROAD TO THE NORTH LINE OF TARPON AVENUE; THENCE WEST 1374 FEET ALONG THE SAID NORTH LINE OF TARPON AVENUE TO THE WEST LINE OF BIG BEND ROAD; THENCE NORTH 00°10'45" WEST 800 FEET ALONG THE SAID WEST LINE OF BIG BEND ROAD TO A CONCRETE MONUMENT; THENCE NORTH 33°33'30" EAST 180 FEET ALONG THE SAID WEST LINE OF BIG BEND ROAD FOR A POINT OF BEGINNING; FROM POINT OF BEGINNING CONTINUE NORTH 33°33'30" EAST 108 FEET; THENCE WEST 230 FEET MORE OR LESS TO THE WATERS OF THE IMPERIAL RIVER; THENCE SOUTHWESTERLY 108 FEET MORE OR LESS ALONG SAID WATERS TO A LINE BEARING WEST FROM THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: FROM THE CONCRETE MONUMENT ON BIG BEND ROAD, REFERRED TO IN THE LEGAL DESCRIPTION OF THE PROPERTY, RUN NORTH 33°33'30" EAST 240.00 FEET ALONG SAID WEST LINE OF BIG BEND ROAD TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 33°33'30" EAST 48 FEET (NE CORNER OF BASIC PARCEL); THENCE WEST 50 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

CONTAINING 0.46 ACRES, MORE OR LESS.

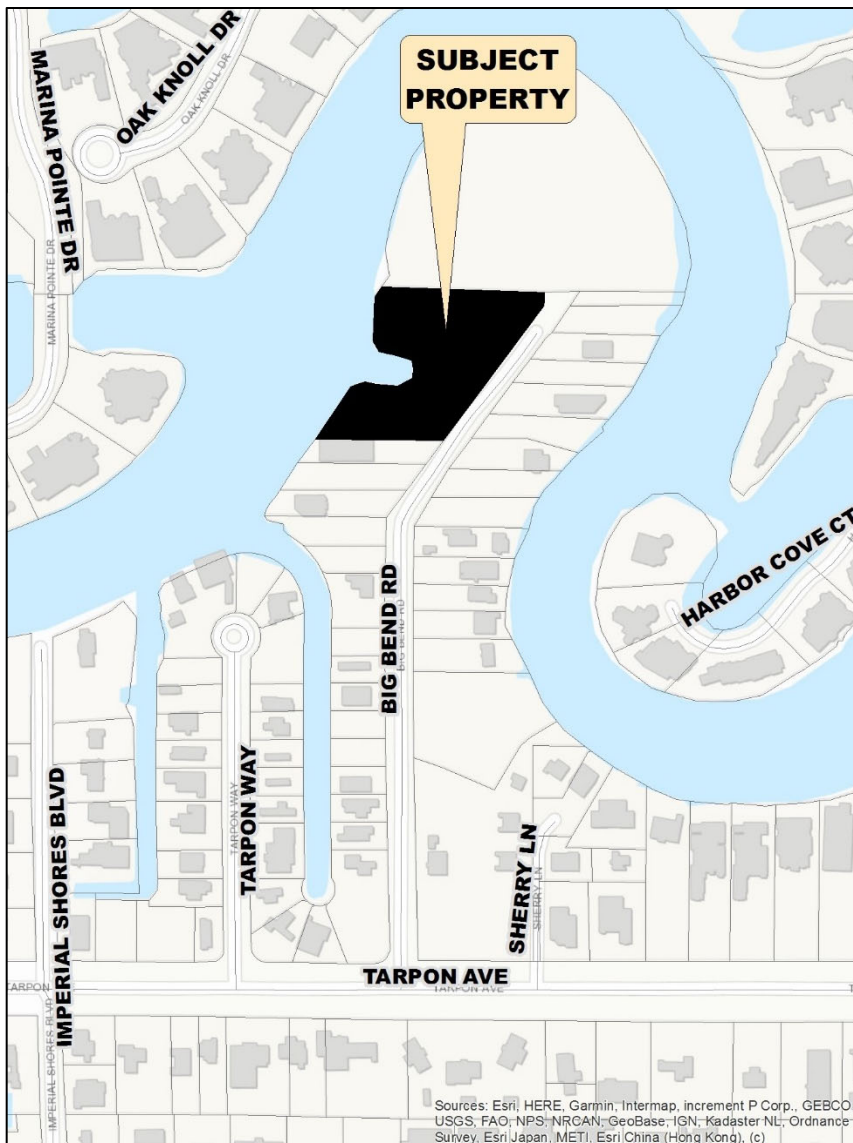
COMBINED PARCELS CONTAINING 1.52 ACRES MORE OR LESS.

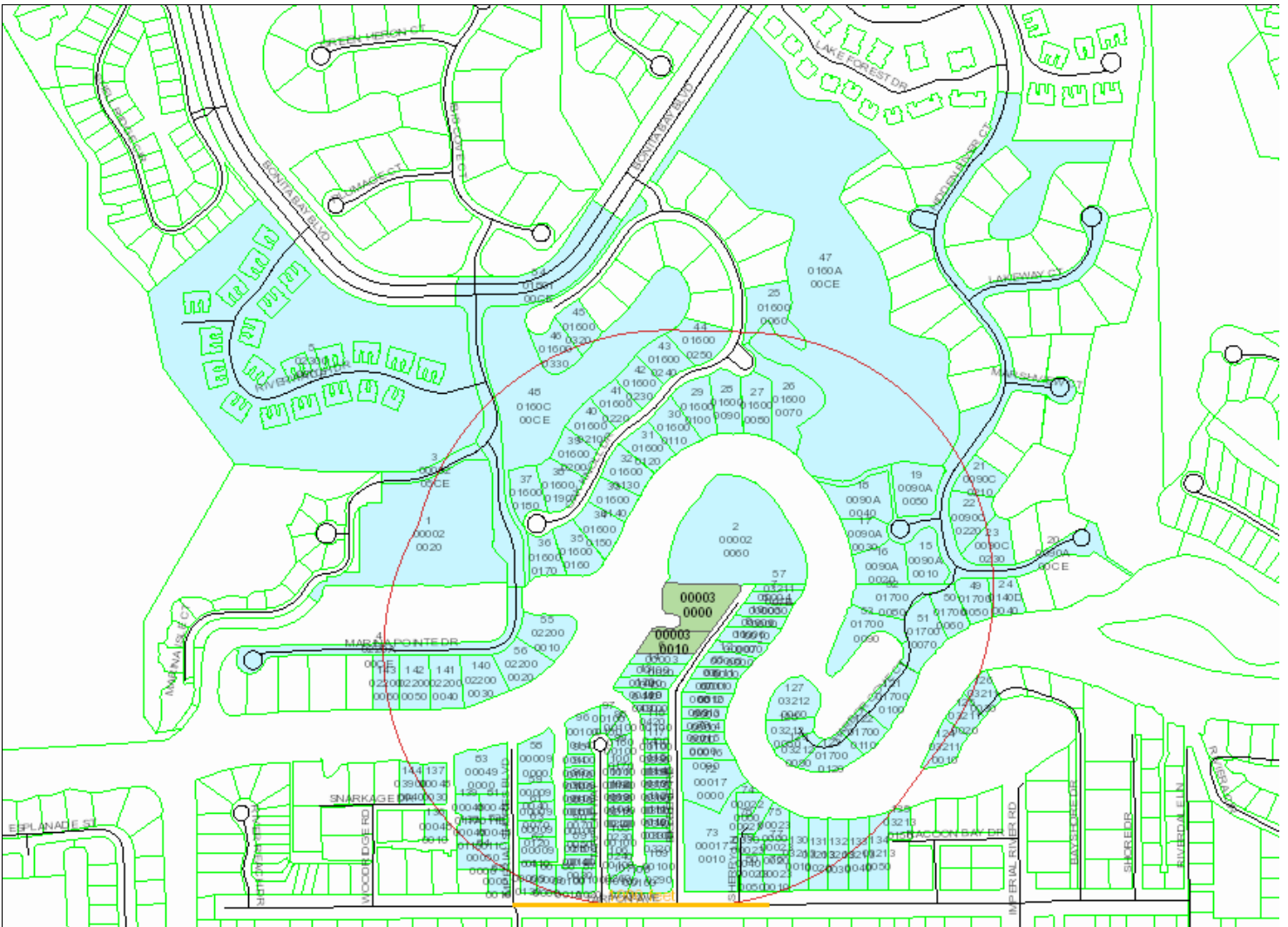
The pre-submittal Neighborhood Meeting was advertised and scheduled for March 31, 2022, 5:30 PM at the Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL. Notification letters were mailed to adjacent property owners within 1,000 feet of the subject properties March 8, 2022 and an advertisement was published in the News-Press March 8, 2022.

NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held **March 31, 5:30 p.m.** at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135.

The Neighborhood Meeting will provide general information regarding a proposed Planned Development (PD) amendment application to revise the Riverbend RPD (ZO-10-02) Master Concept Plan and Schedule of Uses to allow a different residential dwelling type. The subject 1.5± acre property (STRAP Number 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010) is located at 27495-27511 and 27523 Big Bend Road Section 32, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.

PROJECT LOCATION MAP



Date of Report: February 08, 2022

Buffer Distance: feet

Parcels Affected: 144

Subject Parcels: **32-47-25-B2-00003.0000, 32-47-25-B2-00003.0010**

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BONITA BOAT HARBOR LLC 27598 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B1-00002.0020 27598 MARINA POINTE DR BONITA SPRINGS FL 34134	PARCEL N OF IMPERIAL RIVER AS DESC IN INST#2010000316519 AS EX B-62-B + EX A-63	1
BONITA BAY PROPERTIES INC 9990 COCONUT RD STE 202 BONITA SPRINGS FL 34135	32-47-25-B1-00002.0060 ACCESS UNDETERMINED BONITA SPRINGS FL	PARCEL N OF IMPERIAL RIVER AS DESC IN INST#2010000316519 AS EX B-62-A	2
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B1-00002.05CE RIGHT OF WAY BONITA SPRINGS FL 34134	ROW PARCEL N OF PARCEL AS DESC IN INST#2010000316519	3
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B1-0220A.00CE RIGHT OF WAY BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 TRACTS A B C	4
HARBOR LANDING AT BONITA BAY GULF BREEZE MGMT SVCS OF SW FL	32-47-25-B1-02300.00CE 4401 RIVERWATCH DR BONITA SPRINGS FL 34134	HARBOR LANDING CONDO DESC OR 2520 PG 2728 COMMON ELEMENTS/POOL	5

8910 TERRENE CT STE 200 ESTERO FL 34135			
MCLUCAS WESLEY S + KATHERINE 27527 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00003.0020 27527 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF SE 1/4 SEC 32 TWP 47 RGE 25 DESC IN OR 1362 PG 1642	6
GUTIC DZEVDET JEFF & ZELJKA 5500 SANTOVITO ST PAHRUMP NV 89061	32-47-25-B2-00004.0000 27502 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT. TO N SI RD	7
HARRIS JAMES W TR 4245 SPRINGS LANE BONITA SPRINGS FL 34134	32-47-25-B2-00005.0000 27510/512 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT TH N PARL E LI SEC 50 FT TO N	8
CARLSON ALBERT W TR 488 ATWATER CIR SAINT PAUL MN 55103	32-47-25-B2-00006.0000 27520 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT TO N LI	9
CARLSON ALBERT W TR 488 ATWATER CIR SAINT PAUL MN 55103	32-47-25-B2-00006.0010 27516/518 BIG BEND RD BONITA SPRINGS FL 34134	THE N 50 FT OF FOLLOWING DESCRIBED LAND FR SE COR SEC 32 RUN W ALG	10
CARLSON ALBERT W TR 488 ATWATER CIR SAINT PAUL MN 55103	32-47-25-B2-00007.0000 27524 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SD SEC 665 FT N PARL E LI SEC 50 FT. TO N	11
WHALEN JAMES H JR + DOREEN M 27526 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00008.0000 27526 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SD SEC 655 FT N PARL E LI SEC 50 FT. TO N	12
HAVLAN JAMES & DENISE 13150 WOOD DUCK DR PLAINFIELD IL 60585	32-47-25-B2-00100.0440 27539 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC OR 296 PG 15 LOT 44	13
ELLIS JON & JANET 27535 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00100.0450 27535 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC OR 296 PG 15 LOT 45	14
DEMLING NICHOLAS & 400 WOODLAND CT GLENVIEW IL 60025	32-47-25-B2-0090A.0010 4101 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 48 LOT 1	15
GRUBBS ROBERT W & MAUREEN A 4111 HARBOR OAKS CT BONITA SPRINGS FL 34134	32-47-25-B2-0090A.0020 4111 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 51 LOT 2	16
BROWN CHARLES W 8930 BASH ST STE L INDIANAPOLIS IN 46256	32-47-25-B2-0090A.0030 4120 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 51 LOT 3	17
NORTH TERRENCE J + KATHRYN 4110 HARBOR OAKS CT BONITA SPRINGS FL 34134	32-47-25-B2-0090A.0040 4110 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 51 LOT 4	18
JOSEPH T HOOBYAR JR TRUST + 4100 HARBOR OAKS CT BONITA SPRINGS FL 34134	32-47-25-B2-0090A.0050 4100 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 51 LOT 5	19
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B2-0090A.00CE BONITA BAY C/E BONITA SPRINGS FL 34134	BONITA BAY UT 10 PB 45 PGS 44 - 51 TRACTS A + B + D + F + R/W	20
FISH RICHARD L 27361 HIDDEN RIVER CT BONITA SPRINGS FL 34134	32-47-25-B2-0090C.0210 27361 HIDDEN RIVER CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK C PB 45 PG 50 LOT 21	21
BARRY DAVID E + TERESA M 27381 HIDDEN RIVER CT BONITA SPRINGS FL 34134	32-47-25-B2-0090C.0220 27381 HIDDEN RIVER CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK C PB 45 PG 50 LOT 22	22
DAVIS MARY KAREN 8000 HAMPDEN LN BETHESDA MD 20814	32-47-25-B2-0090C.0230 27401 HIDDEN RIVER CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK C PB 45 PG 50 LOT 23	23
HRIBAR THOMAS A 1821 E FRONTAGE RD	32-47-25-B2-0140D.0040 27402 HIDDEN RIVER CT	BONITA BAY UNIT 13 BLK D PB 48 PG 45	24

STURTEVANT WI 53177	BONITA SPRINGS FL 34134	LOT 4	
WOHLFARTH W JASON & SUSAN A 27261 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0060 27261 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 27 LOT 6	25
PATEL SAURABH N & 27281 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0070 27281 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 7	26
MELLON ENTERPRISES LLC 27291 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0080 27291 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 8	27
CALVIN M MITCHELL TRUST + 27301 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0090 27301 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 9	28
CHARLES J MUND QPRT + 27311 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0100 27311 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 10	29
YOUNG DONALD M + SUSAN K 27331 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0110 27331 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 11	30
MEYER KENNETH R + SUSAN S 100 EVERGREEN LN WINNETKA IL 60093	32-47-25-B2-01600.0120 27341 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 12	31
WOLF JOSEPH E 27351 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0130 27351 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 13	32
SUTTON JEFFREY B & 27361 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0140 27361 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 14	33
AKER DONALD M + ANN M PO BOX 304 PLYMOUTH IN 46563	32-47-25-B2-01600.0150 27371 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 15	34
SOMAX LLC 27381 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0160 27381 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 16	35
MALSTROM EDWARD C + JULIE F 27391 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0170 27391 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 17	36
1341867 ONTARIO INC 645 BREEZY DR PICKERING ON L1W 2X4 CANADA	32-47-25-B2-01600.0180 27390 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 18 + OR 3043 PG 1272	37
PATRICK ROBERT S + PATRICIA J 27370 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0190 27370 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 19	38
SWEENEY CHARLES K + ELIZABETH 27360 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0200 27360 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 20	39
DEHAAN DOUGLAS & GAYLE 1400 VILLAGE SQUARE BLVD STE 3 TALLAHASSEE FL 32312	32-47-25-B2-01600.0210 27350 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 21	40
MEEKS BERNEDA A TR 27340 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0220 27340 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 22	41
EGGLESTON THOMAS W & 16407 SHORE OAKS CT NOBLESVILLE IN 46060	32-47-25-B2-01600.0230 27330 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 23	42
STEWART JILL E & TERRENCE S 434 TRADE WINDS AVE	32-47-25-B2-01600.0240 27310 OAK KNOLL DR	BONITA BAY UNIT 15 PB 49 PG 28	43

NAPLES FL 34108	BONITA SPRINGS FL 34134	LOT 24	
ALBERS EDWARD J TR 27280 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0250 27280 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 25	44
MEINERS BABELLE TR + 27160 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0320 27160 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 29 LOT 32	45
NERMAN LEWIS E TR 11709 MANOR RD LEAWOOD KS 66211	32-47-25-B2-01600.0330 27150 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 29 LOT 33	46
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B2-0160A.00CE BONITA BAY C/E BONITA SPRINGS FL 34134	BONITA BAY UT 15 PB 49 PGS 25-30 TRACTS A + B + E	47
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B2-0160C.00CE BONITA BAY C/E BONITA SPRINGS FL 34134	BONITA BAY UT 15 PB 49 PGS 25-30 TRACTS C + D LESS OR 3043 PG 1272	48
RIVERA ROLANO + 27396 HIDDEN RIVER CT BONITA SPRINGS FL 34134	32-47-25-B2-01700.0050 27396 HIDDEN RIVER CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 5	49
HARTMAN JAMES F + JANET L 27431 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B2-01700.0060 27431 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 6	50
KINZIE SUZANNE G 27441 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B2-01700.0070 27441 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 7	51
MCKINNON REBECCA 519-1177 YONGE ST TORONTO ON M4T 2Y4 CANADA	32-47-25-B2-01700.0080 27440 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 8	52
JEFFREY S AROY TRUST + 27450 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B2-01700.0090 27450 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 9	53
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B2-01801.00CE RIGHT OF WAY BONITA SPRINGS FL 34134	BONITA BAY UNIT 18 PB 51 PG 16 PAR 1 RD R/WS LESS PAR DESC AS EX A-63 IN INST # 2010000316519	54
SCOTT ROBERT + KATHLEEN 27701 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B2-02200.0010 27701 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 1	55
ROBBINS DANIEL & LAURA 27711 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B2-02200.0020 27711 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 2	56
FOGARTY KEVIN G TR 4295 RANDON LN MERRITT ISLAND FL 32952	32-47-25-B2-03211.007B 27500 BIG BEND RD BONITA SPRINGS FL 34134	PARL LOC IN THE NE 1/4 OF SECT AS DESC IN OR 3625 PG 2024	57
BRANNAN BARBARA A 27564 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00009.0000 27564 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR SEC TH 1853 FT. N TH W 2450 FT. TO POB TH N 710 FT. TO IMP. RVR TH	58
BRANNAN BARBARA A 27564 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00009.0040 27574 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG 1768.5 FT N + 2639 FT W OF SE COR SEC 32 TH N 446 FT TO POB TH E 167 FT	59
TARPON AVENUE 2 LLC 5685 ENGLISH OAKS LN NAPLES FL 34119	32-47-25-B3-00009.0060 4470 TARPON AVE BONITA SPRINGS FL 34134	PARL IN SW 1/4 OF NW 1/4 OF SE 1/4 W IN SEC 32 TWP 47 RNG 25 DESC IN ISNT # 2018000283057 AS WINDOVER PARCEL 1	60
BRANNAN BARBARA A	32-47-25-B3-00009.0070	BEG 1768.5 FT N 2639 FT W	61

27564 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	27580/582 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	OF SE COR SEC 32 TH N 371 FT TO POB TH E 167 FT	
HAGAN MARK + DONNA SISIA 27592 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00009.0110 27592 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG 1768.5 FT N + 2439 FT W OF SE COR SEC 32 CONT 200 FT W TO PT 25 FT E OF	62
IMPERIAL SHORES PARTNERS LLP 12840 BRYNWOOD WAY NAPLES FL 34105	32-47-25-B3-00009.0120 27586 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 + GO N 1768 FT TO N ROW LI TARPON AVE TH W ALG ROW LI 2439	63
MUKHOPADHYAY SAMRAT RONY 1661 BUSH ST #9 SAN FRANCISCO CA 94109	32-47-25-B3-00009.0130 27596/598 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR RUN N1768.5 FT THENCE WLY 2439 FT TO POB AS DESC IN OR 2191 PG 1215	64
CANTONE ASSET MANAGEMENT LLC 358 BAYSHORE DR CAPE CORAL FL 33904	32-47-25-B3-00011.0000 27534 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 N 1/2 OF PARCL DESC IN OR 1801 PG 2837	65
CANTONE ASSET MANAGEMENT LLC 358 BAYSHORE DR CAPE CORAL FL 33904	32-47-25-B3-00011.0010 27536 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 S 1/2 OF PARCL DESC IN OR 1801 PG 2837	66
HANAPEPE LLC 10081 NW 7TH ST PLANTATION FL 33324	32-47-25-B3-00012.0000 27540-544 BIG BEND RD BONITA SPRINGS FL 34134	N 1/2 OF FOLLOWING DESC FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL	67
OCONNOR DONALD T 27546 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00013.0000 27546 BIG BEND RD BONITA SPRINGS FL 34134	S 1/2 OF FOLLOWING DESC. FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL	68
WINEMILLER JAMES D TR 7316 LANTANA CIR NAPLES FL 34119	32-47-25-B3-00014.0000 27554 BIG BEND RD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT. TO N LI	69
SIKORSKI RANDOLPH R + 821 CONTINENTAL DR WATERVILLE OH 43566	32-47-25-B3-00015.0000 27562 BIG BEND RD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT. TO N LI BEACH	70
WIDMAIER RALPH + DONNA H 21230 PELICAN SOUND DR # 202 ESTERO FL 33928	32-47-25-B3-00016.0000 27572 BIG BEND RD BONITA SPRINGS FL 34134	FRM SE COR SEC 32 RUN W ALG S LI SEC 665 FT TH N 50 FT. TO N SI BONITA	71
BEST ANGELA L/E 69 STATION RD POULTON-LE-FYLDE FY6 7JQ UNITED KINGDOM	32-47-25-B3-00017.0000 27580 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN N 1/2 OF SE 1/4 DESC OR 1426 PG 627	72
RIPLL LLC 27900 INDUSTRIAL ST BONITA SPRINGS FL 34135	32-47-25-B3-00017.0010 27590-612 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN N 1/2 OF SE 1/4 DESC IN OR 1481 PG 923	73
MURPHY DONALD W 27580 SHERRY LN BONITA SPRINGS FL 34134	32-47-25-B3-00022.0000 27580 SHERRY LN BONITA SPRINGS FL 34134	FRM SE COR SEC 32 RUN W ALG S LI SEC 665 FT. TH N PARL E LI 50 FT. TO N LI	74
MULRYAN MICHAEL E TR 4220 RACON BAY DR BONITA SPRINGS FL 34134	32-47-25-B3-00023.0000 27581/583 SHERRY LN BONITA SPRINGS FL 34134	BEG SE COR SEC 32 TH DUE N 1768 FT TH W 1575 FT TO POB TH W 200 FT TH N 400	75
THOMSON PEGGY A 4310 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B3-00023.0010 4310 TARPON AVE BONITA SPRINGS FL 34134	BEG 1768 FT N + 1575 FT W OF SE COR SEC 32 TH W 100 FT TH N 150 FT TH E 100	76
FRS HOME BUYERS LLC 1745 MAPLE AVE FORT MYERS FL 33901	32-47-25-B3-00023.0020 27585 SHERRY LN BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF SE 1/4 S 32 T 47 R 25 DESC IN OR 1311 PG 1308	77
LOMELINO PATRICE C & 27584 SHERRY LN BONITA SPRINGS FL 34134	32-47-25-B3-00023.0030 27584 SHERRY LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1223 PG 0155	78
KINCAID MARK ALAN	32-47-25-B3-00023.0040	FR SE COR RUN W ALG S LI	79

27591 WOODRIDGE RD BONITA SPRINGS FL 34134	27587 SHERRY LN BONITA SPRINGS FL 34134	665 FT TH N 1768.5 FT TH W 1110 FT TH N 150 FT FOR	
KLOVRZA LADISLA V TR + KOSTNICKA 338 KOLIN IV 280 02 CZECH REPUBLIC	32-47-25-B3-00023.0050 4330 TARPON AVE BONITA SPRINGS FL 34134	FR SE COR SEC RUN W 665 FT TH N 1768.5 FT TO N LI TARPON RD TH W PARL S LI	80
BARBARA ROBERTS LIVING TRUST 125 BLACK OAKS LN WAYZATA MN 55391	32-47-25-B3-00048.011B 27581 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	THE N 97.50 FT OF E 100 FT OF FOLLOWING DESC LANDS BEG AT A POINT 1968.5 FT N	81
HARRIS MELISSA M + 27587 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00048.011C 27587 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	PART OF N 1/2 OF S W 1/4 DESC IN OR 1274 PG 659	82
HENRY M L + MARIGENE 27565 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00049.0000 27565 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR SEC N 1853 FT W 2689 FT N 410 FT.TO POB TH W 200 FT N 150 FT.M/L	83
TOMLINSON ADAM 27593 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00050.0000 27593 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG SEC LI 665 FT N 50 FT.TO N LI BONITA BEACH RD CONT	84
DUNCAN ROBERT D & DEBORAH L TR 4816 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B3-00051.0010 4814 TARPON AVE BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF NE 1/4 OF SW 1/4 OF 32 BEING E 79.15 FT OR 2110/0826	85
TARPON AVENUE 1 LLC 5685 ENGLISH OAKS LN NAPLES FL 34119	32-47-25-B3-00100.001A 4460 TARPON AVE BONITA SPRINGS FL 34134	PORTION OF UNRECORDEDE PLAT OF TARPON BEND AND PARCEL OF LAND LYING IN SW 1/4 OF NW 1/4 OF SE 1/4 DESC IN INST # 2018000283057 AS WINDOVER PARCEL 2	86
CLOVER DUANE F + GAYLE A 394 BOWDEN RD BRONSON MI 49028	32-47-25-B3-00100.0020 27599 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 2	87
LEWIS MARGARET ANN TR 27595 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0030 27595 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 3 + LAND ADJACENT ON	88
WELLS WILLIAM B + LINDA LEE 27591 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0040 27591 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 4 + LAND ADJACENT ON	89
ENSING CALVIN L + SHARON R 27583 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0050 27583 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 5 + 6 LESS N 10 FT OF 6	90
HANSON JOHN R 27579 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0070 27579 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 7 + N 10 FT OF LOT 6	91
KOTSCHER GOTTFRIED & 3531 CROWFUT CT BONITA SPRINGS FL 34134	32-47-25-B3-00100.0080 27575 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 8 + LAND ADJACENT ON	92
MAUL FRED + DIXIE 27571 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0090 27571 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 9 + LAND ADJACENT ON	93
NICHOLS DOUGLAS 28056 EASTBROOK DR BONITA SPRINGS FL 34135	32-47-25-B3-00100.0100 27567 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 10 & CANAL	94
NICHOLS DOUGLAS W 28056 EASTBROOK DR BONITA SPRINGS FL 34135	32-47-25-B3-00100.0110 27563 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 16 LOT 11 + LAND ADJACENT	95
FORMAN TERRY F L/E 27551 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0140 27551-559 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 12 THRU 14 + LAND	96
DIGIROLAMO THOMAS +	32-47-25-B3-00100.0150	TARPON BEND UNREC	97

11885 EASTER LN DUNKIRK MD 20754	27550 TARPON WAY BONITA SPRINGS FL 34134	DB 296 PG 15 LOT 15	
DALY MICHAEL 27554 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0160 27554 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 16	98
BOREALIS LIMITED PARTNERSHIP 601 CARLSON PKWY STE 1290 MINNETONKA MN 55305	32-47-25-B3-00100.0170 27558/562 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 17 + 18	99
BARNES WARREN RAYMOND L/E 19 EVANS DR CRANBURY NJ 08512	32-47-25-B3-00100.0190 27566 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 19 + 19A	100
HIGHTOWER PEGGY 3524 HUNTLEY DR DAVIDSONVILLE MD 21035	32-47-25-B3-00100.0200 27570 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 20	101
SPIRITO LOUIS G 27574 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0210 27574 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 21	102
FORMAN DAWN 5800 BONITA BEACH RD UT 2805 BONITA SPRINGS FL 34134	32-47-25-B3-00100.0220 27578 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 22	103
FORMAN DAWN 5800 BONITA BEACH RD UT 2805 BONITA SPRINGS FL 34134	32-47-25-B3-00100.0230 27582 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 23	104
LUONGO BENJAMIN III & 11885 ESTER LN DUNKIRK MD 20754	32-47-25-B3-00100.0240 27586 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 24 + 25	105
LEWIS MICHAEL S SR & 27594 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0260 27594 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 26	106
LEWIS MICHAEL S SR & 27594 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0270 27598 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 27	107
CREIGHTON VANCE R + CONNIE 4420 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B3-00100.0280 4420 TARPON AVE BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 28	108
CLANCY MARK 9795 TEXTILE DR YPSILANTI MI 48197	32-47-25-B3-00100.0290 27599 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 29 THRU 31	109
CLANCY MARK 9795 TEXTILE DR YPSILANTI MI 48197	32-47-25-B3-00100.0320 27587 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 32	110
HAGER DAVID R & ELLA M TR PO BOX 1539 BONITA SPRINGS FL 34133	32-47-25-B3-00100.0330 27583 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 33	111
PHILLIPS KAREN M 27579 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00100.0340 27579 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 34	112
ARNOLD CHAD MICHAEL & 27575 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00100.0350 27575 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 35	113
VOGELSANG HARALD & MARIANNA RUSSBERGSTRASSE 62 VIENNA A-1210 AUSTRIA	32-47-25-B3-00100.0360 27571 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 36	114
GOODHEART JOHN & GEORGIA 27567 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00100.0370 27567 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 37	115
CLARK JOHN H	32-47-25-B3-00100.0380	TARPON BEND UNREC	116

27563 BIG BEND RD BONITA SPRINGS FL 34134	27563 BIG BEND RD BONITA SPRINGS FL 34134	DB 296 PG 15 LOT 38	
SILVER BARNEY D 19551 SW 210TH ST MIAMI FL 33187	32-47-25-B3-00100.0390 27559 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 39	117
SILVER BARNEY D 19551 SW 210TH ST MIAMI FL 33187	32-47-25-B3-00100.0400 27555 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 40 + 41	118
LIBIFF LLC AN DEN HOHWIESEN 9 KONIGSTEIN 61462 GERMANY	32-47-25-B3-00100.0420 27547 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 42	119
SULKES CHAD T 476 SEAGULL AVE NAPLES FL 34108	32-47-25-B3-00100.0430 27543 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 43	120
REIS FREDERICK E & BRENDA L 27461 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-01700.0100 27461 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 10	121
STEERE WILLIAM C + LYNDA G 27471 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-01700.0110 27471 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 11	122
JUSTU PROPERTIES LLC 6867 BOUDIN ST NE STE 2 PRIOR LAKE MN 55372	32-47-25-B3-01700.0120 27481 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 12	123
STEERE LYNDA 27471 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-03211.0010 27552 BAYSHORE DR BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W 400 FT TH N 2536.24 FT TO A PT ON A BASE LI TH N 74	124
TRIANAFILLIS GEORGE C & 27548 BAYSHORE DR BONITA SPRINGS FL 34134	32-47-25-B3-03211.0020 27548 BAYSHORE DR BONITA SPRINGS FL 34134	FR SE COR SEC 32 RUN N 89 DEG 46 MIN 30 SEC W ALG S LI SD SEC FOR 400 FT TH N AKA LOT 6 RACCOON POINT STANTONS SUBD	125
EVANS BRIAN T + 27544 BAYSHORE DR BONITA SPRINGS FL 34134	32-47-25-B3-03211.0030 27544 BAYSHORE DR BONITA SPRINGS FL 34134	PARL IN N 1/2 OF S E 1/4 DESC IN OR 1337 PG 329	126
DAVIS R JEFF 27511 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-03212.0060 27511 HARBOR COVE CT BONITA SPRINGS FL 34134	PAR IN NE1/4 OF NW1/4 OF SE1/4 DESC IN OR1555/652 + OR1414/1726	127
PETER J WINN PROPERTIES LLC 33505 LAKESHORE DR TAVARES FL 32778	32-47-25-B3-03212.0080 27501 HARBOR COVE CT BONITA SPRINGS FL 34134	BEG 1255.50 FT W OF E 1/4 COR SEC 32 TH S 42.29 FT TH S 25 DEG 59 MIN 22 SEC	128
FISCHER HENRY & ELAINE M + 1868 RIVER HEIGHTS LN VILLA HILLS KY 41017	32-47-25-B3-03212.0090 27491 HARBOR COVE CT BONITA SPRINGS FL 34134	FM E 1/4 COR SEC 32 RUN S 89 DEG 49 MIN 35 SEC W 1255 FT TH S 02 DEG 44 MIN	129
MULRYAN MICHAEL E TR 820 N ADDISON ELMHURST IL 60126	32-47-25-B3-03213.0010 4290 TARPON AVE BONITA SPRINGS FL 34134	BEG.1768 FT.N + 1495 FT.W OF SE COR.OF SEC.32-47-25 TH.N TO IMPERIAL RVR.TH.W	130
DEZEEUW STEVEN J & 14013 OUTLOOK ST OVERLAND PARK KS 66223	32-47-25-B3-03213.0020 4270 TARPON AVE BONITA SPRINGS FL 34134	FRM SE CRN SECT W 665 FT THN N 50 FT CONT 1718.5 W 755 TO POB THN N TO RIVER W 78 FT S TO TARPON ST THN 78 FT W AS DESC IN INST #2016000064144 LESS ELY 2.5 FT IN 2016000065837	131
BERRY MATTHEW J & BETH ANN 80 TERRELL FARM PL CHESHIRE CT 06410	32-47-25-B3-03213.0030 4268 TARPON AVE BONITA SPRINGS FL 34134	FROM SE COR RUN W 665 FT N 50 FT TH CONTINUE N 1768.95 FT W 674.89 FT TO POB W 78 FT N 286.66 FT ELY ALONG BANK 78 FT S 282.47 FT TO POB AS DESC	132

		IN INST #2016000064144 + ELY 2.5 FT IN 2016000065837	
ROSATI DAVID M TR 25 WINDING CREEK RD YORKVILLE IL 60560	32-47-25-B3-03213.0040 4260/4262 TARPON AVE BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF SE 1/4 DESC IN OR 3063 PG 3050	133
EASTON CHRISTOPHER S + 30 ALEXANDER ST ALEXANDRIA VA 22314	32-47-25-B3-03213.0050 4252 TARPON AVE BONITA SPRINGS FL 34134	FR SE COR W665FT N1769FT W 515 FT TO P O B DESC OR 2836 PG 1049	134
GREEK MICHAEL + CHRISTINE + 4230 RACoon BAY DR BONITA SPRINGS FL 34134	32-47-25-B3-03213.0150 4230 RACoon BAY DR BONITA SPRINGS FL 34134	BEG SE COR TH W 665 FT N 1994.5 FT TH W 425 FT FOR POB TH W 90 FT N 90 FT	135
DWYER DAVID JOHN & SUSAN 4819 SNARKAGE DR BONITA SPRINGS FL 34134	32-47-25-B4-00048.0010 4819 SNARKAGE DR BONITA SPRINGS FL 34134	FR SE COR SEC W 665 FT N 1768.5 FT W 2524 FT N 330 FT E 176 FT TO POB S 125	136
REYNOLDS MARK & CAROL 4824 SNARKAGE DR BONITA SPRINGS FL 34134	32-47-25-B4-00048.0030 4824 SNARKAGE DR BONITA SPRINGS FL 34134	DESC IN OR 319 PG 747 SEC 32 TWP 47 RGE 25	137
BARBARA ROBERTS TRUST 4001 NE 34TH AVE FORT LAUDERDALE FL 33308	32-47-25-B4-00048.0110 27589 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG AT PT 1968.5 FT N OF 2789 W OF SE CRN SEC 32 W 100 N 97.5 E 100 S 97.5	138
BARBARA ROBERTS LIVING TRUST 125 BLACKS OAKS LN WAYZATA MN 55391	32-47-25-B4-00048.011A 27585 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG 2066 FT N + 2785 FT W OF SE COR SEC 32 TH W 100 FT TH N 97.5 FT TH E 100	139
ANDORA RIDGE LLC 9400 FOUNTAIN MEDICAL CT STE B- 100 NAPLES FL 34105	32-47-25-B4-02200.0030 27721 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 3	140
COUGHLIN CHRISTOPHER J + DIANE 27731 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B4-02200.0040 27731 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 4	141
SMITH L CRAIG TR 73 GAYLORD RD ST ST THOMAS ON N5P 1Z4 CANADA	32-47-25-B4-02200.0050 27741 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 5	142
PAPPERT E THOMAS + JOYCE 27751 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B4-02200.0060 27751 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 PT OF LOT 6 + E 90 FT OF LOT 7	143
4830 ON THE RIVER LLC 212 S MAIN AVE STE 202 SIOUX FALLS SD 57104	32-47-25-B4-03900.0040 4830 SNARKAGE DR BONITA SPRINGS FL 34134	RESIDENCES ON SNARKAGE AS DESC IN INST# 2014000260991 LOT 4	144

RECEIVED
MAR 15 2022
Q. Grady Minor
& Associates, P.A.

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

STATE OF FLORIDA COUNTY OF LEE:

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

NOTICE OF NEIGHBORHOOD MEETING In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held March 31,

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

03/08/2022

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

Sworn to and Subscribed before me this 8th of March 2022, by legal clerk who is personally known to me.

Nicole Jacobs
Affiant

Sarah Bertelsen
Notary State of Wisconsin, County of Brown

7/27/25

My commission expires

of Affidavits 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held March 31, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135. The Neighborhood Meeting will provide general information regarding a proposed Planned Development (PD) amendment application to revise the Riverbend RPD (ZO-10-02) Master Concept Plan and Schedule of Uses to allow a different residential dwelling type. The subject 1.5+ acre property (STRAP Number 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010) is located at 27495-27511 and 27523 Big Bend Road Section 32, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umphenour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumphenour@gradymenor.com or phone: 239-947-1144. Project information is posted online at www.gradymenor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.
AD# 5153742 3/8/22

Riverbend RPD Amendment - 3/31/2022 Neighborhood Meeting Zoom Registration

First Name	Last Name	Email	Registration Time	Address
Doreen	Whalen	doreenhp@yahoo.com	3/9/2022 14:21	27526 Big Bend Rd, Bonita Springs, FL
Hames	Whalen	jimwhalen62@gmail.com	3/9/2022 14:23	27526 Big Bend Rd, Bonita Springs, FL
Beth	Sikorski	beth.w.sikorski@gmail.com	3/28/2022 14:09	27562 Big Bend
Sharon	Knight	sknight1414@gmail.com	3/31/2022 6:48	27548 Bayshore Drive, Bonita Springs FL 34134
Beth	Berry	mattjberry@gmail.com	3/31/2022 9:43	4268 Tarpon Ave Bonita Springs

NEIGHBORHOOD MEETING
Riverbend RPD Amendment
March 31, 2022

PLEASE PRINT CLEARLY

NAME: Don O'Connor EMAIL: ocodon@hotmail.com
ADDRESS: 27546 Big Bend PHONE: 239-273-5664

NAME: Luongo EMAIL: msluongo@yahoo.com
ADDRESS: 27586 Tarpon Way Bonita Springs FL 34134 PHONE: 301-518-978

NAME: DiGirolamo EMAIL: rvpbmd@comcast.net
ADDRESS: 27550 Tarpon Way PHONE: 240-882-5413
Bonita Springs, FL 34134

NAME: TERRY FORMAN EMAIL: TERRY.FFORMAN@GMAIL.COM
ADDRESS: 27551 TARPON WAY PHONE: 239-992-0715

NAME: North EMAIL: Hk.north@gmail.com
ADDRESS: 4110 Harbor Oaks Ct PHONE: 612-991-8252

NAME: RALFBROOKES@ EMAIL:
ADDRESS: GMAIL.COM PHONE:

NAME: MAX@FORGEYPLANNING.COM EMAIL:
ADDRESS: PHONE:

NAME: EMAIL:
ADDRESS: PHONE:

NAME: EMAIL:
ADDRESS: PHONE:

NAME: EMAIL:
ADDRESS: PHONE:

NEIGHBORHOOD MEETING
Riverbend RPD Amendment
March 31, 2022

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NAME:	Don Young	EMAIL:	don@donyoung.com
ADDRESS:	27331 Oak Knoll Dr	PHONE:	203 550 09122
NAME:	Calvin Mitchell	EMAIL:	calmitchell@earthlink.net
ADDRESS:	27301 Oak Knoll Dr.	PHONE:	239-498-0868
NAME:	Keesie Mitchell	EMAIL:	keesie@earthlink.net
ADDRESS:	27301 Oak Knoll Dr	PHONE:	239-498-2349
NAME:	JIM HAVLAN & DENISE	EMAIL:	JIMHAVLAN@Yahoo.com
ADDRESS:	27539 BIG BEND RD.	PHONE:	708 846 8164
NAME:	JON & Janet Ellis	EMAIL:	Sellisgroup@gmail.com
ADDRESS:	27535 Big Bend Rd.	PHONE:	908-581-6349
NAME:		EMAIL:	
ADDRESS:		PHONE:	
NAME:	Wolfgang Oster	EMAIL:	
ADDRESS:	27381 Oak Knoll Dr.	PHONE:	267 421 4495
NAME:		EMAIL:	
ADDRESS:		PHONE:	
NAME:	Robert Scott	EMAIL:	ROB91@AOL.com
ADDRESS:	27701 Marina Pointe DR Bonita Bay	PHONE:	
NAME:		EMAIL:	
ADDRESS:		PHONE:	

NEIGHBORHOOD MEETING
Riverbend RPD Amendment
March 31, 2022

PLEASE PRINT CLEARLY

NAME: David RHager EMAIL: Pd.hager@aol.com
ADDRESS: 27583 Big Bend Rd PHONE: 239 784 9430

NAME: Ella M. Hager EMAIL: Pd.hager@aol.com
ADDRESS: 27583 Big Bend Rd. PHONE: 239 269-5086

NAME: PATRICK LOMELINO EMAIL: plomelino@centurylink.net
ADDRESS: 27584 SHERRY LN PHONE: 239- 851-7285

NAME: BETH SIKORSKI EMAIL: BETH.W.SIKORSKI@GMAIL.COM
ADDRESS: 27562 BIG BEND PHONE: 419 344 3958

NAME: Jeff Sutton EMAIL: jsuttonmfgservices@outlook.com
ADDRESS: 27361 Oak Knoll Dr. PHONE: (727) 744-6992
Bonita Springs, FL

NAME: EMAIL:
ADDRESS: PHONE:

James + Doreen Whalen
NAME: EMAIL: jimwhalenb2@gmail.com
ADDRESS: 27526 Big Bend Rd PHONE: doreenhpa@yahoo.com
916-521-1551 Jim
916-521-1558 Doreen

NAME: Daniel + Laura Robbins EMAIL:
ADDRESS: PHONE: 612-3

27711 Marina Pointe Dr. 612-396-1955
ASAP. 34134

NAME: EMAIL:
ADDRESS: PHONE:

NAME: EMAIL:
ADDRESS: PHONE:

Wayne Arnold: We can go ahead and get started. I don't see any late comers yet. So, we'll go ahead and get to our short presentation and then take a little Q&A at the end of that. So – If everybody's ready, we'll get started. Sharon, are we ready?

Sharon Umpenhour: Yep.

Wayne: So, I'm Wayne Arnold and I'm here representing the, Riverbend RPD. It's an existing residential plan development, located at the end of Big Bend Road. I'm sure all of you must have received notice for that. I'll try to speak up so everybody can hear me. That's better. Yeah. So, with me tonight, this is Sharon Umpenhour from our office. Sharon's in charge of recording and – and helping us with the audio visuals. the city requires that we hold a neighborhood informational meeting, prior to us making any type of application to the city, to change the zoning of the property.

So, this is a first look for, people that are within the noticed area and, anybody who reads the public notice that – in the newspaper, chooses to come. So, Sharon's here and what we do when we ask the questions and answers, we've got a microphone. We – we're recording this, and we have to create a transcript, so we ask that people speak up and don't take over ourselves because it doesn't – it doesn't pick up very well.

[00:01:08] And the city staff and the elected officials who end up listening to this stuff at the end of the day would like to hear what the communications are. So, with me tonight is Mark Raudenbush. Mark is with the ownership group that has purchased the property in the last year. And with him, is Frank Feeney. Frank is one of our professional civil engineers in our firm, and we'll do our best to answer what questions you have. If not, we'll try to get answers and get back with you.

So, location map, I'm sure most of you are familiar with the property. It's about an acre and a half. It's got, I think, six units on it today. This property was zoned back in 2010 for 16 units and it was going to be a condominium building of multi-units as well as a couple of other, smaller, buildings to make it to 16 total units. So, the doctor who owned the property back at the time, didn't proceed with the development and the zoning master plan is technically vacated in the City of Bonita Springs.

[00:02:07] If you don't act on it within five years, they, technically – sort of, the zoning doesn't go away but the master plan does. So, to reactivate that master plan, we, essentially, have to go back through a rezoning process. So, this is our introduction to you of our intent to go file an application with the city to rezone it, and with that, we're going to be making some proposed changes and I'm gonna go through those. We don't have a lot of details yet. We're still working with the architect to come up with some

floor plans and things, and – and we'll be sharing those on our website as this evolves through the process. So, again, it's about an acre and a half. It's got a couple different addresses that can comprise the property. Strap numbers are here, and I would say, anybody who wants a copy of the presentation, Sharon's contact information will be at the end of this. Feel free to take a picture, write down her phone number, email address, and we'll be happy to get you a copy of the information.

[00:03:00]

So, this was the original zoning master plan that – that we had for the property. That depicts 16 units and, sort of, in the middle of the property, I apologize. It's not a beautiful image but I'll try to point on the pointer. This was representing a 10-unit condominium building right in the middle of the site and then, we had a couple of smaller buildings flanking it. All of them, of course, oriented to the river and then, um, we had detention areas, we had some other improvements with buffers, we had a buffer to our neighbor and some of those requirements.

Proposing boat docks, which will remain and those – I have – working with a local biologist, Hans Willson, who many of you may know, he's been around for a long time. He's doing the, boat dock permitting aspect for the project. This is a little bit harder to see but I'm going to point out. This is, kind of, depicts what we hope to do, and this is on an aerial. So, it's not the easiest to see but this reflects 10 home sites.

[00:04:00]

I have one, two, three, four, five, six, seven, eight, nine, ten, wrapping around here. And what we're envisioning are something that's more cottagey. They probably have first floor garage and some storage area. Maybe a lanai and then two living floors above it but we're trying to get away from this large, attached condominium type concept. We ultimately may have to condominiumize these rather than sell in these few, simple lots but the idea is that these would be detached structures.

So, right now, the proof schedule uses allow us to have town houses, multi-family units, two family attached, and single family. So, we think the way we're headed with this, to a product that's more detached, is more in keeping with the street, and more in keeping with the existing – not really the comp plan, the comp plan allows us to do what we – we're asking to do, previously, but the lower density, probably, is better suited for that particular site in today's environment. So, we'll be modifying that schedule of uses. we also have to establish development standards. These are from the original approval.

[00:05:00]

These we've got to look at and that's what we're working with the architect to come up with as good footprint of the building so that we can then identify what our setbacks need to be for the property boundaries. We had a couple of previous deviations regarding a landscape buffer. We're

gonna go back and evaluate those to see if we still need those. And then, of course, staff offers, um, a set of conditions, typically, to go along with these zoning applications and they had some conditions that they wrote, that were supportive of one of the deviations, which addresses model homes, which probably won't be an issue for this particular, um, application.

So, this is sort of the conceptual elevation that we're working from. So, you can see, it's more of that old Florida style appearance to it. So, this represents, you know, a garage, stairwell going up to the first floor of living because of the Fema elevation, and then, two living floors above that. So again, this is a concept we think that's, probably, where it's headed. they may not all look exactly alike but they'll, probably, all have a – a similar theme to them.

[00:06:03]

And so – and that's – that's what you see today, and unfortunately, I don't have a prettier elevation to show you of that but that would replace those units that are there today. And there's a sea wall that's there. You know, we're working with a marine biologist to talk about whether that sea wall needs to come out and replaced with some rip wrap or some additional plantings along the river front. And, of course, we'll be walk – working with staff, um, to determine if they need a – if they – there haven't been that many proposals along the river front but in some cases, they've asked for a river front sort of walkway to be provided.

I don't know if that's going to be part of this or not. We have, really, not talked to staff about this application, other than to hold a brief pre-application meeting and then start this dialogue with you. So, in a nutshell, that's – that's what we're asking to do, and this is our contact information, and you can take a photo and log into our site, and we'll keep this updated as we file an – any information with the city.

[00:07:09]

So, with that, I'm happy to try and answer any questions that some of you may have. We'll do one at a time and – sir, if I could get a microphone, please. Thank you. And you don't have to state your name if you don't care to but they like to know if you're a neighbor, resident, who you are, just so they can distinguish on the tape from our development.

Jon: Okay. We live on Big Bend.

Wayne: Okay.

Jon: what is the target for the square footage of these residences?

Wayne: Mark, I'm going to turn that over to you. Do you have any –?

Mark Raudenbush: approximately 2,300 to 2,400 square feet.

Jon: That would be the living space –?

[Cross talk]

Mark: Living space – 1,200, over 1,200 is the – is the concept at this point.

Jon: Okay. Thank you.

Wayne: I saw a hand go up over here. We can – Frank, do you mind? Thank you.

[00:08:00]

Participant 5: I wasn't quite sure how many structures the – the new proposal is but I have a question. Would you meet the flum standard of **[inaudible]** **[00:08:12]** that's currently in place? And – and, um, with this new proposal, are you planning to vary from that with your end plan?

Wayne: When you say the flum standard, do you mean future land use?

Participant 5: Yes.

Wayne: Okay. Future land use element allows 11.6 units per acre. It allows a maximum of 16 units under this land use category. So, we will be under that standard.

Participant 5: the other question, following up on the first question, the total square footage that you're going to be building, versus what the total square footage in there now?

Wayne: I don't have an answer for you, for that.

Participant 5: So, 10 buildings at the 2,400?

Mark: footprint square footage or...?

Wayne: Yeah. I'm – I'm not sure how you're measuring that square footage.

Participant 5: Just call it the space under air.

Wayne: Okay. I – I don't know how large the prior condominium building that the other two flanking buildings total, in terms of square footage.

[00:09:02]

Participant 5: I'm talking about what's there now, not the prior –

Wayne: Oh, what's there now. I don't know how we would compare to that but I'm sure it's more square footage under air today, than it is on site. Back there in the front, this gentleman back here in the –?

[Background talking]

Participant 6: I'm a resident across the river.

Wayne: Okay.

Participant 6: How many, docks do you propose it?

Wayne: I think the last one I saw had 10 –

Mark: Ten.

Wayne: Ten docks to match the 10 proposed homes.

Participant 6: Okay.

Wayne: Yeah.

Participant 5: Part of that question, how many docks are there now?

Participant 6: There isn't any, I believe. Or maybe one.

[Cross talk]

Mark: Yeah. Historically, there have been approximately eight. some of those show up the whole aerials or anything **[cross talk]**.

Jon: We – we – we can't hear the answer.

Wayne: Yeah. You might want to –

Mark: Okay. Yeah.

[00:10:00] So, historically, there were eight docks on the property but some of those, um, aren't there anymore. Earlier aerials there were eight docks.

Participant 7: In what year?

Mark: I'm not sure.

Wayne: We're not certain of that.

Participant 7: Forty years ago?

Mark: No. Probably later than that. Probably about the time that –

Wayne: Ma'am if we could – we need you to be on a microphone to ask a question, if you don't mind, please.

Participant 7: I'm sorry. Like 40 years ago?

Wayne: I think the response would be, we think sooner than that but I'm not sure the relevance – the – the city has a – a boat dock siting criteria that we go by and it qualifies for 10 slips. Any other questions? Yes, sir.

Participant 8: Yeah. Hi. I'm a resident of Big Bend. When do you think you'll be going to the city for any, you know, approval of any changes, plus currently – that they're currently going to approve and what – what's that time frame look like?

[00:11:01]

Wayne: Okay. Well, the time frame is probably about 10 months from the date we file. So, we haven't filed anything. It's probably at least another 30 days before we would file an application with the city. So, they'll do sufficiency review and that process takes 30 to 45 days. We're almost certain we'll have at least one round of back and forth with the city. And then, once we're deemed sufficient, we have to hold another neighborhood informational meeting before we can go to the zoning board, which would be the first public hearing we have and the zoning board makes a recommendation to city council. And then, council will make the final decision.

So, it's roughly, the zoning cases in the city take about 10 months to get through the process, once you submit them.

Participant 8: And that's filing that you're gonna be doing soon or whatever it is. That, will be online here but we'll be able to see that?

Wayne: It will be. They're actually online at the city and we also post them on our website. Yes, sir.

Jen: Jen and a resident. Um, just curious to know what sort of spacing you're doing. Like lot lines between the buildings that you're proposing.

[00:12:03] Um, if you have an idea of how much the setback from house to house –

Wayne: I don't think we know that yet. Our architect at the March group has retained, is trying to work on what that concept elevation could be. So, we're not exactly sure how they're going to be arranged. They probably all won't be the same and those probably won't be, as I said, platted lots. So, probably be condominiumized buildings. So, there would be a common ownership underneath the building and then a condo – condo ownership of the unit.

Jen: But considerable, they're second buildings. You'll have five feet?

Frank Feeney: Technically. Yes. Ten – ten – ten-foot separations. Yes.

Wayne: Yeah. Probably a 10-foot separation. That's pretty typical.

Jen: Um, and what sort of materials on the exterior, do you plan – or do you think will –?

Mark: so –

[Cross talk]

Wayne: **[Inaudible]** so they can here you.

Mark: Yeah. So, in – in – in fact, as – as we went through those elevations, the first elevations were more of an old Florida cottage but, looking at the current, uh – what the community demands from architecture, we're moving this more towards a coastal contemporary.

[00:13:05] So, it'll be a stucco vaneer with some architectural trims on it. we're going for the – a current – a more current design than say the – the old Florida.

Wayne: And – and I think when we get back before you in our next informational meeting, we would have a more illustrative site plan. We'll have some of these details worked out and we'll be able to show you some typical building elevations with some color and things that are much easier to read.

Jen: And that – that diagram you had with what you conceptualize now, is that on the site because I don't see it. Unless I'm scrolling wrong here. Um –

Wayne: No. It's not.

Jen: Oh –

Wayne: I'm sorry.

Jen: Okay. Could we scroll just so we can –?

Wayne: Sure. Tell me which – tell me which one you want to see.

Jen: The concept – the new concept. Not that – the, um, the layout of the property.

Wayne: That?

Jen: Yeah.

Wayne: Mm-hmm.

Jen: **[Quiet talking]** I need to have this so I can take a screenshot.

Wayne: Other questions? Oh. Yes, sir.

Participant 6: **[Inaudible] [00:13:59]** have you put together a targeted price point?
[00:14:01]

Wayne: Not yet.

Participant 6: I mean, you're probably talking two, two and a half?

Wayne: At least.

Participant 6: Yeah.

Wayne: Yeah.

Participant 6: So, I mean, the – we're gonna have reasonably good news.

Wayne: **[Laughs]** We hope – we hope we have great news. This gentleman in the back. One minute. We'll get back to you.

Participant 9: Um, how much parts is – is there on the land now, and how much are you predicting there'll be as a percentage in land use?

Wayne: I don't know. The – the city has an open space requirement that we have to meet. So, my presumption is, we're gonna meet the minimum open – open space requirement by the end of the number today, versus what we're proposing.

Jen: Sorry. One last question. I – I believe you own the lot across. Is that –?

Jon: Never mind.

Jen: Sorry.

Participant 5: Excuse me. I was talking a lot.

Jen: Oh, sorry. **[Laughter]** Is that – do you have any plans to bring that other lot into this development?

Mark: no. We're not involved with the piece across.

Jen: Oh. You're not. Oh.

Mark: Not at all.

Jen: Oh, sorry. I apologize. I thought you were.

[Cross talk] [Background talking]

[00:15:00]

Participant 10: I live on Big Bend Road. my question is, what – what has the city got proposed for the street, and handling the traffic and, the watershed, the flooding down at the North end of the street? have you heard anything that they're planning on doing?

Wayne: I'm – I'm not sure the city has any specific plans for that. We have to deal with the water management on our side. Frank –

[Cross talk]

Frank: Fixing to.

Wayne: Is looking at that. They, um – so, **[cross talk]** – so, we're – we're required to go through and permit this and it'll be an engineered site plan. And Frank, I don't know if you want to address, just, any of the aspects of what you're gonna have to go through, permitted.

Frank: It's hardly a permitting process. We're gonna have to look at water management. There's an area that you have on the site road, and open space, it'll be used for the detention. Is – in this property, we actually would be **[00:15:53]** distributing directly into the river and its title. So, we would treat it as a – per district requirement, over quality. And then, we would be discharging control through a controlled structure.

[00:16:03] So, our flooding issues that are on that street – I know that the city has – has this other individual envision, some plans to do some improvements but at this point, I don't know the full extent of that.

Wayne: This lady in the front row, here.

Participant 10: I think I understood most what you said but we've been working on a project for a couple of years now that they're going to, um, fill in the swales, put a pipe underneath it, bring it down so it's somewhere closer, if not at that corner we're building. Yeah. Where it swings in to your driveway. And they've gotta put an 18-inch tube out somewhere and then figure out which direction at that. And, uh – one week flat because what happens is, when we get a lot of rain water, it floods and sits there. This will give an easy access, assuming we'll have a little top, you know, should work in most cases.

[00:17:02] Um, but we've – your buildings going in, we're just concerned how that will affect us because that was proposed to work this year. Paving this year. Swales filled this year. As much as I like your ideas and see it as a new development versus an old one there, how does it impact then? They don't know the answers. I get it but –

[Cross talk]

Wayne: Frank's gonna answer that again.

Frank: As far as your questions concerning, there are improvements that they're going to be proposing built. This fulfillment but also, we have to take those into consideration. And if we ripped up the road, but then waterlines are on high whenever, they would have to put it back. That's part of the development that we're processing at the city of Bonita.

Participant 10: Okay.

Participant 11: But Big Bend wasn't in, um – we're down at the end of the road here and, um, my husband, years ago, when we first purchased the property ending at the road, our house is four feet lower than top.

[00:18:06]

Frank: Yeah.

Participant 11: Okay? So, a couple of houses passed us, ending the direction of the development, they're five. And so, y'all are gonna have to bring in soil to build up –

Jon: Four.

Participant 11: I – I just – my concern is, I don't oppose the project, the city's gonna put in these swales but at the end of the day, the road is still four feet lower than where we sit.

Frank: Again, we can't speak to that design because I'm not the engineer on this project but, um, when it comes to filling property and things of that nature, I believe that the intent is not to fill the property because it's going to be more of a single type home– construction.

Jon: That – that – we know that.

Participant 11: Yeah.

Mark: And – and if – I think I have some awareness of the – the other city project that they're working on and, um, there's some good improvements there.

[00:19:03] And then, we understand that there will probably be staff recommendations that we, do some additional improvements to that. We're gonna need a new waterline for this. So, unless the city does a waterline prior to us, we're gonna improve the waterlines on the street. And with the city's connected streets ordinances, we're probably going to help support a sidewalk down Big Bend as well. And so, with that – so, some of that depends on timing. I'm quite sure that the city's not going to wait for us because these projects aren't projects until they're projects. So, they're gonna do their things and then we're gonna follow that with staff recommendations for, these various other outputs.

Participant 10: I don't need a –

Participant 11: No.

Wayne: No, right here.

Participant 10: I don't mean too many questions but –

Wayne: No, that's okay.

Participant 10: Um, and you're hit – hitting the points.

[00:20:01] It sounds like we don't have all the answers yet.

Wayne: Right.

Participant 10: Ten months down the road it's gonna be more so.

Wayne: We will. Yeah.

Participant 10: But it's an overt until we lose water pressure.

[Background talking]

Mark: I would say we can't because we – we're going to be looking at new water pressure to support – support our building. And so, I think everybody in the street is going to get, at our expense, a waterline that improves your water.

Sharon: Yep.

Participant 10: Good because we have several little houses going **[inaudible] [00:20:30]** that share – if the road is changing, all good news but we want to make sure that older is upgraded. Especially for sewage, things in that order. So, I've asked a ton of questions here but I'm not gonna bore you with them because I think if you already know them –

Mark: And – and – and a lot of those will flush themselves out, over these next few months.

Participant 10: Okay.

Mark: Um, and again, it's a – it's, to support authority process along the way. So –

Participant 10: So, this is where preliminary, not a lot of questions can be answered, but surely can be those questions to make sure you're aware of them.

[00:21:03]

Wayne: Yep. Absolutely. All right. Someone back there.

Jeff: Jeff Sutton. Um, I live across the river from the planned development. Um, I think that the general concern is neighbors across the street from this about – of going from – not that the property will get developed because it's been begging for development probably for years because Old Florida and all around it, um. And on the river, in all single-family homes. With that six-family home, I think our big concern is – is the tripling of the density of it. Um – or near tripling of it because we've got concerns all up and down the road on, just that that density and all the things that – that go with that. One concern, I think, that I would put, have those, um – and maybe it's partially answered in one of the questions that was raised about the price point was for the – for the homes. Um, but is there gonna be

[00:22:04]

planned rentals, or can there be, or is there plans for, like – so we would have less to be concerned with too, as far as the turnover?

Wayne: The easy answer is, Marks group was not planning for these to be rentals but there's nothing that precludes a buyer of his from then renting that home. So, you know, these aren't being built as an apartment, rental type thing but it doesn't mean that a – a owner will not –

Jeff: We increase the density like that, though the odds are potential for it, increase though.

Wayne: possibly but keep in mind, it's zoned for 16 units today. That's what the zoning allows.

Jeff: I'm – I'm not arguing that point, I'm just sharing our concern in going to that insight.

Mark: And – and if I might try to just tap on that too, at – at the \$2 million+ price point, this is not going to be a spring breaker environment.

Jeff: Fair enough.

Wayne: Um, Frank, this gentleman on the front row has a question.

[00:23:01] Oh, I'm sorry. Didn't realize.

Wolfgang: Yeah. Wolfgang Oster. I live across the river. So, I mean, when you say something approved, several years ago, what you really mean is it has to be approved contingent upon addressing a series of conditions, a total of 18. All of which, I believe are very reasonable. So, this is not – when you are referring to a groups zoning, this zoning or rezoning is conditioned.

Wayne: There typically are conditions. Most – many of those conditions will change because we've changed the development plan. We don't know what staff conditions are likely to be, yet, but they will always have conditions on, a planned development.

Wolfgang: Well, I would like just the regular **[inaudible]** **[00:23:50]** that these conditions are very reasonable and should be addressed, in my perspective. You know, it's pretty simple.

Wayne: Yep.

Wolfgang: you, are basically building a marina, in the – in the water, which has a dense of about one and a half to two feet, you know?

[00:24:04] So, you have to completely take out the harbor for this. Um, the only place where I know, you know – most of us are boaters. So, we go up and down the river very frequently. The only place where I know, that some of the density is present, is, actually, along Bonita Beach Road. Whether that be the – the high rises or, a, trailer park, you know? So, you are – you are now putting into the river, something which is completely unprecedented. And you are actually referring to a, supposedly, approved rezoning, which has conditions, which you have not even remotely addressed.

Wayne: We haven't started building the project because of approval –

[Cross talk]

Wolfgang: No, no. Okay. So then, you put a time frame in there, you know? Ten months, which is utterly unreasonable, you know? And, um, I – I think that, you know – I would like, officially, to reiterate – reiterate the comments which have been made here and concerns that have been expressed, just for the record, you know?

[00:25:10] And then, on more issues that, have to be addressed. You know, we have been told on relatively short notice and you know, I think this presentation is incomplete by not disclosing the concerns that have been rested upon us. Thanks.

Wayne: Thanks for your comments.

Sharon: I think I have a – a question –

Wayne: We have a question on Zoom, Frank.

Sharon: Beth, did you want to ask a question?

Wayne: Hang on. We're waiting on the Zoom participant. Is she muted?

Sharon: Beth, did you want to ask –?

Beth: Yes. I do have a question. I missed, um – I didn't under – I didn't hear. What is the price point for these units?

Wayne: The price points not established at this time but it's likely going to be a couple of million dollars plus, for those units.

Beth: Okay. Thank you.

Wayne: Mm-hmm. Yes, ma'am.

[00:26:00] Yes, sir.

Participant 8: If I could ask a follow up. The – the, plan that was a development plan approved in 2010, in January, that’s gone, right? It’s vacated so it’s not relevant anymore?

Wayne: It’s relevant in the sense that the zoning is intact. They consider the master plan vacated. So, we could either go through the process to reinstate it or modify the plan.

Participant 8: The other question is, this development was really a combination of the only multi-unit place on the river, for miles. That’s those small bungalows on the, North side. And it was combined with a single-family home, and then, the whole thing was rezoned, I guess, at a higher density. Is it open for us to go back and look at that zoning change and put that single-family label back on that property, at this point in time? I mean, you’re – what you’re really doing is you’re taking and putting multi-family units on a single-family. A couple of other questions too.

[00:27:01] Um, will you – when you meet the Dark Skies –?

Wayne: I’m sorry. I couldn’t understand your –

Participant 10: For the lighting – will the lighting that you’re proposed to do here, meet dark skies requirements?

Wayne: I’m not sure that single-family style development has to meet the Dark Sky requirement in Bonita but I – I don’t think you’re going to find the lightings here any – any different than any other single-family residents in the city.

Participant 10: Thank you.

Wayne: Another question? Ma-am, in the front row. Frank? Oh, this gentleman next to you. I’m sorry.

Calvin: Calvin Mitchell. I live across the river. the thing – is this too loud? I haven’t been here – **[Laughter]**. I went over there to look at it a few days ago and looked at what is now, that little lip of water, that one is not according to measurement.

[00:28:01] And there’s barely room for one dock in that present place. You might say two. There’s a picture of two but those are not really docks. They’re just pieces of wood – wood sticking out. And that’s what I saw when I was over there. You can – you can take a trailer and back – back a boat into the water but now we’re talking about, I don’t know, eight or ten boat – boat docks. And probably across the river, there’s about one boat dock per

three quarters of an acre, is – is the ratio. And here, we're talking about eight boat docks for an acre and a half. That doesn't make sense. And I can tell by some of the other drawings I've seen that what they hope to do is come in there and make that little circle of water much bigger than it is now. Just dig – the dirt out.

[00:29:04] Don't worry about where it goes. And – and then, they might have room for four docks but then if you have eight docks, you've got more docks on the outside just sticking out in the water, and that's more high density than you'll see across the road – across the river with houses over there. They're not – they're not as dense, in terms of number of boat docks.

Wayne: It may not be but, I mean, I'm familiar with Bonita Bay and their zoning, and you have a commercial marina operation.

Calvin: I can't hear you.

Wayne: I said, you have a marina at Bonita Bay. The – the need for individual docks was lessened because you put in a marina for your community.

Participant 7: And that's pretty dense in there.

Wayne: Yeah.

Participant 7: We go over there for gas and to the restaurant.

[Cross talk] [Something falls]

Wayne: But we're – that's why we've engaged a marine biologist to look at the dock situation, manatee protection, all those things that we're required to look at. So –

[00:30:00]

Wolfgang: So, you're saying you're building a marina?

Sharon: We can't hear you.

Wayne: I can't hear you if you're not on a microphone, sir.

Wolfgang: So, are you saying that you're building a marina?

Wayne: No, sir.

Wolfgang: Okay. You just compared what you do, to a marina. Didn't you?

Wayne: No, sir.

Frank: No.

Participant 7: No.

Wayne: I did not. You misunderstood what I said. Sorry. This gentleman in the front row.

[Cross talk]

Wolfgang: I think the fact – just a second. The fact that you’ve mentioned that there’s a marina in Bonita Bay, has nothing to do with what we are discussing.

Wayne: Okay. You don’t think it’s relevant in a –?

Wolfgang: its not – totally not

[Cross talk]

Participant 8: You can't even see a **[inaudible] [00:30:30]** from here.

Wayne: Frank, do you want to help this gentleman with his microphone?

Participant 8: He’s got it.

Wayne: okay, he’s trying to pass it down here.

Participant 8: Just a follow up. Fifty-foot lots can never, uh – of a dock is one, two, three, four, five. So, you can easily fit two or three into that little hole of water. What’s the issue here?

Wayne: Like I said, it’ll be permitted at the appropriate authorities and subject to all your codes.

[00:31:00]

Participant 8: I have a question and that’s, is there or will there be an environmental impact study because you’re doing water inland?

Wayne: The city makes us do an environmental assessment.

Participant 8: Okay. Assessment. All right. Traffic, um, currently today, we have a lot of people come down that road, cutting grass –

Participant 7: Building.

Participant 8: Building past, whatever might come. It's hard. They – they use any property they can find. I see, it looks – in somewhat of a roundabout again. Thank you. Really, thank you. I don't know how you're doing it but thank you. Um, when you start this, is it in phases or is it going to be all one tap at the hip? Meaning two years, three years you're done, or is this going to go on for five or six years? If you can't answer, say it.

Mark: It's hard to see into the future. we expect to pre-sell and be able to knock these out in a pretty short order.

Participant 8: Okay. So, let's say that you're going through all these questions.

[00:32:01] Is there a spot or place that I can send these questions to?

Wayne: Sure. Absolutely.

Participant 8: Not that you can –

Wayne: Email them to Sharon and we'll be happy to try to get the best responses we can to you and we'll let you know that it may take some time –

Participant 8: I'm not sure I'm looking for a response. I'm looking more for that you see something that you might not realize.

Wayne: Okay.

Participant 8: And that may have a follow up to all of us.

Wayne: Okay.

Participant 8: And, uh – and then I'll ask questions let me ask about lighting **[00:32:22]**. I think what they really meant was, you have one life down there. You're gonna have more life so that – because you're gonna not let traffic go in there and really have one lane, depends on that property in halfway of my driveway. It doesn't help me.

Mark: Street lighting?

Frank: Yeah. The street light –

Wayne: Frank, do you know the answer to that?

Participant 8: I have more questions.

Wayne: Okay. Thank you.

Frank: Part of the development process, there would be required lights – some sort of lighting to meet their standards.

Participant 8: You can take my light.

Frank: Ultimately, what's going to happen is during the development order. A lot of these questions that you're asking about civics, will be beaten out and warped out. There's gonna be some lighting that will be done.

[00:33:02] I'm sure with sconces on the side of the buildings but.

Participant 8: This is the preliminary.

Frank: That's right. This is all really, very, very preliminary.

Participant 7: Yeah. This may lose interest but do you anticipate gating this community or do you –?

Frank: No.

Participant 7: Okay.

Unknown Speaker: That was going to be my question. **[Background talking]** No, I think we've covered all of them.

Participant 8: Um, just a question about the case in mangroves there. I – I think they're privately owned.

Participant 10: They're owned by Bonita Bay.

Participant 8: They – they – oh. We own them. So –

Participant 10: No. We don't own them.

Participant 8: Or – or the developer owns them. So, is there – is there any plans, or can there be, or is there any plans for that to be encroached along the river bank into the – or we'll stay away from that?

Wayne: No, sir. We won't –

Participant 8: Or buffer from that?

Wayne: We will have to provide a buffer to the mangroves.

Participant 8: Okay. Thank you.

[00:34:00]

Wayne: Any other questions? Ma'am in the back?

Participant 7: Thank you. I think that she was asking – or we heard that you bought the other piece of property across the street from there. Is that gonna be like a club house and a pool area that you're thinking about doing, with all of this development?

Wayne: They did not acquire that property.

Mark: We – we have not acquired that property. We are not involved with that property in any way, shape, or form. I – I – I have no knowledge of that property whatsoever except seeing the signs out front.

Participant 7: Yeah. I'm sorry because we had heard it pulled the same time as you guys.

Mark: Fake news.

Wayne: Any other questions before we wrap up? Yes, sir.

Participant 10: Two-part question. One is, with the hardscape and the water runoff, there's an environmental – not impact study but an environmental assessment?

Wayne: Yes. The city requires us to do an environmental assessment. They require – it's not a lot of information for the city's review but there's a more extensive review that, when Frank starts designing the infrastructure and the subdivision, it's required.

[00:35:09]

Participant 10: And so, **[inaudible]** **[00:35:12]** for water quality and –

Wayne: Of course. Yes, sir. And the city is very concerned about water quality. They have enhanced water quality treatment requirements in the city that are above, almost, any other community in the South-West Florida.

Participant 10: And since you got to this meeting and the water – the environmental assessment is forthcoming or is that two or three steps, from now?

Wayne: No. There will be a brief environmental assessment that accompanies the zoning application.

Participant 10: And is that accessible? Can we – is that also something we get –?

[Cross talk]

Wayne: It will be. Once we submit it, it will be a public record and you're welcome to it. Yeah.

Participant 10: Thank you.

Wayne: Mm-hmm. Sure. Yes, ma'am.

Participant 7: I'm – I'm sorry. I – we love how – that you're – you're coming together with all of this and making our homes very, um, bright and beautiful, you know, just what we wanted. And overall, we have a – a concern issue of down the street, as well.

[00:36:04] We're all worried about aswell because it's a narrow street, it has a curve to it, they race down that street already. We are worried about how many places that you're gonna build, into this, to worry about this street. That's all.

Wayne: Okay. Well noted. We'll have a traffic analysis that accompanies the zoning application as well.

Participant 7: Okay. Yeah, because you know, it's got that curve to it. I mean, they're always racing down there. There's mailboxes being taken out constantly. It's just –

Wayne: Yep. Understood. Yep. Yes, sir. Try to wrap up a couple more questions if you have them.

Unknown speaker: Just a clarification. Did you say that everything that – that's been developed – the dwellings will all be detached?

Wayne: I think that's the intent. To have them as detached structures, yes.

[Background talking] [Muffled talking]

[00:37:04] Can – if you're gonna speak, can you please be on the microphone, please?

Unknown speaker: I – I thought your response earlier was that – that that was somewhat fluid and there may be some condominium – condominiumizing or whatever your term was.

Wayne: We may – yes. We may condominiumize the units but that doesn't mean they're attached. The condominium is a type of ownership, not a building type. So – **[Background talking]** This gentleman on the front row has –?

Participant 8: I just have one last question.

Wayne: He says it's the last question. So, does anyone want to be the last, last?

[Laughter] [Cross talk]

Sharon: Write it down.

Participant 8: So, it's preliminary. Ten months, so you're gonna have a more, grand plan. Um, we have questions, we have a place to send those questions.

Wayne: Yep.

Participant 8: I guess it's the follow up there. That's when the – the **[inaudible]** **[00:38:01]** rubber hits the road, it's where we're going to start to realize.

[00:38:03] And – and – and my wife's worked for a land attorney. So, we know how this all goes. This may very well change but we can push a few things and we want to push it in the right direction, and for the right reasons. And the end result is that we have a better road, better people – people in these condominiums – ope, thank you.

Participant 7: Newer structures.

Participant 8: New construction. They're not an issue with me, I just want to make sure that this road has been brought –

Wayne: I understood. And that's why we hold these meetings. To get feedback, and then start some dialogue, and –

Participant 8: So, for all of us, and we give you questions. Um, you're going to be looking at those – and some of that point, you gotta be able to say, "Oh. This is a new question. I have a good answer."

Wayne: Yep.

Participant 8: Some of them are going to be questions that don't have value or an answer. Got it – but there's a place where we can communicate with you and sit back and wait?

Wayne: Yep.

Participant 8: Again, for the city. This – this is the group that you have. It takes a little while, but they're busy people. Depends on the year and budget of what they've got. So –

[00:39:00] Okay.

Wayne: Okay. Thank you for your feedback.

Participant 8: Sure.

Wayne: Appreciate it. All right. Well, I guess we we'll wrap up. I'd like to thank everybody for coming out and like I said, you've got our contact information, and we'll be posting this presentation on our website. It'll be available after the meeting tonight and then, again, it'll be available on the city's website and our website, when you file our application. So, stay tuned. Thank you all, again.

[End of Audio]

Duration: 40 minutes

RIVERBEND RESIDENTIAL PLANNED DEVELOPMENT (RPD) AMENDMENT

March 31, 2022, Neighborhood Meeting

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



www.gradyminor.com/Planning

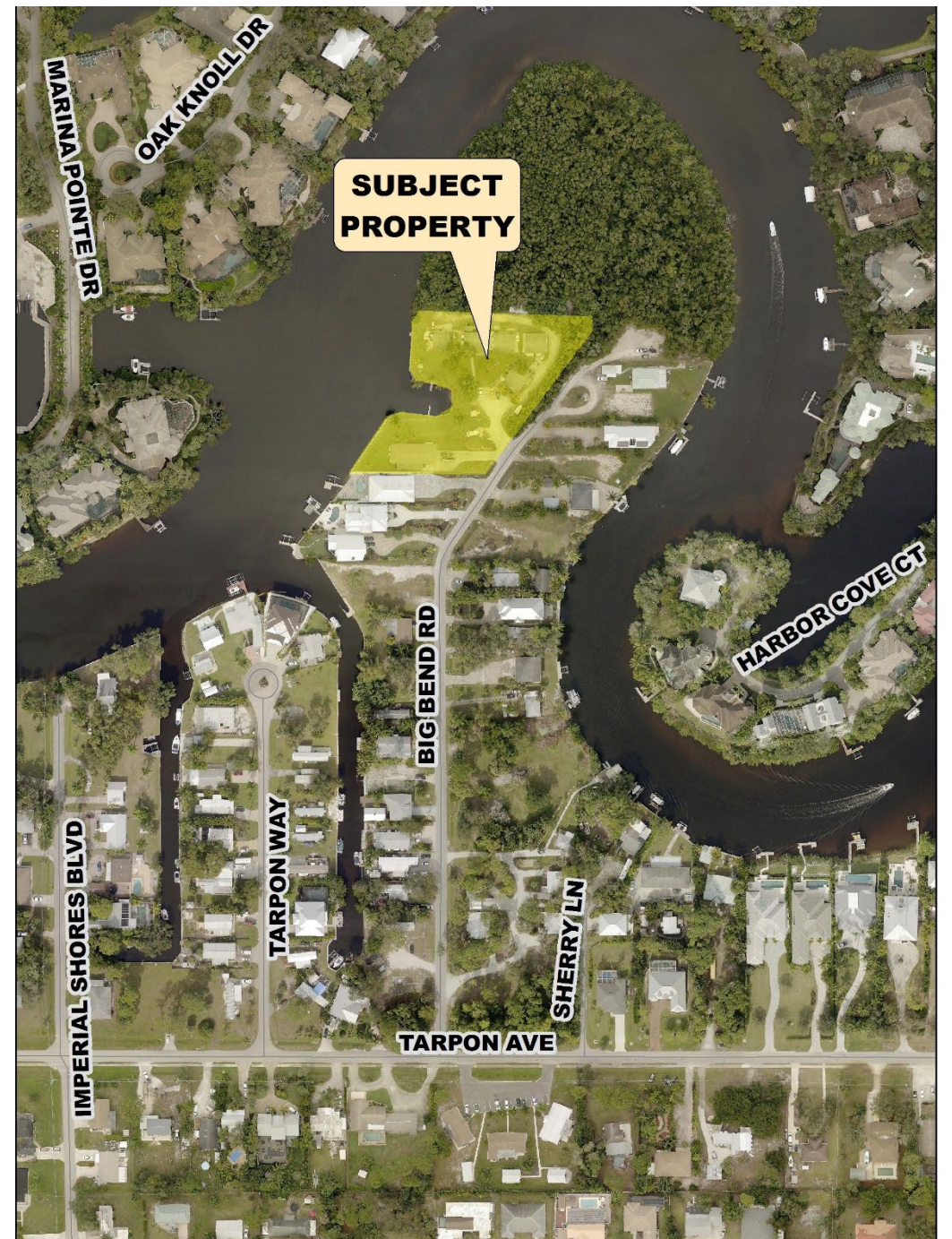
INTRODUCTION

PROJECT TEAM:

- **BB Sunset Properties, LLC** – Applicant
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.
- **Michael T. Herrera, P.E., Civil Engineer** – Q. Grady Minor & Associates, P.A.

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

LOCATION MAP



PROJECT INFORMATION

STRAP Numbers: 32-47-25-B2-00003.0010 and 32-47-25-B2-00003.0000

Address: 27523 and 27495-511 Big Bend Road

Project Acreage: 1.5+/- Acres

Current Zoning: Riverbend Residential Planned Development (RPD)
Approved by Zoning Ordinance No.10-02

Future Land Use Designation: Med. Den. SF/DUP Res.

Proposed Request:

The applicant is requesting to reinstate the expired Master Plan and update the allowable residential dwelling unit types.

PROPOSED SITE PLAN



APPROVED SCHEDULE OF USES

a. Schedule of Uses

Accessory Uses, Buildings and Structures

Docks, seawalls

Dwelling Units (Maximum total 16 units):

Single-Family (maximum total 2 units)

Two-Family Attached (maximum total 4 units)

Multi-family building (maximum total 10 units)

Townhomes (maximum total 10 units)

Models:

Model Home (for marketing purposes within the project only)

Real Estate Sales Office (temporary for marketing purposes within the project only within one dwelling unit)

Recreational facilities:

Personal

Private-Onsite

Residential Accessory Uses

SITE DEVELOPMENT REGULATIONS

b. Site Development Regulations

Minimum Lot Width: 324.95 feet
 Minimum Lot Depth: 223 feet
 Minimum Lot Area: 1.52 +/- acres
 Maximum Lot Coverage: 40%
 Minimum Open Space: 40%

	Single-Family	Two-Family Attached	Townhouse Multi-Family	Accessory Structures
Maximum Building Height ³	Not to exceed 35 feet	Not to exceed 35 feet	Not to exceed 39 feet	35 feet
Setbacks ¹				
Street	50 feet	50 feet	50 feet	50 feet
Side Yard	7.5 feet	0/10 feet ²	0/20 feet	10 feet ²
Rear Yard	25 feet	25 feet	25 feet	25 feet
Water Body	25 feet	25 feet	25 feet	25 feet
Minimum Building Separation	10 feet ¹	10 feet ¹	20 feet	5 feet ¹

¹ Principle and Accessory Structures

² Side yard shall be a minimum of zero (0') with a ten foot (10') separation between principal structures where not attached.

³ Building height is measured from the FEMA base flood elevation line to the bottom of the eaves. The maximum height for purely ornamental structural appurtenances may not exceed 55' from the FEMA base flood elevation line.

APPROVED DEVIATIONS

Deviation 1 is approved, subject to **Condition 6**, granting relief from Land Development Code §3-416(D) (6) requiring a solid wall or combination berm and solid wall not less than eight feet in height be constructed not less than 25 feet from the property line with a Type C buffer plantings to allow a 15' wide buffer with 8' high wall and landscaped between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet.

Deviation 2 is approved, subject to **Condition 9**, granting relief from Land Development Code §34-934 requiring that model units be approved with an Administrative Action, to allow Model Units to be approved as a permitted use with the RPD rezoning.

CONDITIONS 6 & 9

6. In support of Deviation 1, the wall along the southern property line must be constructed at 6' feet and trees must be canopy type trees such as oaks or slash pines or a combination of there of.

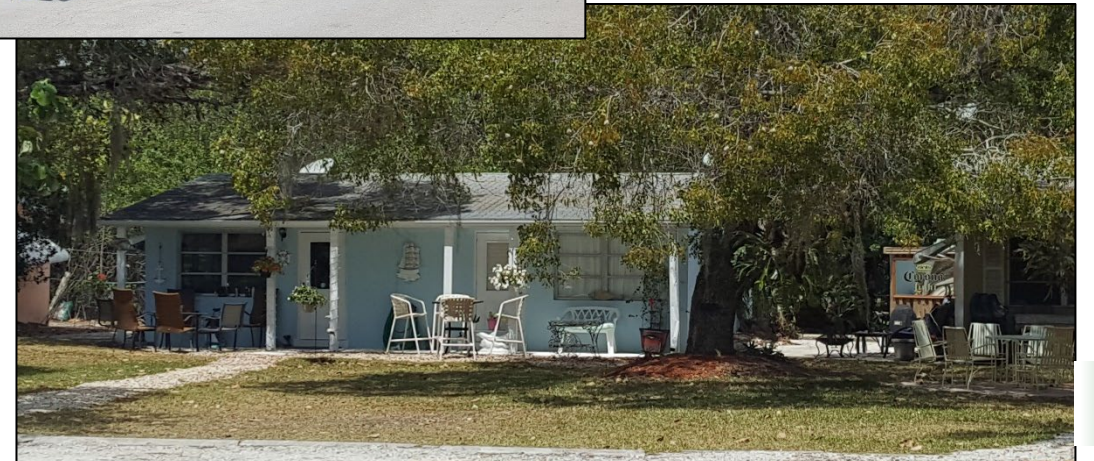
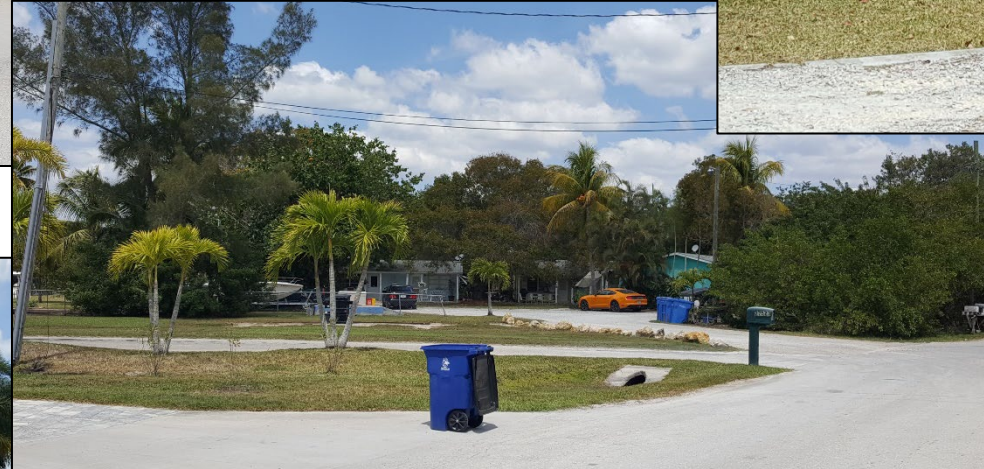
9. Model homes and model units are permitted uses, but must be consistent with the following conditions:
 - a. A maximum of one model home is permitted for each type of dwelling unit within the development; and
 - b. Hours of operation for the model homes are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.; and
 - c. Each model home must be a unique example. Multiple examples of the same model are not permitted.

PRELIMINARY CONCEPTUAL ELEVATION



Front elevation Concept
1/8" = 1'-0" 111 3/22/27

SITE PHOTOS (STREET VIEW)



SITE PHOTOS (CANAL VIEW)



CONCLUSION

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



www.gradyminor.com/Planning

Documents and information can be found online:

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



Next Steps

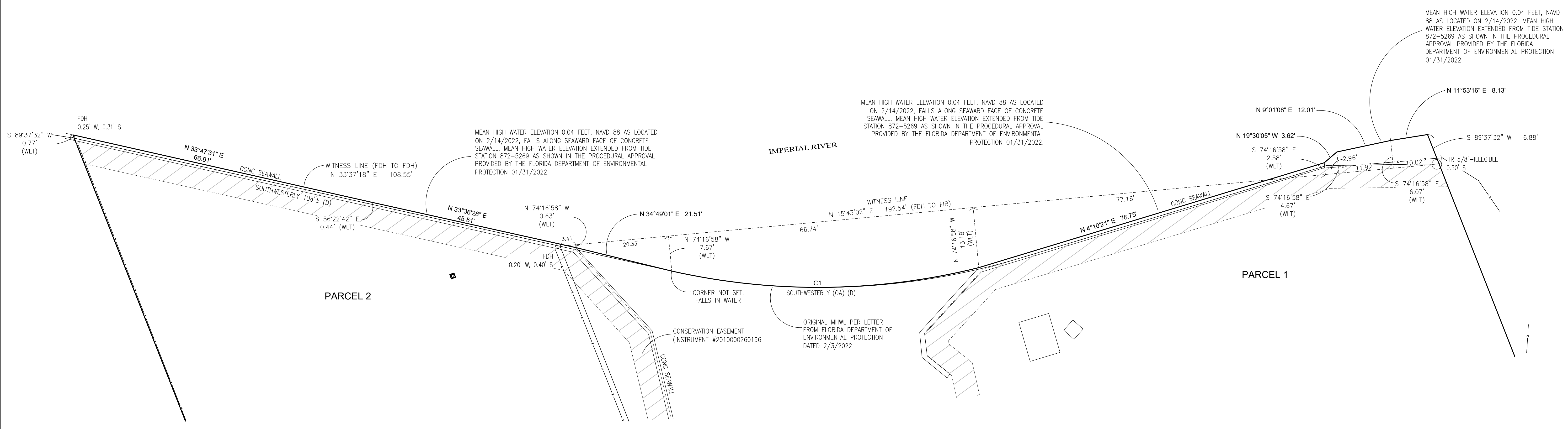
- Zoning Board Hearing: TBD
- City Council: TBD

Contact:


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

LEGEND

- | | | | | | | | | | |
|------|--|------|--|------|--|---|---------------------------------|---|----------------------------|
| FOC | POINT OF COMMENCEMENT | FB | PLAT BOOK | EL | ELEVATION | ☐ | CATCH BASIN | * | LIGHT POLE |
| FOB | POINT OF BEGINNING | OR | OFFICIAL RECORDS BOOK | INV | INVERT ELEVATION | ⊕ | DRAINAGE MANHOLE | ⊕ | TELEPHONE MANHOLE |
| FIP | FOUND IRON PIPE | PG | PAGE(S) | RM | RIM ELEVATION | ⊖ | MITERED END | ⊖ | TELEPHONE RISER/BOX |
| FIR | FOUND 5/8" IRON ROD | PSM | PROFESSIONAL SURVEYOR AND MAPPER | A/C | AIR CONDITIONING UNIT/PAD | ⊗ | YARD DRAIN | ⊗ | CABLE TELEVISION RISER/BOX |
| SIR | SET 5/8" IRON ROD w/CAP, L.B. #5151 | LB | LICENSED BUSINESS | CONC | CONCRETE | ⊕ | WATER VALVE | ⊕ | ELECTRIC MANHOLE |
| FCM | FOUND CONCRETE MONUMENT | SPC | STATE PLANE COORDINATES | CMP | CORRUGATED METAL PIPE | ⊖ | WATER METER | ⊖ | ELECTRIC RISER/BOX/METER |
| SCM | SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151 | CPP | CORRUGATED PLASTIC PIPE | CHW | CONCRETE HEADWALL | ⊕ | BACK FLOW PREVENTOR | ⊕ | ELECTRIC TRANSFORMER |
| FPK | FOUND PARKER KALON NAIL | PUE | PUBLIC UTILITY EASEMENT | TOB | TOP OF BANK | ⊕ | FIRE HYDRANT | ⊕ | TRAFFIC LIGHT |
| SPK | SET PARKER KALON NAIL w/ALUMINUM | CU | COUNTY UTILITY EASEMENT | TOS | TOE OF SLOPE | ⊕ | FIRE DEPARTMENT CONNECTION | ⊕ | UNDERGROUND UTILITY MARKER |
| FDH | FOUND DRILL HOLE | AE | ACCESS EASEMENT | EDW | EDGE OF WATER | ⊕ | BACTERIA SAMPLE POINT | ⊕ | SIGN ON POLE |
| SDH | SET DRILL HOLE | DE | DRAINAGE EASEMENT | EQ | EDGE OF PAVEMENT | ⊕ | AIR RELEASE VALVE | ⊕ | POINT OF CURVATURE |
| FMN | FOUND MAG NAIL | LME | LAKE MAINTENANCE EASEMENT | EG | EDGE OF GRAVEL | ⊕ | IRRIGATION VALVE/ CONTROL VALVE | ⊕ | |
| SMN | SET MAG NAIL | LBE | LANDSCAPE BUFFER EASEMENT | EOP | EDGE OF PAVEMENT | ⊕ | GAS VALVE | ⊕ | |
| (P) | PLAT | IRRE | IRRIGATION EASEMENT | BOL | BOLLARD | ⊕ | GAS METER/SERVICE | ⊕ | |
| (M) | MEASURED | FPL | FLORIDA POWER AND LIGHT | ⊕ | GREASE TRAP | ⊕ | GAS MARKER | ⊕ | |
| (C) | CALCULATED | BSUE | BONITA SPRINGS UTILITY EASEMENT | ⊕ | SANITARY MANHOLE | ⊕ | UTILITY POLE - WOOD | ⊕ | |
| (D) | DEED OR TITLE COMMITMENT | NAVD | NORTH AMERICAN VERTICAL DATUM OF 1988 | ⊕ | CLEAN OUT | ⊕ | UTILITY POLE - CONCRETE | ⊕ | |
| (E) | EASEMENT DIMENSION | NGVD | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | ⊕ | SEWER VALVE | ⊕ | GUY ANCHOR | ⊕ | |
| MHWL | MEAN HIGH WATER LINE | LAE | LANDSCAPE ACCESS EASEMENT | FDPE | FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION | ⊕ | OVERHEAD WIRES | ⊕ | |
| | | (OA) | OVERALL DEED CALL | | | ⊕ | SIGN EASEMENT | ⊕ | |
| | | | | | | ⊕ | LAKE ACCESS EASEMENT | ⊕ | |
| | | | | | | ⊕ | WITNESS LINE TIE | ⊕ | |

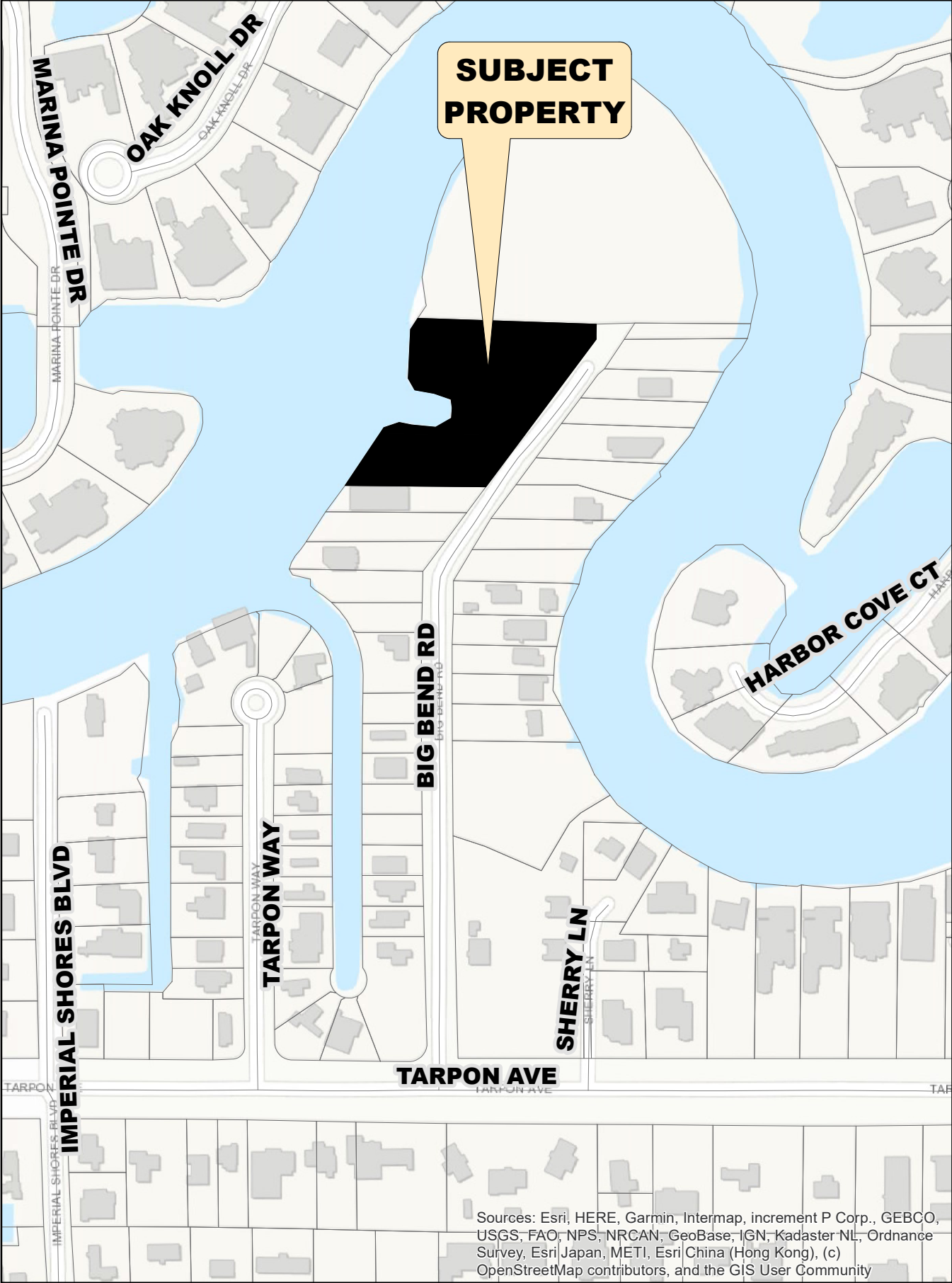
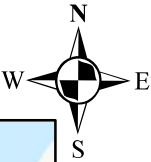


REVISION: REVISED PER COUNTY COMMENTS (4/21/2022)

 GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380	O. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134 Business LC 26000266	DRAWN BY: AH CHECKED BY: DLS JOB CODE: BBSPDO SCALE: 1" = 10' DATE: 14 JANUARY 2022 FILE: 22-14-BST.001.DWG SHEET: 2 of 2	BOUNDARY AND TIDAL WATER SURVEY 27523 & 27495-511 BIG BEND RD BONITA SPRINGS, FL 34134 LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA	*NOT VALID WITHOUT SHEETS 2 OF 2*
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Riverbend RPD Amendment Exhibit II-D Location Map



TRAFFIC IMPACT STATEMENT

Riverbend RPD (Big Bend Road, City of Bonita Springs, Florida)

June 20, 2022
Revised December 21, 2022

Prepared by:

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

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 220316)



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I. Conclusions

Road Impact Mitigation Requirements

Based upon the findings and conclusions of this report, it was determined that the proposed rezoning of the property referred to as Riverbend RPD will not have a significant or negative impact upon the surrounding road network. In fact, the proposed rezoning and development of the site will result in no more than three (3) additional AM and PM peak hour trips. More specifically, the proposed redevelopment of the site that will include razing eight (8) multi-family and two (2) single-family dwelling units in order to construct ten (10) single-family units will result in only a slight increase in the number of site-generated trips or no increase in traffic per the City's methodology of determining site-generated trips). Furthermore, the property is currently entitled for up to 16 multi-family units which will be displaced by the proposed single-family units.

II. Conclusions (Based upon City's Traffic Counts)

Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,040 vph for the 100th highest hour peak direction has been established for this road by the City of Bonita Springs. Based upon the findings of this report, it was determined that the proposed rezoning of the property to allow for ten (10) single-family dwelling units will not have a significant or adverse impact upon Bonita Beach Road. It was determined that the 2025 background traffic on Bonita Beach Road (west of U.S. 41) exceeds the road's adopted maximum service volume capacity (2,040 vphpd) and operates at LOS F. This finding is based upon information provided by the City of Bonita Springs' 2020 Traffic Count Report. Although the road will operate below its adopted LOS standard, Riverbend RPD's traffic impacts (i.e., net new will be 3 vph during the AM and PM peak hours based upon ITE's average trip rates or 16 vph fewer based upon ITE's trip equations per the City's methodology) will be de minimis and does not cause the road to fail.

III. Conclusions (Based upon City's Vested Traffic)

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

Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,040 vph for the 100th highest hour peak direction has been established for this road by the City of Bonita Springs. As depicted on Table 4, Bonita Beach Road will have a 2025 background traffic demand of 2,600 vphpd and a v/c ratio of 1.27, which is LOS F. Although the road will operate below its adopted LOS standard, Riverbend RPD's traffic impacts (i.e., net new will be 3 vph during the AM and PM peak hours

based upon ITE’s average trip rates or 16 vph fewer based upon ITE’s trip equations per the City’s methodology) will be de minimis and does not cause the road to fail.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the City of Bonita Springs. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of the proposed rezoning of the property to allow up to ten (10) single-family dwelling units, which will displace the existing residential land uses as well as the property’s existing land use entitlements.

Scope of Project

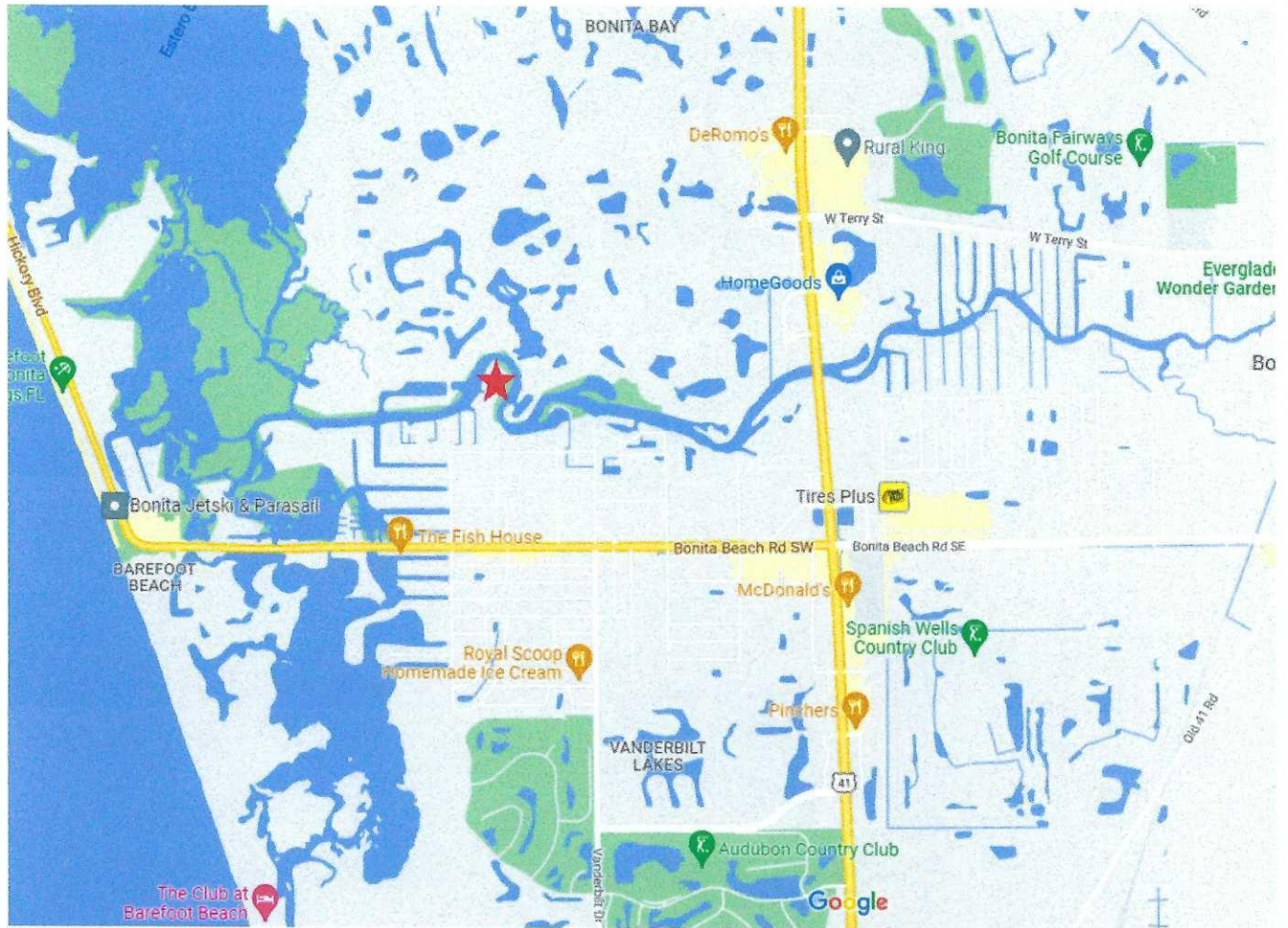
Riverbend RPD is a proposed rezoning and redevelopment of property located at the northern terminus of Big Bend Road, within the City of Bonita Springs. The site is entitled to develop up to sixteen (16) multi-family dwelling units. Currently, the property consists of eight (8) multi-family and two (2) single-family dwelling units. It is proposed to rezone the property to allow for the construction of up to ten (10) single-family units which will displace the existing dwelling units as well as the property’s existing land use entitlements. Access to the property will remain via Big Bend Road.

Big Bend Road is a two-lane local road that interconnects with other local roads that have direct access to a major arterial known as Bonita Beach Road. Two (2) of the interconnecting local roads (i.e., Imperial Shores Boulevard and Luke Street) provide signalized access to Bonita Beach Road and one (1) road (i.e., Imperial River Road) is a unsignalized full access on Bonita Beach Road.

**Table A
Existing & Proposed Site Development**

Land Use	Existing Number of Dwelling Units	Proposed Number of Dwelling Units
Multi-Family	8 d.u.’s <i>(to be razed)</i>	None
Single-Family	2 d.u.’s <i>(to be razed)</i>	10 d.u.’s

Figure 1 - Project Location



Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use codes Single-Family (LUC 210) and Multi-Family (LUC 220) were most appropriate in estimating the existing and the proposed site-generated trips, as well as the existing land use entitlements trips. *JMB qualifies that due to the low number of existing and proposed dwelling units, ITE's average trip rates should be used to calculate the traffic vs. using ITE's trip equations. The justification is due to the constant value included in the equations which gives skewed results for smaller projects but is appropriate when the number of dwelling units is equal to or greater than 30 units. In this case, the number of units is 10 or fewer for each type of dwelling unit and the results using the equations is grossly overstated. Regardless, City staff requested that the equations be used vs. the average rates. JMB objects to the City's request but provides the results in the revised TIS for both methods. Note, the City's method yields a net negative number of new trips which is not likely.*

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

That is,

$$\text{Proposed Development Trips less Existing Development Trips} = \text{Net New Trips}$$

Table 1A thru Table 1C provide a detail of the estimated total trips for the existing land use and for the proposed land use, as well as the existing land use entitlements trips. Table B and Table C provide a summary of the results from Tables 1A thru 1C.

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

	Daily (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)
Proposed Land Use Trips <i>(10 Single-Family Units)</i> <i>(Refer to Table 1C)</i>	121 ¹	11 ¹	11 ¹
Existing Land Use Trips <i>(2 Single-Family Units & 8 Multi-Family Units)</i> <i>(Refer to Table 1A)</i>	94 ²	7 ²	9 ²
	154 ¹	27 ¹	27 ¹
	73 ²	4 ²	6 ²
Net New Trips	-33¹	-16¹	-16¹
	+21²	+3²	+3²

1- Results based upon ITE's Trip Generation Equation as requested by City staff.

2- Results based upon ITE's Trip Generation Average Rates as qualified by JMB.

Table C
Net New Trips Generated
(Proposed Trips Less Allowed Land Use Trips)

	Daily (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)
Proposed Land Use Trips <i>(10 Single-Family Units)</i> <i>(Refer to Table 1C)</i>	121 ¹	11 ¹	11 ¹
	94 ²	7 ²	9 ²
Allowed Land Use Trips <i>(16 Multi-Family Units)</i> <i>(Refer to Table 1B)</i>	178 ¹	28 ¹	27 ¹
	108 ²	6 ²	8 ²
Net New Trips	-57 ¹	-17 ¹	-16 ¹
	-14 ²	+1 ²	+1 ²

- 1- Results based upon ITE's Trip Generation Equation as requested by City staff.
2- Results based upon ITE's Trip Generation Average Rates as qualified by JMB.

Existing + Committed Roadway Conditions

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

Big Bend Road is a two-lane local road that interconnects with other local roads that have direct access to a major arterial known as Bonita Beach Road. Two (2) of the interconnecting local roads (i.e., Imperial Shores Boulevard and Luke Street) provide signalized access to Bonita Beach Road and one (1) road (i.e., Imperial River Road) is a non-signalized full access on Bonita Beach Road.

Project Generated Traffic Distribution

The project's net new traffic was distributed to the surrounding road network based upon logical means of ingress/egress, current and future traffic patterns in the area, nearby businesses, and recreational attractions, as well as growth trends for the surrounding areas. Table 2 provides a detail of the traffic distributions to the adjacent road network. Table 2 also depicts the project traffic assignments by volume.

Area of Significant Impact

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

Project Build-Out Conditions

In order to establish 2021 thru 2025 project build-out conditions, traffic count data was adjusted for peak season conditions, peak hour conditions, peak hour (K30), peak direction (D Factor), and then an annual growth rate was applied to forecast future volumes. The peak season/peak hour/peak direction volumes, which are depicted on Table 3 for Bonita Beach Road were obtained from the City of Bonita Springs 2020 Traffic Count Report. The annual growth rate was derived from historical traffic counts also established by the respective source. After the background data was established, the project generated traffic was added to the 2025 traffic volumes. Table 4 provides a summary of the anticipated 2021 thru 2025 traffic conditions.

As determined, Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,040 vph for the 100th highest hour peak direction has been established for this road by the City of Bonita Springs. It was determined that the proposed rezoning of the property to allow for ten (10) single-family dwelling units will not have a significant or adverse impact upon Bonita Beach Road. It was determined that the 2025 background traffic on Bonita Beach Road (west of U.S. 41) exceeds the road's adopted maximum service volume capacity (2,040 vphpd) and operates at LOS F. Although the road will operate below its adopted LOS standard, Riverbend RPD's traffic impacts (i.e., net new will be 3 vph during the AM and PM peak hours based upon ITE's average trip rates or 16 vph fewer based upon ITE's trip equations) will be de minimis and does not cause the road to fail.

APPENDIX

Site Plan

Tables 1 thru 3

Support Documents

INDIGENOUS PRESERVE:

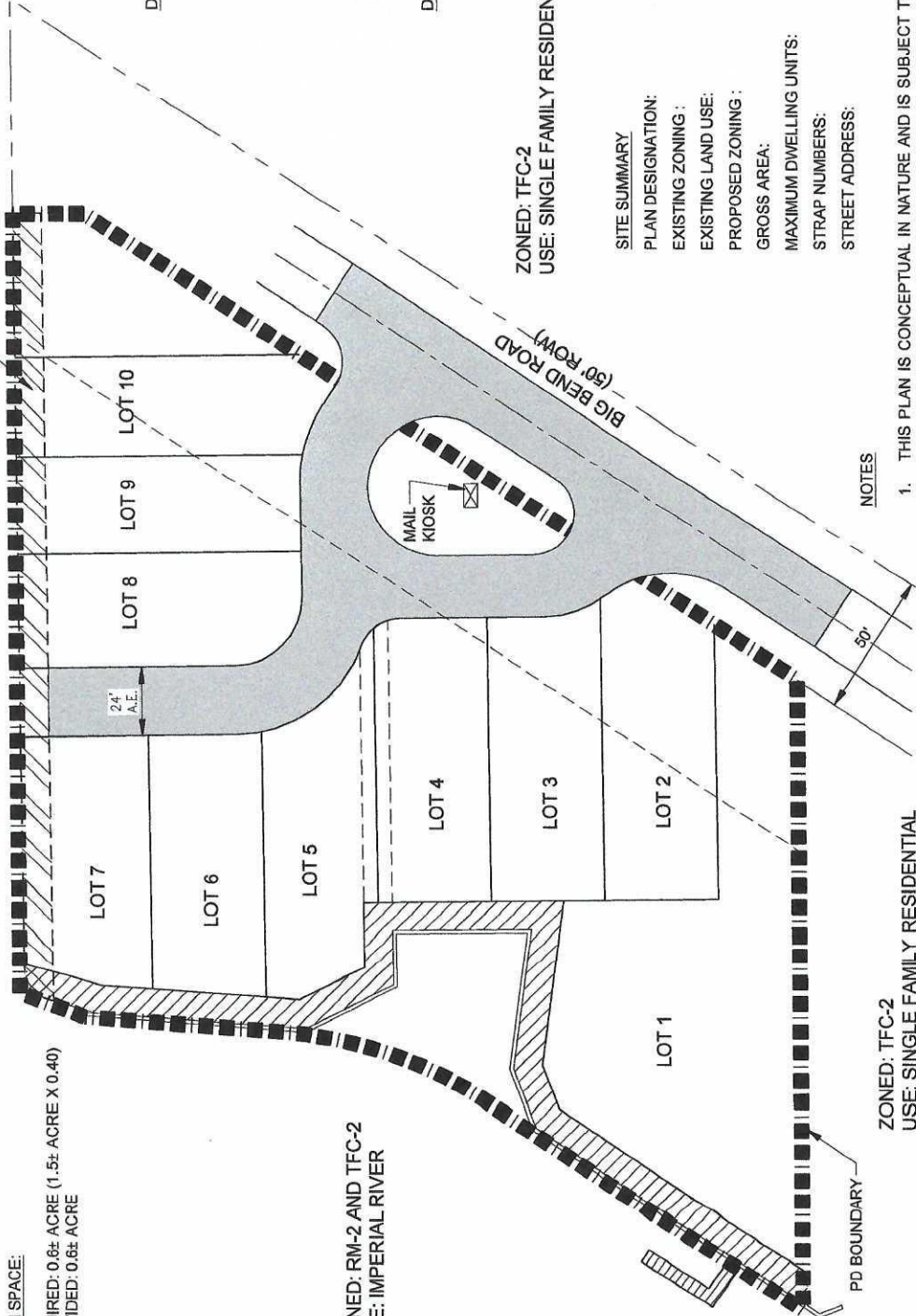
REQUIRED: 0
 PROVIDED: 0

OPEN SPACE:

REQUIRED: 0.6± ACRE (1.5± ACRE X 0.40)
 PROVIDED: 0.6± ACRE

ZONED: BONITA BAY PUD
 USE: MANGROVE PRESERVE

10' WIDE MANGROVE EASEMENT



ZONED: RM-2 AND TFC-2
 USE: IMPERIAL RIVER

ZONED: TFC-2
 USE: SINGLE FAMILY RESIDENTIAL

ZONED: TFC-2
 USE: SINGLE FAMILY RESIDENTIAL

DEVELOPMENT REGULATIONS

- MINIMUM LOT AREA: ? SQUARE FEET
- MINIMUM LOT WIDTH: ? FEET
- MINIMUM LOT DEPTH: ? FEET
- MINIMUM SETBACKS:
 - FRONT (STREET) 50 FEET
 - SIDE YARD 7.5 FEET
 - REAR YARD 25 FEET
 - WATER BODY 25 FEET
- MAXIMUM BUILDING HEIGHT 35 FEET
- MAXIMUM LOT COVERAGE 40%

DEVIATIONS:

1. ????

SITE SUMMARY

PLAN DESIGNATION: MEDIUM DENSITY SINGLE FAMILY/DUPLEX RESIDENTIAL
 EXISTING ZONING: RIVERBEND RPD
 EXISTING LAND USE: RESIDENTIAL
 PROPOSED ZONING: RPD, RESIDENTIAL PLANNED DEVELOPMENT
 GROSS AREA: 1.5± ACRES
 MAXIMUM DWELLING UNITS: 10 UNITS
 STRAP NUMBERS: 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010
 STREET ADDRESS: 27495-511 AND 27523 BIG BEND ROAD

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.

REVISION	DATE	DESCRIPTION	BY

DESIGNED BY: DRAWN BY: APPROVED: JOB CODE: SCALE:	CHECK: S.U.L. D.M.A. RES/CO	0. Grady Minor and Associates, P.A. 3500 Via Del Rio Fort Myers, Florida 33907 Planners • Land Surveyors • Landscape Architects Cent. of Auth. LA 000151 Cent. of Auth. LA 000151 License # 7900096 License # 7900096 www.GradyMinor.com Fort Myers: 239.660.4380	MUNICIPALITY: CITY OF BONITA SPRING JOB NO: DATE: 32/05/2025 SUBMITTAL TYPE: PD MEASUREMENT: SHEET 1 OF 1
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LEGEND

RIVERBEND RPD
 EXHIBIT IV-E
 MASTER CONCEPT PLAN

TABLE 1A
TRIP GENERATION COMPUTATIONS
Riverbend RPD

EXISTING LAND USES

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	2 Units
220	Multi-Family (Low Rise)	8 Units

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.68 =$	28 ADT	
	Daily Traffic (ADT) =	$T = 9.43(X) =$	19 vph	
	AM Peak Hour (vph) =	$\ln(T) = 0.91\ln(X) + 0.12 =$	2 vph	1 / 1 vph
		26% Enter/ 74% Exit =		
	AM Peak Hour (vph) =	$T = 0.70(X) =$	1 vph	0 / 1 vph
		26% Enter/ 74% Exit =		
	PM Peak Hour (vph) =	$\ln(T) = 0.94\ln(X) + 0.27 =$	3 vph	2 / 1 vph
		63% Enter/ 37% Exit =		
	PM Peak Hour (vph) =	$T = 0.94(X) =$	2 vph	1 / 1 vph
		63% Enter/ 37% Exit =		

LUC 220	Daily Traffic (ADT) =	$T = 6.41(X) + 75.31 =$	127 ADT	
	Daily Traffic (ADT) =	$T = 6.74(X) =$	54 ADT	
	AM Peak Hour (vph) =	$T = 0.31(X) + 22.85 =$	25 vph	6 / 19 vph
		24% Enter/ 76% Exit =		
	AM Peak Hour (vph) =	$T = 0.40(X) =$	3 vph	1 / 2 vph
		24% Enter/ 76% Exit =		
	PM Peak Hour (vph) =	$T = 0.43(X) + 20.55 =$	24 vph	15 / 9 vph
		63% Enter/ 37% Exit =		
	PM Peak Hour (vph) =	$T = 0.51(X) =$	4 vph	3 / 1 vph
		63% Enter/ 37% Exit =		

TOTALS (Based upon ITE Equations)	Daily Traffic (ADT) =	154 ADT	
	AM Peak Hour (vph) =	27 vph	7 / 20 vph
	PM Peak Hour (vph) =	27 vph	17 / 10 vph

TOTALS (Based upon ITE Average Rates)	Daily Traffic (ADT) =	73 ADT	
	AM Peak Hour (vph) =	4 vph	1 / 3 vph
	PM Peak Hour (vph) =	6 vph	4 / 2 vph

TABLE 1B
TRIP GENERATION COMPUTATIONS
Riverbend RPD

CURRENTLY ALLOWED LAND USES

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
220	Multi-Family (Low Rise)	16 Units

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 220	Daily Traffic (ADT) =	$T = 6.41(X) + 75.31 =$	178 ADT	
	Daily Traffic (ADT) =	$T = 6.74(X) =$	108 ADT	
	AM Peak Hour (vph) =	$T = 0.31(X) + 22.85 =$	28 vph	7 / 21 vph
		24% Enter/ 76% Exit =		
	AM Peak Hour (vph) =	$T = 0.40(X) =$	6 vph	1 / 5 vph
		24% Enter/ 76% Exit =		
	PM Peak Hour (vph) =	$T = 0.43(X) + 20.55 =$	27 vph	17 / 10 vph
		63% Enter/ 37% Exit =		
	PM Peak Hour (vph) =	$T = 0.51(X) =$	8 vph	5 / 3 vph
		63% Enter/ 37% Exit =		

TABLE 1C
TRIP GENERATION COMPUTATIONS
Riverbend RPD

PROPOSED LAND USES

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	10 Units

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.68 =$	121 ADT	
	Daily Traffic (ADT) =	$T = 9.43(X) =$	94 vph	
	AM Peak Hour (vph) =	$\ln(T) = 0.91\ln(X) + 0.12 =$	11 vph	3 / 8 vph
		26% Enter/ 74% Exit =		
	AM Peak Hour (vph) =	$T = 0.70(X) =$	7 vph	2 / 5 vph
		26% Enter/ 74% Exit =		
	PM Peak Hour (vph) =	$\ln(T) = 0.94\ln(X) + 0.27 =$	11 vph	7 / 4 vph
		63% Enter/ 37% Exit =		
	PM Peak Hour (vph) =	$T = 0.94(X) =$	9 vph	6 / 3 vph
		63% Enter/ 37% Exit =		

**TABLE 2
PROJECT'S AREA OF IMPACT**

Project Traffic Peak Hour Peak Direction (vphpd) =		2		Project Traffic		Adopted		Project's		Significant	
Station No.	Road Class	% Distribution	PK Direction Volume (vph)	Service Volume PK Direction (vphpd)	Percentage Impact	Impact	NO	NO			
Bonita Beach Rd	4LD	20%	0	2040	0.02%	NO					
W. of Vanderbilt Dr	4LD	80%	2	2040	0.08%	NO					

**TABLE 3
ROADWAY LINK VOLUMES**

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

Station <u>No.</u>	Base yr Traffic Count (ADT)	2020 Traffic Count (ADT)	Years of Growth	Min. Growth Rate	K Fact	D Fact	2020		2021		2025	
							PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)	PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)	PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)
0007 W. of Vanderbilt Dr	25300	28600	3	4.17%	12.0%	57.0%	1956	2038	2400	2038	2400	2400
0016 W. of U.S. 41	25700	29400	5	2.73%	12.0%	57.0%	2011	2066	2301	2066	2301	2301

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

Station <u>No.</u>	2020 Traffic Count (ADT)	Vested Traffic Count (ADT)	Background Traffic + Vested (ADT)	K Factor	D Factor	2025	
						PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)
0007 W. of Vanderbilt Dr	28600	8350	36950	12.0%	57.0%	2527	2527
0016 W. of U.S. 41	29400	8350	37750	12.0%	57.0%	2582	2582

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

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

Station	2020		2025		2025		2025		2025		2025	
	Peak Hour PK Direction (vphpd)	LOS	Peak Hour PK Direction (vphpd)	LOS	Project Peak Hour PK Direction (vphpd)	Total Pk Hr Peak Season PK Direction (vphpd)	Service Vol. Peak Hour PK Direction (vphpd)	v/c Ratio	Build-Out Peak Hour PK Direction LOS			
Bonita Beach Rd W. of Vanderbilt Dr	1956	D	2400	F	8	2408	2040	1.18	F			
W. of U.S. 41	2011	E	2301	F	18	2319	2040	1.14	F			

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

Station	2025		2025		2025		2025		2025		2025	
	Peak Hour PK Direction (VPHPD)	LOS	Project Peak Hour PK Direction (vphpd)	Total Pk Hr Peak Season PK Direction (vphpd)	Service Vol. Peak Hour PK Direction (vphpd)	v/c Ratio	Build-Out Peak Hour PK Direction LOS					
Bonita Beach Rd W. of Vanderbilt Dr	2527		8	2535	2040	1.24	F					
W. of U.S. 41	2582		18	2600	2040	1.27	F					



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

FTE Station Number	Reference Lee County Station Number	Location	Counts performed by FTE, or obtained from Lee County															
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300
0016	0007	Bonita Beach Rd E. of Vanderbilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	34900	41000	41600	
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100
1213	N/A	Cookleshill Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2600	3400	3500	
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600
1205	N/A	E Terry St E of E/75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000
1226	N/A	Imperial Pkwy N/O Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100
1227	N/A	Imperial Pkwy S/O Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5500	5300	5900	5700	5600	6600	6600
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	22000	22000
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200
1228	N/A	Old 41 S/O Bearwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13700	15700	16300	16300
0002	N/A	Paradise Rd N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600





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

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



Sec. 4-295. Application.

- (a) *Minimum required information for all planned development zoning applications.* Rezoning applications for planned developments must include the following information, supplemented, where necessary, with written material, maps, plans, or diagrams. Wherever this section calls for the exact or specific location of anything on a map or plan, the location must be indicated by dimensions from an acceptable reference point, survey marker or monument.
 - (5) *Explanation.* A narrative explanation as to how the proposed development complies with the Bonita Plan, the design standards set forth in section 4-325, and the guidelines for decision-making embodied in section 4-131.

The subject project, which is located on Big Bend Road, is currently zoned Riverbend RPD (ZO-10-02).

Sec. 4-131. Zoning board standard for review.

- (d) *Zoning matters.*
 - (3) *Findings.* Before preparing their recommendation to the city council on a rezoning, the zoning board must find that:
 - a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation;

Future Land Use Element

The property is located within the Medium Density Residential Future Land Use Category. This land use category is described in Policy 1.1.8 of the City of Bonita Springs Comprehensive Plan, Policy 1.1.8.

Policy 1.1.8: Medium Density Residential - Intended to accommodate areas with a mix of single-family, duplex and town homes residential development at a maximum density of up to 11.6 dwelling units per gross acre and approximately 1,056 acres of gross land area in the land use category; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

- a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations.
- b. As an alternative to a duplex structure, and in order to encourage dispersing affordable housing throughout the community, one accessory dwelling, such as a garage apartment or accessory apartment, may be located on a single lot occupied by one single-family structure, provided development of the lot remains within the maximum allowable

density. Conditions on accessory dwelling units may be required within the Land Development Regulations to prevent over crowding and to ensure compatibility.

c. Maximum allowable height of structures shall be 55 feet from the base flood elevation to the eaves.

The RPD amendment proposes to reduce the permitted number of dwelling units from the currently authorized 16 dwelling units to a maximum of 10 dwelling units. The RPD approval in 2010 authorized a combination of single family, two-family, townhouse and multi-family dwelling unit types. The proposed amendment would authorize only single-family dwelling unit structures, which have been termed and defined as “detached villas” for purposes of this RPD. This detached unit is consistent with the types of units authorized in this land use category. The resulting density is 6.5+/- dwelling units per acre, which is below the maximum density of 11.6 dwelling units per acre authorized under the comprehensive plan. Further, FLUE Policy 1.1.4 provides for the City to determine that other uses not specifically listed within a land use category are permitted where similar in character, intensity, and impacts. We submit that the detached villa as defined in this RPD is similar in character to a single-family dwelling, which is specifically permitted in this land use category.

Transportation Element

Access to the property is Big Bend Road, an existing two-lane local roadway. Policy 1.1.3 establishes a level of service standard D for local roads. The TIS prepared in support of the RPD application concludes that Big Bend Road will continue to operate at level of service C after approval of the RPD.

Conservation and Coastal Management Element

The subject property is located within the Coastal High Hazard Area (CHHA) and Coastal Management Area as depicted on Figures 9 and 7 respectively in the Future Land Use Element. Goal 5, and implementing objectives and policies discuss development in the Coastal Management Area and CHHA in order to minimize flood risk for at risk areas within the City.

Policy 5.2.4: Development in the Coastal Management Area, except as otherwise restricted by 5-2 1 and the City's redevelopment project on Old U.S. 41, shall be infill only and shall not exceed the surrounding properties' density/intensity except as allowed by existing zoning at the time of the adoption of this Comprehensive Plan.

The subject RPD amendment is an infill project, and the proposed density/intensity reflects a reduction over the existing RPD entitlements, which would allow a density of 11.6 du/ac versus the proposed 6.5 du/ac.

Policy 5.2.6: All development and major redevelopment in the Coastal Management Area shall conform to the City's Flood Damage Protection Ordinance and be consistent with the flood-resistant construction requirements in the Florida Building Code and applicable flood plan management regulations set forth in 44 C.F.R. part 60.

The proposed development is not considered a major redevelopment; however, structures will be built in conformance with the City's Flood Damage Protection Ordinance.

Policy 7.12.1: The City shall adopt a stream protection overlay zone for the Imperial River and Bayside drainage area of Little Hickory Island. The overlay zone shall require the use of "state of the art" Best Environmental Management techniques for new development and redevelopment and will target pollution control and water conservation education to existing residents.

The City has not adopted specific stream protection standards in the Land Development Code. Policy 7.12.1 does discuss several considerations for development within the protection zone:

- a. Request the USDA Natural Resources Conservation Service (NRCS) make available the services of a mobile irrigation lab to, on request of the property owner, provide expert advice on lawn watering, fertilizer, pesticide and herbicide use in the zone. The City should also request the NRCS to examine the river and its tributaries for the sources of erosion and provide specific methods and means for controlling erosion and the resulting sedimentation and shoaling in the estuary. Water conservation, erosion and pollutant control is a major goal of the Service.*
- b. Prohibit outside storage of fertilizer, pesticides, and herbicides.*
- c. Sponsor special pickups for disposal of hazardous containers, oil and such potential pollutants.*
- d. Promote erosion control through non-structural means where natural native vegetation within flowways and natural systems will be retained to the greatest extent possible.*
- e. Promote removal of invasive exotic species.*
- f. Produce and/or distribute educational brochures on pollution control and other environmental topics, including Manatee protection, germane to the zone's residents.*
- g. Urge existing residents to use xeriscape plants when gardening or installing new shrubbery. Require such use for new development in the zone to conserve water and reduce pollution.*
- h. Allow no further channelization of remaining natural watercourses to occur.*
- i. Minimize impervious surfaces where possible.*
- j. Use swales for water quality benefits where possible.*
- k. Target compliance and enforcement of existing environmental regulations as a top priority for regulatory agencies*
- l. Involve neighborhood organizations.*
- m. Use non-structural approaches versus structural approaches for water resource management solutions.*
- n. Demonstrate the use of best management practices in all city road planning and construction and all other city projects in the zone.*
- o. Retain the relic natural features of the tributary bank contours.*
- p. Reconnect, where possible, historic natural flowways that have been diverted or severed.*

- q. Allow no special accommodations for boats (e.g. no cutting of overstory vegetation, no removal of oxbows, no dredging or filling except for permitted maintenance of navigation channels).
- r. Promote programs such as the "Keep it Clean" and "Florida Yards and Neighborhoods" to minimize inputs of stormwater pollutants into the bay.
- s. Examine the City's required 25-foot setback from water bodies as it applies to the Imperial River and its tributaries for adequacy of riparian vegetation, erosion, water quality and flood protection.

The development that will occur following the RPD approval will not channelize the Imperial River, nor fill or dredge the river. The existing sea wall is proposed to be removed and riverine plantings and rip rap will be utilized for the upland development.

***Policy 9.3.1:** The City shall require new developments requiring a development order to design stormwater treatment systems using a treatment train (multiple-method) approach incorporating multiple Best Management Practices (BMPs) to ensure the maximum potential treatment of stormwater. Such treatment train approach would require a selection of five Best Management Practices from the enclosed Table V-1 labeled Southwest Florida Basin BMPs. The site and the surface water management system design shall include: a minimum of two (2) BMPs from Group A of Table V-1; and a minimum of two (2) BMPs from Group B of Table V-1; and a minimum of one (1) BMP from Group C of Table V-1. The City will consider alternative BMPs which are not listed in Table V-1, provided that the application includes: descriptions and construction plans for the proposed BMPs; information demonstrating the effectiveness of the proposed BMPs; calculations that demonstrate that no impacts to flood protection will occur; and operation and maintenance plans for the proposed BMPs. "Best Management Practices (BMPs)" means structural and non-structural facilities or practices intended to reduce pollution either through source control or treatment of stormwater. Additionally, pre- and post-construction water quality monitoring shall be required (according to FDEP Water Quality Sampling protocol) to demonstrate whether post-development pollutant loadings are equal to or less than pre-development pollutant loadings and to assure that the numerical standard adopted by the City are attained. If monitoring indicates that the development is contributing to increased pollutant loading over predevelopment conditions, or the numerical standard has not been attained, additional BMPs will be required until monitoring indicates that loading is reduced to equal or less than pre-development and the numeric standard is attained. In all developments, there shall be no reduction in Groundwater Recharge.*

The resulting development will be in compliance with the best management practices required by this policy. A series of on-site surface water management systems will be utilized for the project prior to discharge to the Imperial River. The site will be required by the SFWMD and the City of Bonita Springs to demonstrate compliance at the time of Development Order Approval. In accordance with Policy 9.3.3., the project will also provide an additional 50% water quality treatment.

Policy 7.7.9: The City shall utilize the Boat Facility Siting Plan for Lee County to review proposed marina and other boat facility permitting requests.

The RPD includes an environmental assessment, which has addressed the siting criteria for boat docking facilities as well as protection of the West Indian Manatee consistent with this policy.

Goal 15: Wetlands. The City shall maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

Response: There are proposed fish attractors (pallet balls) to be placed under and between the access dock and the proposed seawall. These will create habitat for sessile organisms and attract fish, thus supporting the ecological functions of the aquatic system. Additionally, the proposed fill landward of the proposed seawall will act as a buffer between the upland system and the proposed boat lifts and finger piers, assisting in protecting the wetland system around the project site and supporting the ecological characteristics of the wetland system. Riverine plantings and rip rap will also be utilized for the upland development, providing another layer of protection to the natural system. There is a proposed wetland fill of 3,273 sf./0.075 acres associated with the entrance drive, and another proposed wetland fill of 855sf./0.02 acres associated with stormwater detention (refer to Detail B- Proposed Site Plan). These impacts will be offset by buying mitigation credits through Little Pine Island Mitigation Bank.

Policy 15.1.6: The natural functions of wetlands located in the City, as identified in the wetland inventory and evaluation contained in the Conservation/Coastal Management Element, shall be maintained and not degraded; and, degraded wetlands shall be restored whenever possible.

There is a proposed wetland fill of 3,273 sf./0.075 acres associated with the entrance drive, and another proposed wetland fill of 855sf./0.02 acres associated with stormwater detention (refer to Detail B- Proposed Site Plan). These impacts will be offset by buying mitigation credits through Little Pine Island Mitigation Bank.

Policy 15.1.7: All mangrove swamp wetlands (FLUCCS #612) and stream and lake swamp wetlands (FLUCCS #615) located in the City, as identified in the wetland inventory and evaluation contained in the Conservation/Coastal Management Element, shall be afforded the highest degree of protection.

Understood.

Policy 15.1.8: Where a portion of a wetland is protected through an existing development order, the City shall notify the SFWMD to stringently review any proposed alteration to the remaining wetland area to prevent loss of any of the wetland's

hydrology, functions and habitat; and, if alterations must be made for exotic removal, etc., such alterations shall not negatively impact the protected wetland.

There is no known existing development order protecting the wetland in the project area.

Policy 15.1.9: Wetland #1 as identified on the map of evaluated wetlands contained in the Future Land Use Map Series and classified as FLUCCS #621, is by far the largest freshwater wetland in the City and should be nominated for public purchase under the 20/20 program or other appropriate program; and,

- a. An average 25-foot buffer shall be required around this wetland, and*
- b. No industrial or commercial land uses shall be allowed adjacent to this wetland except where such uses clearly demonstrate that through the use of Best Environmental Management Practices (BEMP), that such uses will not negatively impact the wetland.*

Understood; there is no proposed industrial or commercial land use adjacent to the wetland.

Policy 15.1.10: Wetlands infested with exotics shall, where feasible, be restored to their historical hydrology, functions, and habitat.

Understood.

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

There are no performance or locational standards for the uses. The proposed uses are to be sited in a compatible manner with the surrounding community but taking into account the relationship with the adjacent roads and access.

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

The proposed use of residential dwelling units will be in compliance with the LDC and Comprehensive Plan.

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

The surrounding areas are residential to the south and east. The imperial river is to the west and a mangrove preserve is to the north.

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

The traffic impact statement (TIS) submitted with this application confirms the proposed uses will not have an adverse impact on capacity.

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

The site is currently developed with single family residential units.

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

Acknowledged.

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

Acknowledged.

Chapter 4-325 Consistency

The CPD/RPD as proposed is in compliance with the General Standards for Planned Developments found in Chapter 4-325.

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

As discussed in the Chapter 4—295 analysis, the project is consistent with the Bonita Springs Comprehensive Plan.

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

Except as approved by deviation, the planned development is designed and will be consistent with applicable City regulations in effect at the time of Development Order approval.

- (c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties

and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water. In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian and cyclist activity and community interaction.

The MCP identifies the areas to be developed for residential uses. The MCP also identifies areas of buffers, open space, and water management areas, which minimize impacts to surrounding properties.

- (d) The tract or parcel shall have access to existing or proposed roads:
 - (1) In accordance with chapter 3 and as specified in the Bonita Plan traffic circulation element or the official trafficways map of the county;
 - (2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Bonita Plan; and
 - (3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

Project access for the 10 detached units will be via Big Bend Road. The TIS prepared for the RPD concludes that fewer trips are generated from the proposed project for the existing PD. No LOS roadway issues result from the project.

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

The closest Lee Tran stop is located on the corner of Bonita Beach Road and U.S 41.

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

The proposed revisions to the PD will not create hazards to persons or property off-site. The site has previously been issued an ERP through the SFWMD and will be modified to be consistent with the proposed revised plan. Glare, dust and odor will not be issues as the site is less intense than originally approved.

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

There are no known archeological sites on the property. The site has been previously developed and there are no native vegetation communities remaining on the site.

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

The site has been designed to utilize open spaces for integration of the human environment. The dry detention areas will be designed to provide areas for human and pet use during the dry season.

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

The site has been designed to have no impact on surrounding uses. Building heights, setbacks and placement of open space areas are utilized to reduce any negative impacts.

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

The PD amendment proposes to reduce the number of dwelling units to 10 which is the existing number formally on-site before the flooding from Hurricane Ian. The

proposed units are to be detached single family dwellings in lieu of the previously approved multi-family units.

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

The uses located within the PD have been designed to lessen any impact to neighboring properties by providing units that are detached single family dwellings.

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

The project is approximately 1.5 acres in size and due to the size it is not possible to create subunits. The site will be arranged so that all residents will have good access to project amenities.

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

Buffers will be provided as identified on the MCP. The master developer intends to develop an integrated community.

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

The perimeter of the PD is protected by the placement of open space areas including buffers and water management areas.

- (o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VI, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and

maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

Parking is intended to be developed at a ratio consistent with that needed for the development per the LDC.

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

No parking agreement is necessary as each unit will have dedicated parking.

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

The Developer will establish architecture and buffers schedules which will insure internal consistency.

27523 Big Bend Road

Section 32, Township 47 South, Range 25 East

Lee County, Florida

Revised 2-9-24



Photo from Lee County Property Appraiser Website

Prepared for:

Mark Raudenbush

Idyll Construction, Inc.

854 River Pointe Drive

Naples, FL 34102

Prepared by:



Hans Wilson & Associates, Inc.

Marine & Environmental Consultants

1938 Hill Avenue • Fort Myers, FL 33901

Office: 239-334-6870 • Fax: (239) 334-7810

info@hanswilson.com

INTRODUCTION

The project is located on a residential development on the Imperial River within the Estero Bay Aquatic Preserve, Section 32, Township 47 South, Range 25 East, Lee County, Florida. The site is bordered by a vegetated area to the north and a residential property to the south. East of the site is a mangrove swamp, and west of the site is an open waterway of the Imperial River.

SITE CONDITIONS

This site is an open residential area with maintained landscape. This site has two existing finger piers and an existing boat ramp. There is no vegetation around any of these structures. There is a small pocket of red mangrove on the northeast side of the project site, located east of the northern existing finger pier.

VEGETATIVE CLASSIFICATIONS

The predominant vegetative associations were mapped on a 2022, 1"= 60' scale, aerial photograph. Three vegetative associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS) obtained from the Florida Department of Transportation Handbook, January 1999. Table 1 summarizes the acreages by FLUCCS Code. A description of each code is provided.

Table 1. Acreage by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
131	Fixed Single Family Units	1.39
510	Streams and Waterways	0.11
612	Mangrove Swamps	0.02
	Total	1.52

FLUCCS Code 131, Fixed Single Family Units

The site contains six single family dwellings, along with two sheds on the property line. There is an open maintained landscape, with access roads to the dwellings and parking area. The site is composed of landscaped grass with a few coconut palm trees.

FLUCCS Code 510, Streams, and Waterways

This site is on an open waterway of the Imperial River, in the Estero Bay Aquatic Preserve. The width of the river at the project site is approximately 360 feet. The area calculated for this code was based on open water within the property boundary established by Grady Minor.

FLUCCS Code 612, Mangrove Swamps

The northern adjacent property is composed of red and white mangroves (*Rhizophora mangle*; *Laguncularia racemosa*), Brazilian pepper (*Schinus terebinthifolia*), coin vine (*Dalbergia ecastaphyllum*), mahoe (*Talipariti tiliaceum*), and air potato (*Dioscorea bulbifera*). West of Big Bend Road along the east property line is an existing drainage ditch. At the very northern extent of the ditch we observed red and white mangroves, an insignificant number of black mangroves (*Avicennia germinans*), coin vine and mahoe. There is a large mahoe tree on the northeast corner of the property line. The area occupied by mangroves within the northeast corner property limits is 0.02 ac.

SURVEY METHOD

The City of Bonita Springs has adopted the Lee County Protected Species Ordinance No. 89-34, via LDC Section 3-455, which lists protected species of animals that could potentially occur on-site based on the vegetative associations within the project limits. The site was surveyed for the occurrence of any species that may be present using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. Due to the open unvegetated nature of the site, it was able to be thoroughly walked and observed, and since the site is an open unvegetated landscaped area, there was at least 80 percent visual coverage of habitat types as listed in Ordinance No. 89- 34. In the FLUCCS area code 612, Mangrove Swamps, four transects were placed to determine the species present in the ditch and mangrove swamp habitat. Species that could potentially use this site for foraging are the American alligator (*Alligator mississippiensis*), herons, and egrets (*Egretta spp.*), and limpkins (*Aramus guarauna*). These species may also use an exposed mud flat for foraging during an extreme low tide, as well as wood storks (*Mycteria americana*) and brown pelicans (*Pelecanus occidentalis*). Swimming birds may utilize the waterway, like Anhingas (*Anhinga anhinga*) and Cormorants (*Phalacrocoracidae sp.*). Exotic species that were observed onsite include iguanas (*Ctenosaura spp.*).

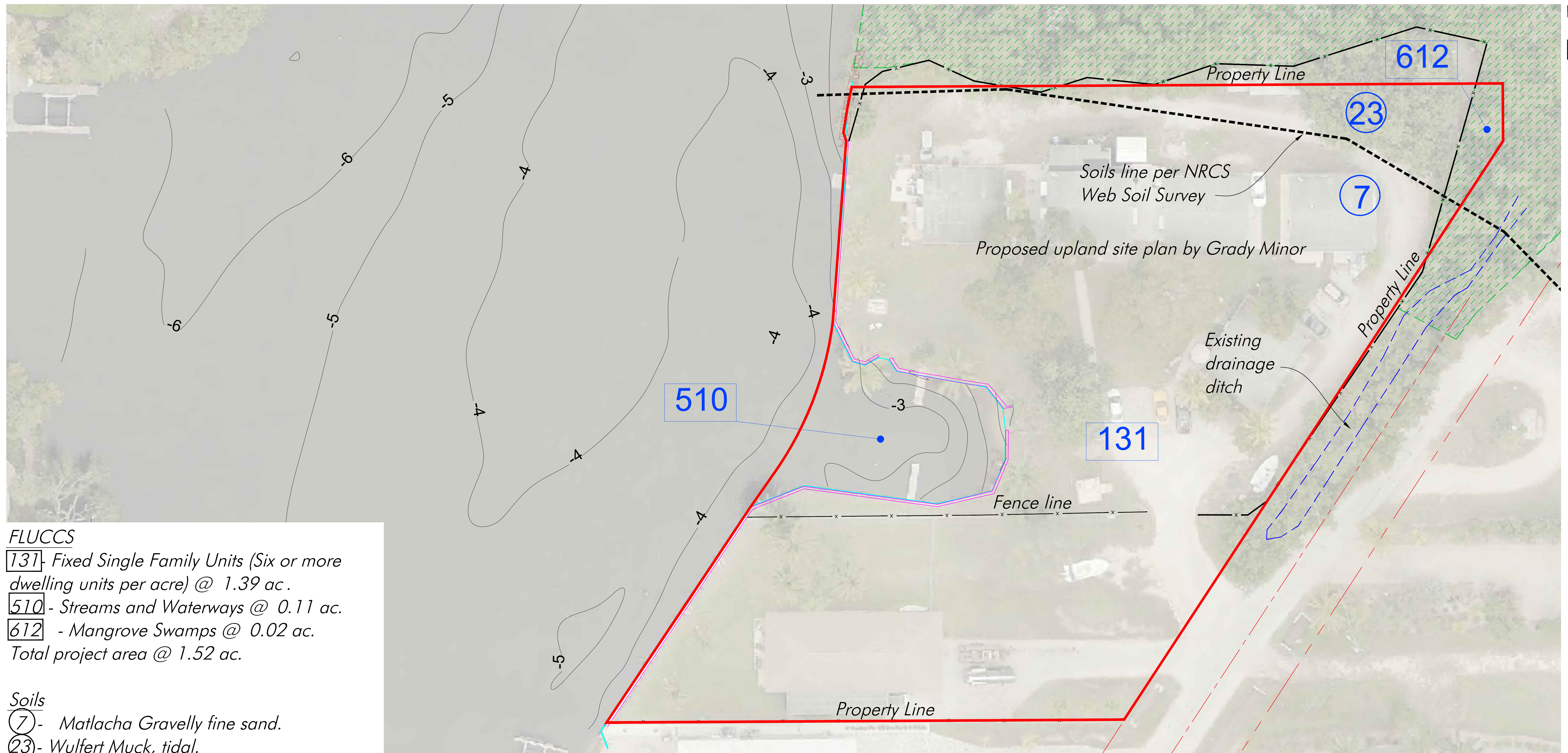
Species that may be present in the open waterway of the Imperial River include the American alligator, West Indian Manatee (*Trichechus manatus*), Smalltooth sawfish (*Pristis pectinata*), and various fish including but not limited to Snook (*Centropomus undecimalis*), Red fish (*Sciaenops ocellatus*), Jack crevalle (*Caranx hippos*), Spotted Sea trout (*Cynoscion nebulosus*), Mojarras (*Ulaema spp.*), and Peacock cichlids (*Aulonocara sp.*). The listed species survey was conducted during July and August 2022.

SURVEY RESULTS

No imperiled species listed in the FWS or FWC species database were observed onsite or immediately adjacent to the project for the protected species survey.

SECTION: 32
 TOWNSHIP: 47 South
 RANGE: 25 East

0' 10' 20'
 SCALE FEET



FLUCCS
 [131] - Fixed Single Family Units (Six or more dwelling units per acre) @ 1.39 ac.
 [510] - Streams and Waterways @ 0.11 ac.
 [612] - Mangrove Swamps @ 0.02 ac.
 Total project area @ 1.52 ac.

Soils
 (7) - Matlacha Gravelly fine sand.
 (23) - Wulfert Muck, tidal.

Detail A - FLUCFCS/Soils

SCALE: 1" = 20' on 24" x 36" paper

FLUCFCS Codes from Florida Dept. of Transportation Handbook, January 1999.

Notes: Bathymetric survey completed by HWA, Inc. on 12-16-21. Depths reference MLW per DEP Tidal Datum Request. MLW EI = -0.58' NAVD88.



1938 Hill Avenue, Fort Myers, Florida 33901
 Office: 239-334-6870 Fax: 239-334-7810
 MARINE and ENVIRONMENTAL CONSULTANTS

February 09, 2024 11:31:09 a.m.
 Drawing: RAUDMASTER.DWG

Riverbend RPD
Idyll Construction, Inc.

DATE: 8-25-23 Revised: 2-9-24	FILE: RAUD-1	SCALE: 1" = 20'
DRAFTER: HJMW	DATUM: NAVD	SHEET:

Sec. 7-356. - Work in this division will be permitted in accordance with the following regulations.

(a) All structures must be placed so as to provide the least possible impact to aquatic or native shoreline vegetation.

(b) During work that will generate turbidity, turbidity screens must be installed and properly maintained until turbidity levels are reduced to normal (ambient) levels.

Response: The project design will have little impact to aquatic and native shoreline vegetation. No seagrasses were observed in the basin or offshore of the vertical seawall. The design adds habitat to the base of the existing seawall, eliminates a dead end pocket by filling the basin, and includes placement of 31 Pallet Balls for intertidal habitat. The project design includes placement of turbidity curtains during all phases of in-water construction, including turbidity reporting requirements.

Sec. 7-357. - Multi-slip commercial and residential facilities (greater than 4 slips)

(a) The general screening process in the Manatee Protection Plan will be used to identify desirable locations for new marine facilities, as well as to evaluate the redesign and expansion of existing sites. The results of the screening process will also result in a determination of the maximum number of slips that may be approved at a requested location. The screening, design, and location criteria are set forth in chapter 4, the Manatee Protection Plan and Bonita Plan Objective 22.3 and 22.4, with its associated policies.

(b) In order to reduce the pollution from copper bottom paint and bilge water, all new or modified multifamily or commercial docking facilities shall be required to install one boat lift per slip. Slips that contain boats with a gross weight of over 10,000 pounds are not required to have boat lifts and boats are required to be stored on boat lifts when not in use. Slips used to moor boats less than 24 hours are not required to install boat lifts.

(c) Except when a reduced water depth for a public service marina has been approved by variance, there must be a minimum depth of one foot clearance between the deepest draft of a boat (with the engine in the down position) and an unvegetated bottom or the top of submerged aquatic vegetation (e.g., seagrasses) at mean low water, with a minimum water depth of at least four feet within mooring areas, turning basins, and ingress and egress pathways.

(d) Transfer of (boat) slip credits (TSC).

(1) The Manatee Protection Plan provides for the transfer of boat slips when certain requirements are satisfied.

(2) Credits from shorelines with legally existing docks. The Manatee Protection Plan contains provisions that may give credit for the removal of legally existing docks.

(3) Procedural rules for creating transfer watercraft slip credit under the Lee County Manatee Protection Plan. Until such time the city finds it necessary to adopt its own regulations, it will use Lee County regulations to guide credit issuance. The city may also consider transfer of slips outside of its jurisdiction by interlocal agreement with another government.

(e) All multi-slip and marina docking facilities, except boat davits, in or adjacent to natural waterbodies must be set back a minimum of 25 feet from all adjoining side lot lines.

Response: (a) This multi-slip residential facility meets the criteria associated with the Lee County Manatee Protection Plan allowing up to 25 boat slips. Refer to the attached correspondence with Lee County Natural Resources. Residential facilities do not exceed 4 slips per dock. (b) All slips are proposed to include boat lifts. (c) There is a minimum of 4' of depth in the mooring and access areas. (d) There is no transfer of boat slip credits proposed at this time. (e) All docks meet the minimum 25' setbacks from the adjoining lot lines extended as riparian lines consistent with DEP SLER 0950 standards for establishing riparian lines.

Sec. 7-358. - Primary structures single/two family docks, fishing piers, kayak/canoe launch, boat ramps; boardwalks.

(a) Number of slips.

(1) No more than one boat mooring dock with two wet slips is permitted per single-family lot, and no more than two boat mooring docks with up to four wet slips is permitted per two-family unit on a single lot. If a parcel abuts both a natural waterbody and an artificial waterbody, one slip may be allowed on each waterbody.

(2) A shared property line dock can be permitted for up to four wet slips with a joint use agreement.

(3) More than two slips may be approved with a special exception in accordance with [section 4-131\(c\)](#).

Response: (a) This is a multi-slip residential marina.

(b) Length of docks.

(1) No structure, including mooring area, may be permitted or constructed to exceed 25 percent of the navigable channel width. Boat mooring areas that are waterward of the dock will be deemed ten feet in width.

Response: Proposed finger piers do not exceed 25 percent of the navigable channel width, which includes the boat mooring areas. Refer to Detail B- Proposed Site Plan for additional information.

(2) Docks and their associated watercraft mooring areas in the Estero Bay Aquatic Preserve shall not exceed 20 percent of the waterway width measured from mean high water line to mean high water line.

Response: This project is located on the Imperial River within the Estero Bay Aquatic Preserve. As shown on Detail B – Proposed Site Plan the docks are well within the 25% mark and meet the 20% limit outlined in Chapter 18-20 F.A.C.

(3) No structure addressed by this section shall extend further into a closed waterbody, such as a lake, than where a reasonable water depth for a single boat mooring is achieved, and in no event shall such depth exceed five feet during normal hydrological conditions unless existing natural conditions of the waterbody necessitate a greater water depth to allow safe mooring conditions.

Response: This project is proposed in the open water body of the Imperial River.

(4) The director may permit administrative deviations from the length allowed by this subsection (2) based upon the following criteria:

a. The proposed dock has been approved by all applicable state and federal agencies; and

b. The increased length will not result in a hazard to navigation; and

c. The proposed dock is compatible with docks or other structures and uses on adjoining lots; and, except for closed waterbodies.

d. If the increase in length results in an area over water of 500 square feet or greater, a benthic species survey assessment conducted between June 1 and September 30 shall be provided demonstrating the increase in length will lessen the dock's impacts on seagrass beds or other marine resources.

Response: The multi-slip dock component does not have any proposed deviations from the LDC.

(c) Design and maximum dimensions.

(1) Structures permitted by this section must comply with the following maximum dimensional requirements. The application of these regulations is illustrated in Figures 7-1 through 7-3, Dock Structure Plan View.

a. The access walkway to the docking facility, fishing pier, or kayak launch shall not exceed four feet in width and finger piers extending from docking facilities shall not exceed three feet in width.

Response: All docks meet the design criteria in this section.

b. In natural water bodies the terminal platform shall not exceed 160 square feet.

Response: There is no proposed terminal platform.

c. Marginal docks may have a maximum access walkway length of 25 feet to a dock running parallel to the shoreline and immediately adjacent to any existing wetland vegetation.

Response: There are no proposed marginal docks. The proposed access dock is 55 feet in length.

d. Docks and other water-oriented structures permitted by this section may protrude up to ten feet landward of the mean highwater line to provide access to the structure and allowed uses. The landward portion of the structure shall not be higher in elevation than the adjacent **land**. Docks and other structures permitted in this section may connect to additional accessory structures via stairway or access walkways as long as said structures are in compliance with other **Code** sections.

Response: The proposed finger piers and access dock is all waterward of the seawall and mean high water line.

(2) Except for a kayak launch that is normally built closer to the water line, only one structure as permitted in this section shall be allowed per lot unless the lot abuts both a natural and artificial waterbody or the lot has a shoreline greater than 150 linear feet. Docks, fishing piers, and kayak launches may be combined and built at the same height so long as state and federal permits can be obtained as applicable.

(3) Dock facilities, fishing piers, kayak launch structures, boardwalks, or any combination thereof with 500 square feet or greater over water shall provide a benthic species survey assessment. If the assessment shows resources will be impacted, adjustment to the site plan or a mitigation plan will be required. An assessment will not be required for closed waterbodies such as lakes.

Response: (2) The multi-slip docks is located on landed owned as a common element of the residents. (3) The total over water coverage (673 sf.) exceeds the 500 sf. limit. Benthic surveys at the site and the surrounding areas have shown no seagrasses to be present.

(4) All wood pilings shall be wrapped from one foot above of the mean highwater line to one foot below the sediment line with PVC so as to reduce the leaching of wood preservation materials.

Response: Proposed wood pilings include plans to be PVC wrapped from 1 foot below the mud line to 1 foot above the mean highwater line. Reference Cross Section A-A.

(5) Plastic or marine-resistant materials shall be used on all docks in the tidal range. Except for pilings in the tidal range, wood should not be used for construction of any dock or related facility.

Response: The docks will be constructed using CCA treated pilings and substructure lumber, treated for salt water exposure. The decking of the proposed docks will be a composite.

(d) *Setbacks.*

(1) All structures in natural waterbodies must be set back from all adjoining side lot and side riparian lines as follows:

a. Marginal docks, boat lifts, and mooring pilings—No less than ten feet.

b. All other boat mooring docks, fishing piers, boardwalks, or combination thereof—No less than 25 feet for lots with a water frontage of 65 feet or more and no less than 15 feet for lots with a water frontage of less than 65 feet.

Response: Proposed structures have a 25-foot setback from riparian lines.

(e) *Location.*

(1) Docking structures in natural or artificial waterbodies that create a hazard to navigation are prohibited.

(2) Boat ramps located in a manner that will result in a change in the mean high-water line are prohibited.

Response: Proposed finger piers and boat lifts do not pose a hazard to navigation as they are less than 25 percent of the navigable waterway. There are no proposed boat ramps.

(3) Docks located at the end or bend of a canal will require a survey sealed by a PSM depicting the riparian area. The dock must be designed to allow for adequate ingress/egress and mooring within the subject property's riparian area.

Response: N/A

(4) A minimum canal width of 40' is required for docking facilities including boat lifts unless the boat lift is of diagonal style to pull the boat completely over **land** or davits are used.

Response: N/A

(5) Docking facilities will be placed at the most impacted area of the property as long as the other criteria of this section can be met. If impacts to natural resources such as mangroves cannot be avoided, replacement may be required as described in [section 7-362](#).

Response: This project does not include impacts to mangroves. The applicant will be filling a dead end boat basin and creating intertidal habitat. Refer to Detail B- Proposed Site Plan.

(f) *Minimum water depths.* Boat slips shall project into natural waterbodies no less than necessary:

(1) To reach a minimum depth of minus three feet mean low water; or

(2) So as to maintain, from the lowest point of the keel or propeller, whichever is lower, of the boat to be berthed at the dock, a minimum clearance over any submerged bottom **lands** or the top of submerged aquatic vegetation or other marine resources (e.g., seagrasses) of one foot as measured at mean low water.

Response: The proposed docks and boat lifts extend to minus four feet mean low water. The lowest component of any of the boats will still retain at least 12” of clearance above the bottom on a mean low tide.

Sec. 7-359. - Seawalls, retaining walls and riprap revetment.

(a) Riprap rock or other similar approved material must be placed waterward along 50 percent of the linear length of a new or replacement seawall where not prohibited by state or federal agencies. This riprap is not required where it would interfere with designated boat tie-up areas. The rock must be placed a minimum of three feet in height above the bottom, waterward of the seawall, or up to the mean high-water line. The rock must be a minimum average size of 12 inches in diameter.

Response: Proposed riprap is to be placed where it would not interfere with boat mooring areas. The riprap will be placed in accordance with this section of the LDC. Refer to Cross Section C-C for details.

(b) *Seawalls on artificial waterbodies*

(1) New seawalls may be permitted in artificial canals except for V flood zones. A new seawall must be installed in line with the existing seawall(s) and new or replacement seawalls may be constructed at no more than a maximum of two feet above the adjacent seawall(s), vertically transitioning at no greater than a 45-degree angle or a return wall is used to sufficiently provide for the break in grade at the property line, as required by the drainage plan per subsection (e) within this section. Replacement seawalls may be installed no greater than one foot waterward of an existing seawall. Until the backfill area is stabilized, silt fence or sod must be placed immediately landward of the seawall cap to minimize erosion into the water.

Response: A retaining wall and fill is proposed in the artificially created boat basin.

(c) Seawalls on natural waterbodies.

(1) New or expanded seawalls are not allowed along natural waterbodies, including the Gulf of Mexico, however hardened structures, including, but not limited to, geotextiles tubes, groin, fencing and other similar structures, may be permitted along natural waterbodies, if emergency situations exist.

Response: All retaining wall work is taking place within the artificially created boat basin.

(2) Lawfully existing seawalls along natural waterbodies may be maintained or repaired and may be replaced, built no more than a maximum of two feet above the existing seawall height, vertically transitioning at no greater than a 45-degree angle when adjacent to existing seawalls at a lower height or a return wall is used to sufficiently provide for the break in grade at the property line, as required by the drainage plan per subsection (e) within this section. Replacement seawalls may be placed no greater than one foot waterward of an existing seawall if the seawall will not be waterward of the existing seawall alignment on adjacent shorelines. Until the backfill area is stabilized, silt fence or sod must be placed immediately landward of the seawall cap to minimize erosion into the water. Seawalls must be maintained or replaced with another seawall or different method of shoreline protection.

Response: N/A

(d) Retaining walls.

(1) A retaining wall may be built as an alternative to a vertical seawall, provided that all activities, including dredging, filling, slope grading, or equipment access and similar activities and all portions of the wall are located at one of the following distances, whichever is further:

- a. Five feet landward of the mean high water line, or
- b. Landward of any wetland vegetation, or
- c. Landward of a wetland area adjacent to surface water as depicted in the image below.

Response: N/A

(e) Seawalls, retaining walls, and riprap revetments shall be designed and installed to prevent erosion adjacent to the ends of the wall and to fully contain added fill so as to have no adverse impact to adjacent properties. Any addition, or removal, of material used to alter the elevation of the property, as measured from the top of the bank (TOB) landward, will be required to meet the drainage requirements as outlined in LDC [section 4-2224](#).

Response: The proposed retaining wall is designed to contain fill at an elevation consistent with the existing seawalls. Refer to Cross Section B-B.

(f) *Drainage systems.* French drains or other drainage systems that divert water from going over the retaining wall and/or seawall are required on all new or replacement seawalls and retaining walls and must be approved by the city. See example in Figure 7-5. The drainage system must run the entire length of the seawall or retaining wall.

Response: The upland site is part of a multi-family development and will include a stormwater management system that diverts all surface run-off to interior treatment areas before discharge to waters of the state. The new retaining wall will include a French drain treatment.

(g) *Riprap revetment.*

(1) Riprap must be located and placed so as not to damage or interfere with the growth of wetland vegetation.

Response: The proposed riprap is located 75 feet away from wetland vegetation to the north and 20 feet away to the south. This will not damage or interfere with the growth of wetland vegetation.

(2) Material used for riprap should be sized properly for intended use, be a minimum average of 12 inches in diameter, and installed at a 45-degree angle or less on top of filter fabric or equivalent material to prevent erosion of subgrade. Riprap must be clean and free of debris deemed harmful to the environment and public safety. Riprap shall not be cemented together.

Response: The material used for riprap will vary in diameter from 36” at the toe to nothing less than 12” diameter, evenly distributed in rock sizes.

From: [Haynes, Lesli](#)
To: [Jack Archambault](#)
Cc: "Hans Wilson"
Subject: RE: [EXTERNAL] Raud1 SlipCountRatio 2-15-22
Date: Monday, February 21, 2022 12:28:20 PM
Attachments: [image002.jpg](#)
[image001.png](#)
[image007.png](#)
[image004.jpg](#)
[BB Sunset Properties LLC.xlsx](#)

Mr. Archambault,

Good afternoon. As requested, we've reviewed the below listed properties for consistency with the Lee County Manatee Protection Plan (MPP). Based on current conditions and data, the project ranks out as follows. The full score sheet is attached for reference.

2/18/2022

Facility	Corps reach	Shore ft	existing "slips"	ratio	rounded	Slips per 100'	max slip	expansion
BB Sunset Properties LLC	30	445	not provided	4.45	5	5	25	
				0	0			

2 parcels

In accordance with Section 8.4 of the MPP, the project qualifies as **Conditional**. This property can construct a total of 25 slips and remain compliant with the MPP. This number is the total number of allowed slips and existing slips should be subtracted from any new construction. Please note that assumptions have been made about the depth and presence of submerged aquatic vegetation that may need to be specifically addressed by the applicant. **Mitigation measures** for new slips at this property include but are not limited to: 1. Standard manatee construction conditions; 2. Manatee education activities as required per section 8.4.5; and 3. Funding for enhanced marine law enforcement per section 8.4.5. Note that the MPP determination does not alleviate the need to comply with zoning and all other applicable local, state and federal regulations, some or all of which may be more restrictive. Please feel free to contact me with any questions.

Thank you,
Lesli



Lesli Haynes | Marine Environmental Specialist

Natural Resources Division
 1500 Monroe Street, 3rd Floor
 Fort Myers, FL 33901
office: (239) 533-8566
email: lhaynes@leegov.com
website: www.leegov.com

From: Jack Archambault <jack@hanswilson.com>
Sent: Tuesday, February 15, 2022 1:58 PM
To: Haynes, Lesli <L.Haynes@leegov.com>
Cc: 'Hans Wilson' <hans@hanswilson.com>
Subject: [EXTERNAL] Raud1 SlipCountRatio 2-15-22

Good afternoon Lesli,

Requesting a slip count ratio for 27523 Big Bend Rd based off the Lee County Manatee Protection Plan. The property is being constructed into a multi-slip facility. Referring to the Layouts attached, the 1974 and 2021 aerials showing comparisons of the shorelines. It appears the seawall and basin were existing before 1989 and therefore applies to the definition of a linear shoreline and can be included in the shoreline count. The shoreline was calculated using a 1974 aerial of Lee County. Refer to "Raud1OverallAerial19742-15-22.pdf" (attached). The shoreline's limits were extended from the property boundaries that were surveyed by Grady Minor & Associates. The shoreline, according to the 1974 aerial and the Grady Minor surveyed property lines, is about 445 linear feet. Refer to "Raud1ShorelineCompare2-15-22.pdf" (attached).

cid:image001.png@01D82273.FCB78A60



Best Regards,

Jack W. Archambault, EI
O: 239-334-6870
C: 239-464-7307
F: 239-334-7810
www.hanswilson.com

KNOWLEDGE QUALITY SERVICE

Receive updates from Lee County Government by [subscribing to our newsletter](#)

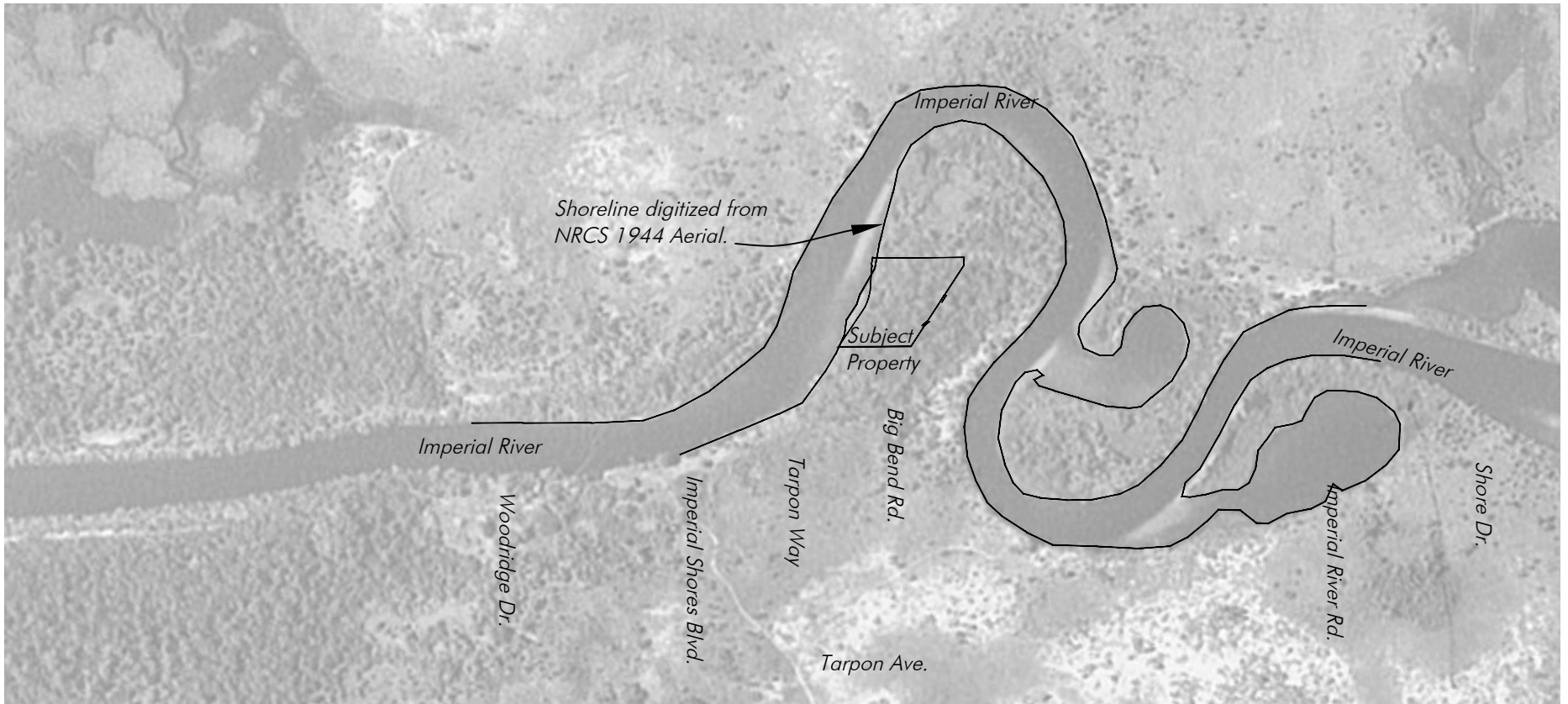
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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

SECTION: 32
TOWNSHIP: 47 South
RANGE: 25 East

NRCS Aerial 1944

0 250 500
SCALE FEET



Overall Aerial - 1944

SCALE: 1" = 500'

DISCUSSION PLANS, NOT FOR CONSTRUCTION

February 14, 2024 5:02:07 p.m.
Drawing: RAUD1MASTER.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

2-14-24

JWA

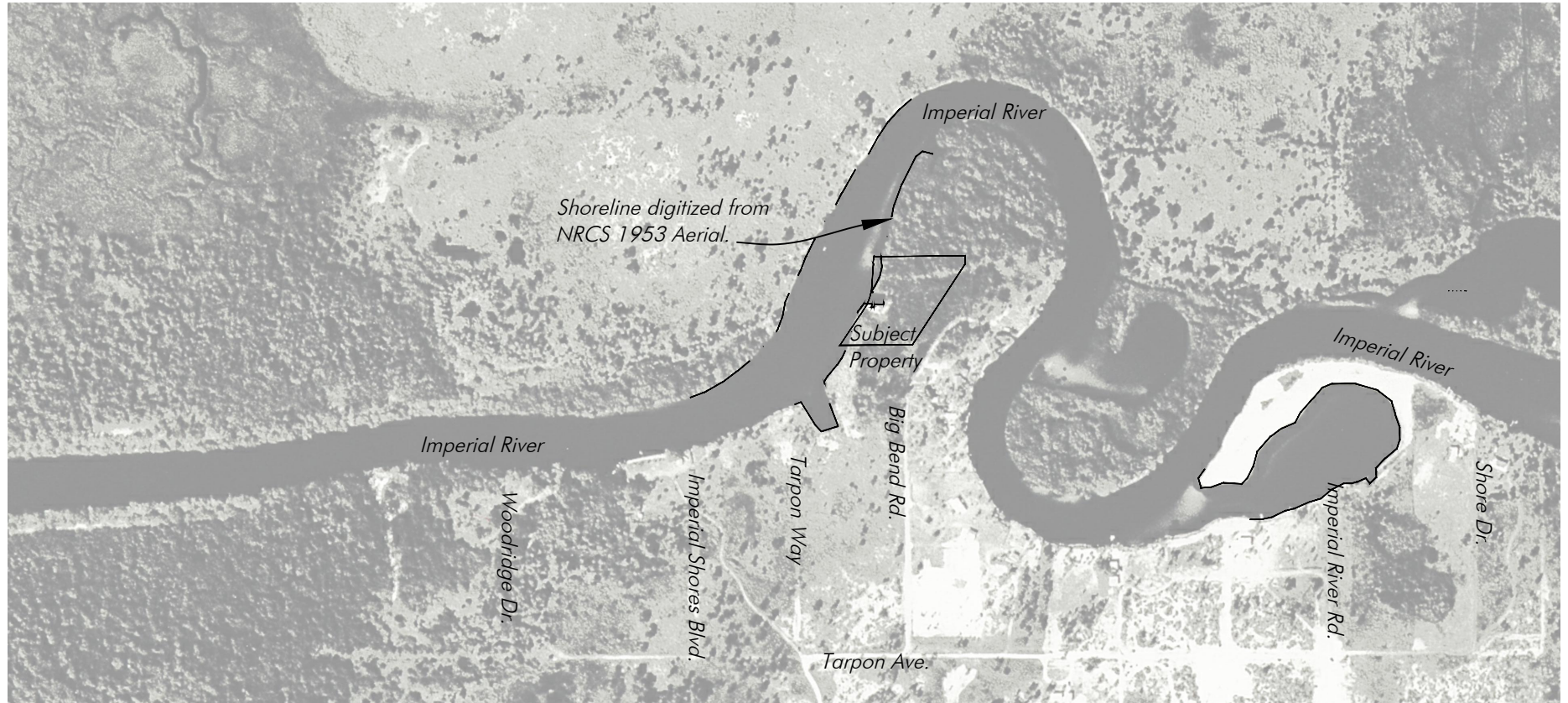
Idyll Construction, Inc.

SHEET

SECTION: 32
TOWNSHIP: 47 South
RANGE: 25 East

0 250 500
SCALE FEET

NRCS Aerial 1953



Overall Aerial - 1953

SCALE: 1" = 500'

DISCUSSION PLANS, NOT FOR CONSTRUCTION

February 14, 2024 5:02:07 p.m.
Drawing: RAUD1MASTER.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

10-18-22

JWA

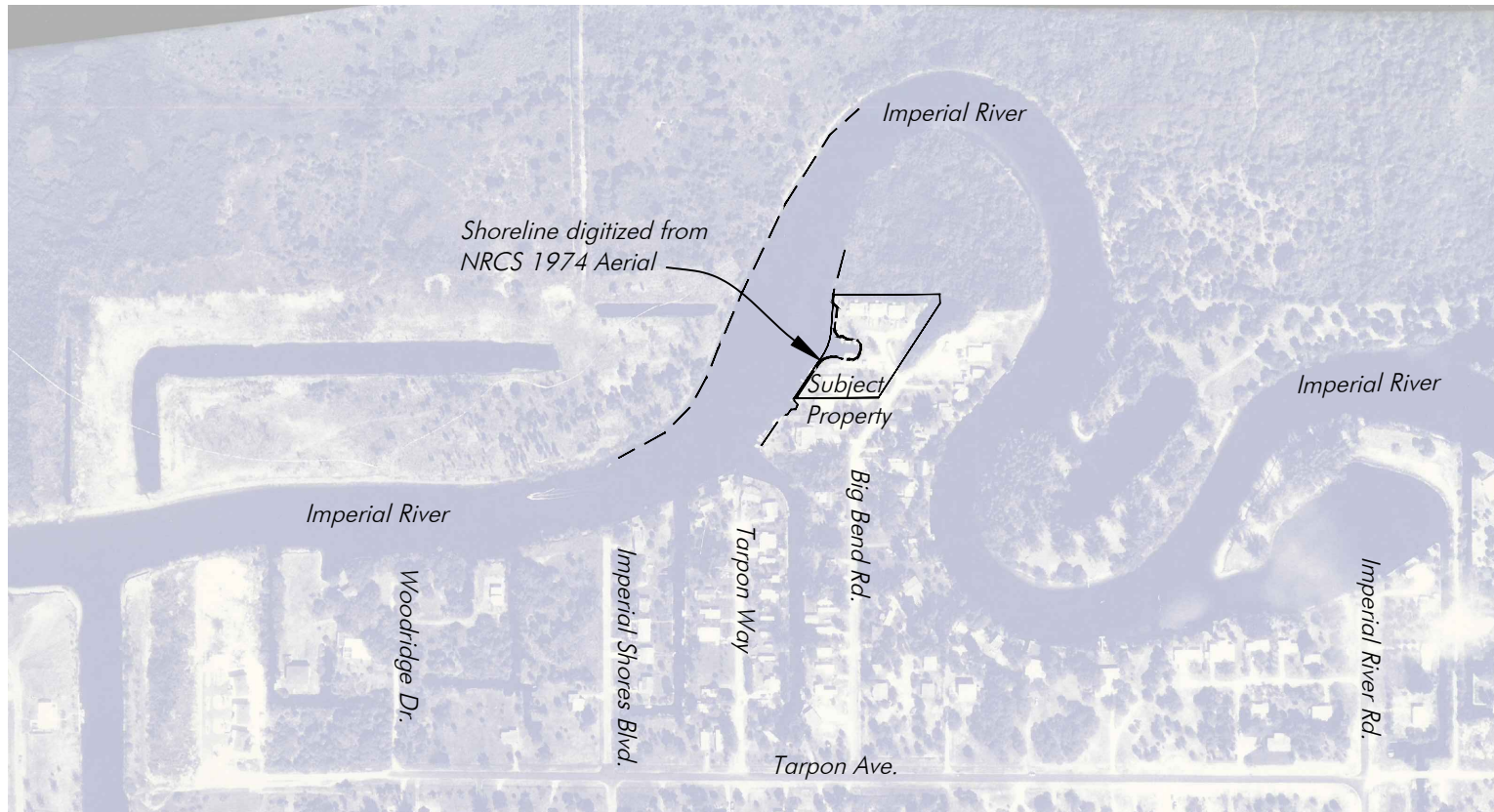
Idyll Construction, Inc.

SHEET

SECTION: 32
TOWNSHIP: 47 South
RANGE: 25 East

0 250 500
SCALE FEET

Lee County Aerial 1974



Overall Aerial - 1974

SCALE: 1" = 500'

Note: Property lines surveyed by Grady Minor & Associates.

DISCUSSION PLANS, NOT FOR CONSTRUCTION

February 14, 2024 5:02:07 p.m.
Drawing: RAUD1MASTER.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

2-14-24

JWA

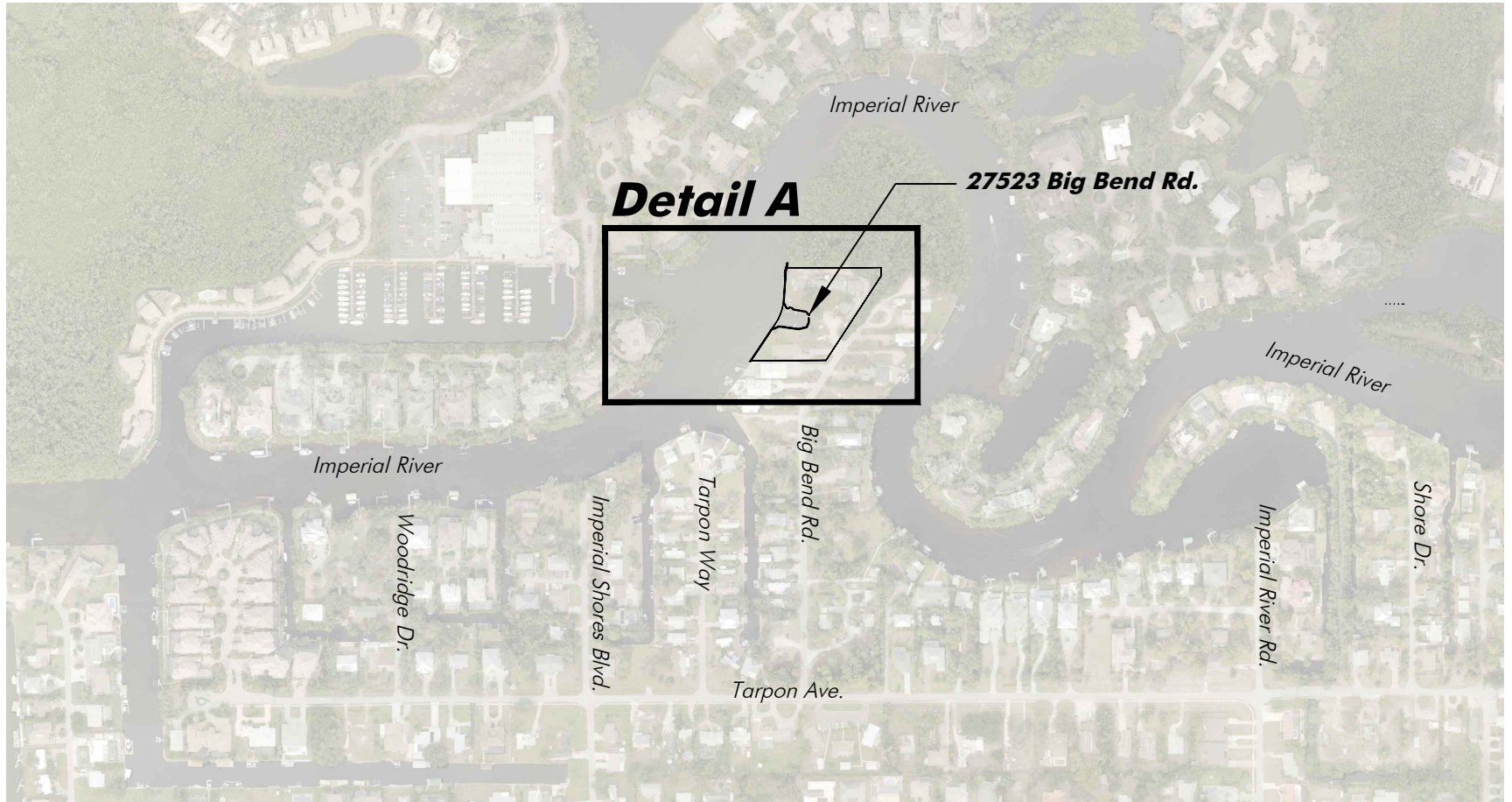
Idyll Construction, Inc.

SHEET

SECTION: 32
TOWNSHIP: 47 South
RANGE: 25 East

Lee County Aerial 2021

0 250 500
SCALE FEET



Overall Aerial

SCALE: 1" = 500'

DISCUSSION PLANS, NOT FOR CONSTRUCTION

February 14, 2024 5:02:07 p.m.
Drawing: RAUD1MASTER.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

2-14-24

JWA

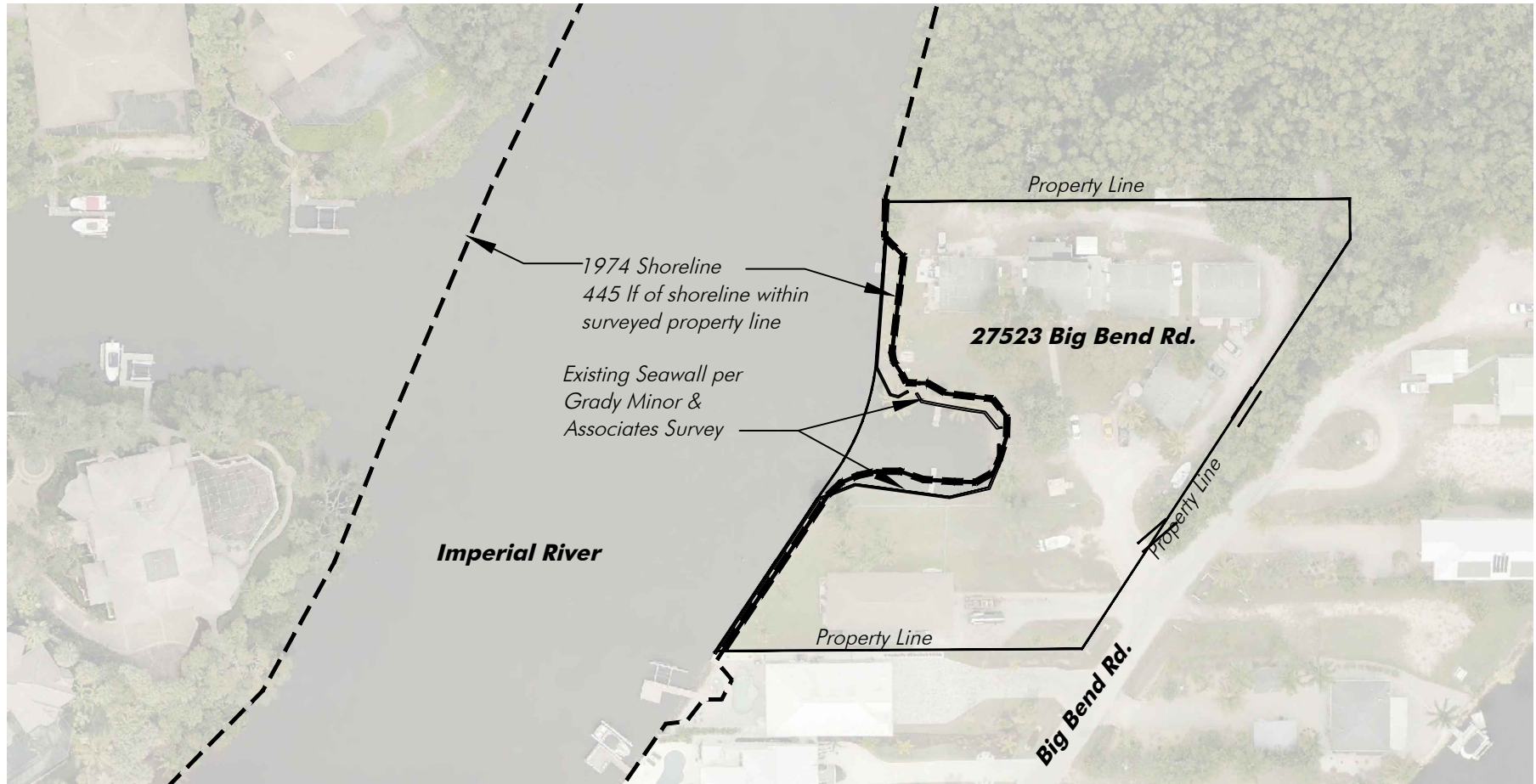
Idyll Construction, Inc.

SHEET

SECTION: 32
TOWNSHIP: 47 South
RANGE: 25 East

0 50 100
SCALE FEET

Lee County Aerial 2021



Detail A - Shoreline Comparison

SCALE: 1" = 100'

Note: Property lines surveyed by Grady Minor & Associates.

DISCUSSION PLANS, NOT FOR CONSTRUCTION

February 14, 2024 5:02:07 p.m.
Drawing: RAUD1MASTER.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

2-14-24

JWA

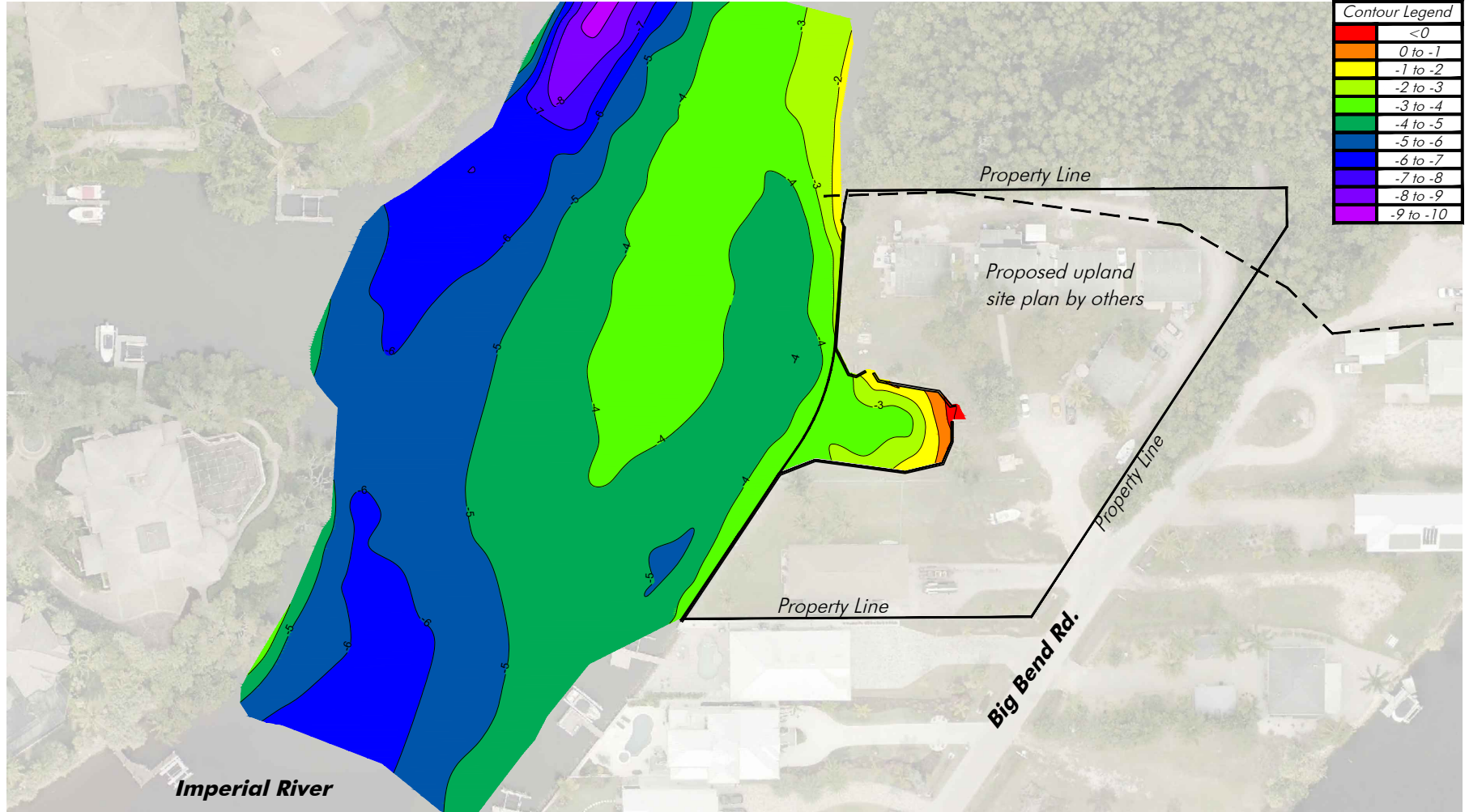
Idyll Construction, Inc.

SHEET

SECTION: 32
 TOWNSHIP: 47 South
 RANGE: 25 East

Lee County Aerial 2021

0 50 100
 SCALE FEET



Notes: Bathymetric survey completed by HWA, Inc. on 12-16-21. Depths reference MLW per DEP Tidal Datum Request. MLW EI = -0.58' NAVD88.

Detail A - Bathymetric Survey

SCALE: 1" = 100'

DISCUSSION PLANS, NOT FOR CONSTRUCTION

February 14, 2024 5:02:07 p.m.
 Drawing: RAUD1MASTER.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
 Office: 239-334-6870 Fax: 239-334-7810
 MARINE and ENVIRONMENTAL CONSULTANTS

2-14-24

JWA

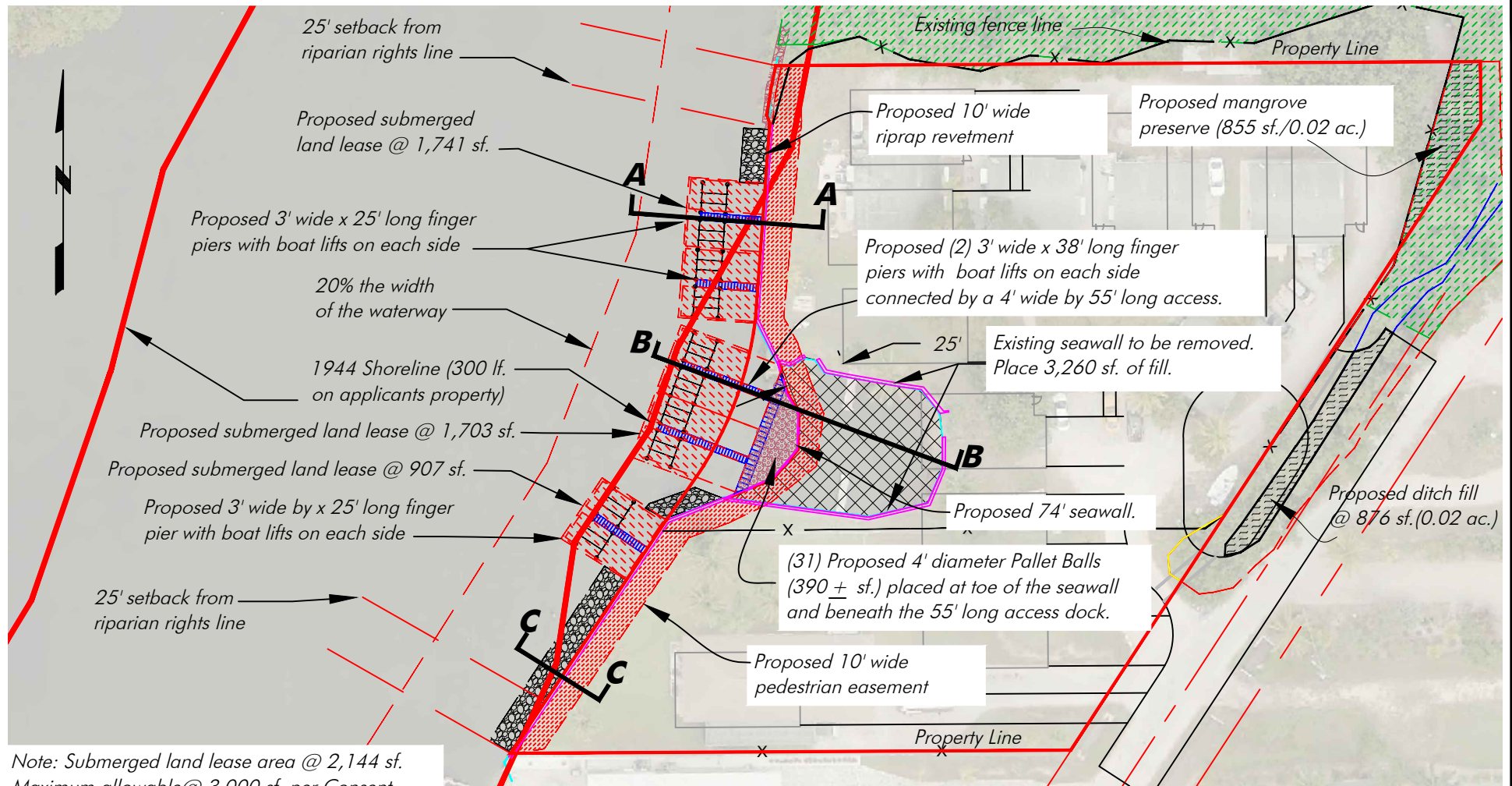
Idyll Construction, Inc.

SHEET

SECTION: 32
 TOWNSHIP: 47 South
 RANGE: 25 East

Lee County Aerial 2021

0' 30' 60'
 SCALE FEET



Note: Submerged land lease area @ 2,144 sf.
 Maximum allowable @ 3,000 sf. per Consent to Use (Chap.18-21 F.A.C.)

Notes: Bathymetric survey completed by HWA, Inc. on 12-16-21. Depths reference MLW per DEP Tidal Datum Request. MLW EI = -0.58' NAVD88.

DISCUSSION PLANS, NOT FOR CONSTRUCTION

Proposed upland site plan by Grady Minor.

February 14, 2024 5:02:07 p.m.
 Drawing: RAUD1MASTER.DWG

Detail B - Proposed Site Plan

SCALE: 1" = 60'



1938 Hill Avenue, Fort Myers, Florida 33901
 Office: 239-334-6870 Fax: 239-334-7810
 MARINE and ENVIRONMENTAL CONSULTANTS

2-14-23

HJMW

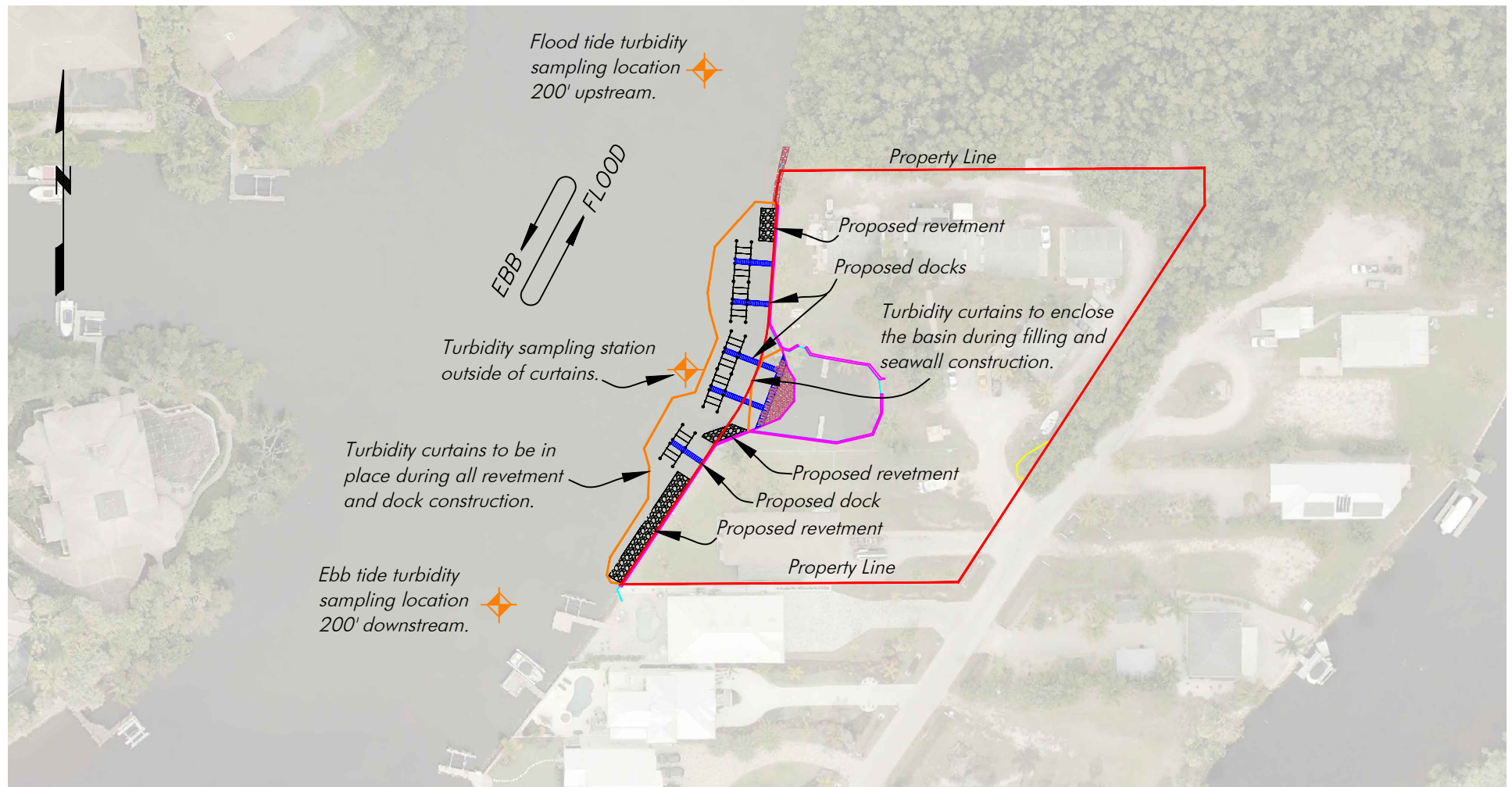
Idyll Construction, Inc.

SHEET

SECTION: 32
TOWNSHIP: 47 South
RANGE: 25 East

Lee County Aerial 2021

0' 50' 100'
SCALE FEET



Detail B - Proposed Turbidity Mgmt

SCALE: 1" = 100'

Notes: Bathymetric survey completed by HWA, Inc.
on 12-16-21. Depths reference MLW per DEP Tidal
Datum Request. MLW EI = -0.58' NAVD88.

DISCUSSION PLANS, NOT FOR CONSTRUCTION

February 14, 2024 5:02:07 p.m.
Drawing: RAUD1MASTER.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

2-14-24

HJMW

Idyll Construction, Inc.

SHEET

Sharon Umpenhour

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Tuesday, August 15, 2023 12:01 PM
To: Sharon Umpenhour
Subject: RE: BBSPDO | Historical/Archaeological Search
Attachments: Template_102.pdf

Completed; no cultural resources detected

From: Sharon Umpenhour <SUmpenhour@gradyminor.com>
Sent: Tuesday, August 15, 2023 8:55 AM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: BBSPDO | Historical/Archaeological Search

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning,

I would like to request an historical/archaeological search for Section 32, Township 47 East, Range 25 South, more particularly a 1.5+/- acre parcel located on the north end of Big Bend Road in the City of Bonita Springs, Florida.

Property address is 27495-511 and 27523 Big Bend Road, Bonita Springs, FL.

Attached are Location Maps for reference.

Regards,

Sharon Umpenhour
Senior Planning Technician



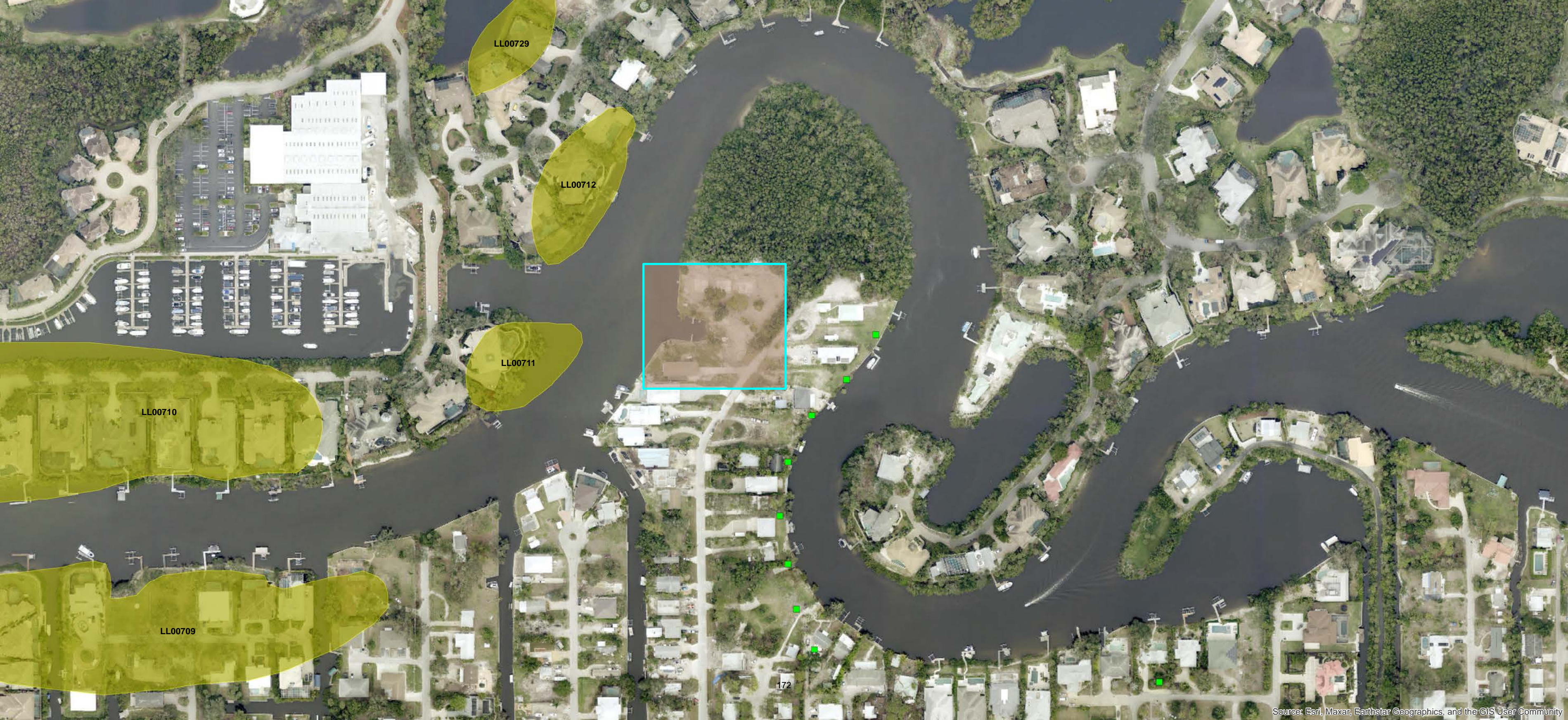
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134
239.947.1144

Teams Chat: SUmpenhour@gradyminor.com
[Home](#) | [GradyMinor](#) | [Southwest Florida Civil Engineers](#)

Please consider the environment before printing this email

DISCLAIMER: This communication from Q. Grady Minor & Associates, P.A., along with any attachments or electronic data is intended only for the addressee(s) named above and may contain information that is confidential, legally privileged or otherwise exempt from disclosure. The recipient agrees and accepts the following conditions: The electronic file/data is for informational purposes only and is

the responsibility of the recipient to reconcile this electronic file/data with the approved and certified "plan of record" along with actual project site conditions. Q. Grady Minor & Associates, P.A. reserves the right to revise, update and improve its electronically stored data without notice and assumes no responsibility due to a virus or damages caused by receiving this email.



LL00729

LL00712

LL00711

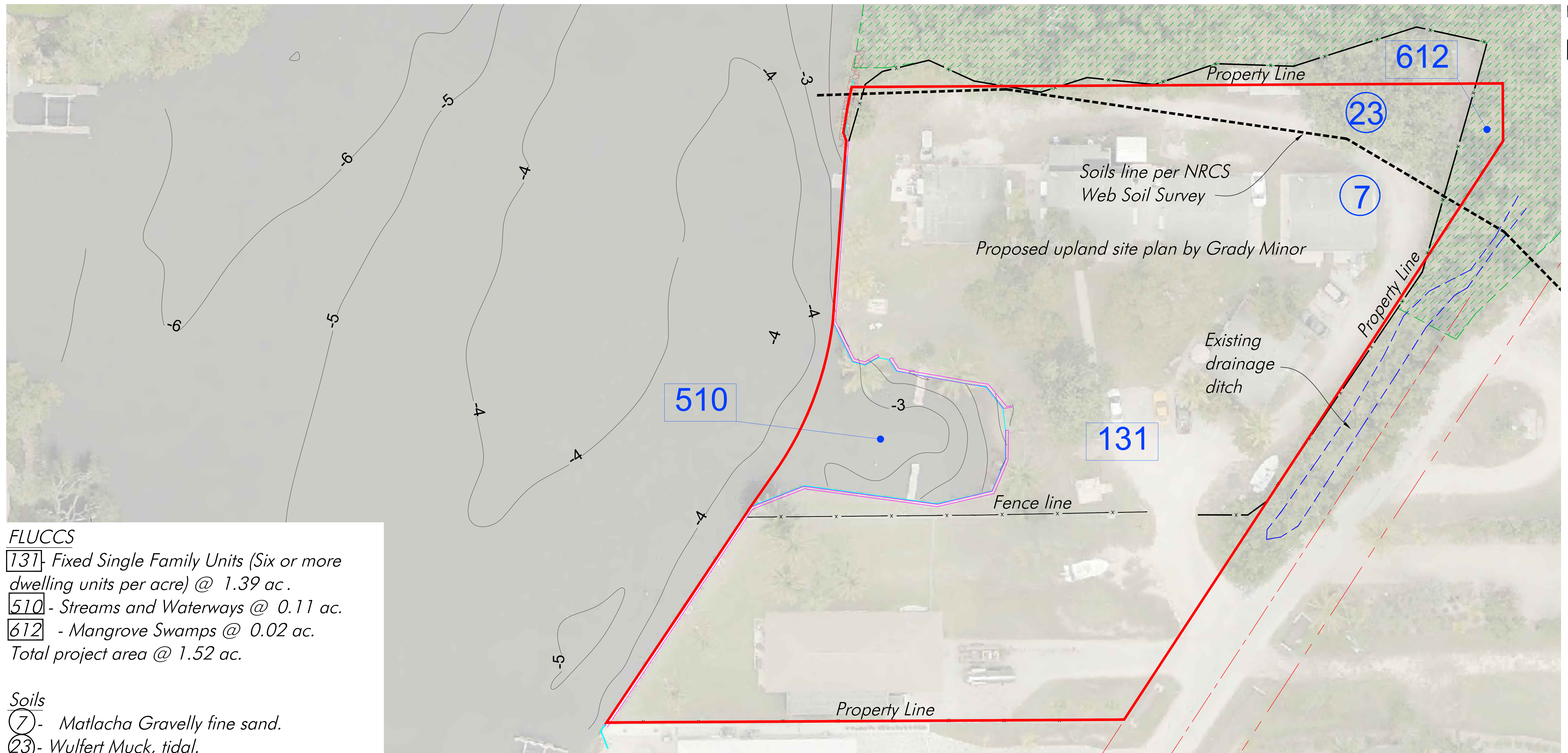
LL00710

LL00709

172

SECTION: 32
 TOWNSHIP: 47 South
 RANGE: 25 East

0' 10' 20'
 SCALE FEET



FLUCCS
 131 - Fixed Single Family Units (Six or more dwelling units per acre) @ 1.39 ac.
 510 - Streams and Waterways @ 0.11 ac.
 612 - Mangrove Swamps @ 0.02 ac.
 Total project area @ 1.52 ac.

Soils
 7 - Matlacha Gravelly fine sand.
 23 - Wulfert Muck, tidal.

Detail A - FLUCFCS/Soils

SCALE: 1" = 20' on 24" x 36" paper

FLUCFCS Codes from Florida Dept. of Transportation Handbook, January 1999.

Notes: Bathymetric survey completed by HWA, Inc. on 12-16-21. Depths reference MLW per DEP Tidal Datum Request. MLW EI = -0.58' NAVD88.



1938 Hill Avenue, Fort Myers, Florida 33901
 Office: 239-334-6870 Fax: 239-334-7810
 MARINE and ENVIRONMENTAL CONSULTANTS

February 09, 2024 11:31:09 a.m.
 Drawing: RAUDMASTER.DWG

Riverbend RPD
Idyll Construction, Inc.


DATE: 8-25-23 Revised: 2-9-24	FILE: RAUD-1	SCALE: 1" = 20'
DRAFTER: HJM/W	DATUM: NAVD	SHEET:

Riverbend RPD

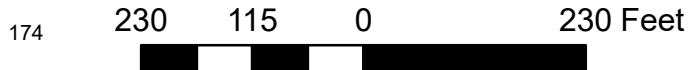
Exhibit II-F-3 Existing Zoning/Land Use Map



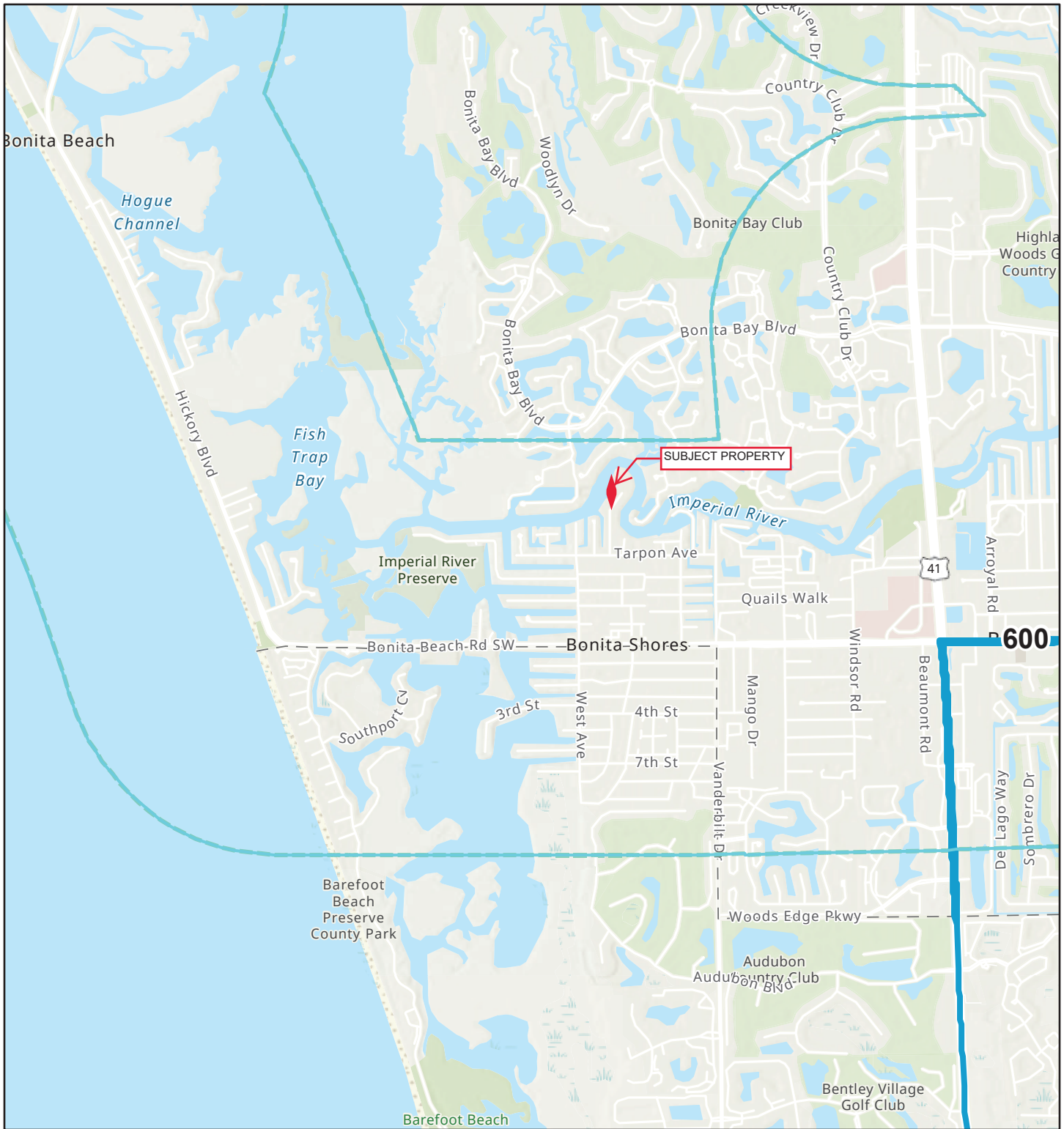
Legend

 Riverbend RPD

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Rivierbend RPD Amendment Exhibit IV-A Public Transit Routes Map



4/25/2022, 3:33:30 PM

1:36,112

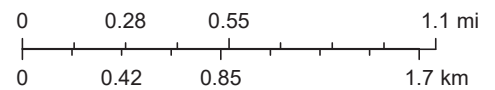
Bus Routes

600

ADA Corridor

IN the 3/4 Mile ADA Corridor

NOT in the 3/4 Mile ADA Corridor



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

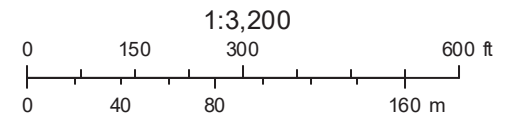
Riverbend RPD Amendment Exhibit IV-C Easement and ROW Map

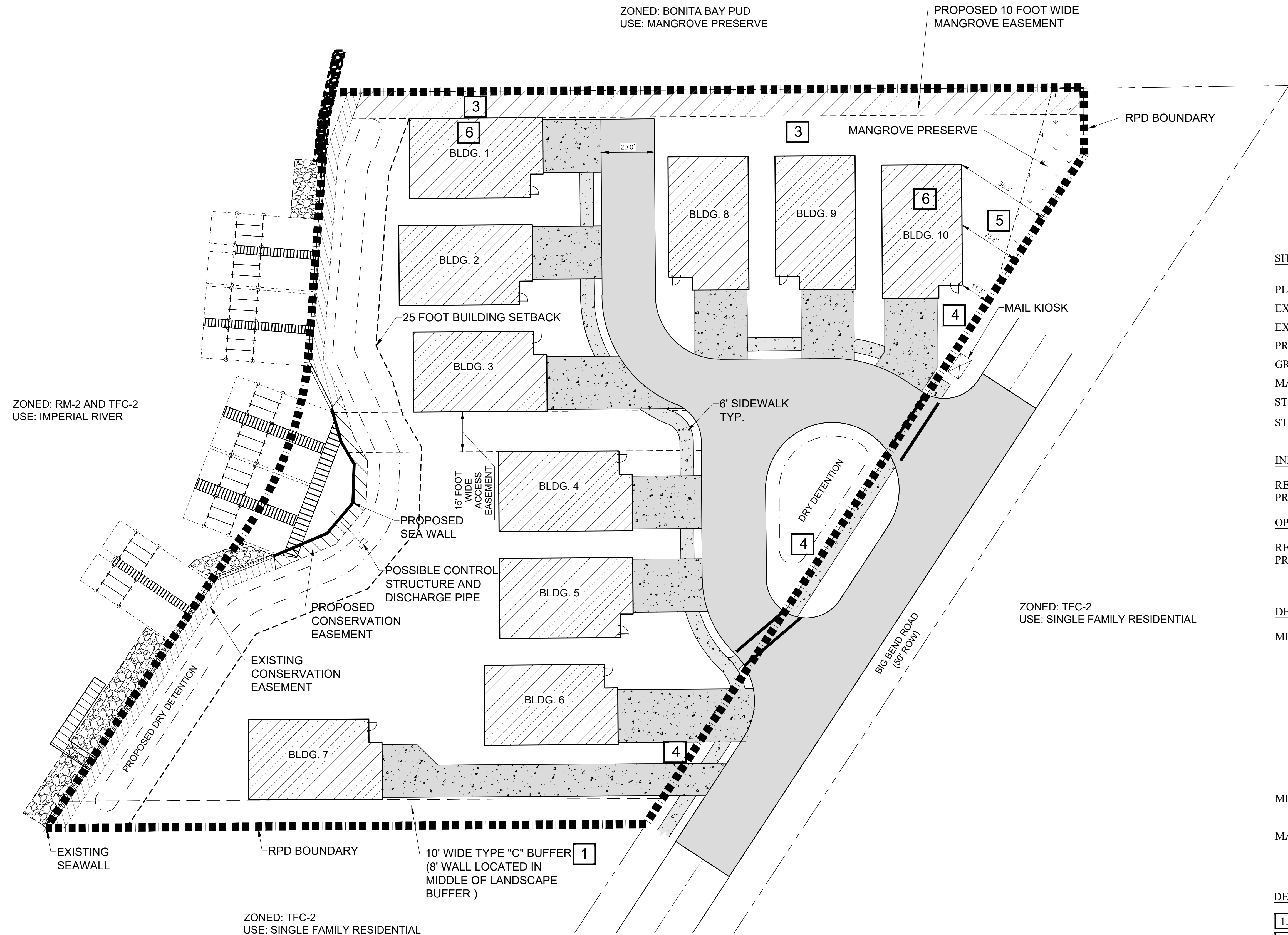
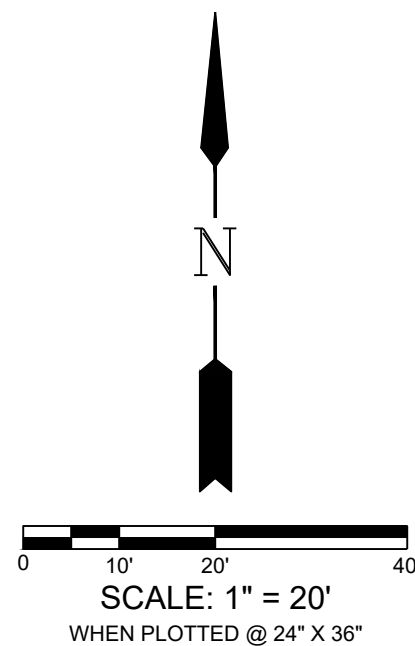


April 11, 2022

Air Photos: 2021 Hi-Res (4 inch)

- | | | | |
|--------------------|-------------------------|---------------------------|--------------|
| Easements | School Locations | Major Roads Medium | Other Roads |
| Hospital Locations | School Locations | I-75 | Parcels Near |
| Library Locations | CCC_Parks | US 41 | |
| | County Boundary | Other Highways | |





SITE SUMMARY

PLAN DESIGNATION: MEDIUM DENSITY SINGLE FAMILY/DUPLEX RESIDENTIAL
 EXISTING ZONING DESIGNATION: RIVERBEND RPD
 EXISTING LAND USE: RESIDENTIAL
 PROPOSED ZONING DESIGNATION: RPD, RESIDENTIAL PLANNED DEVELOPMENT
 GROSS AREA: 1.5± ACRES
 MAXIMUM DWELLING UNITS: 10 UNITS
 STRAP NUMBERS: 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010
 STREET ADDRESS: 27495-511 AND 27523 BIG BEND ROAD

INDIGENOUS PRESERVE:

REQUIRED: 0
 PROVIDED: 0.02 (MANGROVE PRESERVE)

OPEN SPACE:

REQUIRED: 0.6± ACRE (1.5± ACRE X 0.40)
 PROVIDED: 0.6± ACRE

DEVELOPMENT REGULATIONS:

MINIMUM SETBACKS:
 PRINCIPAL:
 NORTH PD BOUNDARY: 10 FEET
 IMPERIAL RIVER: 25 FEET
 SOUTH PD BOUNDARY: 10 FEET
 BIG BEND ROAD: 20 FEET, HOWEVER BLDG. 10 MAY BE REDUCED TO 10 FEET

ACCESSORY:
 NORTH PD BOUNDARY: 10 FEET
 IMPERIAL RIVER: 0 FEET
 SOUTH PD BOUNDARY: 10 FEET
 BIG BEND ROAD: 10 FEET

MINIMUM BUILDING SEPARATION: PRINCIPAL: 10 FEET
 ACCESSORY: 0 FEET

MAXIMUM BUILDING HEIGHT:
 PRINCIPAL: 35 FEET
 ACCESSORY: 25 FEET

DEVIATIONS:

- 1. RELIEF FROM LDC SECTION 3-418(d)(6), LANDSCAPE STANDARDS
- 2. RELIEF FROM LDC SECTION 4-740, USE REGULATIONS TABLE
- 3. RELIEF FROM LDC SECTION 3-417(b)(6), INDIGENOUS PRESERVE SETBACKS
- 4. RELIEF FROM LDC SECTION 3-418(d)(3), BUFFER REQUIREMENTS
- 5. RELIEF FROM LDC SECTION 3-417(B)(1)A, INDIGENOUS NATIVE VEGETATION SETBACK
- 6. RELIEF FROM LDC SECTION 4-741(B)(1)B, MINIMUM SETBACKS OF STRUCTURES AND BUILDINGS FROM DEVELOPMENT PERIMETER BOUNDARIES

NOTES

1. THIS PLAN DOCK AND RIP RAP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.
2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC).

LEGEND

Revision	Date	Description	By

DESIGNED BY: OGMA
 DRAWN BY: S.U.
 APPROVED: D.W.A.
 JOB CODE: BBSPDO
 SCALE:
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

GradyMinor
 Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

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

RIVERBEND RPD
 EXHIBIT IV-E
 MASTER CONCEPT PLAN
 REVISED AUGUST 16, 2023

MUNICIPALITY: BONITA SPRINGS
SEC./TOWNSHIP/RNG 32/47S/25E
DATE: MAY 2020
SUBMITTAL TYPE: RPD AMENDMENT
SHEET 1 OF 1

C:\PLANNING\PROJ - PLANNING\BBSPOD - RIVERBEND - RPD\DRAWINGS\BBSPOD_MCP-BLDG 8/16/2023 3:02 PM

1. Deviation 1 seeks relief from LDC Section 3-418 (d)(6) requires if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet. Where residences will be constructed between the road, drive, or parking area and the existing residential subdivision or lots, the wall or wall and berm combination are not required. Uses or activities that generate noise, dust, odor, heat, glare, or other similar impacts, must provide a type C or F buffer unless it can be shown the proposed development will not have a significantly adverse impact on adjacent property to instead allow a 10' wide buffer with 8' high wall and landscaped between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet.

Justification:

The proposed development will “appear” to be single family residence but will “function” as multi-family without lot lines and associated HOA docs. The appearance of the development will be consistent with the abutting residential neighborhood. Furthermore, each home will have a driveway or shared driveway that connects directly to Big Bend Road. The driveways don’t function like a traditional roadway.

2. Deviation 2 is approved, subject to **Condition 9**, granting relief from Land Development Code ~~§34-934~~Section 4-740, use regulations table, requiring that model units be approved with an Administrative Action, to allow Model Units to be approved as a permitted use with the RPD rezoning. **(Previously approved by ZO-10-02)**
3. Deviation 3 seeks relief from LDC Section 3-417 (b)(6), Indigenous native vegetation. Setbacks, which requires a minimum 30-foot setback from all preserve (wildland) areas is required for buildings and accessory structures for the purposes of fire protection. Buildings and accessory structures located closer than 30 feet from a preserve (wildland) area shall require special mitigation measures as determined by the Bonita Springs Fire Control and Rescue District, in accordance with the National Fire Protection Association ("NFPA"), Standard 1144, "Standard for Protection of Life and Property from Wildfire." To instead allow structures to be located 10 feet from an off-site preserve and to provide a wildland mitigation plan with the development order.

Justification:

The off-site preserve is a mangrove preserve. The area north of the RPD is adjacent to the Imperial River and the risk from wildfire is non-existent. The risk of fire in this location is de minimis. The Bonita Springs Fire and Rescue District has approved the deviation, subject to submission of a Wildland Fire Mitigation Plan. There is a proposed 10-foot-wide pedestrian easement that allows structures to be located 10 feet from the on-site preserve, subject to submission of a Wildland Fire Mitigation Plan Reference Detail B- Proposed Site Plan.

4. Deviation 4 seeks from relief LDC Section 3-418 (d)(3), buffering requirements, which requires a 15 foot wide type 'D' buffer to instead allow a modified landscape buffer with an average of 1 tree per ROW abutting residential unit, planting within the ROW abutting dry detention area (cypress trees or similar), and no buffer required when abutting mangroves”.

Justification:

In an attempt to have a unified appearance with the existing residential community, the proposed development is looking to have similar landscaping as the existing abutting residential homes, with open view corridors, limited shrubs or bushes, and front yard canopy trees.

5. Deviation 5 seeks relief from LDC Section 3-417(b)(1)a, Indigenous native vegetation, which requires a minimum setback of 30 feet is required from any habitable structure to instead allow for a minimum setback of 10 feet from the .02 acre mangrove preserve.

Justification:

The reduced setback is applicable for a single structure and the 10-foot dimension is for the closest portion of the home to the preserve. The .02-acre preserve is immediately adjacent to Big Bend Road and has been impacted by the road construction. The Bonita Springs Fire and Rescue District has approved the deviation from a preserve setback, and we will provide a Wildland Fire Mitigation Plan with the Development Order.

6. Deviation 6 seeks relief from LDC Section 4-741(b)(1)b, Minimum setbacks of structures and buildings from development perimeter boundaries, which requires all buildings and structures must be set back from the development perimeter a distance equal to the greater of:

Fifteen feet, if the subject property is, or will be zoned RPD, MHPD, CFPD, or CPD.

To instead allow buildings #1, #7 and #10 to have a ten-foot setback from the perimeter of the RPD boundary as shown on the MCP.

Justification:

The proposed setback reduction to 10 feet only applies to buildings #1, #7 and #10. Building #1 is adjacent to a mangrove preserve and the applicant has requested a deviation from the 30-foot setback from a preserve. The setback is supported by the Bonita Springs Fire and Rescue District with submission of a wildland mitigation plan with the D.O. For building #10 the reduction in perimeter setback is only applicable to the southeast corner of the proposed structure, which can actually be a minimum of 11 feet from the RPD boundary. the balance of the structure will comply with the 15-foot setback requirement. The slight reduction in setback will allow the internal drive to have appropriate turning radii for emergency vehicles and to provide for appropriate building separation.



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

1. The runoff characteristics of the property in its existing state;

The site is a developed multi-family site. The property does not have a surface water management system. The stormwater runoff generally sheet flows into the river and right-of-way.

2. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;

Drainage flow from adjacent properties will be maintained in accordance with the South Florida Water Management District drainage permit.

3. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;

The proposed surface water management system will provide a dry retention area for water quality prior to discharging into the abutting river. The property owner will be responsible for the maintenance of on-site water management infrastructure.

4. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.

The 0.02 Acre onsite Mangroves will be preserved and will remain to hydraulically connected to the offsite Mangroves. The site will be designed based on the existing seasonal high-water level (SHWL), known as Control Elevation.

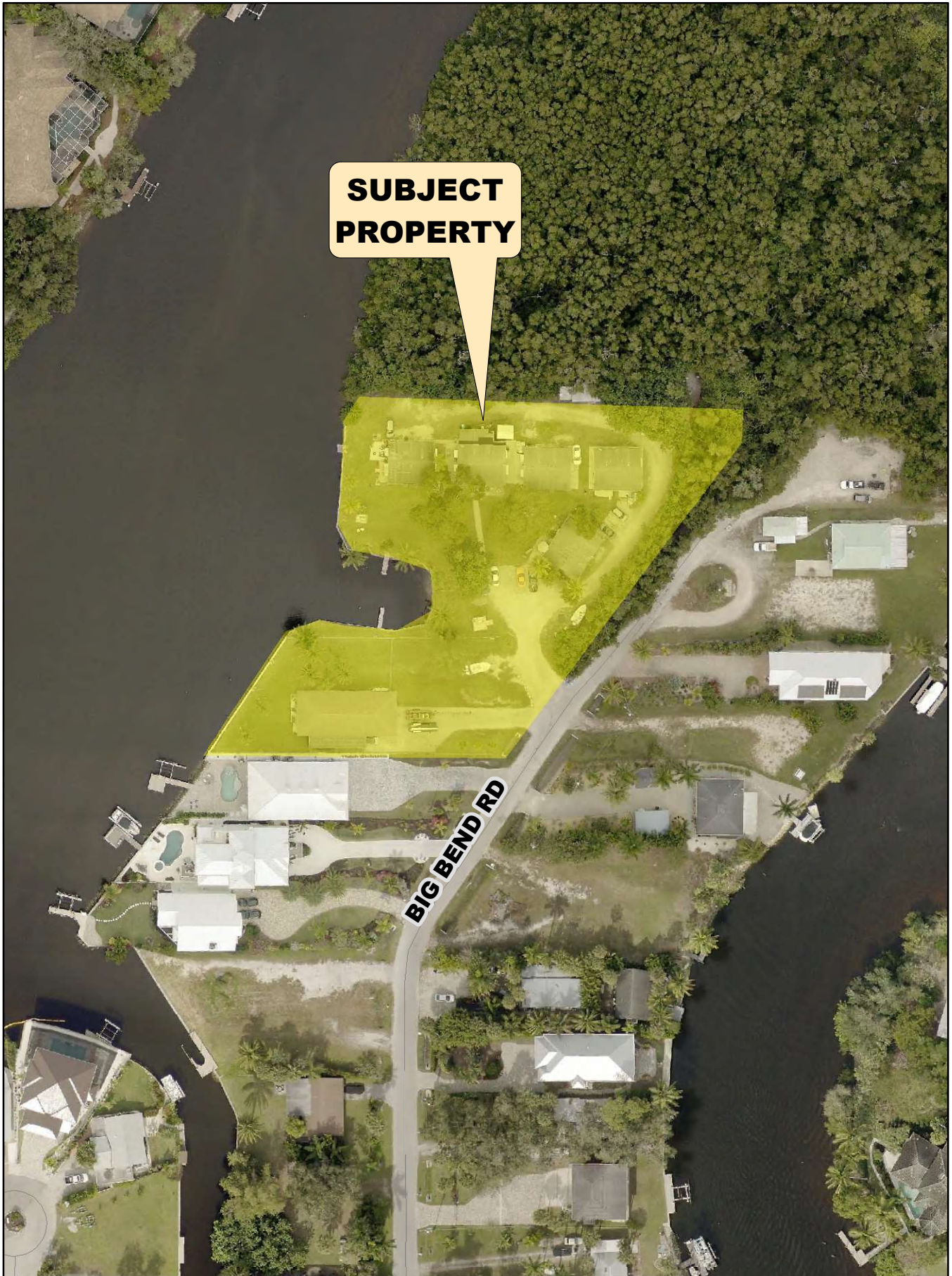
5. Describe the requirements for fill materials posed by this development for other than building pads (use, volume, etc.)

Minimum fill, if any, may be required for the development of the site. The homes will be stilt homes.

6. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

Floodplain compensation calculations will be submitted and reviewed by the South Florida Water Management District (SFWMD).

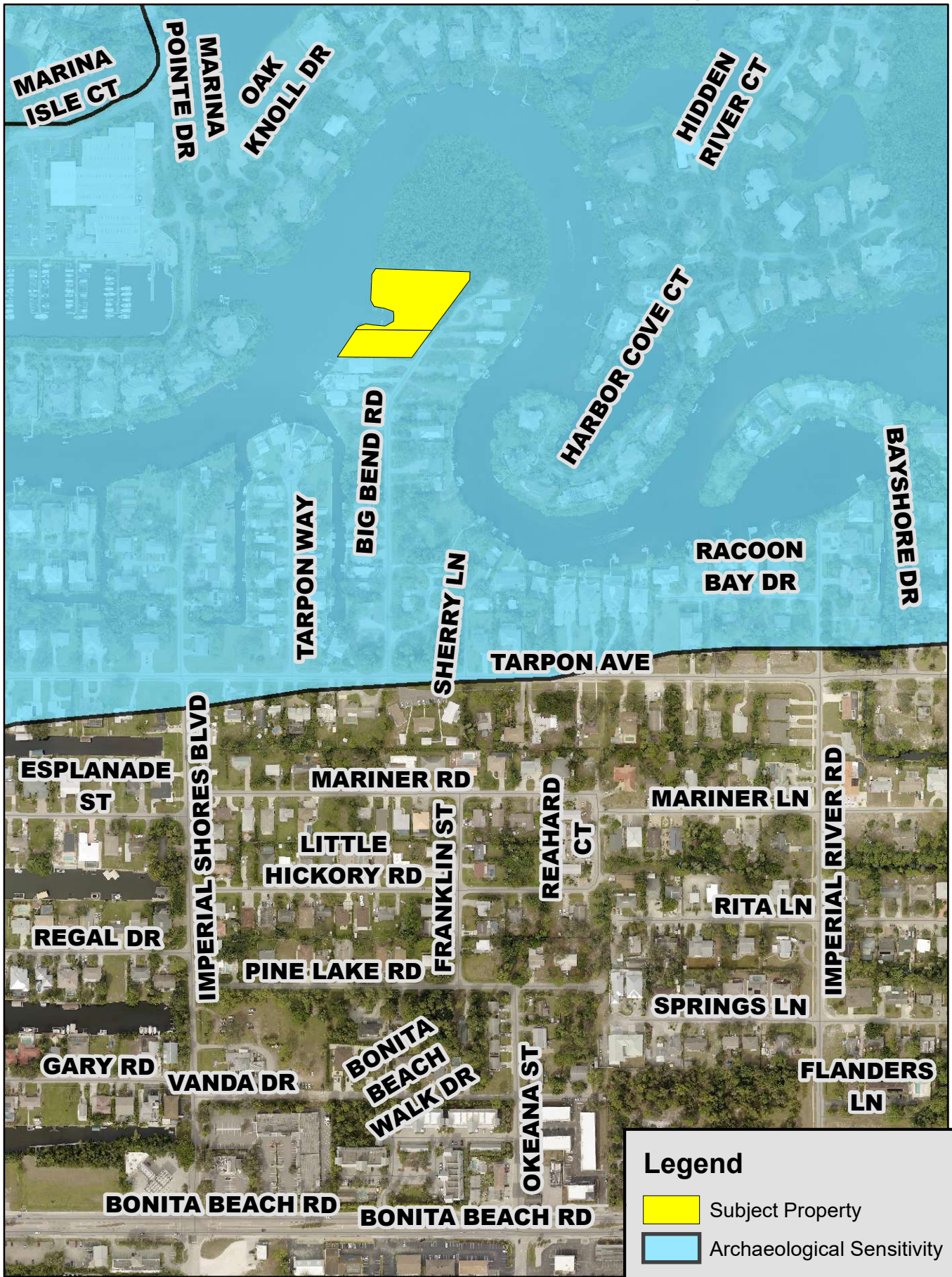
Riverbend RPD Amendment Exhibit IV-N Aerial



**SUBJECT
PROPERTY**

BIG BEND RD

Riverbend RPD Amendment Exhibit IV-O Historical & Archaeological Map





December 11, 2023

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

Re: Riverbend Residential Planned Development – PD22-95976-BOS, Sufficiency

Dear Mr. Arnold:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development amendment request. The application has been found sufficient and the following language is being proposed for the request:

An amendment to a Residential Planned Development (RPD) to develop up to ten (10) detached villas, boat docks and other accessory uses, and to add five (5) deviations.

Please notify the City in writing by December 18, 2023 if the above language is sufficient or if modifications are requested.

Additionally, staff has provided substantive comments for consideration on the following page.

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

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

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

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Derek Rooney, City Attorney
Brent Spain, Theriaque & Spain
John Dulmer, AICP, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Anderson Mai, Development Engineer
Tom Ross, Transportation Engineer
Kim Hoskins, Bonita Springs Utilities
Joel Langaney, Bonita Springs Public Works
Jacqueline Heredia, Lee County Schools

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

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

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

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

BONITA SPRINGS Planning and Zoning

Substantive Comments:

1. Responses to the substantive comments herein should be included in the post-sufficiency neighborhood meeting packet that is provided to Staff once the meeting has been held. Please note that failure to address Staff's comments can affect the recommendation.

Please contact: Mike Fiigon II, Senior Planner
Phone: 239.444.6151
E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Survey

Sufficiency Comments

1. This submittal (#5) for the referenced petition includes a topographic map not previously provided. The information submitted on the provided aerial is also contained on the previously provided boundary survey. However individual documents should be able to stand on their own merits. This drawing should have a legend, benchmark, datum etc. Or alternatively it should reference the source from which the information was derived.

Please contact: Jay Sweet, AICP, PSM, City Surveyor
Phone: 239.444.6178
E-mail: jsweet@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Substantive Comments:

1. Please amend the Environmental Assessment to further discuss the necessary mangrove impacts associated with the entrance drive and extended roadway. Also, update Table 1 to match the acreage provided in the updated FLUCCS map (1.39 acres FLUCCS 131) and separate onsite and offsite Mangrove Swamp acreages.
2. Once the project is deemed sufficient, a meeting can be scheduled with staff to discuss the previous Zoning Ordinance 10-02 condition to include the 20' wide indigenous buffer adjacent to the waterway.

Please contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6142
Email: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped/Multimodal

Substantive Comments:

1. At time of Development Order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the standards provided by Chapter 3 of the City of Bonita Springs Land Development Code and all applicable design requirements except as required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

December 11, 2023

Mr. D. Wayne Arnold, AICP

PD22-95976-BOS: Riverbend RPD Residential Planned Development

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2. The Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work within City maintained Rights-Of-Way (ROW's) for any/all additional/separate permitting, design requirements, and inspections.

Please contact: Sean Gibbons, Bike-Ped Coordinator

Phone: 239.444.6176

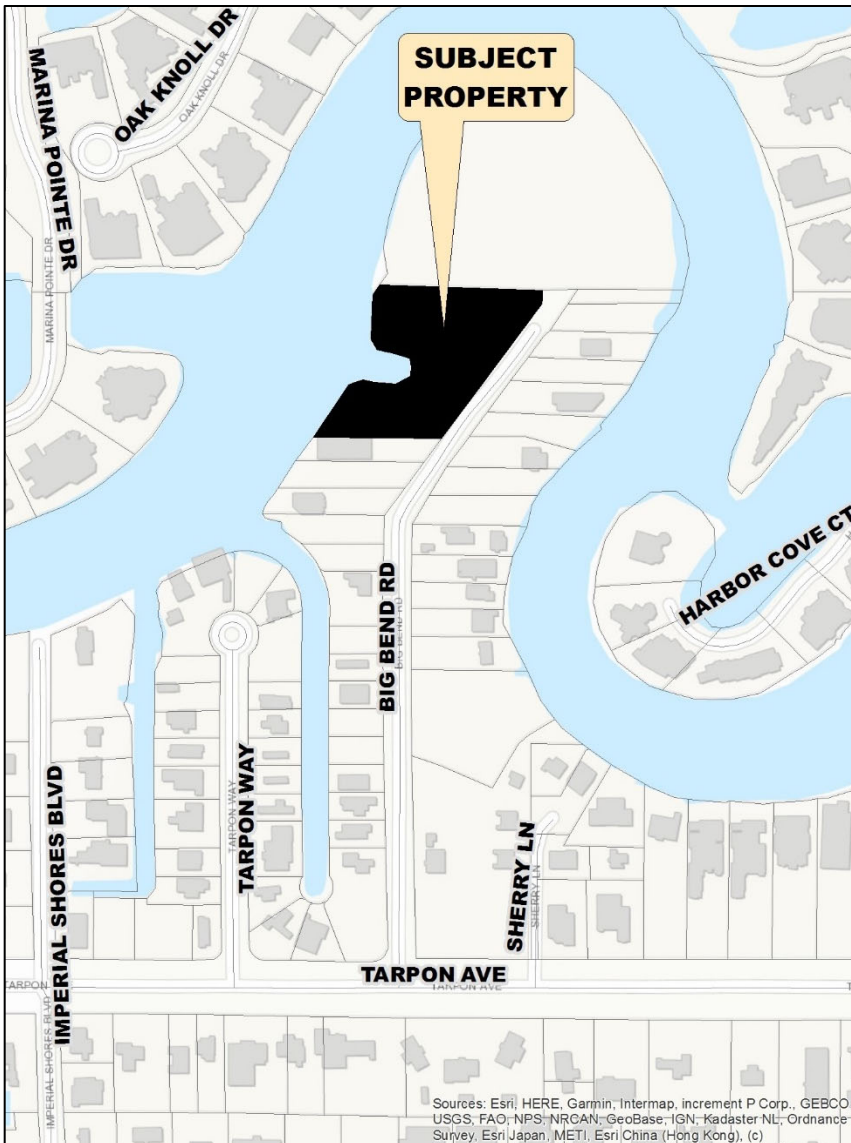
Email: sgibbons@cityofbonitaspringscd.org

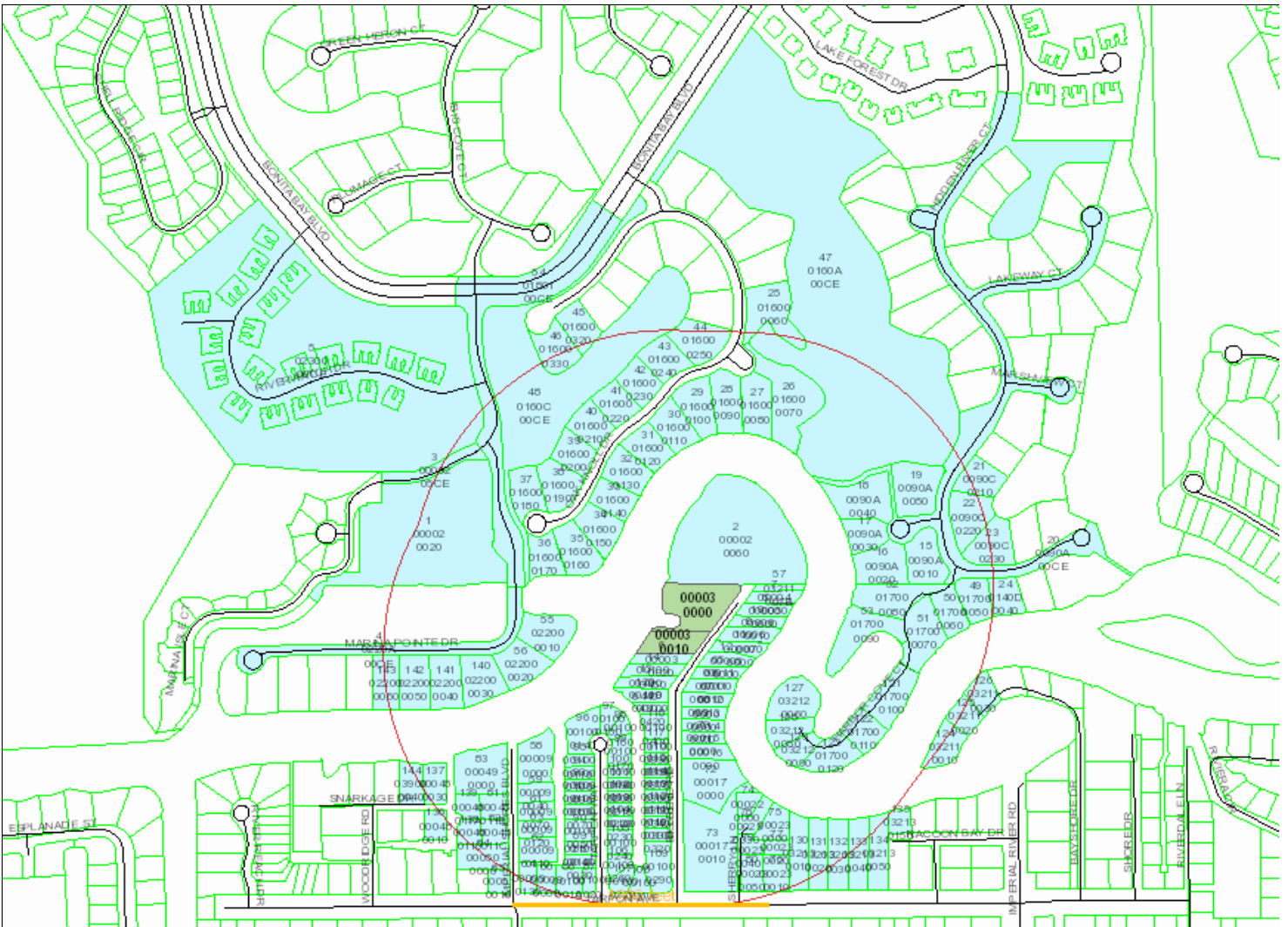
The pre-submittal Neighborhood Meeting was advertised and scheduled for March 31, 2022, 5:30 PM at the Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL. Notification letters were mailed to adjacent property owners within 1,000 feet of the subject properties March 8, 2022 and an advertisement was published in the News-Press March 8, 2022.

NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held **March 31, 5:30 p.m.** at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135.

The Neighborhood Meeting will provide general information regarding a proposed Planned Development (PD) amendment application to revise the Riverbend RPD (ZO-10-02) Master Concept Plan and Schedule of Uses to allow a different residential dwelling type. The subject 1.5± acre property (STRAP Number 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010) is located at 27495-27511 and 27523 Big Bend Road Section 32, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.

PROJECT LOCATION MAP




Date of Report: February 08, 2022

Buffer Distance: feet

Parcels Affected: 144

Subject Parcels: **32-47-25-B2-00003.0000, 32-47-25-B2-00003.0010**

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BONITA BOAT HARBOR LLC 27598 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B1-00002.0020 27598 MARINA POINTE DR BONITA SPRINGS FL 34134	PARCEL N OF IMPERIAL RIVER AS DESC IN INST#2010000316519 AS EX B-62-B + EX A-63	1
BONITA BAY PROPERTIES INC 9990 COCONUT RD STE 202 BONITA SPRINGS FL 34135	32-47-25-B1-00002.0060 ACCESS UNDETERMINED BONITA SPRINGS FL	PARCEL N OF IMPERIAL RIVER AS DESC IN INST#2010000316519 AS EX B-62-A	2
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B1-00002.05CE RIGHT OF WAY BONITA SPRINGS FL 34134	ROW PARCEL N OF PARCEL AS DESC IN INST#2010000316519	3
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B1-0220A.00CE RIGHT OF WAY BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 TRACTS A B C	4
HARBOR LANDING AT BONITA BAY GULF BREEZE MGMT SVCS OF SW FL	32-47-25-B1-02300.00CE 4401 RIVERWATCH DR BONITA SPRINGS FL 34134	HARBOR LANDING CONDO DESC OR 2520 PG 2728 COMMON ELEMENTS/POOL	5

8910 TERRENE CT STE 200 ESTERO FL 34135			
MCLUCAS WESLEY S + KATHERINE 27527 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00003.0020 27527 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF SE 1/4 SEC 32 TWP 47 RGE 25 DESC IN OR 1362 PG 1642	6
GUTIC DZEVDET JEFF & ZELJKA 5500 SANTOVITO ST PAHRUMP NV 89061	32-47-25-B2-00004.0000 27502 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT. TO N SI RD	7
HARRIS JAMES W TR 4245 SPRINGS LANE BONITA SPRINGS FL 34134	32-47-25-B2-00005.0000 27510/512 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT TH N PARL E LI SEC 50 FT TO N	8
CARLSON ALBERT W TR 488 ATWATER CIR SAINT PAUL MN 55103	32-47-25-B2-00006.0000 27520 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT TO N LI	9
CARLSON ALBERT W TR 488 ATWATER CIR SAINT PAUL MN 55103	32-47-25-B2-00006.0010 27516/518 BIG BEND RD BONITA SPRINGS FL 34134	THE N 50 FT OF FOLLOWING DESCRIBED LAND FR SE COR SEC 32 RUN W ALG	10
CARLSON ALBERT W TR 488 ATWATER CIR SAINT PAUL MN 55103	32-47-25-B2-00007.0000 27524 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SD SEC 665 FT N PARL E LI SEC 50 FT. TO N	11
WHALEN JAMES H JR + DOREEN M 27526 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00008.0000 27526 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SD SEC 655 FT N PARL E LI SEC 50 FT. TO N	12
HAVLAN JAMES & DENISE 13150 WOOD DUCK DR PLAINFIELD IL 60585	32-47-25-B2-00100.0440 27539 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC OR 296 PG 15 LOT 44	13
ELLIS JON & JANET 27535 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00100.0450 27535 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC OR 296 PG 15 LOT 45	14
DEMLING NICHOLAS & 400 WOODLAND CT GLENVIEW IL 60025	32-47-25-B2-0090A.0010 4101 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 48 LOT 1	15
GRUBBS ROBERT W & MAUREEN A 4111 HARBOR OAKS CT BONITA SPRINGS FL 34134	32-47-25-B2-0090A.0020 4111 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 51 LOT 2	16
BROWN CHARLES W 8930 BASH ST STE L INDIANAPOLIS IN 46256	32-47-25-B2-0090A.0030 4120 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 51 LOT 3	17
NORTH TERRENCE J + KATHRYN 4110 HARBOR OAKS CT BONITA SPRINGS FL 34134	32-47-25-B2-0090A.0040 4110 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 51 LOT 4	18
JOSEPH T HOOBYAR JR TRUST + 4100 HARBOR OAKS CT BONITA SPRINGS FL 34134	32-47-25-B2-0090A.0050 4100 HARBOR OAKS CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK A PB 45 PG 51 LOT 5	19
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B2-0090A.00CE BONITA BAY C/E BONITA SPRINGS FL 34134	BONITA BAY UT 10 PB 45 PGS 44 - 51 TRACTS A + B + D + F + R/W	20
FISH RICHARD L 27361 HIDDEN RIVER CT BONITA SPRINGS FL 34134	32-47-25-B2-0090C.0210 27361 HIDDEN RIVER CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK C PB 45 PG 50 LOT 21	21
BARRY DAVID E + TERESA M 27381 HIDDEN RIVER CT BONITA SPRINGS FL 34134	32-47-25-B2-0090C.0220 27381 HIDDEN RIVER CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK C PB 45 PG 50 LOT 22	22
DAVIS MARY KAREN 8000 HAMPDEN LN BETHESDA MD 20814	32-47-25-B2-0090C.0230 27401 HIDDEN RIVER CT BONITA SPRINGS FL 34134	BONITA BAY U-10 BLK C PB 45 PG 50 LOT 23	23
HRIBAR THOMAS A 1821 E FRONTAGE RD	32-47-25-B2-0140D.0040 27402 HIDDEN RIVER CT	BONITA BAY UNIT 13 BLK D PB 48 PG 45	24

STURTEVANT WI 53177	BONITA SPRINGS FL 34134	LOT 4	
WOHLFARTH W JASON & SUSAN A 27261 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0060 27261 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 27 LOT 6	25
PATEL SAURABH N & 27281 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0070 27281 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 7	26
MELLON ENTERPRISES LLC 27291 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0080 27291 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 8	27
CALVIN M MITCHELL TRUST + 27301 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0090 27301 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 9	28
CHARLES J MUND QPRT + 27311 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0100 27311 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 10	29
YOUNG DONALD M + SUSAN K 27331 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0110 27331 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 11	30
MEYER KENNETH R + SUSAN S 100 EVERGREEN LN WINNETKA IL 60093	32-47-25-B2-01600.0120 27341 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 12	31
WOLF JOSEPH E 27351 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0130 27351 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 13	32
SUTTON JEFFREY B & 27361 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0140 27361 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 14	33
AKER DONALD M + ANN M PO BOX 304 PLYMOUTH IN 46563	32-47-25-B2-01600.0150 27371 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 15	34
SOMAX LLC 27381 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0160 27381 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 16	35
MALSTROM EDWARD C + JULIE F 27391 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0170 27391 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 17	36
1341867 ONTARIO INC 645 BREEZY DR PICKERING ON L1W 2X4 CANADA	32-47-25-B2-01600.0180 27390 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 18 + OR 3043 PG 1272	37
PATRICK ROBERT S + PATRICIA J 27370 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0190 27370 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 19	38
SWEENEY CHARLES K + ELIZABETH 27360 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0200 27360 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 20	39
DEHAAN DOUGLAS & GAYLE 1400 VILLAGE SQUARE BLVD STE 3 TALLAHASSEE FL 32312	32-47-25-B2-01600.0210 27350 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 21	40
MEEKS BERNEDA A TR 27340 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0220 27340 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 22	41
EGGLESTON THOMAS W & 16407 SHORE OAKS CT NOBLESVILLE IN 46060	32-47-25-B2-01600.0230 27330 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 23	42
STEWART JILL E & TERRENCE S 434 TRADE WINDS AVE	32-47-25-B2-01600.0240 27310 OAK KNOLL DR	BONITA BAY UNIT 15 PB 49 PG 28	43

NAPLES FL 34108	BONITA SPRINGS FL 34134	LOT 24	
ALBERS EDWARD J TR 27280 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0250 27280 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 28 LOT 25	44
MEINERS BABELLE TR + 27160 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0320 27160 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 29 LOT 32	45
NERMAN LEWIS E TR 11709 MANOR RD LEAWOOD KS 66211	32-47-25-B2-01600.0330 27150 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 29 LOT 33	46
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B2-0160A.00CE BONITA BAY C/E BONITA SPRINGS FL 34134	BONITA BAY UT 15 PB 49 PGS 25-30 TRACTS A + B + E	47
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B2-0160C.00CE BONITA BAY C/E BONITA SPRINGS FL 34134	BONITA BAY UT 15 PB 49 PGS 25-30 TRACTS C + D LESS OR 3043 PG 1272	48
RIVERA ROLANO + 27396 HIDDEN RIVER CT BONITA SPRINGS FL 34134	32-47-25-B2-01700.0050 27396 HIDDEN RIVER CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 5	49
HARTMAN JAMES F + JANET L 27431 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B2-01700.0060 27431 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 6	50
KINZIE SUZANNE G 27441 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B2-01700.0070 27441 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 7	51
MCKINNON REBECCA 519-1177 YONGE ST TORONTO ON M4T 2Y4 CANADA	32-47-25-B2-01700.0080 27440 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 8	52
JEFFREY S AROY TRUST + 27450 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B2-01700.0090 27450 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 9	53
BONITA BAY COMMUNITY ASSN 3531 BONITA BAY BLVD STE 200 BONITA SPRINGS FL 34134	32-47-25-B2-01801.00CE RIGHT OF WAY BONITA SPRINGS FL 34134	BONITA BAY UNIT 18 PB 51 PG 16 PAR 1 RD R/WS LESS PAR DESC AS EX A-63 IN INST # 2010000316519	54
SCOTT ROBERT + KATHLEEN 27701 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B2-02200.0010 27701 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 1	55
ROBBINS DANIEL & LAURA 27711 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B2-02200.0020 27711 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 2	56
FOGARTY KEVIN G TR 4295 RANDON LN MERRITT ISLAND FL 32952	32-47-25-B2-03211.007B 27500 BIG BEND RD BONITA SPRINGS FL 34134	PARL LOC IN THE NE 1/4 OF SECT AS DESC IN OR 3625 PG 2024	57
BRANNAN BARBARA A 27564 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00009.0000 27564 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR SEC TH 1853 FT. N TH W 2450 FT. TO POB TH N 710 FT. TO IMP. RVR TH	58
BRANNAN BARBARA A 27564 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00009.0040 27574 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG 1768.5 FT N + 2639 FT W OF SE COR SEC 32 TH N 446 FT TO POB TH E 167 FT	59
TARPON AVENUE 2 LLC 5685 ENGLISH OAKS LN NAPLES FL 34119	32-47-25-B3-00009.0060 4470 TARPON AVE BONITA SPRINGS FL 34134	PARL IN SW 1/4 OF NW 1/4 OF SE 1/4 W IN SEC 32 TWP 47 RNG 25 DESC IN ISNT # 2018000283057 AS WINDOVER PARCEL 1	60
BRANNAN BARBARA A	32-47-25-B3-00009.0070	BEG 1768.5 FT N 2639 FT W	61

27564 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	27580/582 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	OF SE COR SEC 32 TH N 371 FT TO POB TH E 167 FT	
HAGAN MARK + DONNA SISIA 27592 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00009.0110 27592 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG 1768.5 FT N + 2439 FT W OF SE COR SEC 32 CONT 200 FT W TO PT 25 FT E OF	62
IMPERIAL SHORES PARTNERS LLP 12840 BRYNWOOD WAY NAPLES FL 34105	32-47-25-B3-00009.0120 27586 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 + GO N 1768 FT TO N ROW LI TARPON AVE TH W ALG ROW LI 2439	63
MUKHOPADHYAY SAMRAT RONY 1661 BUSH ST #9 SAN FRANCISCO CA 94109	32-47-25-B3-00009.0130 27596/598 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR RUN N1768.5 FT THENCE WLY 2439 FT TO POB AS DESC IN OR 2191 PG 1215	64
CANTONE ASSET MANAGEMENT LLC 358 BAYSHORE DR CAPE CORAL FL 33904	32-47-25-B3-00011.0000 27534 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 N 1/2 OF PARCL DESC IN OR 1801 PG 2837	65
CANTONE ASSET MANAGEMENT LLC 358 BAYSHORE DR CAPE CORAL FL 33904	32-47-25-B3-00011.0010 27536 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 S 1/2 OF PARCL DESC IN OR 1801 PG 2837	66
HANAPEPE LLC 10081 NW 7TH ST PLANTATION FL 33324	32-47-25-B3-00012.0000 27540-544 BIG BEND RD BONITA SPRINGS FL 34134	N 1/2 OF FOLLOWING DESC FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL	67
OCONNOR DONALD T 27546 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00013.0000 27546 BIG BEND RD BONITA SPRINGS FL 34134	S 1/2 OF FOLLOWING DESC. FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL	68
WINEMILLER JAMES D TR 7316 LANTANA CIR NAPLES FL 34119	32-47-25-B3-00014.0000 27554 BIG BEND RD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT. TO N LI	69
SIKORSKI RANDOLPH R + 821 CONTINENTAL DR WATERVILLE OH 43566	32-47-25-B3-00015.0000 27562 BIG BEND RD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT. TO N LI BEACH	70
WIDMAIER RALPH + DONNA H 21230 PELICAN SOUND DR # 202 ESTERO FL 33928	32-47-25-B3-00016.0000 27572 BIG BEND RD BONITA SPRINGS FL 34134	FRM SE COR SEC 32 RUN W ALG S LI SEC 665 FT TH N 50 FT. TO N SI BONITA	71
BEST ANGELA L/E 69 STATION RD POULTON-LE-FYLDE FY6 7JQ UNITED KINGDOM	32-47-25-B3-00017.0000 27580 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN N 1/2 OF SE 1/4 DESC OR 1426 PG 627	72
RIPLL LLC 27900 INDUSTRIAL ST BONITA SPRINGS FL 34135	32-47-25-B3-00017.0010 27590-612 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN N 1/2 OF SE 1/4 DESC IN OR 1481 PG 923	73
MURPHY DONALD W 27580 SHERRY LN BONITA SPRINGS FL 34134	32-47-25-B3-00022.0000 27580 SHERRY LN BONITA SPRINGS FL 34134	FRM SE COR SEC 32 RUN W ALG S LI SEC 665 FT. TH N PARL E LI 50 FT. TO N LI	74
MULRYAN MICHAEL E TR 4220 RACON BAY DR BONITA SPRINGS FL 34134	32-47-25-B3-00023.0000 27581/583 SHERRY LN BONITA SPRINGS FL 34134	BEG SE COR SEC 32 TH DUE N 1768 FT TH W 1575 FT TO POB TH W 200 FT TH N 400	75
THOMSON PEGGY A 4310 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B3-00023.0010 4310 TARPON AVE BONITA SPRINGS FL 34134	BEG 1768 FT N + 1575 FT W OF SE COR SEC 32 TH W 100 FT TH N 150 FT TH E 100	76
FRS HOME BUYERS LLC 1745 MAPLE AVE FORT MYERS FL 33901	32-47-25-B3-00023.0020 27585 SHERRY LN BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF SE 1/4 S 32 T 47 R 25 DESC IN OR 1311 PG 1308	77
LOMELINO PATRICE C & 27584 SHERRY LN BONITA SPRINGS FL 34134	32-47-25-B3-00023.0030 27584 SHERRY LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1223 PG 0155	78
KINCAID MARK ALAN	32-47-25-B3-00023.0040	FR SE COR RUN W ALG S LI	79

27591 WOODRIDGE RD BONITA SPRINGS FL 34134	27587 SHERRY LN BONITA SPRINGS FL 34134	665 FT TH N 1768.5 FT TH W 1110 FT TH N 150 FT FOR	
KLOVRZA LADISLA V TR + KOSTNICKA 338 KOLIN IV 280 02 CZECH REPUBLIC	32-47-25-B3-00023.0050 4330 TARPON AVE BONITA SPRINGS FL 34134	FR SE COR SEC RUN W 665 FT TH N 1768.5 FT TO N LI TARPON RD TH W PARL S LI	80
BARBARA ROBERTS LIVING TRUST 125 BLACK OAKS LN WAYZATA MN 55391	32-47-25-B3-00048.011B 27581 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	THE N 97.50 FT OF E 100 FT OF FOLLOWING DESC LANDS BEG AT A POINT 1968.5 FT N	81
HARRIS MELISSA M + 27587 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00048.011C 27587 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	PART OF N 1/2 OF S W 1/4 DESC IN OR 1274 PG 659	82
HENRY M L + MARIGENE 27565 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00049.0000 27565 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR SEC N 1853 FT W 2689 FT N 410 FT.TO POB TH W 200 FT N 150 FT.M/L	83
TOMLINSON ADAM 27593 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	32-47-25-B3-00050.0000 27593 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG SEC LI 665 FT N 50 FT.TO N LI BONITA BEACH RD CONT	84
DUNCAN ROBERT D & DEBORAH L TR 4816 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B3-00051.0010 4814 TARPON AVE BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF NE 1/4 OF SW 1/4 OF 32 BEING E 79.15 FT OR 2110/0826	85
TARPON AVENUE 1 LLC 5685 ENGLISH OAKS LN NAPLES FL 34119	32-47-25-B3-00100.001A 4460 TARPON AVE BONITA SPRINGS FL 34134	PORTION OF UNRECORDEDE PLAT OF TARPON BEND AND PARCEL OF LAND LYING IN SW 1/4 OF NW 1/4 OF SE 1/4 DESC IN INST # 2018000283057 AS WINDOVER PARCEL 2	86
CLOVER DUANE F + GAYLE A 394 BOWDEN RD BRONSON MI 49028	32-47-25-B3-00100.0020 27599 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 2	87
LEWIS MARGARET ANN TR 27595 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0030 27595 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 3 + LAND ADJACENT ON	88
WELLS WILLIAM B + LINDA LEE 27591 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0040 27591 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 4 + LAND ADJACENT ON	89
ENSING CALVIN L + SHARON R 27583 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0050 27583 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 5 + 6 LESS N 10 FT OF 6	90
HANSON JOHN R 27579 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0070 27579 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 7 + N 10 FT OF LOT 6	91
KOTSCHER GOTTFRIED & 3531 CROWFUT CT BONITA SPRINGS FL 34134	32-47-25-B3-00100.0080 27575 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 8 + LAND ADJACENT ON	92
MAUL FRED + DIXIE 27571 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0090 27571 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 9 + LAND ADJACENT ON	93
NICHOLS DOUGLAS 28056 EASTBROOK DR BONITA SPRINGS FL 34135	32-47-25-B3-00100.0100 27567 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 10 & CANAL	94
NICHOLS DOUGLAS W 28056 EASTBROOK DR BONITA SPRINGS FL 34135	32-47-25-B3-00100.0110 27563 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 16 LOT 11 + LAND ADJACENT	95
FORMAN TERRY F L/E 27551 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0140 27551-559 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 12 THRU 14 + LAND	96
DIGIROLAMO THOMAS +	32-47-25-B3-00100.0150	TARPON BEND UNREC	97

11885 EASTER LN DUNKIRK MD 20754	27550 TARPON WAY BONITA SPRINGS FL 34134	DB 296 PG 15 LOT 15	
DALY MICHAEL 27554 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0160 27554 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 16	98
BOREALIS LIMITED PARTNERSHIP 601 CARLSON PKWY STE 1290 MINNETONKA MN 55305	32-47-25-B3-00100.0170 27558/562 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 17 + 18	99
BARNES WARREN RAYMOND L/E 19 EVANS DR CRANBURY NJ 08512	32-47-25-B3-00100.0190 27566 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 19 + 19A	100
HIGHTOWER PEGGY 3524 HUNTLEY DR DAVIDSONVILLE MD 21035	32-47-25-B3-00100.0200 27570 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 20	101
SPIRITO LOUIS G 27574 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0210 27574 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 21	102
FORMAN DAWN 5800 BONITA BEACH RD UT 2805 BONITA SPRINGS FL 34134	32-47-25-B3-00100.0220 27578 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 22	103
FORMAN DAWN 5800 BONITA BEACH RD UT 2805 BONITA SPRINGS FL 34134	32-47-25-B3-00100.0230 27582 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 23	104
LUONGO BENJAMIN III & 11885 ESTER LN DUNKIRK MD 20754	32-47-25-B3-00100.0240 27586 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 24 + 25	105
LEWIS MICHAEL S SR & 27594 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0260 27594 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 26	106
LEWIS MICHAEL S SR & 27594 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0270 27598 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 27	107
CREIGHTON VANCE R + CONNIE 4420 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B3-00100.0280 4420 TARPON AVE BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 28	108
CLANCY MARK 9795 TEXTILE DR YPSILANTI MI 48197	32-47-25-B3-00100.0290 27599 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 29 THRU 31	109
CLANCY MARK 9795 TEXTILE DR YPSILANTI MI 48197	32-47-25-B3-00100.0320 27587 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 32	110
HAGER DAVID R & ELLA M TR PO BOX 1539 BONITA SPRINGS FL 34133	32-47-25-B3-00100.0330 27583 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 33	111
PHILLIPS KAREN M 27579 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00100.0340 27579 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 34	112
ARNOLD CHAD MICHAEL & 27575 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00100.0350 27575 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 35	113
VOGELSANG HARALD & MARIANNA RUSSBERGSTRASSE 62 VIENNA A-1210 AUSTRIA	32-47-25-B3-00100.0360 27571 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 36	114
GOODHEART JOHN & GEORGIA 27567 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00100.0370 27567 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 37	115
CLARK JOHN H	32-47-25-B3-00100.0380	TARPON BEND UNREC	116

27563 BIG BEND RD BONITA SPRINGS FL 34134	27563 BIG BEND RD BONITA SPRINGS FL 34134	DB 296 PG 15 LOT 38	
SILVER BARNEY D 19551 SW 210TH ST MIAMI FL 33187	32-47-25-B3-00100.0390 27559 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 39	117
SILVER BARNEY D 19551 SW 210TH ST MIAMI FL 33187	32-47-25-B3-00100.0400 27555 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 40 + 41	118
LIBIFF LLC AN DEN HOHWIESEN 9 KONIGSTEIN 61462 GERMANY	32-47-25-B3-00100.0420 27547 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 42	119
SULKES CHAD T 476 SEAGULL AVE NAPLES FL 34108	32-47-25-B3-00100.0430 27543 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 43	120
REIS FREDERICK E & BRENDA L 27461 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-01700.0100 27461 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 10	121
STEERE WILLIAM C + LYNDA G 27471 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-01700.0110 27471 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 11	122
JUSTU PROPERTIES LLC 6867 BOUDIN ST NE STE 2 PRIOR LAKE MN 55372	32-47-25-B3-01700.0120 27481 HARBOR COVE CT BONITA SPRINGS FL 34134	BONITA BAY UNIT 16 PB 51 PG 13 LOT 12	123
STEERE LYNDA 27471 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-03211.0010 27552 BAYSHORE DR BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W 400 FT TH N 2536.24 FT TO A PT ON A BASE LI TH N 74	124
TRIANAFILLIS GEORGE C & 27548 BAYSHORE DR BONITA SPRINGS FL 34134	32-47-25-B3-03211.0020 27548 BAYSHORE DR BONITA SPRINGS FL 34134	FR SE COR SEC 32 RUN N 89 DEG 46 MIN 30 SEC W ALG S LI SD SEC FOR 400 FT TH N AKA LOT 6 RACCOON POINT STANTONS SUBD	125
EVANS BRIAN T + 27544 BAYSHORE DR BONITA SPRINGS FL 34134	32-47-25-B3-03211.0030 27544 BAYSHORE DR BONITA SPRINGS FL 34134	PARL IN N 1/2 OF S E 1/4 DESC IN OR 1337 PG 329	126
DAVIS R JEFF 27511 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-03212.0060 27511 HARBOR COVE CT BONITA SPRINGS FL 34134	PAR IN NE1/4 OF NW1/4 OF SE1/4 DESC IN OR1555/652 + OR1414/1726	127
PETER J WINN PROPERTIES LLC 33505 LAKESHORE DR TAVARES FL 32778	32-47-25-B3-03212.0080 27501 HARBOR COVE CT BONITA SPRINGS FL 34134	BEG 1255.50 FT W OF E 1/4 COR SEC 32 TH S 42.29 FT TH S 25 DEG 59 MIN 22 SEC	128
FISCHER HENRY & ELAINE M + 1868 RIVER HEIGHTS LN VILLA HILLS KY 41017	32-47-25-B3-03212.0090 27491 HARBOR COVE CT BONITA SPRINGS FL 34134	FM E 1/4 COR SEC 32 RUN S 89 DEG 49 MIN 35 SEC W 1255 FT TH S 02 DEG 44 MIN	129
MULRYAN MICHAEL E TR 820 N ADDISON ELMHURST IL 60126	32-47-25-B3-03213.0010 4290 TARPON AVE BONITA SPRINGS FL 34134	BEG.1768 FT.N + 1495 FT.W OF SE COR.OF SEC.32-47-25 TH.N TO IMPERIAL RVR.TH.W	130
DEZEEUW STEVEN J & 14013 OUTLOOK ST OVERLAND PARK KS 66223	32-47-25-B3-03213.0020 4270 TARPON AVE BONITA SPRINGS FL 34134	FRM SE CRN SECT W 665 FT THN N 50 FT CONT 1718.5 W 755 TO POB THN N TO RIVER W 78 FT S TO TARPON ST THN 78 FT W AS DESC IN INST #2016000064144 LESS ELY 2.5 FT IN 2016000065837	131
BERRY MATTHEW J & BETH ANN 80 TERRELL FARM PL CHESHIRE CT 06410	32-47-25-B3-03213.0030 4268 TARPON AVE BONITA SPRINGS FL 34134	FROM SE COR RUN W 665 FT N 50 FT TH CONTINUE N 1768.95 FT W 674.89 FT TO POB W 78 FT N 286.66 FT ELY ALONG BANK 78 FT S 282.47 FT TO POB AS DESC	132

		IN INST #2016000064144 + ELY 2.5 FT IN 2016000065837	
ROSATI DAVID M TR 25 WINDING CREEK RD YORKVILLE IL 60560	32-47-25-B3-03213.0040 4260/4262 TARPON AVE BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF SE 1/4 DESC IN OR 3063 PG 3050	133
EASTON CHRISTOPHER S + 30 ALEXANDER ST ALEXANDRIA VA 22314	32-47-25-B3-03213.0050 4252 TARPON AVE BONITA SPRINGS FL 34134	FR SE COR W665FT N1769FT W 515 FT TO P O B DESC OR 2836 PG 1049	134
GREEK MICHAEL + CHRISTINE + 4230 RACoon BAY DR BONITA SPRINGS FL 34134	32-47-25-B3-03213.0150 4230 RACoon BAY DR BONITA SPRINGS FL 34134	BEG SE COR TH W 665 FT N 1994.5 FT TH W 425 FT FOR POB TH W 90 FT N 90 FT	135
DWYER DAVID JOHN & SUSAN 4819 SNARKAGE DR BONITA SPRINGS FL 34134	32-47-25-B4-00048.0010 4819 SNARKAGE DR BONITA SPRINGS FL 34134	FR SE COR SEC W 665 FT N 1768.5 FT W 2524 FT N 330 FT E 176 FT TO POB S 125	136
REYNOLDS MARK & CAROL 4824 SNARKAGE DR BONITA SPRINGS FL 34134	32-47-25-B4-00048.0030 4824 SNARKAGE DR BONITA SPRINGS FL 34134	DESC IN OR 319 PG 747 SEC 32 TWP 47 RGE 25	137
BARBARA ROBERTS TRUST 4001 NE 34TH AVE FORT LAUDERDALE FL 33308	32-47-25-B4-00048.0110 27589 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG AT PT 1968.5 FT N OF 2789 W OF SE CRN SEC 32 W 100 N 97.5 E 100 S 97.5	138
BARBARA ROBERTS LIVING TRUST 125 BLACKS OAKS LN WAYZATA MN 55391	32-47-25-B4-00048.011A 27585 IMPERIAL SHORES BLVD BONITA SPRINGS FL 34134	BEG 2066 FT N + 2785 FT W OF SE COR SEC 32 TH W 100 FT TH N 97.5 FT TH E 100	139
ANDORA RIDGE LLC 9400 FOUNTAIN MEDICAL CT STE B- 100 NAPLES FL 34105	32-47-25-B4-02200.0030 27721 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 3	140
COUGHLIN CHRISTOPHER J + DIANE 27731 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B4-02200.0040 27731 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 4	141
SMITH L CRAIG TR 73 GAYLORD RD ST ST THOMAS ON N5P 1Z4 CANADA	32-47-25-B4-02200.0050 27741 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 5	142
PAPPERT E THOMAS + JOYCE 27751 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B4-02200.0060 27751 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 PT OF LOT 6 + E 90 FT OF LOT 7	143
4830 ON THE RIVER LLC 212 S MAIN AVE STE 202 SIOUX FALLS SD 57104	32-47-25-B4-03900.0040 4830 SNARKAGE DR BONITA SPRINGS FL 34134	RESIDENCES ON SNARKAGE AS DESC IN INST# 2014000260991 LOT 4	144

RECEIVED
MAR 15 2022
Q. Grady Minor
& Associates, P.A.

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

STATE OF FLORIDA COUNTY OF LEE:

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

NOTICE OF NEIGHBORHOOD MEETING In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held March 31,

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

03/08/2022

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

Sworn to and Subscribed before me this 8th of March 2022, by legal clerk who is personally known to me.

Nicole Talubs
Affiant

Sarah Bertelsen
Notary State of Wisconsin, County of Brown

7/27/25

My commission expires

of Affidavits 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held March 31, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135. The Neighborhood Meeting will provide general information regarding a proposed Planned Development (PD) amendment application to revise the Riverbend RPD (ZO-10-02) Master Concept Plan and Schedule of Uses to allow a different residential dwelling type. The subject 1.5+ acre property (STRAP Number 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010) is located at 27495-27511 and 27523 Big Bend Road Section 32, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umphenour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumphenour@gradymenor.com or phone: 239-947-1144. Project information is posted online at www.gradymenor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.
AD# 5153742 3/8/22

Riverbend RPD Amendment - 3/31/2022 Neighborhood Meeting Zoom Registration

First Name	Last Name	Email	Registration Time	Address
Doreen	Whalen	doreenhp@yahoo.com	3/9/2022 14:21	27526 Big Bend Rd, Bonita Springs, FL
Hames	Whalen	jimwhalen62@gmail.com	3/9/2022 14:23	27526 Big Bend Rd, Bonita Springs, FL
Beth	Sikorski	beth.w.sikorski@gmail.com	3/28/2022 14:09	27562 Big Bend
Sharon	Knight	sknight1414@gmail.com	3/31/2022 6:48	27548 Bayshore Drive, Bonita Springs FL 34134
Beth	Berry	mattjberry@gmail.com	3/31/2022 9:43	4268 Tarpon Ave Bonita Springs

NEIGHBORHOOD MEETING
Riverbend RPD Amendment
March 31, 2022

PLEASE PRINT CLEARLY

NAME: Don O'Connor EMAIL: ocodon@hotmail.com
ADDRESS: 27546 Big Bend PHONE: 239-273-5664

NAME: Luongo EMAIL: msluongo@yahoo.com
ADDRESS: 27586 Tarpon Way Bonita Springs FL 34134 PHONE: 301-518-978

NAME: DiGirolamo EMAIL: rvpbmd@comcast.net
ADDRESS: 27550 Tarpon Way PHONE: 240-882-5413
Bonita Springs, FL 34134

NAME: TERRY FORMAN EMAIL: TERRY.FFORMAN@GMAIL.COM
ADDRESS: 27551 TARPON WAY PHONE: 239-992-0715

NAME: North EMAIL: Hk.north@gmail.com
ADDRESS: 4110 Harbor Oaks Ct PHONE: 612-991-8252

NAME: RALFBROOKES@ EMAIL:
ADDRESS: GMAIL.COM PHONE:

NAME: MAX@FORGEYPLANNING.COM EMAIL:
ADDRESS: PHONE:

NAME: EMAIL:
ADDRESS: PHONE:

NAME: EMAIL:
ADDRESS: PHONE:

NAME: EMAIL:
ADDRESS: PHONE:

NEIGHBORHOOD MEETING
Riverbend RPD Amendment
March 31, 2022

PLEASE PRINT CLEARLY

NAME:	Don Young	EMAIL:	don@donyoung.com
ADDRESS:	27331 Oak Knoll Dr	PHONE:	203 550 09122
NAME:	Calvin Mitchell	EMAIL:	calmitchell@earthlink.net
ADDRESS:	27301 Oak Knoll Dr.	PHONE:	239-498-0868
NAME:	Keesie Mitchell	EMAIL:	keesie@earthlink.net
ADDRESS:	27301 Oak Knoll Dr	PHONE:	239-498-2349
NAME:	JIM HAVLAN & DENISE	EMAIL:	JIMHAVLAN@Yahoo.com
ADDRESS:	27539 BIG BEND RD.	PHONE:	708 846 8164
NAME:	JON & JANET ELLIS	EMAIL:	sellisgroup@gmail.com
ADDRESS:	27535 Big Bend Rd.	PHONE:	908-581-6349
NAME:		EMAIL:	
ADDRESS:		PHONE:	
NAME:	Wolfgang Oster	EMAIL:	
ADDRESS:	27381 Oak Knoll Dr.	PHONE:	267 421 4495
NAME:		EMAIL:	
ADDRESS:		PHONE:	
NAME:	Robert Scott	EMAIL:	ROB91@AOL.COM
ADDRESS:	27701 Marina Pointe DR Bonita Bay	PHONE:	
NAME:		EMAIL:	
ADDRESS:		PHONE:	

NEIGHBORHOOD MEETING
Riverbend RPD Amendment
March 31, 2022

PLEASE PRINT CLEARLY

NAME: David RHager EMAIL: Pd.hager@aol.com
ADDRESS: 27583 Big Bend Rd PHONE: 239 784 9430

NAME: Ella M. Hager EMAIL: Pd.hager@aol.com
ADDRESS: 27583 Big Bend Rd. PHONE: 239 269-5086

NAME: PATRICK LOMELINO EMAIL: plomelino@centurylink.net
ADDRESS: 27584 SHERRY LN PHONE: 239- 851-7285

NAME: BETH SIKORSKI EMAIL: BETH.W.SIKORSKI@GMAIL.COM
ADDRESS: 27562 BIG BEND PHONE: 419 344 3958

NAME: Jeff Sutton EMAIL: jsuttonmfgservices@outlook.com
ADDRESS: 27361 oak know Dr. PHONE: (727) 744-6992
Bonita Springs, FL

NAME: EMAIL:
ADDRESS: PHONE:

James + Doreen Whalen
NAME: EMAIL: jimwhalenb2@gmail.com
ADDRESS: 27526 Big Bend Rd PHONE: doreenhpa@yahoo.com
916-521-1551 Jim
916-521-1558 Doreen

NAME: Daniel + Laura Robbins EMAIL:
ADDRESS: PHONE: 612-

27711 Marina Pointe Dr. 612-396-1955
ASAP. 34134

NAME: EMAIL:
ADDRESS: PHONE:

NAME: EMAIL:
ADDRESS: PHONE:

Wayne Arnold: We can go ahead and get started. I don't see any late comers yet. So, we'll go ahead and get to our short presentation and then take a little Q&A at the end of that. So – If everybody's ready, we'll get started. Sharon, are we ready?

Sharon Umpenhour: Yep.

Wayne: So, I'm Wayne Arnold and I'm here representing the, Riverbend RPD. It's an existing residential plan development, located at the end of Big Bend Road. I'm sure all of you must have received notice for that. I'll try to speak up so everybody can hear me. That's better. Yeah. So, with me tonight, this is Sharon Umpenhour from our office. Sharon's in charge of recording and – and helping us with the audio visuals. the city requires that we hold a neighborhood informational meeting, prior to us making any type of application to the city, to change the zoning of the property.

So, this is a first look for, people that are within the noticed area and, anybody who reads the public notice that – in the newspaper, chooses to come. So, Sharon's here and what we do when we ask the questions and answers, we've got a microphone. We – we're recording this, and we have to create a transcript, so we ask that people speak up and don't take over ourselves because it doesn't – it doesn't pick up very well.

[00:01:08] And the city staff and the elected officials who end up listening to this stuff at the end of the day would like to hear what the communications are. So, with me tonight is Mark Raudenbush. Mark is with the ownership group that has purchased the property in the last year. And with him, is Frank Feeney. Frank is one of our professional civil engineers in our firm, and we'll do our best to answer what questions you have. If not, we'll try to get answers and get back with you.

So, location map, I'm sure most of you are familiar with the property. It's about an acre and a half. It's got, I think, six units on it today. This property was zoned back in 2010 for 16 units and it was going to be a condominium building of multi-units as well as a couple of other, smaller, buildings to make it to 16 total units. So, the doctor who owned the property back at the time, didn't proceed with the development and the zoning master plan is technically vacated in the City of Bonita Springs.

[00:02:07] If you don't act on it within five years, they, technically – sort of, the zoning doesn't go away but the master plan does. So, to reactivate that master plan, we, essentially, have to go back through a rezoning process. So, this is our introduction to you of our intent to go file an application with the city to rezone it, and with that, we're going to be making some proposed changes and I'm gonna go through those. We don't have a lot of details yet. We're still working with the architect to come up with some

floor plans and things, and – and we'll be sharing those on our website as this evolves through the process. So, again, it's about an acre and a half. It's got a couple different addresses that can comprise the property. Strap numbers are here, and I would say, anybody who wants a copy of the presentation, Sharon's contact information will be at the end of this. Feel free to take a picture, write down her phone number, email address, and we'll be happy to get you a copy of the information.

[00:03:00]

So, this was the original zoning master plan that – that we had for the property. That depicts 16 units and, sort of, in the middle of the property, I apologize. It's not a beautiful image but I'll try to point on the pointer. This was representing a 10-unit condominium building right in the middle of the site and then, we had a couple of smaller buildings flanking it. All of them, of course, oriented to the river and then, um, we had detention areas, we had some other improvements with buffers, we had a buffer to our neighbor and some of those requirements.

Proposing boat docks, which will remain and those – I have – working with a local biologist, Hans Willson, who many of you may know, he's been around for a long time. He's doing the, boat dock permitting aspect for the project. This is a little bit harder to see but I'm going to point out. This is, kind of, depicts what we hope to do, and this is on an aerial. So, it's not the easiest to see but this reflects 10 home sites.

[00:04:00]

I have one, two, three, four, five, six, seven, eight, nine, ten, wrapping around here. And what we're envisioning are something that's more cottagey. They probably have first floor garage and some storage area. Maybe a lanai and then two living floors above it but we're trying to get away from this large, attached condominium type concept. We ultimately may have to condominiumize these rather than sell in these few, simple lots but the idea is that these would be detached structures.

So, right now, the proof schedule uses allow us to have town houses, multi-family units, two family attached, and single family. So, we think the way we're headed with this, to a product that's more detached, is more in keeping with the street, and more in keeping with the existing – not really the comp plan, the comp plan allows us to do what we – we're asking to do, previously, but the lower density, probably, is better suited for that particular site in today's environment. So, we'll be modifying that schedule of uses. we also have to establish development standards. These are from the original approval.

[00:05:00]

These we've got to look at and that's what we're working with the architect to come up with as good footprint of the building so that we can then identify what our setbacks need to be for the property boundaries. We had a couple of previous deviations regarding a landscape buffer. We're

gonna go back and evaluate those to see if we still need those. And then, of course, staff offers, um, a set of conditions, typically, to go along with these zoning applications and they had some conditions that they wrote, that were supportive of one of the deviations, which addresses model homes, which probably won't be an issue for this particular, um, application.

So, this is sort of the conceptual elevation that we're working from. So, you can see, it's more of that old Florida style appearance to it. So, this represents, you know, a garage, stairwell going up to the first floor of living because of the Fema elevation, and then, two living floors above that. So again, this is a concept we think that's, probably, where it's headed. they may not all look exactly alike but they'll, probably, all have a – a similar theme to them.

[00:06:03]

And so – and that's – that's what you see today, and unfortunately, I don't have a prettier elevation to show you of that but that would replace those units that are there today. And there's a sea wall that's there. You know, we're working with a marine biologist to talk about whether that sea wall needs to come out and replaced with some rip wrap or some additional plantings along the river front. And, of course, we'll be walk – working with staff, um, to determine if they need a – if they – there haven't been that many proposals along the river front but in some cases, they've asked for a river front sort of walkway to be provided.

I don't know if that's going to be part of this or not. We have, really, not talked to staff about this application, other than to hold a brief pre-application meeting and then start this dialogue with you. So, in a nutshell, that's – that's what we're asking to do, and this is our contact information, and you can take a photo and log into our site, and we'll keep this updated as we file an – any information with the city.

[00:07:09]

So, with that, I'm happy to try and answer any questions that some of you may have. We'll do one at a time and – sir, if I could get a microphone, please. Thank you. And you don't have to state your name if you don't care to but they like to know if you're a neighbor, resident, who you are, just so they can distinguish on the tape from our development.

Jon: Okay. We live on Big Bend.

Wayne: Okay.

Jon: what is the target for the square footage of these residences?

Wayne: Mark, I'm going to turn that over to you. Do you have any –?

Mark Raudenbush: approximately 2,300 to 2,400 square feet.

Jon: That would be the living space –?

[Cross talk]

Mark: Living space – 1,200, over 1,200 is the – is the concept at this point.

Jon: Okay. Thank you.

Wayne: I saw a hand go up over here. We can – Frank, do you mind? Thank you.

[00:08:00]

Participant 5: I wasn't quite sure how many structures the – the new proposal is but I have a question. Would you meet the flum standard of **[inaudible]** **[00:08:12]** that's currently in place? And – and, um, with this new proposal, are you planning to vary from that with your end plan?

Wayne: When you say the flum standard, do you mean future land use?

Participant 5: Yes.

Wayne: Okay. Future land use element allows 11.6 units per acre. It allows a maximum of 16 units under this land use category. So, we will be under that standard.

Participant 5: the other question, following up on the first question, the total square footage that you're going to be building, versus what the total square footage in there now?

Wayne: I don't have an answer for you, for that.

Participant 5: So, 10 buildings at the 2,400?

Mark: footprint square footage or...?

Wayne: Yeah. I'm – I'm not sure how you're measuring that square footage.

Participant 5: Just call it the space under air.

Wayne: Okay. I – I don't know how large the prior condominium building that the other two flanking buildings total, in terms of square footage.

[00:09:02]

Participant 5: I'm talking about what's there now, not the prior –

Wayne: Oh, what's there now. I don't know how we would compare to that but I'm sure it's more square footage under air today, than it is on site. Back there in the front, this gentleman back here in the –?

[Background talking]

Participant 6: I'm a resident across the river.

Wayne: Okay.

Participant 6: How many, docks do you propose it?

Wayne: I think the last one I saw had 10 –

Mark: Ten.

Wayne: Ten docks to match the 10 proposed homes.

Participant 6: Okay.

Wayne: Yeah.

Participant 5: Part of that question, how many docks are there now?

Participant 6: There isn't any, I believe. Or maybe one.

[Cross talk]

Mark: Yeah. Historically, there have been approximately eight. some of those show up the whole aerials or anything **[cross talk]**.

Jon: We – we – we can't hear the answer.

Wayne: Yeah. You might want to –

Mark: Okay. Yeah.

[00:10:00] So, historically, there were eight docks on the property but some of those, um, aren't there anymore. Earlier aerials there were eight docks.

Participant 7: In what year?

Mark: I'm not sure.

Wayne: We're not certain of that.

Participant 7: Forty years ago?

Mark: No. Probably later than that. Probably about the time that –

Wayne: Ma'am if we could – we need you to be on a microphone to ask a question, if you don't mind, please.

Participant 7: I'm sorry. Like 40 years ago?

Wayne: I think the response would be, we think sooner than that but I'm not sure the relevance – the – the city has a – a boat dock siting criteria that we go by and it qualifies for 10 slips. Any other questions? Yes, sir.

Participant 8: Yeah. Hi. I'm a resident of Big Bend. When do you think you'll be going to the city for any, you know, approval of any changes, plus currently – that they're currently going to approve and what – what's that time frame look like?

[00:11:01]

Wayne: Okay. Well, the time frame is probably about 10 months from the date we file. So, we haven't filed anything. It's probably at least another 30 days before we would file an application with the city. So, they'll do sufficiency review and that process takes 30 to 45 days. We're almost certain we'll have at least one round of back and forth with the city. And then, once we're deemed sufficient, we have to hold another neighborhood informational meeting before we can go to the zoning board, which would be the first public hearing we have and the zoning board makes a recommendation to city council. And then, council will make the final decision.

So, it's roughly, the zoning cases in the city take about 10 months to get through the process, once you submit them.

Participant 8: And that's filing that you're gonna be doing soon or whatever it is. That, will be online here but we'll be able to see that?

Wayne: It will be. They're actually online at the city and we also post them on our website. Yes, sir.

Jen: Jen and a resident. Um, just curious to know what sort of spacing you're doing. Like lot lines between the buildings that you're proposing.

[00:12:03] Um, if you have an idea of how much the setback from house to house –

Wayne: I don't think we know that yet. Our architect at the March group has retained, is trying to work on what that concept elevation could be. So, we're not exactly sure how they're going to be arranged. They probably all won't be the same and those probably won't be, as I said, platted lots. So, probably be condominiumized buildings. So, there would be a common ownership underneath the building and then a condo – condo ownership of the unit.

Jen: But considerable, they're second buildings. You'll have five feet?

Frank Feeney: Technically. Yes. Ten – ten – ten-foot separations. Yes.

Wayne: Yeah. Probably a 10-foot separation. That's pretty typical.

Jen: Um, and what sort of materials on the exterior, do you plan – or do you think will –?

Mark: so –

[Cross talk]

Wayne: **[Inaudible]** so they can here you.

Mark: Yeah. So, in – in – in fact, as – as we went through those elevations, the first elevations were more of an old Florida cottage but, looking at the current, uh – what the community demands from architecture, we're moving this more towards a coastal contemporary.

[00:13:05] So, it'll be a stucco vaneer with some architectural trims on it. we're going for the – a current – a more current design than say the – the old Florida.

Wayne: And – and I think when we get back before you in our next informational meeting, we would have a more illustrative site plan. We'll have some of these details worked out and we'll be able to show you some typical building elevations with some color and things that are much easier to read.

Jen: And that – that diagram you had with what you conceptualize now, is that on the site because I don't see it. Unless I'm scrolling wrong here. Um –

Wayne: No. It's not.

Jen: Oh –

Wayne: I'm sorry.

Jen: Okay. Could we scroll just so we can –?

Wayne: Sure. Tell me which – tell me which one you want to see.

Jen: The concept – the new concept. Not that – the, um, the layout of the property.

Wayne: That?

Jen: Yeah.

Wayne: Mm-hmm.

Jen: **[Quiet talking]** I need to have this so I can take a screenshot.

Wayne: Other questions? Oh. Yes, sir.

Participant 6: **[Inaudible] [00:13:59]** have you put together a targeted price point?
[00:14:01]

Wayne: Not yet.

Participant 6: I mean, you're probably talking two, two and a half?

Wayne: At least.

Participant 6: Yeah.

Wayne: Yeah.

Participant 6: So, I mean, the – we're gonna have reasonably good news.

Wayne: **[Laughs]** We hope – we hope we have great news. This gentleman in the back. One minute. We'll get back to you.

Participant 9: Um, how much parts is – is there on the land now, and how much are you predicting there'll be as a percentage in land use?

Wayne: I don't know. The – the city has an open space requirement that we have to meet. So, my presumption is, we're gonna meet the minimum open – open space requirement by the end of the number today, versus what we're proposing.

Jen: Sorry. One last question. I – I believe you own the lot across. Is that –?

Jon: Never mind.

Jen: Sorry.

Participant 5: Excuse me. I was talking a lot.

Jen: Oh, sorry. **[Laughter]** Is that – do you have any plans to bring that other lot into this development?

Mark: no. We're not involved with the piece across.

Jen: Oh. You're not. Oh.

Mark: Not at all.

Jen: Oh, sorry. I apologize. I thought you were.

[Cross talk] [Background talking]

[00:15:00]

Participant 10: I live on Big Bend Road. my question is, what – what has the city got proposed for the street, and handling the traffic and, the watershed, the flooding down at the North end of the street? have you heard anything that they're planning on doing?

Wayne: I'm – I'm not sure the city has any specific plans for that. We have to deal with the water management on our side. Frank –

[Cross talk]

Frank: Fixing to.

Wayne: Is looking at that. They, um – so, **[cross talk]** – so, we're – we're required to go through and permit this and it'll be an engineered site plan. And Frank, I don't know if you want to address, just, any of the aspects of what you're gonna have to go through, permitted.

Frank: It's hardly a permitting process. We're gonna have to look at water management. There's an area that you have on the site road, and open space, it'll be used for the detention. Is – in this property, we actually would be **[00:15:53]** distributing directly into the river and its title. So, we would treat it as a – per district requirement, over quality. And then, we would be discharging control through a controlled structure.

[00:16:03] So, our flooding issues that are on that street – I know that the city has – has this other individual envision, some plans to do some improvements but at this point, I don't know the full extent of that.

Wayne: This lady in the front row, here.

Participant 10: I think I understood most what you said but we've been working on a project for a couple of years now that they're going to, um, fill in the swales, put a pipe underneath it, bring it down so it's somewhere closer, if not at that corner we're building. Yeah. Where it swings in to your driveway. And they've gotta put an 18-inch tube out somewhere and then figure out which direction at that. And, uh – one week flat because what happens is, when we get a lot of rain water, it floods and sits there. This will give an easy access, assuming we'll have a little top, you know, should work in most cases.

[00:17:02] Um, but we've – your buildings going in, we're just concerned how that will affect us because that was proposed to work this year. Paving this year. Swales filled this year. As much as I like your ideas and see it as a new development versus an old one there, how does it impact then? They don't know the answers. I get it but –

[Cross talk]

Wayne: Frank's gonna answer that again.

Frank: As far as your questions concerning, there are improvements that they're going to be proposing built. This fulfillment but also, we have to take those into consideration. And if we ripped up the road, but then waterlines are on high whenever, they would have to put it back. That's part of the development that we're processing at the city of Bonita.

Participant 10: Okay.

Participant 11: But Big Bend wasn't in, um – we're down at the end of the road here and, um, my husband, years ago, when we first purchased the property ending at the road, our house is four feet lower than top.

[00:18:06]

Frank: Yeah.

Participant 11: Okay? So, a couple of houses passed us, ending the direction of the development, they're five. And so, y'all are gonna have to bring in soil to build up –

Jon: Four.

Participant 11: I – I just – my concern is, I don't oppose the project, the city's gonna put in these swales but at the end of the day, the road is still four feet lower than where we sit.

Frank: Again, we can't speak to that design because I'm not the engineer on this project but, um, when it comes to filling property and things of that nature, I believe that the intent is not to fill the property because it's going to be more of a single type home– construction.

Jon: That – that – we know that.

Participant 11: Yeah.

Mark: And – and if – I think I have some awareness of the – the other city project that they're working on and, um, there's some good improvements there.

[00:19:03] And then, we understand that there will probably be staff recommendations that we, do some additional improvements to that. We're gonna need a new waterline for this. So, unless the city does a waterline prior to us, we're gonna improve the waterlines on the street. And with the city's connected streets ordinances, we're probably going to help support a sidewalk down Big Bend as well. And so, with that – so, some of that depends on timing. I'm quite sure that the city's not going to wait for us because these projects aren't projects until they're projects. So, they're gonna do their things and then we're gonna follow that with staff recommendations for, these various other outputs.

Participant 10: I don't need a –

Participant 11: No.

Wayne: No, right here.

Participant 10: I don't mean too many questions but –

Wayne: No, that's okay.

Participant 10: Um, and you're hit – hitting the points.

[00:20:01] It sounds like we don't have all the answers yet.

Wayne: Right.

Participant 10: Ten months down the road it's gonna be more so.

Wayne: We will. Yeah.

Participant 10: But it's an overt until we lose water pressure.

[Background talking]

Mark: I would say we can't because we – we're going to be looking at new water pressure to support – support our building. And so, I think everybody in the street is going to get, at our expense, a waterline that improves your water.

Sharon: Yep.

Participant 10: Good because we have several little houses going **[inaudible] [00:20:30]** that share – if the road is changing, all good news but we want to make sure that older is upgraded. Especially for sewage, things in that order. So, I've asked a ton of questions here but I'm not gonna bore you with them because I think if you already know them –

Mark: And – and – and a lot of those will flush themselves out, over these next few months.

Participant 10: Okay.

Mark: Um, and again, it's a – it's, to support authority process along the way. So –

Participant 10: So, this is where preliminary, not a lot of questions can be answered, but surely can be those questions to make sure you're aware of them.

[00:21:03]

Wayne: Yep. Absolutely. All right. Someone back there.

Jeff: Jeff Sutton. Um, I live across the river from the planned development. Um, I think that the general concern is neighbors across the street from this about – of going from – not that the property will get developed because it's been begging for development probably for years because Old Florida and all around it, um. And on the river, in all single-family homes. With that six-family home, I think our big concern is – is the tripling of the density of it. Um – or near tripling of it because we've got concerns all up and down the road on, just that that density and all the things that – that go with that. One concern, I think, that I would put, have those, um – and maybe it's partially answered in one of the questions that was raised about the price point was for the – for the homes. Um, but is there gonna be

[00:22:04]

planned rentals, or can there be, or is there plans for, like – so we would have less to be concerned with too, as far as the turnover?

Wayne: The easy answer is, Marks group was not planning for these to be rentals but there's nothing that precludes a buyer of his from then renting that home. So, you know, these aren't being built as an apartment, rental type thing but it doesn't mean that a – a owner will not –

Jeff: We increase the density like that, though the odds are potential for it, increase though.

Wayne: possibly but keep in mind, it's zoned for 16 units today. That's what the zoning allows.

Jeff: I'm – I'm not arguing that point, I'm just sharing our concern in going to that insight.

Mark: And – and if I might try to just tap on that too, at – at the \$2 million+ price point, this is not going to be a spring breaker environment.

Jeff: Fair enough.

Wayne: Um, Frank, this gentleman on the front row has a question.

[00:23:01] Oh, I'm sorry. Didn't realize.

Wolfgang: Yeah. Wolfgang Oster. I live across the river. So, I mean, when you say something approved, several years ago, what you really mean is it has to be approved contingent upon addressing a series of conditions, a total of 18. All of which, I believe are very reasonable. So, this is not – when you are referring to a groups zoning, this zoning or rezoning is conditioned.

Wayne: There typically are conditions. Most – many of those conditions will change because we've changed the development plan. We don't know what staff conditions are likely to be, yet, but they will always have conditions on, a planned development.

Wolfgang: Well, I would like just the regular **[inaudible]** **[00:23:50]** that these conditions are very reasonable and should be addressed, in my perspective. You know, it's pretty simple.

Wayne: Yep.

Wolfgang: you, are basically building a marina, in the – in the water, which has a dense of about one and a half to two feet, you know?

[00:24:04] So, you have to completely take out the harbor for this. Um, the only place where I know, you know – most of us are boaters. So, we go up and down the river very frequently. The only place where I know, that some of the density is present, is, actually, along Bonita Beach Road. Whether that be the – the high rises or, a, trailer park, you know? So, you are – you are now putting into the river, something which is completely unprecedented. And you are actually referring to a, supposedly, approved rezoning, which has conditions, which you have not even remotely addressed.

Wayne: We haven't started building the project because of approval –

[Cross talk]

Wolfgang: No, no. Okay. So then, you put a time frame in there, you know? Ten months, which is utterly unreasonable, you know? And, um, I – I think that, you know – I would like, officially, to reiterate – reiterate the comments which have been made here and concerns that have been expressed, just for the record, you know?

[00:25:10] And then, on more issues that, have to be addressed. You know, we have been told on relatively short notice and you know, I think this presentation is incomplete by not disclosing the concerns that have been rested upon us. Thanks.

Wayne: Thanks for your comments.

Sharon: I think I have a – a question –

Wayne: We have a question on Zoom, Frank.

Sharon: Beth, did you want to ask a question?

Wayne: Hang on. We're waiting on the Zoom participant. Is she muted?

Sharon: Beth, did you want to ask –?

Beth: Yes. I do have a question. I missed, um – I didn't under – I didn't hear. What is the price point for these units?

Wayne: The price points not established at this time but it's likely going to be a couple of million dollars plus, for those units.

Beth: Okay. Thank you.

Wayne: Mm-hmm. Yes, ma'am.

[00:26:00] Yes, sir.

Participant 8: If I could ask a follow up. The – the, plan that was a development plan approved in 2010, in January, that’s gone, right? It’s vacated so it’s not relevant anymore?

Wayne: It’s relevant in the sense that the zoning is intact. They consider the master plan vacated. So, we could either go through the process to reinstate it or modify the plan.

Participant 8: The other question is, this development was really a combination of the only multi-unit place on the river, for miles. That’s those small bungalows on the, North side. And it was combined with a single-family home, and then, the whole thing was rezoned, I guess, at a higher density. Is it open for us to go back and look at that zoning change and put that single-family label back on that property, at this point in time? I mean, you’re – what you’re really doing is you’re taking and putting multi-family units on a single-family. A couple of other questions too.

[00:27:01] Um, will you – when you meet the Dark Skies –?

Wayne: I’m sorry. I couldn’t understand your –

Participant 10: For the lighting – will the lighting that you’re proposed to do here, meet dark skies requirements?

Wayne: I’m not sure that single-family style development has to meet the Dark Sky requirement in Bonita but I – I don’t think you’re going to find the lightings here any – any different than any other single-family residents in the city.

Participant 10: Thank you.

Wayne: Another question? Ma-am, in the front row. Frank? Oh, this gentleman next to you. I’m sorry.

Calvin: Calvin Mitchell. I live across the river. the thing – is this too loud? I haven’t been here – **[Laughter]**. I went over there to look at it a few days ago and looked at what is now, that little lip of water, that one is not according to measurement.

[00:28:01] And there’s barely room for one dock in that present place. You might say two. There’s a picture of two but those are not really docks. They’re just pieces of wood – wood sticking out. And that’s what I saw when I was over there. You can – you can take a trailer and back – back a boat into the water but now we’re talking about, I don’t know, eight or ten boat – boat docks. And probably across the river, there’s about one boat dock per

three quarters of an acre, is – is the ratio. And here, we're talking about eight boat docks for an acre and a half. That doesn't make sense. And I can tell by some of the other drawings I've seen that what they hope to do is come in there and make that little circle of water much bigger than it is now. Just dig – the dirt out.

[00:29:04] Don't worry about where it goes. And – and then, they might have room for four docks but then if you have eight docks, you've got more docks on the outside just sticking out in the water, and that's more high density than you'll see across the road – across the river with houses over there. They're not – they're not as dense, in terms of number of boat docks.

Wayne: It may not be but, I mean, I'm familiar with Bonita Bay and their zoning, and you have a commercial marina operation.

Calvin: I can't hear you.

Wayne: I said, you have a marina at Bonita Bay. The – the need for individual docks was lessened because you put in a marina for your community.

Participant 7: And that's pretty dense in there.

Wayne: Yeah.

Participant 7: We go over there for gas and to the restaurant.

[Cross talk] [Something falls]

Wayne: But we're – that's why we've engaged a marine biologist to look at the dock situation, manatee protection, all those things that we're required to look at. So –

[00:30:00]

Wolfgang: So, you're saying you're building a marina?

Sharon: We can't hear you.

Wayne: I can't hear you if you're not on a microphone, sir.

Wolfgang: So, are you saying that you're building a marina?

Wayne: No, sir.

Wolfgang: Okay. You just compared what you do, to a marina. Didn't you?

Wayne: No, sir.

Frank: No.

Participant 7: No.

Wayne: I did not. You misunderstood what I said. Sorry. This gentleman in the front row.

[Cross talk]

Wolfgang: I think the fact – just a second. The fact that you’ve mentioned that there’s a marina in Bonita Bay, has nothing to do with what we are discussing.

Wayne: Okay. You don’t think it’s relevant in a –?

Wolfgang: its not – totally not

[Cross talk]

Participant 8: You can't even see a **[inaudible] [00:30:30]** from here.

Wayne: Frank, do you want to help this gentleman with his microphone?

Participant 8: He’s got it.

Wayne: okay, he’s trying to pass it down here.

Participant 8: Just a follow up. Fifty-foot lots can never, uh – of a dock is one, two, three, four, five. So, you can easily fit two or three into that little hole of water. What’s the issue here?

Wayne: Like I said, it’ll be permitted at the appropriate authorities and subject to all your codes.

[00:31:00]

Participant 8: I have a question and that’s, is there or will there be an environmental impact study because you’re doing water inland?

Wayne: The city makes us do an environmental assessment.

Participant 8: Okay. Assessment. All right. Traffic, um, currently today, we have a lot of people come down that road, cutting grass –

Participant 7: Building.

Participant 8: Building past, whatever might come. It's hard. They – they use any property they can find. I see, it looks – in somewhat of a roundabout again. Thank you. Really, thank you. I don't know how you're doing it but thank you. Um, when you start this, is it in phases or is it going to be all one tap at the hip? Meaning two years, three years you're done, or is this going to go on for five or six years? If you can't answer, say it.

Mark: It's hard to see into the future. we expect to pre-sell and be able to knock these out in a pretty short order.

Participant 8: Okay. So, let's say that you're going through all these questions.

[00:32:01] Is there a spot or place that I can send these questions to?

Wayne: Sure. Absolutely.

Participant 8: Not that you can –

Wayne: Email them to Sharon and we'll be happy to try to get the best responses we can to you and we'll let you know that it may take some time –

Participant 8: I'm not sure I'm looking for a response. I'm looking more for that you see something that you might not realize.

Wayne: Okay.

Participant 8: And that may have a follow up to all of us.

Wayne: Okay.

Participant 8: And, uh – and then I'll ask questions let me ask about lighting **[00:32:22]**. I think what they really meant was, you have one life down there. You're gonna have more life so that – because you're gonna not let traffic go in there and really have one lane, depends on that property in halfway of my driveway. It doesn't help me.

Mark: Street lighting?

Frank: Yeah. The street light –

Wayne: Frank, do you know the answer to that?

Participant 8: I have more questions.

Wayne: Okay. Thank you.

Frank: Part of the development process, there would be required lights – some sort of lighting to meet their standards.

Participant 8: You can take my light.

Frank: Ultimately, what's going to happen is during the development order. A lot of these questions that you're asking about civics, will be beaten out and warped out. There's gonna be some lighting that will be done.

[00:33:02] I'm sure with sconces on the side of the buildings but.

Participant 8: This is the preliminary.

Frank: That's right. This is all really, very, very preliminary.

Participant 7: Yeah. This may lose interest but do you anticipate gating this community or do you –?

Frank: No.

Participant 7: Okay.

Unknown Speaker: That was going to be my question. **[Background talking]** No, I think we've covered all of them.

Participant 8: Um, just a question about the case in mangroves there. I – I think they're privately owned.

Participant 10: They're owned by Bonita Bay.

Participant 8: They – they – oh. We own them. So –

Participant 10: No. We don't own them.

Participant 8: Or – or the developer owns them. So, is there – is there any plans, or can there be, or is there any plans for that to be encroached along the river bank into the – or we'll stay away from that?

Wayne: No, sir. We won't –

Participant 8: Or buffer from that?

Wayne: We will have to provide a buffer to the mangroves.

Participant 8: Okay. Thank you.

[00:34:00]

Wayne: Any other questions? Ma'am in the back?

Participant 7: Thank you. I think that she was asking – or we heard that you bought the other piece of property across the street from there. Is that gonna be like a club house and a pool area that you're thinking about doing, with all of this development?

Wayne: They did not acquire that property.

Mark: We – we have not acquired that property. We are not involved with that property in any way, shape, or form. I – I – I have no knowledge of that property whatsoever except seeing the signs out front.

Participant 7: Yeah. I'm sorry because we had heard it pulled the same time as you guys.

Mark: Fake news.

Wayne: Any other questions before we wrap up? Yes, sir.

Participant 10: Two-part question. One is, with the hardscape and the water runoff, there's an environmental – not impact study but an environmental assessment?

Wayne: Yes. The city requires us to do an environmental assessment. They require – it's not a lot of information for the city's review but there's a more extensive review that, when Frank starts designing the infrastructure and the subdivision, it's required.

[00:35:09]

Participant 10: And so, **[inaudible]** **[00:35:12]** for water quality and –

Wayne: Of course. Yes, sir. And the city is very concerned about water quality. They have enhanced water quality treatment requirements in the city that are above, almost, any other community in the South-West Florida.

Participant 10: And since you got to this meeting and the water – the environmental assessment is forthcoming or is that two or three steps, from now?

Wayne: No. There will be a brief environmental assessment that accompanies the zoning application.

Participant 10: And is that accessible? Can we – is that also something we get –?

[Cross talk]

Wayne: It will be. Once we submit it, it will be a public record and you're welcome to it. Yeah.

Participant 10: Thank you.

Wayne: Mm-hmm. Sure. Yes, ma'am.

Participant 7: I'm – I'm sorry. I – we love how – that you're – you're coming together with all of this and making our homes very, um, bright and beautiful, you know, just what we wanted. And overall, we have a – a concern issue of down the street, as well.

[00:36:04] We're all worried about aswell because it's a narrow street, it has a curve to it, they race down that street already. We are worried about how many places that you're gonna build, into this, to worry about this street. That's all.

Wayne: Okay. Well noted. We'll have a traffic analysis that accompanies the zoning application as well.

Participant 7: Okay. Yeah, because you know, it's got that curve to it. I mean, they're always racing down there. There's mailboxes being taken out constantly. It's just –

Wayne: Yep. Understood. Yep. Yes, sir. Try to wrap up a couple more questions if you have them.

Unknown speaker: Just a clarification. Did you say that everything that – that's been developed – the dwellings will all be detached?

Wayne: I think that's the intent. To have them as detached structures, yes.

[Background talking] [Muffled talking]

[00:37:04] Can – if you're gonna speak, can you please be on the microphone, please?

Unknown speaker: I – I thought your response earlier was that – that that was somewhat fluid and there may be some condominium – condominiumizing or whatever your term was.

Wayne: We may – yes. We may condominiumize the units but that doesn't mean they're attached. The condominium is a type of ownership, not a building type. So – **[Background talking]** This gentleman on the front row has –?

Participant 8: I just have one last question.

Wayne: He says it's the last question. So, does anyone want to be the last, last?

[Laughter] [Cross talk]

Sharon: Write it down.

Participant 8: So, it's preliminary. Ten months, so you're gonna have a more, grand plan. Um, we have questions, we have a place to send those questions.

Wayne: Yep.

Participant 8: I guess it's the follow up there. That's when the – the **[inaudible]** **[00:38:01]** rubber hits the road, it's where we're going to start to realize.

[00:38:03] And – and – and my wife's worked for a land attorney. So, we know how this all goes. This may very well change but we can push a few things and we want to push it in the right direction, and for the right reasons. And the end result is that we have a better road, better people – people in these condominiums – ope, thank you.

Participant 7: Newer structures.

Participant 8: New construction. They're not an issue with me, I just want to make sure that this road has been brought –

Wayne: I understood. And that's why we hold these meetings. To get feedback, and then start some dialogue, and –

Participant 8: So, for all of us, and we give you questions. Um, you're going to be looking at those – and some of that point, you gotta be able to say, "Oh. This is a new question. I have a good answer."

Wayne: Yep.

Participant 8: Some of them are going to be questions that don't have value or an answer. Got it – but there's a place where we can communicate with you and sit back and wait?

Wayne: Yep.

Participant 8: Again, for the city. This – this is the group that you have. It takes a little while, but they're busy people. Depends on the year and budget of what they've got. So –

[00:39:00] Okay.

Wayne: Okay. Thank you for your feedback.

Participant 8: Sure.

Wayne: Appreciate it. All right. Well, I guess we we'll wrap up. I'd like to thank everybody for coming out and like I said, you've got our contact information, and we'll be posting this presentation on our website. It'll be available after the meeting tonight and then, again, it'll be available on the city's website and our website, when you file our application. So, stay tuned. Thank you all, again.

[End of Audio]

Duration: 40 minutes

RIVERBEND RESIDENTIAL PLANNED DEVELOPMENT (RPD) AMENDMENT

March 31, 2022, Neighborhood Meeting

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



www.gradyminor.com/Planning

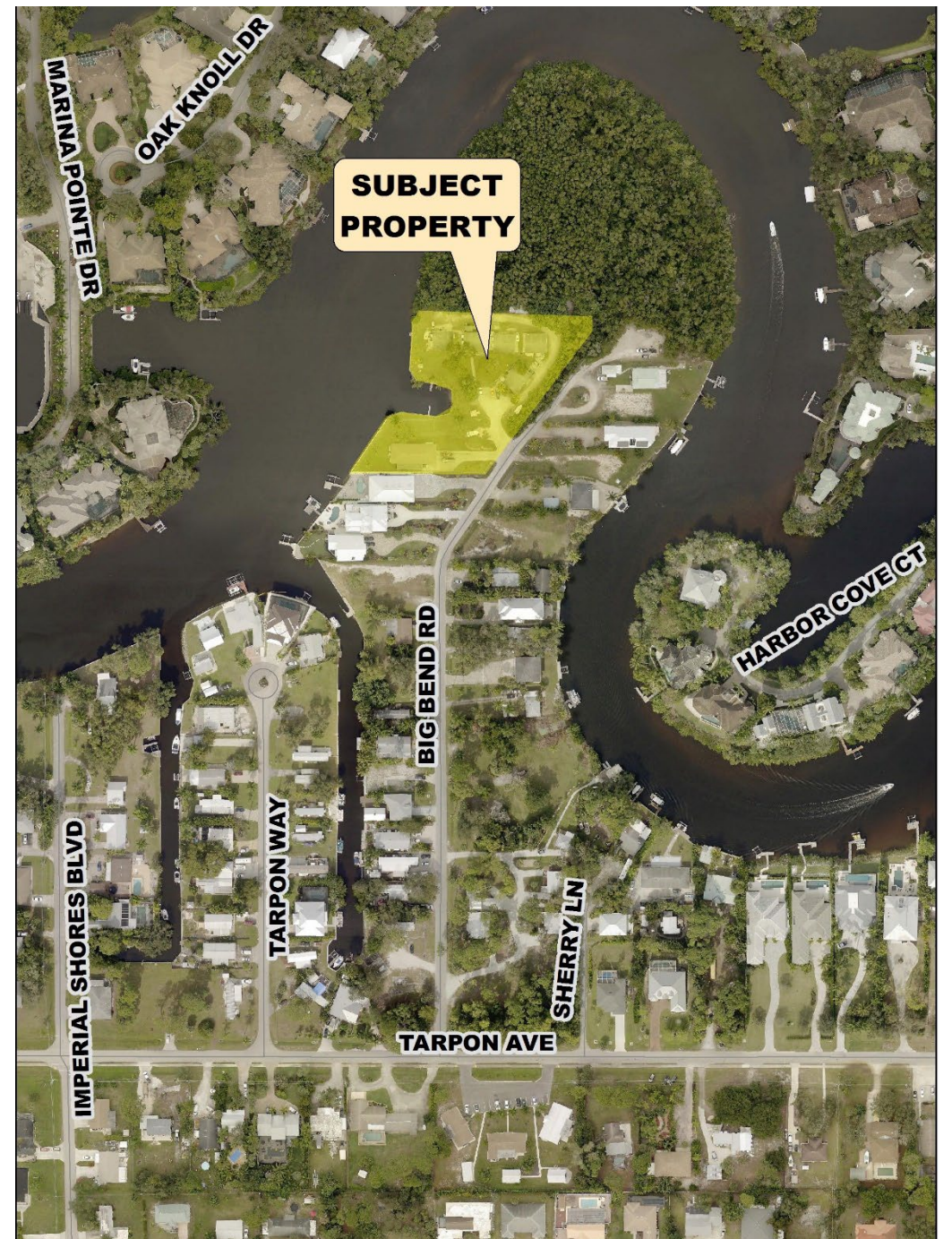
INTRODUCTION

PROJECT TEAM:

- **BB Sunset Properties, LLC** – Applicant
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.
- **Michael T. Herrera, P.E., Civil Engineer** – Q. Grady Minor & Associates, P.A.

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

LOCATION MAP



PROJECT INFORMATION

STRAP Numbers: 32-47-25-B2-00003.0010 and 32-47-25-B2-00003.0000

Address: 27523 and 27495-511 Big Bend Road

Project Acreage: 1.5+/- Acres

Current Zoning: Riverbend Residential Planned Development (RPD)
Approved by Zoning Ordinance No.10-02

Future Land Use Designation: Med. Den. SF/DUP Res.

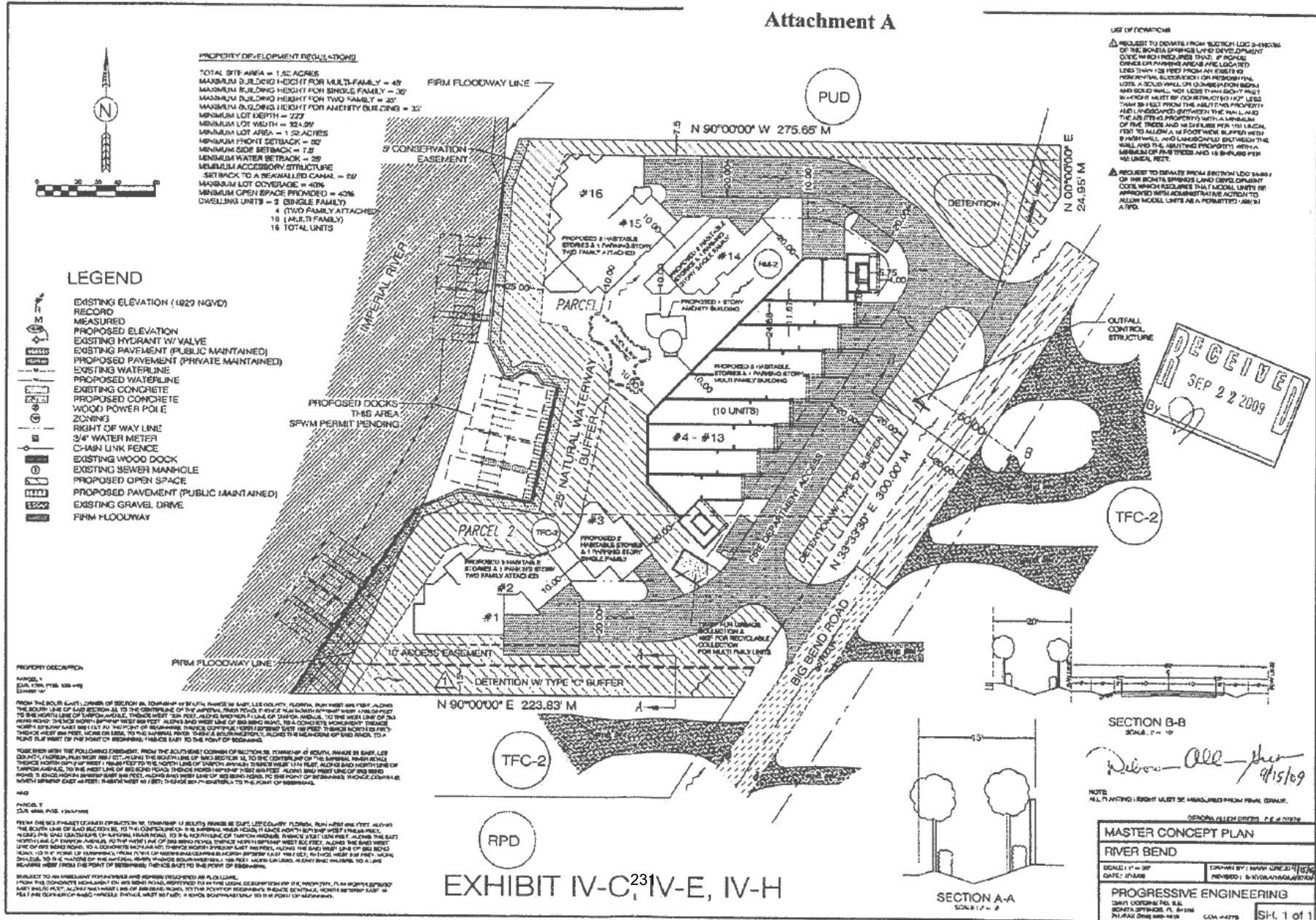
Proposed Request:

The applicant is requesting to reinstate the expired Master Plan and update the allowable residential dwelling unit types.

APPROVED MASTER PLAN



Attachment A



APPROVED SCHEDULE OF USES

a. Schedule of Uses

Accessory Uses, Buildings and Structures

Docks, seawalls

Dwelling Units (Maximum total 16 units):

Single-Family (maximum total 2 units)

Two-Family Attached (maximum total 4 units)

Multi-family building (maximum total 10 units)

Townhomes (maximum total 10 units)

Models:

Model Home (for marketing purposes within the project only)

Real Estate Sales Office (temporary for marketing purposes within the project only within one dwelling unit)

Recreational facilities:

Personal

Private-Onsite

Residential Accessory Uses

SITE DEVELOPMENT REGULATIONS

b. Site Development Regulations

Minimum Lot Width: 324.95 feet
 Minimum Lot Depth: 223 feet
 Minimum Lot Area: 1.52 +/- acres
 Maximum Lot Coverage: 40%
 Minimum Open Space: 40%

	Single-Family	Two-Family Attached	Townhouse Multi-Family	Accessory Structures
Maximum Building Height ³	Not to exceed 35 feet	Not to exceed 35 feet	Not to exceed 39 feet	35 feet
Setbacks ¹				
Street	50 feet	50 feet	50 feet	50 feet
Side Yard	7.5 feet	0/10 feet ²	0/20 feet	10 feet ²
Rear Yard	25 feet	25 feet	25 feet	25 feet
Water Body	25 feet	25 feet	25 feet	25 feet
Minimum Building Separation	10 feet ¹	10 feet ¹	20 feet	5 feet ¹

¹ Principle and Accessory Structures

² Side yard shall be a minimum of zero (0') with a ten foot (10') separation between principal structures where not attached.

³ Building height is measured from the FEMA base flood elevation line to the bottom of the eaves. The maximum height for purely ornamental structural appurtenances may not exceed 55' from the FEMA base flood elevation line.

APPROVED DEVIATIONS

Deviation 1 is approved, subject to **Condition 6**, granting relief from Land Development Code §3-416(D) (6) requiring a solid wall or combination berm and solid wall not less than eight feet in height be constructed not less than 25 feet from the property line with a Type C buffer plantings to allow a 15' wide buffer with 8' high wall and landscaped between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet.

Deviation 2 is approved, subject to **Condition 9**, granting relief from Land Development Code §34-934 requiring that model units be approved with an Administrative Action, to allow Model Units to be approved as a permitted use with the RPD rezoning.

CONDITIONS 6 & 9

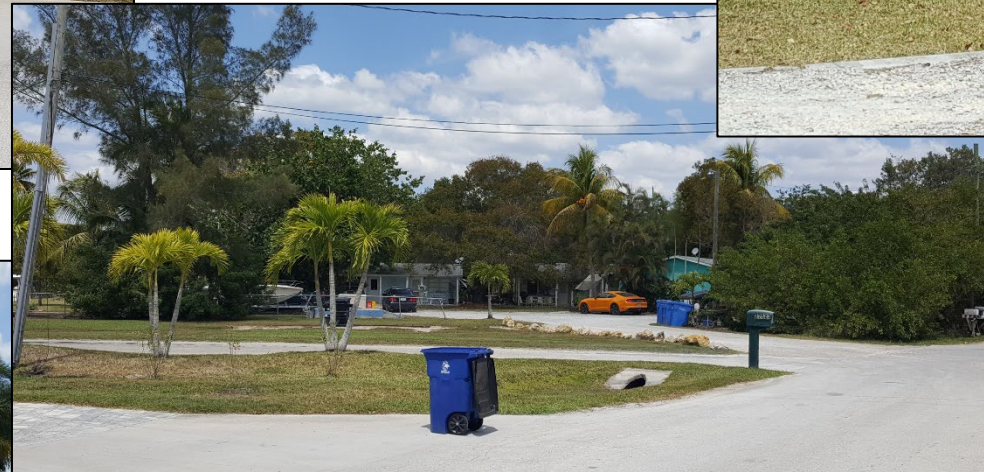
6. In support of Deviation 1, the wall along the southern property line must be constructed at 6' feet and trees must be canopy type trees such as oaks or slash pines or a combination of there of.
9. Model homes and model units are permitted uses, but must be consistent with the following conditions:
 - a. A maximum of one model home is permitted for each type of dwelling unit within the development; and
 - b. Hours of operation for the model homes are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.; and
 - c. Each model home must be a unique example. Multiple examples of the same model are not permitted.

PRELIMINARY CONCEPTUAL ELEVATION



Front elevation Concept
1/8" = 1'-0" 236 3/22/27

SITE PHOTOS (STREET VIEW)



SITE PHOTOS (CANAL VIEW)



CONCLUSION

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



www.gradyminor.com/Planning

Documents and information can be found online:

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



Next Steps

- Zoning Board Hearing: TBD
- City Council: TBD

Contact:

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



AFFIDAVIT OF POSTING NOTICE

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

INSTRUCTIONS

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

- a. Signs for case # PD17-95976-B08 must be posted by _____.
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.
- c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or pother structure. The sign may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.
- f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

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

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

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



If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

MAILING NOTICES AFFIDAVIT

Property owners within 375 feet (or 500 feet in the case of on-premises consumption special exceptions) of the subject parcel(s) must be notified in writing of the proposed zoning action going before council within thirty CALENDAR (30) days of the initial Public Hearing. Property owners must be informed of their ability to participate in these hearings and/or given the opportunity to return a Citizen Response Form, should they have any comments or concerns regarding the matter. This affidavit must be returned assuring the following:

- a. Affidavit for case # PD22-95976-BOS sent on February 20, 2024.
- b. Names and addresses of property owners are those appearing on the latest tax rolls for Lee County.
- c. The Zoning Board for land use adjustments and City Council public hearing dates, times, and locations of hearings that were provided in the notices.
- d. All notices have been sent by first-class mail.

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

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

ZONING APPLICATION CASE NUMBER: PD22-95976-BOS
SIGNATURE OF APPLICANT OR AGENT: 
NAME (TYPED OR PRINTED): Sharon Umphenour, Senior Planning Technician
SITE ADDRESS OR P.O. BOX: 3800 Via Del Rey
CITY, STATE & ZIP: Bonita Springs, FL 34134

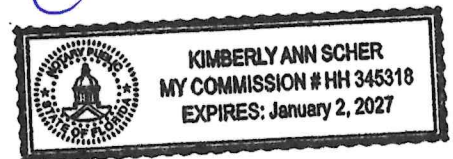
STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization ,
this (day) 21 of (month) February, (year) 2024,
by (name of person making statement) Sharon Umphenour, Senior Planning Technician.

Signature of Notary Public - State of Florida: 
Name of Notary Typed, Printed, or Stamped: Kimberly A. Scher

Personally Known OR Produced Identification

Type of Identification Produced: _____



**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD22-95976-BOS**

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mike Fiigon, Planner**, at **(239) 444-6151**, or **mfiigon@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

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

<p>Zoning Board of Adjustments: March 21st, 2024 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>	<p>City Council: April 17th, 2024 at 9:00am (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p> <p>May 1st, 2024 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>
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CASE NUMBER: PD22-95976-BOS

CASE NAME: Riverbend Residential Planned Development

REQUEST: An amendment to a Residential Planned Development (RPD) to develop up to ten (10) detached villas, boat docks and other accessory uses, and to add five (5) deviations.

LOCATION: The subject property is located at 27495/511 and 27523 Big Bend Rd. Bonita Springs FL 34135. STRAP: 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010.

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact City Clerk Mike Sheffield by calling (239) 949-6262 at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose _____

Application: PD22-95976-BOS: Riverbend Residential Planned Development

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

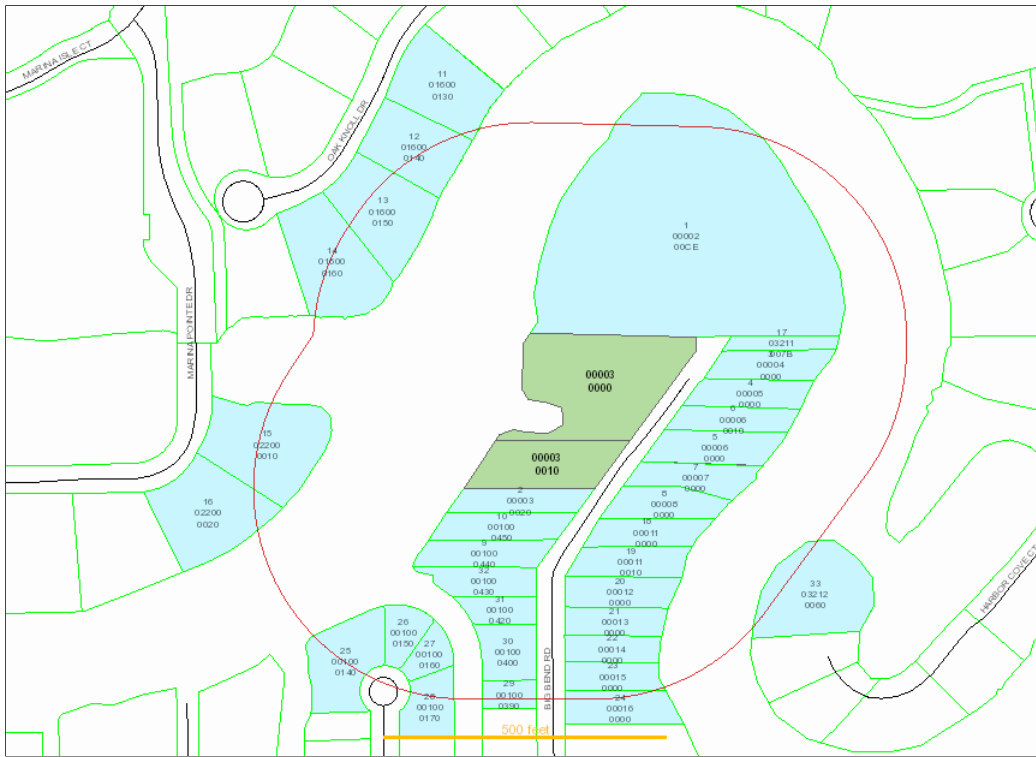
RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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

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

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:	
NAME: _____	PHONE: _____
ADDRESS: _____	CITY/STATE/ZIP: _____

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



Date of Report: February 20, 2024
 Buffer Distance: feet
 Parcels Affected: 33
 Subject Parcels: 32-47-25-B2-00003.0000, 32-47-25-B2-00003.0010

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BONITA BAY COMMUNITY ASSOCIATI 3451 BONITA BAY BLVD STE 100 BONITA SPRINGS FL 34134	32-47-25-B2-00002.00CE ACCESS UNDETERMINED BONITA SPRINGS FL	PARCEL N OF IMPERIAL RIVER AS DESC IN INST#2010000316519 AS EX B-62-A	1
MCLUCAS WESLEY S & 27527 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00003.0020 27527 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF SE 1/4 SEC 32 TWP 47 RGE 25 DESC IN OR 1362 PG 1642	2
GUTIC DZEVDET JEFF & ZELJKA 5500 SANTOVITO ST PAHRUMP NV 89061	32-47-25-B2-00004.0000 27502 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT.TO N SI RD	3
HARRIS CONSTANCE L 10318 SANDY HOLLOW LN BONITA SPRINGS FL 34135	32-47-25-B2-00005.0000 27510/512 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT TH N PARL E LI SEC 50 FT TO N	4
CARLSON SANDRA P TR 2534 STAGECOACH TRL AFTON MN 55001	32-47-25-B2-00006.0000 27520 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT TO N LI	5
CARLSON SANDRA P TR 2534 STAGECOACH TRL AFTON MN 55001	32-47-25-B2-00006.0010 27516/518 BIG BEND RD BONITA SPRINGS FL 34134	THE N 50 FT OF FOLLOWING DESCRIBED LAND FR SE COR SEC 32 RUN W ALG	6
CARLSON SANDRA P TR 2534 STAGECOACH TRL AFTON MN 55001	32-47-25-B2-00007.0000 27524 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SD SEC 665 FT N PARL E LI SEC 50 FT.TO N	7
WHALEN JAMES H JR & 27526 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00008.0000 27526 BIG BEND RD BONITA SPRINGS FL 34134	FROM SE COR SEC 32 RUN W ALG S LI SD SEC 655 FT N PARL E LI SEC 50 FT.TO N	8
HAVLAN JAMES & DENISE 27539 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00100.0440 27539 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC OR 296 PG 15 LOT 44	9
ELLIS JON & JANET 27535 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B2-00100.0450 27535 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC OR 296 PG 15 LOT 45	10
WOLF JOSEPH E 27351 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0130 27351 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 13	11
SUTTON JEFFREY B & 27361 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0140 27361 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 14	12
AKER DONALD M & ANN M PO BOX 304 PLYMOUTH IN 46563	32-47-25-B2-01600.0150 27371 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 15	13
SOMAX LLC 27381 OAK KNOLL DR BONITA SPRINGS FL 34134	32-47-25-B2-01600.0160 27381 OAK KNOLL DR BONITA SPRINGS FL 34134	BONITA BAY UNIT 15 PB 49 PG 30 LOT 16	14

SCOTT ROBERT & KATHLEEN 27701 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B2-02200.0010 27701 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 1	15
ROBBINS DANIEL & LAURA TR 27711 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B2-02200.0020 27711 MARINA POINTE DR BONITA SPRINGS FL 34134	BONITA BAY U-22 PB 54 PGS 1-4 LOT 2	16
GUTIC DZEVDET JEFF & ZELJKA 5500 SANTOVITO ST PAHRUMP NV 89061	32-47-25-B2-03211.007B 27500 BIG BEND RD BONITA SPRINGS FL 34134	PARL LOC IN THE NE 1/4 OF SECT AS DESC IN OR 3625 PG 2024	17
MILLER HERBERT I & SARA B 11904 E LAKE CIR GREENWOOD VILLAGE CO 80111	32-47-25-B3-00011.0000 27534 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 N 1/2 OF PARCL DESC IN OR 1801 PG 2837	18
BONNEY STEVEN THOMAS & 6729 MARBELLA LN NAPLES FL 34105	32-47-25-B3-00011.0010 27536 BIG BEND RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 S 1/2 OF PARCL DESC IN OR 1801 PG 2837	19
HANAPEPE LLC 10081 NW 7TH ST PLANTATION FL 33324	32-47-25-B3-00012.0000 27540-544 BIG BEND RD BONITA SPRINGS FL 34134	N 1/2 OF FOLLOWING DESC FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL	20
OCONNOR DONALD T 27546 BIG BEND RD BONITA SPRINGS FL 34134	32-47-25-B3-00013.0000 27546 BIG BEND RD BONITA SPRINGS FL 34134	S 1/2 OF FOLLOWING DESC. FROM SE COR SEC 32 RUN W ALG S LI SEC 665 FT N PARL	21
DONATELLI RICHARD EGIDIO & 3108 SANTA MARGARITA RD WEST PALM BEACH FL 33411	32-47-25-B3-00014.0000 27554 BIG BEND RD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT. TO N LI	22
SIKORSKI RANDOLPH R & 821 CONTINENTAL DR WATERVILLE OH 43566	32-47-25-B3-00015.0000 27562 BIG BEND RD BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG S LI SEC 665 FT N PARL E LI SEC 50 FT. TO N LI BEACH	23
WIDMAIER RALPH & DONNA H 21230 PELICAN SOUND DR # 202 ESTERO FL 33928	32-47-25-B3-00016.0000 27572 BIG BEND RD BONITA SPRINGS FL 34134	FRM SE COR SEC 32 RUN W ALG S LI SEC 665 FT TH N 50 FT. TO N SI BONITA	24
FORMAN TERRY F L/E 27551 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0140 27551-559 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 12 THRU 14 + LAND	25
DIGIROLAMO THOMAS & DAWN + 11885 EASTER LN DUNKIRK MD 20754	32-47-25-B3-00100.0150 27550 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 15	26
DALY MICHAEL 27554 TARPON WAY BONITA SPRINGS FL 34134	32-47-25-B3-00100.0160 27554 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 16	27
KELLY PAUL D TR 27791 MARINA POINTE DR BONITA SPRINGS FL 34134	32-47-25-B3-00100.0170 27558/562 TARPON WAY BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 17 + 18	28
SILVER BARNEY D 19551 SW 210TH ST MIAMI FL 33187	32-47-25-B3-00100.0390 27559 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 39	29
SILVER BARNEY D 19551 SW 210TH ST MIAMI FL 33187	32-47-25-B3-00100.0400 27555 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOTS 40 + 41	30
BEACH AND BAY HOMES LLC 2400 DAVID BLVD STE 101 NAPLES FL 34104	32-47-25-B3-00100.0420 27547 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 42	31
SULKES CHAD T 476 SEAGULL AVE NAPLES FL 34108	32-47-25-B3-00100.0430 27543 BIG BEND RD BONITA SPRINGS FL 34134	TARPON BEND UNREC DB 296 PG 15 LOT 43	32
DAVIS R JEFF 27511 HARBOR COVE CT BONITA SPRINGS FL 34134	32-47-25-B3-03212.0060 27511 HARBOR COVE CT BONITA SPRINGS FL 34134	PAR IN NE1/4 OF NW1/4 OF SE1/4 DESC IN OR1555/652 + OR1414/1726	33

**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD22-95976-BOS**

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mike Fiigon, Planner**, at **(239) 444-6151**, or **mfiigon@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

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

<p>Zoning Board of Adjustments: March 21st, 2024 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>	<p>City Council: April 17th, 2024 at 9:00am (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p> <p>May 1st, 2024 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>
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CASE NUMBER: PD22-95976-BOS

CASE NAME: Riverbend Residential Planned Development

REQUEST: An amendment to a Residential Planned Development (RPD) to develop up to ten (10) detached villas, boat docks and other accessory uses, and to add five (5) deviations.

LOCATION: The subject property is located at 27495/511 and 27523 Big Bend Rd. Bonita Springs FL 34135. STRAP: 32-47-25-B2-00003.0000 and 32-47-25-B2-00003.0010.

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact City Clerk Mike Sheffield by calling (239) 949-6262 at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose _____

Application: PD22-95976-BOS: Riverbend Residential Planned Development

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

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

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

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

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:	
NAME: _____	PHONE: _____
ADDRESS: _____	CITY/STATE/ZIP: _____

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