

CITY OF BONITA SPRINGS
ZONING RESOLUTION NO. 21 – XX

A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST FOR A SPECIAL EXCEPTION FOR A MOBILE FOOD VENDOR PARK ON PROPERTIES LOCATED WITHIN THE DOWNTOWN DISTRICT; LOCATED AT 27333 OLD 41 ROAD, AND 35-47-25-B2-00309.007A (ADDRESS UNDETERMINED), BONITA SPRINGS, FL 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bonita Springs is the owner of record for the subject parcels; and

WHEREAS, Bonita Springs City Council in concert with the downtown revitalization efforts, issued a Request for Proposal (RFP) to the development community in January of 2020 for several city-owned properties, including the properties subject to this application which were awarded to the applicant; and

WHEREAS, the Bonita Springs City Code requires that certain uses otherwise permitted by a property's underlying zoning are required to obtain a special exception pursuant to Section 4-868 of the land development code ("LDC"); and

WHEREAS, a Public Hearing was advertised and heard on November 16, 2021 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case SPE21-82680-BOS who unanimously recommended approval after giving full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all parties; and

WHEREAS, City Council at their December 1, 2021 zoning meeting considered the record of the Zoning Board on Case SPE21-82680-BOS, as well as a transcript of the Zoning Board hearing submitted as part of the City Council hearing record, and gave full consideration of the Staff Recommendation, the evidence and testimony, including the expert opinion of the Applicant, Rooftop at Riverside, LLC.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request for a special

exception with the following conditions:

Conditions:

1. The special exception will be valid for this Applicant only.
2. The site shall be generally consistent with the attached site plan (Attachment A), and the attached architectural plans (Attachment B).
3. A maintenance plan for food trucks entering and exiting the site shall be provided at time of Local Development Order submittal and be part of the ultimate approved set of plans.
4. Signage, striping, and curb cuts for the proposed parking on the north and its effect on the alleyway must be coordinated, processed, and permitted through a separate permit with the City of Bonita Springs Public Works Department.
5. A lot combination or unity of title application must be submitted by the Applicant and approved by Staff prior to the issuance of a local development order.
6. A lighting plan must be submitted at time of local development in accordance with LDC Chapter 3, and must be designed and installed in a way that is consistent with lumen standards and also in a way that does not cause nuisance glare onto surrounding property.
7. The proposed off-site parking lot improvements must be completed prior to the issuance of a certificate of occupancy and include a minimum of 25 parking spaces. Any proposed or improved curb cuts or access points on to city-maintained roads shall be coordinated, processed, permitted, and inspected through the City of Bonita Springs Public Works Department.
8. The City of Bonita Springs Noise Control Ordinance remains in effect in its entirety.
9. Additional information or changes to the plan not covered by this approval may require additional approvals, such as approval for indoor/outdoor alcohol consumption. Such approvals will follow the processes outlined in the Land Development Code.

10. Unless modified by this approval, the property shall be developed consistent with the regulations of the Land Development Code and the T5-Core transect of the Downtown District

Findings and Conclusions:

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

1. The Applicant has proven entitlement for the requested special exception by demonstrating compliance with the Bonita Springs Comprehensive Plan; and
2. The Applicant has specifically proven:
 - i. Meets or exceed all applicable performance and locational standards set forth for the proposed use;
 - ii. is consistent with the goals, objectives, policies and intent set forth in the City of Bonita Springs Comprehensive Plan;
 - iii. is compatible with existing or planned uses in the surrounding area;
 - iv. will not cause damage, hazard, nuisance or other detriment to persons or property;
 - v. will not have an adverse effect on surrounding properties; and
 - vi. will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in the City's Land Development Code.

SECTION TWO: RECORD

This Resolution incorporates all exhibits, staff reports, attachments, evidence and testimony presented before the Zoning Board and City Council.

SECTION THREE: EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 1st day of December, 2021.

AUTHENTICATION:

Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Carr	Corrie
Purdon	Quaremba
Forbes	Steinmeyer
Gibson	

Date filed with City Clerk: _____

TABLE OF CONTENTS
SPE21-82680-BOS
ROOFTOP AT RIVERSIDE SPECIAL EXCEPTION

<u>DOCUMENT</u>	<u>PAGE NUMBER</u>
Zoning Board Meeting Minutes [Draft], November 16, 2021	2
Staff Report	7
Request and Staff Recommendation	7
Application Summary	8
Background & Informational Analysis	9
Special Exception Review Criteria	10
Surrounding Zoning	13
Neighborhood Compatibility	13
Environmental Considerations	14
Traffic	14
Comprehensive Plan Considerations	15
Findings & Conclusions	18
Recommendation	18
Exhibit A: Sketch and Legal Description	21
Attachment A: Proposed Site Plan	23
Attachment B: Proposed Architectural Plans	27
Attachment C: Application Backup	Online only



**City of Bonita Springs Board
for
Land Use Hearings & Adjustments and Zoning Board of Appeals
MINUTES
Tuesday, November 16, 2021
9:00 A.M.**

I. CALL TO ORDER.

Vice-Chairman Ben Hershenson called the meeting to order at 9:02 A.M.

II. INVOCATION.

Board Member Russ Winn furnished the invocation.

III. PLEDGE OF ALLEGIANCE.

Board Member Lynda Waterhouse led the Board in the Pledge of Allegiance.

IV. ROLL CALL.

Members in attendance: Vice-Chairman Ben Hershenson, Board Member Gerald Benson, Board Member Bruce Galloway, Board Member Gary Gambrell, Board Member Lynda Waterhouse, Board Member Russ Winn.

Absent: Chairman Anthony Rascio.

V. APPROVAL OF MINUTES: September 21, 2021.

Board Member Lynda Waterhouse motioned for approval of the minutes; Board Member Russ Winn seconded; motion passed unanimously.

VI. PUBLIC HEARINGS.

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

A. CASE NAME: PRIMO SPECIAL EXCEPTION (SPE21-79524-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW AN AUTOMOTIVE REPAIR AND SERVICE, GROUP I USE, WITH AN INDOOR CARWASH USE WITHIN THE HISTORIC ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY.

B. CASE NAME: ROOFTOP AT RIVERSIDE SPECIAL EXCEPTION (SPE21-82680-BOS)

A SPECIAL EXCEPTION REQUEST FOR A MOBILE FOOD VENDOR PARK ON PROPERTIES IN THE DOWNTOWN DISTRICT, PURSUANT TO LAND DEVELOPMENT CODE SECTION 4-868.

VII. SWEARING IN.

- Staff Attorney Carly Sanseverino placed all witnesses under oath for Case A.

1. APPLICANT PRESENTATION – CASE A.

Presenter:

Joe McHarris, McHarris Planning and Design

- Mr. McHarris provided an introduction about the business and the special exception being requested. He stated that two public meetings were held. There were two attendees at the first meeting; both in favor. The one attendee at the second meeting was also in favor.
- Mr. McHarris stated that staff did a thorough job of vetting the process and recommended approval.

2. STAFF REPORT.

- Ms. Marry Zizzo, Community Development, provided the presentation (copy in Clerk's file). She reviewed the Applicant request for a ceramic coating, detailing and car wash facility in Unit M-8, approximately 2,775 square feet, by appointment only. The location was shown.
- Ms. Zizzo detailed the need for the exception and reviewed the site and floor plan reflecting the proposed change. Staff initially had concerns about the request as it required crossing a sidewalk within the complex. She stated staff worked diligently with Applicant to make sure the approach was safe for vehicles. The Applicant will provide signage and safeguards to ensure pedestrians are aware that a crossing will occur.
- Staff recommended approval upon conditions that Ms. Zizzo laid out and provided discussion.
- Board Member Gary Gambrell believed the 4:00 P.M. closing time was too early for those who work and want to pick up the vehicle after work. Applicant stated he was good with that time, which would help to avoid the rush hour traffic.
- Board Member Gambrell questioned how many personnel were needed to put cars on the dollies and push in. The Applicant responded two. Board Member Gambrell questioned if Applicant was okay having pedestrian signs on the sidewalk when personnel pushing cars in

could instruct pedestrians. He believed it may be excessive. The Applicant explained that he wanted to ensure safety.

- Vice-Chairman Ben Hershenson inquired about a comment of opposition that was received regarding competition where the resident believed that type of business was already in the complex. Ms. Zizzo explained the business referred to was for a different use group, a Vehicle and Equipment dealer, and was for administrative purposes only. Ms. Zizzo confirmed that no code existed to negate this request.
- Item A - Board Member Gary Gambrell entered a motion to approve the Applicant's request for a special exception; Board Member Russ Winn seconded; the motion passed unanimously 6-0.

RESULT:	PASSED [6-0]
MOTION BY:	Gary Gambrell, Board Member
SECOND BY:	Russ Winn, Board Member
AYES:	Benson, Galloway, Gambrell, Hershenson, Winn, Waterhouse
NAYS:	None

- City Attorney Derek Rooney placed all witnesses under oath for Case B.

3. APPLICANT PRESENTATION – CASE B.

Presenters:

Chris Magnus, The Rooftop at Riverside

- Mr. Magnus provided a presentation (copy in Clerk's file) beginning with the background of the establishment and the goals and objectives to bring activity to the Downtown Old 41 Corridor to benefit local businesses. The theme of the bar is the history of Bonita Springs.
- Mr. Magnus outlined the downtown activation, civic uses and community benefits, and economic and financial returns. A site plan and map were provided as well as a diagram of the 25 proposed parking spaces and elevations.
- Applicant provided a detailed review of the special exception zoning criteria explaining that the Rooftop at Riverside required the use of the new form-based code, which was an aesthetics, site design, and form-driven code. Applicant stated that the approval was aligned with goals set forth in RFP 20-02 with the long-term goal of engaging private enterprise in the economic growth and redevelopment of Downtown Bonita Springs.
- Mr. Magnus discussed the due diligence of holding two public neighborhood meetings earlier this year which was met with neighborhood support. He stated that the request would not cause damage, hazard, or be a nuisance as they are subject to the LDC Florida Building Code, ADA and FEMA requirements as well as the Noise Control Ordinance.
- Vice-Chairman Ben Hershenson inquired about the number of full-time employees anticipated. Applicant responded about 40 to 45 employees.

- Board Member Gerald Benson asked the Applicant to consider using porous pavement which would contribute to reducing stormwater runoff. He also asked for consideration to be given to making room for future electric vehicle charging stations.
- Board Member Gary Gambrell inquired about entertainment. Mr. Magnus responded that any family-friendly entertainment would not conflict with music at Riverside Park. Board Member Gambrell asked if the Farmer's Market would conflict with the parking for the establishment. Mr. Magnus responded it would not. The capacity of the restaurant was 225 with 42 dedicated parking spots.
- Board Member Bruce Galloway questioned the intended hours of operation to which Mr. Magnus stated seven days a week, open from 11:00 A.M until 11:30 P.M. They still have yet to finalize. Board Member Gambrell asked Mr. Magnus about the pet-friendly aspect to which a response was given with the assistance of Ms. Jacqueline Genson, Community Development.

4. STAFF REPORT.

- Mr. Mike Fiigon, Community Development, provided the staff presentation (copy in Clerk's file). He clarified for the Board that the request before them was for the Mobile Food Vendor Park portion of the property. Staff was in agreement that the project was good.
- Mr. Fiigon reviewed the background of the request which came out of an RFP issued in January 2020 with presentation made to City Council in October 2020. He provided details that the Mobile Food Vendor Park had eight vendor spots plus outdoor seating and was a 4,949 square foot two-story bar/restaurant. Applicant would be constructing seven parking spaces on the north side, plus an additional 25 spaces on the Lemon Tree Lot. Staff believed parking would not be an issue.
- Mr. Fiigon provided the site plan and contextual rendering of the elevations detailing the proposed changes. He discussed the Comprehensive Plan Consistency, which was comprised of the Future Land Use Element, Infrastructure Element, and Transportation Element. The Special Criteria was also presented, and conditions of approval reviewed.
- Board Member Gary Gambrell questioned with natural gas piped through Old 41 and Downtown in the right of way and the food truck's cooking equipment using propane, how would that work. The Applicant stated an adapter would be used.
- Board Member Gambrell inquired about the lack of Public Comment. Mr. Fiigon responded that the notices were sent out, and no responses were received. Board Member Gambrell asked about the bar use to which Mr. Fiigon stated that a bar was an allowed use Downtown.

PUBLIC COMMENT.

- Ruben Zamora spoke in support of the project. He listed other parking options. He stated that Naples proposed a similar park and were able to approve eight food trucks for

Celebration Park. Mr. Zamora believed the project would bring in a lot of tourism. His property was neighboring the project, and the neighborhood residents were very supportive.

- Kyle Moran spoke stating he owned a property near the project. He attended the neighborhood meetings and was in support of the project. He cited the improvements made to Downtown and felt it was important to approve this type of project.
- Item B – Vice-Chairman Ben Hershenson entered a motion to approve the Applicant's request for a special exception subject to the conditions outlined by staff; Board Member Russ Winn seconded; the motion carried unanimously 6-0.

RESULT:	PASSED [6-0]
MOTION BY:	Ben Hershenson, Vice-Chairman
SECOND BY:	Russ Winn, Board Member
AYES:	Benson, Galloway, Gambrell, Hershenson, Winn, Waterhouse
NAYS:	None

VIII. ADJOURNMENT.

There being no further items to discuss, Vice-Chairman Ben Hershenson adjourned the meeting at 10:43 A.M.

Respectfully submitted,

Laurie K. Hamm, Recording Secretary

APPROVED:

BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman

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

PROJECT NAME: ROOFTOP AT RIVERSIDE

TYPE OF CASE: SPECIAL EXCEPTION

CASE NUMBER: SPE21-82680-BOS

HEARING DATE: NOVEMBER 16, 2021

PLANNER: MIKE FIIGON II

REQUEST AND STAFF RECOMMENDATION

A special exception request for a mobile food vendor park on properties in the Downtown District, pursuant to Land Development Code Section 4-868.

Deviations Requested: None

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

I. APPLICATION SUMMARY:

A. Applicant: Rooftop at Riverside, LLC

B. Agent: Phoenix Associates of Florida, Inc., Brian Howell

C. Request: A special exception request for a mobile food vendor park on properties in the Downtown District, pursuant to Land Development Code Section 4-868.

D. Location: 27333 Old 41 Road & 35-47-25-B2-00309.007A (Address Undetermined—Corner Lot); Bonita Springs, Florida 34135

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

Future Land Use: Downtown District

Current Zoning: T5-Core (T5-C)

Current Use: Vacant

F. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: T5-Core, Bar & Cocktail Lounge; Special District—Imperial River District (SD-IRD); Vacant	Downtown District
East: T5-Core; Auto Supply	Downtown District
South: Reynolds Street Right-Of-Way, Civic Open Space (C-OS); Lee County Sherriff's Sub-Station	Downtown District
West: Old 41 Right-of-Way, T5 Core; Retail	Downtown District

II. BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The special exception request is to allow a mobile food vendor park in the T5-Core transect of the Downtown District. Pursuant to Land Development Code (LDC) Section 4-868, a mobile food vendor park can be permitted in the T5 Core through the special exception process.

The City of Bonita Springs is the owner of record for the subject parcels. In concert with the Downtown revitalization efforts, the City issued a Request for Proposal (RFP) to the development community in January of 2020 for several city-owned properties, including the properties subject to this application. The original intent was to have bids due in mid-April, with presentations to Council taking place in late April. Due to the COVID-19 pandemic, the RFP date was extended to May 2020, and a presentation schedule was not definitive, due to issues surrounding in-person meetings and finding a suitable location while City Hall was under renovation. Ultimately, a presentation was made in front of City Council on October 21, 2020, after which time the City entered into a purchase agreement with the Applicant, which would not be finalized until a decision had been made on the Special Exception request.

While the scope of the request is for the mobile food vendor park, the site plan (Attachment A) also includes a 4,946 square foot (sf) two-story bar and restaurant, plus an outdoor dining area, kids play area, and an accessory building for additional storage and public restrooms. The site has been designed to comply with the City's vision outlined in the Comprehensive Plan and effectuated in the form-based code for the Downtown District.

Parking standards for the Downtown District would permit the project to utilize the city-constructed parking spaces that are immediately adjacent to the site on Old 41 and Reynolds Street. However, the Applicant has proposed another seven (7) spaces to be located on the northern portion of the property, along the 20' wide alleyway. A Staff-proposed condition of approval requires the Applicant to coordinate the final design and permitting of these spaces with the City of Bonita Springs Public Works Department. Another part of the overall plan is the provision of an off-site parking area (25 spaces), to be located at 27400 Old 41 Road (the Lemon Tree lot)—a city-owned property. At this time, it is proposed that the City would maintain ownership of the parking lot. LDC Sec. 4-870(i)(5) provides regulations for shared parking lots, including a requirement that the use be located within 800' of the parking area, as measured along the pedestrian circulation route. To this end, the Applicant provided an exhibit that outlines the pedestrian route from the off-site parking area to the mobile food vendor site. The distance is less than

500', which exceeds the code requirement. In accordance with the code, the Applicant is also proposing three times the requirement for bicycle parking (3 spaces are required, 9 are being provided). It is the Staff opinion based on the proposal, there is/will be adequate parking to accommodate proposed mobile vendor park and bar/restaurant building.

The Applicant has also provided architectural elevations and renderings for the site and buildings, provided as Attachment B. The renderings and elevations have been reviewed by the City Architect for compliance with the T5-Core transect. It is the Staff opinion that, if approved, the site should be developed generally consistent with the proposed elevations. A condition of approval (Condition #2) has been provided to this effect.

Special Exception Review Criteria

Per LDC Sec. 4-131, the Zoning Board must consider the following criteria when reviewing a special exception request:

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

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

Criterion A: Where there exists changed or changing conditions that make the approval of the request appropriate

Staff Analysis: The changed condition would be the implementation of a new form-based code specifically for the Downtown District. The overall intent of the code is to provide guidelines for redevelopment of a site based on form, aesthetics, and site design. This represents a shift from a code geared towards addressing specific uses of a site. However, since mobile food vendor parks tend to utilize open space and fewer physical structures, the LDC requires them to obtain a special exception, if proposed in the T5-Core transect of the Downtown District. The proposed project could represent a long-standing City goal of economic redevelopment for Downtown.

Criterion B: The testimony of the Applicant

Staff Analysis: While the testimony is to be considered during the public hearing process, The Applicant has submitted materials to support their position. The application and attendant documentation is provided as part of Attachment C.

Criterion C: The testimony of Staff

Staff Analysis: While the testimony is to be considered during the public hearing process, this staff report and the associated conditions of approval represent the staff position on the request.

Criterion D: The testimony of the public

Staff Analysis: To be considered during the public hearing

Criterion E: Whether the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan

Staff Analysis: The Bonita Plan was amended in 2020 to create Policy 1.1.11 for the Downtown District. A copy of the policy is provided later in this report. It is "...intended to promote the development of a mixed use downtown with a variety of building types and uses that support viable and diverse local business and cultural institutions, walkable and complete streets, predictable standards, business investment, attractive small-town urban character, and context-based development." Staff anticipates this mobile vendor park will create and new food and entertainment destination for the Downtown District. If successful, existing and/or new complimentary uses

may emerge as a result of this synergistic use. As a result it is the Staff opinion the requested project is consistent with this Bonita Plan policy.

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

Staff Analysis: The project will be developed consistent with the standards of the T5-Core transect in the Downtown District, which include setback requirements, height requirements, lot coverage requirements, and the incorporation of façade and frontage elements. For this project, Staff also reviewed the location of the buildings in relation to Old 41, and the siting of the mobile food vendor pads. The code for the Downtown District does not include additional locational or performance standards for mobile food vendor parks. The project is consistent with LDC Sec. 4-2159, where applicable. This section provides general standards for mobile food vendor parks. However, the applicability section for the form-based code for the Downtown District (4-866(d)) contains a statement that where code sections are in regulatory conflict, the form-based code shall prevail. It is the staff opinion that the proposed project is meeting the applicable performance and locational standards.

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

Staff Analysis: There are no environmental sensitivities or natural resources that have been observed on the subject property.

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

Staff Analysis: The project is commercial in nature and meets the standards of the T5-Core transect. Surrounding properties are also within the T5-Core transect, which would permit commercial and/or mixed-use projects designed consistent with the form-based code. The code is intended to provide guidelines for the redevelopment effort, with properties to be redeveloped along similar themes or patterns. Staff has not identified any compatibility issues with the subject application.

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

Staff Analysis: The property is located in a transect that allows a mixture of uses, surrounded by commercial property. Development would be subject to the LDC, the Florida Building Code, ADA requirements and FEMA requirements. The City's Noise Control Ordinance will remain in full force and effect and a condition (Condition 8) is being proposed by Staff to memorialize this fact. It is the Staff opinion the project is consistent with the criterion.

Criterion J: Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter

Staff Analysis: LDC Sec. 4-868 requires a special exception for mobile food vendor parks, if located in the T5 Core of the Downtown District. The Applicant has applied for the required special exception and submitted the necessary attendant documentation for staff review. The documentation is included as part of Attachment C. There are no deviations or variances being sought. As a result, it is the Staff opinion the proposed project is in compliance with the zoning provisions of LDC Chapter 4.

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

Surrounding Zoning

To the north is a 20' wide alleyway, followed by property in the T5-Core transect that is primarily used as a bar, called Chartreuse Craft Cocktail Lounge. To the east is also T5-Core-zoned property that is occupied by Napa Auto Parts. To the south is the Reynolds Street right-of-way, followed by property owned by the City and located in the Civic-Open Space transect and currently utilized as open space and a Lee County Sheriff's Office substation. To the west is the Old 41 right-of-way, followed by more T5-Core property which houses a variety of commercial uses, including a bicycle shop, fishing supply store, and a beauty salon. The surrounding property is primarily commercial in nature and would be afforded a variety of commercial uses. It is the Staff opinion that the proposed mobile food vendor park and restaurant would not have an adverse effect on the surrounding property.

Neighborhood Compatibility

In addition to the immediately-adjacent properties discussed above, the proposed project is located within a block of Riverside Park, which, for many

years has been considered the heart of Downtown Bonita. The Park is owned by the City and houses a variety of highly-attended events, such as Christmas in the Park, Jazz Fest, Art Fest, and Bonita Fest. To the southeast of the property is the new 30,000sf+ Lee County Library, which, among many features, contains meeting rooms that can accommodate up to 109 people. Less than 220' to the north is more property that is owned by the City, located in the SD-IRD (Special District-Imperial River District) Transect, in which the City is currently in negotiations with a local development firm regarding commercial development plans for the property. It is the Staff opinion that a mobile food vendor park and restaurant would be compatible with the neighborhood and would aid in the City's longstanding goal of redeveloping the Downtown District.

Environmental Considerations

The subject properties do not contain environmental sensitivities that would hinder the redevelopment effort. A landscape plan has been provided that demonstrates consistency with open space requirements, general tree requirements, parking area tree requirements, and perimeter buffering standards. The proposed landscape plan is part of the application backup in the packet (Attachment C).

Traffic

The Applicant provided a Traffic Impact Statement (TIS), which was reviewed by the City's traffic engineer. The calculations were based on a 4,000sf+ bar and restaurant building and eight pads for mobile food vendors, which accurately depicts the intended uses of the property. A project is considered to have significant impact if it accounts for 2% or more of a roadway's adopted level of service capacity for that particular roadway link. The analysis shows that Old 41 Road (between East Terry Street and Bonita Beach Road) will be impacted by the project and its associated traffic could account for as much as 4.3% of the total traffic traveling that roadway segment. The roadway segment is constrained, which by definition, means that the roadway cannot/will not be widened due to community scenic, historic, aesthetic, right-of-way, or environmental constraints. Based on Transportation Element Policy 1.1.7. *All development utilizing a constrained roadway shall provide multi-modal or other alternative transportation improvements as set forth in the City's LDC.* The Applicant has accounted for this element of multi-modal transportation by providing on-site bike racks and additional pedestrian connections.

Other segments that were examined were Bonita Beach Road—west of Old 41; Bonita Beach Road—west of Race Track Road; Old 41—north of East Terry Street; Old 41—south of Bonita Beach Road; West Terry Street—east

of US 41; East Terry Street—east of Old 41; and Pennsylvania Avenue—east of Michigan Street. The impacts on these roadway links has been determined to be below the threshold of a significant impact. The TIS is included as part of the application backup in the packet (Attachment C).

Comprehensive Plan Considerations

Policy elements that are applicable to the request are the infrastructure element, the transportation element, and the future land use element.

With regards to the infrastructure element, the properties have access to city water and sewer connections. There is also an existing stormwater permit approved by the South Florida Water Management District (SFWMD) which covers this portion of the Downtown District. A ledger is maintained and updated every time a project is issued a local development order (site plan approval). The permit will be modified to accommodate the proposed project. The requested use of a mobile food vendor park is consistent with the infrastructure element.

Regarding the transportation element, as explained earlier in this report, the project is deemed to have a significant impact on the roadway link of Old 41 between East Terry Street and Bonita Beach Road. Based on Transportation Element Policy 1.1.7. *All development utilizing a constrained roadway shall provide multi-modal or other alternative transportation improvements as set forth in the City's LDC.* The project is accounting for multi-modal transportation and will provide on-site bike racks and additional pedestrian connections. The requested use of a mobile food vendor park is consistent with the transportation element.

Regarding the future land use element, the subject property is located within the Downtown District future land use category according to the Future Land Use Map of the City's Comprehensive Plan. The Downtown District category is described in **Policy 1.1.11** as:

Policy 1.1.11: Downtown District: *The City shall adopt the Downtown District Map and re- designate the area previously known as the "Old 41" Town Center Mixed-Use Redevelopment Overlay Area to hereinafter known as the "Downtown District." The Downtown District Map, Figure 2, reflects the boundaries generally located from Tropical Drive to Bonita Beach Road between Tennessee Street/Williams Road and Dortch Avenue. The Downtown District is intended to promote the development of a mixed use downtown with a variety of building types and uses that support viable and*

diverse local business and cultural institutions, walkable and complete streets, predictable standards, business investment, attractive small-town urban character, and context-based development. To implement this vision, the City of Bonita Springs will adopt a Form-Based Code into the City's LDC. Permitted uses are specified in the Downtown District Plan as set forth in the City's Land Development Code (LDC).

a. The permitted form and land uses in the Downtown District are designated by the Downtown Plan as set forth in the City's LDC and that described in the Terry Street Subdistrict.

b. The following requirements shall apply to the Downtown District:

- 1. Density. The maximum density within the Downtown District is limited to 20 du/acre. The City of Bonita Springs Downtown Plan in the City's LDC provides additional specificity on densities. The maximum density set forth in Policy 1.1.11.b.1 is not applicable to the Terry Street Subdistrict. The maximum densities allowable within the Terry Street Subdistrict are identified in Policy 1.1.11.b.5.*
- 2. To encourage vertical mixed-use, when residential and commercial uses are contained within one building, the City will exclude commercial square footage when determining the number of residential units otherwise allowable. This provision is not applicable to properties located within the Terry Street Subdistrict. Mixed-use developments are intended to permit a mix of residential uses, not to exceed 20 units per acre, with commercial, light industrial and public and semi- public uses to provide live-work opportunities for residents within the area. Such uses shall accommodate retail or commercial uses and residential units in the same building. The appropriate form in mixed use areas shall comply with the standards set forth in the City's LDC.*
- 3. Maximum allowable height of structures shall be 65 feet as measured from 12 inches above the crown of the frontage road.*
- 4. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

5. *Terry Street Subdistrict. The boundary of the Terry Street Subdistrict is that portion of the Town Center area bounded on the south by Goodwin Street and Baxter Avenue and west of Leitner Creek. The purpose of the Terry Street Subdistrict is to encourage development or redevelopment which blends densities, intensities, and uses. Such redevelopment shall be pursuant to a unified planned zoning district for a mixed use planned development.*
- a. A proposed mixed use development must be submitted and reviewed under a unified planned development rezoning application, and the boundary for such proposed development must be contiguous, excluding any separation by a public right-of-way, and shall be located completely within the Terry Street Subdistrict.*
 - b. The maximum density of the planned development shall be 20 units to the acre. The total acreage of the proposed mixed use development may be utilized for the purpose of calculating gross residential density. Allowable density shall be determined on a case-by-case basis subject to compatibility with surrounding properties and appropriate transition to lands located outside of the Terry Street Subdistrict. The maximum density shall not be increased pursuant to a conversion of commercial floor area and/or any density bonus provisions, including, but not limited to, an affordable housing density bonus.*
 - c. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 0.5. The total acreage of the proposed mixed use development may be utilized for the purpose of calculating commercial FAR.*
 - d. Maximum allowable height of structures shall be limited to 55 feet. Allowable height shall be determined on a case-by-case basis subject to compatibility with surrounding properties and appropriate transition to lands located outside of the Terry Street Subdistrict. For the purposes of this Subdistrict, height shall be measured as the vertical*

distance from 18" above the adjacent roadway to the eave line of the building.

The requested use of a mobile food vendor park is consistent with the Downtown District future land use category.

Findings & Conclusion

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

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

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

III. RECOMMENDATION:

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

1. The special exception will be valid for this Applicant only.
2. The site shall be generally consistent with the attached site plan (Attachment A), and the attached architectural plans (Attachment B).
3. A maintenance plan for food trucks entering and exiting the site shall be provided at time of Local Development Order submittal and be part of the ultimate approved set of plans.
4. Signage, striping, and curb cuts for the proposed parking on the north and its effect on the alleyway must be coordinated, processed, and permitted through a separate permit with the City of Bonita Springs Public Works Department.
5. A lot combination or unity of title application must be submitted by the Applicant and approved by Staff prior to the issuance of a local development order.
6. A lighting plan must be submitted at time of local development in accordance with LDC Chapter 3, and must be designed and installed in a way that is consistent with lumen standards and also in a way that does not cause nuisance glare onto surrounding property.
7. The proposed off-site parking lot improvements must be completed prior to the issuance of a certificate of occupancy and include a minimum of 25 parking spaces. Any proposed or improved curb cuts or access points on to city-maintained roads shall be coordinated, processed, permitted, and inspected through the City of Bonita Springs Public Works Department.
8. The City of Bonita Springs Noise Control Ordinance remains in effect in its entirety.
9. Additional information or changes to the plan not covered by this approval may require additional approvals, such as approval for indoor/outdoor alcohol consumption. Such approvals will follow the processes outlined in the Land Development Code.
10. Unless modified by this approval, the property shall be developed consistent with the regulations of the Land Development Code and the T5-Core transect of the Downtown District

SUBJECT PROPERTY

The Applicant indicates the STRAP numbers are: 35-47-25-B2-00309.007A & 35-47-25-B2-00309.007B

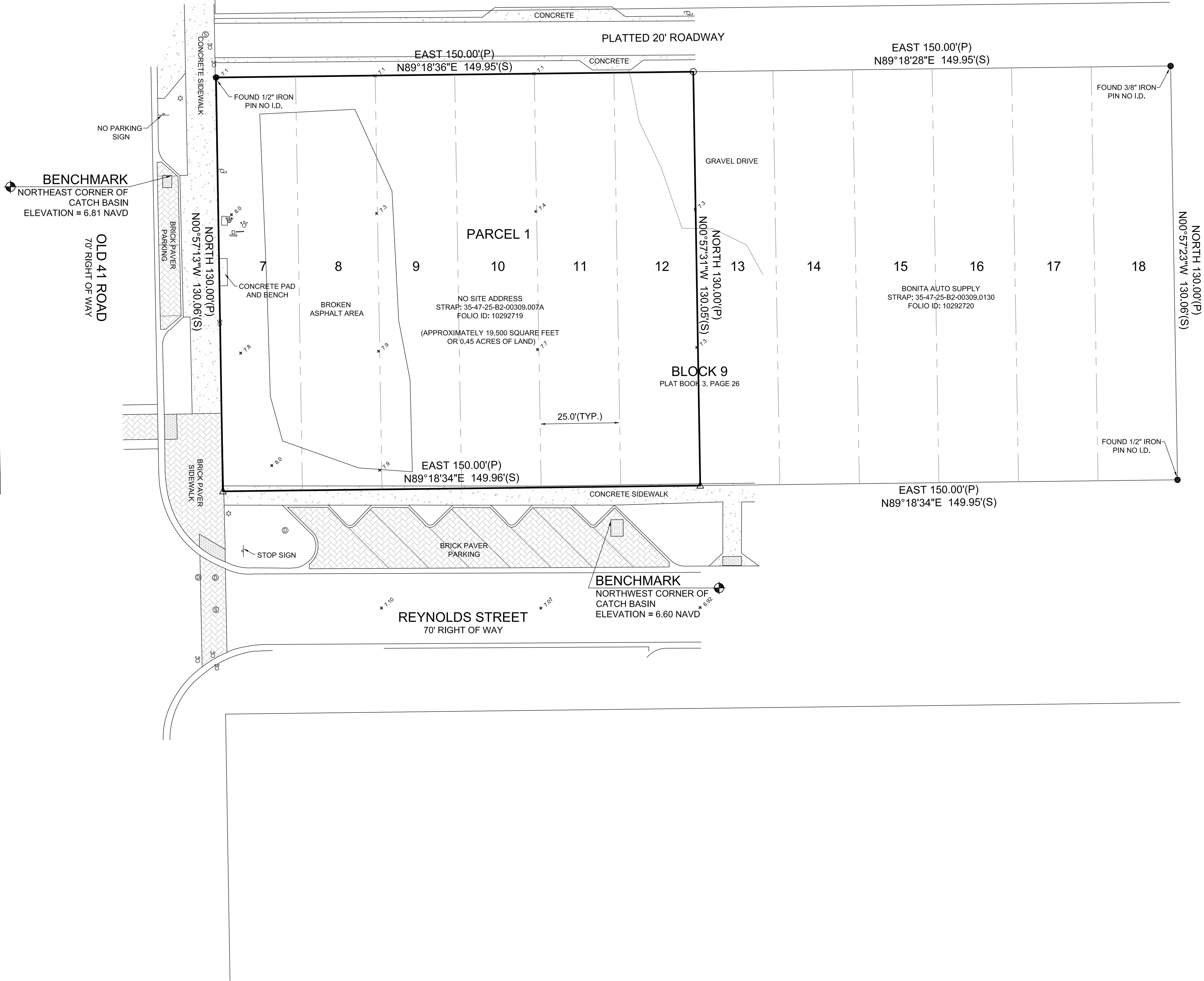
EXHIBITS

- A. Sketch and Legal Description of the Subject Property

ATTACHMENTS

- A. Proposed Site Plan
- B. Proposed Architectural Plan
- C. Application Backup

EXHIBIT A



SCALE: 1" = 20'

LEGEND
 (P) = PLAT DATA
 (S) = SURVEY DATA
 OHU = OVERHEAD UTILITY LINE
 Ⓢ = STORM SEWER MANHOLE
 Ⓢ = SANITARY SEWER MANHOLE
 Ⓢ = LIGHT POLE
 Ⓢ = WOOD POWER POLE
 Ⓢ = CLEANOUT
 Ⓢ = BURIED FIBER OPTIC MARKER
 Ⓢ = 2" PVC PIPE
 Ⓢ = WATER METER

- GENERAL NOTES**
1. ● = FOUND 5/8" IRON PIN AS NOTED.
 2. △ = SET PK NAIL AND DISC STAMPED CEC LB 2464.
 3. ○ = SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464.
 4. BEARINGS BASED ON A GRID BEARING OF N00°57'13"W ON THE EAST RIGHT OF WAY LINE OF OLD 41 ROAD.
 5. DESCRIBED PROPERTY LIES IN FLOOD ZONE AE, ELEVATION 10.0 PER F.I.R.M. COMMUNITY PANEL NO. 1206807 MAP NO. 12071C 0659F DATED AUGUST 28, 2008.
 6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88).
 7. ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 8. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.
 9. TITLE COMMITMENT NO. 21013871 C.J3 SUPPLIED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE FEBRUARY 11, 2021, WAS REVIEWED BY THE UNDERSIGNED SURVEYOR.

LEGAL DESCRIPTION

PARCEL 1:
 LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

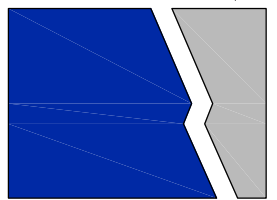
FOR THE BENEFIT OF
 ROOFTOP AT RIVERSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 COLEMAN, YOVANOVICH & KOESTER, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY

COASTAL ENGINEERING CONSULTANTS, INC.
 FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING, VP
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5295
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 DATE OF FIELD SURVEY: 02/03/21
 DATE OF SIGNATURE:

COASTAL ENGINEERING CONSULTANTS INC. A CECI GROUP COMPANY Serving Florida Since 1977 28421 BONITA CROSSINGS BOULEVARD BONITA SPRINGS, FLORIDA 34135	CLIENT: CECI GROUP SERVICES COASTAL AND MARINE ENGINEERING ENVIRONMENTAL AND GEOLOGICAL SERVICES LAND AND MARINE SURVEY AND MAPPING	DATE: 02/09/21 SCALE: 1" = 20'		DRAWN: MMW F.B.		CHECKED: RJE PG. 48		SEC. 25E 47S 35 TWP.		ACAD NO. 21,034		REF. NO. 21,034		NO. 21,034		BY		DATE		REVISION DESCRIPTION	
		TITLE:		ROOFTOP AT RIVERSIDE, LLC		BOUNDARY SURVEY		OF LOTS 7, 8, 9, 10, 11		AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO PLAT THEREOF		AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS		OF LEE COUNTY, FLORIDA.							



SHEET 1 OF 1
 FILE NO.: 21.034

EXHIBIT A CONTINUED

LEGAL DESCRIPTION

Strap No.: 35-47-25-B2-00309.007A

Strap No.: 35-47-25-B2-00309.007B

LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ADJACENT PROPERTY

USE: COMMERCIAL (DEVELOPED)
ZONING: T5-CORE
STRAP: 35-47-25-B2-00309.0040
OWNER: STILL BLESSED, LLC
ADDRESS: 27313 OLD 41 ROAD
BONITA SPRINGS, FL 34135

SITE INFORMATION	
STRAP NO:	35-47-25-B2-00309 007A & 35-47-25-B2-00309 007B
ADDRESS:	27333 OLD 41 ROAD, BONITA SPRINGS, FLORIDA 34135
LEGAL DESCRIPTION:	LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SUBJECT PROPERTY: T5-CORE
ADJACENT PROPERTIES: NORTH - 20' ALLEY THEN T5-CORE SOUTH - 70' R.O.W. (REYNOLDS ST.) THEN C-OS EAST - T5-CORE WEST - 70' R.O.W. (OLD 41 RD) THEN T5-CORE
PER ORDINANCE 2020-10, THE PROPOSED DEVELOPMENT MEETS THE PROPERTY DEVELOPMENT REGULATIONS OF LOT AREA AND DIMENSIONS, SETBACKS, BUILDING HEIGHT AND LOT COVERAGE.

LAND USE			
	SQ. FEET	ACRES	PERCENTAGE
TOTAL AREA	19,503	0.45	100.0
BUILDING ROOF AREA	3,668	0.08	18.8
IMPERVIOUS	5,546	0.13	28.4
PERVIOUS	10,289	0.24	52.8

RESTAURANT / BAR = 3 SPACES PER 1,000 SF
MOBILE FOOD VENDOR = 3 SPACES PER MOBILE FOOD VENDOR
OUTDOOR DINING = 1 SPACES PER 15 SEATS

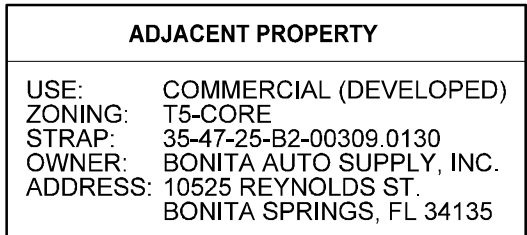
RESTAURANT / BAR = 5,386 SF ÷ 1,000 SF x 3 = 16.2 SPACES
MOBILE FOOD VENDOR = 8 TRUCKS x 3 = 24 SPACES
OUTDOOR DINING = 24 SEATS ÷ 15 = 1.6 SPACES

PARKING SPACES PROVIDED:
 (7) PARKING SPACES ON-SITE (PROPOSED)
 (2) PARKING SPACES ON OLD 41 ROAD (EXISTING)
 (8) PARKING SPACES ON REYNOLDS STREET (EXISTING)
 (25) PARKING SPACES ON 27400 OLD 41 ROAD (PROPOSED)

PER LDC SECTION 4-1692 A LOADING AREA IS NOT REQUIRED:
 - DELIVERIES TO BE RECEIVED VIA SMALL PANEL TRUCKS
 - DELIVERIES TO BE RECEIVED BEFORE NORMAL HOURS OPEN TO THE PUBLIC
 - NO DELIVERY TRUCK TO REMAIN IN THE PARKING LOT FOR MORE THAN 4 HRS
 - DELIVERIES WILL NOT INTERFERE WITH NORMAL PEDESTRIAN OR VEHICULAR MOVEMENTS.
 - DELIVERIES TO BE MADE ALONG REYNOLDS STREET.

PER SPWMD ERP NO. 36-08458-P. THE PROPERTY OWNERS WITHIN THE REDEVELOPMENT BOUNDARY WILL NOT BE REQUIRED TO SEPARATELY MEET ALL STORMWATER QUALITY AND QUANTITY PERFORMANCE STANDARDS. INSTEAD, THE APPLICANT'S HANDBOOK, VOLUME II, INSTEAD, THEY WILL RELY ON THE CITY'S STORMWATER MANAGEMENT SYSTEM.

THE PROPERTY OWNERS WILL BE ELIGIBLE TO RECEIVE A GENERAL PERMIT AS LONG AS THE PERMIT CANNOT CAUSE OR CONTRIBUTE TO THE NEW DEVELOPMENT DOES NOT INCREASE POST DEVELOPMENT LOADINGS OF NITROGEN OR PHOSPHORUS, OR 2) THEY CAN UTILIZE THE CITY OF BONITA SPRINGS LEDGER TO DEMONSTRATE THAT THE NUTRIENTS REDUCED BY THE PROPOSED DEVELOPMENT ARE LESS THAN THE NUTRIENT CREDITS FOR NUTRIENT REMOVAL FOR THE PROPOSED REDEVELOPMENT.



RIGHT-OF-WAY NOTE:
ANY WORK WITHIN CITY MAINTAINED
R.O.W.'S WILL REQUIRE PERMITTING
AND APPROVAL BY THE PUBLIC WORKS
DEPARTMENT

REYNOLDS STREET
70'-0" PUBLIC RIGHT-OF-WAY

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AND SEALED BY DALE S. MOSHER, P.E.
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PROJECT PHASE

PHOENIX

**ASSOCIATES OF
FLORIDA**

13180 LIVINGSTON ROAD | SUITE 204 | NAPLES, FLORIDA 34109
PH (239) 366-9111 FX (239) 366-2637 | WWW.PHOENIXASSOCIATES.COM

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BUILDING CODE: MOST RECENT ADOPTED EDITION.

CERTIFICATE OF AUTHORIZATION #ACA20201007

PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE :
SE DOCUMENTS
COMPLETED BY: C.L.
REVIEWED BY: D.S.M.

REVISIONS

SHEET TITLE

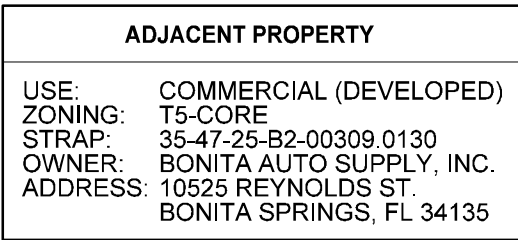
SITE DEVELOPMENT PLAN

DATE 09/07/2021

SHEET NUMBER

SDP-1

ADJACENT PROPERTY	
USE:	COMMERCIAL (DEVELOPED)
ZONING:	T5-CORE
STRAP:	35-47-25-B2-00309.0040
OWNER:	STILL BLESSED, LLC
ADDRESS:	27313 OLD 41 ROAD BONITA SPRINGS, FL 34135



RIGHT-OF-WAY NOTE:
ANY WORK WITHIN CITY MAINTAINED
R.O.W.'S WILL REQUIRE PERMITTING
AND APPROVAL BY THE PUBLIC WORKS
DEPARTMENT

REYNOLDS STREET
70'-0" PUBLIC RIGHT-OF-WAY

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PROJECT PHASE

The logo for Phoenix Associates of Florida, Inc. features the word "PHOENIX" in a large, bold, black serif font. To its right, the words "ASSOCIATES OF" are written in a smaller, black, sans-serif font, stacked vertically. Below "ASSOCIATES OF" is a large, empty rectangular box with a thin black border. To the right of this box, the word "FLORIDA" is written in a large, bold, black serif font. Below "FLORIDA" is the company's address: "13180 LIVINGSTON ROAD | SUITE 204 | NAPLES, FLORIDA 34109". At the bottom of the logo area, the phone number "PH (239) 598-9111" and fax number "FAX (239) 596-2637" are listed, followed by the website "WWW.PHOENIXASSOCIATES.COM".

PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE :
SE DOCUMENTS
COMPLETED BY: C.L.

REVIEWED BY: D.S.M.

REVISIONS

SHEET TITLE

SITE DEVELOPMENT PLAN 2ND FLOOR BAR

DATE 09/07/2021

SHEET NUMBER

SDP-2

PENNSYLVANIA AVENUE

CHILDERS STREET

15' ALLEY

OLD 41 ROAD
70'-0" PUBLIC RIGHT-OF-WAY

100'

23' WIDE TWO-WAY TRAFFIC

18' x 8.5' REGULAR SPACES

18' x 12' HC SPACES W/ 5' WALK

15' x 8' COMPACT SPACES (36% OF SPACES)

16

9

SDP-3



ATTACHMENT A CONTINUED

WILSON STREET

20' ALLEY

ROOFTOP
AT
RIVERSIDE

REYNOLDS STREET

OLD 41 ROAD

FELTS AVENUE

PENNSYLVANIA AVENUE

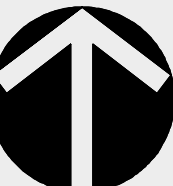
OLD 41 ROAD

CHILDERS STREET

FELTS AVENUE

27400 OLD 41 ROAD
PARKING LOT

PROJECT NORTH



0 40' 80'
SCALE: 1" = 40'-0"

LICENSED PROFESSIONAL

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PROJECT PHASE

ATTACHMENT
A CONTINUED

PHOENIX
ASSOCIATES OF
FLORIDA

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PH (239) 559-9111 | FAX (239) 559-4537 | WWW.PHOENIXASSOCIATES.COM
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CONSTRUCTION AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA
BUILDING CODE, MOST RECENT ADOPTED EDITION.
CERTIFICATE OF AUTHORIZATION: 04-00000797

PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE :
SE DOCUMENTS
COMPLETED BY: CL
REVIEWED BY: DSM

REVISIONS

SHEET TITLE

PEDESTRIAN PATHWAY

DATE 09/07/2021

SHEET NUMBER

SDP-4

THE ROOFTOP AT RIVERSIDE

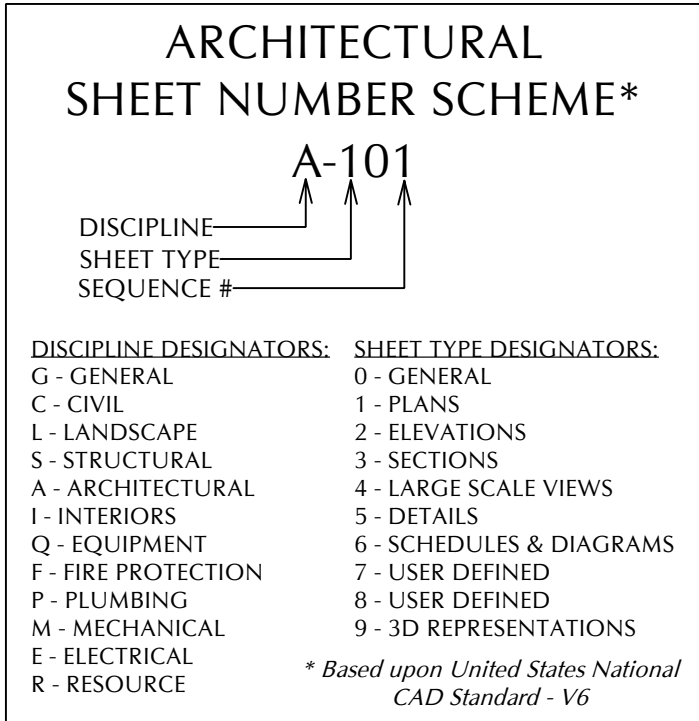


NW PERSPECTIVE
Scale: NTS

INDEX OF DRAWINGS	
Sheet	Title
G-001	COVER SHEET & DATA
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	ROOF PLAN
A-201	FRONT & LEFT EXTERIOR ELEVATIONS - OPEN
A-202	FRONT & LEFT EXTERIOR ELEVATIONS - CLOSED
A-203	REAR & RIGHT EXTERIOR ELEVATIONS - OPEN
A-204	REAR & RIGHT EXTERIOR ELEVATIONS - CLOSED
A-301	CROSS SECTIONS
I-101	1ST FLOOR SEATING LAYOUT PLAN W/AC LIVING AREA
I-102	2ND FLOOR SEATING LAYOUT PLAN W/AC LIVING AREA
AS-101	ACCESSORY STRUCTURES

APPLICABLE CODES
ALL WORK SHALL CONFORM TO THE FOLLOWING
CODES, LAWS AND LOCAL ENACTMENT ORDINANCES:

- > FLORIDA FIRE PREVENTION CODE - 7TH EDITION
- > FLORIDA BUILDING CODE - 7TH EDITION
- > FLORIDA BUILDING CODE - PLUMBING - 7TH EDITION
- > FLORIDA BUILDING CODE - MECHANICAL - 7TH EDITION
- > NATIONAL ELECTRIC CODE (NFPA 70) - 2017 EDITION
- > FLORIDA BUILDING CODE - ACCESSIBILITY - 7TH EDITION
- > FLORIDA ADMINISTRATIVE CODE - CURRENT EDITION
- > FLORIDA STATUTES - CURRENT EDITION
- > CITY OF BONITA SPRINGS CODE OF ORDINANCES
- > CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE



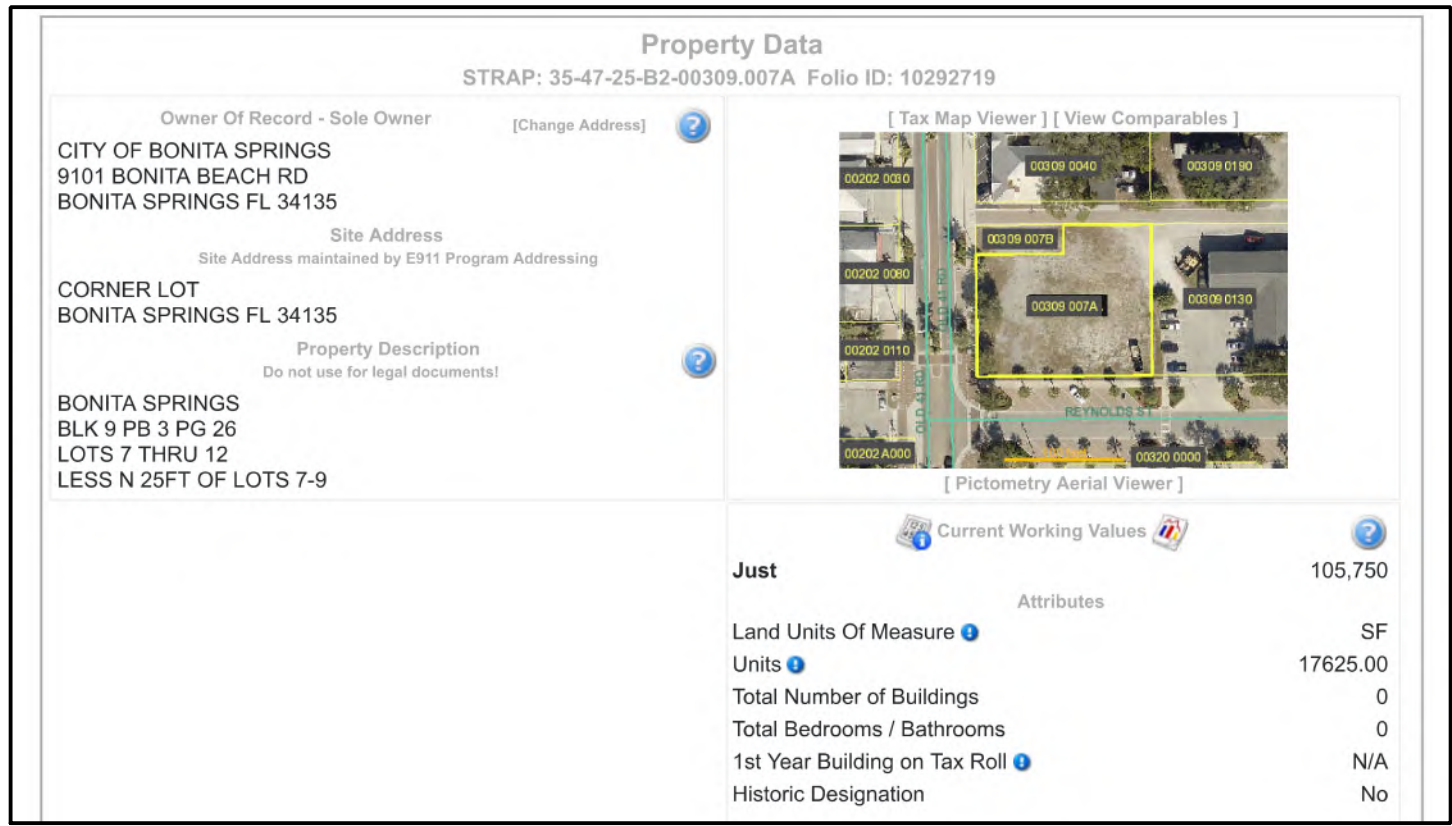
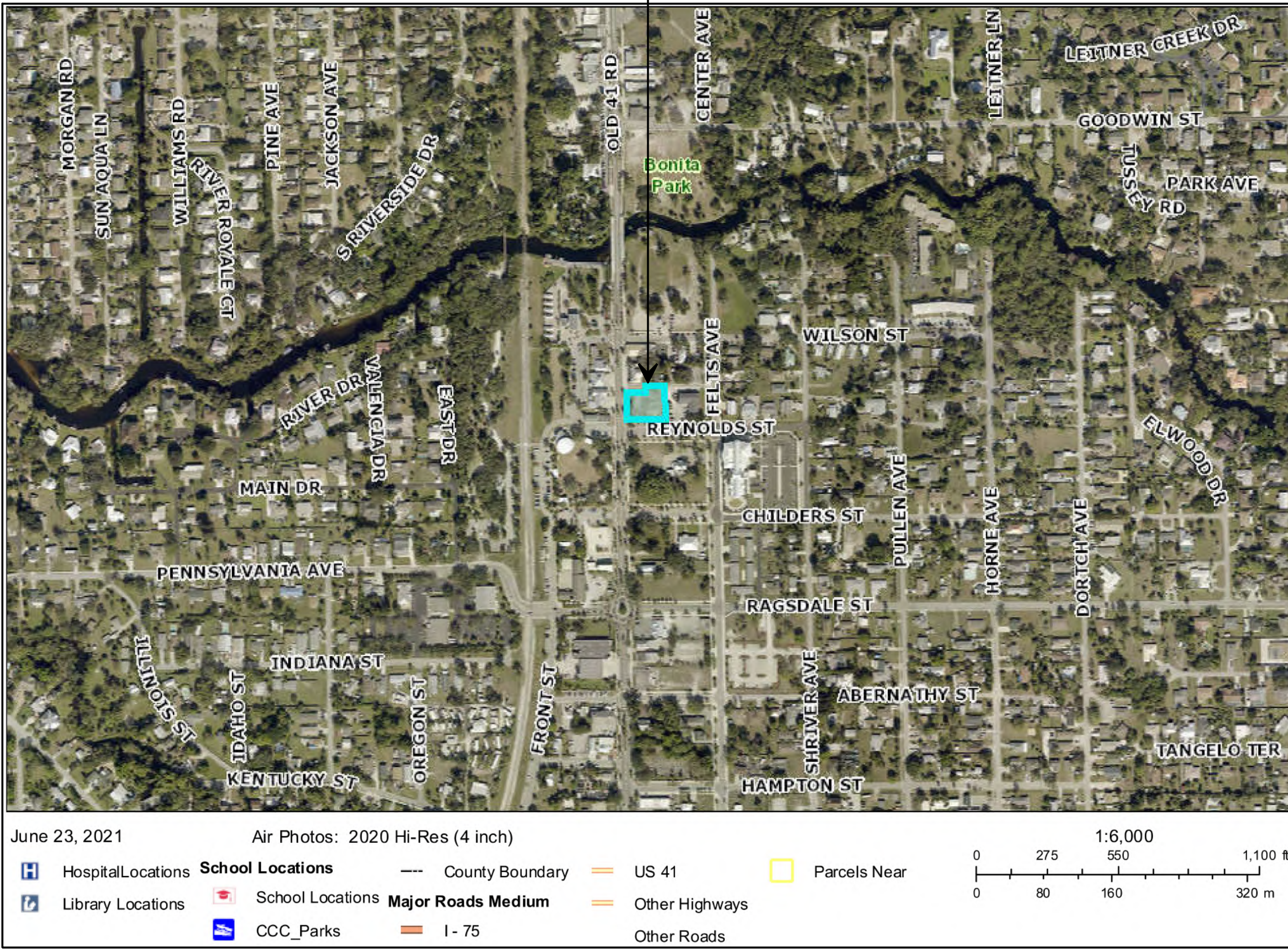
GENERAL NOTES
THIS PROJECT LIES WITHIN THE CITY OF BONITA SPRINGS OLD US 41
REDEVELOPMENT CORRIDOR WITH COTTAGE COMMERCIAL PLANNING
AND DEVELOPMENT INTENT. DESIGN HAS EVOLVED IN DEFERENCE TO THE
BONITA SPRINGS LAND DEVELOPMENT CODE, SPECIFICALLY CHAPTER 3
DEVELOPMENT STANDARDS AND CHAPTER 4 ZONING. IN ADDITION THIS
PROJECT IS LOCATED WITH THE AREA DESIGNATED T5-CORE ON THE
DISTRICT V, DIVISION 11, SECTION 4-866 MAP(S).

SECTION 302 < > FLORIDA BUILDING CODE 7TH EDITION			
USE AND OCCUPANCY CLASSIFICATION			
OCCUPANCY:	ASSEMBLY A-2	MIXED OCCUPANCY?	NO
CODE DESCRIPTION:	FOOD & DRINK CONSUMPTION		
OCCUPANCY DESCRIPTION(S):	ROOFTOP AT RIVERSIDE - FOOD TRUCK COURT DINING BAR		
OCCUPANCY SEPARATION RATING PROVIDED:	SINGLE OCCUPANCY CLASS - SEPARATED PER 508.4		

TABLES 504.3, 504.4 & 506.2 < > FLORIDA BUILDING CODE 7TH EDITION			
ALLOWABLE HEIGHTS, STORIES AND BUILDING AREAS			
CONSTRUCTION TYPE:	TYPE II-B NON-COMBUSTIBLE NON-RATED		
FIRE SPRINKLER SYSTEM?:	YES, PER NFPA 13	FIRE ALARM SYSTEM?:	YES, PER NFPA 72
FIRE SPRINKLER STATUS - FOR HEIGHT & STORIES	S	SPRINKLERED	
FIRE SPRINKLER STATUS - FOR AREA	SM	FSPK > 1 STORY	
	PROPOSED	FBC ALLOWABLE*	
HEIGHT (MEAN)	33.52 FT.	75 FT.	
STORIES	2	3	
SQUARE FOOTAGE PER FLOOR (MAXIMUM)	3,786	28,500	
TOTAL SQUARE FOOTAGE UNDER ROOF:	7,388	85,500	

GENERAL	
WIND ZONE	159 MPH (Interpolated per ATC Hazards by Location); Risk Category 2, Exposure B; Enclosed
PLANNING ZONE	T5-CORE COMMERCIAL - OLD 41 REDEVELOPMENT CORRIDOR
FLOOD ZONE	REQ. FEMA ELEVATION = 11.0' NAVD
AVG. CROWN OF ROAD	+/-7.8' NAVD 88
FINISHED FLOOR ELEV.	7.8' NAVD 88

PROJECT



LEE GIS PROPERTY REPORT

FLORIDA BUILDING CODE ANALYSIS

GIS PROPERTY LOCATION AERIAL

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX

FLORIDA

13180 LIVINGSTON ROAD / SUITE 204 | NAYLES, FLORIDA 34109
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REGISTERED PROFESSIONAL ARCHITECTS AND ENGINEERS
PHOENIX ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER
OF FLORIDA. INC. WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER ALL DIMENSIONS
NOTED OTHERWISE. ANY VARIATIONS OR DISCREPANCIES FROM THE
ASSOCIATE OF FLORIDA, INC. SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS OR DISCREPANCIES FROM THE
DIMENSIONS, ACCORDANCE WITH THE FLORIDA BUILDING CODE, MOST RECENT ADOPTED EDITION.
CERTIFICATE OF AUTHORIZATION #AC0007607

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

SHEET TITLE

COVER SHEET & DATA

ATTACHMENT

B

DATE 9/7/2021

SHEET NUMBER

G-001

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PH 2331 936-9111 | FX 2331 596-2637 | WWW.PHOENIX-ASSOCIATES.COM

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

△ REVISIONS

SHEET TITLE

2ND FLOOR PLAN

DATE 9/7/2021

SHEET NUMBER

A-102

2ND FLOOR PLAN

Scale: 1/4" = 1'-0"

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
ASSOCIATES OF
FLORIDA
13180 LIVINGSTON ROAD | SUITE 204 | NAPLES, FLORIDA 34109
(239) 596-9111 | FX (239) 596-2637 | WWW.PHOENIX-ASSOCIATES.COM

PH 2331 396-9111 | FX 2331 569-2637 | WWW.PHOENIX-ASSOCIATES.COM

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

△ REVISIONS



1

SHEET TITLE

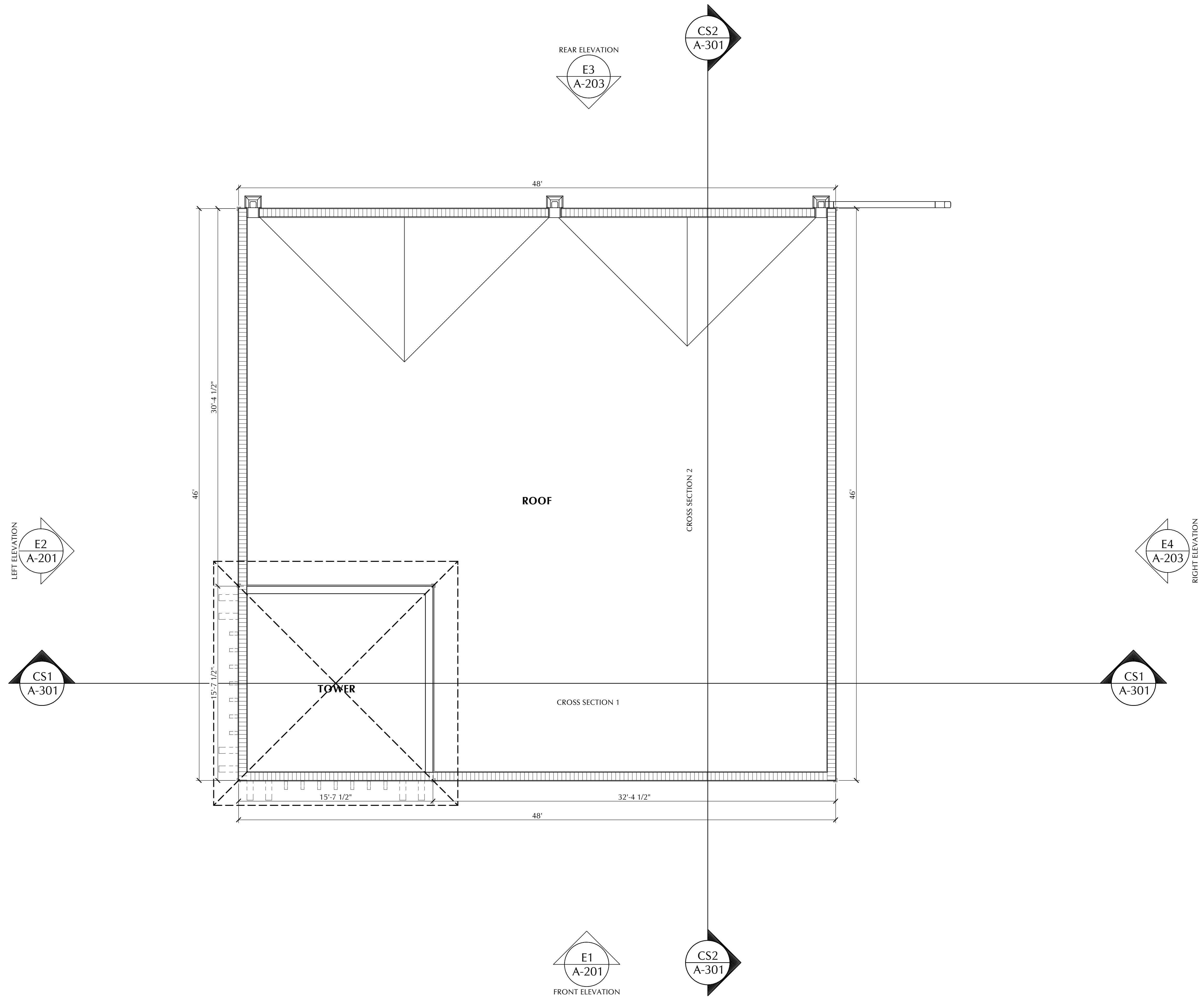
ROOF PLAN

DATE 9/7/2021

SHEET NUMBER

A-103

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



ROOF PLAN
Scale: 1/4" = 1'-0"

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



E1 - FRONT (WEST) ELEVATION
Scale: 1/4" = 1'-0"

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, C (2) - PRIMARY FAÇADE STANDARDS					
PRIMARY FAÇADES THIS PROJECT: ALL FAÇADES ARE PRIMARY.					
SECONDARY FAÇADES THIS PROJECT:					
MUST SELECT 2 OF THE 3 FEATURES BELOW					
FAÇADE COMPLIES	PRIMARY FAÇADE	a.1&2. 30% WINDOW COVERAGE OF FAÇADE			
		FAÇADE FACE	SQ FT OF REQUIRED SQ FT OF GLASS / TRELLIS	GLASS	TRELLIS
X	NORTH	1,306	392	225	216
X	SOUTH	1,306	392	447	
X	EAST	1,528	458	488	
X	WEST	1,528	458	638	
FAÇADE COMPLIES	PRIMARY FAÇADE	b. COVERED ENTRIES MIN. 8' HORIZ.; MIN. AREA 128 FT. ²			
		FAÇADE FACE	SQ FT OF REQUIRED LENGTH & SQ FT	LENGTH	SF
X	NORTH	1,306	8' X 128 SF	55.0 FT.	550
X	SOUTH	1,306	8' X 128 SF	55.0 FT.	348
DEVIATION REQUESTED	EAST	1,528	8' X 128 SF	8.0 FT.	48
X	WEST	1,528	8' X 128 SF	66.3 FT.	597
FAÇADE COMPLIES	PRIMARY FAÇADE	c. 8 FT. ARCADE WALKWAY W/ 60% MIN. COVERAGE OF FAÇADE LENGTH			
		FAÇADE FACE	LINEAL FT. OF REQUIRED LINEAL FT. OF ARCADE (60%)	PROVIDED LINEAL FT.	
X	NORTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
X	SOUTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
DEVIATION REQUESTED	EAST	60.0 L.F.	36.0 L.F.	0.0 L.F.	
X	WEST	60.0 L.F.	36.0 L.F.	79.0 L.F.	

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATIONS;	
X	III. COVERED VERANDAS, PORCH OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT FIBER BOARD OR CEMENT PLASTER (STUCCO);	
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SHARPE ROOF FORMS, I.E.G., HIP, GABLE, OR SHED;	
X	IX. EXPOSED RAFTER TAILS;	
X	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT FIBER BOARD OR CEMENT PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATIONS;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
X	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12" 0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE SCALE SYSTEM;	
X	II. GLAZED RAILS AND HANDRAILS WITH STYLIZED BALLUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
X	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
X	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
X	d. TWO (2) ACENT TREES BEYOND MIN. REQ. ALONG FRONT FAÇADE	



E2 - LEFT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
ASSOCIATES OF
FLORIDA

13180 LIVINGSTON ROAD / SUITE 204 | NAYLES, FLORIDA 34109
PH (239) 596-9111 | FX (239) 596-2037 | WWW.PHOENIXASSOCIATES.COM
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USED IN THESE PLANS, SPECIFICATIONS, AND DETAILS. THESE PLANS AND DETAILS ARE NOT TO BE
REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION FROM PHOENIX ASSOCIATES
OF FLORIDA, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER ANY DIMENSIONS
SHOWN ON THESE DRAWINGS. IN THE EVENT OF A DISCREPANCY BETWEEN THE DIMENSIONS SHOWN ON
ASSOCIATES OF FLORIDA, INC. SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS OR DISCREPANCIES FROM THE
DIMENSIONS, ACCORDANCE WITH THE FLORIDA BUILDING CODE, MOST RECENT ADOPTED EDITION.
CERTIFICATE OF AUTHORIZATION #CA0007007

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

FRONT & LEFT
EXTERIOR ELEVATIONS
- OPEN

DATE 9/7/2021

SHEET NUMBER

A-201



BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (-OLD FLORIDA) BUILDING DESIGN STANDARDS			
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FACADES)		EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;		
X	II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS;		
X	III. COVERED VERANDAS, PORCH, OR COLONNADES AT PUBLIC ENTRANCES;		
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2' 6";		
X	V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;		
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO);		
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;		
X	VIII. SIMPLE ROOF FORMS, E.G., HIP, GABLE, OR SHED;		
	IX. EXPOSED RAFTER TAILS;		
	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;		
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;		
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE;		
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.		
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FACADES)		EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;		
X	II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS;		
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2' 6";		
X	IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;		
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE;		
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.		
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)		EXPLANATION
	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12" 0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE-SCALE SYSTEM;		
	II. GUARDRAILS AND HANDRAILS WITH STYLIZED BALUSTERS AT ENTRANCE AREAS;		
X	III. PERGOLAS;		
X	IV. AWNINGS, FABRIC OR METAL COVERING;		
	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED.		
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS			
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:			
DESIGN FEATURE PROVIDED	DESIGN FEATURE		EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING		
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS		
	c. WATER ELEMENT - MIN. 100 SQ FT AREA		
	d. TWO 18" ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FACADE		



SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



E3 - REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0"



E4 - RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, C (2) - PRIMARY FAÇADE STANDARDS					
PRIMARY FAÇADES THIS PROJECT: ALL FAÇADES ARE PRIMARY.					
SECONDARY FAÇADES THIS PROJECT:					
MUST SELECT 2 OF THE 3 FEATURES BELOW					
FAÇADE COMPLIES	a.1&2. 30% WINDOW COVERAGE OF FAÇADE				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED SQ FT OF GLASS / TRELLIS	GLASS	TRELLIS
X	NORTH	1,306	392	225	216
X	SOUTH	1,306	392	447	
X	EAST	1,528	458	488	
X	WEST	1,528	458	638	
	b. COVERED ENTRIES MIN. 8' HORIZ.; MIN. AREA 128 FT. ²				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LENGTH & SQ FT	LENGTH	SF
X	NORTH	1,306	8' X 128 SF	55.0 FT.	550
X	SOUTH	1,306	8' X 128 SF	55.0 FT.	348
DEVIATION REQUESTED	EAST	1,528	8' X 128 SF	8.0 FT.	48
X	WEST	1,528	8' X 128 SF	66.3 FT.	597
	c. 8 FT. ARCADE WALKWAY W/60% MIN. COVERAGE OF FAÇADE LENGTH				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LINEAL FT. OF ARCADE (60%)	PROVIDED LINEAL FT.	
X	NORTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
X	SOUTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
DEVIATION REQUESTED	EAST	60.0 L.F.	36.0 L.F.	0.0 L.F.	
X	WEST	60.0 L.F.	36.0 L.F.	79.0 L.F.	

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATION;	
X	III. COVERED VERANDAS, PORCH OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO);	
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SHAPED ROOF FORMS, I.E., HIP, GABLE, OR SHED;	
X	IX. EXPOSED RAFTER TAILS;	
X	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATION;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
X	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12'-0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE SCALE SYSTEM;	
X	II. GLAZED RAILS AND HANDRAILS WITH STYLIZED BALLUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
X	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
X	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
X	d. TWO 18" ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FAÇADE	

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
ASSOCIATES OF
FLORIDA

13180 LIVINGSTON ROAD / SUITE 204 | NAPLES, FLORIDA 34109
PH (239) 596-9111 | FX (239) 596-2637 | WWW.PHOENIXASSOCIATES.COM
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PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

REAR & RIGHT
EXTERIOR ELEVATIONS
- OPEN

DATE 9/7/2021

SHEET NUMBER

A-203



E3 - REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0"



E4 - RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, C (2) - PRIMARY FACADE STANDARDS					
PRIMARY FAÇADES THIS PROJECT: ALL FAÇADES ARE PRIMARY.					
SECONDARY FAÇADES THIS PROJECT:					
MUST SELECT 2 OF THE 3 FEATURES BELOW					
FAÇADE COMPLIES	a.1&2. 30% WINDOW COVERAGE OF FAÇADE				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED SQ FT OF GLASS / TRELLIS	GLASS	TRELLIS
X	NORTH	1,306	392	225	216
X	SOUTH	1,306	392	447	
X	EAST	1,528	458	488	
X	WEST	1,528	458	638	
	b. COVERED ENTRIES MIN. 8' HORIZ.; MIN. AREA 128 FT.²				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LENGTH & SQ FT	LENGTH	SF
X	NORTH	1,306	8' X 128 SF	55.0 FT.	550
X	SOUTH	1,306	8' X 128 SF	55.0 FT.	348
DEVIATION REQUESTED	EAST	1,528	8' X 128 SF	8.0 FT.	48
X	WEST	1,528	8' X 128 SF	66.3 FT.	597
	c. 8 FT. ARCADE WALKWAY W/ 60% MIN. COVERAGE OF FAÇADE LENGTH				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LINEAL FT. OF ARCADE (60%)	PROVIDED LINEAL FT.	
X	NORTH	46.0 L.F.	27.6 L.F.		55.0 L.F.
X	SOUTH	46.0 L.F.	27.6 L.F.		55.0 L.F.
DEVIATION REQUESTED	EAST	60.0 L.F.	36.0 L.F.		0.0 L.F.
X	WEST	60.0 L.F.	36.0 L.F.		79.0 L.F.

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATION;	
X	III. COVERED VERANDAS, PORCH OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT FIBER BOARD OR CEMENT PLASTER (STUCCO);	
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SHIP LAP ROOF FORMS, E.G., HIP, GABLE, OR SHED;	
X	IX. EXPOSED RAFTER TAILS;	
X	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT FIBER BOARD OR CEMENT PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATION;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
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DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
X	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12" 0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE SCALE SYSTEM;	
X	II. GUARDRAILS AND HANDRAILS WITH STYLIZED BALLUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
X	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
X	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
X	d. TWO (2) ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FAÇADE	

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

13160 LIVINGSTON ROAD / SUITE 204 / WWW.PHONIX-ASSOCIATES.COM
PH (323) 596-9111 | FX (323) 596-2637 |

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2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
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BONITA SPRINGS, FL 34135

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PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY

△ REVISIONS



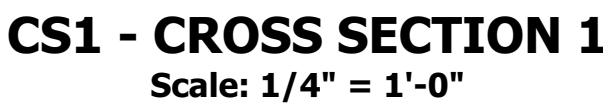
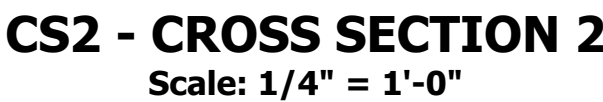
SHEET TITLE

CROSS SECTIONS

DATE 9/7/2021

SHEET NUMBER

A-301



PHOENIX

ASSOCIATES OF FLORIDA

13180 LIVINGSTON ROAD / SUITE 204 | NAPLES, FLORIDA 34109
PH (239) 596-9111 | FX (239) 596-2637 | WWW.PHOENIX-ASSOCIATES.COM
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL INTERIOR DESIGNERS
REGISTERED PROFESSIONAL PLANNING ARCHITECTS
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEERS
REGISTERED PROFESSIONAL ELECTRICAL ENGINEERS
REGISTERED PROFESSIONAL MECHANICAL ENGINEERS
REGISTERED PROFESSIONAL CIVIL ENGINEERS
REGISTERED PROFESSIONAL CHEMICAL ENGINEERS
REGISTERED PROFESSIONAL METALLURGICAL ENGINEERS
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEERS
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEERS
REGISTERED PROFESSIONAL MARINE ENGINEERS
REGISTERED PROFESSIONAL PETROLEUM ENGINEERS
REGISTERED PROFESSIONAL MINING ENGINEERS
REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEERS
REGISTERED PROFESSIONAL ACOUSTICAL ENGINEERS
REGISTERED PROFESSIONAL OPTICAL ENGINEERS
REGISTERED PROFESSIONAL CHEMICAL ENGINEERS
REGISTERED PROFESSIONAL METALLURGICAL ENGINEERS
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEERS
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REGISTERED PROFESSIONAL MARINE ENGINEERS
REGISTERED PROFESSIONAL PETROLEUM ENGINEERS
REGISTERED PROFESSIONAL MINING ENGINEERS
REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEERS
REGISTERED PROFESSIONAL ACOUSTICAL ENGINEERS
REGISTERED PROFESSIONAL OPTICAL ENGINEERS

CERTIFICATE OF AUTHORIZATION #AC-0007607

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

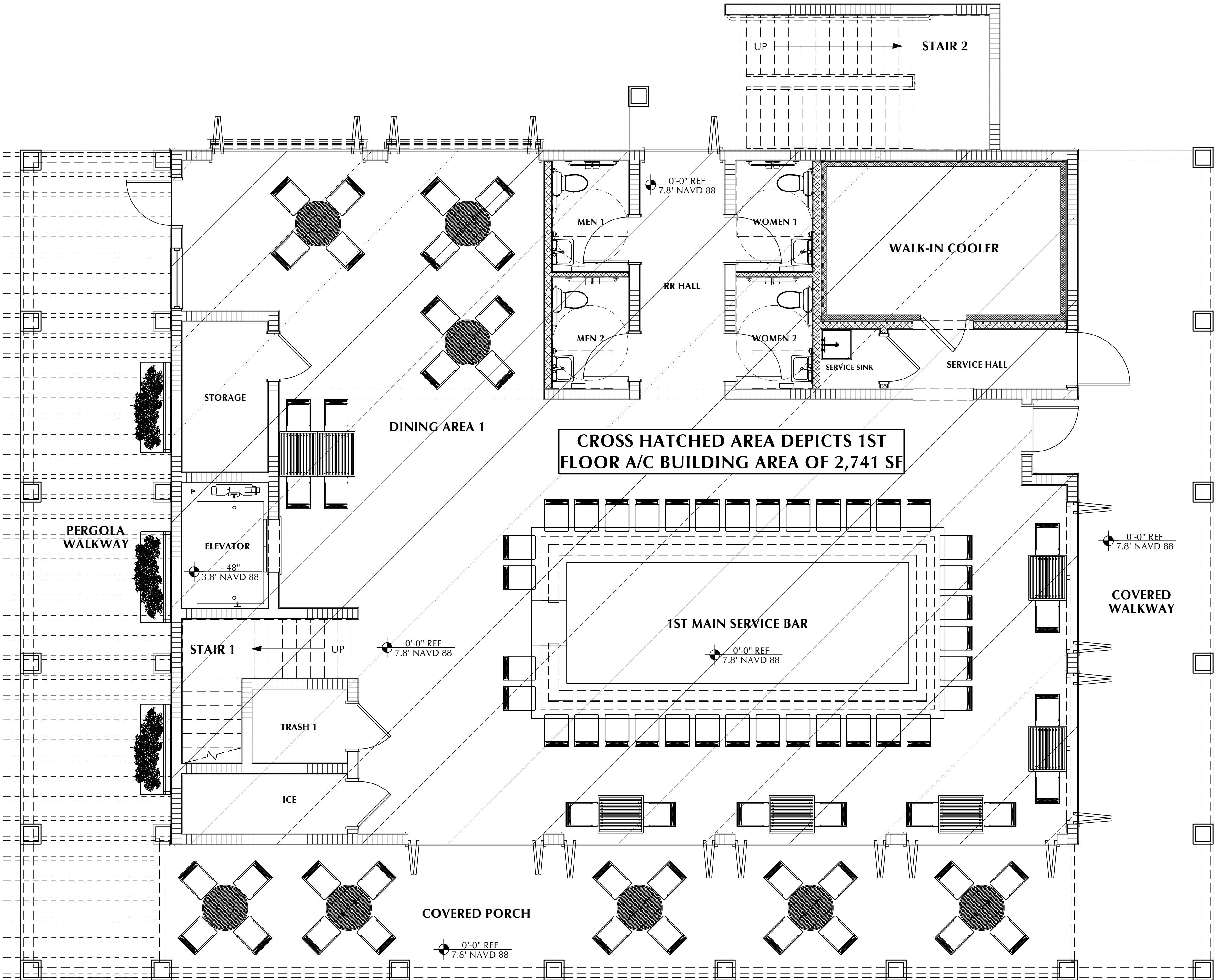
COMPLETED BY:

REVIEWED BY:

REVISIONS



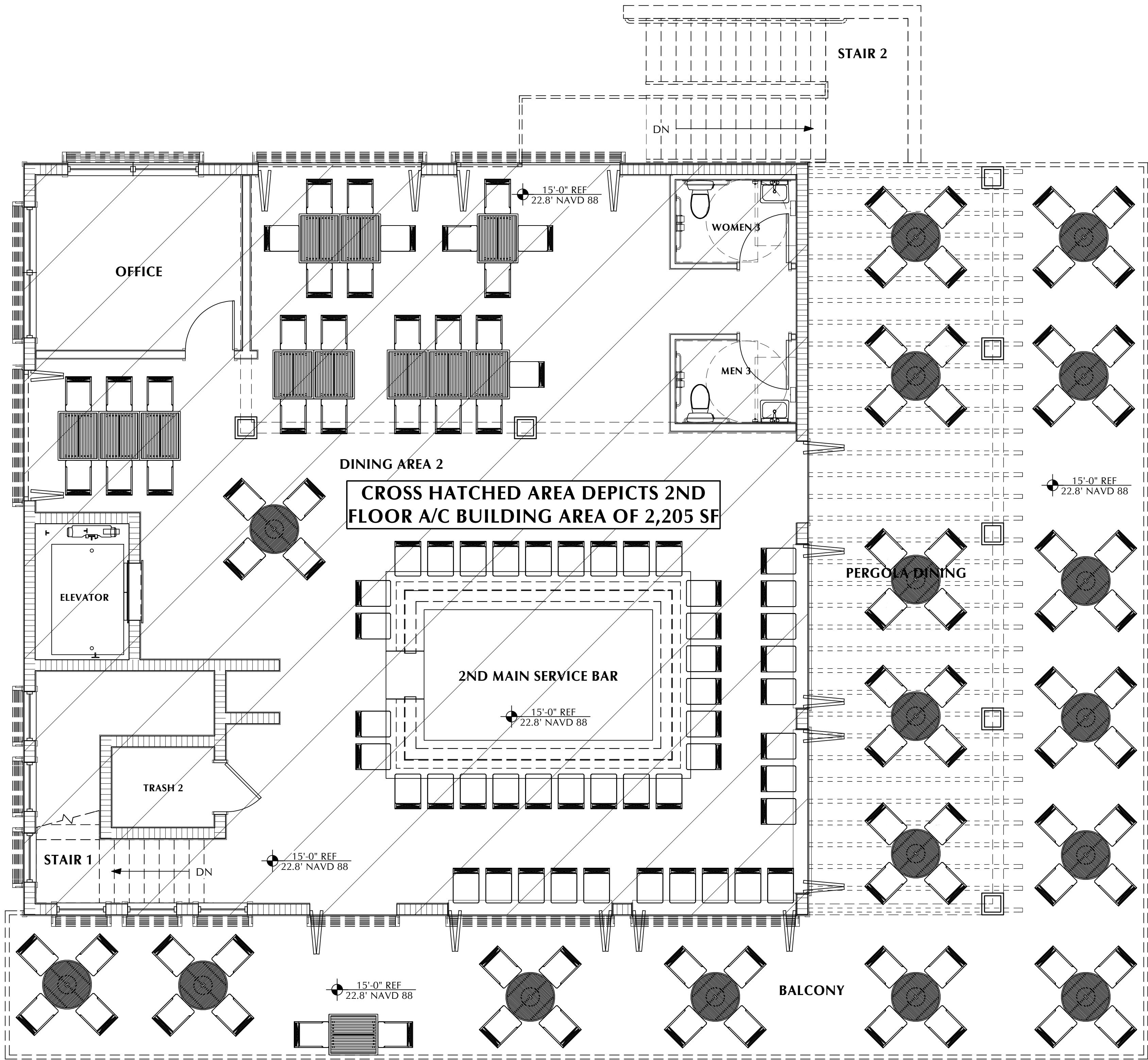
1ST FLOOR SEATING
LAYOUT PLAN W/AC
LIVING AREA



1ST FLOOR SEATING LAYOUT PLAN
Scale: 1/4" = 1'-0"

SEATING & TABLE SCHEDULE			
CALL	QTY	DESCRIPTION	DIMENSIONS
F01	86	MARINA BAR CHAIR	19X25 9/16X30"
F02	139	MARINA DINING CHAIR	19X25 9/16X35 1/4"
F03	25	MARINA DINING TABLE - ROUND	36X36X29"
F04	19	MARINA END TABLE	36X30X29"

CUSTOMER SEATING CALCULATIONS	
DESCRIPTION	TOTALS
BAR STOOL: 19" X 30"H	86
DINING CHAIR: 19" X 18"H	139
TOTAL CUSTOMER SEATS:	225



2ND FLOOR SEATING LAYOUT PLAN
Scale: 1/4" = 1'-0"

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
ASSOCIATES OF
FLORIDA

13180 LIVINGSTON ROAD [SUITE 204] NAPLES, FLORIDA 34109
PH (239) 596-9111 FX (239) 596-2637 WWW.PHOENIX-ASSOCIATES.COM

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
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STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY

△ REVISIONS

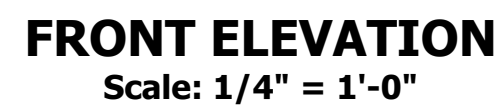
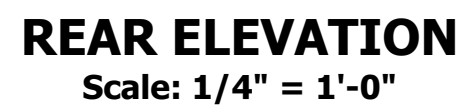
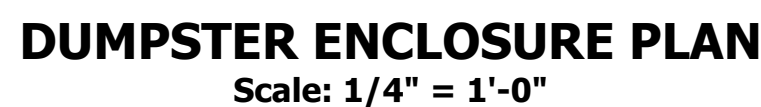
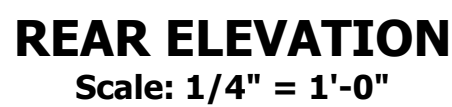
SHEET TITLE

ACCESSORY STRUCTURES

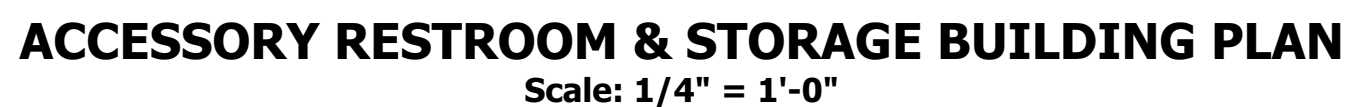
DATE 9/7/2021

SHEET NUMBER

AS-101



1. STRUCTURE SHALL BE DRY FLOOD PROOFED IN COMPLIANCE WITH ASCE 24-14 AND FEMA NFIP TECHNICAL BULLETINS 3 AND 4.
2. BUILDING STRUCTURAL ELEMENTS SHALL BE DESIGNED TO RESIST HYDROSTATIC AND HYDRODYNAMIC FORCES PER THE REQUIREMENTS OF ASCE 24-14 AND FEMA T.B. 3.
3. ALL ELECTRIC SHALL ABOVE MINIMUM FLOOD ELEVATION OF 11.0' NAVD '88 AND IN COMPLIANCE WITH ASCE 24-14 AND FEMA T.B. 3.
4. BUILDING PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH ASCE 24-14 AND FEMA T.B. 3. SUMP SYSTEM SHALL BE PROVIDE FOR DRY FLOOD PROOFED AREA.
5. ALL ELECTRIC AND PLUMBING FACILITIES SERVING THE VENDOR TRUCKS SHALL BE IN COMPLIANCE WITH ASCE 24-14 AND FEMA TECHNICAL BULLETIN 3.



PART I

APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name of applicant: Rooftop at Riverside, LLC / Chris Magnus
Street Mailing Address: 8841 West Terry Street
City: Bonita Springs State: FL Zip: 34135
Phone Number: Area Code: 239 Number: 980-0801 Ext. _____
E-mail: magnuscp@hotmail.com

B. Relationship of applicant to property:

_____ Owner _____ Trustee* _____ Option holder*
_____ Lessee* X _____ Contract Purchaser*
_____ Other (indicate)* _____

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

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

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

C. Name of owner of property: City of Bonita Springs, a Municipal Corporation of the State of Florida
Street Mailing Address: 9101 Bonita Beach Road
City: Bonita Springs State: Florida Zip: 34135
Phone Number: Area Code: 239 Number: 949-6262 Ext. _____

D. Date property was acquired by present owner(s): 11/20/2013

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

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

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

Name: Phoenix Associates of Florida, Inc.
Contact Person: Brian Howell
Address: 13180 Livingston Road, #204, Naples, Florida 34109
Phone: (239) 596-9111 x212 E-mail: bhowell@phoenix-associates.com

**PART II
GENERAL INFORMATION**

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

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

X _____ YES. Property is identified as:

Subdivision Name: Bonita Springs

Plat Book: 3 Page: 26 Unit: _____ Block: 9 Lot: 7-12

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

STRAP NUMBER: 35-47-25-B2-00309.007A & 35-47-25-B2-00309.007A

B. Project Street Address: 27333 Old 41 Road, Bonita Springs, Florida 34135

C. General Location of Property (referenced to major streets) The property is located on the NE corner of the Old 41 Road and Reynolds Street intersection, approximately 2/3 mile north of Bonita Beach Road.

D. Nature of Request: (Check applicable answers)

_____ Rezoning FROM: _____ TO: _____

X _____ Special Exception for: Mobile Food Vendor Park

E. Property Dimensions

1. Width (average if irregular parcel): 130 Feet

2. Depth (average if irregular parcel): 150 Feet

3. Frontage on road or street: 280 Feet

4. Width along waterbody (If applicable): 0 Feet

5. Total land area: 0.45 acres / 19,503 sf Acres or Square Feet

F. Facilities

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

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

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

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

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

Briefly describe current use of the property: The site is cleared with (3) trees - 2 live oaks & 1 cabbage palm

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

PART III

AFFIDAVIT

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

[Signature]
Signature of owner or owner-authorized agent

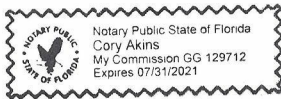
6/25/21
Date:

CHRIS MAGNUS
Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 25th day of June, 2021, by Christopher Magnus, who is personally known to me or who has produced as identification.

(SEAL)

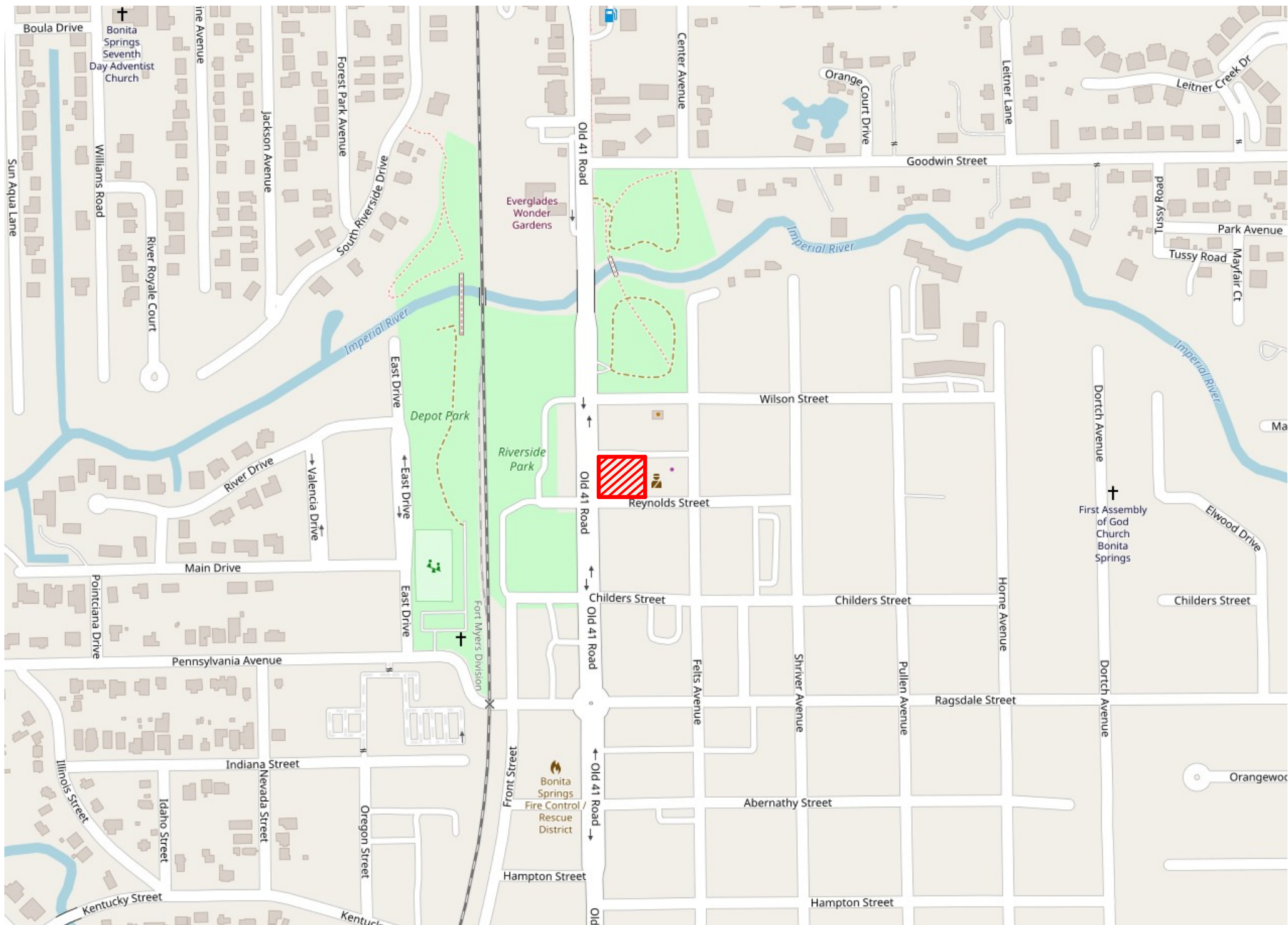


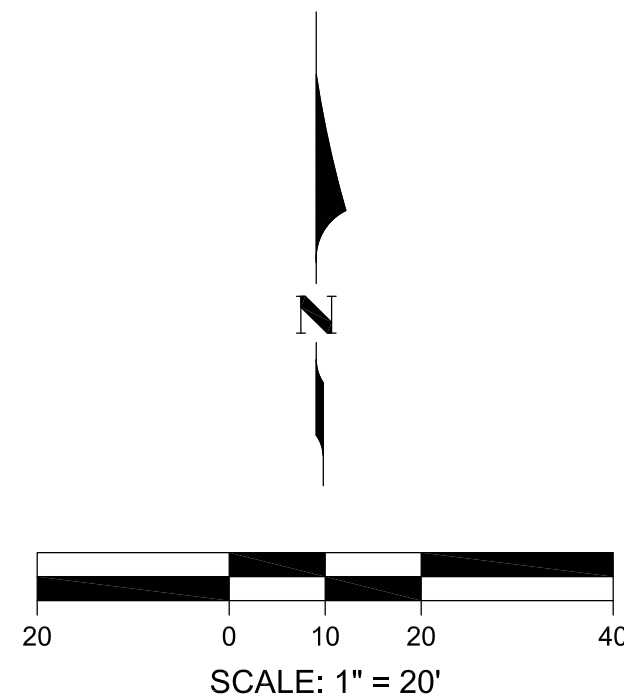
[Signature]
Signature of notary public
Cory Akins
Printed name of notary public

PART IV - SUBMITTAL REQUIREMENTS

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

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





GENERAL NOTES

LEGAL DESCRIPTION

FOR THE BENEFIT OF
ROOFTOP AT RIVERSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COLEMAN, YOVANOVICH & KOESTER, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 02/03/21
DATE OF SIGNATURE:

 COASTAL ENGINEERING CONSULTANTS INC. A CECI GROUP COMPANY Serving Florida Since 1977	CLIENT: ROOFTOP AT RIVERSIDE, LLC		DATE: 02/09/21		SCALE: 1" = 20'	
	TITLE: BOUNDARY SURVEY OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.		DRAWN: MMW		F.B. F.B.	
			CHECKED: RJE		P.G. 48	
			SEC. 35		TWP. 47S	
		ACAD NO. 21.034		RNG. 25E		
		REF. NO. 21.034		NO. 21.034		REVISION DESCRIPTION BY



ADMINISTRATIVE ACTION REQUEST SUPPLEMENT C

CONSUMPTION ON THE PREMISES

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

If the request is for an administrative approval of a consumption-on-premises permit as set forth in the Land Development Code, please submit the "Application for Administrative Action" form and the following:

1. Type of permit requested:

X Regular (complete items 2 through 6) _____ Temporary (complete item 7)

2. Type of Establishment: Bar . If a restaurant, submit copy of printed menu.

3. Is there (or will there be) outdoor seating areas? _____ NO X YES. If yes, please indicate the outdoor seating capacity (i.e. number of seats) and indicate the seating area on the site plan.

4. Hours of operation: 11am - 11:30pm

5. Type of license requested: Liquor

6. ADDITIONAL SUBMITTAL REQUIREMENTS

a. SITE PLAN and FLOOR PLAN: (see Explanatory notes for items to be included)

7. TEMPORARY "ONE-DAY-PERMIT"

a. Type of Event: _____

b. Has a Temporary Alcoholic Beverage Permit been issued at this location within the past twelve months? _____ NO _____ YES If yes, please list all dates permitted _____

c. Provide a general description of the exact location or site where the alcoholic beverages are to be sold and consumed.

d. Type of alcoholic beverages to be sold: _____

EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

35-47-25-132-00309,007B
 STRAP NO. 35-47-25-132-00309,007A CASE NO. _____

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

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

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

Name, Address, and Office	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

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

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

Name, Address, & Office (if applicable)
ROOFTOP AT RIVERSIDE, LLC

Percentage of Stock

CHRISTOPHER P MAGNUS, AMBR
8841 WEST TERRY ST. BONITA SPRINGS, FL 34135
JAMES C MAGNUS, MGR
8841 WEST TERRY ST. BONITA SPRINGS, FL 34135

99%

1%

Date of Contract: 1/25/21

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

Name and Address

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

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

Signature: [Signature]
(Applicant)

CHRIS MAGNUS
(Printed or typed name of applicant)

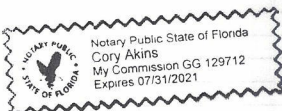
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 25th day of June, 2021, by
Christopher Magnus, who is personally known to me or who has produced
as identification.

[Signature]
Signature of Notary Public

Cory Akins
Printed Name of Notary Public

(SEAL)



LEGAL DESCRIPTION

Strap No.: 35-47-25-B2-00309.007A

Strap No.: 35-47-25-B2-00309.007B

LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**PHOENIX ASSOCIATES
OF FLORIDA, INC.**
CGC #034149
WWW.PHOENIX-ASSOCIATES.COM
Design Build General Contractor

July 7th, 2021

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, #111
Bonita Springs, Florida 34135

To: John Dulmer
From: Chris Lascano
RE: Rooftop at Riverside
Special Exception Application – Mobile Food Truck Park

We would like to submit Rooftop at Riverside for a Special Exception Application for the use of a Mobile Food Truck Park. The project is located within the Downtown Bonita Springs Corridor at 27333 Old 41 on the NE corner of the Old 41 Road and Reynolds Street intersection.

The Rooftop at Riverside project will consist of 8 food truck concrete pads which will supply each truck with water, sewer, electrical & gas service. The site will also have a 4,961 sf, two-story bar which will provide beverages and indoor dining. Additional amenities to the site will include outdoor dining, a kids play area and an accessory building to provide storage and additional bathrooms.

The site has been designed to comply with the Bonita Form Based Code and the Bonita Vision for the Downtown Historical District to create a unique and enjoyable dining experience.

Rooftop at Riverside is zoned TC-5 which permits Mobile Food Truck Parks via the Special Exception application.

If you have any questions or comments regarding this application, please contact me at (239) 596-9111 ext. 203 or by email clascano@phoenix-associates.com.

Sincerely,

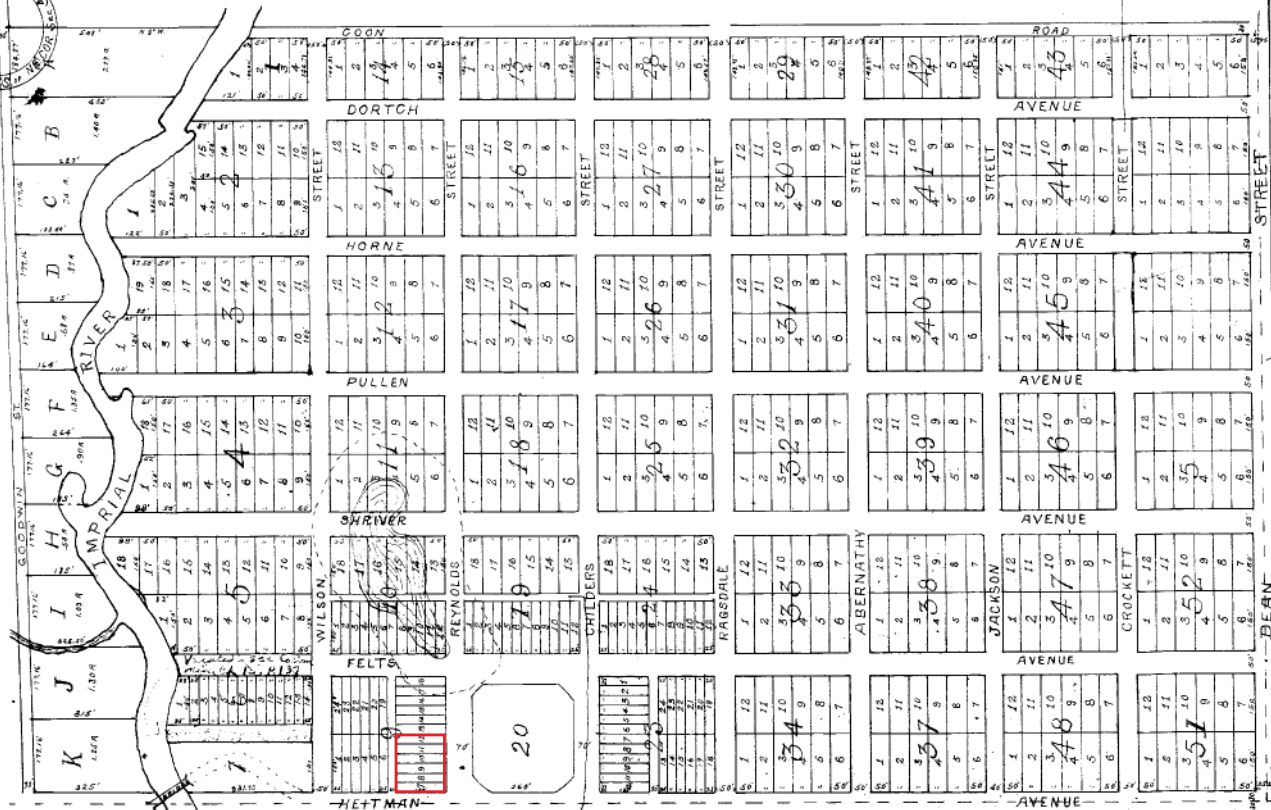
Chris Lascano

BONITA SPRINGS.

LOCATED IN SEC. 35 T₁S. 47 S. R. 25 E.



BY J. DAVISON, C.E.



Vacation of
Resolution No. 88-18
Description: 20 ft wide alley;
See CCMB
Date of Approval: 10/19/88
Resolution No. 88-10-54
CCMB-197 Page 9

Petition to Vacate
Petition No. 88-18
Description: Vacation of
allot Block 13
Date of Approval: 12/12/84
CCMB-197 Page 4

The Vacation of Block 13 at
the Bonita Springs, with 17 May 190
74151

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

ENGEL ALBERT W
27310 OLD 41 RD
BONITA SPRINGS FL 34135

ENGLE ALBERT W
27310 OLD 41 RD
BONITA SPRINGS FL 34135

HARRIS CONSTANCE L TR
4245 SPRINGS LN SW
BONITA SPRINGS FL 34134

FELICIANO DOMINGO
8614 PEBBLEBROOK DR
NAPLES FL 34119

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

OLDE TOWN DEVELOPMENT INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

MANNA CHRISTIAN MISSIONS INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

MANNA CHRISTIAN MISSIONS INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

MANNA CHRISTIAN MISSIONS INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

GUNTHER MARGARET A
27415 FRONT ST
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

BONITA SPRINGS LIONS CLUB INC
PO BOX 366776
BONITA SPRINGS FL 34136

PFLIEGER CHRISTOPHER JOHN
22438 FOUNTAIN LAKES BLVD
ESTERO FL 33928

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

COUTURE THOMAS W + LORI
27181 S RIVERSIDE DR
BONITA SPRINGS FL 34135

BERNET DIANE KERI
27261 S RIVERSIDE DR
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

BERNET DIANE K
27261 S RIVERSIDE DR
BONITA SPRINGS FL 34135

WINDHAM SCOTT D + SANDRA R
10371 RIVER DR
BONITA SPRINGS FL 34135

ABNER ROBBY & INMAN ANDREA
10391 RIVER DR
BONITA SPRINGS FL 34135

FIGUEROA ROBERT FOGLE +
27288 EAST DR
BONITA SPRINGS FL 34135

CARELLI DOMINICK
27292 EAST DR
BONITA SPRINGS FL 34135

WIEBOLD MICHELLE C + PHILIP
10390 RIVER DR
BONITA SPRINGS FL 34135

RYCENGA CHARLES III TR
310 S HARBOR DR
GRAND HAVEN MI 49417

DONNELLY DARLENE
PO BOX 877163
WASILLA AK 99687

YOUNG PHILIP G + RENEE M
27346 EAST DR
BONITA SPRINGS FL 34135

GRANT DUSTIN
10431 MAIN DR
BONITA SPRINGS FL 34135

HERSHEY LARRY J + JOYCE M
10391 MAIN DR
BONITA SPRINGS FL 34135

HERSHEY LARRY J + JOYCE M
10391 MAIN DR
BONITA SPRINGS FL 34135

AUKETT SUZANNE
27325 VALENCIA DR
BONITA SPRINGS FL 34135

KAPTANOGLU NEIL &
27315 VALENCIA DR
BONITA SPRINGS FL 34135

ZAMAICO JEFFREY J &
8309 OVERLOOK AVE
BROADVIEW HEIGHTS OH 44147

CHRISTENBURY DANIEL COLE &
10370 MAIN DR
BONITA SPRINGS FL 34135

PAGAN BETZAIDA VEGA +
103
26670 ROSEWOOD POINTE CIR
BONITA SPRINGS FL 34135

MEYER HEATHER
10430 MAIN DR
BONITA SPRINGS FL 34135

HERBERT WAYNE C + TONI L
10327 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

HECTOR HARLAND J &
16286 COUNTY ROAD 2
OSAKIS MN 56360

FIRTH THOMAS E TR
27200 PULLEN AVE
BONITA SPRINGS FL 34135

FEISE JADE K
27251 SHRIVER AVE
BONITA SPRINGS FL 34135

GROMNICKI MATTHEW II
27271 SHRIVER AVE
BONITA SPRINGS FL 34135

BAUER EGLE
27277 SHRIVER AVE
BONITA SPRINGS FL 34135

BAUER EGLE
27281 SHRIVER AVE
BONITA SPRINGS FL 34135

REAL OPTIONS AND INVESTMENTS L
9128 STRADA PL #10115
NAPLES FL 34108

BARR ANGELICA & DAVID
27280 PULLEN AVE
BONITA SPRINGS FL 34135

FIRTH THOMAS TR
27260 PULLEN AVE
BONITA SPRINGS FL 34135

27221 FLETS AVENUE LLC
20991 S TAMIAMI TRAIL
ESTERO FL 33928

27251 FELTS AVENUE LLC
14300 RIVA DEL LAGO DR # 1901
FORT MYERS FL 33907

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

LEONARD PATRICIA DAWN TR
27300 MATHESON AVE
BONITA SPRINGS FL 34135

GAO JINPING
4575 KEY LARGO LN
BONITA SPRINGS FL 34134

MORRISON WILLIAM P + DEBORAH
27270 SHRIVER AVE
BONITA SPRINGS FL 34135

MORRISON DEBORAH D + WILLIAM
27260 SHRIVER AVE
BONITA SPRINGS FL 34135

PANARO GEORGIA
918 BEECHWOOD CIR
LAWRENCEBURG IN 47025

FROST HAROLD O
2923 S SHORE DR
CRYSTAL MI 48818

27220 SHRIVER AVENUE LLC
UNIT 1901
14300 RIVA DEL LAGO DR
FORT MYERS FL 33907

SKELLY JOSEPH B
27210 SHRIVER AVE
BONITA SPRINGS FL 34135

SHREE UMIYA INVESTMENT LLC
14106 US HWY 19
HUDSON FL 34667

STILL BLESSED LLC
27657 OLD 41 RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

BONITA AUTO SUPPLY INC
10525 REYNOLDS ST
BONITA SPRINGS FL 34135

BONITA AUTO SUPPLY INC
10525 REYNOLDS ST
BONITA SPRINGS FL 34135

SPHPLM LLC
1921 ISLA DE PALMA CIR
NAPLES FL 34119

TRIPOLI THOMAS
10690 GOODWIN ST #A
BONITA SPRINGS FL 34135

FLOREK JOSEPH L + NOREEN E
10670 GOODWIN ST
BONITA SPRINGS FL 34135

BEST ANGELA C
10680 GOODWIN ST
BONITA SPRINGS FL 34135

MUSTO SHELLEY A
10630 GOODWIN ST
BONITA SPRINGS FL 34135

MAYHOOD SUE ANNE +
24020 PRODUCTION CIR
BONITA SPRINGS FL 34135

ARREDONDO MARTIN
27311 FELTS AVE
BONITA SPRINGS FL 34135

FIGUEROA BORIS ANTONIO
27317 FELTS AVE
BONITA SPRINGS FL 34135

BONITA BEACH INVESTMENTS LLC
10459 REYNOLDS ST
BONITA SPRINGS FL 34135

TEJEDA MANUEL F PALOMINO +
10561 REYNOLDS ST
BONITA SPRINGS FL 34135

BACHMAN ROBERT A TR
27800 OLD 41 RD
BONITA SPRINGS FL 34135

CRUZ VICTOR HUGO
10581 REYNOLDS ST
BONITA SPRINGS FL 34135

HERNANDEZ ROBIN F +
27354 SHRIVER AVE
BONITA SPRINGS FL 34135

SHELLY JAY & REBECCA CONROY
27324 SHRIVER AVE
BONITA SPRINGS FL 34135

VAN DUZEE DOUGLAS H
27316 SHRIVER AVE
BONITA SPRINGS FL 34135

LUNN DANIEL +
282 HART ST
SOUTHINGTON CT 06489

TORRES VICTORIA
10650 WILSON ST
BONITA SPRINGS FL 34135

MENDES LUCIO J
12481 DEWEY RD UN B
BONITA SPRINGS FL 34135

MENDES LUCIO J
12481 DEWEY RD UNT B
BONITA SPRINGS FL 34135

SOSA JOSE LUIS
PO BOX 3184
BONITA SPRINGS FL 34133

AGUILAR UDIN JOEL CHIC &
27336/338 PULLEN AVE
BONITA SPRINGS FL 34135

LYLES LAWHON RONDA &
27332 PULLEN AVE
BONITA SPRINGS FL 34135

SMITH LEONARD + CAROLYN
27301 PULLEN AV
BONITA SPRINGS FL 34135

GARCIA VICTORINO J CERVANTES +
27317 PULLEN AVE
BONITA SPRINGS FL 34135

POWELL JEREMY S + RACHEL B
27325 PULLEN AVE
BONITA SPRINGS FL 34135

GRE HOLDINGS LLC
PO BOX 61521
FORT MYERS FL 33906

NAPLES INTEGRITY GROUP INC
10406 WOOD IBIS AVE
BONITA SPRINGS FL 34135

EMANS MATTHEW
27379 PULLEN AVE
BONITA SPRINGS FL 34135

WINEMILLER JAMES D TR
7316 LANTANA CIR
NAPLES FL 34119

DUNAWAY GERALD A JR +
27357 SHRIVER AVE
BONITA SPRINGS FL 34135

DONALD TREW TRUST
26900 PALM ST
BONITA SPRINGS FL 34135

LOREDO PIERRE
13452 LITTLE GEM CIRCLE
FORT MYERS FL 33913

SITTA DONALD R TR
9100 CAROLINA ST
BONITA SPRINGS FL 34135

NSE WEST LLC
13300-56 SCLEVELAND AVE # 133
FORT MYERS FL 33907

SWEET JAY L JR
12232 52ND RD N
WEST PALM BEACH FL 33411

ALVARADO NEHEMIAS ALVARADO
27390 PULLEN AVE
BONITA SPRINGS FL 34135

RICO JACOBO +
27370 PULLEN AV
BONITA SPRINGS FL 34135

NEGRETE ANTONIO PADILLA &
PO BOX 720
BONITA SPRINGS FL 34134

KSWFL HOMESITES LLC
163 EDMORE WAY S
NAPLES FL 34105

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CAFE OF LIFE INC
PO BOX 367794
BONITA SPRINGS FL 34136

LAW INVESTMENTS INC
6645 SW 128TH ST
MIAMI FL 33156

LAW INVESTMENTS INC
6645 SW 128TH ST
MIAMI FL 33156

BONITA SPRINGS HISTORICAL SOCI
PO BOX 3015
BONITA SPRINGS FL 34133

KEYSTONE RENAISSANCE
VILLAGE REALTY INC
PO BOX 250
CHESWICK PA 15024

BRADSHAW CHRISTOPHER S +
27468 SHRIVER AVE
BONITA SPRINGS FL 34135

LEIDNER MARY TR +
207 W TAYLOR ST
VANDALIA IL 62471

REALES LEONOR J
10620 CHILDERS ST
BONITA SPRINGS FL 34135

DUGAN JEFFREY S.
118 LAKEVIEW DR
CARLINVILLE IL 62626

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

BENITEZ MANUEL
10650 CHILDERS ST
BONITA SPRINGS FL 34135

BOO 06 LLC
1016 EL RANCHO DR
PITTSBURGH PA 15220

BENITEZ MANUEL
10650 CHILDERS ST
BONITA SPRINGS FL 34135

CASTRILLON WILSON
27467 SHRIVER AVE
BONITA SPRINGS FL 34135

SHEPHERD CONNIE S
10681 RAGSDALE ST
BONITA SPRINGS FL 34135

BERNAL ALBERTO + ANNA
27466 PULLEN AVE
BONITA SPRINGS FL 34135

BOO 06 LLC
1016 EL RANCHO DR
PITTSBURGH PA 15220

BOO 06 LLC
1016 EL RANCHO DR
PITTSBURGH PA 15220

BOO 06 LLC
1016 EL RANCHO DR
PITTSBURGH PA 15220

HERNANDEZ MARQUEZ JOSE JOAQUIN
10691 RAGSDALE ST
BONITA SPRINGS FL 34135

NAFD0F21 LLC
2316 PINE RIDGE RD # 453
NAPLES FL 34109

CRUZ MARIA SALVIA &
10660 RAGSDALE ST
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

J R + P J SIMS LLC
PO BOX 2387
BONITA SPRINGS FL 34133

SCOTT A GREGORY DVM LLC
27551 OLD 41 RD
BONITA SPRINGS FL 34135

MAYHOOD SUE ANNE +
24020 PRODUCTION CIR
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

BONITA SPRINGS VILLAGE GARDENS
CONDO ASSOC INC
27430 VILLAGE GARDEN WAY
BONITA SPRINGS FL 34135

RIVER TERRACE
10725 WILSON ST
BONITA SPRINGS FL 34135

RIVER TERRACE II PH 1 -3
27227 PULLEN AV
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

SCOTT A GREGORY DVM LLC
27551 OLD 41 RD
BONITA SPRINGS FL 34135

MANGROVE HOUSE LLC
216 COCOHATCHEE BLVD
NAPLES FL 34110

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

BONITA SPRINGS FIRE CONTROL AN
27701 BONITA GRANDE DR
BONITA SPRINGS FL 34135

TINTA CRISTINA F
27855 CARL CIR
BONITA SPRINGS FL 34135

CONNECTING MARKETS LLC
10579 RAGSDALE ST
BONITA SPRINGS FL 34135

TIRRELL DOUGLAS VICTOR +
27465 FELTS AVE
BONITA SPRINGS FL 34135

CORDOVA JUAN CARLOS
5866 NAPA WOODS WAY
NAPLES FL 34116

MATHES REALTY INC
27890 OLD 41 RD
BONITA SPRINGS FL 34135

MARTIN JUSTIN N
27454 VILLAGE GARDEN WAY
BONITA SPRINGS FL 34135

ZAPATA CLAUDIA
27443 FELTS AVE
BONITA SPRINGS FL 34135

GRANT KATHERINE G
27427 FELTS AVE
BONITA SPRINGS FL 34135

SCHACHTER GEORGE R L/E
27446 VILLAGE GARDEN WAY
BONITA SPRINGS FL 34135

DEMCZAK DANIEL K
6549 CHESTNUT CIR
NAPLES FL 34109

AYALA SYLVYA MILENA &
10580 CHILDERS ST
BONITA SPRINGS FL 34135

YOUNG TERRI LEA
10584 CHILDERS ST
BONITA SPRINGS FL 34135

HALEY ROBERT
30 SPRINGVIEW LANE
HOPEWELL JUNCTION NY 12533

DERENICK-LOPEZ CHRISTINE &
7723 FRONTENAC ST
PHILADELPHIA PA 19111

KOLBE ASHLEY N
PO BOX 367424
BONITA SPRINGS FL 34136

RIVER TERRACE CONDO ASSN INC
10725 WILSON ST
BONITA SPRINGS FL 34135

BRUNSWICK DEVELOPMENT LLC
28440 OLD 41 RD STE 11
BONITA SPRINGS FL 34135

CAROLINE BURGESS LLC
26520 MORTIN AVE
BONITA SPRINGS FL 34135

BASARA AGNIESZKA
10725 WILSON ST #5
BONITA SPRINGS FL 34135

ANDERER MICHELLE
765 BELLEMEADE AVE NW UNIT D
ATLANTA GA 30318

GRAVELDING SCOTT & COLLEEN
600 TORRENCE AVE
VESTAL NY 13850

DOOLEY DAVID B
10725 WILSON ST #8
BONITA SPRINGS FL 34135

BRUNSWICK DEVELOPMENT LLC
28440 OLD 41 RD STE 11
BONITA SPRINGS FL 34135

BRUNSWICK DEVELOPMENT LLC
28440 OLD 41 RD STE 11
BONITA SPRINGS FL 34135

ANDERER MICHELLE
765 BELLEMEADE AVE NW UNIT D
ATLANTA GA 30318

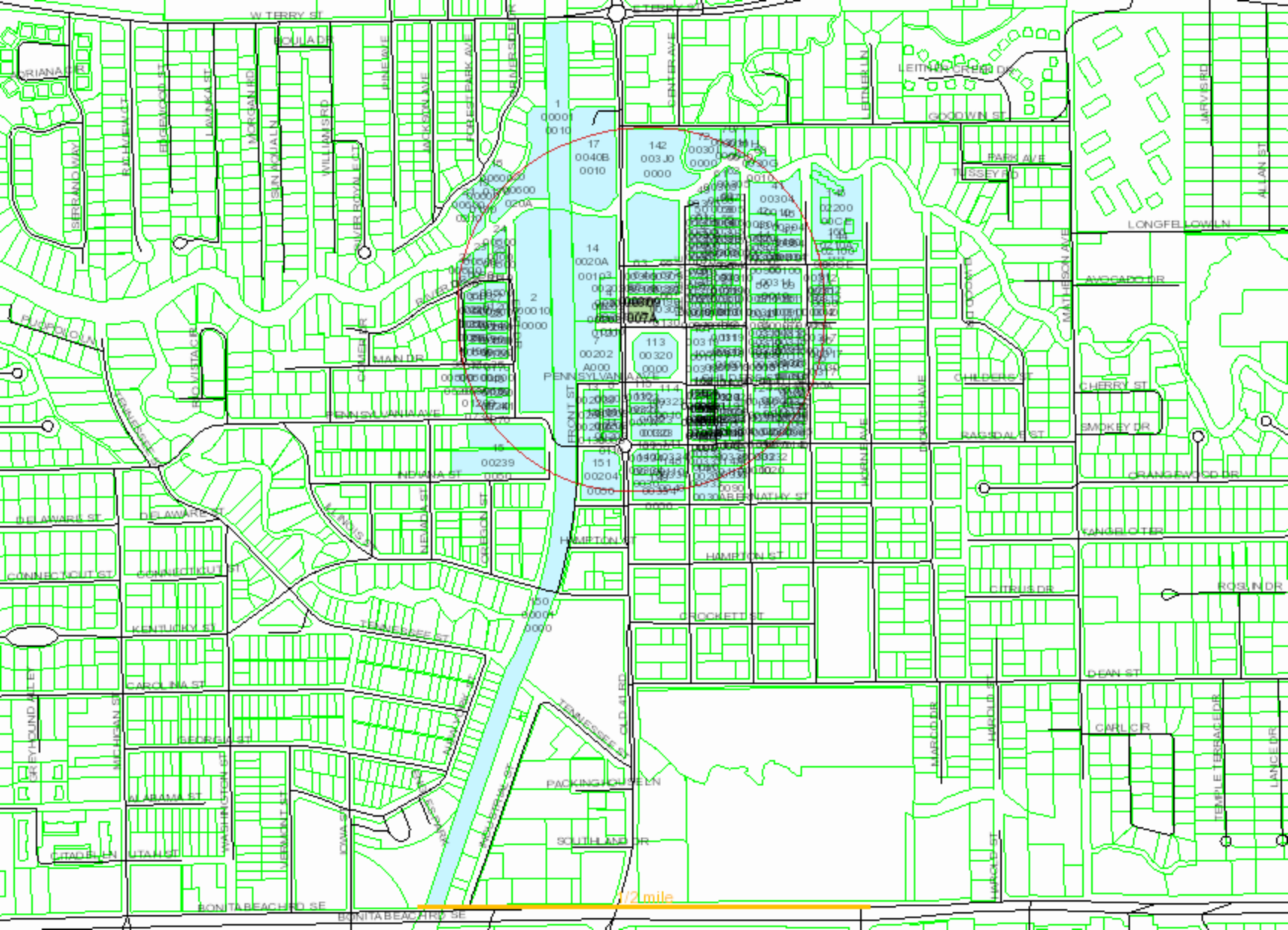
RIMES MURRAY A & JOANNE M
1531 BISCAYNE WAY
MARCO ISLAND FL 34145

SITTA DONALD R TR
9100 CAROLINA ST
BONITA SPRINGS FL 34135

BACHMAN JOSHUA R +
12611 SURVEYOR CT
BONITA SPRINGS FL 34135

ENGELBRECHT JANET & ANDRE
28407 LAS PALMAS CIR
BONITA SPRINGS FL 34135

FULLER JOSHUA EDWARD +
10725 WILSON ST #16
BONITA SPRINGS FL 34135



GENERAL INFORMATION	
OWNER:	CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL 34135
APPLICANT:	ROOFTOP AT RIVERSIDE, LLC 8841 WEST TERRY STREET BONITA SPRINGS, FL 34135
ENGINEER:	PHOENIX ASSOCIATES OF FL, INC. 13180 LIVINGSTON RD., #204 NAPLES, FL 34109

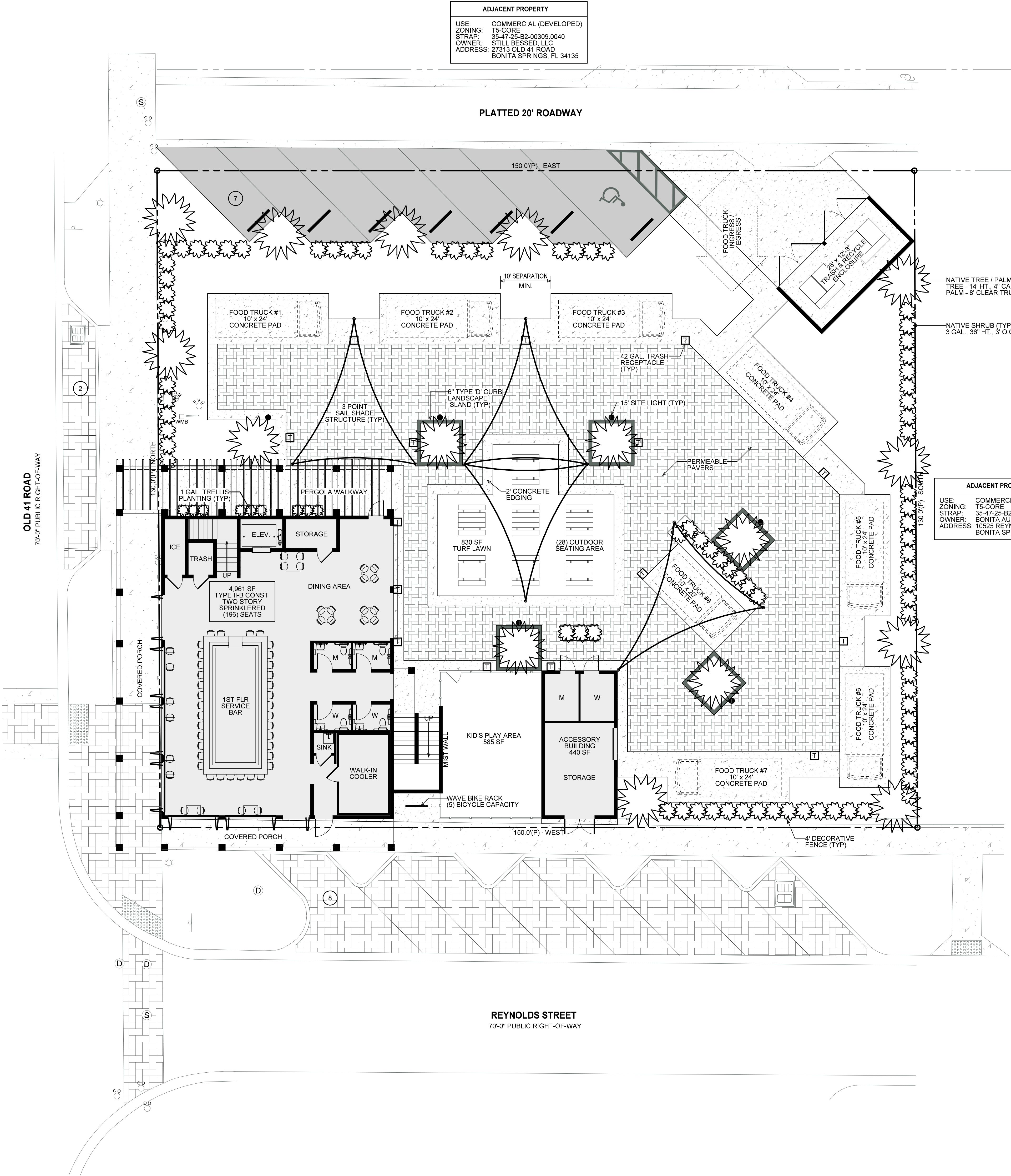
SITE INFORMATION	
STRAP NO:	35-47-25-B2-00309.007A & 35-47-25-B2-00309.007B
ADDRESS:	27333 OLD 41 ROAD, BONITA SPRINGS, FLORIDA 34135
LEGAL DESCRIPTION:	LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ZONING NOTES	
SUBJECT PROPERTY: T5- CORE	
ADJACENT PROPERTIES: NORTH - 20' ALLEY THEN T5-CORE SOUTH - 70' R.O.W (REYNOLDS ST.) THEN C-OS EAST - T5-CORE WEST - 70' R.O.W. (OLD 41 RD) THEN T5-CORE	
PER ORDINANCE 2020-10, THE PROPOSED DEVELOPMENT MEETS THE PROPERTY DEVELOPMENT REGULATIONS OF LOT AREA AND DIMENSIONS, SETBACKS, BUILDING HEIGHT AND LOT COVERAGE.	

DIMENSIONAL STANDARDS		
	REQUIRED	PROVIDED
LOT AREA	20,000 SF - MAX.	19,503 SF
LOT WIDTH	20' MIN. - 150' MAX.	130'
LOT DEPTH	30' MIN.	150'
MIN. YARD REQUIREMENTS		
NORTH:	REAR ALLEY - 15' FROM CL	15'-0"
SOUTH:	FRONT - 0' - 10'	1'-8"
EAST:	SIDE - 0' - 5'	0"
WEST:	FRONT - 0' - 10'	0'-3"
BUILDING HEIGHT	4 STORIES MAX.	2 STORIES

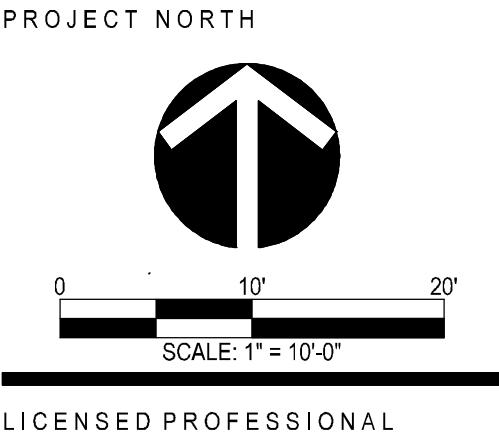
LAND USE			
	SQ. FEET	ACRES	PERCENTAGE
TOTAL AREA	19,503	0.45	100.0
BUILDING ROOF AREA	3,501	0.08	18.0
IMPERVIOUS	5,645	0.13	28.9
PERVIOUS	10,357	0.24	53.1

PARKING CALCULATIONS		
RESTAURANT / BAR = 3 SPACES PER 1,000 SF MOBILE FOOD VENDOR = 3 SPACES PER MOBILE FOOD VENDOR OUTDOOR DINING = 1 SPACE PER 15 SEATS		
RESTAURANT / BAR = 5,401 SF ÷ 1,000 SF x 3 = 16.2 SPACES MOBILE FOOD VENDOR = 8 TRUCKS x 3 = 24 SPACES OUTDOOR DINING = 28 SEATS ÷ 15 = 1.9 SPACES		
	REQUIRED	PROVIDED
TOTAL PARKING SPACES	42	42
REGULAR SPACES	40	40
HANDICAPPED SPACES	2	2
BICYCLE PARKING - 1 PER 2,000 SF OF BAR	3	5
PARKING SPACES PROVIDED: (7) PARKING SPACES ON-SITE (PROPOSED) (2) PARKING SPACES ON OLD 41 ROAD (EXISTING) (8) PARKING SPACES ON REYNOLDS STREET (EXISTING) (25) PARKING SPACES ON 27400 OLD 41 ROAD (PROPOSED)		



ADJACENT PROPERTY
USE: COMMERCIAL (DEVELOPED)
ZONING: T5-CORE
STRAP: 35-47-25-B2-00309.0040
OWNER: STILL BESSED, LLC
ADDRESS: 27313 OLD 41 ROAD,
BONITA SPRINGS, FL 34135

ADJACENT PROPERTY
USE: COMMERCIAL (DEVELOPED)
ZONING: T5-CORE
STRAP: 35-47-25-B2-00309.0130
OWNER: BONITA AUTO SUPPLY, INC.
ADDRESS: 10525 REYNOLDS ST.
BONITA SPRINGS, FL 34135



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DALE S. MOSHER, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT PHASE

PHOENIX
ASSOCIATES OF
FLORIDA
13180 LIVINGSTON ROAD | SUITE 204 | NAPLES, FLORIDA 34109
PH (239) 596-9111 | FX (239) 596-2537 | WWW.PHOENIX-ASSOCIATES.COM
PHOENIX ASSOCIATES OF FLORIDA, INC. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF PHOENIX ASSOCIATES OF FLORIDA, INC. IS PROHIBITED. ANY FORM OF REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF PHOENIX ASSOCIATES OF FLORIDA, INC. SHALL BE IN VIOLATION OF THE FLORIDA BUILDING CODE AND MAY BE SUBJECT TO PROSECUTION. CERTIFICATE OF AUTHORIZATION #A-2000791

PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE:
SE DOCUMENTS
COMPLETED BY: CL
REVIEWED BY: D.S.M.

REVISIONS

SHEET TITLE

SITE DEVELOPMENT PLAN

DATE 07.02.2021

SHEET NUMBER

SDP-1

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

TRAFFIC IMPACT STATEMENT

Rooftop at Riverside (City of Bonita Springs, Florida)

July 9, 2021

Prepared by:

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

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 210712)

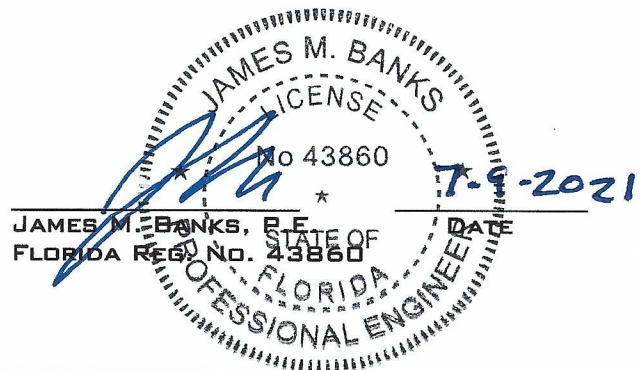


TABLE OF CONTENTS

Conclusions	2
Purpose of Report	2
Scope of Project	3
Table A - Proposed Site Development	3
Project Generated Traffic	3
Table B - Trip Computations Summary	3
Existing + Committed Road Network	4
Project Generated Traffic Distribution	4
Area of Significant Impact	4
Project Build-Out Conditions	4
Appendix	6

Conclusions

Based upon the findings of this report, it was determined that Rooftop at Riverside will not have a significant or negative impact upon the surrounding (E + C) road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed bar and food truck land use. As determined, the road network will continue to operate at acceptable levels of service for the foreseeable future and the project will not create any off-site transportation deficiencies that need to be mitigated.

Roadway LOS Determination

Old 41 Road (south of Terry Street) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,300 vph for the 100th highest hour peak direction has been determined for this road. As concluded, Old 41 will have a project build-out traffic demand of 925 vphpd and a v/c ratio of 0.71.

Old 41 Road (north of Terry Street) is classified as a four-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,920 vph for the 100th highest hour peak direction has been determined for this road. As concluded, Old 41 will have a project build-out traffic demand of 1,415 vphpd and a v/c ratio of 0.74.

Therefore, this project will be consistent with the criteria of the City's Transportation Concurrency Management Policy.

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 because of developing Rooftop at Riverside.

Scope of Project

Rooftop at Riverside is a proposed bar and food truck land use that will be located on the northeast corner of Reynolds Street and Old 41 Road, within the City of Bonita Springs. The bar will be housed in a two-story structure that will have a total floor space of 4,961 square feet. The site will also have a total of eight (8) food truck pads. For additional details, refer to the site plan prepared by Phoenix.

Table A
Proposed Site Development

Proposed Land Use	Size/Units
Bar	4,961 s.f.

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, 10th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that land use codes Drinking Place (LUC 925) and Food Cart Pod (LUC 926) were the most appropriate uses to estimate the project traffic.

Table 1 of this report provides a detail of the trip generation computations. Table B provides a summary of the results.

Table B
Trip Computations Summary
(Summation of Table 1)

Total Daily New Trips (ADT)	Total AM New Trips (vph)	Total PM New Trips (vph)
N/A	N/A	80

The report finds that the project will generate less than 100 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the City of Bonita Springs Traffic Impact Statement Guidelines for developments generating "Less Than 100 Trips".

Existing + Committed Roadway Conditions

Figure 1 and Table 2 provide a detail of the surrounding E + C road network.

Old 41 Road (south of Terry Street) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,300 vph for the 100th highest hour peak direction has been determined for this road. The posted speed limit along Old 41 is 35 MPH.

Old 41 Road (north of Terry Street) is classified as a four-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,920 vph for the 100th highest hour peak direction has been determined for this road.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, location of competing businesses and residential areas. Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also depicts the project traffic by volume.

Area of Significant Impact

The 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 shown, no roads will be significantly impacted by the project.

Project Build-Out Conditions

In order to establish 2021 thru 2023 project build-out conditions, traffic count data was adjusted for peak season conditions, peak hour conditions, peak hour (K30), peak direction (D Factor), and then an annual growth rate was applied to forecast future volumes. The peak season/peak hour/peak direction volumes, which are depicted on Table 3, were obtained from the City of Bonita Springs 2021 Traffic Count Report. The annual growth rate was derived from historical traffic counts also provided in the traffic report, but no less than an AGR of 1% was applied. After the background data was established, the project generated traffic was added to the 2023 traffic volumes. Table 4 provides a summary of the anticipated 2021 thru 2023 traffic conditions.

Roadway LOS Determination

Old 41 Road (south of Terry Street) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of

1,300 vph for the 100th highest hour peak direction has been determined for this road. As concluded, Old 41 will have a project build-out traffic demand of 925 vphpd and a v/c ratio of 0.71.

Old 41 Road (north of Terry Street) is classified as a four-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,920 vph for the 100th highest hour peak direction has been determined for this road. As concluded, Old 41 will have a project build-out traffic demand of 1,415 vphpd and a v/c ratio of 0.74.

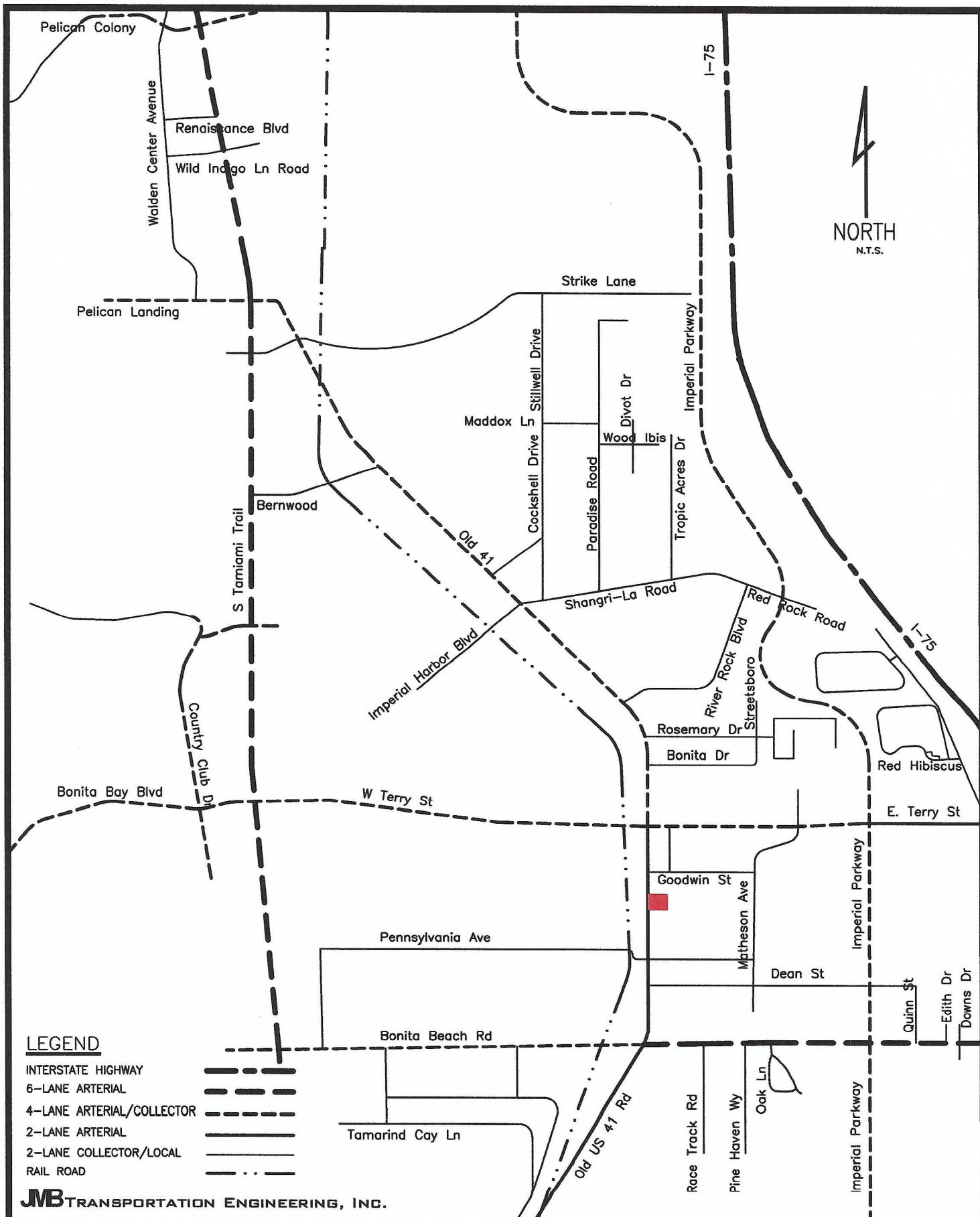
APPENDIX

Site Plan

Figures 1 and 2

Tables 1 thru 4

Support Documents



Rooftop at Riverside

July 7, 2021

Project Location & Roadway Classification

FIGURE 1

TABLE 1
TRIP GENERATION COMPUTATIONS
Rooftop at Riverside

Land Use

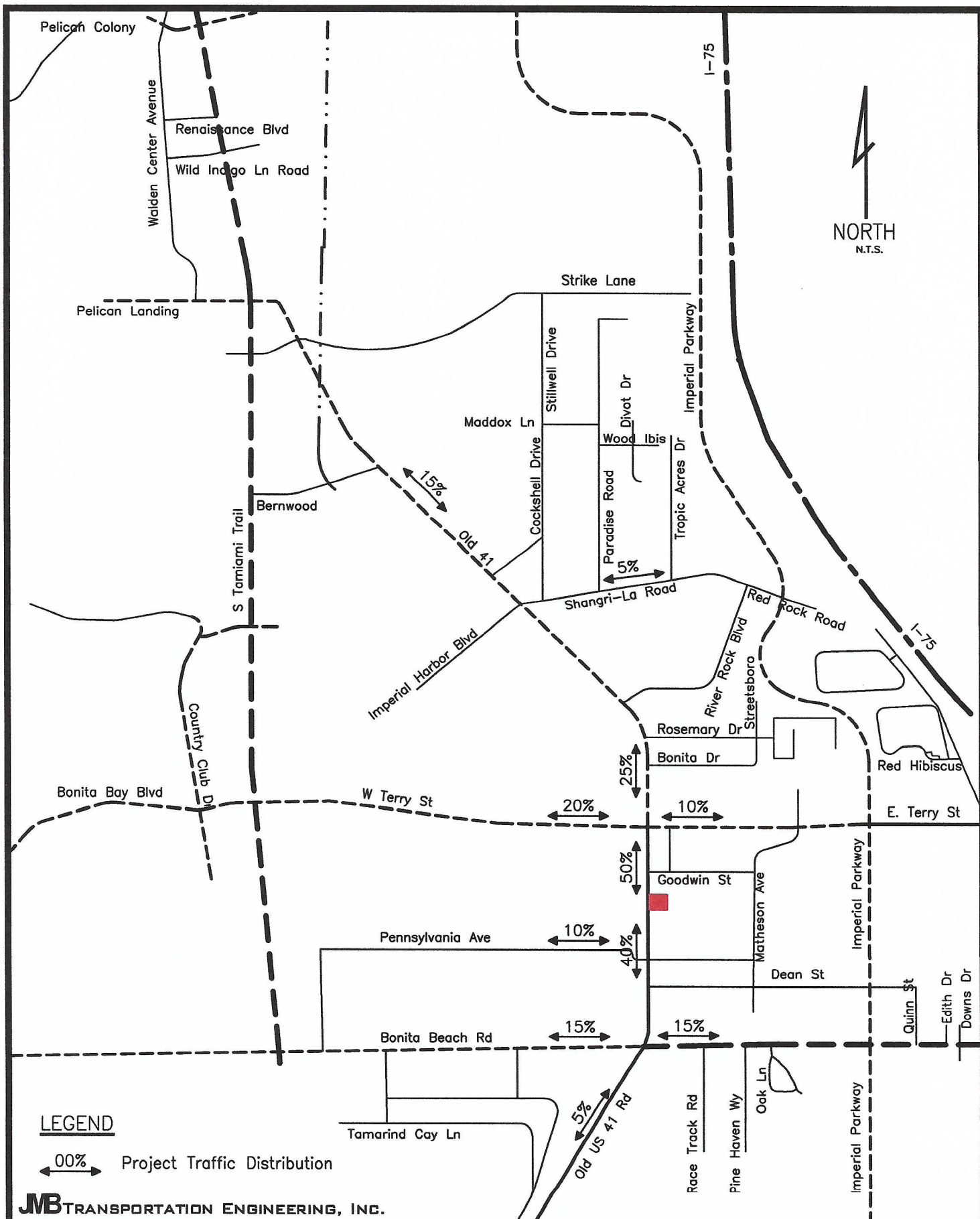
<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
925	Drinking Place	4,961 s.f.
926	Food Cart Pod	8 carts

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 925	Daily Traffic (ADT) =	N/A	N/A ADT	
	AM Peak Hour (vph) =	N/A	N/A vph	
	PM Peak Hour (vph) =	T= 11.36(X) =	56 vph	37 / 19
		66% Enter/ 34% Exit =		

LUC 926	Daily Traffic (ADT) =	N/A	N/A ADT	
	AM Peak Hour (vph) =	N/A	N/A vph	
	PM Peak Hour (vph) =	T= 3.49(X) - 3.80 =	24 vph	12 / 12
		50% Enter/ 50% Exit =		

TOTALS		Daily Traffic (ADT) =	N/A ADT	
		AM Peak Hour (vph) =	N/A vph	
		PM Peak Hour (vph) =	80 vph	49 / 31 vph



Rooftop at Riverside

July 7, 2021

Project-Generated Traffic Distribution

FIGURE 2

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic PM Peak Hour Peak Direction (vphpd) = 49									
	Station No.	Road Class	Project Traffic % Distribution	Project Traffic		Adopted		Project's Percentage Impact	Significant Impact
				PK Direction Volume (vph)	Service Volume PK Direction (vphpd)				
Bonita Beach Rd	0005	4LD	15%	7	1860	0.40%	No	No	
	1230	6LD	15%	7	2800				
Old 41	1220	4LD	25%	12	1920	0.64%	NO	NO	
	1222	2LD	50%	25	1300	1.88%	NO	NO	
	1222	2LD	50%	25	1300	1.88%	NO	NO	
	1222	2LD	40%	20	1300	1.51%	NO	NO	
	1223	2LD	5%	2	910	0.27%	NO	NO	
W. Terry Street	1219	2LD	20%	10	940	1.04%	NO	NO	
E. Terry Street	1211	4LD	10%	5	1950	0.25%	NO	NO	
Pennsylvania Ave		2LD	10%	5	940	0.52%	NO	NO	

TABLE 3
ROADWAY LINK VOLUMES

	Station No.	Base yr Traffic Count (ADT)	2021 Traffic Count (ADT)	Years of Growth	Growth Rate	Min. Growth Rate	K Fact	D Fact	2021 Peak Hour PK Direction (VPHPD)	2022 Peak Hour PK Direction (VPHPD)	2023 Peak Hour PK Direction (VPHPD)
Old 41	N. of Terry Stret	28300	20100	9	-3.73%	1.00%	12.0%	57.0%	1375	1389	1402
	N. of Site	14700	12900	9	-1.44%	1.00%	12.0%	57.0%	882	891	900
	S. of Site	14700	12900	9	-1.44%	1.00%	12.0%	57.0%	882	891	900
	N. of Bonita Beach Road	14700	12900	9	-1.44%	1.00%	12.0%	57.0%	882	891	900

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
1204	N/A	Morton Ave N of East Terry St	2-Mar-21	N/S	3209	3205	6414	0.93	6000	11%	53%	660	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	2-Mar-21	N/S	9953	8985	18938	0.93	17600	12%	57%	2112	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	2-Mar-21	N/S	6397	7479	13876	0.93	12900	12%	57%	1548	F	16
1220	N/A	Old 41 Rd N of E/W Terry St	16-Mar-21	N/S	10583	11033	21616	0.93	20100	12%	57%	2412	D	16
1216	N/A	Old 41 Rd S of US 41	2-Mar-21	N/S	8290	6417	14707	0.93	13700	12%	57%	1644	D	16
1228	N/A	Old 41 S/O Benwood Pkwy	2-Mar-21	N/S	8270	8352	16622	0.93	15500	12%	57%	1860	D	16
0002	N/A	Paradise Rd N. of Shangri-La	2-Mar-21	N/S	1891	1897	3788	0.93	3500	17%	57%	595	D	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	16-Mar-21	E/W	1579	1776	3355	0.93	3100	13%	56%	403	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	2-Mar-21	E/W	2363	2098	4461	0.93	4100	11%	53%	451	C	42
0003	N/A	Tropical Acers Dr N. of Shangri-La	2-Mar-21	N/S	312	282	594	0.93	600	17%	57%	102	C	63
1212	N/A	Shangri-La Rd E of Old US 41	2-Mar-21	E/W	3710	3431	7141	0.93	6600	12%	57%	792	D	16
0010	N/A	US-41, N. of Shopping Center Entrance	2-Mar-21	N/S	26809	26204	53013	0.93	49300	11%	55%	5423	F	93
0009	N/A	US-41, S. of Beaumont Rd	2-Mar-21	N/S	21549	20884	42433	0.93	39500	13%	56%	5135	D	92
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	2-Mar-21	N/S	4881	4730	9611	0.93	8900	13%	58%	1157	D	7
1219	N/A	W Terry St E of US 41	2-Mar-21	E/W	6019	6058	12077	0.93	11200	11%	53%	1232	C	42
1225	N/A	Woods Edge Pkwy W of US 41	2-Mar-21	E/W	3621	2652	6273	0.93	5800	12%	60%	696	C	23
1210	N/A	Longfellow Ln W of Imperial Pkwy	2-Mar-21	E/W	423	298	721	0.93	700	11%	53%	77	C	42
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	2-Mar-21	E/W	23672	23177	46849	0.93	43600	11%	53%	4796	C	42
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	2-Mar-21	E/W	12120	12502	24622	0.93	22900	11%	53%	2519	D	42
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	2-Mar-21	E/W	10003	10319	20322	0.93	18900	11%	53%	2079	D	42
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	2-Mar-21	N/S	353	567	920	0.93	900	13%	58%	117	C	7
0021	N/A	Quails Walk E. of Luke St	2-Mar-21	E/W	263	256	519	0.93	500	13%	58%	65	C	7
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	2-Mar-21	N/S	1287	1449	2736	0.93	2500	13%	58%	325	C	7
0023	N/A	Tarpon Avenue E. of Sherry Ln	2-Mar-21	E/W	427	313	740	0.93	700	13%	58%	91	C	7
0024	N/A	Logan Blvd S. of Bonita Beach Rd	2-Mar-21	N/S	2950	2811	5761	0.93	5400	11%	53%	594	D	42
0025	N/A	Bonita Beach Rd E. of Logan Blvd	2-Mar-21	E/W	6553	6545	13098	0.93	12200	11%	53%	1342	C	42

** Collected weekend counts also.



FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012								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	March-21	
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	17600	
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	12900	
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	20100	20100	
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	13700	
1228	N/A	Old 41 S/O Burnwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	
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	3500	
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5900	4100	
0003	N/A	Tropical Acres Dr. N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600	
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600	
0010	N/A	US-41, N. of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600	54200	50600	49300	
0009	N/A	US-41, S. of Beaumont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500	44000	41100	39500	
0008	N/A	Vanderbilt Dr. N. of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400	9500	10200	8900	
1219	N/A	W Terry St E of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700	12700	13100	11200	
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5300	4200	4500	4400	4100	5100	5600	5800	
1210	N/A	Longfellow Ln W of Imperial Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	500	300	300	200	U/C	600	500	N/A	800	600	700	
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3700	50300	46600	43600	
0018	N/A	Luke St between Kers Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18300	21400	22500	22900	
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700	15900	18800	18900	
0020	N/A	Luke St between Kers Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900	800	900	900	
0021	N/A	Quails Walk E. of Luke St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	400	500	500	
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2200	2200	2500	
0023	N/A	Tarpon Avenue E. of Sherry Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	700	700	
0024	N/A	Logan Blvd S. of Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4300	5400	
0025	N/A	Bonita Beach Rd E. of Logan 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	N/A	N/A	N/A	N/A	12200	

** Collected weekend counts also.





July 30, 2021

Brian Howell
Phoenix Associates of Florida, Inc.
13180 Livingston Road, #204
Naples, FL 34109

Re: SPE21-82680-BOS, Rooftop at Riverside Mobile Food Truck Park Special Exception

Dear Mr. Howell,

The Zoning Division has reviewed the information provided and supplemented for the special exception request referenced above. The application has been found insufficient for the reasons stated below. In addition to insufficiency comments, substantive comments have also been provided.

Please submit the aforementioned items in order for the City to process your application effectively. If the requested items are not received within sixty (60) calendar days of this letter, the application will be considered **withdrawn**.

Feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II
Senior Planner

Copy: Derek Rooney, City Attorney
 John Dulmer, Director of Community Development
 Jacqueline Genson, Planning & Zoning Manager
 Sean Gibbons, Bike-Ped Coordinator
 Trisha Goff, Engineer
 Dominic Strollo, Bonita Springs Utilities
 Tom Ross, Transportation Engineer
 Sam Vincent, City Architect
 Laura Gibson, Environmental Specialist
 Cynthia Vargas, Administrative Assistant

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Amelia Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

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

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

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

BONITA SPRINGS Planning and Zoning

Sufficiency Comments

1. Application: Per LDC 4-28, evidence of a pre-filing neighborhood meeting should have been included with the application. Please provide a copy of the notice that was sent to surrounding property owners, the advertisement that was placed in a newspaper of general circulation, and any sign-sheets, minutes, and presentation materials that were used at the meeting.
2. Site Plan: For clarification purposes, staff is requesting the site plan to be amended to include the following information:
 - a. A separate sheet (if necessary) showing the layout and plan for the second story of the proposed building
3. Downtown District Requirements
 - a. The subject property is located in the Transect 5 Core (T5 Core). Please provide sample architectural renderings that demonstrate compliance with the form-based provisions of the T5 Core. The renderings should include elevations from all sides of the property and should accurately depict what is shown on the proposed site plan (i.e. building location, awnings/covers, fencing, landscaping, shade structures, seating, etc.).
 - b. The parking calculations indicate that 25 parking spaces are proposed to be located off-site, at 27400 Old 41 Road. Please provide a sample plan that shows the site is able to effectively accommodate 25 spaces while meeting the parking design provisions of the Downtown District for the T5 Core.

Substantive Comments:

1. Staff has concerns regarding the location of the proposed north-western most parking space, as it may cause vehicles to be backing out into the oncoming traffic on Old 41. Staff recommends coordinating with the Public Works Department for proper permitting and approvals of any improvements or modifications intended to take place within a City right-of-way.
2. Community Development reserves the right to make additional comments upon review/resubmittal from Applicant.

Please contact: Mike Fiigon II, Senior Planner

Phone: 239-444-6151

E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Engineering

Sufficiency Comments

1. Narrative: Please update the narrative to include a explanation of how the food trucks will enter/exit the site. Please explain how long the trucks will stay on-site, the proposed arrival and departure times, and how they will maneuver through the site without damaging the landscaping. Please update the site plan accordingly based on this information.
2. Parking: Please provide a parking plan for 27400 Old 41 Road and explain/provide the intended route for patrons to utilize to reach the food truck park.

If 42 parking spaces are being proposed/provided, then two (2) handicapped spaces must be located directly adjacent to the site. Please note that handicapped parking spaces must be dispersed around the site.
3. Per LDC 4-1691, please indicate if a loading area will be utilized and if so, its proposed location.

Substantive Comments

1. The existing 20' wide right-of-way to the north is not sufficient for two-way traffic. All signage, striping, and curb cuts should be coordinated with the Public Works Department.
2. Please note that handicapped accessibility is required throughout the site, including (but not limited to) the parking areas, buildings, and restroom facilities.
3. Please note that all proposed lighting must meet the standards of LDC 3-269 and LDC 4-870(l).
4. The dumpster location and size shall meet the requirements of LDC 3-269 and LDC 3-493. Please note that the proposed location may require approval from Lee County Solid Waste. Please note that minor modifications to the aforementioned code sections are proposed to be heard by City Council on August 4, 2021 and August 18, 2021.
5. It is recommended that the proposed on-site/adjacent parking are to the north be constructed to match the City-built parking areas in terms of paver size and color. Staff recommends coordinating with Public Works for additional information.
6. Stormwater: There is an existing South Florida Water Management District (SFWMD) Conceptual Permit for the Downtown District that will need to be modified to include the proposed development. Additionally, roof drainage will need to be collected and routed to the appropriate outfall location.
7. Please note that per LDC 3-266, no structures shall be permitted to encroach into easements without applying for and receiving approval for an easement encroachment action, with the explicit permission of the easement holder for the encroachment.

July 30, 2021

SPE21-82680-BOS: Rooftop at Riverside Mobile Food Truck Special Exception

Page 2

Please contact: Trisha Goff, PE

Phone: 239-444-6175

E-mail: tgoff@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Substantive Comments

1. When the site plan/landscape plan is submitted, the following aspects will be reviewed:
Landscape trees shall be reviewed for right tree/right place principles, particularly the spaces inside the development where trees are shown.
2. Additionally, the following regulations will be reviewed:

LDC Sec. 4-873(a)
(2) When a covered walkway along a building frontage or right-of-way is not provided, tall or medium trees or palms are required to establish continuous shade.

(4) Unless specifically prohibited due to building design and location, building perimeter plantings will be required. Property owners or registered agents may apply for administrative relief, plant the trees and/or shrubs in decorative pots, or have landscaping relocated to a different portion of the project site. Trees and shrubs required shall adhere to the species and sizes pursuant to Chapter 3 of the Comprehensive Plan.

Please contact: Laura Gibson, Environmental Specialist

Phone: 239-444-6142

E-mail: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped

Sufficiency Comments

1. Please provide additional details regarding the provision of the required shade structures/vegetation for pedestrian facilities along the project's Old US 41 and Reynolds Street frontages. Where a covered structure (Covered Porch, Awning, Pergola, etc.) is not provided, shade canopy trees should be utilized.
2. Please provide for additional bicycle parking beyond the five-bike capacity bike rack, given efforts to fully encourage and activate multimodal travel to/through the Downtown District.

Substantive Comments

3. Please coordinate with City of Bonita Springs Public Works Department for any work within the Old US 41 and Reynolds Street rights-of-way (ROW's) for any additional/separate permitting, design requirements and inspections. Please note that any work within City maintained ROW's will require permitting and approval by the Public Works Dept.

July 30, 2021

SPE21-82680-BOS: Rooftop at Riverside Mobile Food Truck Special Exception

Page 2

Please contact: Sean Gibbons, Bike-Ped Coordinator

Phone: 239-444-6176

Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Traffic

Sufficiency Comments

1. Please revise the trip generation using the average rate for Peak Hour of the Generator. This period is likely to occur outside of the peak hour of the adjacent street.
2. Please verify the trip distribution on Figure 2. The numbers do not appear to add up. For example, the percentage of trips distributed to the north is 50%, but the total percentage of trips shown on the segments of Terry Avenue and on Old 41 north of Terry add up to 55%.
3. Please include the number of trips for the distribution on Figure 2 in addition to the percentage as required in the TIS Guidelines.
4. Please use 2% as the minimum growth rate for background traffic in Table 3 as required in the TIS Guidelines.
5. Please identify the source for the peak direction capacity of 1300 vph for Old 41 between BBR and Terry Avenue shown on Tables 2 and 4. This is significantly greater than the two-lane segment of Old 41 south of BBR.
6. Revise all calculations, tables and figures as applicable per all other comments.

Please contact: Tom Ross, Traffic Group Leader

Phone: 407-718-5443

E-mail: tom.ross2@jacobs.com

BONITA SPRINGS Surveying & Planning

Substantive Comments

1. The Rooftop at Riverside project consists of more than one parcel. As such, a lot combination or Unity of Title is required prior to construction.
2. It appears that the distance between the open door (bi-fold) and the column on the south side of the City's sidewalk is approximately 2.5'. This distance is insufficient.
3. Please note that the back of house operations that are proposed along the Reynolds Street frontage must meet primary façade requirements for the T5 Core.

Please contact: Jay Sweet, AICP, PSM

Phone: 239-444-6178

Email: jsweet@cityofbonitaspringscd.org

July 30, 2021

SPE21-82680-BOS: Rooftop at Riverside Mobile Food Truck Special Exception

Page 2

BONITA SPRINGS Utilities

Substantive Comments

1. Please note that there is a gravity sewer main on the right-of-way line of Old 41. There is also a force main under the sidewalk area that is proposed for the covered porch area. Please coordinate with Bonita Springs Utilities on the proposed design.

Please contact: Dominic Strollo II, Staff Engineer

Phone: 239-390-4973

Email: dstrollo@bsu.us.

BONITA SPRINGS Architectural

Please see the attached comment letter from the City of Bonita Springs City Architect.



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

Project Name (maximum 30 characters & spaces): _Rooftop At Riverside

Project Address: 2733 Old 41 Road

STRAP Number(s): SPE21-82680-BOS

Date(s) of Pre-Application Meeting(s): 04.22.21

Architect's Name: _____

City Designated Design Reviewer Recommendations:

☐	Approved
☐	Approved with Stipulations
☒	Not Approved

List of Drawings Reviewed:

Drawing No.	Drawing Date	Revision No.	Other Drawing Reference
			Area Location Map
			Narrative Letter
SDP-1	07.02.21		Site Plan

Stipulations/Requirements

Review Comments: LDC Sections shown in **bold-faced type** and *reviewer comments in italicized-face type*.

Part III Bonita Springs LAND DEVELOPMENT CODE

Chapter 4 – ZONING DIVISION 11. - REDEVELOPMENT OVERLAY DISTRICTS

ARTICLE V. - DISTRICT REGULATIONS

DIVISION 11. - REDEVELOPMENT OVERLAY DISTRICTS

Subdivision II. - Downtown Form-Based Code

Sec. 4-867. - Districts and transects. Transect zones. Development is regulated according to the intensity of use permitted on each parcel, according to the following transects. These are represented

in Figure 2.1-1.

T5-core (T5-C): A high intensity mixed-use zone, consisting of residential, commercial, and institutional uses. This zone shall include lots along Old 41 near the Imperial River. All buildings in this zone shall have a first-floor frontage that accommodates retail and/or restaurant uses as well as a gallery frontage.

This project is within the T5 (Core) transect and must comply with all requirements therein.

Provide the following signed and sealed by an architect licensed in the State of Florida:

- *Provide four (4) complete building elevations, fully annotated showing building materials and colors proposed.*
- *Provide first floor and second floor plans with dimensions and fully annotated,*
- *Provide roof plan for all buildings,*
- *Provide typical canopy section detail,*
- *Provide mass-void calculations on each building elevation and show story heights,*
- *Provide 3-D renderings of entire site showing all buildings, public areas, and food trucks,*
- *Pay special attention to the requirements of Sec. 4-871. - Architectural character, Sec. 4-872. - Storefronts and signage, and Sec. 4-873. - Landscape standards and guidelines.*

Re-submit three (3) complete sets of drawings to Bonita Springs Community Development Department for review.

Signature:	
Date:	July 28, 2021

Attachments:

Copies: None
Community Development Department
Applicant

**PHOENIX ASSOCIATES
OF FLORIDA, INC.**
CGC #034149
WWW.PHOENIX-ASSOCIATES.COM
Design Build General Contractor

August 12th, 2021

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, #111
Bonita Springs, Florida 34135

To: Mike Fiigon II
From: Chris Lascano
RE: Rooftop at Riverside Mobile Food Truck Park
Special Exception - SPE21-82680-BOS

We would like to submit Rooftop at Riverside for Special Exception approval with revisions made per comment letter dated July 30th, 2021. The following revisions have been made:

Bonita Springs Planning and Zoning – Mike Fiigon II

Sufficiency Comments

1. The pre-filing neighborhood information meeting was held on 02/12/2021. Copy of notice, advertisement, sign-in sheets, and minutes included with this submittal.
2. Refer to SDP-2 for site plan with the second story bar layout.
3. a. Refer to Architectural Plans included in this submittal.
b. Refer to SDP-3 for 27400 Old 41 Road parking lot layout.

Substantive Comments

1. Refer to SDP-1: the on-site northern parking spaces have been revised to provide 30' throat length from Old 41 Road.
2. Acknowledged

Bonita Springs Engineering – Trisha Goff, PE

Sufficiency Comments

1. The food truck park site has been designed for the trucks to enter/exit from the 20' alley along the north of the property, between the proposed parking and trash enclosure. Trucks will operate on monthly leases and will remain on-site until the end of the lease. The site has been designed for the trucks to maneuver within the park, but some will require the use of a forklift for placement. Landscaping within the site is placed within a curbed landscape island or removable pot.
2. Refer to SDP-4 for the pedestrian pathway from and to the 27400 Old 41 parking lot and the food truck site. Each parking area will provide (2) handicapped spaces.
3. Refer to SDP-1: Loading area note added.

Substantive Comments

1. Refer to SDP-1: the 20' alley will be used as one-way traffic to be coordinated with the Public Works Department.
2. The site and building have been designed to follow ADA requirements.
3. Refer to SDP-1: lighting note added.
4. Refer to SDP-1: the trash enclosure has been designed per LDC 3-493.
5. Refer to SDP-1: the north parking area will be constructed to match existing City of Bonita parking areas.
6. Refer to SDP-1: stormwater note added. A SFWMD ERP Letter Modification to be required.

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Design Build General Contractor

7. Acknowledged.

Bonita Springs Environmental – Laura Gibson

Substantive Comments

1. Refer to L-1 for landscape plan
2. Refer to L-1: landscape plans have been designed to meet LDC 4-873. Due to the placement of the building, only 50% of the required building perimeter plantings were able to be achieved.

Bonita Springs Bike-Ped – Sean Gibbons

Sufficiency Comments

1. Refer to SDP-1 & L-1: required shade along Old 41 Road and Reynolds Street provided via building structure and landscaping.
2. Refer to SDP-1: additional bike parking has been added.

Substantive Comments

1. Refer to SDP-1: work within ROW note added.

Bonita Springs Traffic – Tom Ross

Sufficiency Comments

1. The TIS has been revised as requested.
2. The TIS has been revised as requested.
3. Figure 3 has been added to the TIS that provides the traffic assignment as requested.
4. The TIS has been revised as requested.
5. The capacity volume of 1,300 vphpd was obtained from an older Lee County concurrency report. However, JMB noted that the City of Bonita Springs Traffic Report is using the lower volume threshold and the TIS was revised accordingly.
6. The TIS has been revised as requested.

Bonita Springs Surveying & Planning – Jay Sweet

Substantive Comments

1. Acknowledged.
2. Refer to SDP-1 & Architectural Plans: covered porch along Reynolds Street has been widened.
3. Refer to Architectural Plans for Reynolds Street elevation.

Bonita Springs Utilities – Dominic Strollo II

Substantive Comments

1. Refer to SDP-1: per meeting & comment the building has been moved 2' off the Old 41 Road property line to provide the required 5' separation from the existing 8" gravity main.

Bonita Springs Architectural

1. Architectural Plans and renderings have been provided in this submittal.

If you have any questions or comments regarding this application, please contact me at (239) 596-9111 ext. 203 or by email clascano@phoenix-associates.com.

Sincerely,

Chris Lascano

CORPORATE OFFICES
13180 LIVINGSTON ROAD – SUITE 204 – NAPLES, FLORIDA 34109
P 239.596.9111 F 239.596.2637

CITY OF BONITA SPRINGS

LEE COUNTY, FLORIDA



APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING
CODES, LAWS AND LOCAL ENACTMENT ORDINANCES:

- > FLORIDA FIRE PREVENTION CODE - 7TH EDITION
- > FLORIDA BUILDING CODE - 7TH EDITION
- > FLORIDA BUILDING CODE - PLUMBING - 7TH EDITION
- > FLORIDA BUILDING CODE - MECHANICAL - 7TH EDITION
- > NATIONAL ELECTRIC CODE (NFPA 70) - 2017 EDITION
- > FLORIDA BUILDING CODE - ACCESSIBILITY - 7TH EDITION
- > FLORIDA ADMINISTRATIVE CODE - CURRENT EDITION
- > FLORIDA STATUTES - CURRENT EDITION
- > CITY OF BONITA SPRINGS CODE OF ORDINANCES
- > CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE

DISCIPLINE
SHEET TYPE
SEQUENCE #

- | DISCIPLINE DESIGNATORS: | SHEET TYPE DESIGNATORS: |
|-------------------------|--------------------------|
| G - GENERAL | 0 - GENERAL |
| C - CIVIL | 1 - PLANS |
| L - LANDSCAPE | 2 - ELEVATIONS |
| S - STRUCTURAL | 3 - SECTIONS |
| A - ARCHITECTURAL | 4 - LARGE SCALE VIEWS |
| I - INTERIOR | 5 - DETAILS |
| Q - EQUIPMENT | 6 - SCHEDULES & DIAGRAMS |
| F - FIRE PROTECTION | 7 - USER DEFINED |
| P - PLUMBING | 8 - USER DEFINED |
| M - MECHANICAL | 9 - 3D REPRESENTATIONS |
| E - ELECTRICAL | |
| R - RESOURCE | |
- * Based upon United States National
CAD Standard - V6

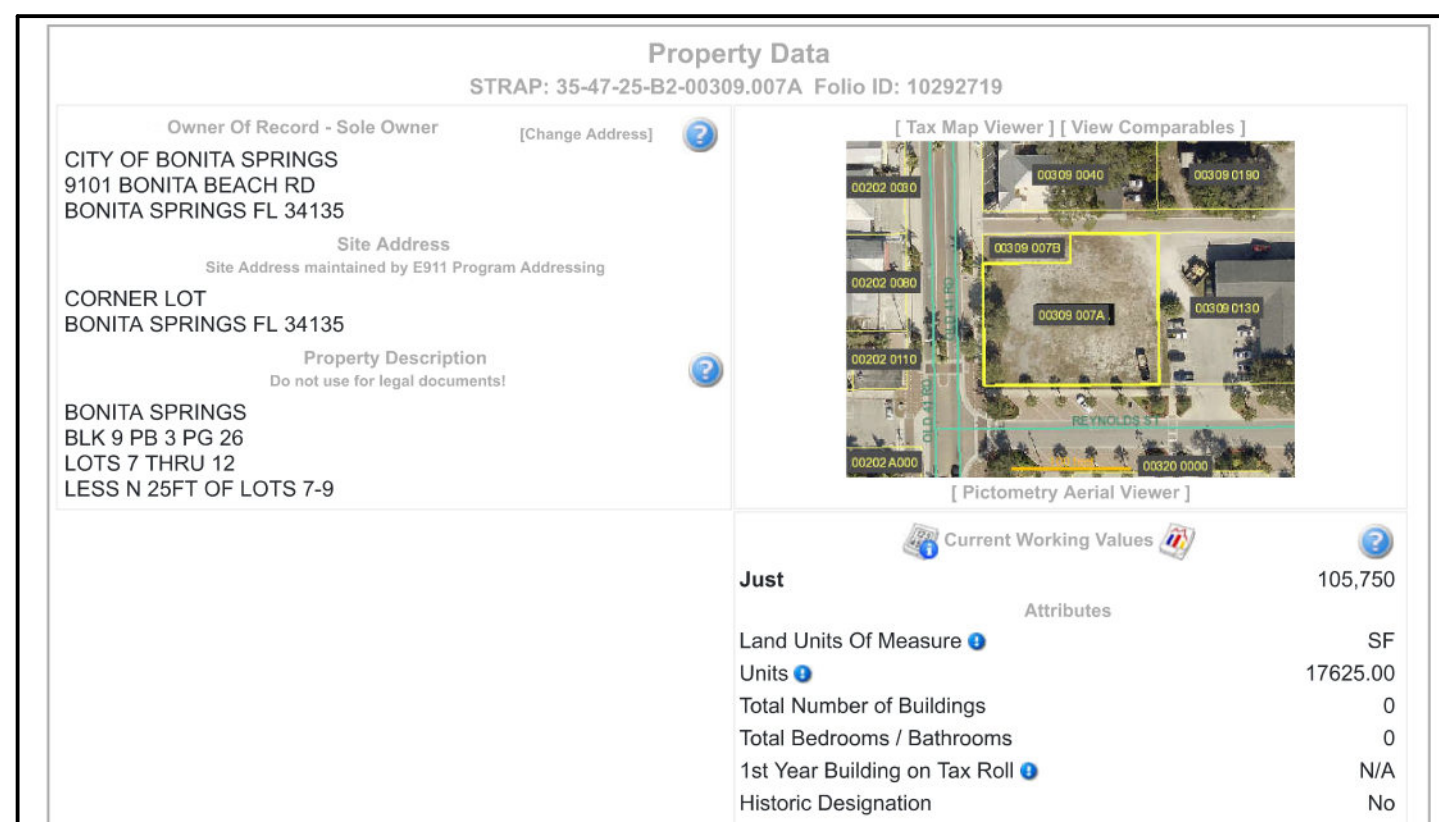
* Based upon United States National
CAD Standard - V6

TABLES 504.3, 504.4 & 506.2 < > FLORIDA BUILDING CODE 7TH EDITION

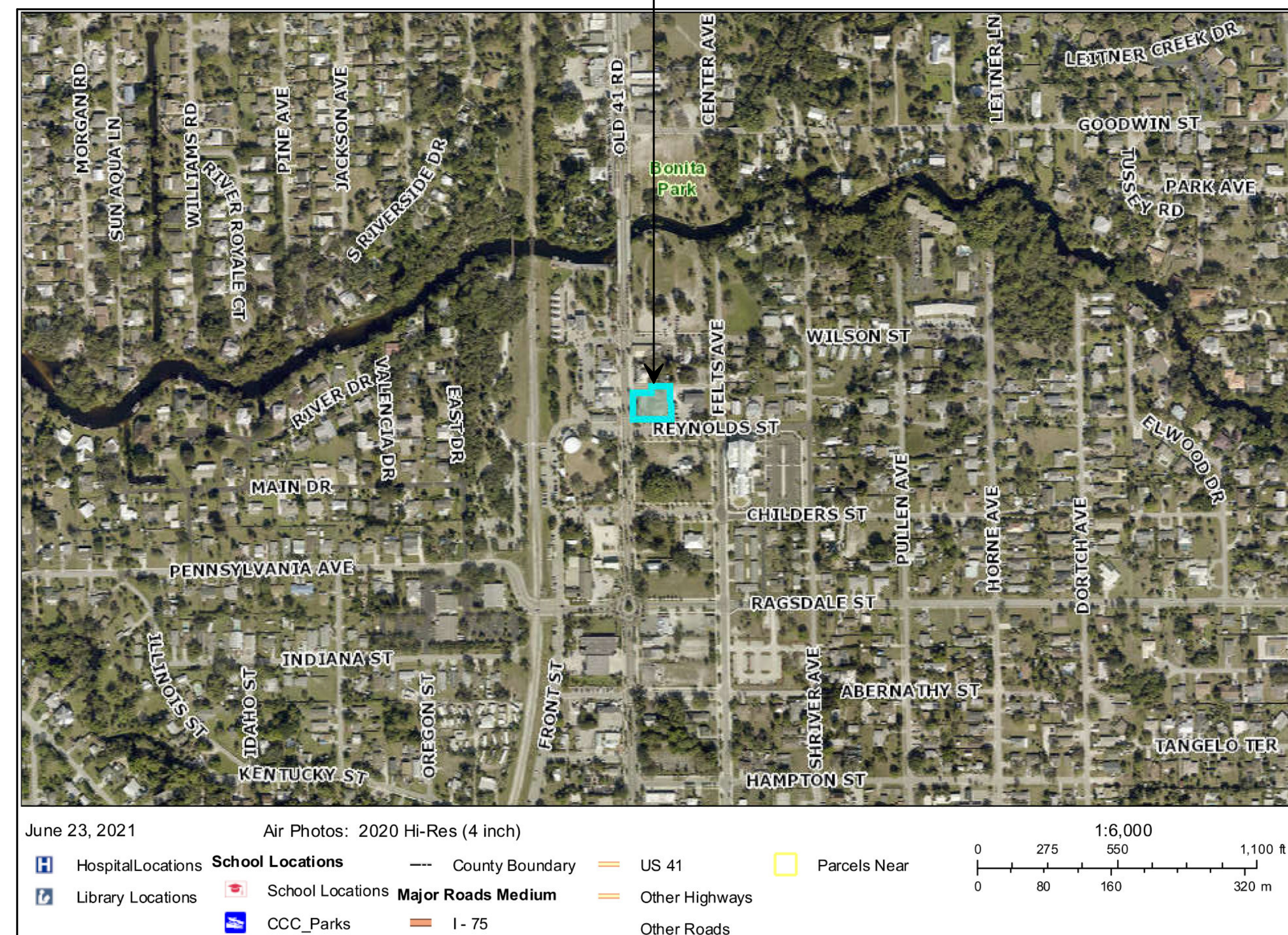
GENERAL	
WIND ZONE	159 MPH (Interpolated per ATC Hazards by Location); Risk Category 2, Exposure B; Enclosed
PLANNING ZONE	T5-CORE COMMERCIAL - OLD 41 REDEVELOPMENT CORRIDOR
FLOOD ZONE	REQ. FEMA ELEVATION = 11.0' NAVD
AVG. CROWN OF ROAD	+/-7.8' NAVD 88
FINISHED FLOOR ELEV.	7.8' NAVD 88

FLORIDA BUILDING CODE ANALYSIS

LEE GIS PROPERTY REPORT



PROJECT



GIS PROPERTY LOCATION AERIAL

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

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CERTIFICATE OF AUTHORIZATION #CA-00007607 CERTIFICATE OF AUTHORIZATION #AA-26003191

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

△ REVISIONS
△ 1

SHEET TITLE

COVER SHEET & DATA

DATE 8/3/2021

SHEET NUMBER

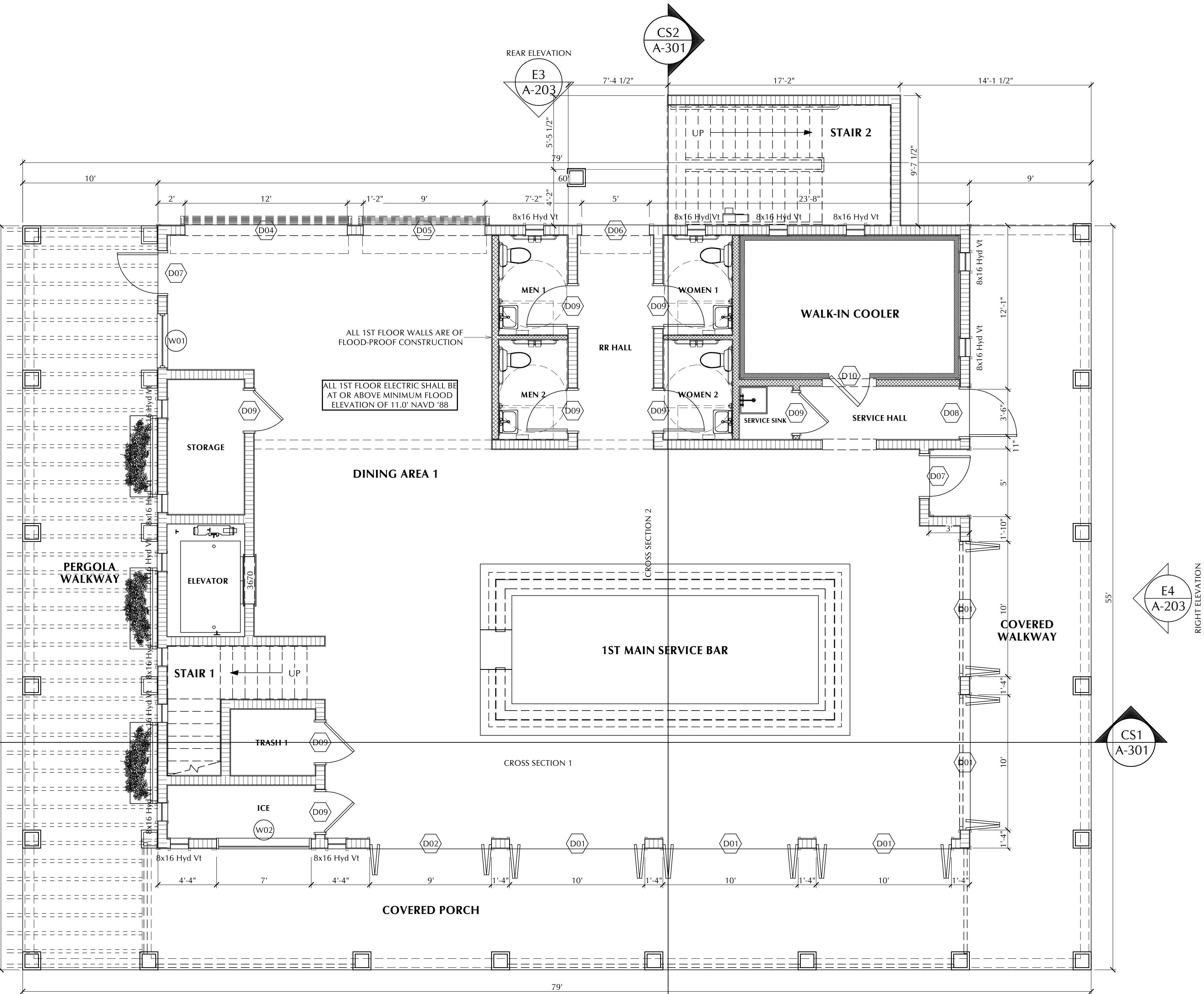
G-001

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA

FIXTURE SCHEDULE		
CALL	QTY	DESCRIPTION
A01	6	ADA TOILET
A02	6	BOBRICK SOAP DISPENSER, B-2111
A03	12	GRAB BAR
A04	6	MIRROR, BOBRICK, B165 MIRROR
A05	6	PAPER TOWEL DISPENSER, BOBRICK, B-262
A06	6	RECTANGULAR SINK, ADA WALL MOUNT
A07	6	TOILET TISSUE DISPENSER, BOBRICK, B-686
A10	1	MOPSINK & FAUCET

ROOM AREA SCHEDULE			
FLOOR	ROOM NAME	AREA, GROSS	AREA, NET
1	1ST MAIN SERVICE BAR	237	213
1	COVERED PORCH	552	532
1	COVERED WALKWAY	522	508
1	DINING AREA 1	1568	1483
1	ELEVATOR	66	48
1	ICE	63	42
1	MEN 1	52	37
1	MEN 2	52	37
1	RR HALL	93	87
1	SERVICE HALL	71	46
1	SERVICE SINK	25	15
1	STAIR 1	73	65
1	STORAGE	78	56
1	TRASH 1	46	30
1	WALK-IN COOLER	183	152
1	WOMEN 1	55	37
1	WOMEN 2	50	37
2	2ND MAIN SERVICE BAR	153	135
2	BALCONY	1029	1022
2	DINING AREA 2	1560	1423
2	MEN 3	46	37
2	OFFICE	165	140
2	PERGOLA DINING	553	550
2	TRASH 2	44	30
2	WOMEN 3	52	37
TOTALS:		7388	6799

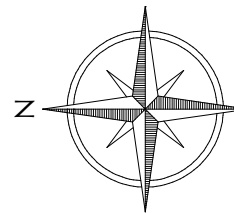
CUSTOMER SEATING CALCULATIONS	
DESCRIPTION	TOTALS
BAR STOOL: 19" X 30"H	84
DINING CHAIR: 19" X 18"H	142
TOTAL CUSTOMER SEATS:	226



BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, E.1 VARIATION IN MASSING (Projections & Recesses)	
DESIGN FEATURE PROVIDED	REQUIREMENTS
FOOTPRINT IS 4,543	e. FOR BUILDING FOOTPRINTS LESS THAN 5,000 SQUARE FEET, A MAXIMUM LENGTH, OR UNINTERRUPTED CURVE OF ANY FACADE, AT ANY POINT, SHALL BE 50 LINEAR FEET. PROJECTIONS AND RECESSES MUST HAVE A MINIMUM DEPTH OF 3 FEET, AND A MINIMUM TOTAL WIDTH OF 20 PERCENT OF THE FACADE LENGTH.
	f. IF A BUILDING HAS A PROJECTION OR RECESS OF 40 FEET OR MORE, EACH IS CONSIDERED A SEPARATE FACADE, AND MUST MEET THE ABOVE REQUIREMENTS FOR WALL PLANE CHANGES.

1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

PROJECT NORTH



LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

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ASSOCIATES OF
FLORIDA

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PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

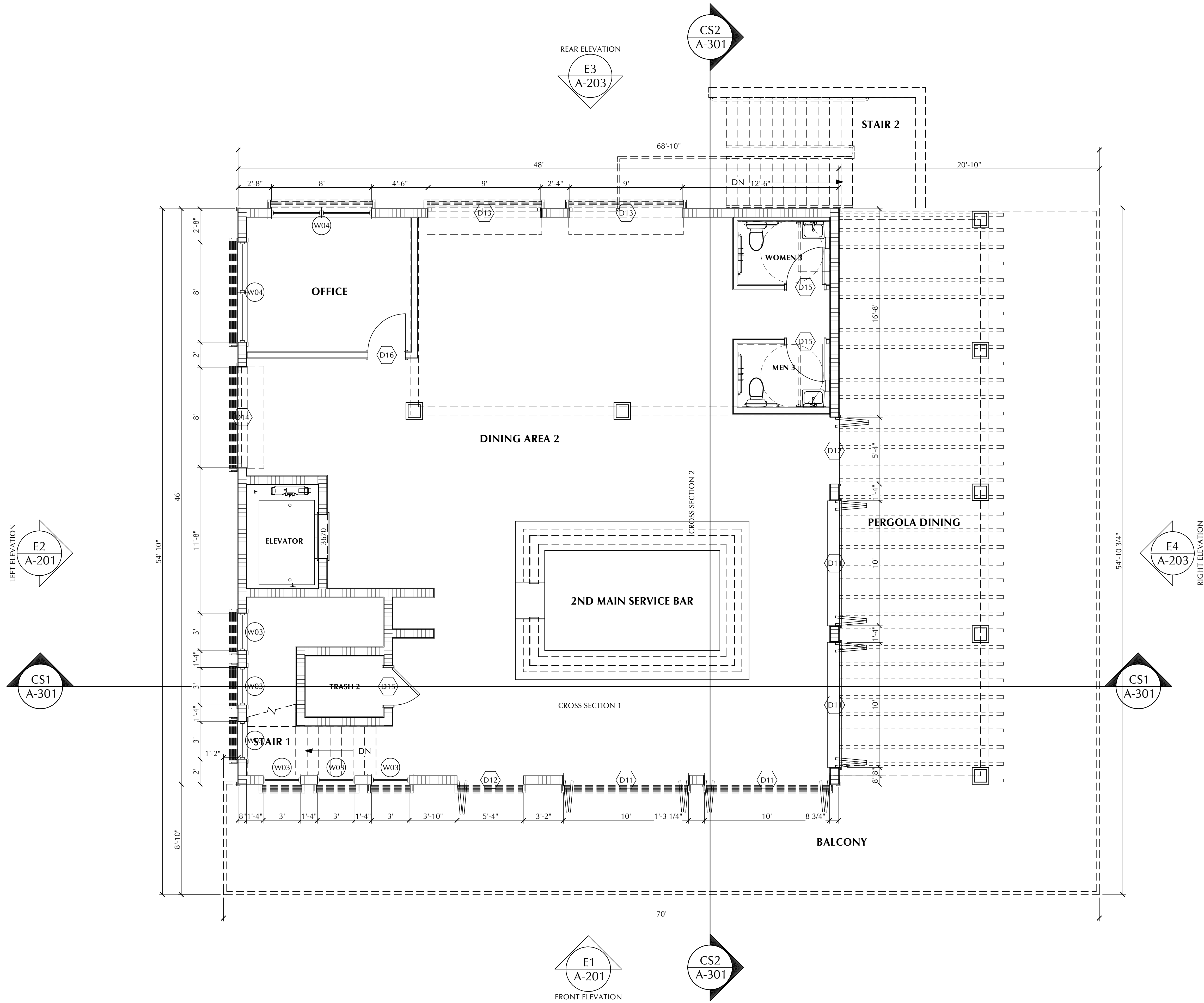
SHEET TITLE
1ST FLOOR PLAN

DATE 8/3/2021

SHEET NUMBER

A-101

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

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REVIEWED BY:

REVISIONS

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SHEET TITLE

2ND FLOOR PLAN

DATE

8/3/2021

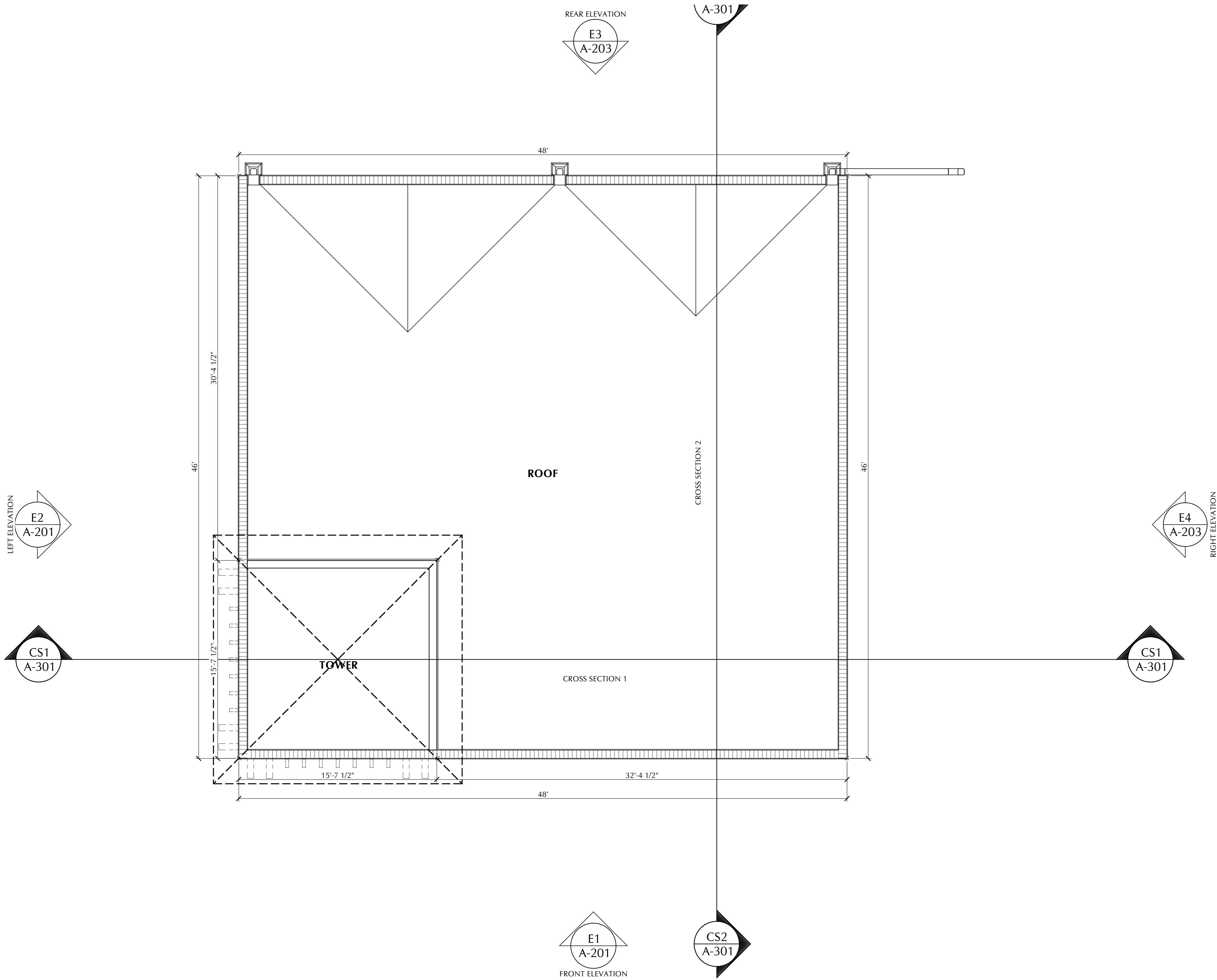
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A-102

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CERTIFICATE OF AUTHORIZATION #AA-2603191

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ROOF PLAN
Scale: 1/4" = 1'-0"

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COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

ROOF PLAN

DATE 8/3/2021

SHEET NUMBER

A-103

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REVIEWED BY

△ REVISIONS



SHEET TITLE

FRONT & LEFT
EXTERIOR ELEVATIONS
- OPEN

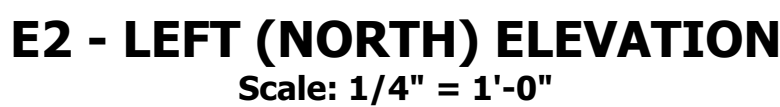
DATE 8/3/2021

SHEET NUMBER

A-201



BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FACADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS;	
X	III. COVERED VERANDAS, PORCH, OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO);	
	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SIMPLE ROOF FORMS, E.G., HIP, GABLE, OR SHED;	
	IX. EXPOSED RAFTER TAILS;	
	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FACADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12'-0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE-SCALE SYSTEM;	
	II. GUARDBAILS AND HANDRAILS WITH STYLIZED BALUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
	IV. AWNINGS, FABRIC OR METAL COVERING;	
	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
	d. TWO 18' ACENT TREES BEYOND MIN. REQ. ALONG FRONT FACADE	



SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA

A-202



BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FACADES) X I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS; X II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS; X III. COVERED VERANDAS, PORCH, OR COLONNADES AT PUBLIC ENTRANCES; X IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6"; X V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12; X VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO); X VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS; X VIII. SIMPLE ROOF FORMS, E.G., HIP, GABLE, OR SHED; X IX. EXPOSED RAFTER TAILS; X X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12; X XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING; X XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE; X XIII. CORNICE MOLDING AND BANDING ARTICULATED.	EXPLANATION
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FACADES) X I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS; X II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS; X III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6"; X IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12; X V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE; X VI. CORNICE MOLDING AND BANDING ARTICULATED.	EXPLANATION
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL) X I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12'-0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE-SCALE SYSTEM; X II. GUARDBAILS AND HANDRAILS WITH STYLIZED BALUSTERS AT ENTRANCE AREAS; X III. PERGOLAS; X IV. AWNINGS, FABRIC OR METAL COVERING; X V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED.	EXPLANATION
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
	d. TWO 18' ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FACADE	

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



E3 - REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0"



E4 - RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, C (2) - PRIMARY FAÇADE STANDARDS					
PRIMARY FAÇADES THIS PROJECT: ALL FAÇADES ARE PRIMARY.					
SECONDARY FAÇADES THIS PROJECT:					
MUST SELECT 2 OF THE 3 FEATURES BELOW					
FAÇADE COMPLIES	a. 1&2. 30% WINDOW COVERAGE OF FAÇADE				
	PRIMARY FAÇADE	FAÇADE FACE	SQ FT OF FAÇADE FACE	REQUIRED SQ FT OF GLASS / TRELLIS	PROVIDED SQ FT OF GLASS TRELLIS
X		NORTH	1,306	392	225
X		SOUTH	1,306	392	447
X		EAST	1,528	458	488
X		WEST	1,528	458	638
	b. COVERED ENTRIES MIN. 8' HORIZ.; MIN. AREA 128 FT. ²				
	PRIMARY FAÇADE	FAÇADE FACE	SQ FT OF FAÇADE FACE	REQUIRED LENGTH & SQ FT	PROVIDED LENGTH SF
X		NORTH	1,306	8' X 128 SF	55.0 FT. 550
X		SOUTH	1,306	8' X 128 SF	55.0 FT. 348
DEVIATION REQUESTED		EAST	1,528	8' X 128 SF	8.0 FT. 48
X		WEST	1,528	8' X 128 SF	66.3 FT. 597
	c. 8 FT. ARCADE WALKWAY W/ 60% MIN. COVERAGE OF FAÇADE LENGTH				
	PRIMARY FAÇADE	FAÇADE FACE	LINEAL FT. OF FAÇADE FACE	REQUIRED LINEAL FT. OF ARCADE (60%)	PROVIDED LINEAL FT.
X		NORTH	46.0 L.F.	27.6 L.F.	55.0 L.F.
X		SOUTH	46.0 L.F.	27.6 L.F.	55.0 L.F.
DEVIATION REQUESTED		EAST	60.0 L.F.	36.0 L.F.	0.0 L.F.
X		WEST	60.0 L.F.	36.0 L.F.	79.0 L.F.

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATIONS;	
X	III. COVERED VERANDAS, PORCH OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO);	
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SHARPE ROOF FORMS, I.E.G., HIP, GABLE, OR SHED;	
X	IX. EXPOSED RAFTER TAILS;	
X	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATIONS;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
X	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12'-0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE SCALE SYSTEM;	
X	II. GLAZED RAILS AND HANDRAILS WITH STYLIZED BALLUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
X	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
X	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
X	d. TWO (2) ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FAÇADE	

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX

ASSOCIATES OF FLORIDA

13180 LIVINGSTON ROAD / SUITE 204 | NAPLES, FLORIDA 34109
PH (239) 596-9111 | FX (239) 596-2637 | WWW.PHOENIXASSOCIATES.COM
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PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

REAR & RIGHT
EXTERIOR ELEVATIONS
- OPEN

DATE 8/3/2021

SHEET NUMBER

A-203

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



E3 - REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0"



E4 - RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, C (2) - PRIMARY FAÇADE STANDARDS					
PRIMARY FAÇADES THIS PROJECT: ALL FAÇADES ARE PRIMARY.					
SECONDARY FAÇADES THIS PROJECT:					
MUST SELECT 2 OF THE 3 FEATURES BELOW					
FAÇADE COMPLIES	a. 1&2. 30% WINDOW COVERAGE OF FAÇADE				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED SQ FT OF GLASS / TRELLIS	GLASS	TRELLIS
X	NORTH	1,306	392	225	216
X	SOUTH	1,306	392	447	
X	EAST	1,528	458	488	
X	WEST	1,528	458	638	
	b. COVERED ENTRIES MIN. 8' HORIZ.; MIN. AREA 128 FT. ²				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LENGTH & SQ FT	LENGTH	SF
X	NORTH	1,306	8' X 128 SF	55.0 FT.	550
X	SOUTH	1,306	8' X 128 SF	55.0 FT.	348
DEVIATION REQUESTED	EAST	1,528	8' X 128 SF	8.0 FT.	48
X	WEST	1,528	8' X 128 SF	66.3 FT.	597
	c. 8 FT. ARCADE WALKWAY W/ 60% MIN. COVERAGE OF FAÇADE LENGTH				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LINEAL FT. OF ARCADE (60%)	PROVIDED LINEAL FT.	
X	NORTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
X	SOUTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
DEVIATION REQUESTED	EAST	60.0 L.F.	36.0 L.F.	0.0 L.F.	
X	WEST	60.0 L.F.	36.0 L.F.	79.0 L.F.	

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATIONS;	
X	III. COVERED VERANDAS, PORCH OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO);	
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SHARPE ROOF FORMS, E.G., HIP, GABLE, OR SHED;	
X	IX. EXPOSED RAFTER TAILS;	
X	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATIONS;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
X	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12'-0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE SCALE SYSTEM;	
X	II. GUARDRAILS AND HANDRAILS WITH STYLIZED BALLUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
X	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
X	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
X	d. TWO (2) ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FAÇADE	

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
ASSOCIATES OF
FLORIDA

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CERTIFICATE OF AUTHORIZATION #AA-2603191

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

REAR & RIGHT
EXTERIOR ELEVATIONS
- CLOSED

DATE 8/3/2021

SHEET NUMBER

A-204

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
ASSOCIATES OF
FLORIDA
13180 LIVINGSTON ROAD | SUITE 204 | NAPLES, FLORIDA 34109
(239) 596-9111 | FX (239) 596-2637 | WWW.PHOENIX-ASSOCIATES.COM

[illegible]

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

△ REVISIONS

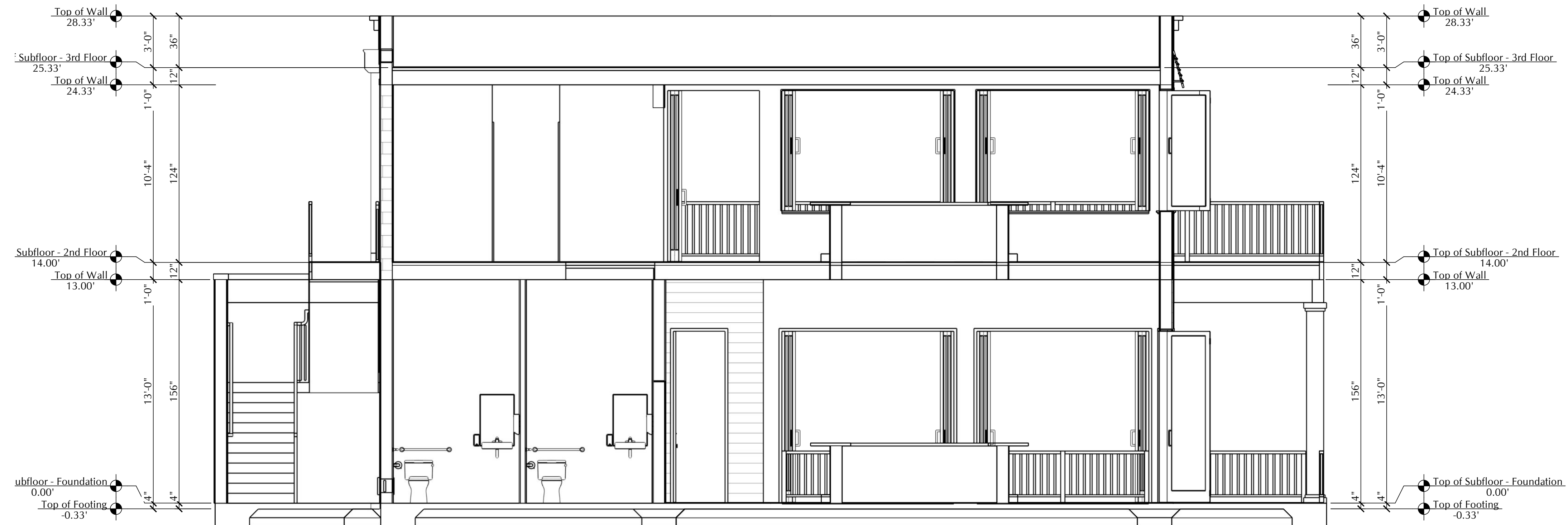
SHEET TITLE

CROSS SECTIONS

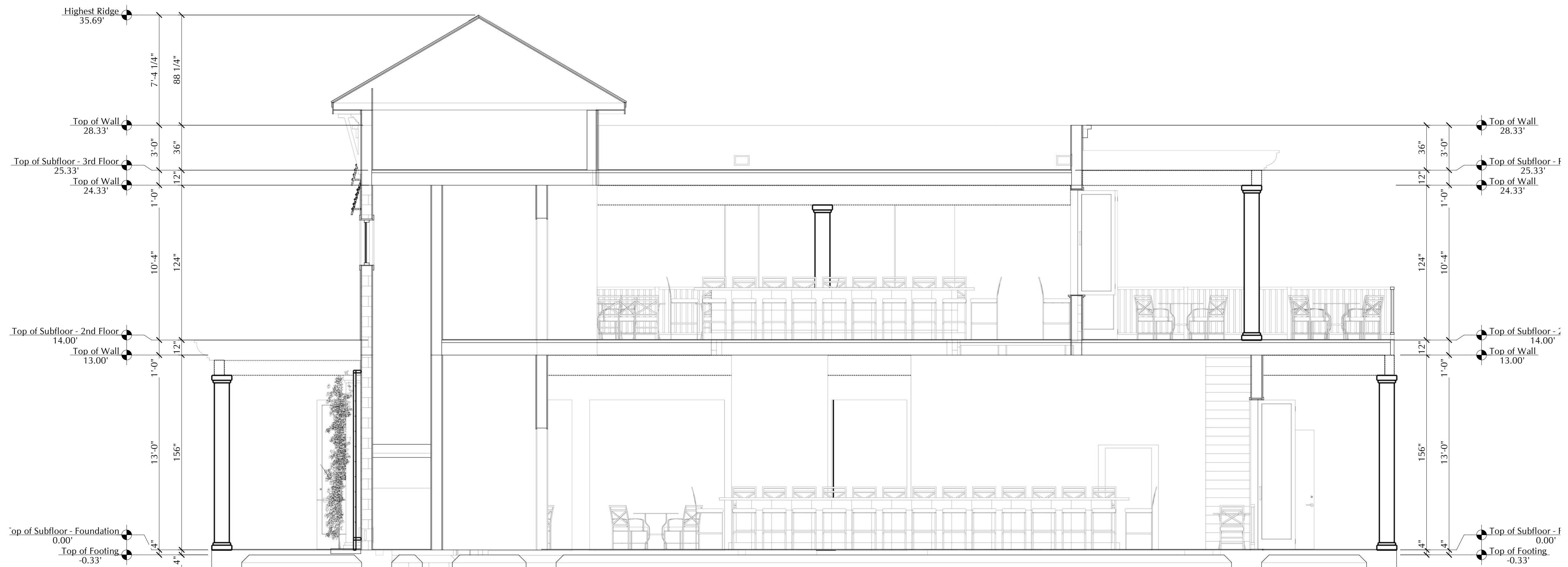
DATE 8/3/2021

SHEET NUMBER

A-301



CS2 - CROSS SECTION 2
Scale: 1/4" = 1'-0"



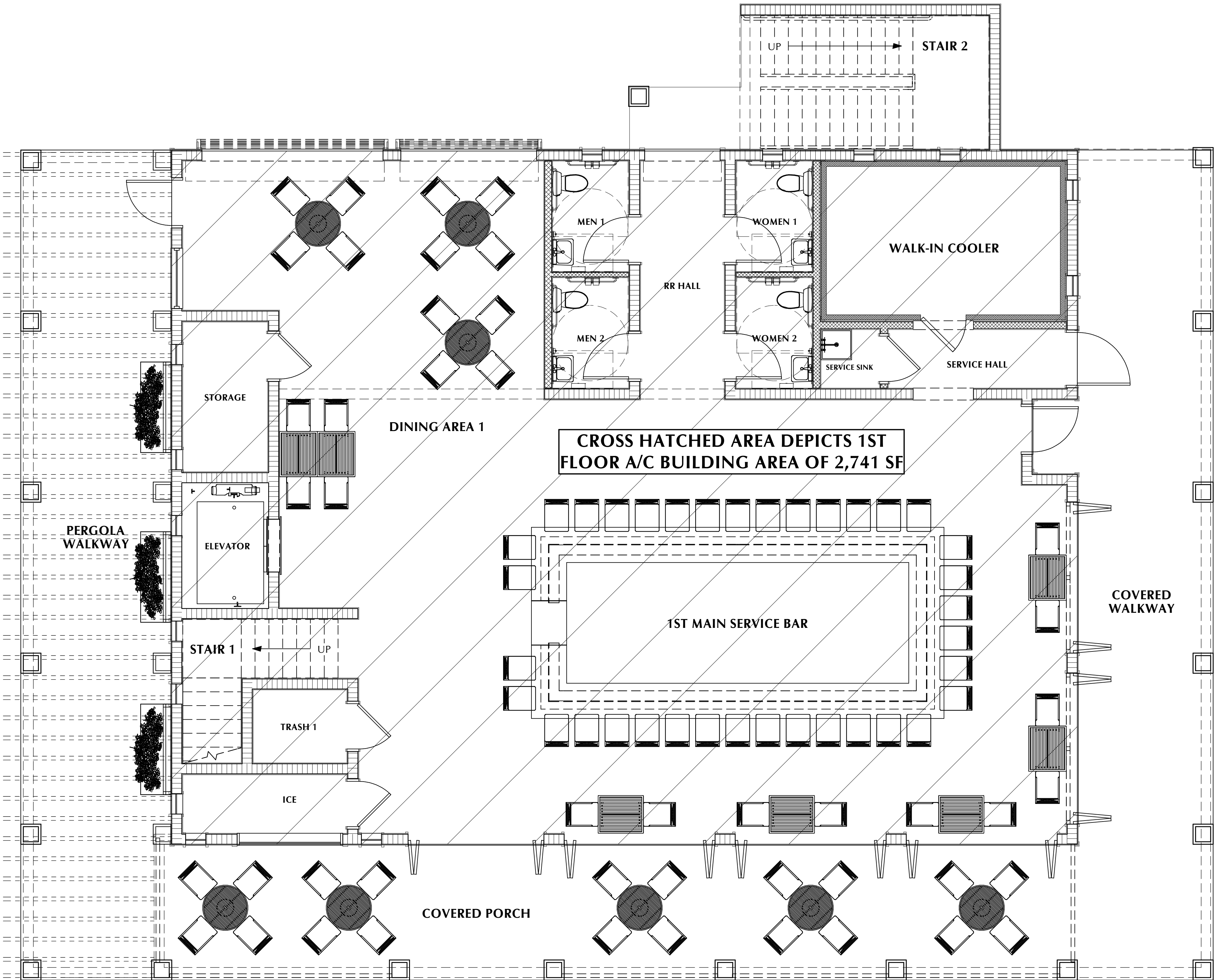
CS1 - CROSS SECTION 1
Scale: 1/4" = 1'-0"

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA

SEATING & TABLE SCHEDULE		
CALL	QTY	DESCRIPTION
F01	84	MARINA BAR CHAIR
F02	142	MARINA DINING CHAIR
F03	25	MARINA DINING TABLE - ROUND
F04	21	MARINA END TABLE

CUSTOMER SEATING CALCULATIONS	
DESCRIPTION	TOTALS
BAR STOOL: 19" X 30"H	84
DINING CHAIR: 19" X 18"H	142
TOTAL CUSTOMER SEATS:	226



1ST FLOOR SEATING LAYOUT PLAN
Scale: 1/4" = 1'-0"

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
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FLORIDA
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PH (239) 596-9111 | FX (239) 596-2637 | WWW.PHOENIX-ASSOCIATES.COM

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

△ REVISIONS



1

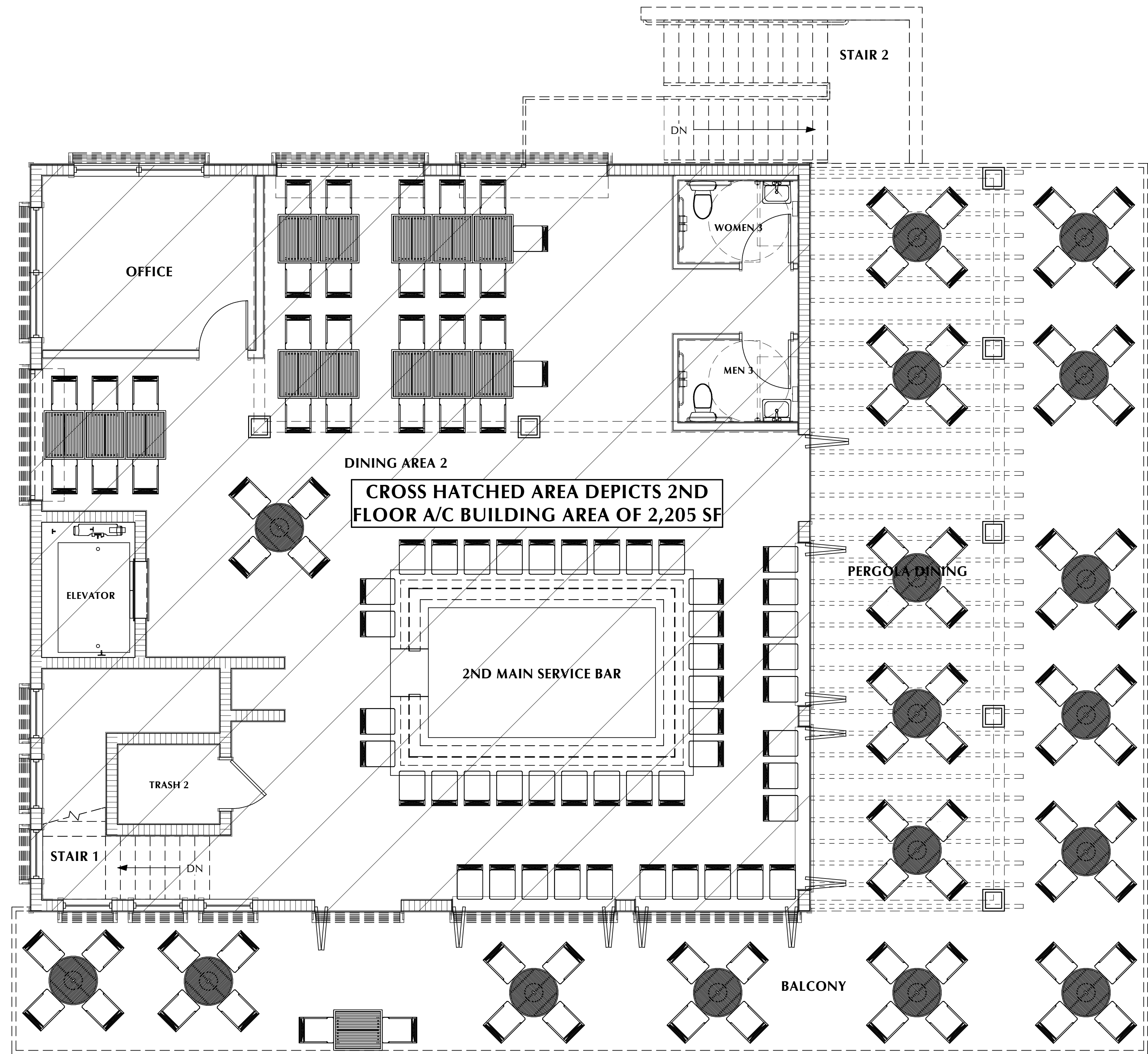
SHEET TITLE

2ND FLOOR SEATING
LAYOUT PLAN W/AC
LIVING AREA

DATE 8/3/2021

SHEET NUMBER

1-102

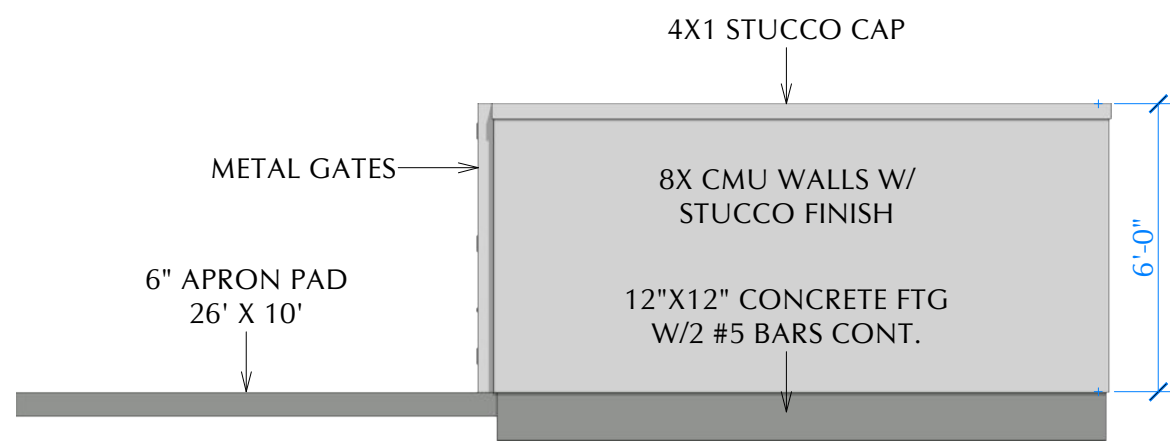


2ND FLOOR SEATING LAYOUT PLAN

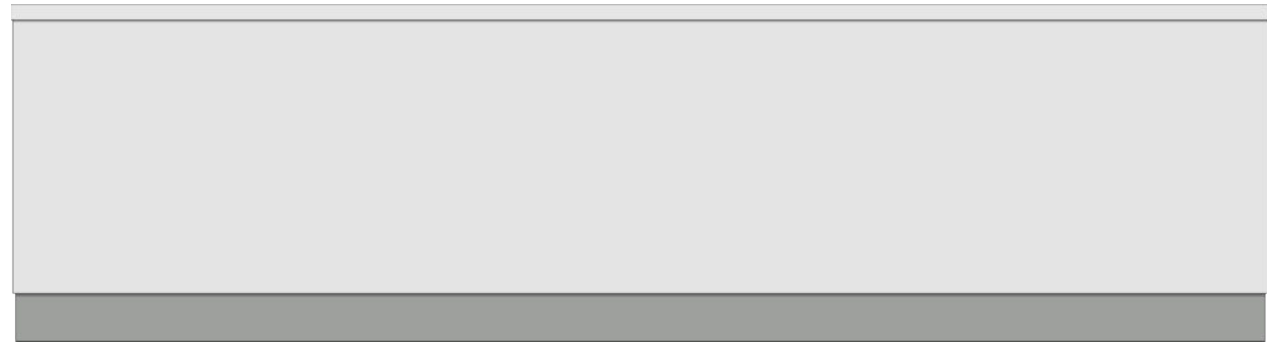
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SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA

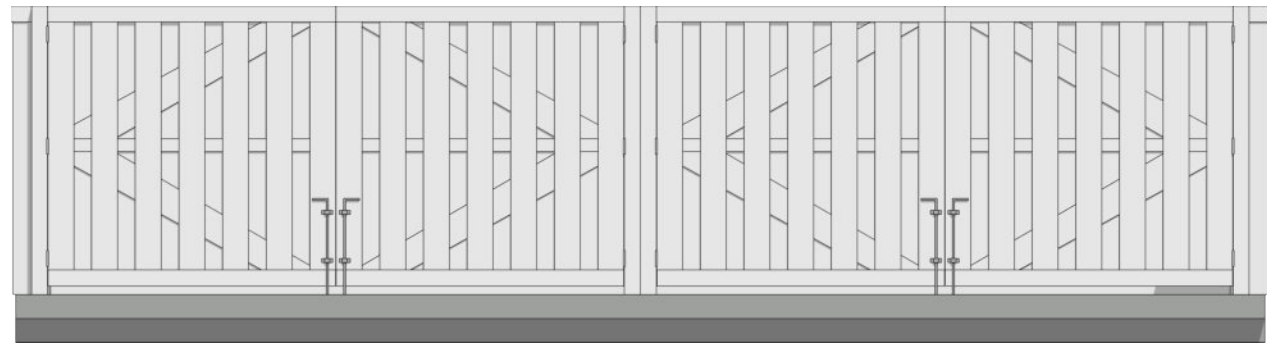
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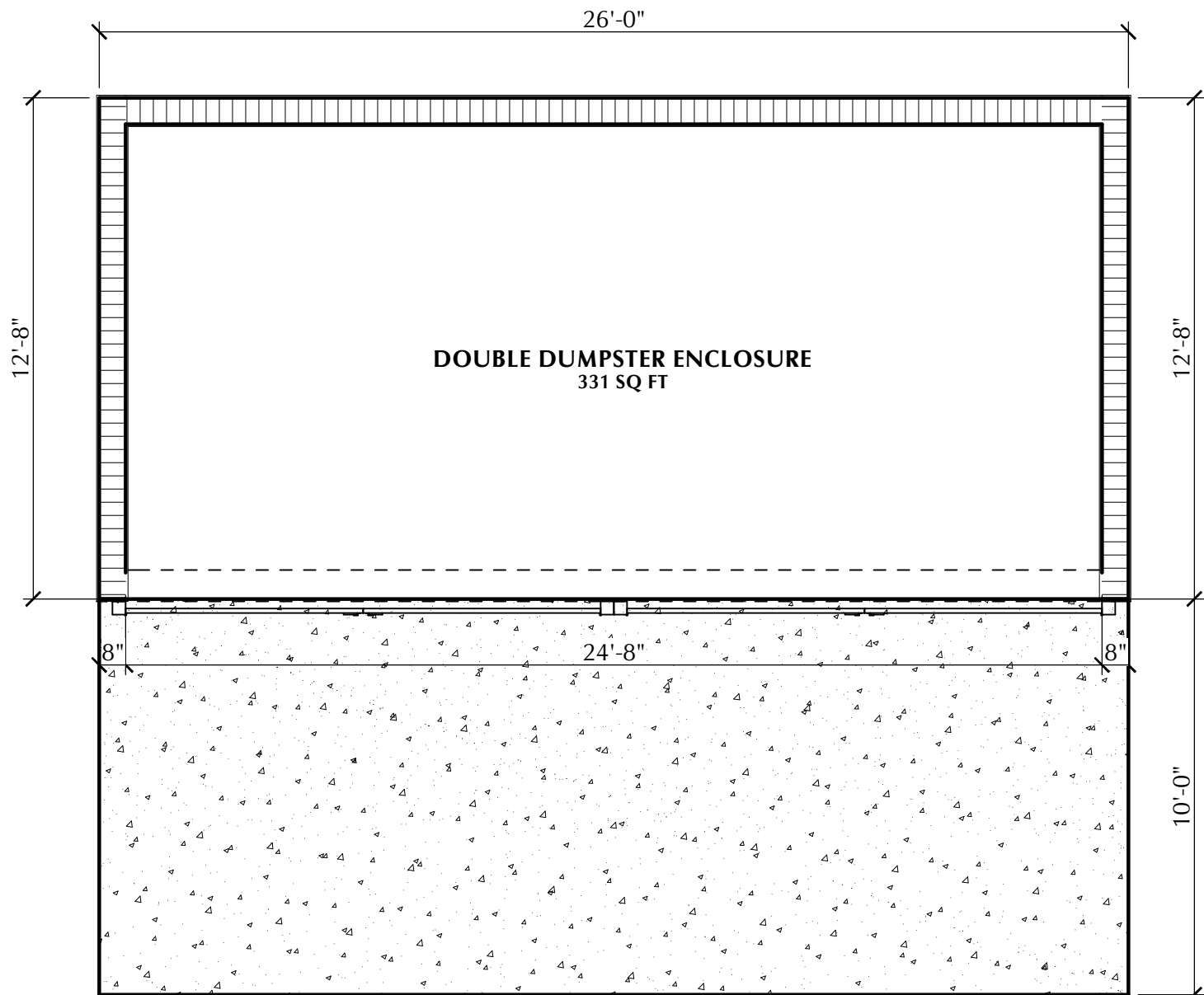
SIDE ELEVATION
Scale: 1/4" = 1'-0"



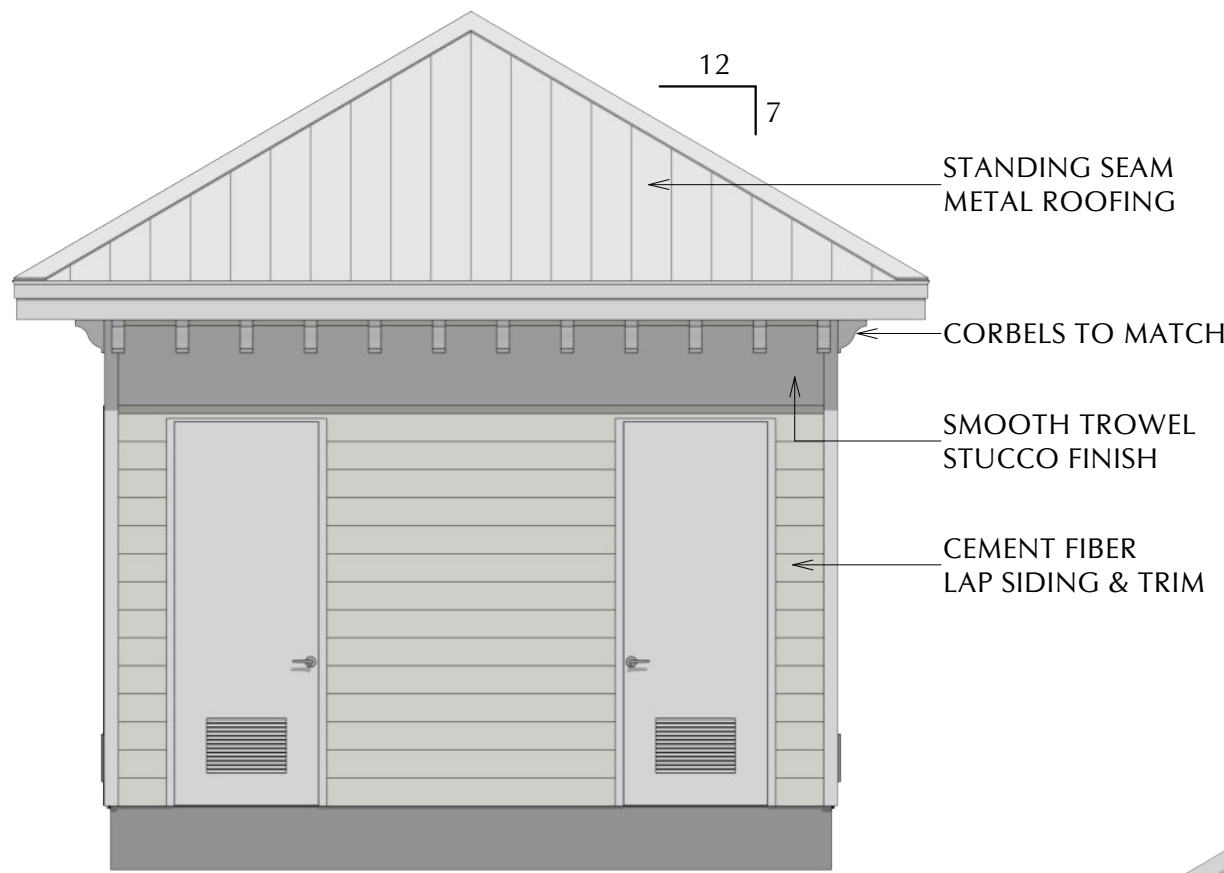
REAR ELEVATION
Scale: 1/4" = 1'-0"



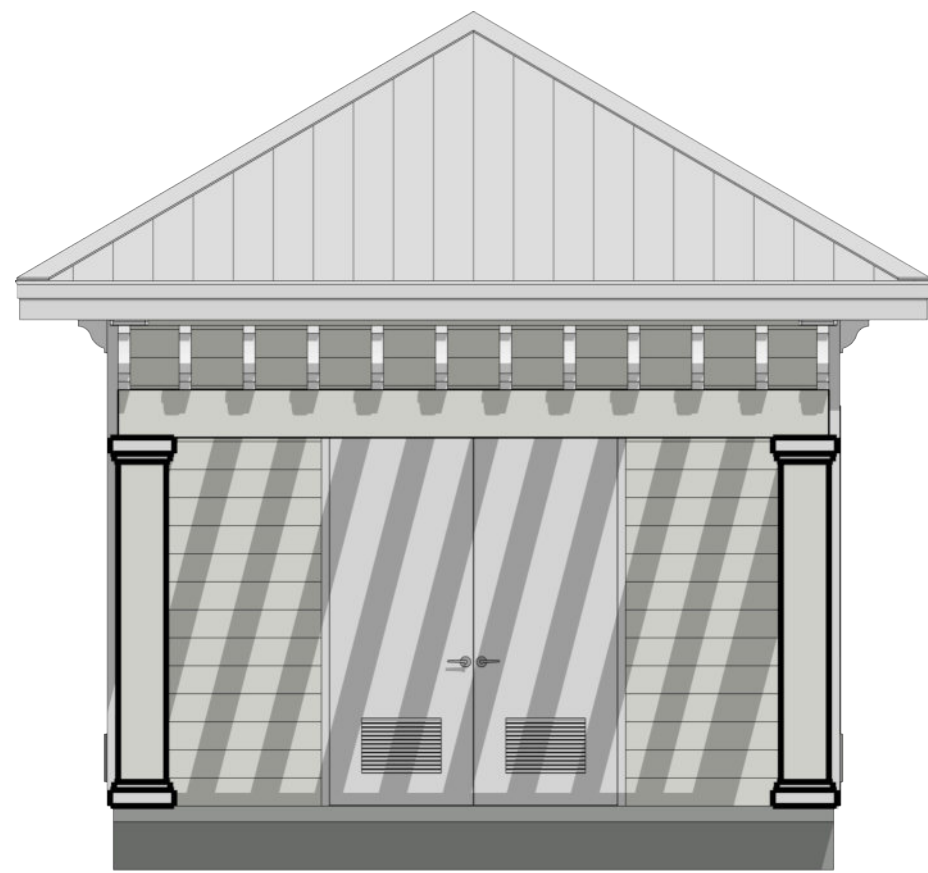
FRONT ELEVATION
Scale: 1/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



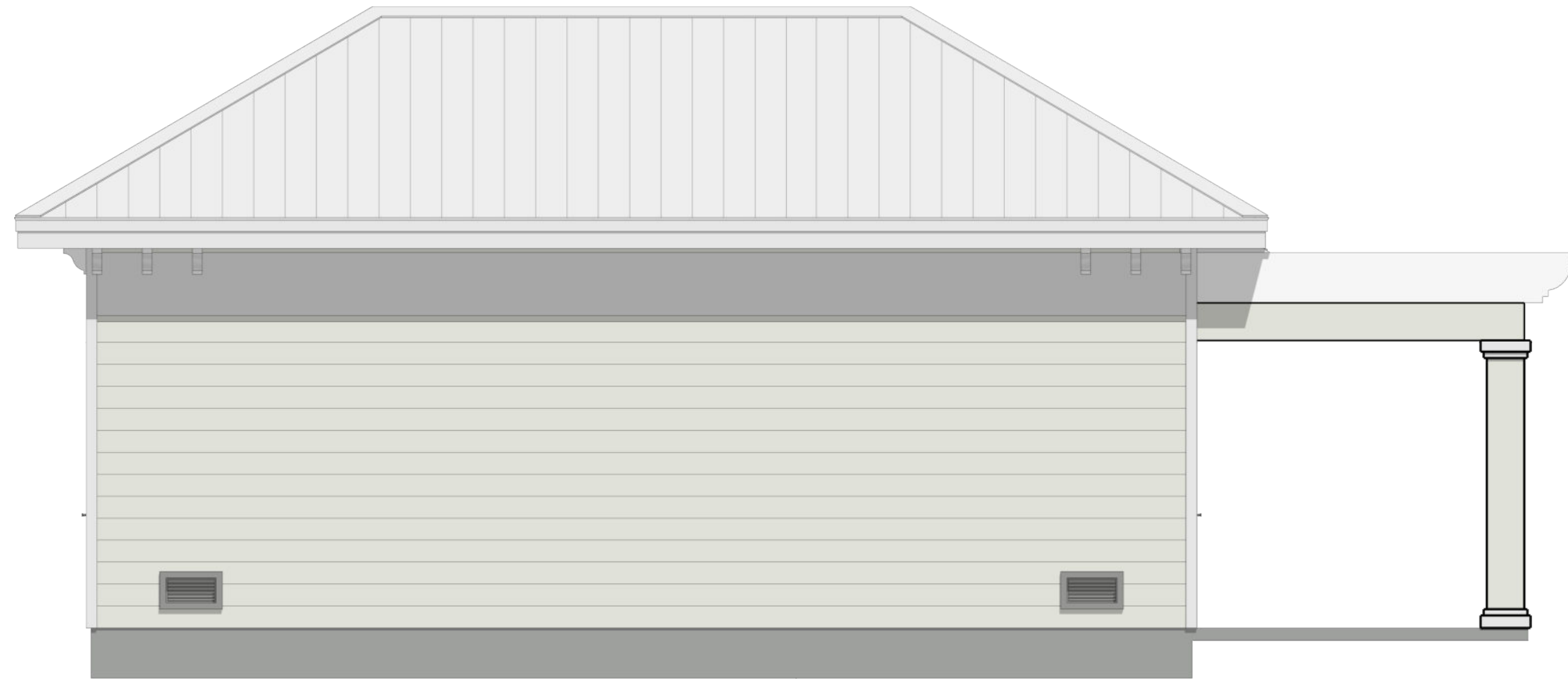
LEFT ELEVATION
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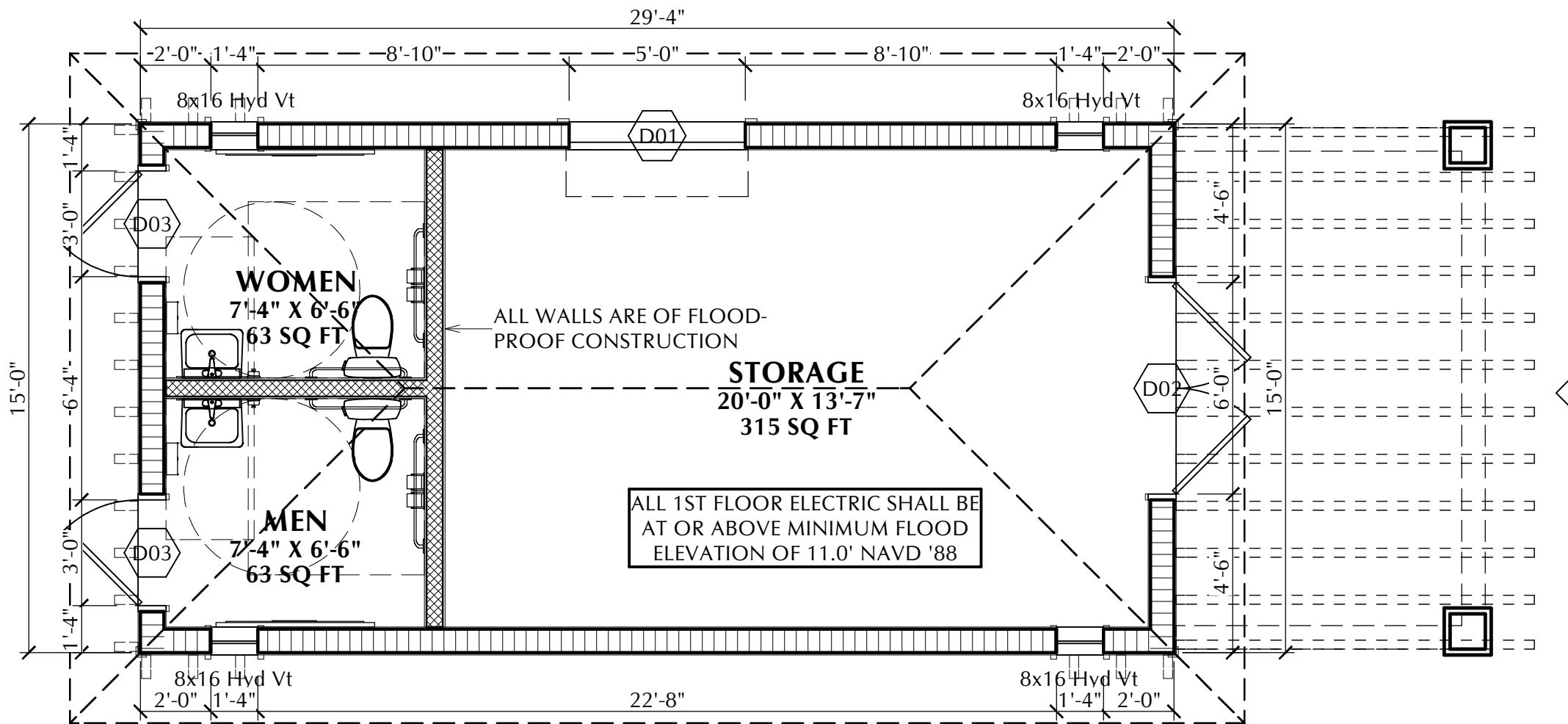
RIGHT ELEVATION
Scale: 1/4" = 1'-0"



REAR ELEVATION
Scale: 1/4" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"



ACCESSORY RESTROOM & STORAGE BUILDING PLAN
Scale: 1/4" = 1'-0"

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX

ASSOCIATES OF FLORIDA

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PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

**ACCESSORY
STRUCTURES**

DATE 8/3/2021

SHEET NUMBER

AS-101















NOTICE OF NEIGHBORHOOD MEETING
The Rooftop at Riverside – 27333 Old 41 Road, Bonita Springs, FL 34135
Proposed Special Exception

NOTICE IS HEREBY GIVEN THAT Jim & Chris Magnus ("Applicant") are holding a neighborhood meeting regarding their proposed Special Exception application. The purpose of this neighborhood meeting is for the applicant to obtain public input regarding the proposed project's Special Exception and answer questions. No formal decision regarding the project will be made at this meeting.

PUBLIC MEETING DATE/TIME: 5:00 PM February 12, 2021
MEETING LOCATION/ADDRESS: Integrity Church
10421 Pennsylvania Ave., Bonita Springs, FL 34135

TO DISCUSS THE FOLLOWING PROJECT:

PROJECT: The Rooftop at Riverside, Special Exception
CASE NUMBERS: Pre-Application Meeting
APPLICANT: Jim & Chris Magnus
SITE ADDRESS: 27333 Old 41 Road, Bonita Springs, Florida 34135

PROJECT DESCRIPTION:

The proposed Special Exception is for Jim & Chris Magnus to purchase the parcels located at 27333 Old 41 Rd., Bonita Springs, FL 34135 from the City of Bonita Springs and develop it into a family focused establishment with 8 food truck pads that will be fully loaded with utilities such as water/ sewer/ electric and propane, over 11,000 square feet of open green/ courtyard dining space, a two-story 4,100 square foot covered structure with deck and patio space for drinks and dining, 800 square feet of fireside patio dining, a 600 square foot playground and a mist wall to keep us all cool in our warm, sunny Florida summers.

The parcels are currently vacant and are zoned Downtown T-5 Core. A Mobile Food Vendor Park is a permitted use within the T-5 Core zoning via the Special Exception.

The Applicant will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents. Please contact **Brian Howell at (239) 596-9111 x212** or bhowell@phoenix-associates.com for any questions.



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

Customer: PHOENIX ASSOCIATES OF FLORIDA, INC.

Ad No.: 0004561300

Address: 13180 LIVINGSTON ROAD, SUITE 204
NAPLES FL 34109
USA

Net Amt: \$275.06

Run Times: 1

No. of Affidavits: 1

Run Dates: 01/22/21

Text of Ad:

NOTICE OF NEIGHBORHOOD MEETING
The Rooftop at Riverside – 27333 Old 41 Road, Bonita Springs, FL 34135
Proposed Special Exception

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PROJECT DESCRIPTION:

The proposed Special Exception is for Jim & Chris Magnus to purchase the parcels located at 27333 Old 41 Rd., Bonita Springs, FL 34135 from the City of Bonita Springs and develop it into a family focused establishment with 8 food truck pads that will be fully loaded with utilities such as water/ sewer/ electric and propane, over 11,000 square feet of open green/ courtyard dining space, a two-story 4,100 square foot covered structure with deck and patio space for drinks and dining, 800 square feet of fireside patio dining, a 600 square foot playground and a mist wall to keep us all cool in our warm, sunny Florida summers.

The parcels are currently vacant and are zoned Downtown T-5 Core. A Mobile Food Vendor Park is a permitted use within the T-5 Core zoning via the Special Exception.

The Applicant will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents. Please contact **Brian Howell** at (239) 596-9111 x212 or bhowell@phoenix-associates.com for any questions.
#4561300 Jan. 22, 2021

Payment Receipt

Wednesday, January 20, 2021

Transaction Type: Payment

Order Number: 0004561300

Payment Method: Credit Card

Bad Debt: -

Credit Card Number: XXXXXXXXXXXX6237

Credit Card Expire Date: 2/28/2025

Payment Amount: 275.06

Reference Number: 03906Q

Charge to Company: **FNP-Fort Myers**

Category: Classified

Credit to Transaction Number: P969683

Invoice Text:

Invoice Notes:

Customer Type: Transient

Customer Category:

Customer Status:

Customer Group:

Customer Trade:

Account Number:

Phone Number: 2395969111

Company / Individual: **Company**

Customer Name: PHOENIX ASSOCIATES OF FLORIDA, INC.

Customer Address: 13180 LIVINGSTON ROAD, SUITE 204

NAPLES

FL

34109

USA

Check Number:

Routing Number:

The Rooftop at Riverside
Bonita Springs, Florida
Informal Neighborhood Information Meeting
February 12, 2021

Attendee Sign-In Sheet

Name: Boocher

Phone Number: 239-290-0154 Email: bjsingerb@gmail.com

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: BETH FREDSTROM

Phone Number: 239-293-7067 Email: bobbini7@hotmail.com

Would you like to speak at today's presentation: (circle one) YES or NO

Name: Ryan FREDSTROM

Phone Number: 239-961-4549 Email: RyanFredstrom@gmail.com

Would you like to speak at today's presentation: (circle one) YES or NO

Name: Anne & Bill DURKIN

Phone Number: 239 301 0565 Email: annekd2001@yahoo.com

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: Jeremy Bachman

Phone Number: 239-216-7566 Email: Jeremy@wbgsufl.com

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: Tom Sather

Phone Number: 239-707-9105 Email: Barnbelts@gmail

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: Douglas Esmun for Shelley Anderson

Phone Number: 239-495-7423 Email: _____

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: ANTONIO GUSTAK

Phone Number: 305 299 8920 Email: NLMIAWI@NEWLIFE71405.COM

Would you like to speak at today's presentation: (circle one) YES or NO

Name: KATIE BACHMAN

Phone Number: 239-287-3864 Email: jeremy.katie.bachman@gmail.com

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: Matt & Julie Emms

Phone Number: 239-910-0941 Email: _____

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: Ashley Kolbe

Phone Number: 239 405 4850 Email: ALLOLXGRL@gmail.com

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: Katie Grant

Phone Number: 239-298-2550 Email: Ktshoreline@yahoo.com

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: Michelle Wiebold

Phone Number: 920-791-7125 Email: mcwiebold@gmail.com

Would you like to speak at today's presentation: (circle one) YES or (NO)

Name: Randy Johns

Phone Number: 451 0040 Email: RJohns@PHOENIX-ASSOCIATES.com

Would you like to speak at todays presentation: (circle one) YES or NO

Name: Peggy Baker

Phone Number: 239-898-0899 Email: peggy@rightathomeofusa.com

Would you like to speak at todays presentation: (circle one) YES or NO

Name: HAROLD FROST

Phone Number: 989 330 4735 Email: _____

Would you like to speak at todays presentation: (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at todays presentation: (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at todays presentation: (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at todays presentation: (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at todays presentation: (circle one) YES or NO

Chris Lascano

From: James Worden
Sent: Saturday, February 13, 2021 10:21 AM
To: jcmagnus; Chris Magnus
Cc: Brian Howell; Chris Lascano; Randy Johns
Subject: Bonita Food Truck - Neighborhood Meeting
Attachments: BFTP - 2-12-2021_Meeting Attendees.pdf

Good Morning Jim & Chris,

I have attached a scan of the residents sign in sheet. From my head count, other than our team, there were 18 residents and 5 members of the church present.

Also below, I have listed some of the highlights from the public questions that were asked.

- Will this park have any effect on the neighboring strip mall?
- How much green space will be utilized?
- Will local restaurants be able to have a food trucks represented?
- What is the planned start date/opening date of the park?
- Will the park be pet friendly?
- Will there be different specialty types of food?
- Will "Green" food service-ware be used? Biodegradable and the like?
- Will the park be clean and cleaned?
- Will this park be there for the "long haul"?

If you have anything to add, just let me know.

Thank You and Have a Great Weekend!

Jim Worden

Phoenix Associates of Florida, Inc.
13180 Livingston Road - Suite 204
Naples, FL 34109
P (239) 596-9111 Ext. 216
F (239) 596-2637
jworden@phoenix-associates.com

GENERAL INFORMATION	
OWNER:	CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL 34135
APPLICANT:	ROOFTOP AT RIVERSIDE, LLC 8841 WEST TERRY STREET BONITA SPRINGS, FL 34135
ENGINEER:	PHOENIX ASSOCIATES OF FL, INC. 13180 LIVINGSTON RD., #204 NAPLES, FL 34109

SITE INFORMATION	
STRAP NO:	35-47-25-B2-00309.007A & 35-47-25-B2-00309.007B
ADDRESS:	27333 OLD 41 ROAD, BONITA SPRINGS, FLORIDA 34135
LEGAL DESCRIPTION:	LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ZONING NOTES	
SUBJECT PROPERTY: T5- CORE	
ADJACENT PROPERTIES: NORTH - 20' ALLEY THEN T5-CORE SOUTH - 70' R.O.W. (REYNOLDS ST.) THEN C-OS EAST - T5-CORE WEST - 70' R.O.W. (OLD 41 RD) THEN T5-CORE	
PER ORDINANCE 2020-10, THE PROPOSED DEVELOPMENT MEETS THE PROPERTY DEVELOPMENT REGULATIONS OF LOT AREA AND DIMENSIONS, SETBACKS, BUILDING HEIGHT AND LOT COVERAGE.	

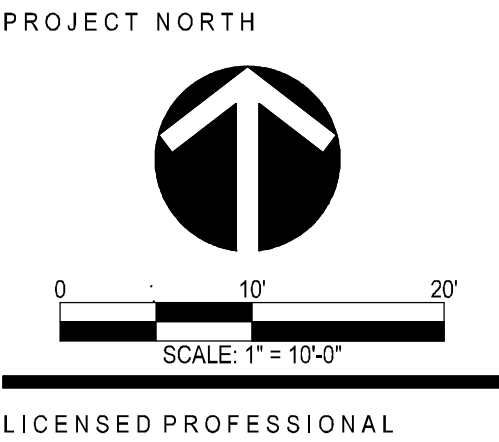
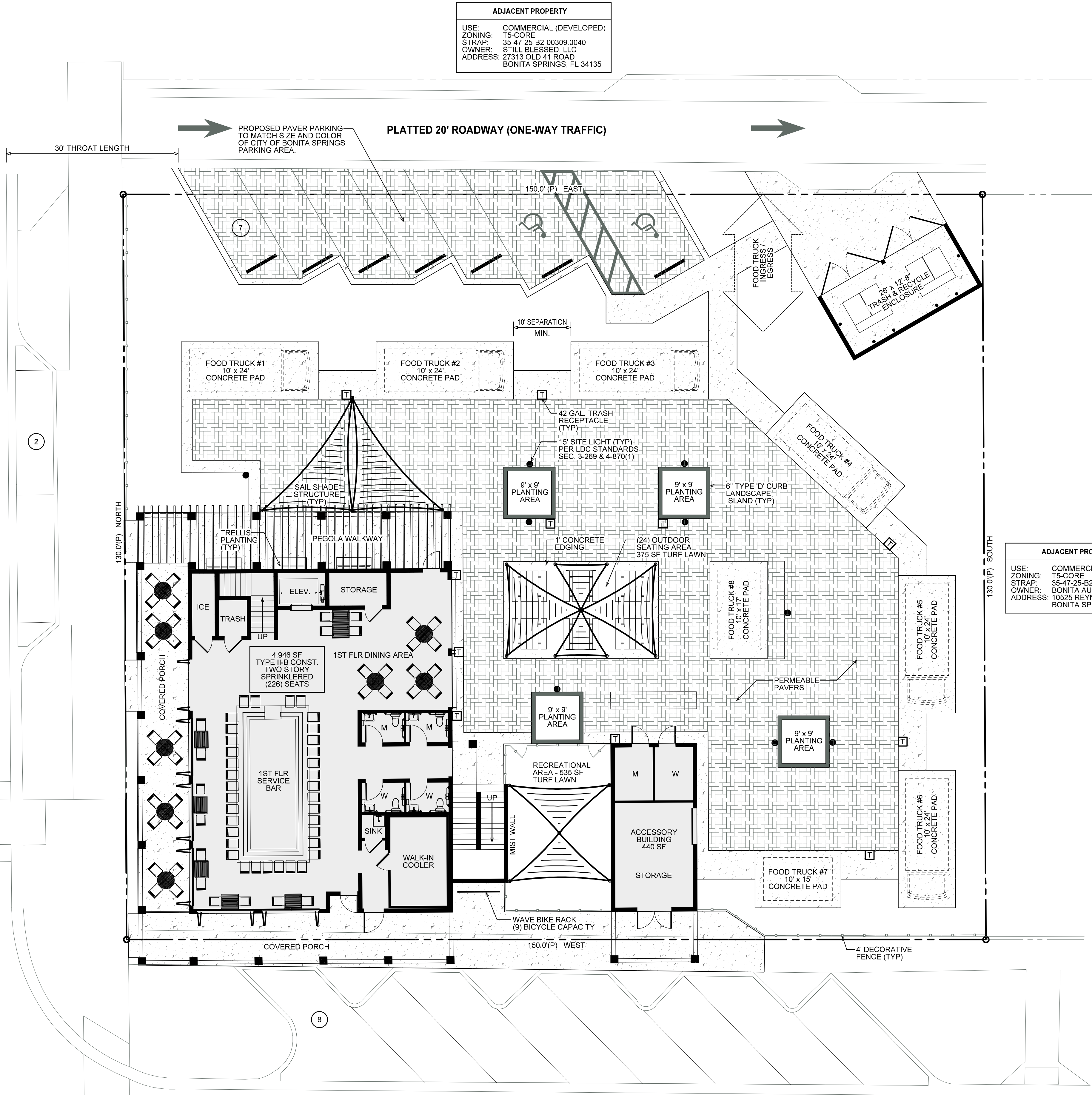
DIMENSIONAL STANDARDS			
	REQUIRED	PROVIDED	
LOT AREA	20,000 SF - MAX.	19,503 SF	
LOT WIDTH	20' MIN. - 150' MAX.	130'	
LOT DEPTH	30' MIN.	150'	
MIN. YARD REQUIREMENTS			
NORTH:	REAR ALLEY - 15' FROM CL	15'-0"	
SOUTH:	FRONT - 0' - 10'	0'	
EAST:	SIDE - 0' - 5'	0'	
WEST:	FRONT - 0' - 10'	2'-0"	
BUILDING HEIGHT	4 STORIES MAX.	2 STORIES	

LAND USE			
	SQ. FEET	ACRES	PERCENTAGE
TOTAL AREA	19,503	0.45	100.0
BUILDING ROOF AREA	3,668	0.08	18.8
IMPERVIOUS	5,127	0.12	26.3
PERVIOUS	10,708	0.25	54.9

PARKING CALCULATIONS			
RESTAURANT / BAR = 3 SPACES PER 1,000 SF MOBILE FOOD VENDOR = 3 SPACES PER MOBILE FOOD VENDOR OUTDOOR DINING = 1 SPACES PER 15 SEATS			
RESTAURANT / BAR = 5,386 SF ÷ 1,000 SF x 3 = 16.2 SPACES MOBILE FOOD VENDOR = 8 TRUCKS x 3 = 24 SPACES OUTDOOR DINING = 24 SEATS ÷ 15 = 1.6 SPACES			
	REQUIRED	PROVIDED	
TOTAL PARKING SPACES	42	42	
REGULAR SPACES	39	38	
HANDICAPPED SPACES	3	4	
BICYCLE PARKING - 1 PER 2,000 SF OF BAR	3	9	
PARKING SPACES PROVIDED: (7) PARKING SPACES ON-SITE (PROPOSED) (2) PARKING SPACES ON OLD 41 ROAD (EXISTING) (8) PARKING SPACES ON REYNOLDS STREET (EXISTING) (25) PARKING SPACES ON 27400 OLD 41 ROAD (PROPOSED)			

LOADING AREA NOTE	
PER LDC SECTION 4-1692 A LOADING AREA IS NOT REQUIRED: - DELIVERIES TO BE RECEIVED VIA SMALL PANEL TRUCKS - DELIVERIES TO BE RECEIVED BEFORE NORMAL HOURS OPEN TO THE PUBLIC - NO DELIVERY TRUCK TO REMAIN IN THE PARKING LOT FOR MORE THAN 4 HRS - DELIVERIES WILL NOT INTERFERE WITH NORMAL PEDESTRIAN OR VEHICULAR MOVEMENTS - DELIVERIES TO BE MADE ALONG REYNOLDS STREET.	

WATER MANAGEMENT NOTE	
PER SPWMD ERP NO. 36-28458-P PROPERTY OWNERS WITHIN THE REDEVELOPMENT BOUNDARY WILL NOT BE REQUIRED TO SEPARATELY MEET ALL STORMWATER QUALITY AND QUANTITY DESIGN AND PERFORMANCE CRITERIA OF THE APPLICANT'S HANDBOOK, VOLUME II. INSTEAD, THEY WILL RELY ON THE CITY'S STORMWATER MANAGEMENT SYSTEM. THE PROPERTY OWNERS WILL BE ELIGIBLE TO RECEIVE A GENERAL PERMIT AS LONG AS THE APPLICANT CAN EITHER DEMONSTRATE: 1) THAT THE NEW DEVELOPMENT DOES NOT INCREASE POST DEVELOPMENT LOADINGS OF NITROGEN OR PHOSPHORUS, OR 2) THEY CAN UTILIZE THE CITY OF BONITA SPRINGS LEDGER TO DEMONSTRATE THAT THE NUTRIENTS REDUCED BY THE CONSTRUCTION PORTION OF APPLICATION NO. 150414-4 PROVIDES ADEQUATE NUTRIENT REMOVAL FOR THE PROPOSED REDEVELOPMENT.	



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DALE S. MOSHER, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT PHASE

PHOENIX ASSOCIATES OF FLORIDA
13180 LIVINGSTON ROAD | SUITE 204 NAPLES, FLORIDA 34109
PH (239) 596-9111 | FX (239) 596-2637 | WWW.PHOENIXASSOCIATES.COM
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PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE :
SE DOCUMENTS
COMPLETED BY : CL
REVIEWED BY : DSM

REVISIONS

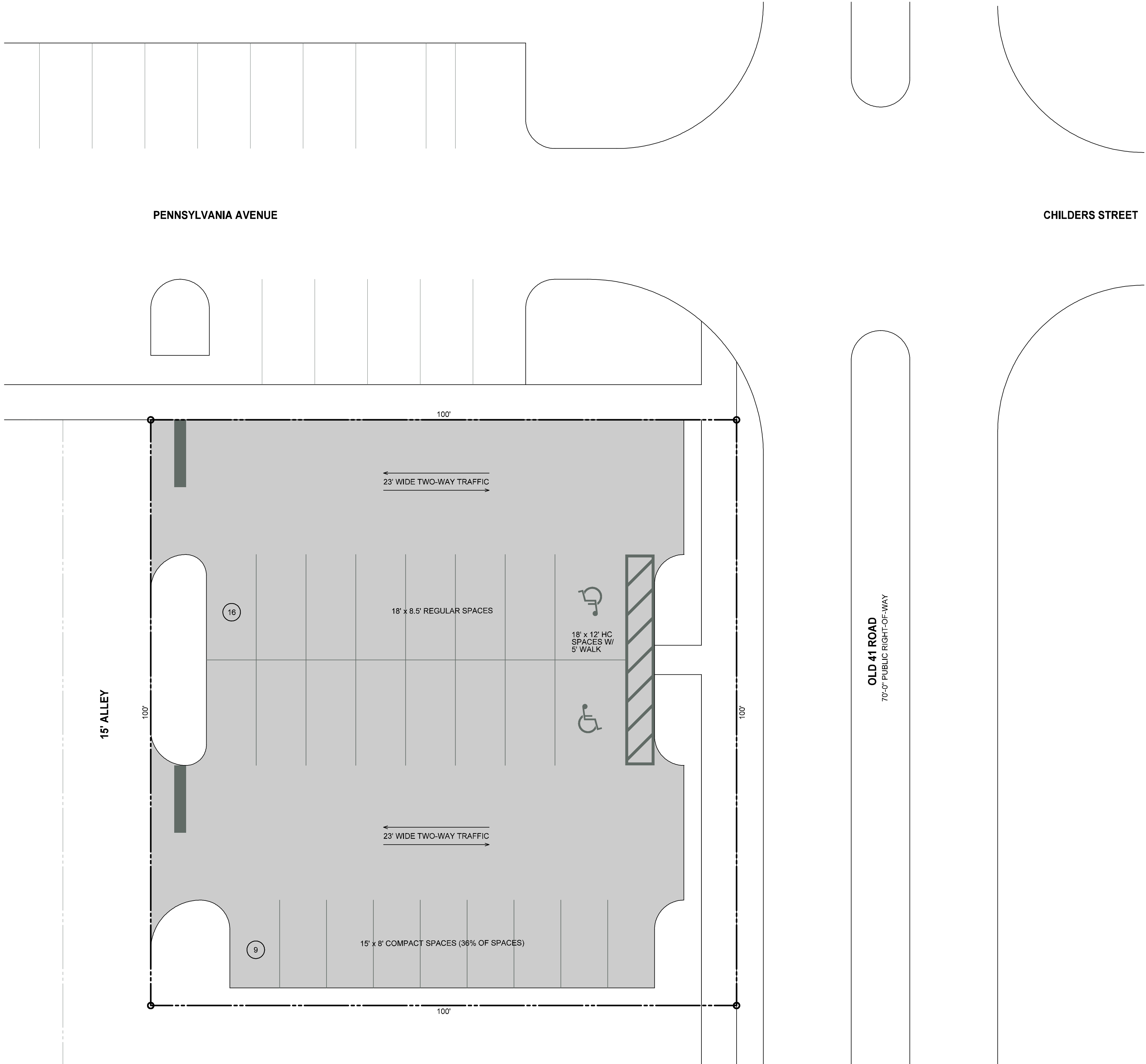
SHEET TITLE

SITE DEVELOPMENT PLAN

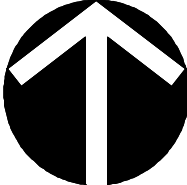
DATE 08.12.2021

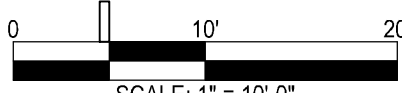
SHEET NUMBER

SDP-1



PROJECT NORTH





SCALE: 1" = 10'-0"

LICENSED PROFESSIONAL

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PROJECT PHASE

PHOENIX ASSOCIATES OF FLORIDA

13180 LIVINGSTON ROAD | SUITE 204 | NAPLES, FLORIDA 34109
PH (239) 596-9111 | FX (239) 596-2637 | WWW.PHOENIX-ASSOCIATES.COM

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CERTIFICATE OF AUTHORIZATION #24002907

PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE :
SE DOCUMENTS
COMPLETED BY : CL
REVIEWED BY : D.S.M.

REVISIONS

SHEET TITLE

27400 OLD 41 ROAD
PARKING PLAN

DATE 08.12.2021

SHEET NUMBER

SDP-3



PROJECT NORTH

0 40' 80'

SCALE: 1" = 40'-0"

LICENSED PROFESSIONAL

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PROJECT PHASE

PHOENIX

ASSOCIATES OF
FLORIDA

13180 LIVINGSTON ROAD | SUITE 200 | NAPLES, FLORIDA 34109
PH (239) 559-9111 | FAX (239) 559-4537 | WWW.PHOENIXASSOCIATES.COM

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PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE :
SE DOCUMENTS
COMPLETED BY: CL
REVIEWED BY: DSM

REVISIONS

SHEET TITLE

PEDESTRIAN PATHWAY

DATE 08.12.2021

SHEET NUMBER

SDP-4

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

TRAFFIC IMPACT STATEMENT

Rooftop at Riverside (City of Bonita Springs, Florida)

July 9, 2021
Revised August 11, 2021

Prepared by:

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

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 210712)

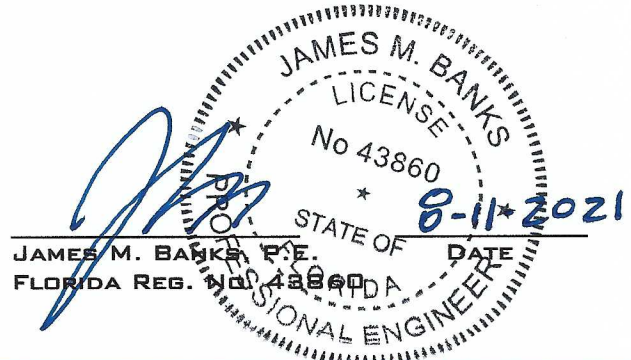


TABLE OF CONTENTS

Conclusions	2
Purpose of Report	2
Scope of Project	3
Table A - Proposed Site Development	3
Project Generated Traffic	3
Table B - Trip Computations Summary	3
Existing + Committed Road Network	4
Project Generated Traffic Distribution	4
Area of Significant Impact	4
Project Build-Out Conditions	4
Appendix	6

Conclusions

Based upon the findings of this report, it was determined that Rooftop at Riverside will not negatively impact the surrounding (E + C) road network, or cause any roadways to operate below the adopted level of service standard. However, it was determined that Old 41 (between Bonita Beach Road and W. Terry Street) currently operates at LOS F. Because the project does not cause Old 41 to operate below its adopted level of service standard and does not create any off-site transportation deficiencies, the project is not responsible for funding improvements that may be deemed necessary to remedy existing deficiencies.

The Developer will be required to pay for the project's portion of "consumed" capacity via payment of road impact fees. As set forth by the City of Bonita Springs' Impact Fee Ordinance, the fees are a pro rata assessment towards the funding of area-wide transportation improvements in order to support new growth. The amount of road impact fees paid per type of land use are determined via a "consumption-based impact fee approach", in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network. The cost of consumed lane miles is based upon current roadway construction costs within Lee County. Therefore, the payment of road impact fees is the project's pro rata share of funding transportation improvements that are deemed necessary to support the demands generated by new growth. The fair share road impact fees can be used by the City of Bonita Springs to fund future transportation improvements that are deemed needed to support all existing and future developments that have an impact on the road network.

Roadway LOS Determination

Old 41 Road (between Bonita Beach Road and Terry Street) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 910 vph for the 100th highest hour peak direction has been determined for this road. As established by the City of Bonita Springs' Traffic Count Report, this segment of Old 41 currently operates at LOS F, and the report concludes that Old 41 will have a project build-out traffic demand of 958 vphpd and a v/c ratio of 1.05.

Old 41 Road (north of Terry Street) is classified as a four-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,920 vph for the 100th highest hour peak direction has been determined for this road. As concluded, Old 41 will have a project build-out traffic demand of 1,450 vphpd and a v/c ratio of 0.76.

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 because of developing Rooftop at Riverside.

Scope of Project

Rooftop at Riverside is a proposed bar and food truck land use that will be located on the northeast corner of Reynolds Street and Old 41 Road, within the City of Bonita Springs. The bar will be housed in a two-story structure that will have a total floor space of 4,961 square feet. The site will also have a total of eight (8) food truck pads. For additional details, refer to the site plan prepared by Phoenix.

Table A
Proposed Site Development

Proposed Land Use	Size/Units
Bar	4,961 s.f.
Food Truck	8 Pads

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, 10th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that land use codes Drinking Place (LUC 925) and Food Cart Pod (LUC 926) were the most appropriate uses to estimate the project traffic. Note, trips were estimated based upon PM peak hour of adjacent street (i.e., 4 to 6 PM) and PM peak hour of the generator. The greater of the two results were used to assess the project's impacts.

Table 1 of this report provides a detail of the trip generation computations. Table B provides a summary of the results.

Table B
Trip Computations Summary
(Summation of Table 1)

Total Daily New Trips (ADT)	Total PM (4-6 PM) New Trips (vph)	Total PM New Trips (vph)
N/A	80	130

The report finds that the project will generate less than 100 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the City of Bonita Springs Traffic Impact Statement Guidelines for developments generating “Less Than 100 Trips”.

Existing + Committed Roadway Conditions

Figure 1 and Table 2 provide a detail of the surrounding E + C road network.

Old 41 Road (between Bonita Beach Road and Terry Street) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 910 vph for the 100th highest hour peak direction has been determined for this road. As established by the City of Bonita Springs’ Traffic Count Report, this segment of Old 41 currently operates at LOS F. The posted speed limit along Old 41 is 35 MPH.

Old 41 Road (north of Terry Street) is classified as a four-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,920 vph for the 100th highest hour peak direction has been determined for this road.

Project Generated Traffic Distribution

The project’s traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, location of competing businesses and residential areas. Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 and Figure 3 also depict the project traffic by volume.

Area of Significant Impact

The 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 shown, Old 41 (between Bonita Beach Road and W. Terry Street) will be significantly impacted by the project.

Project Build-Out Conditions

In order to establish 2021 thru 2023 project build-out conditions, traffic count data was adjusted for peak season conditions, peak hour conditions, peak hour (K30), peak direction (D Factor), and then an annual growth rate was applied to forecast future volumes. The peak season/peak hour/peak direction volumes, which are depicted on Table 3, were obtained from the City of Bonita Springs 2021 Traffic Count Report. The

annual growth rate was derived from historical traffic counts also provided in the traffic report, but no less than an AGR of 2% was applied. After the background data was established, the project generated traffic was added to the 2023 traffic volumes. Table 4 provides a summary of the anticipated 2021 thru 2023 traffic conditions.

Roadway LOS Determination

Old 41 Road (between Bonita Beach Road and Terry Street) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 910 vph for the 100th highest hour peak direction has been determined for this road. As established by the City of Bonita Springs' Traffic Count Report, this segment of Old 41 currently operates at LOS F, and the report concludes that Old 41 will have a project build-out traffic demand of 958 vphpd and a v/c ratio of 1.05.

Old 41 Road (north of Terry Street) is classified as a four-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,920 vph for the 100th highest hour peak direction has been determined for this road. As concluded, Old 41 will have a project build-out traffic demand of 1,450 vphpd and a v/c ratio of 0.76.

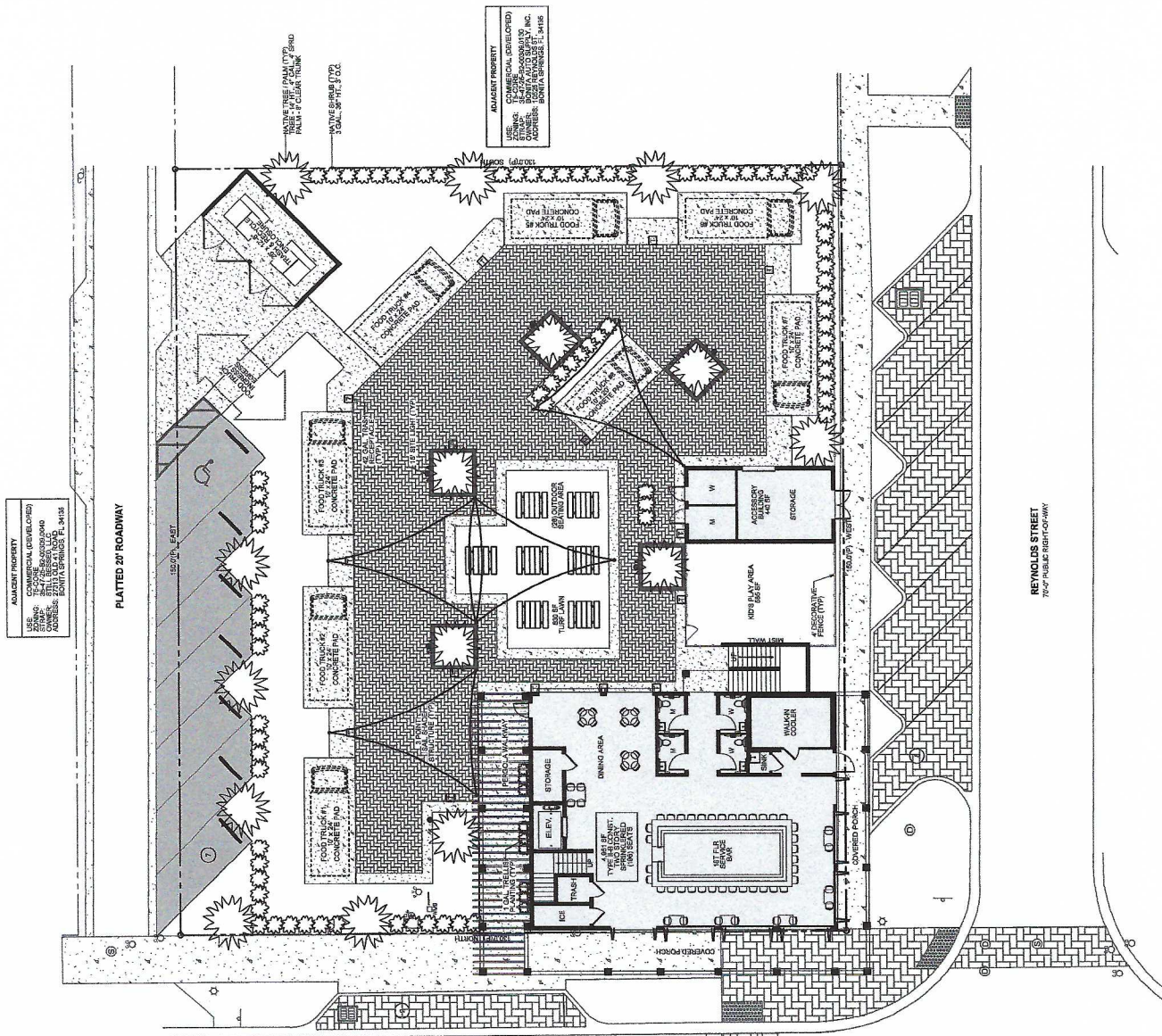
APPENDIX

Site Plan

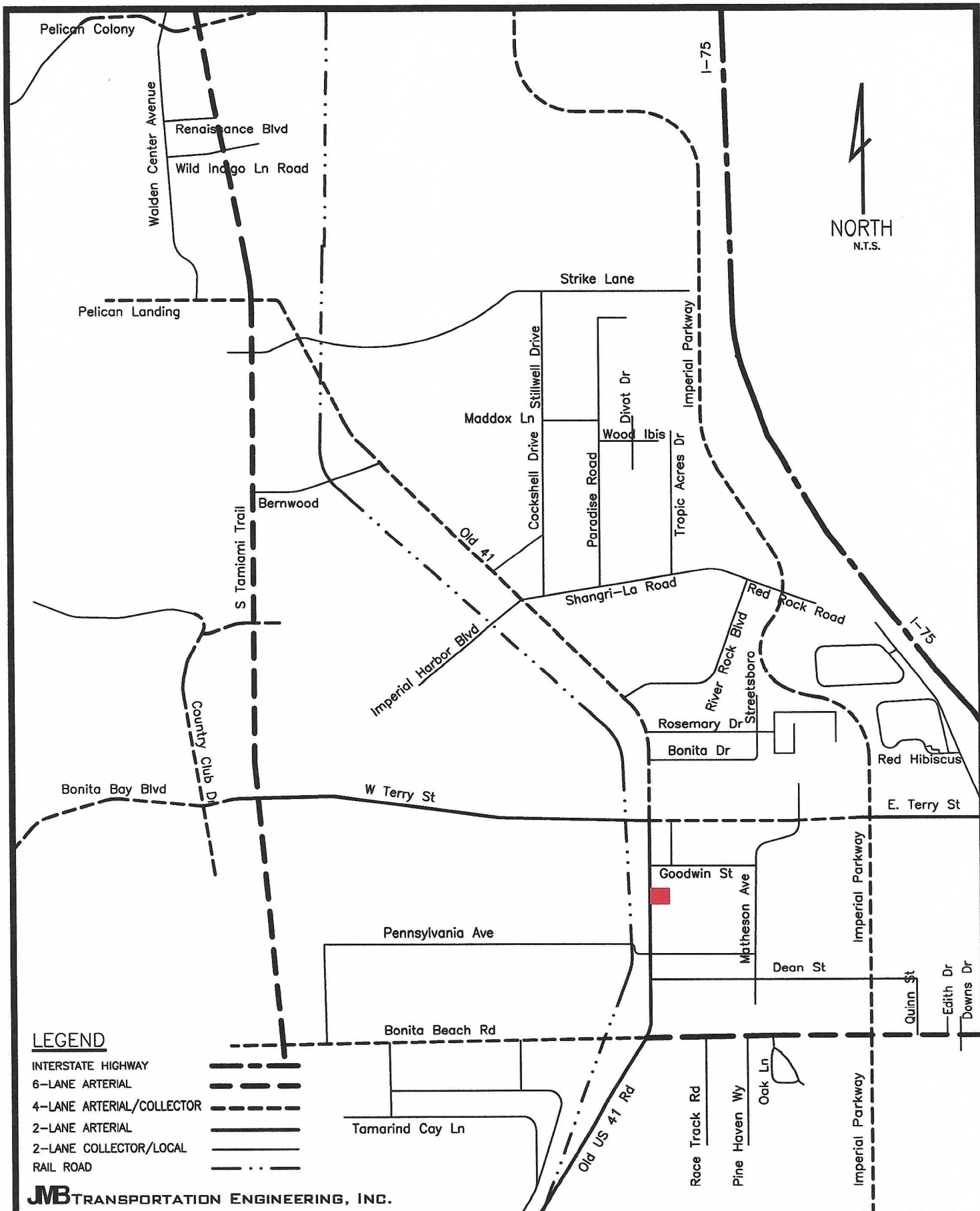
Figures 1 thru 3

Tables 1 thru 4

Support Documents



GENERAL INFORMATION OWNER: CITY OF BONTIA SPRINGS BONTIA SPRINGS, FL 34135 APPLICANT: BONTIA SPRINGS, FL 34135 ENGINEER: PHILIP J. BONTIA, INC. PROJECT ADDRESS: 9741 INC. MAPLE, FL 34109		35-41-25-03-00000307A-1-34-04-00-0001307H ADDRESS: 11 ROAD, BONTIA SPRINGS, FL 34135 LEGAL DESCRIPTION: LOT 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 81	
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Rooftop at Riverside

July 7, 2021

Project Location & Roadway Classification

FIGURE 1

TABLE 1
TRIP GENERATION COMPUTATIONS
Rooftop at Riverside

Land Use

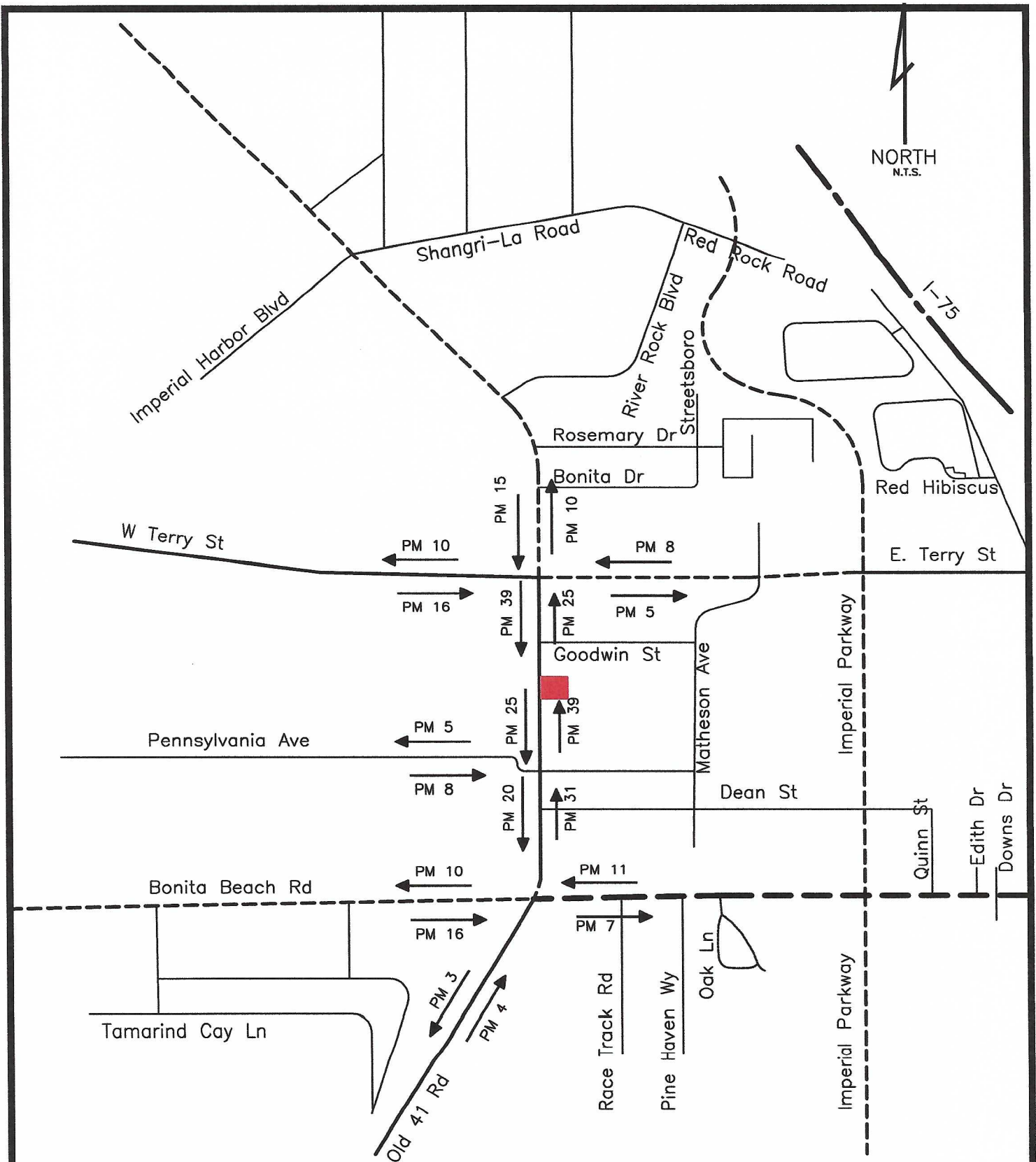
<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
925	Drinking Place	4,961 s.f.
926	Food Cart Pod	8 carts

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 925	Daily Traffic (ADT) =	N/A	N/A	ADT
	AM Peak Hour =	N/A	N/A	vph
	PM Peak Hour =	T= 15.53(X) = 68% Enter/ 32% Exit =	77 vph	52 / 25
	PM Peak Hour (4-6 PM) =	T= 11.36(X) = 66% Enter/ 34% Exit =	56 vph	37 / 19

LUC 926	Daily Traffic (ADT) =	N/A	N/A	ADT
	AM Peak Hour (vph) =	N/A	N/A	vph
	PM Peak Hour =	T= 7.4(X) + 25.33 = 50% Enter/ 50% Exit =	53 vph	27 / 27
	PM Peak Hour (4-6 PM) =	T= 3.49(X) - 3.80 = 50% Enter/ 50% Exit =	24 vph	12 / 12

TOTALS		Daily Traffic (ADT) =	N/A	ADT
		PM Peak Hour =	130 vph	79 / 51 vph
		PM Peak Hour (4-6 PM) =	80 vph	49 / 31 vph



JMB TRANSPORTATION ENGINEERING, INC.

Rooftop at Riverside

August 11, 2021

LEGEND

PM 00 → PM Peak Hour Project Traffic

**Project-Generated
Traffic Distribution**

FIGURE 3

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic PM Peak Hour Peak Direction (vphpd) = 79									
	Station No.	Road Class	Project Traffic % Distribution	Project Traffic		Adopted Service Volume	Project's Percentage Impact	Significant Impact	
				PK Direction Volume (vph)	Pk Direction (vphpd)				
Bonita Beach Rd	0005	W. of Old 41	20%	16	1860	0.85%	NO		
	1230	W. of Race Track	15%	12	2800	0.42%	NO		
Old 41	1220	N. of Terry Street	25%	20	1920	1.03%	NO		
	1222	N. of Site	50%	40	910	4.34%	YES		
	1222	S. of Site	50%	40	910	4.34%	YES		
	1222	N. of Bonita Beach Road	40%	32	910	3.47%	YES		
	1223	S. of Bonita Beach Road	5%	4	910	0.43%	NO		
W. Terry Street	1219	East of U.S. 41	20%	16	910	1.74%	NO		
E. Terry Street	1211	East of Old 41	10%	8	1920	0.41%	NO		
Pennsylvania Ave		E. of Michigan Street	10%	8	910	0.87%	NO		

TABLE 3
ROADWAY LINK VOLUMES

Station No.	Base yr Traffic Count (ADT)	2021 Traffic Count (ADT)	Years of Growth	Min.		D Fact	K Fact	2021 Peak Hour PK Direction (VPHPD)	2022 Peak Hour PK Direction (VPHPD)	2023 Peak Hour PK Direction (VPHPD)
				Growth Rate	Growth Rate					
N. of Terry Stret	28300	20100	9	-3.73%	2.00%	57.0%	12.0%	1375	1402	1430
N. of Site	14700	12900	9	-1.44%	2.00%	57.0%	12.0%	882	900	918
S. of Site	14700	12900	9	-1.44%	2.00%	57.0%	12.0%	882	900	918
N. of Bonita Beach Road	14700	12900	9	-1.44%	2.00%	57.0%	12.0%	882	900	918

Old 41

TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

Old 41	Station No.	2022		2023		2023		2023		2023		2023		2023	
		Peak Hour PK Direction (vphpd)	Peak Hour PK Direction LOS	Peak Hour PK Direction (vphpd)	Peak Hour PK Direction LOS	Peak Hour PK Direction (vphpd)	Peak Hour PK Direction LOS	Peak Hour PK Direction (vphpd)	Peak Hour PK Direction LOS	Project Peak Hour PK Direction (vphpd)	Peak Season PK Direction (vphpd)	Service Vol. Peak Hour PK Direction (vphpd)	v/c	Ratio	2023 Build-Out Peak Hour PK Direction LOS
	N. of Terry Stret	1375	D	1430	D	20	D	1450	D	20	1450	1920	0.76	0.76	D
	N. of Site	882	F	918	F	40	F	958	F	40	958	910	1.05	1.05	F
	S. of Site	882	F	918	F	40	F	958	F	40	958	910	1.05	1.05	F
	N. of Bonita Beach Road	882	F	918	F	32	F	950	F	32	950	910	1.04	1.04	F

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						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	March-21
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	17600
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	12900
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	20100	20100
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	13700
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13300	13700	16300	16300	15500
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	3600	3600	3500
0001	N/A	Pennsylvania Ave E. of Los Arroyos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5900	4100
0003	N/A	Tropical Acres Dr N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600
0010	N/A	US-41, N. of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600	54200	50600	49300
0009	N/A	US-41, S. of Beaumont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500	44000	41100	39500
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400	9500	10200	8900
1219	N/A	W Terry St E of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700	12700	13100	11200
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5300	4200	4500	4400	4100	5100	5600	5800
1210	N/A	Longfellow Ln W of Imperial Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	500	300	300	200	U/C	600	500	N/A	800	600	700
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3700	50300	46600	43600
0018	N/A	Luke St between Kena Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700	15900	18800	18900
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900	800	900	900
0020	N/A	Luke St between Kena Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	400	500	500
0021	N/A	Qualis Walk E. of Luke St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2200	2200	2500
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	700	700
0023	N/A	Tarpon Avenue E. of Sherry Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5400
0024	N/A	Logan Blvd S. of Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12200
0025	N/A	Bonita Beach Rd E. of Logan 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	N/A	N/A	N/A	N/A	N/A



** Collected weekend counts also.

↑↑

A9

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
1204	N/A	Morton Ave N of East Terry St	2-Mar-21	N/S	3209	3205	6414	0.93	6000	11%	53%	660	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	2-Mar-21	N/S	9953	8985	18938	0.93	17600	12%	57%	2112	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	2-Mar-21	N/S	6397	7479	13876	0.93	12900	12%	57%	1548	F	16
1220	N/A	Old 41 Rd N of E/W Terry St	16-Mar-21	N/S	10583	11033	21616	0.93	20100	12%	57%	2412	D	16
1216	N/A	Old 41 Rd S of US 41	2-Mar-21	N/S	8290	6417	14707	0.93	13700	12%	57%	1644	D	16
1228	N/A	Old 41 S/O Bernwood Pkwy	2-Mar-21	N/S	8270	8352	16622	0.93	15500	12%	57%	1860	D	16
0002	N/A	Paradise Rd N. of Shangri-La	2-Mar-21	N/S	1891	1897	3788	0.93	3500	17%	57%	595	D	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	16-Mar-21	E/W	1579	1776	3355	0.93	3100	13%	56%	403	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	2-Mar-21	E/W	2363	2098	4461	0.93	4100	11%	53%	451	C	42
0003	N/A	Tropical Acers Dr N. of Shangri-La	2-Mar-21	N/S	312	282	594	0.93	600	17%	57%	102	C	63
1212	N/A	Shangri-La Rd E of Old US 41	2-Mar-21	E/W	3710	3431	7141	0.93	6600	12%	57%	792	D	16
0010	N/A	US-41, N. of Shopping Center Entrance	2-Mar-21	N/S	26809	26204	53013	0.93	49300	11%	55%	5423	F	93
0009	N/A	US-41, S. of Beaumont Rd	2-Mar-21	N/S	21549	20884	42433	0.93	39500	13%	56%	5135	D	92
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	2-Mar-21	N/S	4881	4730	9611	0.93	8900	13%	58%	1157	D	7
1219	N/A	W Terry St E of US 41	2-Mar-21	E/W	6019	6058	12077	0.93	11200	11%	53%	1232	C	42
1225	N/A	Woods Edge Pkwy W of US 41	2-Mar-21	E/W	3621	2652	6273	0.93	5800	12%	60%	696	C	23
1210	N/A	Longfellow Ln W of Imperial Pkwy	2-Mar-21	E/W	423	298	721	0.93	700	11%	53%	77	C	42
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	2-Mar-21	E/W	23672	23177	46849	0.93	43600	11%	53%	4796	C	42
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	2-Mar-21	E/W	12120	12502	24622	0.93	22900	11%	53%	2519	D	42
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	2-Mar-21	E/W	10003	10319	20322	0.93	18900	11%	53%	2079	D	42
0020	N/A	Luke St between Kears Way and Bonita Beach Rd	2-Mar-21	N/S	353	567	920	0.93	900	13%	58%	117	C	7
0021	N/A	Quails Walk E. of Luke St	2-Mar-21	E/W	263	256	519	0.93	500	13%	58%	65	C	7
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	2-Mar-21	N/S	1287	1449	2736	0.93	2500	13%	58%	325	C	7
0023	N/A	Tarpon Avenue E. of Sherry Ln	2-Mar-21	E/W	427	313	740	0.93	700	13%	58%	91	C	7
0024	N/A	Logan Blvd S. of Bonita Beach Rd	2-Mar-21	N/S	2950	2811	5761	0.93	5400	11%	53%	594	D	42
0025	N/A	Bonita Beach Rd E. of Logan Blvd	2-Mar-21	E/W	6553	6545	13098	0.93	12200	11%	53%	1342	C	42

** Collected weekend counts also.





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Rick Steinmeyer
Mayor

Amelia Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

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City Clerk
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Public Works
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Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

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

August 29, 2021

Brian Howell
Phoenix Associates of Florida, Inc.
13180 Livingston Road, #204
Naples, FL 34109

Re: SPE21-82680-BOS, Rooftop at Riverside Mobile Food Truck Park Special Exception

Dear Mr. Howell,

The Zoning Division has reviewed the information provided and supplemented for the special exception request referenced above. The application has been found sufficient and the following language will be drafted for the request.

A special exception request for a mobile food vendor park on properties in the Downtown District,, pursuant to Land Development Code Section 4-868.

Please let staff know in writing, by September 10, 2021, if the draft request language is sufficient.

Additionally, this letter contains several substantive comments that may affect the staff recommendation. Please review the comments accordingly and make revisions as needed.

Feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy: Derek Rooney, City Attorney
 John Dulmer, Director of Community Development
 Jacqueline Genson, Planning & Zoning Manager
 Trisha Goff, Engineer
 Jay Sweet, AICP, PSM, City Surveyor
 Sean Gibbons, Bike-Ped Coordinator
 Laura Gibson, Environmental Specialist
 Ayita Williams, Floodplain Manager
 Dominic Strollo, Bonita Springs Utilities
 Tom Ross, Transportation Engineer
 Sam Vincent, City Architect
 Cynthia Vargas, Administrative Assistant

BONITA SPRINGS Planning and Zoning

Substantive Comments:

1. It is Staff's understanding that alcohol will be served on-site. Please note that consumption on premises requests are reviewed in accordance with Land Development Code Section 4-1023.
2. The site plan identifies eight (8) locations for mobile food vendors. Please confirm if this is the maximum number of vendors intended to occupy the site at any one time. If more are being considered, staff would recommend a site plan revision to show additional locations.

Please contact: Mike Fiigon II, Senior Planner

Phone: 239-444-6151

E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Engineering

Substantive Comments

1. SDP-1: It is the staff opinion that a sidewalk running east/west should be located immediately adjacent to the proposed alleyway parking spaces to ensure there is safe pedestrian access to the food truck park and associated building. The sidewalk should connect to the proposed site entry sidewalk on the east, and the existing Old 41 sidewalk to the west.
2. Though the off-site parking plan is conceptual in nature, general access to the sidewalk on Old 41 cannot be via the handicap parking 5' striped access aisle. It is recommended to provide an additional walkway from the proposed parking area to the sidewalk on Old 41 Road.
3. Proposed Condition: A maintenance plan for food trucks entering and exiting the site shall be provided at time of Local Development Order submittal.
4. Proposed Condition: The existing 20' wide alleyway to the north of the food truck park site is not sufficient for two-way traffic. All signage, striping, and curb cuts must be coordinated with the City of Bonita Springs Public Works Department.
5. Lighting shall be designed and installed as to not cause glare onto surrounding residences or properties. Lighting shall meet the requirements of LDC Section 3-269 and Section 4-870(1).
6. Stormwater:
 - i. There is an existing South Florida Water Management District (SFWMD) conceptual permit for the Downtown District that will need to be modified for the proposed development.
 - ii. Roof drainage will need to be collected and routed to the appropriate drainage outfall location.

August 29, 2021

SPE21-82680-BOS: Rooftop at Riverside Mobile Food Truck Special Exception

Page 2

Please contact: Trisha Goff, PE

Phone: 239-444-6175

E-mail: tgoff@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Substantive Comments

1. The Applicant is put on notice that landscaping will be required for the off-site parking lot in conformity with the Land Development Code.

Please contact: Laura Gibson, Environmental Specialist

Phone: 239-444-6142

E-mail: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped

Substantive Comments

1. At time of Local Development Order, the Applicant shall coordinate with the City of Bonita Springs Public Works Department for any work conducted within the Old US 41 and Reynolds Street rights-of-way (ROW's) including but not limited to additional/separate permitting, design requirements and material specifications, approvals, and inspections. Please note that all work within City maintained rights-of-way (ROW's) will require permitting and approval by the City of Bonita Springs Public Works Department.

Please contact: Sean Gibbons, Bike-Ped Coordinator

Phone: 239-444-6176

Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Floodplain

Substantive Comments

The following floodplain comments may affect the building design and lot layout and revisions to the site plan should be considered where applicable.

1. Submittal 2 Site Plan
 - a. Missing the flood zone determination information. Property is located in the mapped special flood hazard area identified as zone AE with a base flood elevation (BFE) of 10' NAVD as established by adopted Flood Insurance Rate Map panel 659F dated 8/28/2008. The design flood elevation (DFE) as required by the Florida Building Code is 11' NAVD.

2. Submittal 2 Architectural Plans

- a. Plans state that all first floor walls to be constructed of flood resistant materials.
 - i. Informational note: Florida Building Code – Building 801.5 requires that all interior finishes, including trim and decorative materials installed below the design flood elevation be of flood damage resistant materials.
- b. Sheet G-001
 - i. General Note states flood zone Req. FEMA Elevation – 11’ NAVD. FEMA Base Flood Elevation (BFE) is 10’ NAVD. Property is located in the mapped special flood hazard area identified as zone AE with a base flood elevation (BFE) of 10’ NAVD as established by adopted Flood Insurance Rate Map panel 659F dated 8/28/2008. The design flood elevation (DFE) as required by the Florida Building Code is 11’ NAVD.
- c. Sheet A-101 and I-101
 - i. Storage room shows two flood openings on one wall.
 - 1. Flood openings installed for wet-flood proofing compliance must be installed in at least two side of each enclosed area (two separate walls) as established by ASCE 24-14 2.7 and FEMA Technical Bulletin 1.
 - ii. Elevator enclosure shows flood opening.
 - 1. Elevator enclosures do not require wet flood proofing such as flood openings, reference ASCE 24-14 7.5. At time of commercial permit application evidence of the elevator’s compliance with FEMA Technical Bulletin 4.
 - iii. Stair 1 shows two flood openings.
 - 1. Installation of flood openings must be free from obstruction. Flood openings installed for wet-flood proofing compliance must be installed in at least two side of each enclosed area (two separate walls) as established by FEMA Technical Bulletin 1. These flood openings will be reviewed at time of commercial permit application with the stair construction details.
 - iv. Trash 1 has no flood openings.
 - 1. Areas enclosed below the design flood elevation for uses other than storage, parking and access must be dry floodproofed as required by ASCE 24-14 1.5.2 and 6.2.1.
 - v. Ice room shows two flood openings.
 - 1. A cooler/freezer space cannot be wet floodproofed. Freezer details will be reviewed at time of commercial permit application for protection from infiltration of flood waters (flood proofing) as required by ASCE24-14 1.5.2.
 - vi. Service hall shows enclosed area for service sink.
 - 1. Areas enclosed below the design flood elevation for uses other than storage, parking and access must be dry floodproofed as required by ASCE 24-14 1.5.2 and 6.2.1.
 - vii. Walk-in Cooler shows four flood openings.

-
1. A cooler/freezer space cannot be wet floodproofed. Freezer details will be reviewed at time of commercial permit application for protection from infiltration of flood waters (flood proofing) as required by ASCE 24-14 1.5.2
 - viii. Men 1 restroom shows one flood opening.
 1. Wet floodproofing is not permitted for bathrooms installed below the established design flood elevation per ASCE 24-14 1.5.2. To utilize a non-residential space enclosed below the design flood elevation for items other than storage, parking and access the area must be dry floodproofed, reference FEMA Technical Bulletin 3 and ASCE 24-14 6.2.2.
 - ix. Women 1 restroom shows one flood opening.
 1. Wet floodproofing is not permitted for bathrooms installed below the established design flood elevation per ASCE 24-14 1.5.2. To utilize a non-residential space enclosed below the design flood elevation for items other than storage, parking and access the area must be dry floodproofed, reference FEMA Technical Bulletin 3 and ASCE 24-14 6.2.2.
 - x. Men 2 restroom is below the design flood elevation of 11' NAVD.
 1. To utilize a non-residential space enclosed below the design flood elevation for items other than storage, parking and access the area must be dry floodproofed, reference FEMA Technical Bulletin 3 and ASCE 24-14 6.2.2.
 - xi. Women 2 restroom is below the design flood elevation of 11' NAVD.
 1. To utilize a non-residential space enclosed below the design flood elevation for items other than storage, parking and access the area must be dry floodproofed, reference FEMA Technical Bulletin 3 and ASCE 24-14 6.2.2.
 - xii. Stair 2 shows three flood openings under servicing walk-in cooler and women 1 restroom.
 1. Installation of flood openings must be free from obstruction. Flood openings installed for wet-flood proofing compliance must be installed in at least two side of each enclosed area (two separate walls) as established by FEMA Technical Bulletin 1. These flood openings will be reviewed at time of commercial permit application with the stair construction details.
 - xiii. 1st Main Service bar does not provide details (electrical, sink, under counter coolers) or proposed finished floor elevation (elevated?).
 1. A service bar installed below the design flood elevation of 11' NAVD containing electrical, mechanical or plumbing fixtures does not fall under storage, parking or access and is not permitted unless located in a dry floodproofed area, reference FEMA Technical Bulletin 3 and ASCE 24-14 6.2.2.
 - xiv. Service hall is deemed as an enclosure (enclosed on three side).

1. Wet or dry floodproofing is required per ASCE 24-14 9.4.2 and 2.7.
 - d. Sheet A-201
 - i. Does on provide base flood elevation, design flood elevation or proposed finished floor elevation.
 - e. Sheet A-202
 - i. Does on provide base flood elevation, design flood elevation or proposed finished floor elevation.
 - f. Sheet A-203
 - i. Does on provide base flood elevation, design flood elevation or proposed finished floor elevation.
 - g. Sheet A-204
 - i. Does on provide base flood elevation, design flood elevation or proposed finished floor elevation.
 - h. Sheet AS-101
 - i. Dumpster enclosure requires flood openings per ASCE 24-14 9.4.2 and 2.7.
 - ii. Accessory Building Men's restroom shows flood opening.
 1. Wet floodproofing is not permitted for bathrooms installed below the established design flood elevation per ASCE 24-14 1.5.2. To utilize a non-residential space enclosed below the design flood elevation for items other than storage, parking and access the area must be dry floodproofed, reference FEMA Technical Bulleting 3 and ASCE 24-14 6.2.2.
 - iii. Accessory Building Women's restroom show flood opening.
 1. Wet floodproofing is not permitted for bathrooms installed below the established design flood elevation per ASCE 24-14 1.5.2. To utilize a non-residential space enclosed below the design flood elevation for items other than storage, parking and access the area must be dry floodproofed, reference FEMA Technical Bulleting 3 and ASCE 24-14 6.2.2.
3. Attendant utilities for vendor trucks
 - i. Informational note: Electrical components for vendor trucks must be installed at or above the design flood elevation of 11' NAVD per ASCE 24-14 7.2.4.

Please contact: Ayita Williams, Floodplain Manager

Phone: 239-444-6154

Email: awilliams@cityofbonitaspringscd.org

August 29, 2021

SPE21-82680-BOS: Rooftop at Riverside Mobile Food Truck Special Exception

Page 2

BONITA SPRINGS Surveying

Sufficiency Comments

1. The paved (paver) portion of the Alleyway is only 12 feet wide in the proposed angle parking off the City Alleyway along the north property boundary. To facilitate safety access from these parking spaces the sidewalk that abuts the dedicated handicap spaces needs to be extended westerly to the sidewalk along OLD 41.

Please contact: Jay Sweet, AICP, PSM

Phone: 239-444-6178

Email: jsweet@cityofbonitaspringscd.org

BONITA SPRINGS Architectural

Please see the attached substantive comment letter from the City of Bonita Springs City Architect and revise where applicable.



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

Project Name (maximum 30 characters & spaces): Rooftop at Riverside #2 Mobile Food Truck Park

Project Address: 27333 Old 41 Road

STRAP Number(s): SPE21-82680-BOS

Date(s) of Pre-Application Meeting(s): 05.04.21

Architect's Name: Not Listed (Required)

City Designated Design Reviewer Recommendations:

☐	Approved
☐	Approved with Stipulations
☒	Not Approved

List of Drawings Reviewed:

Drawing No.	Drawing Date	Revision No.	Other Drawing Reference
G-001	08.03.21	1	Cover Sheet and Data
A-101	08.03.21	1	1 st Floor Plan
A-102	08.03.21	1	2 nd Floor Plan
A-103	08.03.21	1	Roof Plan
A-201	08.03.21	1	Front and Left Exterior Elevations-Open
A-202	08.03.21	1	Front and Left Exterior Elevations-Closed
A-203	08.03.21	1	Right and Rear Exterior Elevations-Open
A-204	08.03.21	1	Right and Rear Exterior Elevations-Closed
A-301	08.03.21	1	Cross-Sections
I-101	08.03.21	1	First Floor Seating Layout Plan w/AC Living Area
I-102	08.03.21	1	Second Floor Seating Layout Plan w/AC Living Area
AS-101	08.03.21	1	Accessory Structures

L-1	08.12.21		Landscape Plan
SDP-1	08.12.21		Site Development Plan
SDP-2	08.12.21		Site Development Plan-Second Floor Bar
SDP-3	08.12.21		27400 Old 41 Road Parking Plan
SDP-4	08.12.21		Pedestrian Pathway
1			View from Southwest (Old 41 Road)
2			View from Northwest (Old 41 Road)
3			View from Northeast (From Parking)
4			View from Southeast (From Reynolds Street)
5			View from Northeast (Interior Court)
6			View from Southeast (Interior Court)
7			View from South (Interior Court)

Stipulations/Requirements

Review Comments:

Part III Bonita Springs LAND DEVELOPMENT CODE

Chapter 4 – ZONING DIVISION 11. - REDEVELOPMENT OVERLAY DISTRICTS

ARTICLE V. - DISTRICT REGULATIONS

DIVISION 11. - REDEVELOPMENT OVERLAY DISTRICTS

Subdivision II. - Downtown Form-Based Code

Sec. 4-866 General provisions.

(a) Transect zones

Sec. 4-867 Districts and transects.

Transect zones. Development is regulated according to the intensity of use permitted on each parcel, according to the following transects. These are represented in Figure 2.1-1.

(b) Application of the transect zones.

- (1) (T5-C): A high intensity mixed-use zone, consisting of residential, commercial, and institutional uses. This zone shall include lots along Old-41 that are within the T5-core zone.

Sec. 4-870 Urban design standards and guidelines.

(d) Building height.

- (1) The height of all structures is limited as specified in Tables 5.1-1 to 5.1-5.

(2) Story measurement.

- a. Building height is measured in stories above sidewalk grade.
- b. Ground floor story heights are measured from the following:
 1. Ground floor story heights for non-residential uses shall be measured starting from 12 inches above the crown of the frontage road and must be flood proofed according to FEMA standards. The ground floor shall not be located any higher than 18 inches above the crown of the frontage road.

(d) Building height.(1)The height of all structures is limited as specified in Tables 5.1-1 to 5.1-5.

(2) Story measurement.

- a. Building height is measured in stories above sidewalk grade.

- b. Ground floor story heights are measured from the following:
 - 1. Ground floor story heights for non-residential uses shall be measured starting from 12 inches above the crown of the frontage road and must be flood proofed according to FEMA standards. The ground floor shall not be located any higher than 18 inches above the crown of the frontage road.
 - (3) Story height.
 - a. Above ground stories are limited in height as specified in Tables 5.1-1 to 5.1-5 and as follows:
 - 1. Story height is measured from finished floor to finished ceiling.
 - 2. Story height is measured at all points within the structure.

**Story Height: Ground floor non-residential
14 ft.—20 ft.**

It appears that the 1st floor story height is 13'-0". Change this story height to 14'-0" minimum.

- (j) Fences and walls—Fencing and walls.
 - (2) Fence and wall height is limited as specified in Table 5.10-1 and as follows (see Table 5.10-3 for terminology):
 - a. Frontage fencing and walls must be located as follows:
 - b. Fencing and walls must be a minimum of four inches from public sidewalks in all instances.
 - c. Fencing and walls must be within three feet of frontage lines.
 - d. Fencing and walls over three feet in height must be set back from the street-side edge of sidewalks as least two feet plus the minimum sidewalk width specified by FDOT for the street type designation.
 - (4) Metal and iron fencing must be black.

Indicate on the drawings the height of all fencing. The color of the fencing must be black.

Sec. 4-871. - Architectural character.

(2) Exterior colors

Provide a color scheme using standard colors from the approved color palette and indicate the colors chosen in a palette schedule and annotated on each building elevation. Provide a color swatch on one elevation drawing sheet (1 set only).

(b) Openings and walls.

(3) Glazing.

- a. Storefronts shall not have tinted (greater than ten percent), mirrored, reflective, or colored glass on doors or windows.
- b. Storefronts shall have vertically proportioned lights/panes.

West elevation shows a horizontal window in the ice room. Revise the shape of the window to be compliant with the requirement above (vertically proportioned).

Sec. 4-872. - Storefronts and signage.

(6) Security gates and shutters:

Solid metal security gates and solid roll-down shutters shall not be permitted. Interior link

or grill security devices may be permitted if they can be completely enclosed or hidden from view when not in use, and subject to the approval by the city.
Provide an alternative solution and resubmit a suggestion to the City Architect at sam@vincentarchitects.com, or call 239.963.6693 to discuss.

Sec. 3-491. - Site design standards.

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

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

Locate all ground mounted equipment on the drawing plans provided and provide landscape screening around a minimum three (3) sides of equipment so as to screen fully. Revise the architectural and landscape drawings to shown added landscaping; list all plant species and height at planting and maintenance height.

Provide to the offices of Community Development Department three (3) revised sets of architectural and landscaping plans for further review.

END OF REVIEW

Signature:	
Date:	August 23, 2021

Attachments:

Copies: None
Community Development Department
Applicant

**PHOENIX ASSOCIATES
OF FLORIDA, INC.**
CGC #034149
WWW.PHOENIX-ASSOCIATES.COM
Design Build General Contractor

September 8th, 2021

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, #111
Bonita Springs, Florida 34135

To: Mike Fiigon II
From: Chris Lascano
RE: Rooftop at Riverside Mobile Food Truck Park
Special Exception - SPE21-82680-BOS

We would like to submit Rooftop at Riverside for Special Exception approval with revisions made per comment letter dated August 29th, 2021. The following revisions have been made:

Bonita Springs Planning and Zoning – Mike Fiigon II

Substantive Comments

1. Acknowledged: Alcohol is to be served on-site & an Administrative Action for Consumption on Premises is required.
2. The site has been designed to accommodate no more than (8) mobile food vendors.

Bonita Springs Engineering – Trisha Goff, PE

Substantive Comments

1. Refer to SDP-1: the sidewalk along the row of parking has been extended to the connect to the existing Old 41 Road sidewalk.
2. Refer to SDP-3: additional sidewalk connections from the off-site parking lot to the existing Old 41 Road sidewalk have been added.
3. Acknowledged: Mobile Food Vendors ingress/egress maintenance plan to be provided with the Development Order.
4. Acknowledged: 20' alley to be one-way, striping, signage & curbing to be coordinated with City of Bonita Springs Public Works.
5. Acknowledged: Lighting to be designed to comply with LDC Sec. 3-269 & 4-870(1).
6. Acknowledged: SFWMD permit modification to City of Bonita Springs Downtown permit required.

Bonita Springs Environmental – Laura Gibson

Substantive Comments

1. Acknowledged: Landscaping for the off-site parking lot required.

Bonita Springs Bike-Ped – Sean Gibbons

Substantive Comments

1. Acknowledged: A ROW permit from the City of Bonita Springs Public Works is required for all work to be conducted within the ROW.

PHOENIX ASSOCIATES
OF FLORIDA, INC.
CGC #034149
WWW.PHOENIX-ASSOCIATES.COM
Design Build General Contractor

Bonita Springs Floodplain – Ayita Williams

1. Refer to SDP-1: the building finished floor elevation will be 7.8' NAVD. The building is to be dry flood proofed to elevation 11.0' NAVD.
2. Refer to Architectural Plans: the building will be dry flood proofed to elevation 11.0' NAVD.
3. Acknowledged: the electrical pedestal for the mobile food vendors connection will be designed to be at or above elevation 11.0' NAVD.

Bonita Springs Surveying & Planning – Jay Sweet

Sufficiency Comments

1. Refer to SDP-1: the sidewalk along the row of parking has been extended to the connect to the existing Old 41 Road sidewalk.

Bonita Springs Architectural

1. Refer to Architectural Plans: the first-floor story height has been revised to 14'-0".
2. Refer to SDP-1: fencing to be bronze / black.
3. The building colors have not been determined at this time, to be provided during the Development Order / Architectural Review.
4. Refer to Architectural Plans: window within the ice room has been removed.
5. Refer to Architectural Plans: the doors on the east elevation have been revised.
6. Acknowledged: Conduits, meters & vents to be painted to match the building. Mechanical equipment to be roof mounted.

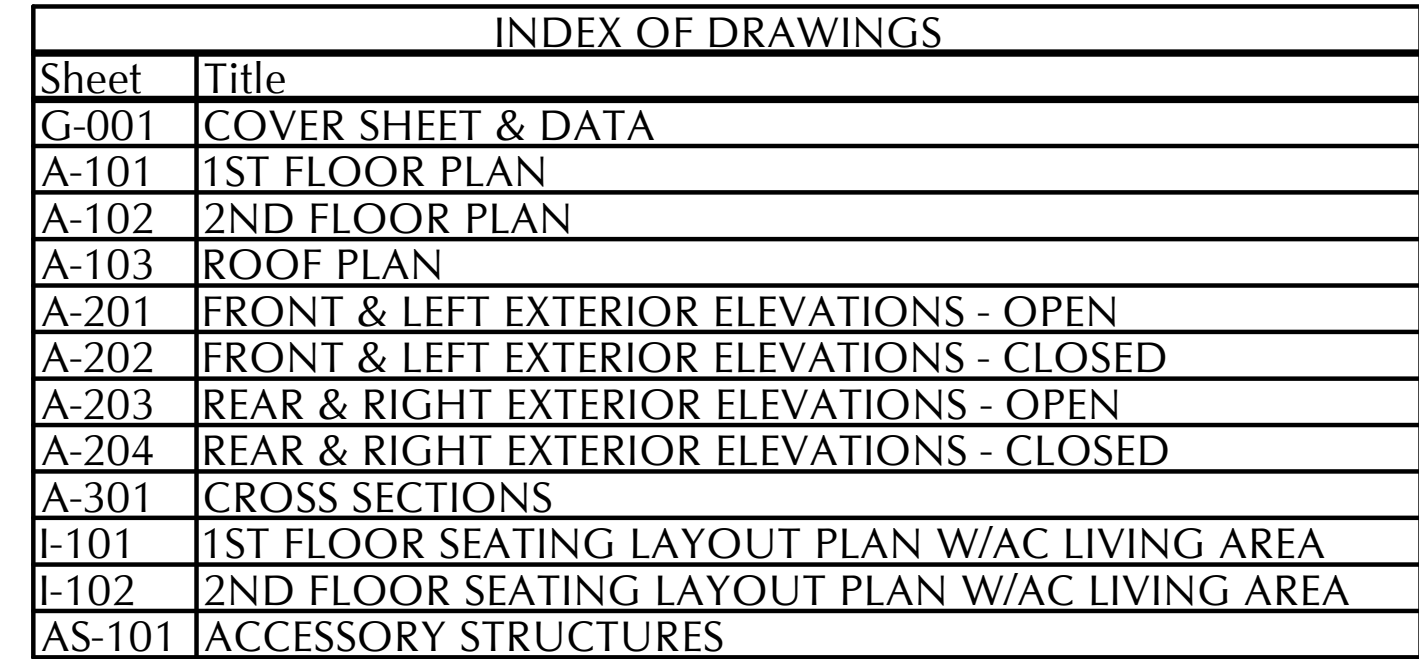
If you have any questions or comments regarding this application, please contact me at (239) 596-9111 ext. 203 or by email clascano@phoenix-associates.com .

Sincerely,

Chris Lascano

CITY OF BONITA SPRINGS

LEE COUNTY, FLORIDA



ALL WORK SHALL CONFORM TO THE FOLLOWING
CODES, LAWS AND LOCAL ENACTMENT ORDINANCES:

- > FLORIDA FIRE PREVENTION CODE - 7TH EDITION
- > FLORIDA BUILDING CODE - 7TH EDITION
- > FLORIDA BUILDING CODE - PLUMBING - 7TH EDITION
- > FLORIDA BUILDING CODE - MECHANICAL - 7TH EDITION
- > NATIONAL ELECTRIC CODE (NFPA 70) - 2017 EDITION
- > FLORIDA BUILDING CODE - ACCESSIBILITY - 7TH EDITION
- > FLORIDA ADMINISTRATIVE CODE - CURRENT EDITION
- > FLORIDA STATUTES - CURRENT EDITION
- > CITY OF BONITA SPRINGS CODE OF ORDINANCES
- > CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE

DISCIPLINE
SHEET TYPE
SEQUENCE #

- | DISCIPLINE DESIGNATORS: | SHEET TYPE DESIGNATORS: |
|-------------------------|--------------------------|
| G - GENERAL | 0 - GENERAL |
| C - CIVIL | 1 - PLANS |
| L - LANDSCAPE | 2 - ELEVATIONS |
| S - STRUCTURAL | 3 - SECTIONS |
| A - ARCHITECTURAL | 4 - LARGE SCALE VIEWS |
| I - INTERIOR | 5 - DETAILS |
| Q - EQUIPMENT | 6 - SCHEDULES & DIAGRAMS |
| F - FIRE PROTECTION | 7 - USER DEFINED |
| P - PLUMBING | 8 - USER DEFINED |
| M - MECHANICAL | 9 - 3D REPRESENTATIONS |
| E - ELECTRICAL | |
| R - RESOURCE | |
- * Based upon United States National
CAD Standard - V6

* Based upon United States National
CAD Standard - V6

PROJECT

USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY:	ASSEMBLY A-2	MIXED OCCUPANCY?	NO
CODE DESCRIPTION:	FOOD & DRINK CONSUMPTION		
OCCUPANCY DESCRIPTION(S):	ROOFTOP AT RIVERSIDE - FOOD TRUCK COURT DINING BAR		
OCCUPANCY SEPARATION RATING PROVIDED:	SINGLE OCCUPANCY CLASS - SEPARATED PER 508.4		

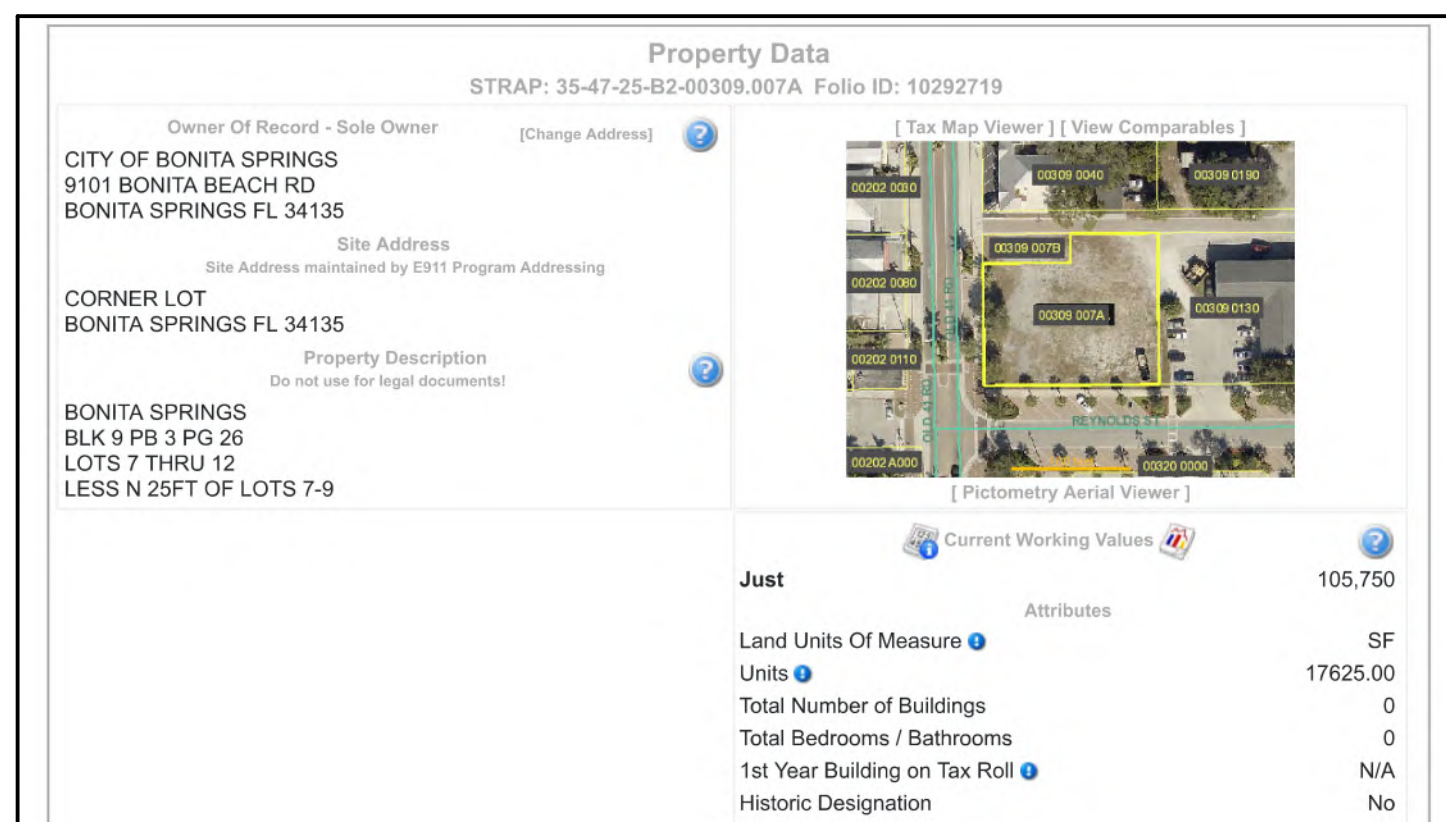
ALLOWABLE HEIGHTS, STORIES AND BUILDING AREAS

CONSTRUCTION TYPE:	TYPE II-B NON-COMBUSTIBLE NON-RATED		
FIRE SPRINKLER SYSTEM?:	YES, PER NFPA 13	FIRE ALARM SYSTEM?:	YES, PER NFPA 72
FIRE SPRINKLER STATUS - FOR HEIGHT & STORIES	S	SPRINKLERED	
FIRE SPRINKLER STATUS - FOR AREA	SM	FSPK > 1 STORY	
	PROPOSED	FBC ALLOWABLE*	
HEIGHT (MEAN)	33.52 FT.	75 FT.	
STORIES	2	3	
SQUARE FOOTAGE PER FLOOR (MAXIMUM)	3,786	28,500	
TOTAL SQUARE FOOTAGE UNDER ROOF:	7,388	85,500	

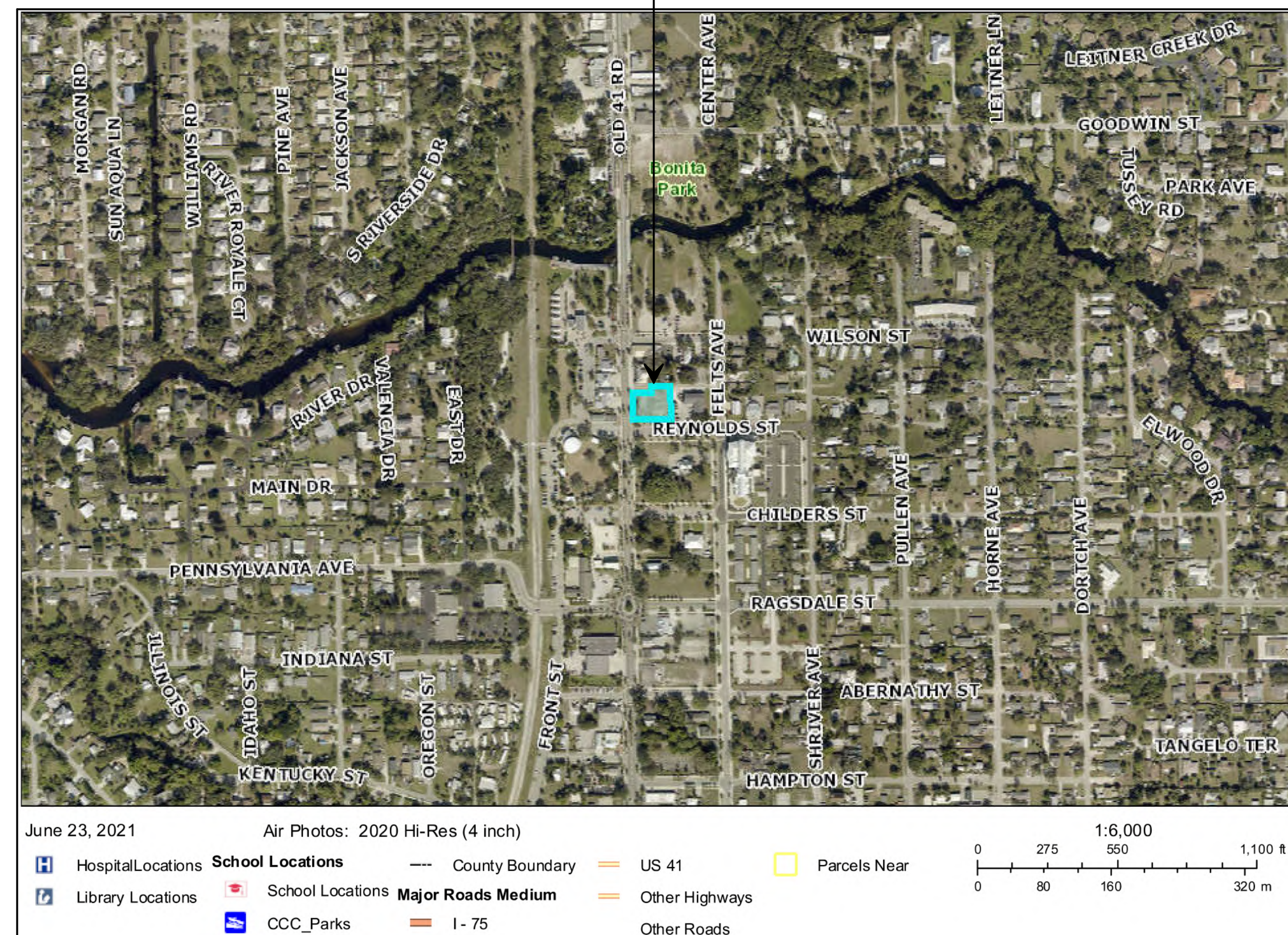
WIND ZONE	159 MPH (Interpolated per ATC Hazards by Location); Risk Category 2, Exposure B; Enclosed
PLANNING ZONE	T5-CORE COMMERCIAL - OLD 41 REDEVELOPMENT CORRIDOR
FLOOD ZONE	REQ. FEMA ELEVATION = 11.0' NAVD
AVG. CROWN OF ROAD	+/-7.8' NAVD 88
FINISHED FLOOR ELEV.	7.8' NAVD 88

GENERAL NOTES

THIS PROJECT LIES WITHIN THE CITY OF BONITA SPRINGS OLD US 41 REDEVELOPMENT CORRIDOR WITH COTTAGE COMMERCIAL PLANNING AND DEVELOPMENT INTENT. DESIGN HAS EVOLVED IN DEFERENCE TO THE BONITA SPRINGS LAND DEVELOPMENT CODE, SPECIFICALLY CHAPTER 3 DEVELOPMENT STANDARDS AND CHAPTER 4 ZONING. IN ADDITION THIS PROJECT IS LOCATED WITH THE AREA DESIGNATED T5-CORE ON THE DISTRICT V, DIVISION 11, SECTION 4-866 MAP(S).



LEE GIS PROPERTY REPORT



GIS PROPERTY LOCATION AERIAL

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
FLORIDA
ASSOCIATES OF
13180 LIVINGSTON ROAD | SUITE 204 | NAPLES, FLORIDA 34109

PH (323) 996-9111 | FAX (323) 596-2637 | WWW.PHOENIX-ASSOCIATES.COM
1310 LIVINGSTON ROAD, SUITE 204 | PHOENIX, FLORIDA 33109

PHOENIX ASSOCIATES OF FLORIDA, INC. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DESIGNS, ARRANGEMENTS AND IDEAS. THESE PLANS, DESIGNS AND ART NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM PHOENIX ASSOCIATES OF FLORIDA, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. PHOENIX ASSOCIATES OF FLORIDA, INC. DOES NOT WARRANT THAT THESE DRAWINGS WILL BE CONSIDERED COMPLETE IN ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS SHOWN BY THESE DRAWINGS. ALL CONSTRUCTIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. MOST RECENT ADOPTED EDITION.

CERTIFICATE OF AUTHORIZATION ICA-0000768 CERTIFICATE OF AUTHORITY #26003191

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

REVISIONS

1

SHEET TITLE

COVER SHEET & DATA

DATE 9/7/2021

SHEET NUMBER

G-001

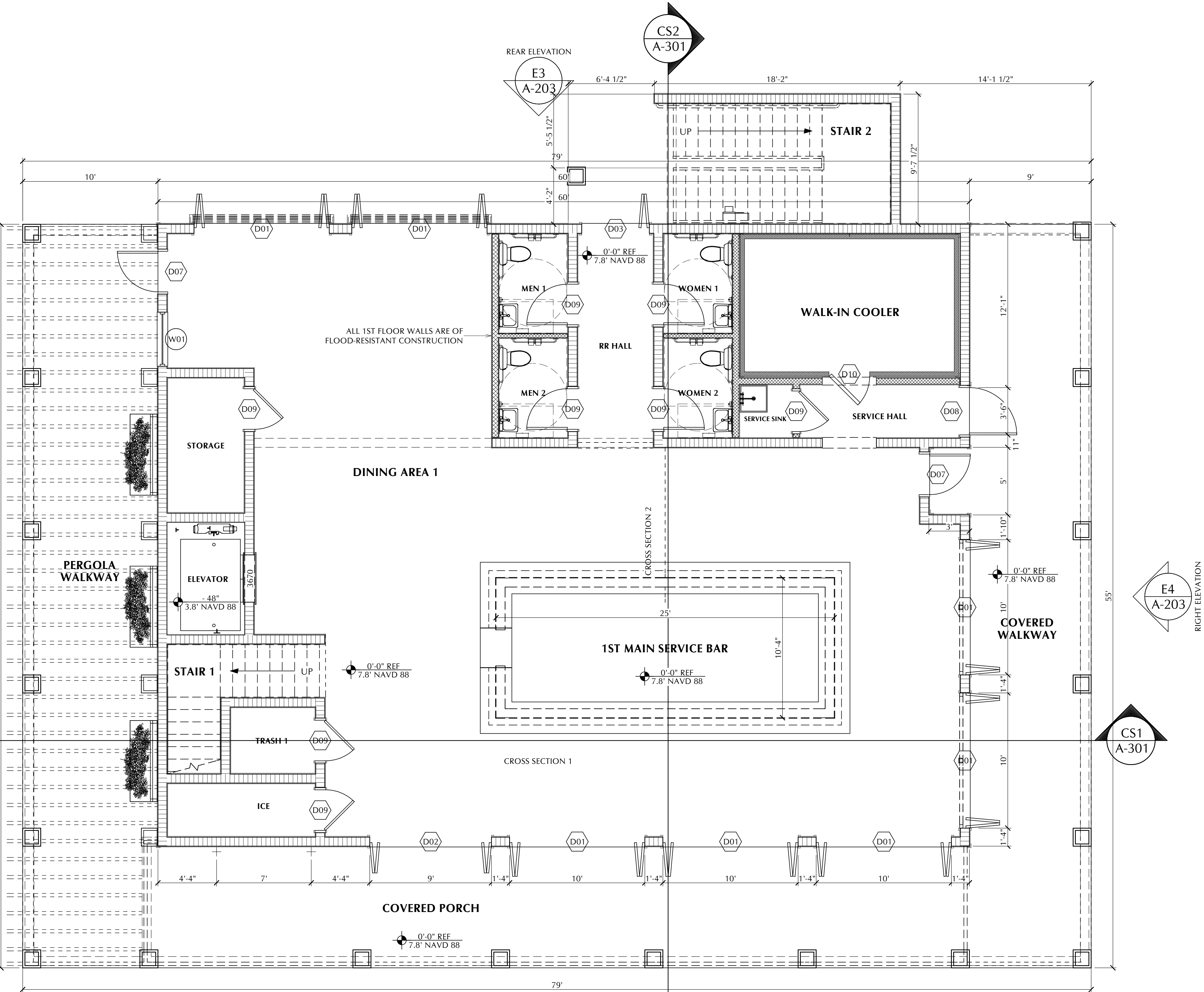
SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA

FIXTURE SCHEDULE		
CALL	QTY	DESCRIPTION
A01	6	ADA TOILET
A02	6	BOBRICK SOAP DISPENSER, B-2111
A03	12	GRAB BAR
A04	6	MIRROR, BOBRICK, B165 MIRROR
A05	6	PAPER TOWEL DISPENSER, BOBRICK, B-262
A06	6	RECTANGULAR SINK, ADA WALL MOUNT
A07	6	TOILET TISSUE DISPENSER, BOBRICK, B-686
A08	1	10' RAIL/GUARD
A10	1	1 MOPSINK & FAUCET

ROOM AREA SCHEDULE			
FLOOR	ROOM NAME	AREA, GROSS	AREA, NET
1	1ST MAIN SERVICE BAR	237	213
1	COVERED PORCH	552	532
1	COVERED WALKWAY	522	508
1	DINING AREA 1	1568	1483
1	ELEVATOR	66	48
1	ICE	63	42
1	MEN 1	52	37
1	MEN 2	52	37
1	RR HALL	93	87
1	SERVICE HALL	71	46
1	SERVICE SINK	25	15
1	STAIR 1	73	65
1	STORAGE	78	56
1	TRASH 1	46	30
1	WALK-IN COOLER	183	152
1	WOMEN 1	55	37
1	WOMEN 2	50	37
2	2ND MAIN SERVICE BAR	153	135
2	BALCONY	1029	1022
2	DINING AREA 2	1565	1428
2	MEN 3	46	37
2	OFFICE	159	134
2	PERGOLA DINING	553	550
2	TRASH 2	46	30
2	WOMEN 3	52	37
TOTALS:		7389	6798

- GENERAL NOTES:**
- 1ST FLOOR SHALL BE DRY FLOOD PROOFED IN COMPLIANCE WITH ASCE 24-14 AND FEMA NFIP TECHNICAL BULLETINS 3 AND 4.
 - BUILDING STRUCTURAL ELEMENTS SHALL BE DESIGNED TO RESIST HYDROSTATIC AND HYDRODYNAMIC FORCES PER THE REQUIREMENTS OF ASCE 24-14 AND FEMA T.B. 3.
 - ALL 1ST FLOOR ELECTRIC SHALL BE ABOVE MINIMUM FLOOD ELEVATION OF 11.0' NAVD '88 AND IN COMPLIANCE WITH ASCE 24-14 AND FEMA T.B. 3.
 - BUILDING PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH ASCE 24-14 AND FEMA T.B. 3. SUMP SYSTEM SHALL BE PROVIDED FOR DRY FLOOD PROOFED AREA.
 - ELEVATOR PIT SHALL BE PROVIDED WITH SUMP SYSTEM AND SHALL BE IN COMPLIANCE WITH ASCE 24-14 AND FEMA TECHNICAL BULLETIN 4.

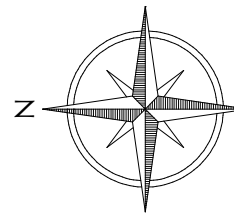
CUSTOMER SEATING CALCULATIONS	
DESCRIPTION	TOTALS
BAR STOOL: 19" X 30"H	86
DINING CHAIR: 19" X 18"H	139
TOTAL CUSTOMER SEATS:	225



BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, E.1 VARIATION IN MASSING (Projections & Recesses)	
DESIGN FEATURE PROVIDED	REQUIREMENTS
FOOTPRINT IS 4,543	e. FOR BUILDING FOOTPRINTS LESS THAN 5,000 SQUARE FEET, A MAXIMUM LENGTH, OR UNINTERRUPTED CURVE OF ANY FACADE, AT ANY POINT, SHALL BE 50 LINEAR FEET. PROJECTIONS AND RECESSES MUST HAVE A MINIMUM DEPTH OF 3 FEET, AND A MINIMUM TOTAL WIDTH OF 20 PERCENT OF THE FACADE LENGTH.
	f. IF A BUILDING HAS A PROJECTION OR RECESS OF 40 FEET OR MORE, EACH IS CONSIDERED A SEPARATE FACADE, AND MUST MEET THE ABOVE REQUIREMENTS FOR WALL PLANE CHANGES.

1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

PROJECT NORTH



LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX
ASSOCIATES OF
FLORIDA

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CERTIFICATE OF AUTHORIZATION: PCA00007007

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

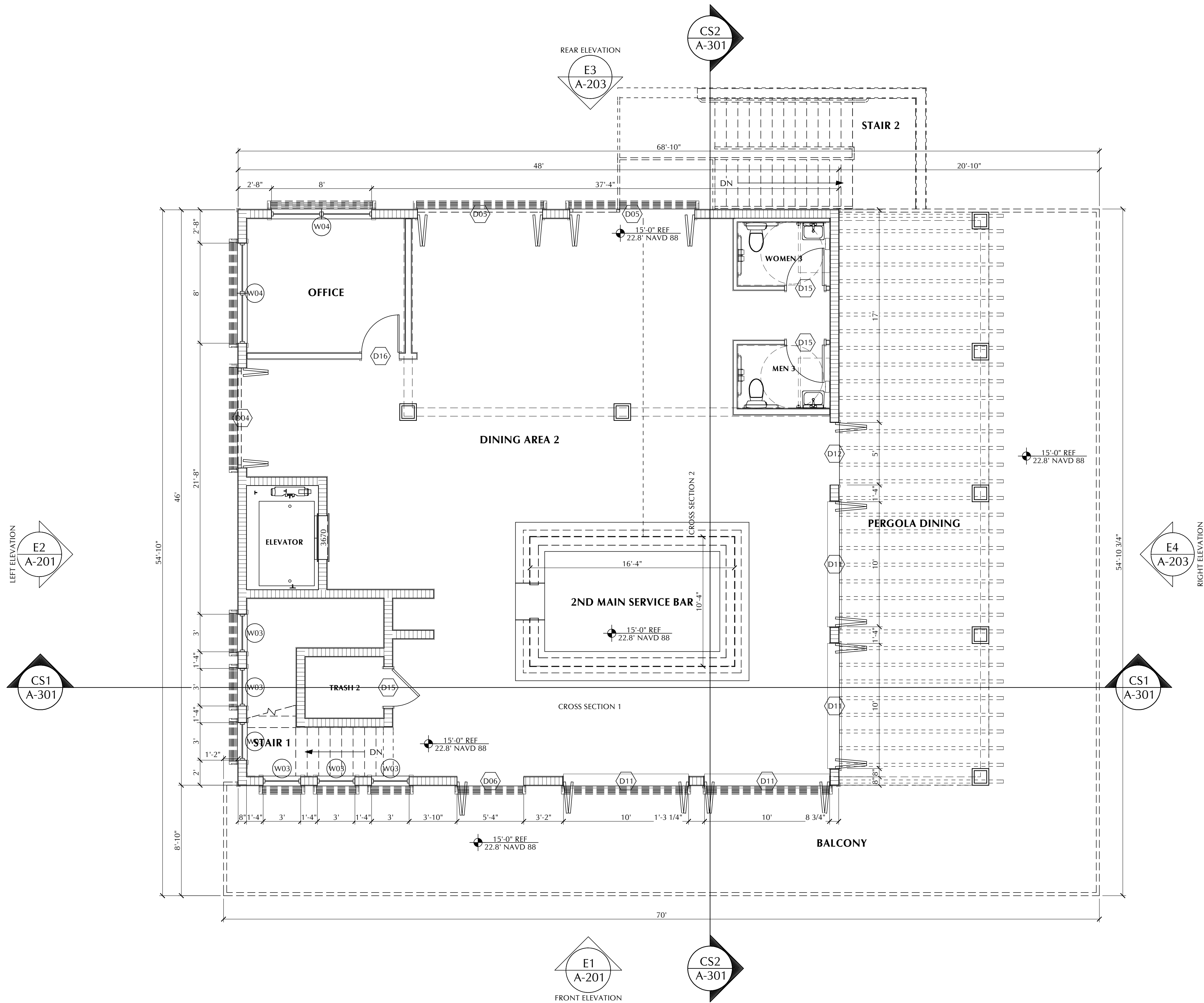
1ST FLOOR PLAN

DATE 9/7/2021

SHEET NUMBER

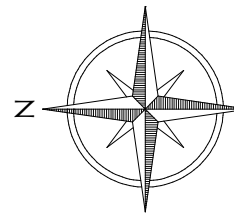
A-101

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

PROJECT NORTH



LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

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PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

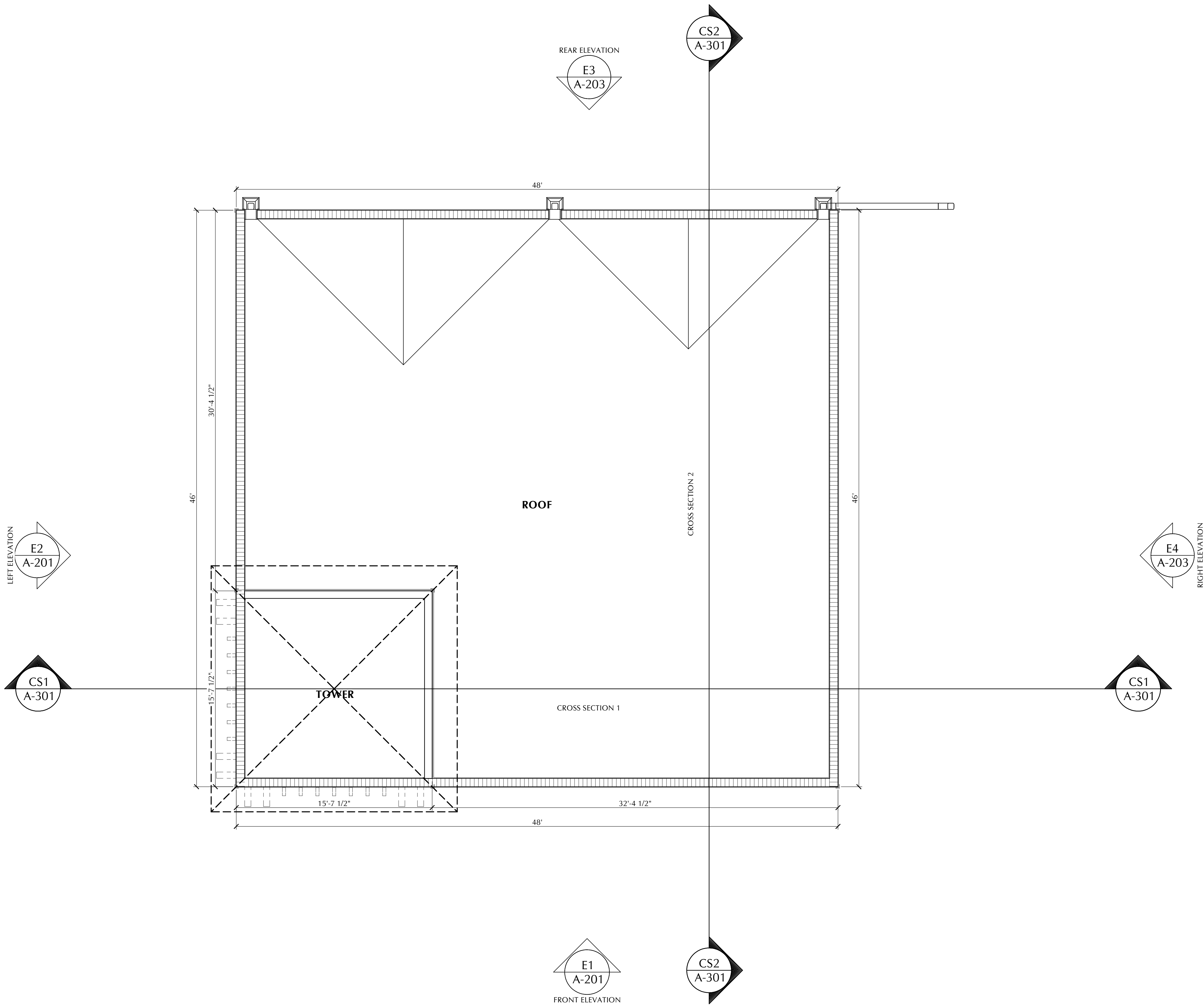
2ND FLOOR PLAN

DATE 9/7/2021

SHEET NUMBER

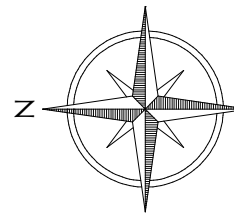
A-102

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



ROOF PLAN
Scale: 1/4" = 1'-0"

PROJECT NORTH



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PROJECT PHASE

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ASSOCIATES OF
FLORIDA

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CERTIFICATE OF AUTHORIZATION #AC00007007 CERTIFICATE OF AUTHORIZATION #AA-2603191

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

ROOF PLAN

DATE 9/7/2021

SHEET NUMBER

A-103

A-201



BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (-OLD FLORIDA) BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FACADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS;	
X	III. COVERED VERANDAS, PORCH, OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2' 6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO);	
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SIMPLE ROOF FORMS, E.G., HIP, GABLE, OR SHED;	
X	IX. EXPOSED RAFTER TAILS;	
X	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FACADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2' 6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
X	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12" 0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE-SCALE SYSTEM;	
X	II. GUARDRAILS AND HANDRAILS WITH STYLIZED BALUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
X	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED.	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5"W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
X	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
X	d. TWO 18" ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FACADE	

A-202



BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - (OLD FLORIDA) BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FACADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS;	
X	III. COVERED VERANDAS, PORCH, OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT FIBER BOARD OR CEMENT PLASTER (STUCCO);	
	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SIMPLE ROOF FORMS, E.G., HIP, GABLE, OR SHED;	
	IX. EXPOSED RAFTER TAILS;	
	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. CORNICE COVERS SHALL BE SOLID WOOD OR CEMENT FIBER BOARD OR CEMENT PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FACADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL PENETRATIONS;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FACADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12'-0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE SCALE SYSTEM;	
	II. COLUMNS AND HANDRAILS WITH STYLIZED BALUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVES OR STAMP CONCRETE WALKWAYS	
	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
	d. TWO 18" ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FAÇADE	

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA



E3 - REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0"



E4 - RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, C (2) - PRIMARY FAÇADE STANDARDS					
PRIMARY FAÇADES THIS PROJECT: ALL FAÇADES ARE PRIMARY.					
SECONDARY FAÇADES THIS PROJECT:					
MUST SELECT 2 OF THE 3 FEATURES BELOW					
FAÇADE COMPLIES	a.1&2. 30% WINDOW COVERAGE OF FAÇADE				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED SQ FT OF GLASS / TRELLIS	GLASS	TRELLIS
X	NORTH	1,306	392	225	216
X	SOUTH	1,306	392	447	
X	EAST	1,528	458	488	
X	WEST	1,528	458	638	
	b. COVERED ENTRIES MIN. 8' HORIZ.; MIN. AREA 128 FT. ²				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LENGTH & SQ FT	LENGTH	SF
X	NORTH	1,306	8' X 128 SF	55.0 FT.	550
X	SOUTH	1,306	8' X 128 SF	55.0 FT.	348
DEVIATION REQUESTED	EAST	1,528	8' X 128 SF	8.0 FT.	48
X	WEST	1,528	8' X 128 SF	66.3 FT.	597
	c. 8 FT. ARCADE WALKWAY W/60% MIN. COVERAGE OF FAÇADE LENGTH				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LINEAL FT. OF ARCADE (60%)	PROVIDED LINEAL FT.	
X	NORTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
X	SOUTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
DEVIATION REQUESTED	EAST	60.0 L.F.	36.0 L.F.	0.0 L.F.	
X	WEST	60.0 L.F.	36.0 L.F.	79.0 L.F.	

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATION;	
X	III. COVERED VERANDAS, PORCH OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO);	
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SIMPLE ROOF FORMS, I.E., HIP, GABLE, OR SHED;	
X	IX. EXPOSED RAFTER TAILS;	
X	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT-FIBER BOARD OR CEMENT-PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATION;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING) WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
X	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12'-0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE SCALE SYSTEM;	
X	II. GLAZED RAILS AND HANDRAILS WITH STYLIZED BALLUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
X	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
X	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
X	d. TWO (2) ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FAÇADE	

PROJECT NORTH

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

PHOENIX

ASSOCIATES OF FLORIDA

13180 LIVINGSTON ROAD / SUITE 204 | NAYLES, FLORIDA 34109
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PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

SHEET TITLE

REAR & RIGHT
EXTERIOR ELEVATIONS
- OPEN

DATE 9/7/2021

SHEET NUMBER

A-203



BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, C (2) - PRIMARY FAÇADE STANDARDS					
PRIMARY FAÇADES THIS PROJECT: ALL FAÇADES ARE PRIMARY.					
SECONDARY FAÇADES THIS PROJECT:					
MUST SELECT 2 OF THE 3 FEATURES BELOW					
FAÇADE COMPLIES	a.1&2. 30% WINDOW COVERAGE OF FAÇADE				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED SQ FT OF GLASS / TRELLIS	GLASS	TRELLIS
X	NORTH	1,306	392	225	216
X	SOUTH	1,306	392	447	
X	EAST	1,528	458	488	
X	WEST	1,528	458	638	
	b. COVERED ENTRIES MIN. 8' HORIZ.; MIN. AREA 128 FT.²				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LENGTH & SQ FT	LENGTH	SF
X	NORTH	1,306	8' X 128 SF	55.0 FT.	550
X	SOUTH	1,306	8' X 128 SF	55.0 FT.	348
DEVIATION REQUESTED	EAST	1,528	8' X 128 SF	8.0 FT.	48
X	WEST	1,528	8' X 128 SF	66.3 FT.	597
	c. 8 FT. ARCADE WALKWAY W/ 60% MIN. COVERAGE OF FAÇADE LENGTH				
	PRIMARY FAÇADE	FAÇADE FACE	REQUIRED LINEAL FT. OF ARCADE (60%)	PROVIDED LINEAL FT.	
X	NORTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
X	SOUTH	46.0 L.F.	27.6 L.F.	55.0 L.F.	
DEVIATION REQUESTED	EAST	60.0 L.F.	36.0 L.F.	0.0 L.F.	
X	WEST	60.0 L.F.	36.0 L.F.	79.0 L.F.	

BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.1 (a) - [OLD FLORIDA] BUILDING DESIGN STANDARDS		
DESIGN FEATURE PROVIDED	1. REQUIRED DESIGN FEATURE (PRIMARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATIONS;	
X	III. COVERED VERANDAS, PORCH OR COLONNADES AT PUBLIC ENTRANCES;	
X	IV. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	V. METAL ROOFS (OR MATERIAL EMULATING WITH A MINIMUM ROOF PITCH OF 5:12;	
X	VI. WALL MATERIAL SHALL BE SOLID WOOD OR CEMENT FIBER BOARD OR CEMENT PLASTER (STUCCO);	
X	VII. HINGED SHUTTERS SHALL BE OPERABLE AND USED ON ALL SINGLE WINDOWS;	
X	VIII. SIMPLE ROOF FORMS, I.E.G., HIP, GABLE, OR SHED;	
X	IX. EXPOSED RAFTER TAILS;	
X	X. DORMERS WITH A MINIMUM ROOF PITCH OF 12:12;	
X	XI. COLUMN COVERS SHALL BE SOLID WOOD OR CEMENT FIBER BOARD OR CEMENT PLASTER (STUCCO) PROPORTIONED APPROPRIATELY TO THE SMALL SCALE OF THE BUILDING MASSING;	
X	XII. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	XIII. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	2. REQUIRED DESIGN FEATURE (SECONDARY FAÇADES)	EXPLANATION
X	I. SMALL BUILDING MASSING, VARY BUILDING FORM, VOLUME, AND HEIGHTS;	
X	II. LAP SIDING WITH MOLDINGS AT ALL FENESTRATIONS;	
X	III. ROOF OVERHANGS SHALL HAVE A MINIMUM PROJECTION OF 2'-6";	
X	IV. METAL ROOFS (OR MATERIAL EMULATING WITH A MINIMUM ROOF PITCH OF 5:12;	
X	V. BAHAMA SHUTTERS LOCATED PRIMARILY ON THE FRONT FAÇADE;	
X	VI. CORNICE MOLDING AND BANDING ARTICULATED.	
DESIGN FEATURE PROVIDED	3. ADDITIONAL DESIGN FEATURES (OPTIONAL)	EXPLANATION
X	I. STOREFRONT SYSTEMS SHALL BE MINIMUM 12" 0" IN HEIGHT AND HAVE DIVIDED LIGHTS TO BREAK UP THE LARGE SCALE SYSTEM;	
X	II. GUARDRAILS AND HANDRAILS WITH STYLIZED BALLUSTERS AT ENTRANCE AREAS;	
X	III. PERGOLAS;	
X	IV. AWNINGS, FABRIC OR METAL COVERING;	
X	V. OTHER OLD FLORIDA STYLE CHARACTERISTICS PROPOSED BY THE APPLICANT MAY BE CONSIDERED;	
BONITA SPRINGS LDC CH. 3; ART. IV; SEC 3-489, F.3 - SITE DESIGN ELEMENTS		
ALL PROJECTS SHALL HAVE A MINIMUM OF 2 OF THE FOLLOWING:		
DESIGN FEATURE PROVIDED	DESIGN FEATURE	EXPLANATION
X	a. DECORATIVE PLANTERS/AREAS MIN. 5'W & 100 SQ FT SHADE SEATING	
X	b. 60% INTEGRATED PAVERS OR STAMP CONCRETE WALKWAYS	
X	c. WATER ELEMENT - MIN. 100 SQ FT AREA	
X	d. TWO (2) ACCENT TREES BEYOND MIN. REQ. ALONG FRONT FAÇADE	

LICENSED PROFESSIONAL

CONSULTANT

PROJECT PHASE

99.9% D.O. APPROVAL DRAWINGS

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CERTIFICATE OF AUTHORIZATION KCA-00007607 CERTIFICATE OF AUTHORIZATION WA-26003191

PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE :
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

△ REVISIONS



1

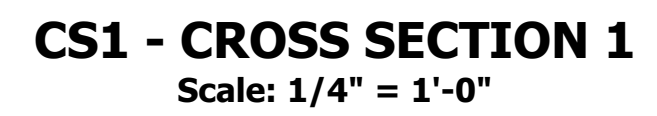
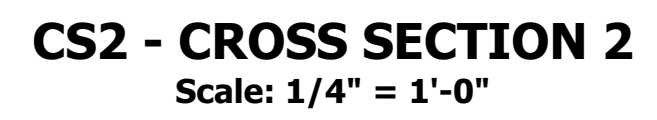
SHEET TITLE

CROSS SECTIONS

DATE 9/7/2021

SHEET NUMBER

A-301



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CERTIFICATE OF AUTHORIZATION #AA-2603191

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

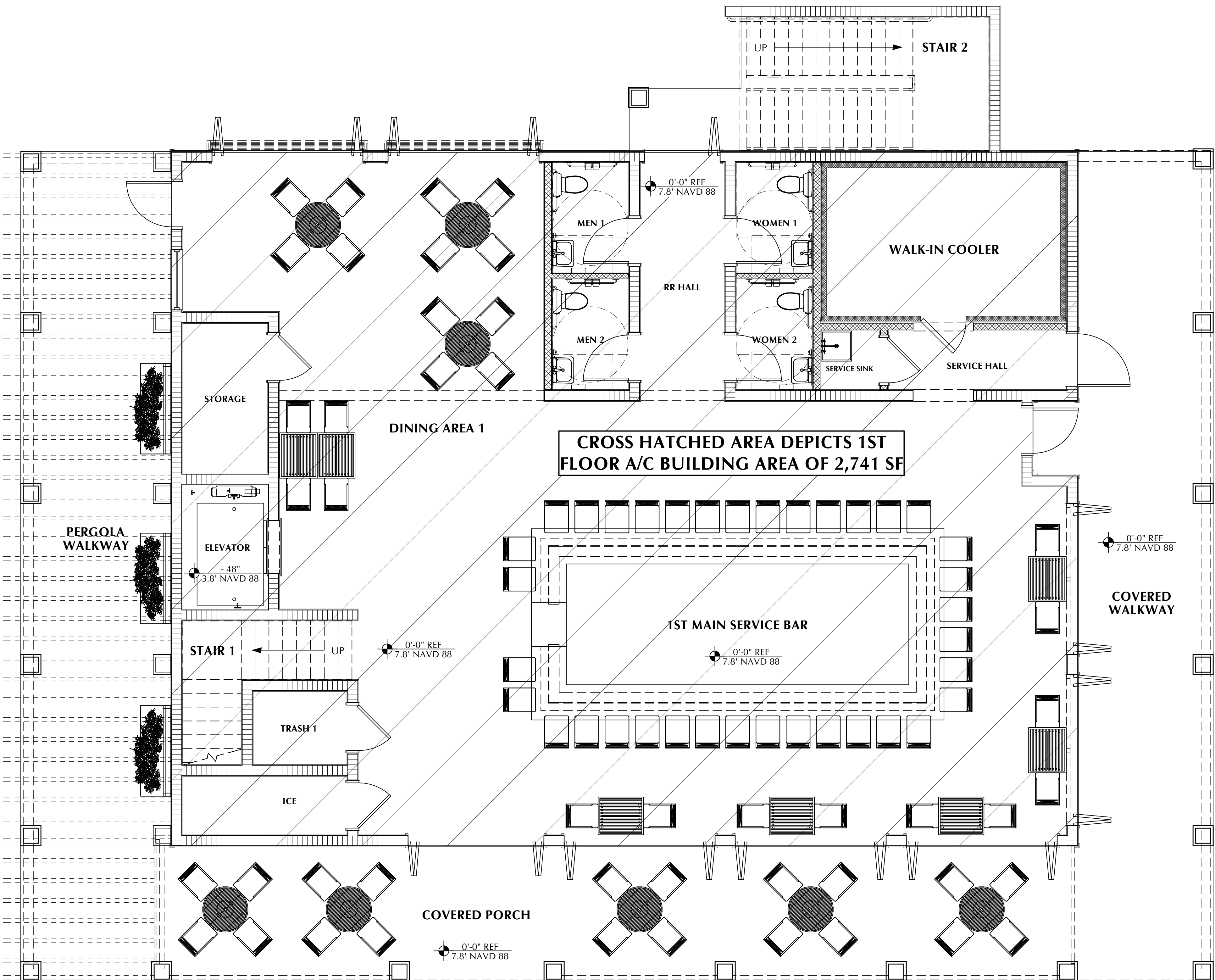
COMPLETED BY:

REVIEWED BY:

REVISIONS

1

1ST FLOOR SEATING
LAYOUT PLAN W/AC
LIVING AREA



1ST FLOOR SEATING LAYOUT PLAN
Scale: 1/4" = 1'-0"

SEATING & TABLE SCHEDULE		
CALL	QTY	DESCRIPTION
F01	86	MARINA BAR CHAIR
F02	139	MARINA DINING CHAIR
F03	25	MARINA DINING TABLE - ROUND
F04	19	MARINA END TABLE

CUSTOMER SEATING CALCULATIONS	
DESCRIPTION	TOTALS
BAR STOOL: 19" X 30"H	86
DINING CHAIR: 19" X 18"H	139
TOTAL CUSTOMER SEATS:	225

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PROJECT DESCRIPTION

FOOD TRUCK COURT
2 STORY BEVERAGE
& DINING FACILITY & ACCESSORY
STRUCTURE FOR
THE ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135

STRAP NO.
35-47-25-B2-00309.007A

PROJECT SUBMISSION TYPE:
DEVELOPMENT ORDER DOCUMENTS

COMPLETED BY:

REVIEWED BY:

REVISIONS

1

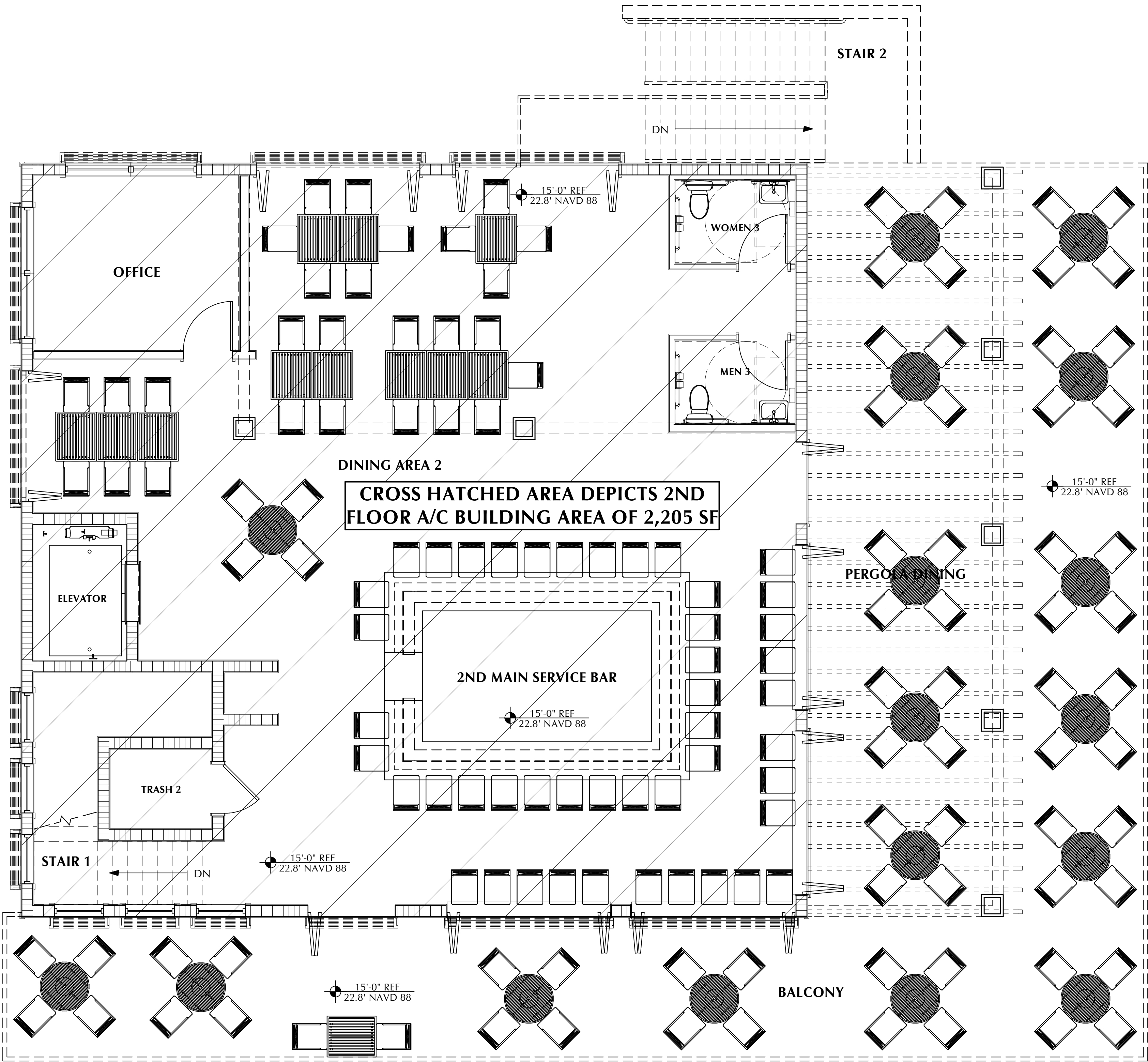
SHEET TITLE

2ND FLOOR SEATING
LAYOUT PLAN W/A/C
LIVING AREA

DATE 9/7/2021

SHEET NUMBER

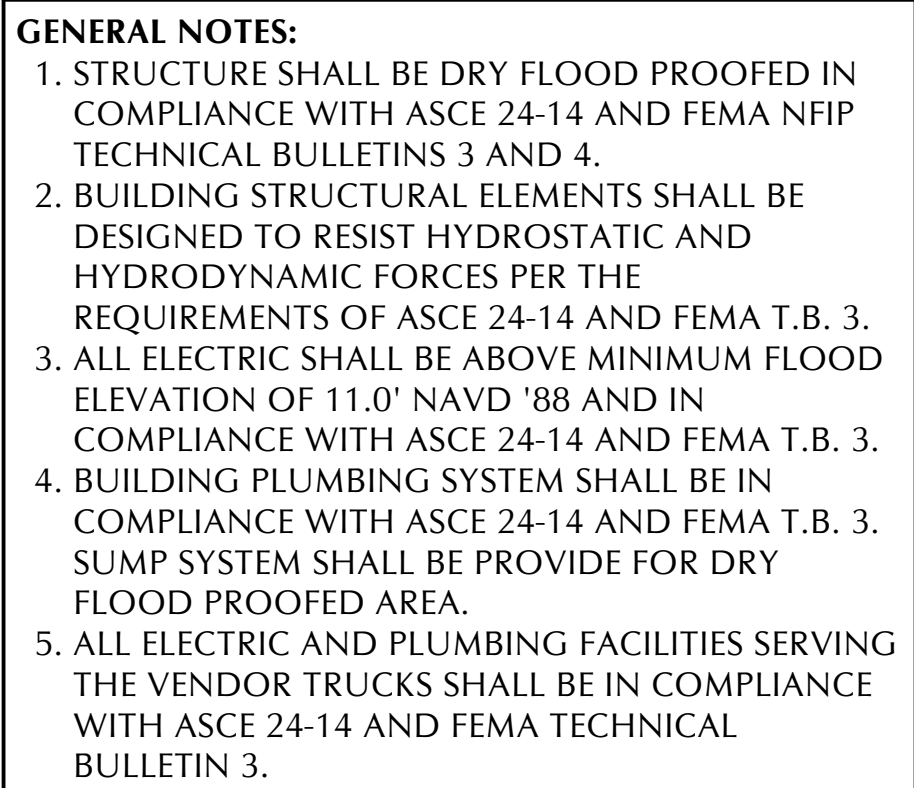
I-102



2ND FLOOR SEATING LAYOUT PLAN
Scale: 1/4" = 1'-0"

SCALE IS ACCURATE ONLY WHEN PRINTED ON 24" X 36" MEDIA

AS-101



LAND USE			
	SQ. FEET	ACRES	PERCENTAGE
TOTAL AREA	19,503	0.45	100.0
BUILDING AREA	3,668	0.08	18.8
IMPERVIOUS	5,546	0.13	28.4
PERVIOUS	10,289	0.24	52.8

LANDSCAPE CALCULATIONS

OPEN SPACE REQUIREMENT

TOTAL PROJECT AREA	19,503 SF
REQUIRED OPEN SPACE - 20%	3,901 SF
PROVIDED OPEN SPACE - 25%	4,945 SF

GENERAL TREE REQUIREMENT

TOTAL PROJECT AREA	19,503 SF
1 TREE PER 3,500 SF OF GROSS LAND AREA REQUIRED	6 TREES
GENERAL TREES PROVIDED	6 TREES

BUILDING PERIMETER PLANTING

BUILDING AREA	2,741 SF
10% OF BUILDING AREA REQUIRED AS LANDSCAPE	274 SF
PLANTING AREA PROVIDED	140 SF

PARKING AREA REQUIREMENT

TOTAL PARKING AREA	1,251 SF
10% OF PARKING AREA REQUIRED AS LANDSCAPE	125 SF
PARKING AREA LANDSCAPING PROVIDED	125 SF
1 TREE PER 250 SF OF REQUIRED LANDSCAPE AREA	1 TREES
CANOPY TREES REQUIRED	3 TREES
CANOPY TREES PROVIDED	3 TREES

PERIMETER BUFFER REQUIREMENT

NORTH PROPERTY LINE - TYPE 'A' (5' WIDE)	2 TREES
4 TREES PER 100 LF = 25' x 25'	
SOUTH PROPERTY LINE - TYPE 'D' (15' WIDE)	3 TREES
5 TREES PER 100 LF = 50' x 20'	
DOUBLE STAGGERED HEDGE @ 3' O.C. = 50' x 3 x 2	33 SHRUBS
EAST PROPERTY LINE - TYPE 'A' (5' WIDE)	5 TREES
4 TREES PER 100 LF = 130' x 25'	
WEST PROPERTY LINE - TYPE 'D' (15' WIDE)	3 TREES
5 TREES PER 100 LF = 52' x 20'	
DOUBLE STAGGERED HEDGE @ 3' O.C. = 52' x 3 x 2	35 SHRUBS

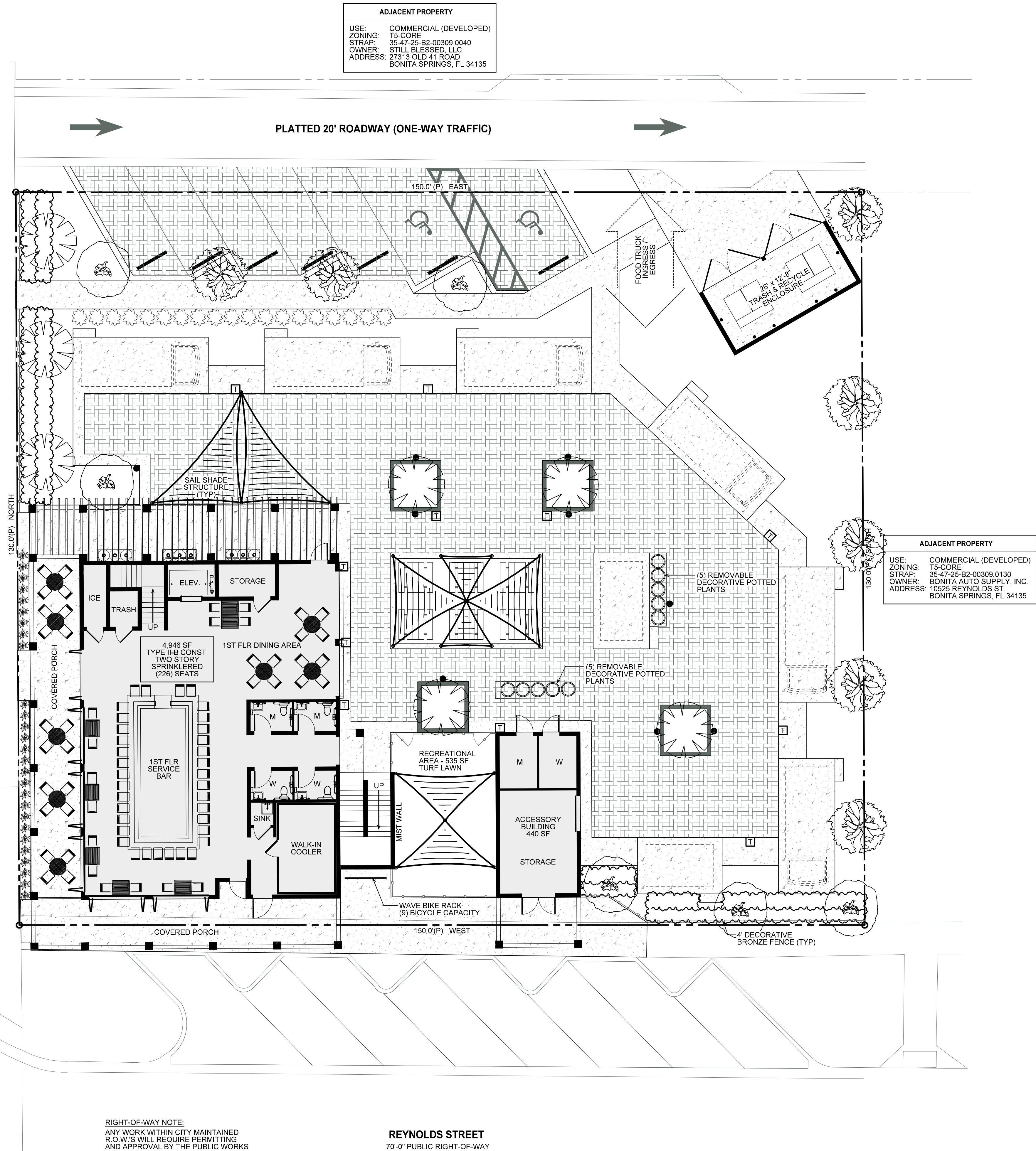
PLANT LIST

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	STATUS
GENERAL TREE PLANTING					
	4	ROYAL PALM	ROYSTONEA ELATA	8' CLEAR TRUNK	NATIVE
	2	MAHOGANY	SWIETENIA MAHAGONI	14' HT., 4" CAL. 4' SPREAD	NATIVE
BUILDING PERIMTER PLANTING					
	27	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	3 GAL., 20" HGT. 3' O.C.	NATIVE
	9	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES	3 GAL., 20" HGT. 3' O.C.	
PARKING AREA PLANTING					
	1	MAHOGANY	SWIETENIA MAHAGONI	10' HT., 2" CAL. 4' SPREAD	NATIVE
	18	PITCH APPLE	CLUSIA ROSEA	3 GAL., 20" HGT. 3' O.C.	NATIVE
PERIMETER BUFFER PLANTING					
	3	ROYAL PALM	ROYSTONEA ELATA	8' CLEAR TRUNK	NATIVE
	3	MAHOGANY	SWIETENIA MAHAGONI	10' HT., 2" CAL. 4' SPREAD	NATIVE
	7	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	10' HT., 2" CAL. 4' SPREAD	NATIVE
	68	WALTERS VIBURNUM	VIBURNUM OBOVATUM	3 GAL., 36" HT. 3' O.C., DBL STGD	NATIVE
MISC.					
	4,035± SF	FLORATAM GRASS	STENOTAPHRUM SECUNDATUM		
	910± SF	TURF LAWN			

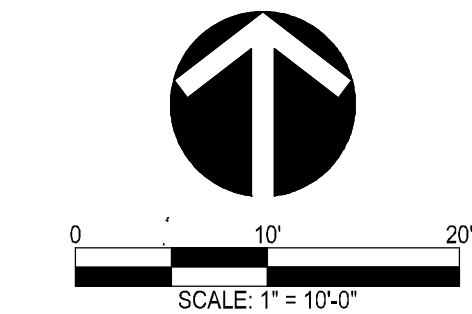
LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE CLASSIFIED AS FLORIDA NO. 1
- CONTRACTOR SHALL BE KNOWLEDGEABLE WITH LDC LANDSCAPE CODES AND MUST ADHERE TO ITS' GUIDELINES AND REGULATIONS.
- IF THERE ARE ANY QUESTIONS AS TO THE PLANT QUANTITY, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE PER UNIT PRICES AT BID.
- ALL CONTRACTORS MUST BE LICENSED AND FULLY INSURED TO WORK ON THE JOB.
- IT IS THE DUTY OF THE PROPERTY OWNER TO REPLACE ANY DEAD PLANT MATERIAL AND TO MAINTAIN THE IRRIGATION SYSTEM AS REQUIRED.
- TREE AND PALM STAKING SHALL BE REMOVED BETWEEN 6 AND 12 MONTHS.
- OWNER SHALL REMOVE FROM THE SITE ALL EXOTIC VEGETATION AS IDENTIFIED BY THE LEE COUNTY CODE, AND CONTINUE TO REMOVE NEW EXOTIC GROWTH ANNUALLY.
- THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT SUPERCEDE THE EXISTING RECORDED EASEMENTS.
- ALL PLANT MATERIAL SHALL BE PLANTED AT LEAST TEN FEET FROM UTILITY CONNECTIONS
- AN APPROVED ROOT BARRIER SYSTEM SHALL BE INSTALLED WHEN THE FOLLOWING OCCURS:
 - LARGE CANOPY TREES ARE PLANTED CLOSER THAN 15 FT TO A BUILDING.
 - LARGE CANOPY TREES ARE PLANTED CLOSER THAN 10 FT TO A SIDEWALK.
 - UNDERGROUND UTILITY OR PAVED AREA WITH NO CURBING OR CURBING WHICH EXTENDS LESS THAN 18 INCH BELOW GRADE.

OLD 41 ROAD
70'-0" PUBLIC RIGHT-OF-WAY



PROJECT NORTH

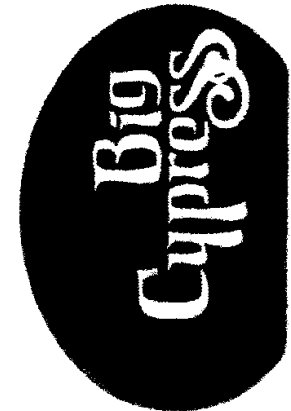


LICENSED PROFESSIONAL

PROJECT PHASE

BIG CYPRESS LANDSCAPE CO., INC.

5931 SEA GRASS LANE
NAPLES, FLORIDA 34116
PH: 239.417.2888 / FAX: 239.732.1960
LANDSCAPE ARCHITECTURE
STEVEN F. DELLECAVE #1003



PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE:

SE DOCUMENTS

COMPLETED BY: CL

REVIEWED BY: S.F.D.

REVISIONS

SHEET TITLE

LANDSCAPE PLAN

DATE 09/07/2021

SHEET NUMBER

L-1

GENERAL INFORMATION	
OWNER:	CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL 34135
APPLICANT:	ROOFTOP AT RIVERSIDE, LLC 8841 WEST TERRY STREET BONITA SPRINGS, FL 34135
ENGINEER:	PHOENIX ASSOCIATES OF FL, INC. 13180 LIVINGSTON RD., #204 NAPLES, FL 34109

SITE INFORMATION	
STRAP NO:	35-47-25-B2-00309.007A & 35-47-25-B2-00309.007B
ADDRESS:	27333 OLD 41 ROAD, BONITA SPRINGS, FLORIDA 34135
LEGAL DESCRIPTION:	LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, BONITA SPRINGS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ZONING NOTES	
SUBJECT PROPERTY: T5-CORE	
ADJACENT PROPERTIES: NORTH - 20' ALLEY THEN T5-CORE SOUTH - 70' R.O.W. (REYNOLDS ST.) THEN C-OS EAST - T5-CORE WEST - 70' R.O.W. (OLD 41 RD) THEN T5-CORE	
PER ORDINANCE 2020-10, THE PROPOSED DEVELOPMENT MEETS THE PROPERTY DEVELOPMENT REGULATIONS OF LOT AREA AND DIMENSIONS, SETBACKS, BUILDING HEIGHT AND LOT COVERAGE.	

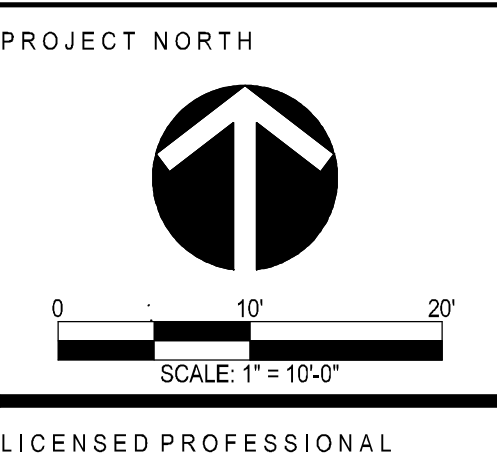
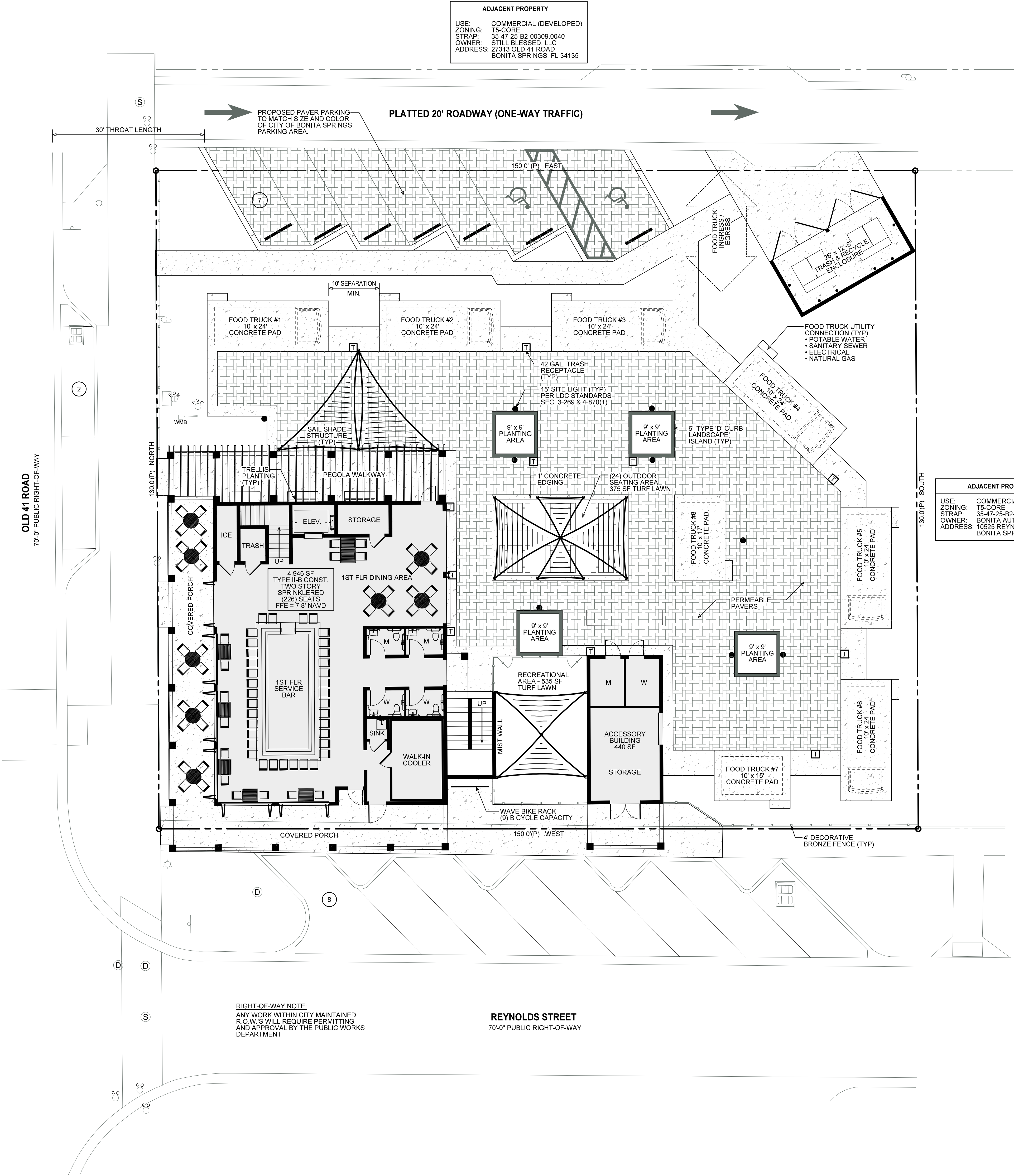
DIMENSIONAL STANDARDS		
	REQUIRED	PROVIDED
LOT AREA	20,000 SF - MAX.	19,503 SF
LOT WIDTH	20' MIN. - 150' MAX.	130'
LOT DEPTH	30' MIN.	150'
MIN. YARD REQUIREMENTS		
NORTH:	REAR ALLEY - 15' FROM CL	15'-0"
SOUTH:	FRONT - 0' - 10'	0'
EAST:	SIDE - 0' - 5'	0'
WEST:	FRONT - 0' - 10'	2'-0"
BUILDING HEIGHT	4 STORIES MAX.	2 STORIES
FINISHED FLOOR ELEVATION	11.0' NAVD	7.8' NAVD*
*BUILDING TO BE FLOOD PROOFED TO ELEVATION 11.0' NAVD		

LAND USE			
	SQ. FEET	ACRES	PERCENTAGE
TOTAL AREA	19,503	0.45	100.0
BUILDING ROOF AREA	3,668	0.08	18.8
IMPERVIOUS	5,546	0.13	28.4
PERVIOUS	10,289	0.24	52.8

PARKING CALCULATIONS		
RESTAURANT / BAR = 3 SPACES PER 1,000 SF MOBILE FOOD VENDOR = 3 SPACES PER MOBILE FOOD VENDOR OUTDOOR DINING = 1 SPACES PER 15 SEATS		
RESTAURANT / BAR = 5,386 SF + 1,000 SF x 3 = 16.2 SPACES MOBILE FOOD VENDOR = 8 TRUCKS x 3 = 24 SPACES OUTDOOR DINING = 24 SEATS + 15 = 1.6 SPACES		
	REQUIRED	PROVIDED
TOTAL PARKING SPACES	42	42
REGULAR SPACES	39	38
HANDICAPPED SPACES	3	4
BICYCLE PARKING - 1 PER 2,000 SF OF BAR	3	9
PARKING SPACES PROVIDED: (7) PARKING SPACES ON-SITE (PROPOSED) (2) PARKING SPACES ON OLD 41 ROAD (EXISTING) (6) PARKING SPACES ON REYNOLDS STREET (EXISTING) (25) PARKING SPACES ON 27400 OLD 41 ROAD (PROPOSED)		

LOADING AREA NOTE	
PER LDC SECTION 4-1892 A LOADING AREA IS NOT REQUIRED: - DELIVERIES TO BE RECEIVED VIA SMALL PANEL TRUCKS - DELIVERIES TO BE RECEIVED BEFORE NORMAL HOURS OPEN TO THE PUBLIC - NO DELIVERY TRUCK TO REMAIN IN THE PARKING LOT FOR MORE THAN 4 HRS - DELIVERIES WILL NOT INTERFERE WITH NORMAL PEDESTRIAN OR VEHICULAR MOVEMENTS. - DELIVERIES TO BE MADE ALONG REYNOLDS STREET.	

WATER MANAGEMENT NOTE	
PER SFWMD ERP NO. 36-08458-P PROPERTY OWNERS WITHIN THE REDEVELOPMENT BOUNDARY WILL NOT BE REQUIRED TO SEPARATELY MEET ALL STORMWATER QUALITY AND QUANTITY DESIGN AND PERFORMANCE CRITERIA OF THE APPLICANTS HANDBOOK, VOLUME II. INSTEAD, THEY WILL RELY ON THE CITY'S STORMWATER MANAGEMENT SYSTEM. THE PROPERTY OWNERS WILL BE ELIGIBLE TO RECEIVE A GENERAL PERMIT AS LONG AS THE APPLICANT CAN EITHER DEMONSTRATE: 1) THAT THE NEW DEVELOPMENT DOES NOT INCREASE POST DEVELOPMENT LOADINGS OF NITROGEN OR PHOSPHORUS; OR 2) THEY CAN UTILIZE THE CITY OF BONITA SPRINGS LEDGER TO DEMONSTRATE THAT THE NUTRIENTS REDUCED BY THE CONSTRUCTION PORTION OF APPLICATION NO. 150414-4 PROVIDES ADEQUATE NUTRIENT REMOVAL FOR THE PROPOSED REDEVELOPMENT.	



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PROJECT PHASE

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CERTIFICATE OF AUTHORIZATION NA-20200703

PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE:
SE DOCUMENTS
COMPLETED BY: CL
REVIEWED BY: D.S.M.

REVISIONS

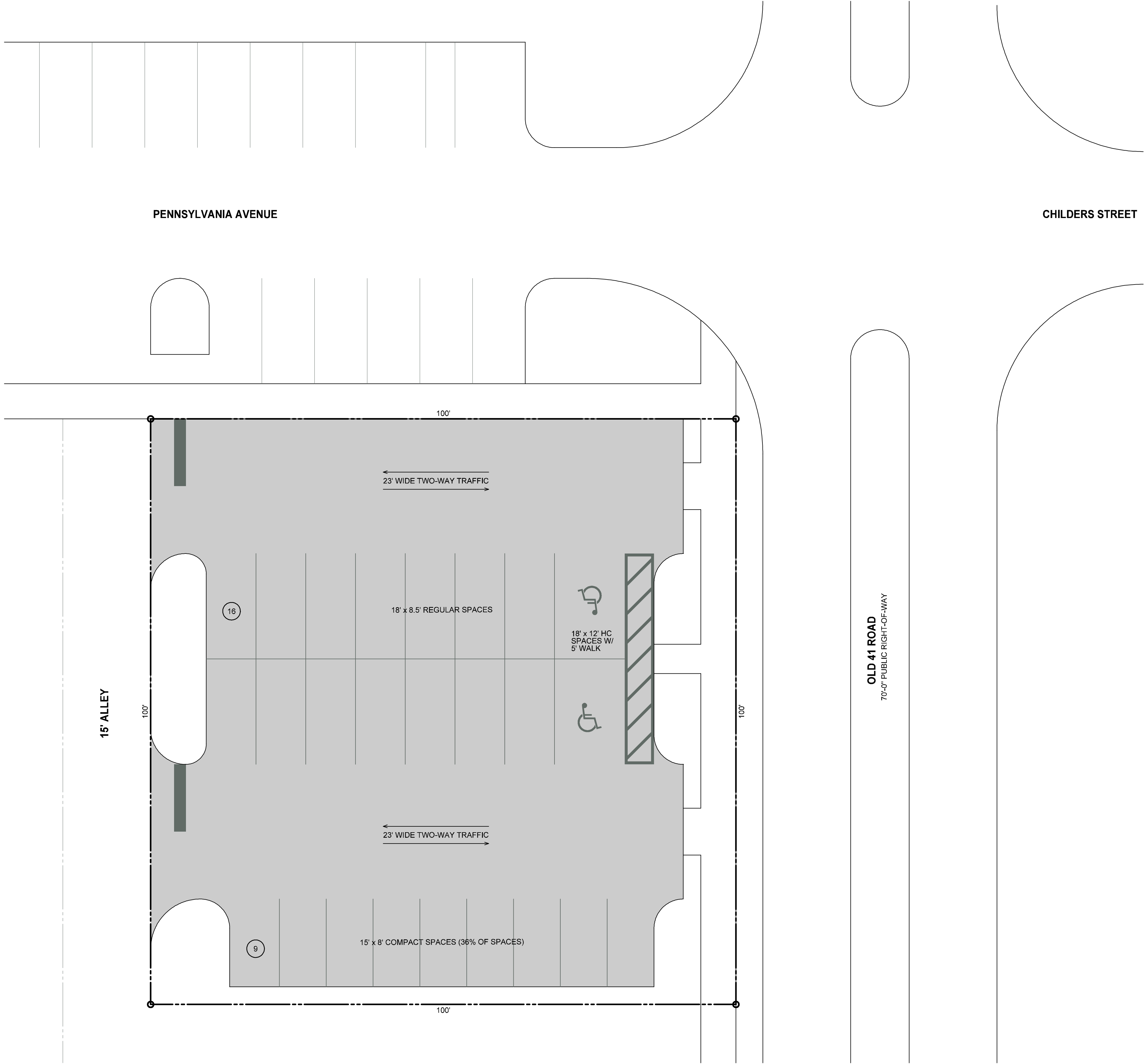
SHEET TITLE

SITE DEVELOPMENT PLAN

DATE 09/07/2021

SHEET NUMBER

SDP-1



PROJECT NORTH

0 10' 20'

SCALE: 1" = 10'-0"

LICENSED PROFESSIONAL

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CERTIFICATE OF AUTHORIZATION: CA-000702

CERTIFICATE OF AUTHORIZATION: CA-2001391

PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE :
SE DOCUMENTS
COMPLETED BY: CL

REVIEWED BY: D.S.M.

REVISIONS

SHEET TITLE

**27400 OLD 41 ROAD
PARKING PLAN**

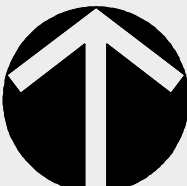
DATE 09/07/2021

SHEET NUMBER

SDP-3



PROJECT NORTH



040'80'

SCALE: 1" = 40'-0"

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ASSOCIATES OF FLORIDA

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PH (239) 559-9111 | FX (239) 559-4537 | WWW.PHOENIXASSOCIATES.COM

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CERTIFICATE OF AUTHORIZATION 44-26003/91

PROJECT DESCRIPTION

ROOFTOP AT RIVERSIDE
27333 OLD 41 ROAD
BONITA SPRINGS, FL 34135
CITY OF BONITA SPRINGS
LEE COUNTY

PROJECT SUBMISSION TYPE :
SE DOCUMENTS
COMPLETED BY: CL
REVIEWED BY: DSM

REVISIONS

SHEET TITLE

PEDESTRIAN PATHWAY

DATE 09/07/2021

SHEET NUMBER

SDP-4



October 5, 2021

Brian Howell
Phoenix Associates of Florida, Inc.
13180 Livingston Road, #204
Naples, FL 34109

Re: SPE21-82680-BOS, Rooftop at Riverside Mobile Food Truck Park Special Exception

Dear Mr. Howell,

The Zoning Division has reviewed the information provided and supplemented for the special exception request referenced above. The application has been found sufficient and the following language will be drafted for the request.

A special exception request for a mobile food vendor park on properties in the Downtown District,, pursuant to Land Development Code Section 4-868.

Staff acknowledges the resubmittal addressing the substantive comments contained in the letter dated August 29, 2021.

Feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy: Derek Rooney, City Attorney
 John Dulmer, Director of Community Development
 Jacqueline Genson, Planning & Zoning Manager
 Trisha Goff, Engineer
 Jay Sweet, AICP, PSM, City Surveyor
 Sean Gibbons, Bike-Ped Coordinator
 Laura Gibson, Environmental Specialist
 Ayita Williams, Floodplain Manager
 Dominic Strollo, Bonita Springs Utilities
 Tom Ross, Transportation Engineer
 Sam Vincent, City Architect
 Cynthia Vargas, Administrative Assistant

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Amelia Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

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

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

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

NOTICE OF NEIGHBORHOOD MEETING
The Rooftop at Riverside – 27333 Old 41 Road, Bonita Springs, FL 34135
Proposed Special Exception

NOTICE IS HEREBY GIVEN THAT Jim & Chris Magnus ("Applicant") are holding a neighborhood meeting regarding their proposed Special Exception application. The purpose of this neighborhood meeting is for the applicant to obtain public input regarding the proposed project's Special Exception and answer questions. No formal decision regarding the project will be made at this meeting.

PUBLIC MEETING DATE/TIME: 5:00 PM October 7, 2021
MEETING LOCATION/ADDRESS: Integrity Church
10421 Pennsylvania Ave., Bonita Springs, FL 34135

TO DISCUSS THE FOLLOWING PROJECT:

PROJECT: The Rooftop at Riverside, Special Exception
CASE NUMBERS: SPE21-82680-BOS
APPLICANT: Jim & Chris Magnus
SITE ADDRESS: 27333 Old 41 Road, Bonita Springs, Florida 34135

PROJECT DESCRIPTION:

The proposed Special Exception is for Jim & Chris Magnus to purchase the parcels located at 27333 Old 41 Rd., Bonita Springs, FL 34135 from the City of Bonita Springs and develop it into a family focused establishment with 8 food truck pads that will be fully loaded with utilities such as water/ sewer/ electric and propane, over 11,000 square feet of open green/ courtyard dining space, a two-story 4,948 square foot covered structure with deck and patio space for drinks and dining, 500 square feet of patio dining, a 535 square foot playground and a mist wall to keep us all cool in our warm, sunny Florida summers.

The parcels are currently vacant and are zoned Downtown T-5 Core. A Mobile Food Vendor Park is a permitted use within the T-5 Core zoning via the Special Exception.

The Applicant will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents. Please contact **Brian Howell at (239) 596-9111 x212** or bhowell@phoenix-associates.com for any questions.



NOTICE OF NEIGHBORHOOD MEETING
The Rooftop at Riverside – 27333 Old 41 Road, Bonita Springs, FL 34135
Proposed Special Exception

NOTICE IS HEREBY GIVEN THAT Jim & Chris Magnus ("Applicant") are holding a neighborhood meeting regarding their proposed Special Exception application. The purpose of this neighborhood meeting is for the applicant to obtain public input regarding the proposed project's Special Exception and answer questions. No formal decision regarding the project will be made at this meeting.

PUBLIC MEETING DATE/TIME: 5:00 PM October 29, 2021
MEETING LOCATION/ADDRESS: Integrity Church
10421 Pennsylvania Ave., Bonita Springs, FL 34135

TO DISCUSS THE FOLLOWING PROJECT:

PROJECT: The Rooftop at Riverside, Special Exception
CASE NUMBERS: SPE21-82680-BOS
APPLICANT: Jim & Chris Magnus
SITE ADDRESS: 27333 Old 41 Road, Bonita Springs, Florida 34135

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OCT 8 PM 12:52

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

**PHOENIX ASSOCIATES OF FLORIDA, INC.
13180 LIVINGSTON ROAD, SUITE 204
NAPLES, FL 34109**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Linda Tuttle, 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 The Rooftop at Riverside 27333 Old 41 Road, Bonita Springs, FL 34135
Proposed Special Exception NOTICE IS HEREBY GIVEN THAT
Jim**

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of:

10/08/2021

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 October 2021, by legal clerk who is personally known to me.

Linda Tuttle
Affiant

Sarah BerTELSEN
Notary State of Wisconsin, County of Brown
7/27/25
My commission expires

of Affidavits 1

This is not an invoice

**NOTICE OF NEIGHBORHOOD MEETING
The Rooftop at Riverside – 27333 Old 41 Road, Bonita Springs, FL 34135
Proposed Special Exception**

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AD# 4943153
October 8, 2021

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

Customer: PHOENIX ASSOCIATES OF FLORIDA, INC.

Ad No.: 0004943153

Address: 13180 LIVINGSTON ROAD, SUITE 204
NAPLES FL 34109
USA

Net Amt: \$282.44

Run Times: 1

No. of Affidavits: 1

Run Dates: 10/08/21

Text of Ad:

NOTICE OF NEIGHBORHOOD MEETING
The Rooftop at Riverside – 27333 Old 41 Road, Bonita Springs, FL 34135
Proposed Special Exception

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AD# 4943153

October 8, 2021

Payment Receipt

Wednesday, October 06, 2021

Transaction Type: Payment

Order Number: 0004943153

Payment Method: Credit Card

Bad Debt: -

Credit Card Number: XXXXXXXXXXXX6237

Credit Card Expire Date: 2/28/2025

Payment Amount: 282.44

Reference Number: 01531Q

Charge to Company: **FNP-Fort Myers**

Category: Classified

Credit to Transaction Number: P1046648

Invoice Text:

Invoice Notes:

Customer Type: Transient

Customer Category:

Customer Status:

Customer Group:

Customer Trade:

Account Number:

Phone Number: 2395969111

Company / Individual: **Company**

Customer Name: PHOENIX ASSOCIATES OF FLORIDA, INC.

Customer Address: 13180 LIVINGSTON ROAD, SUITE 204

NAPLES

FL

34109

USA

Check Number:

Routing Number:

The Rooftop at Riverside

**Bonita Springs, Florida
Neighborhood Information Meeting**

**Integrity Church
10421 Pennsylvania Avenue
Bonita Springs, Florida 34135**

October 29th, 2021 @ 5pm



The Rooftop at Riverside

Bonita Springs, Florida
Neighborhood Information Meeting
October 29th, 2021 @ 5pm

Attendee Sign-In Sheet

Name: Rex Sims

Phone Number: 777-2964 Email: IREX SIMS @GMAIL.COM

Would you like to speak at today's presentation (circle one) YES or NO

Name: RICK Kennedy

Phone Number: 239-770-7395 Email: SKIPPICK @GOL.COM

Would you like to speak at today's presentation (circle one) YES or NO

Name: Bonnie M. Whittmore

Phone Number: 239-247-9513 Email: BMWCLIONE @YAHOO.COM

Would you like to speak at today's presentation (circle one) YES or NO maybe

Name: BRIAN HOWER

Phone Number: 239-451-0041 Email: BHOWER @PHOENIX-ASSOCIATES

Would you like to speak at today's presentation (circle one) YES or NO .com

Name: Noel Willhite

Phone Number: 239-384-2577 Email: Noel @breadandcircus.kitchen

Would you like to speak at today's presentation (circle one) YES or NO maybe

Name: Jill Johnson

Phone Number: 239-250-6494 Email: jilljohnson806 @GOL.COM

Would you like to speak at today's presentation (circle one) YES or NO

Name: Philip Young

Phone Number: 239-825-1884 Email: YOUNG175@HOTMAIL.COM

Would you like to speak at today's presentation (circle one) YES or NO

Name: GARY PRICE

Phone Number: (239) 980-9400 Email: gpricebonita@gmail.com

Would you like to speak at today's presentation (circle one) YES or NO

Name: TRISH LEONARD

Phone Number: 239 398-9999 Email: trish@trishleonard.com

Would you like to speak at today's presentation (circle one) YES or NO

Name: Jamie & Matthew Emans

Phone Number: 239 896-0747 Email: —

Would you like to speak at today's presentation (circle one) YES or NO

Name: Katie Grant

Phone Number: 298-2550 Email: Ktshoreline@yahoo.com

Would you like to speak at today's presentation (circle one) YES or NO

Name: Jeremy & Katie Bachman

Phone Number: 239-216-7666 Email: jeremy@wbgsufl.com

Would you like to speak at today's presentation (circle one) YES or NO

Name: Audi Venerio

Phone Number: 239-331-1237 Email: davegomad@icloud.com

Would you like to speak at today's presentation (circle one) YES or NO

Name: Ruben Zamora Jr

Phone Number: 239-595-6699 Email: RubenZ@Asorave.com

Would you like to speak at today's presentation (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at today's presentation (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at today's presentation (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at today's presentation (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at today's presentation (circle one) YES or NO

Name: _____

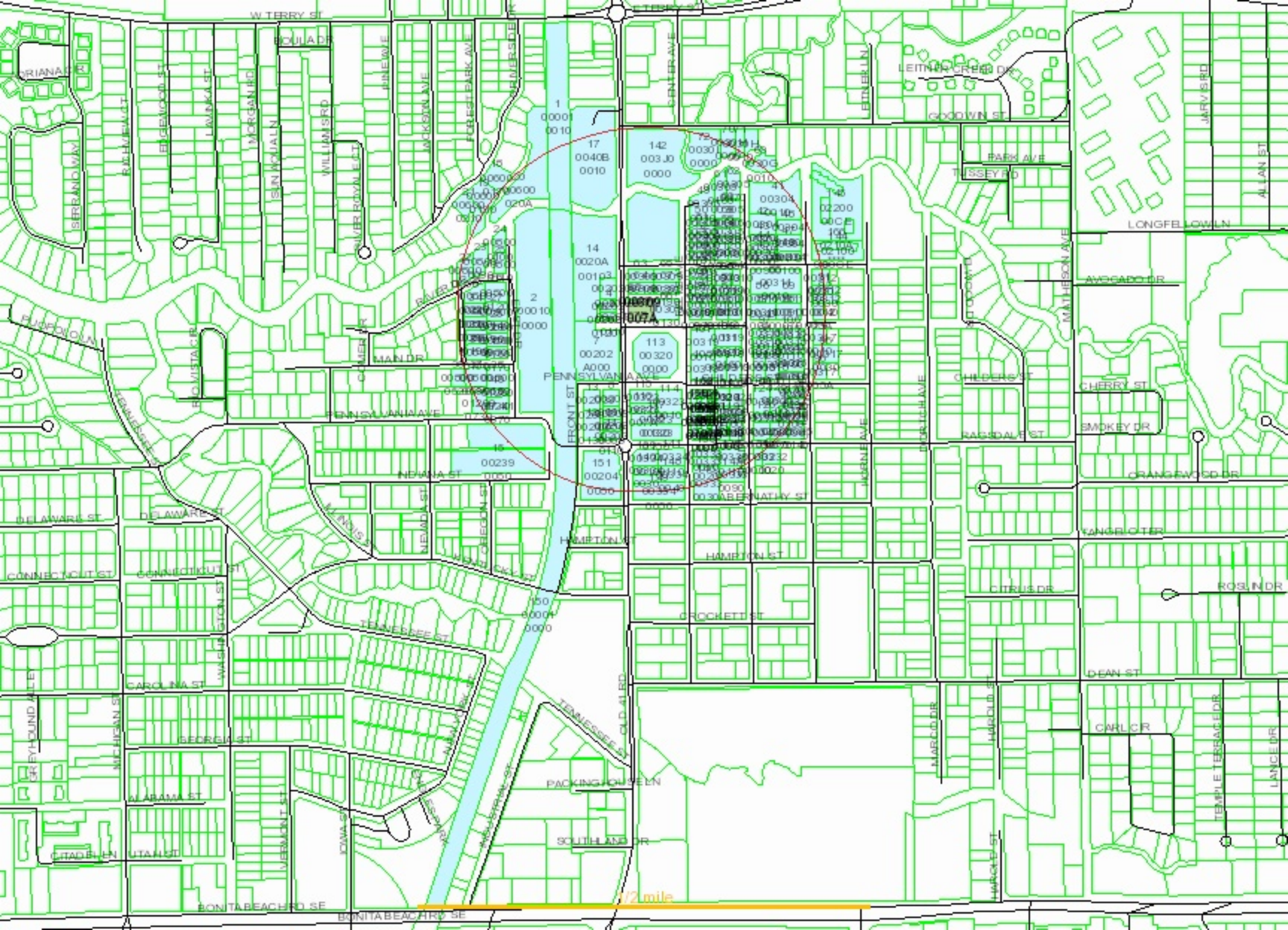
Phone Number: _____ Email: _____

Would you like to speak at today's presentation (circle one) YES or NO

Name: _____

Phone Number: _____ Email: _____

Would you like to speak at today's presentation (circle one) YES or NO



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

ENGEL ALBERT W
27310 OLD 41 RD
BONITA SPRINGS FL 34135

ENGLE ALBERT W
27310 OLD 41 RD
BONITA SPRINGS FL 34135

HARRIS CONSTANCE L TR
4245 SPRINGS LN SW
BONITA SPRINGS FL 34134

FELICIANO DOMINGO
8614 PEBBLEBROOK DR
NAPLES FL 34119

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

OLDE TOWN DEVELOPMENT INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

MANNA CHRISTIAN MISSIONS INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

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10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

MANNA CHRISTIAN MISSIONS INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

GUNTHER MARGARET A
27415 FRONT ST
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

BONITA SPRINGS LIONS CLUB INC
PO BOX 366776
BONITA SPRINGS FL 34136

PFLIEGER CHRISTOPHER JOHN
22438 FOUNTAIN LAKES BLVD
ESTERO FL 33928

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

COUTURE THOMAS W + LORI
27181 S RIVERSIDE DR
BONITA SPRINGS FL 34135

BERNET DIANE KERI
27261 S RIVERSIDE DR
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

BERNET DIANE K
27261 S RIVERSIDE DR
BONITA SPRINGS FL 34135

WINDHAM SCOTT D + SANDRA R
10371 RIVER DR
BONITA SPRINGS FL 34135

ABNER ROBBY & INMAN ANDREA
10391 RIVER DR
BONITA SPRINGS FL 34135

FIGUEROA ROBERT FOGLE +
27288 EAST DR
BONITA SPRINGS FL 34135

CARELLI DOMINICK
27292 EAST DR
BONITA SPRINGS FL 34135

WIEBOLD MICHELLE C + PHILIP
10390 RIVER DR
BONITA SPRINGS FL 34135

RYCENGA CHARLES III TR
310 S HARBOR DR
GRAND HAVEN MI 49417

DONNELLY DARLENE
PO BOX 877163
WASILLA AK 99687

YOUNG PHILIP G + RENEE M
27346 EAST DR
BONITA SPRINGS FL 34135

GRANT DUSTIN
10431 MAIN DR
BONITA SPRINGS FL 34135

HERSHEY LARRY J + JOYCE M
10391 MAIN DR
BONITA SPRINGS FL 34135

HERSHEY LARRY J + JOYCE M
10391 MAIN DR
BONITA SPRINGS FL 34135

AUKETT SUZANNE
27325 VALENCIA DR
BONITA SPRINGS FL 34135

KAPTANOGLU NEIL &
27315 VALENCIA DR
BONITA SPRINGS FL 34135

ZAMAICO JEFFREY J &
8309 OVERLOOK AVE
BROADVIEW HEIGHTS OH 44147

CHRISTENBURY DANIEL COLE &
10370 MAIN DR
BONITA SPRINGS FL 34135

PAGAN BETZAIDA VEGA +
103
26670 ROSEWOOD POINTE CIR
BONITA SPRINGS FL 34135

MEYER HEATHER
10430 MAIN DR
BONITA SPRINGS FL 34135

HERBERT WAYNE C + TONI L
10327 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

HECTOR HARLAND J &
16286 COUNTY ROAD 2
OSAKIS MN 56360

FIRTH THOMAS E TR
27200 PULLEN AVE
BONITA SPRINGS FL 34135

FEISE JADE K
27251 SHRIVER AVE
BONITA SPRINGS FL 34135

GROMNICKI MATTHEW II
27271 SHRIVER AVE
BONITA SPRINGS FL 34135

BAUER EGLE
27277 SHRIVER AVE
BONITA SPRINGS FL 34135

BAUER EGLE
27281 SHRIVER AVE
BONITA SPRINGS FL 34135

WILLHITE NOEL CHRISTOPHER
10699 WILSON ST
BONITA SPRINGS FL 34135

BARR ANGELICA & DAVID
27280 PULLEN AVE
BONITA SPRINGS FL 34135

FIRTH THOMAS TR
27260 PULLEN AVE
BONITA SPRINGS FL 34135

27221 FLETS AVENUE LLC
20991 S TAMIAMI TRAIL
ESTERO FL 33928

27251 FELTS AVENUE LLC
14300 RIVA DEL LAGO DR # 1901
FORT MYERS FL 33907

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

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9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

LEONARD PATRICIA DAWN TR
27300 MATHESON AVE
BONITA SPRINGS FL 34135

GAO JINPING
4575 KEY LARGO LN
BONITA SPRINGS FL 34134

MORRISON WILLIAM P + DEBORAH
27270 SHRIVER AVE
BONITA SPRINGS FL 34135

ZAMORA RUBEN JR &
27260 SHRIVER AVE
BONITA SPRINGS FL 34135

PYP USA LLC
40 SW 13TH ST STE 102
MIAMI FL 33130

FROST HAROLD O
2923 S SHORE DR
CRYSTAL MI 48818

27220 SHRIVER AVENUE LLC
UNIT 1901
14300 RIVA DEL LAGO DR
FORT MYERS FL 33907

SKELLY JOSEPH B
27210 SHRIVER AVE
BONITA SPRINGS FL 34135

SHREE UMIYA INVESTMENT LLC
14106 US HWY 19
HUDSON FL 34667

STILL BLESSED LLC
27657 OLD 41 RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

BONITA AUTO SUPPLY INC
10525 REYNOLDS ST
BONITA SPRINGS FL 34135

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10525 REYNOLDS ST
BONITA SPRINGS FL 34135

SPHPLM LLC
26960 VILLANOVA CT
BONITA SPRINGS FL 34135

TRIPOLI THOMAS
10690 GOODWIN ST #A
BONITA SPRINGS FL 34135

FLOREK JOSEPH L + NOREEN E
10670 GOODWIN ST
BONITA SPRINGS FL 34135

BEST ANGELA C L/E
69 STATION RD
POULTON-LE-FYLDE FY6 7JQ
UNITED KINGDOM

MUSTO SHELLEY A
10630 GOODWIN ST
BONITA SPRINGS FL 34135

MAYHOOD SUE ANNE +
24020 PRODUCTION CIR
BONITA SPRINGS FL 34135

ARREDONDO MARTIN
27311 FELTS AVE
BONITA SPRINGS FL 34135

ACCRETION VENTURES LLC
2215 NOBLE COURT
NAPLES FL 34110

BONITA BEACH INVESTMENTS LLC
10459 REYNOLDS ST
BONITA SPRINGS FL 34135

TEJEDA MANUEL F PALOMINO +
10561 REYNOLDS ST
BONITA SPRINGS FL 34135

BACHMAN ROBERT A TR
27800 OLD 41 RD
BONITA SPRINGS FL 34135

CRUZ VICTOR HUGO
10581 REYNOLDS ST
BONITA SPRINGS FL 34135

HERNANDEZ ROBIN F +
27354 SHRIVER AVE
BONITA SPRINGS FL 34135

SHELLY JAY & REBECCA CONROY
27324 SHRIVER AVE
BONITA SPRINGS FL 34135

VAN DUZEE DOUGLAS H
27316 SHRIVER AVE
BONITA SPRINGS FL 34135

LUNN DANIEL +
282 HART ST
SOUTHINGTON CT 06489

TORRES VICTORIA
10650 WILSON ST
BONITA SPRINGS FL 34135

MENDES LUCIO J
12481 DEWEY RD UN B
BONITA SPRINGS FL 34135

MENDES LUCIO J
12481 DEWEY RD UNT B
BONITA SPRINGS FL 34135

SOSA JOSE LUIS
PO BOX 3184
BONITA SPRINGS FL 34133

AGUILAR UDIN JOEL CHIC &
27336/338 PULLEN AVE
BONITA SPRINGS FL 34135

LYLES LAWHON RONDA &
27332 PULLEN AVE
BONITA SPRINGS FL 34135

SMITH LEONARD + CAROLYN
27301 PULLEN AV
BONITA SPRINGS FL 34135

GARCIA VICTORINO J CERVANTES +
27317 PULLEN AVE
BONITA SPRINGS FL 34135

POWELL JEREMY S + RACHEL B
27325 PULLEN AVE
BONITA SPRINGS FL 34135

GRE HOLDINGS LLC
PO BOX 61521
FORT MYERS FL 33906

NAPLES INTEGRITY GROUP INC
10406 WOOD IBIS AVE
BONITA SPRINGS FL 34135

EMANS MATTHEW
27379 PULLEN AVE
BONITA SPRINGS FL 34135

WINEMILLER JAMES D TR
7316 LANTANA CIR
NAPLES FL 34119

DUNAWAY GERALD A JR +
27357 SHRIVER AVE
BONITA SPRINGS FL 34135

DONALD TREW TRUST
26900 PALM ST
BONITA SPRINGS FL 34135

MALDONADO ENRIQUE INGLESIAS
27375 SHRIVER AVE
BONITA SPRINGS FL 34135

SITTA DONALD R TR
9100 CAROLINA ST
BONITA SPRINGS FL 34135

NSE WEST LLC
13300-56 SCLEVELAND AVE # 133
FORT MYERS FL 33907

SWEET JAY L JR
12232 52ND RD N
WEST PALM BEACH FL 33411

ALVARADO NEHEMIAS ALVARADO
27390 PULLEN AVE
BONITA SPRINGS FL 34135

RICO JACOBO +
27370 PULLEN AV
BONITA SPRINGS FL 34135

NEGRETE ANTONIO PADILLA &
PO BOX 720
BONITA SPRINGS FL 34134

KSWFL HOMESITES LLC
163 EDMORE WAY S
NAPLES FL 34105

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
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FORT MYERS FL 33902

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CAFE OF LIFE INC
PO BOX 367794
BONITA SPRINGS FL 34136

LAW INVESTMENTS INC
6645 SW 128TH ST
MIAMI FL 33156

LAW INVESTMENTS INC
6645 SW 128TH ST
MIAMI FL 33156

BONITA SPRINGS HISTORICAL SOCI
PO BOX 3015
BONITA SPRINGS FL 34133

BONITA SPRINGS PROPERTIES LLC
LEO J. SALVATORI, ESQ.
5150 TAMiami TRL N STE 304
NAPLES FL 34102

BRADSHAW CHRISTOPHER S +
27468 SHRIVER AVE
BONITA SPRINGS FL 34135

FLOYD T THOMAN TRUST +
207 W TAYLOR ST
VANDALIA IL 62471

REALES LEONOR J
10620 CHILDERS ST
BONITA SPRINGS FL 34135

DUGAN JEFFREY S.
118 LAKEVIEW DR
CARLINVILLE IL 62626

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

BENITEZ MANUEL
10650 CHILDERS ST
BONITA SPRINGS FL 34135

TRIDENT PROPERTY DEVELOPMENT L
2400 DAVIS BLVD #101
NAPLES FL 34104

BENITEZ MANUEL
10650 CHILDERS ST
BONITA SPRINGS FL 34135

CASTRILLON WILSON
27467 SHRIVER AVE
BONITA SPRINGS FL 34135

SHEPHERD CONNIE S
10681 RAGSDALE ST
BONITA SPRINGS FL 34135

BERNAL ALBERTO + ANNA
27466 PULLEN AVE
BONITA SPRINGS FL 34135

TRIDENT PROPERTY DEVELOPMENT L
2400 DAVIS BLVD #101
NAPLES FL 34104

TRIDENT PROPERTY DEVELOPMENT L
2400 DAVIS BLVD #101
NAPLES FL 34104

TRIDENT PROPERTY DEVELOPMENT L
2400 DAVIS BLVD #101
NAPLES FL 34104

HERNANDEZ MARQUEZ JOSE JOAQUIN
10691 RAGSDALE ST
BONITA SPRINGS FL 34135

NAFD0F21 LLC
2316 PINE RIDGE RD # 453
NAPLES FL 34109

CRUZ MARIA SALVIA &
10660 RAGSDALE ST
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

J R + P J SIMS LLC
PO BOX 2387
BONITA SPRINGS FL 34133

SCOTT A GREGORY DVM LLC
27551 OLD 41 RD
BONITA SPRINGS FL 34135

MAYHOOD SUE ANNE +
24020 PRODUCTION CIR
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

BONITA SPRINGS VILLAGE GARDENS
CONDO ASSOC INC
27430 VILLAGE GARDEN WAY
BONITA SPRINGS FL 34135

RIVER TERRACE
10725 WILSON ST
BONITA SPRINGS FL 34135

RIVER TERRACE II PH 1 -3
27227 PULLEN AV
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

SCOTT A GREGORY DVM LLC
27551 OLD 41 RD
BONITA SPRINGS FL 34135

MANGROVE HOUSE LLC
216 COCOHATCHEE BLVD
NAPLES FL 34110

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

BONITA SPRINGS FIRE CONTROL AN
27701 BONITA GRANDE DR
BONITA SPRINGS FL 34135

TINTA CRISTINA F
27855 CARL CIR
BONITA SPRINGS FL 34135

CONNECTING MARKETS LLC
10579 RAGSDALE ST
BONITA SPRINGS FL 34135

TIRRELL DOUGLAS VICTOR +
27465 FELTS AVE
BONITA SPRINGS FL 34135

ZABALA MARIA
5866 NAPA WOODS WAY
NAPLES FL 34116

MATHES REALTY INC
27890 OLD 41 RD
BONITA SPRINGS FL 34135

MARTIN JUSTIN N
27454 VILLAGE GARDEN WAY
BONITA SPRINGS FL 34135

ZAPATA CLAUDIA
27443 FELTS AVE
BONITA SPRINGS FL 34135

GRANT KATHERINE G
27427 FELTS AVE
BONITA SPRINGS FL 34135

SCHACHTER GEORGE R L/E
27446 VILLAGE GARDEN WAY
BONITA SPRINGS FL 34135

DEMCZAK DANIEL K
6549 CHESTNUT CIR
NAPLES FL 34109

AYALA SYLVYA MILENA &
10580 CHILDERS ST
BONITA SPRINGS FL 34135

YOUNG TERRI LEA
10584 CHILDERS ST
BONITA SPRINGS FL 34135

HALEY ROBERT
30 SPRINGVIEW LANE
HOPEWELL JUNCTION NY 12533

DERENICK-LOPEZ CHRISTINE &
7723 FRONTENAC ST
PHILADELPHIA PA 19111

LAUREANO ASHLEY N KOLBE &
10725 WILSON ST #1
BONITA SPRINGS FL 34135

FOCUZ ENTERPRISES LLC
PO BOX 840043
WEYMOUTH MA 02189

BRUNSWICK DEVELOPMENT LLC
28440 OLD 41 RD STE 11
BONITA SPRINGS FL 34135

CAROLINE BURGESS LLC
26520 MORTIN AVE
BONITA SPRINGS FL 34135

BASARA AGNIESZKA
10725 WILSON ST #5
BONITA SPRINGS FL 34135

ANDERER MICHELLE
765 BELLEMEADE AVE NW UNIT D
ATLANTA GA 30318

GRAVELDING SCOTT & COLLEEN
600 TORRENCE AVE
VESTAL NY 13850

DOOLEY DAVID B
10725 WILSON ST #8
BONITA SPRINGS FL 34135

SABAUDI LLC
7901 4TH ST N #300
SAINT PETERSBURG FL 33702

BRUNSWICK DEVELOPMENT LLC
28440 OLD 41 RD STE 11
BONITA SPRINGS FL 34135

ANDERER MICHELLE
765 BELLEMEADE AVE NW UNIT D
ATLANTA GA 30318

RIMES MURRAY A & JOANNE M
1531 BISCAYNE WAY
MARCO ISLAND FL 34145

SITTA DONALD R TR
9100 CAROLINA ST
BONITA SPRINGS FL 34135

MCTEAGUE KAITLYN DAHLIA
27227 PULLEN AVE APT A4
BONITA SPRINGS FL 34135

ENGELBRECHT JANET & ANDRE
28407 LAS PALMAS CIR
BONITA SPRINGS FL 34135

FULLER JOSHUA EDWARD +
10725 WILSON ST #16
BONITA SPRINGS FL 34135

NOTICE OF NEIGHBORHOOD MEETING
The Rooftop at Riverside – 27333 Old 41 Road, Bonita Springs, FL 34135
Proposed Special Exception

NOTICE IS HEREBY GIVEN THAT Jim & Chris Magnus ("Applicant") are holding a neighborhood meeting regarding their proposed Special Exception application. The purpose of this neighborhood meeting is for the applicant to obtain public input regarding the proposed project's Special Exception and answer questions. No formal decision regarding the project will be made at this meeting.

PUBLIC MEETING DATE/TIME: 5:00 PM October 29, 2021
MEETING LOCATION/ADDRESS: Integrity Church
10421 Pennsylvania Ave., Bonita Springs, FL 34135

TO DISCUSS THE FOLLOWING PROJECT:

PROJECT: The Rooftop at Riverside, Special Exception
CASE NUMBERS: SPE21-82680-BOS
APPLICANT: Jim & Chris Magnus
SITE ADDRESS: 27333 Old 41 Road, Bonita Springs, Florida 34135

PROJECT DESCRIPTION:

The proposed Special Exception is for Jim & Chris Magnus to purchase the parcels located at 27333 Old 41 Rd., Bonita Springs, FL 34135 from the City of Bonita Springs and develop it into a family focused establishment with 8 food truck pads that will be fully loaded with utilities such as water/ sewer/ electric and propane, over 11,000 square feet of open green/ courtyard dining space, a two-story 4,948 square foot covered structure with deck and patio space for drinks and dining, 500 square feet of patio dining, a 535 square foot playground and a mist wall to keep us all cool in our warm, sunny Florida summers.

The parcels are currently vacant and are zoned Downtown T-5 Core. A Mobile Food Vendor Park is a permitted use within the T-5 Core zoning via the Special Exception.

The Applicant will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents. Please contact **Brian Howell at (239) 596-9111 x212** or bhowell@phoenix-associates.com for any questions.



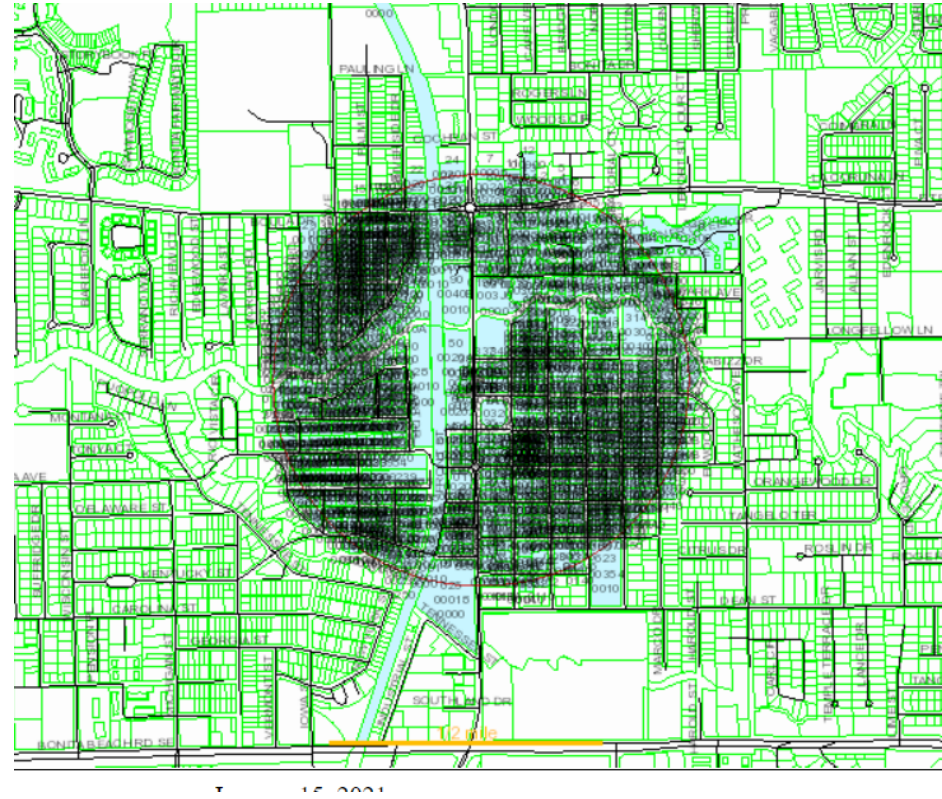
The Rooftop at Riverside
Bonita Springs, Florida
Neighborhood Information Meeting

Integrity Church
10421 Pennsylvania Avenue
Bonita Springs, Florida 34135

October 29th, 2021 @ 5pm

Minutes – Items Discussed

- What is the capacity of the venue, how many people can fit within the park?
- Will outside seating be provided by the food trucks?
- Will there be entertainment?
- What type of security and safety measurements been taken into account?
- What will the hours of operation be, how many days a week will the park be open?
- A show of support from a local business owner, Downtown Old 41 is seeing a positive revitalization and the food truck park will only add to it.
- What type of food trucks will there be, will they be temporary or permanent?
- When will construction begin, when will the food truck park be open for business?
- What can members of the community do to show support for the food truck park?
- A show of support for the color scheme presented.
- Will the food trucks be visible from Old 41 Road?
- Where and how many access points will the food truck park have, do you need to walk through the bar in order to get into the food truck park?
- What is the distance to the existing building to the north of the Food Truck Park (27313 Old 41 Rd.), will their mural still be visible?
- When is the next public meeting and what can the members of the community do to show support for the food truck park?
- Will the next public meeting notice be mailed out, when will it be held and where?



NEIGHBORHOOD MEETING

10/29/2021

LIFE IS BETTER AT THE TOP



ROOFTOP AT RIVERSIDE

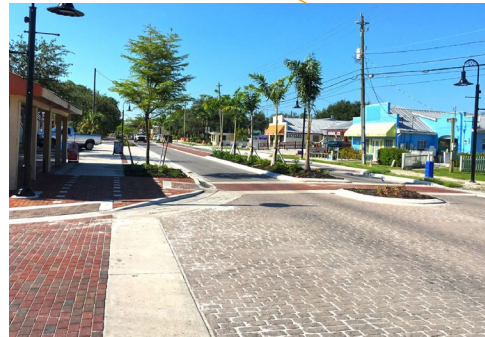
GOALS & OBJECTIVES

Our goal with this project is to add value to the community through the Rooftop at Riverside. We will deliver more fun, excitement, and activity to the Downtown Old 41 Corridor which will benefit all local businesses, increase home values, and strengthen the economic viability for current businesses, spur re-development, and encourage innovative and new development throughout the downtown, with an emphasis on a truly breathtaking project at Imperial Crossings.

How?



Increase Multimodal Transportation



Drive Activity
To
Downtown



Become Partners in Prosperity
A Rising Tide Floats All Ships

DOWNTOWN ACTIVATION

- Workforce Expansion to Draw New Families to Bonita Springs
- Community Asset, Pairing Nicely with the Wonder Gardens, the Library, Art Festivals, and Riverside Park
- Innovative Outdoor Dining Experience and Entertainment Venue that will Draw Visitors from All Over

CIVIC USES & COMMUNITY BENEFITS

- Nearly 600 sqft Playground with Mist Wall for Fun & Cooling Off
- 2 Story, Breezy, Inviting, Open Concept Bar
- Shaded Courtyard Seating / Open Air Deck & Patio Seating
- 6x Required Open / Green Space (1,950 sqft required & 11,795 sqft of Open / Green Space Provided)
- Elevator in Bar & Restroom Requirements Doubled
- Project Inspires Multi-Modal Transportation and Supports Blue Zones Project goals
- 25 Free Community Public Parking Spaces at Our Cost Developed at 27400 Old 41 Rd
- Value Add Asset for the City with the creation of Additional Seating and Event Viewing for Riverside Park Events



OLD 41 RD.

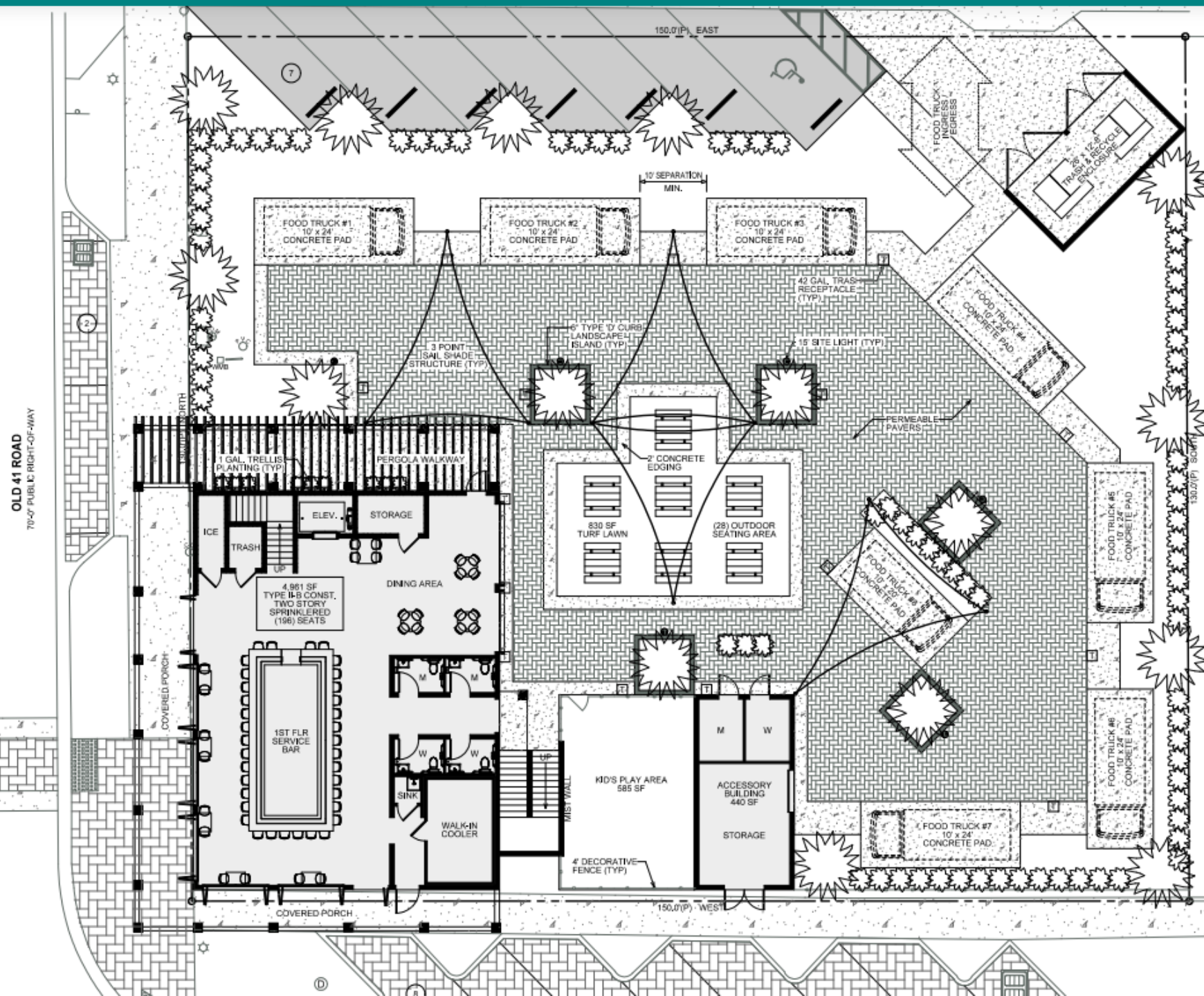
REYNOLDS ST

OLD 41 RD.

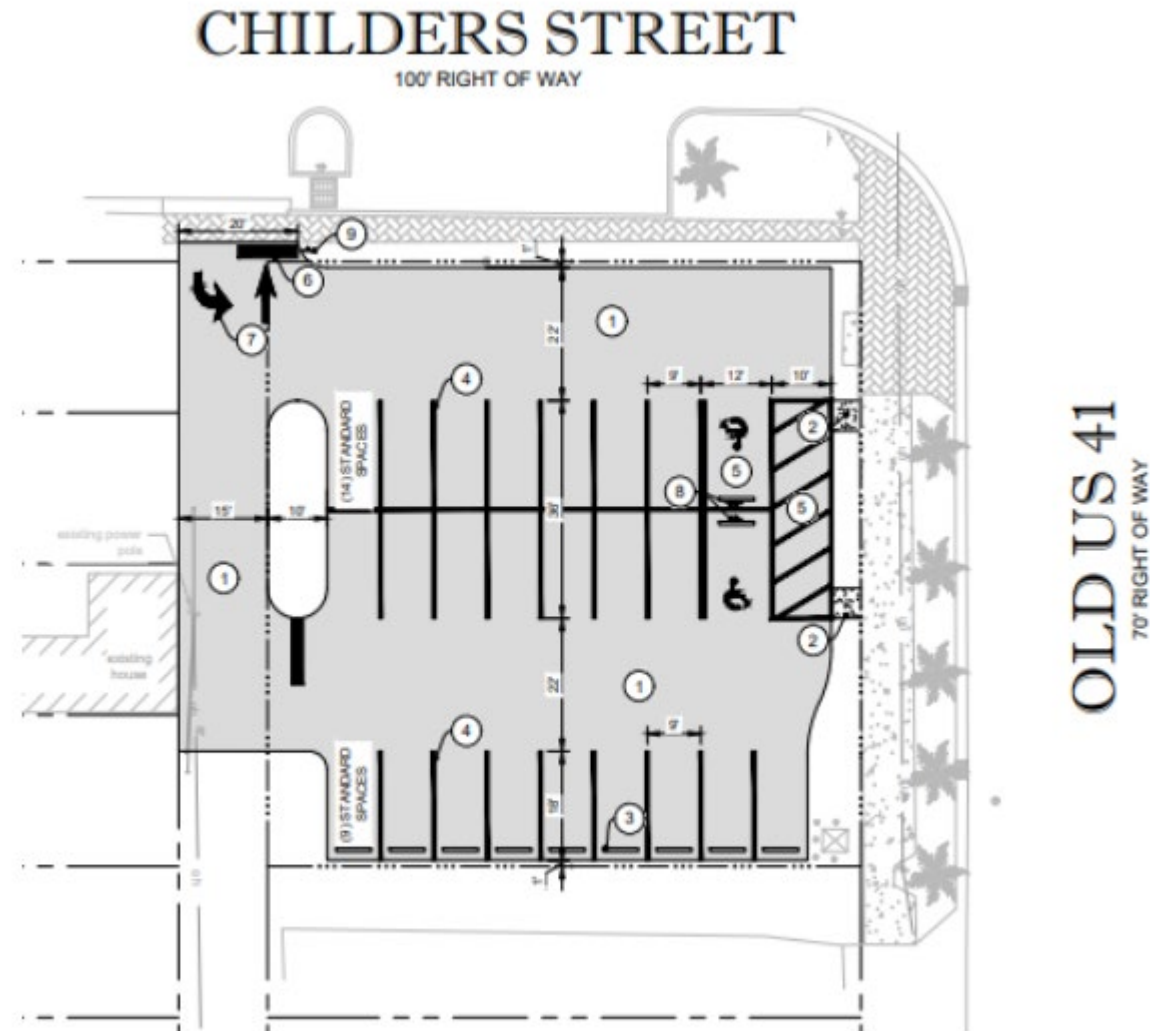
FELTS AVE.

CHILDERS ST

CHILDERS ST

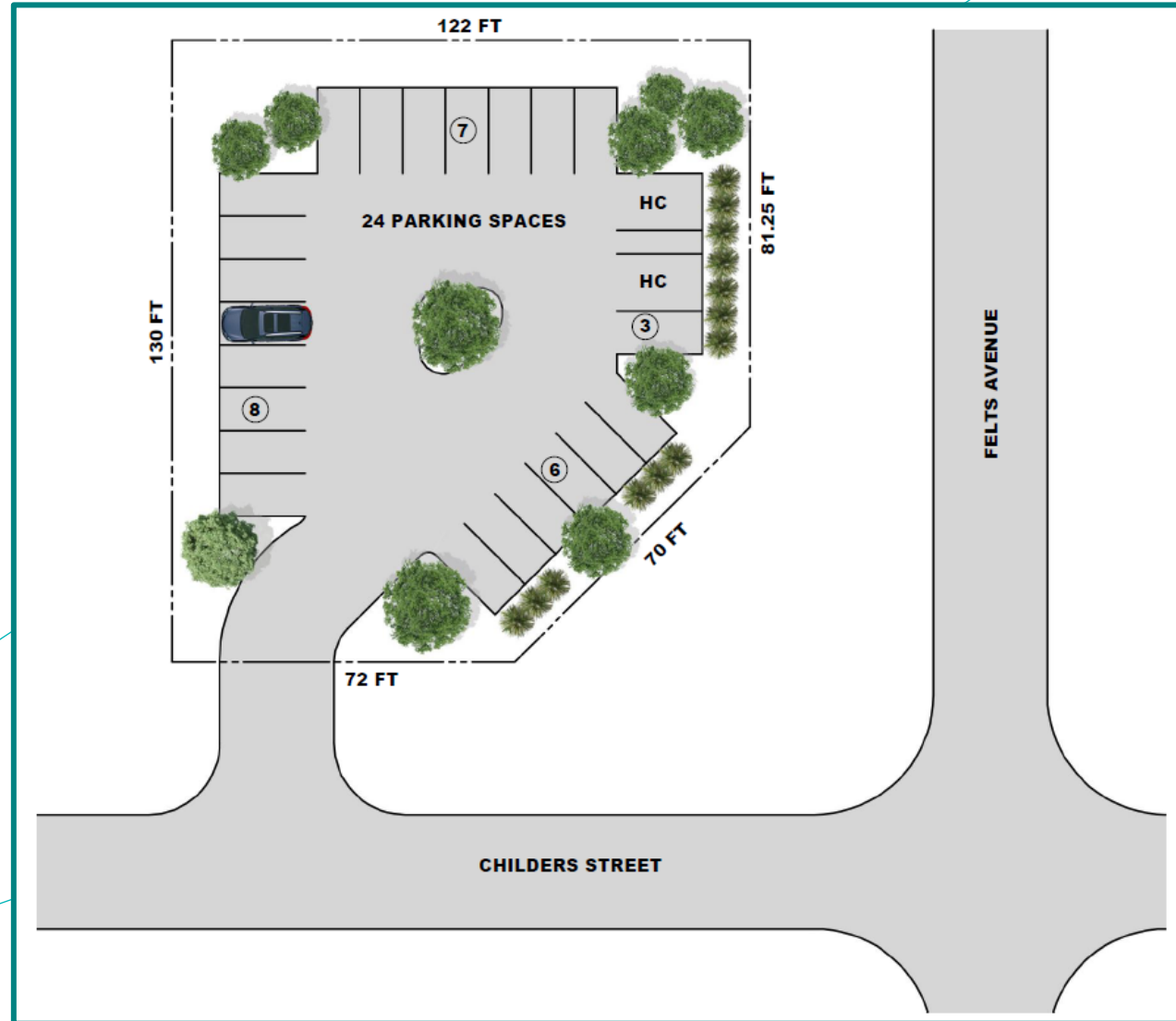


25 Proposed Parking Spaces 27400 Old 41 Rd



BANYAN TREE OPTIONAL PARKING PLAN

25 SPACES





E2 - LEFT (NORTH) ELEVATION

Scale: 1/4" = 1'-0"



E3 - REAR (EAST) ELEVATION

Scale: 1/4" = 1'-0"



E4 - RIGHT (SOUTH) ELEVATION

Scale: 1/4" = 1'-0"



E1 - FRONT (WEST) ELEVATION

Scale: 1/4" = 1'-0"



E1 - FRONT (WEST) ELEVATION

Scale: 1/4" = 1'-0"



NW PERSPECTIVE
Scale: NTS

PRO

LIFE IS BETTER AT THE TOP

