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SPE21-86399-BOS

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

PROJECT NAME: ROYAL SCOOP MANUFACTURING

TYPE OF CASE: SPECIAL EXCEPTION

CASE NUMBER: SPE21-86399-BOS

HEARING DATE: MARCH 15, 2022

PLANNER: MIKE FIIGON II

REQUEST AND STAFF RECOMMENDATION

A special exception request for a Group II Food and Kindred Products Manufacturing use, on property located in the Light Industrial (IL) zoning district, pursuant to LDC 4-718.

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: Royal Scoop Property Management, LLC
- B. Agent: Q. Grady Minor & Associates, P.A.; D. Wayne Arnold
- C. Request: A special exception request for a Group II Food and Kindred Products Manufacturing use, on property located in the Light Industrial (IL) zoning district, pursuant to LDC 4-718.
- D. Location: 10915 Enterprise Avenue, Bonita Springs, Florida 34135
- E. Future Land Use Designation, Current Zoning and Use of Property:

Future Land Use: Industrial

Current Zoning: Light Industrial (IL)

Current Use: Vacant Office/Warehouse Building

F. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Light Industrial (IL); Warehousing & Distribution	Industrial
East: Light Industrial (IL); Warehousing	Industrial
South: Light Industrial (IL); Vacant	Industrial
West: CPD; Parking area; Vacant; Card Room	General Commercial

Note: To the southwest of the site is the Mediterra Residential Planned Development (RPD); specifically, a dedicated conservation easement. The nearest residential use is approximately 1,400' to the southwest and 1,300' to the east.

II. BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The request is for a Group II Food and Kindred Products Manufacturing use, to be able to manufacture ice cream completely within an existing building located within an industrial park in the City. In the land development code (LDC) the use groups do not explicitly call out the manufacturing of ice cream. When this occurs, the code provides guidance for the proposed use to be classified to the closest available use, or, to list it within a use group with uses of similar design, scale, function, or process. Group II lists dairy products, fats and oils, flavorings extracts and syrups. As a result, it is the Staff opinion that ice cream manufacturing would best fit as a Group II Food and Kindred Products Manufacturing use.

The Applicant currently has an ice cream retail location in Bonita Springs (unincorporated), on the west side of Vanderbilt Road. They have additional retail locations in Naples and Fort Myers [Beach]. In order to satisfy the demand at all locations, the Applicant is proposing this stand-alone manufacturing facility within the City.

The existing building was constructed in 2007 as an office/warehouse structure. The Applicant is proposing interior modifications and exterior building and site improvements in order to accommodate manufacturing. The exterior modifications include the parking and loading area, and a future expansion of the building. There are no deviations or variances being requested for the proposed modifications. All improvements will need to meet the regulations of the Florida Building Code, NFPA standards (Fire) and the City's Land Development Code for development in the IL zoning district.

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 existing Bonita Springs retail location has been in operation since 1979. The site also served as the manufacturing operation but had limited space. After additional retail locations were opened up in Naples and Fort Myers, it became clear to the Applicant that a stand-alone manufacturing facility was necessary in order to keep up with the demand. The Applicant is requesting this special exception in order to keep manufacturing in Bonita. Of the 43 zoning district classifications in the City, only one (General Industrial—IG) permits this use by right. The IL district requires a special exception and all remaining districts prohibit the use, unless the property is rezoned to General Industrial (IG), Industrial Planned Development (IPD), or Mixed-Use Planned Development (MPD). The property in question is zoned IL, which allows the Applicant to request this special exception.

Criterion B: The testimony of the Applicant

Staff Analysis: The Applicant's spoken testimony will be provided at the hearing. The Applicant's narrative and the submittal documents are provided as part of the backup to this request and shall be considered as part of the testimony for this case.

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: Public comment is to be provided at the hearing. The Applicant held their required neighborhood meetings to keep the public informed of the request. The post-sufficiency neighborhood meeting was held on February 3, 2022—and no members of the public were in attendance, and as such, no concerns were raised. To date, Staff has not received any objections from the public regarding the request.

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

Staff Analysis: The property is located within the Industrial Future Land Use Category according to the Future Land Use map of Bonita Springs. The category is analyzed later in this report. The property fronts fully constructed roadways, complete with drainage infrastructure, and can be considered as redevelopment or an infill use within an existing industrial park. It is the Staff opinion that the requested special exception is not in conflict with the Comprehensive Plan.

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

Staff Analysis: LDC 4-2014(d)(3)(d) requires a Food and Kindred Products Group II Manufacturing use to be set back at least 100 feet from residentially-zoned property under separate ownership. The subject property appears to be 100 feet away from the outer boundary of the conservation parcel of Mediterra to the west, which is zoned Residential Planned Development (RPD). However, if the property were located closer to Mediterra, the aforementioned code section would not be applicable in this case, due to LDC 4-2014(f) which states: *The minimum setbacks set forth in subsections (a), (b), (d), and (e) of this section are not applicable to those facilities legally in existence and operation, or to an industrial subdivision legally in existence, prior to a residential zoning or use being approved closer than the required setbacks.*

The property is part of a recorded industrial park, legally in existence prior to Mediterra receiving its RPD status in 1999. As a result, the request is not in conflict with the locational standards set forth in the land development code.

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 property is located within a recorded industrial park that currently includes a variety of industrial uses and activities. The proposed manufacturing use is industrial in nature and is compatible with the scale and function of the industrial zoning districts.

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

Staff Analysis: The requested manufacturing use will take place entirely within the building. The site will have adequate landscape buffers and parking to support the business. All site modifications (both interior and exterior) will need to meet the requirements of the Florida Building Code, Land Development Code, and NFPA (Fire) codes, which are all designed to promote the health, safety and welfare of persons and property. There are no deviations or variances being requested from these regulations, as part of this request. The property is also subject to the City of Bonita Springs Noise Control Ordinance. To this end, it is the Staff opinion that the manufacturing use will not cause damage, hazard, nuisance or other determinant to persons or property.

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: The Applicant has requested a special exception for a Group II Food and Kindred Products Manufacturing use, which is required pursuant

to LDC 4-718. There no requested deviations or variances associated with this request. The special setback regulation of 100 feet from residentially zoned property under separate ownership is not applicable, per LDC 4-2014(f), as outlined in the Staff analysis of Criterion F. It is the Staff opinion the request is in compliance with the zoning provisions and supplemental regulations of LDC Chapter Four: Zoning.

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

Surrounding Zoning

The property is zoned Light Industrial (IL) and abuts IL property on the north, east and south. To the west is the former Greyhound track site, which now contains the Bonita Card Room, and will soon be the home of an indoor/outdoor sports challenge complex. That property is zoned Commercial Planned Development (CPD). Mediterra (Residential Planned Development—RPD) is to the southwest of the subject parcel, on the other side of Race Track Road. The closest residence is approximately 1,400 feet to the southwest, and 1,300 feet to the east. It is the Staff opinion the request would not cause hazard or detriment to the surrounding properties, nor is it in conflict with the provisions of the surrounding zoning districts.

Neighborhood Compatibility

The subject property is located in a recorded industrial subdivision, with industrial uses to the north, east, and south. To the west is a road right-of-way (Race Track Road), followed by the former dog track property, zoned Commercial Planned Development. The requested use, if approved, would be compatible with the surrounding area and would take place within the existing building.

Environmental Considerations

The property is built out, complete with a building, loading zone, parking, and landscaping. There are no environmental resources or sensitivities on-site. As the project goes through its permitting process for its modifications, it will be required to meet the landscape and environmental provisions of LDC Chapter Three: Development Standards. This includes buffering, general trees, and dark skies compliance.

Traffic

The Applicant provided a Traffic Impact Statement (TIS) which was reviewed by the City's transportation engineer. Roadway segments that were analyzed include Bonita Beach Road west of Old 41; Bonita Beach Road west of Race Track Road; Bonita Beach Road from Imperial Parkway to Race Track Road;

Bonita Beach Road from Imperial Parkway to I-75; Imperial Parkway north of Bonita Beach Road; Imperial Parkway south of Bonita Beach Road; Old 41 north of Bonita Beach Road; and Old 41 south of Bonita Beach Road.

It is calculated that the project will add 19 AM peak hour trips to the network and 11 PM peak hour trips to the network. This amounts to a less than 1% impact on the level of service volumes to the network. Anything less than 3% is considered a project of non-significant impact. To this end, it is the Staff opinion that the project would not cause level of service or capacity issues within the network.

Comprehensive Plan Considerations

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

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

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

It is the Staff opinion the requested use does not violate the provisions of the future land use category as outlined in the Comprehensive Plan/Bonita Plan.

With regards to the Traffic Element of the Comprehensive Plan, the project fronts two fully-constructed roads. The project is accessible via the intersection of Race Track Road and Bonita Beach Road, which is a signalized

intersection. While capacity issues have been observed on Bonita Beach Road, the proposed project's traffic would account for less than 1% of the traffic volume and would not be considered a project of significant impact by City standards. With regards to multi-modal infrastructure, the property is beyond the boundaries of multi-modal requirements.

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

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

Findings & Conclusion

It is Staff's opinion that the special exception request for a Group II Food and Kindred Products Manufacturing for ice cream 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 City of Bonita Springs Noise Control Ordinance remains in effect in its entirety.
3. Additional information or changes to the plan not covered by this approval may require additional approvals. Such approvals will follow the processes outlined in the Land Development Code.
4. Approval of this special exception request does not guarantee approval of a local development order or building permit.
5. Unless modified by this approval, the property shall be consistent with the regulations of the Land Development Code for the Light Industrial (IL) zoning district.

SUBJECT PROPERTY

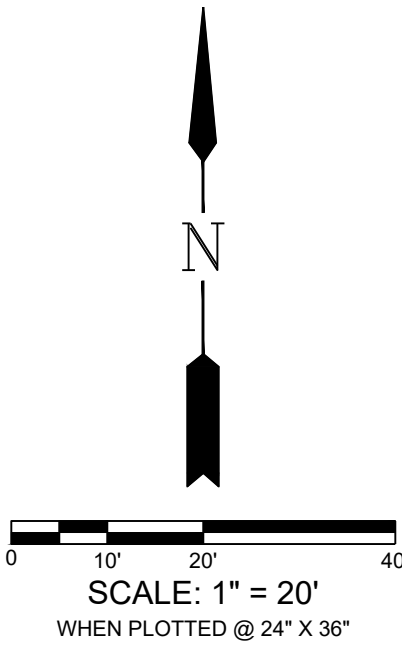
The Applicant indicates the STRAP number is: 02-48-25-B2-00011.0300

EXHIBITS

- A. Sketch and Legal Description of the Subject Property

ATTACHMENTS

- A. Proposed Site Plan
- B. Application Backup

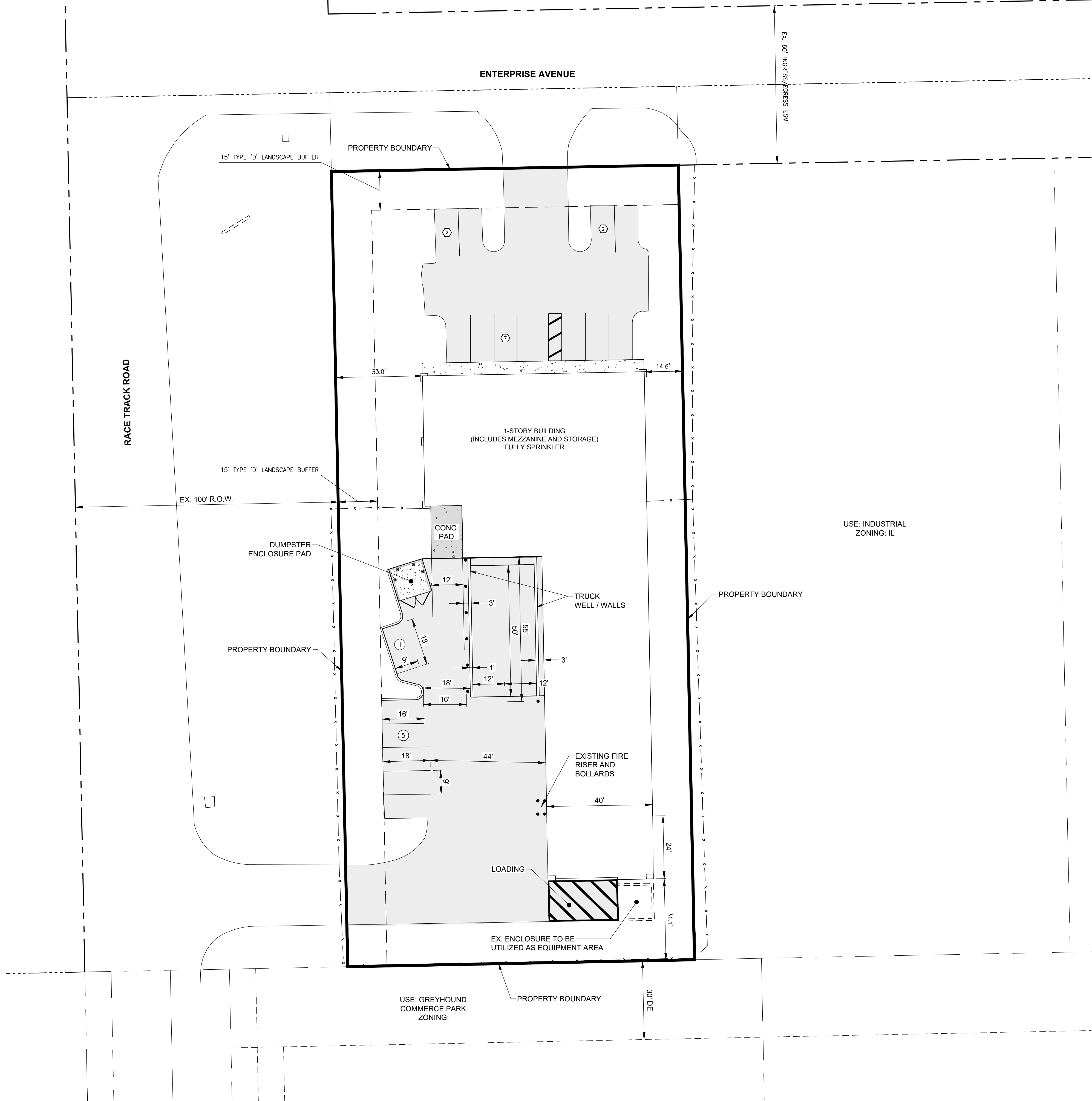


BUILDING SUMMARY

TOTAL BUILDING AREA	15,000 S.F.
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PARKING CALCULATION

MANUFACTURING PER 4-1732, CITY OF BONITA LAND DEVELOPMENT CODE	
1 SPACE PER EMPLOYEE, (12) + 5 CUSTOMER SPACES	
TOTAL SPACES REQUIRED	17 SPACES
TOTAL SPACES PROVIDED (INCLUDES 1 HANDICAPPED SPACE)	17 SPACES



LEGEND

				DESIGNED BY:	D.W.A.
				DRAWN BY:	S.U.
				APPROVED:	D.W.A.
				JOB CODE:	RSMSE-21
				SCALE:	1" = 20'
Revision	Date	Description	By		



GradyMinor

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

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

ROYAL SCOOP MANUFACTURING SPECIAL EXCEPTION

EXHIBIT IV.G
CONCEPTUAL SITE PLAN

MUNICIPALITY:	BONITA SPRINGS
SEC./TOWNSHIP/RNG	02/48S/25E
DATE:	OCTOBER 2021
SUBMITTAL TYPE:	SPECIAL EXCEPTION
SHEET	1 OF 1

November 10, 2021

Michael Fiigon, II
Senior Planner
City of Bonita Springs
Department of Community Development
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

RE: Royal Scoop Manufacturing Special Exception – Submittal 1

Dear Mr. Fiigon:

Enclosed, please find the completed Public Hearing Application for Special Exceptions (SE), for property located at 10915 Enterprise Ave. The applicant is requesting the SE for manufacturing of ice cream.

The subject 1+/- acre property is located at the Southeast corner of Racetrack Drive and Enterprise Avenue, in Section 02, Township 48 South, Range 25 East, Bonita Springs, Florida.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application
3. Part III Affidavit
4. Location Map
5. Exhibit I-B-1 Letter of Authorization
6. Exhibit I-F Disclosure of Interest Form
7. Deed
8. Boundary Survey
9. Exhibit IV-A and IV-B Surrounding Property Owners Map & Mailing Labels
10. Exhibit IV-F Narrative
11. Exhibit IV-G Site Plan
12. TIS
13. Public Information Meeting Documents
14. CD Containing Application Packet

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

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large, looped "D" and a long, sweeping underline.

D. Wayne Arnold, AICP

Cc: Royal Scoop Property Management, LLC
GradyMinor File (RSMSE-21)



NEIGHBORHOOD MEETING REQUIREMENT

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

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

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

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

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

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



PUBLIC HEARING APPLICATION FOR REZONINGS (CONVENTIONAL) & SPECIAL EXCEPTIONS

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

Applicant's Name: Royal Scoop Property Management, LLC Phone #: 239.992.2000
Address: 15 8th Street, Suite D, Bonita Springs, FL 34134
E-mail: david@royalscoop.com
Project Name: Royal Scoop Manufacturing
STRAP Number: 02-48-25-B2-00011.0300
Application Form: ☒ Computer Generated* ☐ City Printed

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

STAFF USE ONLY

Case Number: _____ Date of Application: _____
Fee: _____
Current Zoning: _____
Land Use
Classification(s): _____ Comp. Plan Density: _____
Date of Zoning
Public Hearing: _____ Date of City Council
Public Hearing: _____
Planner Assigned: _____
Staff Recommendation: _____

APPLICANT\PROPERTY OWNERSHIP INFORMATION

B. Relationship of applicant to property:

Other (indicate)* _____

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

C. Name of owner of property: Royal Scoop Property Management, LLC

D. Date property was acquired by present owner(s): 05/05/2021

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

Contact Person: D. Wayne Arnold, AICP

Phone: 239-947-1144 E-mail: warnold@gradyminor.com

**PART II
GENERAL INFORMATION**

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

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

_____ YES. Property is identified as:

Subdivision Name: _____

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

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

STRAP NUMBER: 02-48-25-B2-00011.0300

B. Project Street Address: 10915 Enterprise Ave

C. General Location of Property (referenced to major streets) Southeast quadrant of Racetrack Road and Enterprise Avenue

D. Nature of Request: (Check applicable answers)

_____ Rezoning FROM: _____ TO: _____

X Special Exception for: Manufacturing

E. Property Dimensions

1. Width (average if irregular parcel): 132+/- Feet

2. Depth (average if irregular parcel): 330+/- Feet

3. Frontage on road or street: 132+/- Feet

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

5. Total land area: 1+/- acres Acres or Square Feet

F. Facilities

1. Fire District: Bonita Springs

2. Sewer Service Supplier: Bonita Springs Utilities

3. Water Service Supplier: Bonita Springs Utilities

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

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

Briefly describe current use of the property: Industrial (vacant building)

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

Signature of owner or owner-authorized agent

Date:

David J. Zimmermann as Manager of Royal Scoop Property Management, LLC

Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this _____ day of _____ 20²¹, by David J. Zimmermann as Manager, who is personally known to me or who has produced _____ as identification.

(SEAL)

Signature of notary public

Printed name of notary public

PART IV - SUBMITTAL REQUIREMENTS

APPLICATION TYPE	COPIES	EXHIBIT	ITEM
All	1		Completed application
All	1		Application Fee
All	1		Area Location Map
All	1	I-B-1	Notarized Authorization Form (if applicable)
City Initiated	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 – EXPLANATORY NOTES

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

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

PART I – EXPLANATORY NOTES

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

PART II – EXPLANATORY NOTES

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

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

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

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

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

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

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

PART III – EXPLANATORY NOTES

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

PART IV – EXPLANATORY NOTES

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

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

STRAP NO. 02-48-25-B2-00011.0300 **CASE NO.** _____

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

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

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

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

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

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

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

Name and Address	Percentage of Ownership
Royal Scoop Property Management, LLC, 15 8th St, Ste D, Bonita Springs 34134	100
David J. Zimmermann, Manager	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, & Office (if applicable)

Percentage of Stock

Not Applicable

Date of Contract: _____

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

Name and Address

Not Applicable

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

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

Signature: _____

(Applicant)

David J. Zimmermann, Manager of Royal Scoop Property Management LLC

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this _____ day of _____, 2021, by
David J. Zimmermann, Manager _____, who is personally known to me or who has produced
_____ as identification.

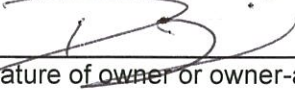
(SEAL)

Signature of Notary Public

Printed Name of Notary Public

PART III
AFFIDAVIT

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


Signature of owner or owner-authorized agent

11/10/2021
Date:

David J. Zimmermann as Manager of Royal Scoop Property Management, LLC

Typed or printed name

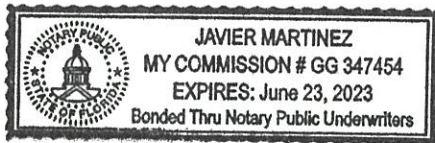
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 10 day of November 20²¹, by David J. Zimmermann as Manager, who is personally known to me or who has produced Driver License as identification.

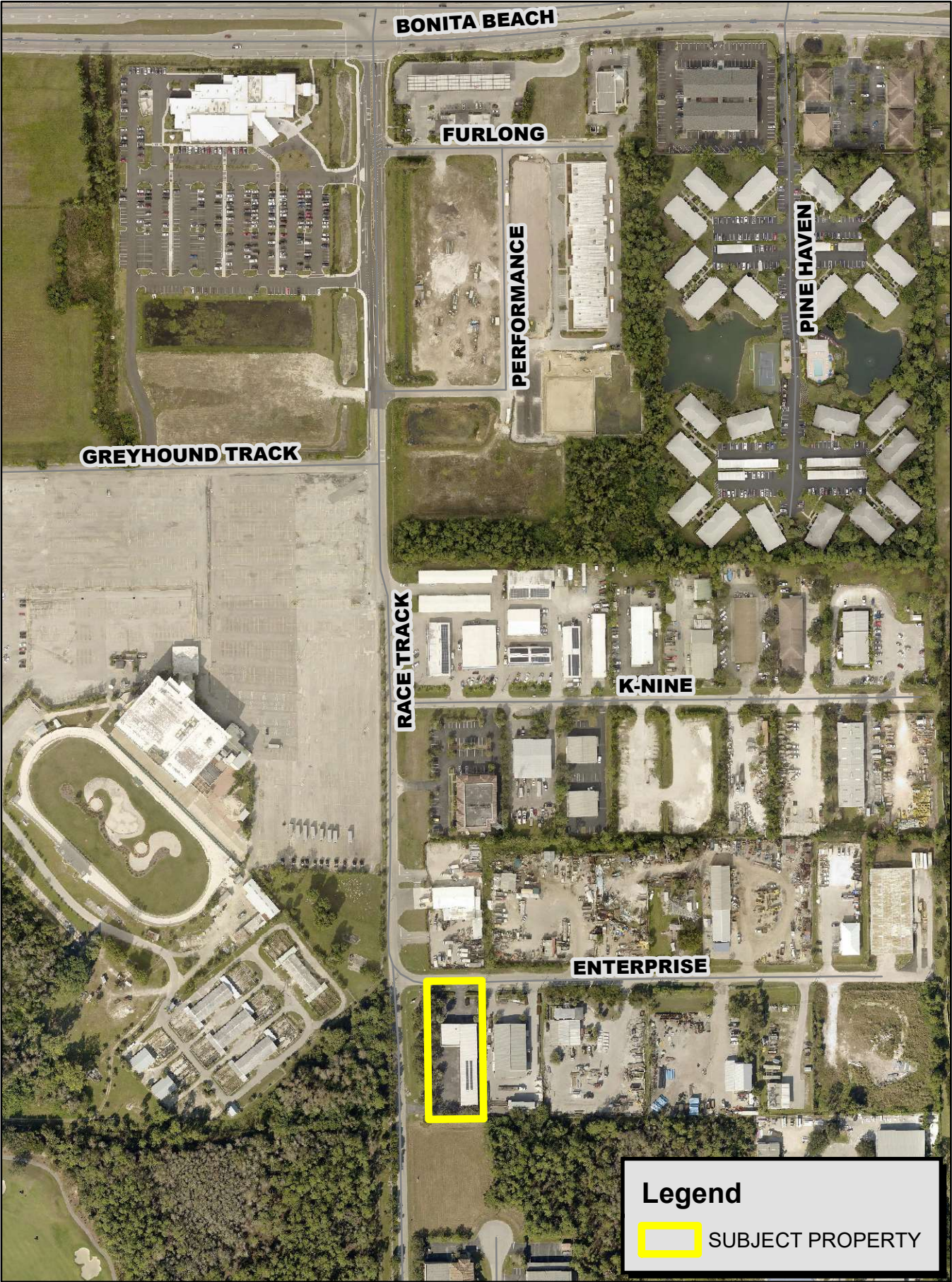
(SEAL)


Signature of notary public

Javier Martinez
Printed name of notary public



Royal Scoop Manufacturing Special Exception Location Map

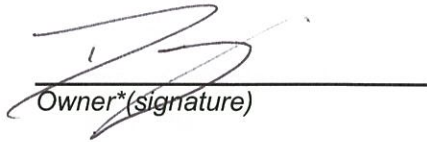


LETTER OF AUTHORIZATION

TO CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as STRAP Number 02-48-25-B2-00011.0300, 10915 Enterprise Avenue and legally described in exhibit A attached hereto.

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


Owner*(signature)

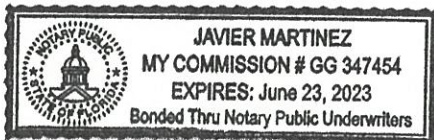
David J. Zimmermann as Manager of Royal Scoop Property Management, LLC

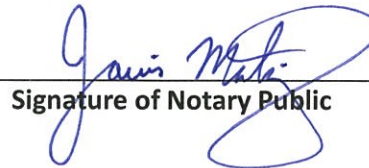
STATE OF Florida

COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of November, 2021, by David J. Zimmermann as Manager of Royal Scoop Property Management, LLC, who is personally known to me or who has produced Driver License (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

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

STRAP NO. 02-48-25-B2-00011.0300 **CASE NO.** _____

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

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

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

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

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

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

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

Name and Address	Percentage of Ownership
Royal Scoop Property Management, LLC, 15 8th St, Ste D, Bonita Springs 34134	100
David J. Zimmermann, Manager	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, & Office (if applicable)

Percentage of Stock

Not Applicable

Date of Contract: _____

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

Name and Address

Not Applicable

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

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

Signature: _____

(Applicant)

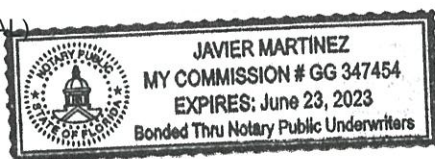
David J. Zimmermann, Manager of Royal Scoop Property Management LLC

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 10 day of November, 2021, by David J. Zimmermann, Manager, who is personally known to me or who has produced DL-7565-170-66-017-0 as identification.

(SEAL)



Signature of Notary Public

Printed Name of Notary Public

Prepared by:
Fredrikson & Byron, P.A.
200 South 6th St., Suite 4000
Minneapolis, MN 55402

Return to:

ORT File Number: 21041726

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed is made this 5th day of May, 2021 by and between GLC Art Co LLC, a Florida limited liability company, whose post office address is 1626 Terrace Drive, Roseville, Minnesota 55113, Grantor, and Royal Scoop Property Management LLC, a Florida limited liability company, whose post office address is 15 8th Street, Suite D, Bonita Springs, Florida, 34134, Grantee.

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

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

See Exhibit "A" attached hereto

TAX ID NUMBER: 02-48-25-B2-00011.0300

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020 and covenants, conditions, restrictions and easements recorded in the public records.

In Witness Whereof, Grantor has signed and sealed as of the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Philippe H. Oman
Print name: Philippe H. Oman

Benjamin A. Albright
Print name: Benjamin A. Albright

GLC ART CO LLC, a Florida limited liability company

By: Kathleen Baradaran
Kathleen Baradaran, its Managing Member

STATE OF MINNESOTA

COUNTY OF RAMSEY

The foregoing instrument was hereby acknowledged before me by means of [] physical presence or [] online notarization, this 5th day of May 2021, by Kathleen Baradaran, as Managing Member of GLC Art Co LLC, a Florida limited liability company, on behalf of the company.



Notary Seal

Lisa Lindenfels
Signature of Notary Public

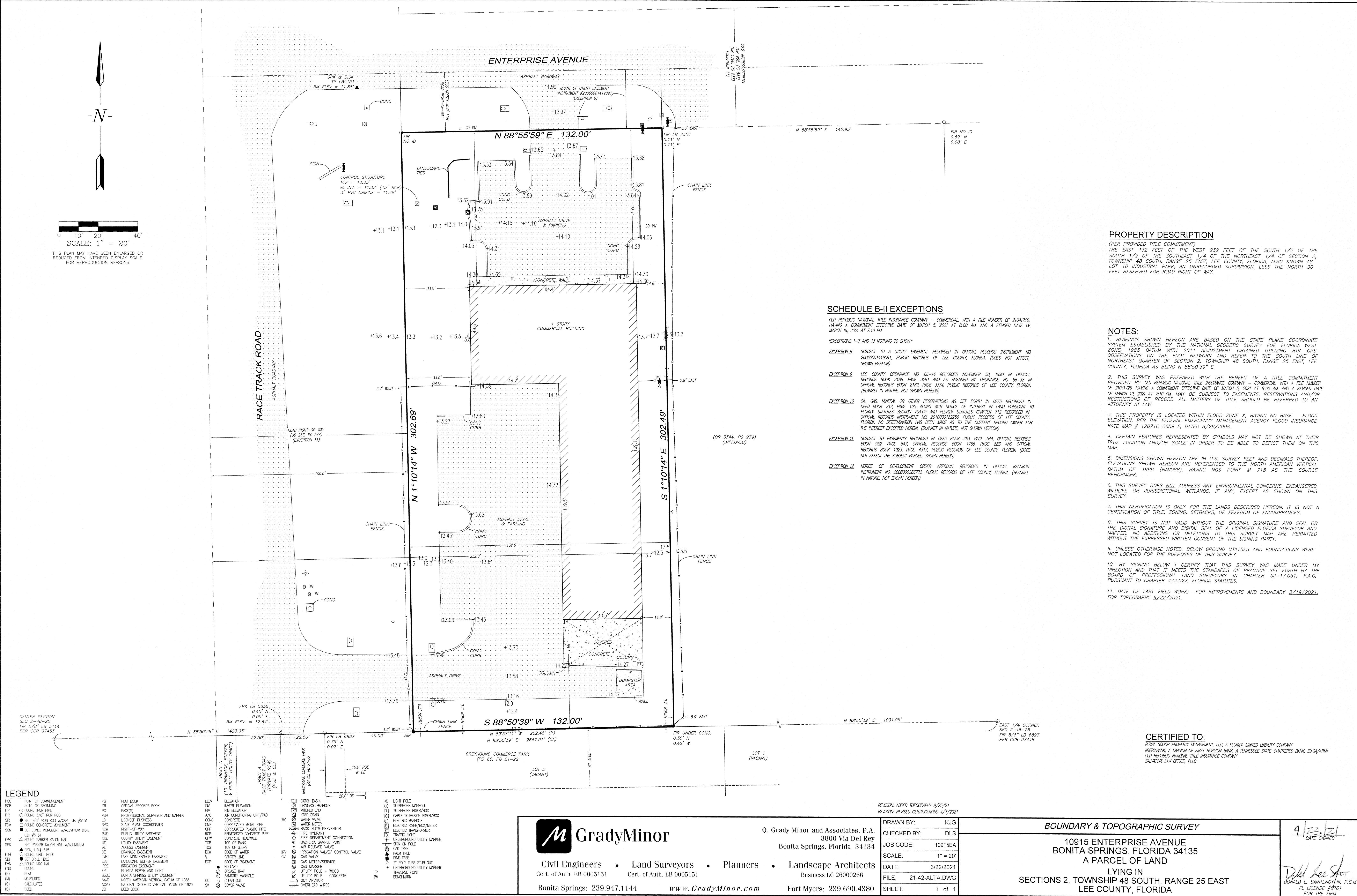
Personally Known _____ OR
Produced Identification X

Type of Identification Produced

drivers license

EXHIBIT 'A'

The East 132 Feet of the West 232 Feet of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 48 South, Range 25 East, Lee County, Florida, also known as Lot 10 Industrial Park, an unrecorded subdivision, less the North 30 feet reserved for road right of way.



PROPERTY DESCRIPTION

(PER PROVIDED TITLE COMMITMENT)
THE EAST 132 FEET OF THE WEST 232 FEET OF THE SOUTH 1/2 OF THE
TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, ALSO KNOWN AS
LOT 10 INDUSTRIAL PARK, AN UNRECORDED SUBDIVISION, LESS THE NORTH 30
FEET RESERVED FOR ROAD RIGHT OF WAY.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FOOT NETWORK AND REFER TO THE SOUTH LINE OF NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N 88°50'39" E.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMERCIAL WITH A FILE NUMBER OF 21041726, HAVING A COMMITMENT EFFECTIVE DATE OF MARCH 5, 2021 AT 8:00 AM AND A REVISED DATE OF MARCH 19, 2021 AT 7:10 PM. MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0659 F, DATED 8/28/2008.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), HAVING NGS POINT M 718 AS THE SOURCE BENCHMARK.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- DATE OF LAST FIELD WORK: FOR IMPROVEMENTS AND BOUNDARY 3/19/2021, FOR TOPOGRAPHY 9/22/2021.

CERTIFIED TO:

ROYAL SCOP PROPERTY MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
HERBAPARK, A DIVISION OF FIRST HORIZON BANK, A TENNESSEE STATE-CHARTERED BANK, ISACA/ATMA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SALVATOR LAW OFFICE, PLLC

BOUNDARY & TOPOGRAPHIC SURVEY

10915 ENTERPRISE AVENUE
BONITA SPRINGS, FLORIDA 34135
A PARCEL OF LAND
LYING IN
SECTIONS 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

9/22/21
DATE SIGNED

Donald L. Saintenoy III, P.S.M.
FL LICENSE #8761
FOR THE FIRM



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

REVISION: ADDED TOPOGRAPHY 9/23/21
REVISION: REVISED CERTIFICATIONS 4/7/2021

DRAWN BY: KJG
CHECKED BY: DLS
JOB CODE: 10915EA
SCALE: 1" = 20'
DATE: 3/22/2021
FILE: 21-42-ALTA.DWG
SHEET: 1 of 1

Surrounding Property Owner List and Mailing Labels

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

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

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

RIPLL LLC
28381 RACE TRACK RD
BONITA SPRINGS FL 34135

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

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

R+W DISTRIBUTORS INC
698 BELL RD
SARASOTA FL 34240

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

SPRINGHILL GROUP
900 PARISH ST
PITTSBURGH PA 15220

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

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

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

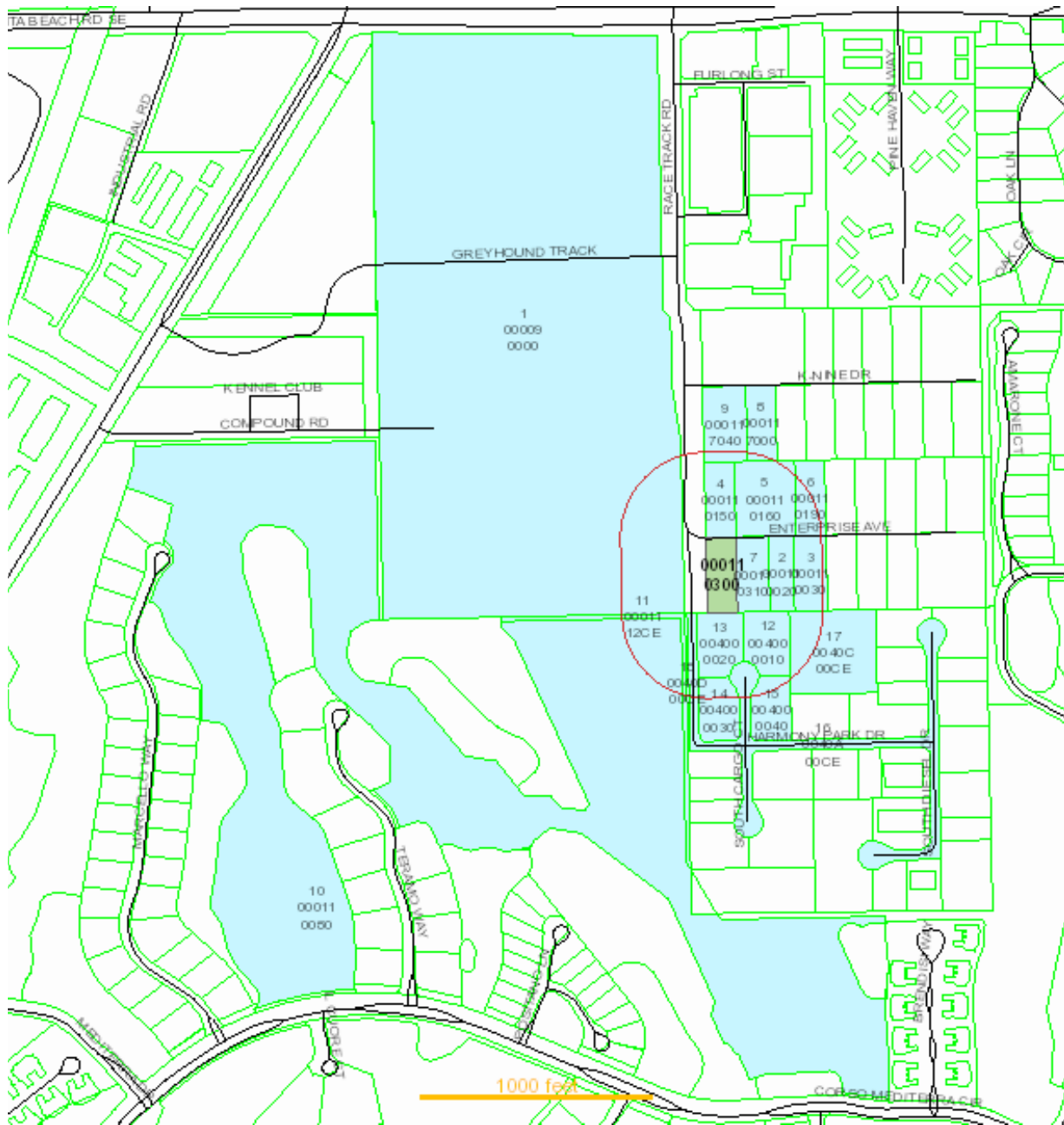
SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

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

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

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

Surrounding Property Owners Map



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

The owner of Royal Scoop Homemade Ice Cream has acquired a building and property located at 10915 Enterprise Avenue. The intent is to utilize the building with some modification for the manufacture of Ice Cream. The site is zoned Light Industrial, which permits manufacturing of dairy products as a Special Exception. The owner intends to make modifications to the site and building to accommodate the ice cream manufacturing. No retail sales will occur from the site. The proposed facility will be 15,000 square feet.

The site is well-suited for use as a light manufacturing facility for the locally owned Ice Creamery. The property is in an area where most other industrial and light industrial uses are located in Bonita Springs. The IL zoning district permits numerous manufacturing uses by right such as cosmetics, lumber and wood products, paper products and bakeries and confectionary products. Allowing for the manufacture of ice cream is similar to many of the other uses permitted in the IL zoning district and like those the use will occur entirely indoors.

The applicant intends to make minor modifications to the existing building in order to install appropriate ice cream manufacturing equipment and to provide for freezer storage on-site, before distribution to local retailers.

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

The applicant has operated the local Royal Scoop Homemade Ice Cream in Bonita Springs since 1979, which has manufactured ice cream on-site to serve the Bonita Store and more recent Royal Scoop Ice Cream stores in Lee and Collier Counties. In order to satisfy the demand for their ice cream, a stand-alone manufacturing facility is necessary. The site located on Enterprise Avenue in Bonita Springs will allow Royal Scoop to continue to locally manufacture its product.

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

The proposed use is consistent with the goals, objectives and policies of the Bonita Springs Comprehensive Plan. The property is designated Industrial on the Future Land Use Map. Policy 1.1.16: Industrial is intended to accommodate light industrial and warehousing uses.

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

Neither the LDC or Comprehensive Plan establish performance or locational standards for the proposed use. The Industrial Future Land Use Category does establish a maximum floor area ration of 1.2. the approximate building size ia 13,000 square feet and the overall site is just under 40,000. The approximate FAR is .33 which is well below the maximum 1.2 FAR.

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

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

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

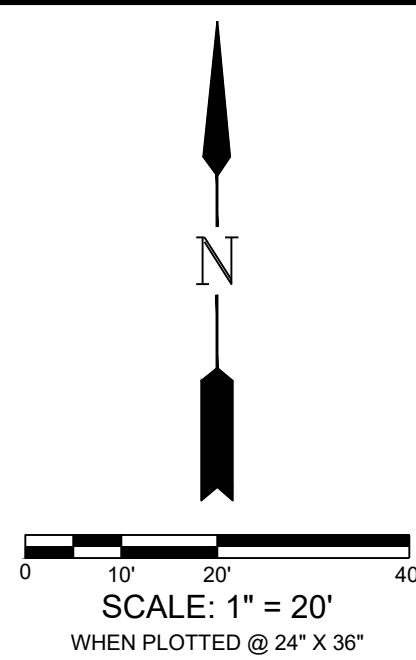
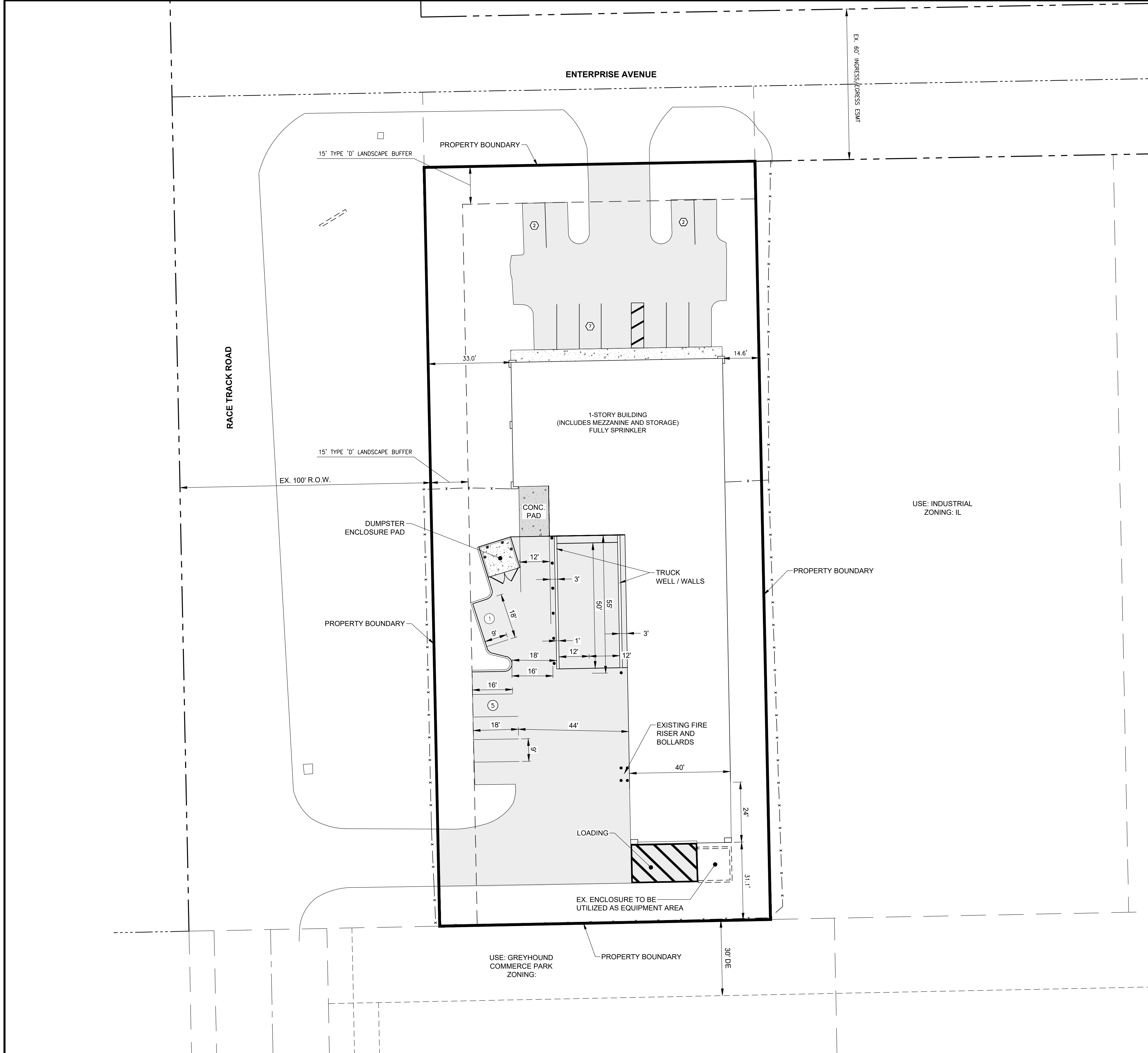
Yes, the proposed use to manufacture ice cream at this location is compatible with the surrounding light industrial and warehousing uses. All manufacturing occurs indoors and there are no residential neighbors within 1/4 mile of the property. Traffic associated with the facility will utilize Race Track Road, which is a signalized intersection. Other comparable uses exist in the industrial park where the use is proposed. A traffic analysis has been prepared to demonstrate there is adequate road capacity for the use.

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

The manufacture of ice cream from this location will not cause damage, hazard, nuisance or other detrment to persons or property. The property will have LDC required buffers, parking and site design to safely accommodate the use and nearby property owners. There are no residential uses proximate to the property.

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

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



BUILDING SUMMARY

TOTAL BUILDING AREA	15,000 S.F.
---------------------	-------------

PARKING CALCULATION

MANUFACTURING PER 4-1732, CITY OF BONITA LAND DEVELOPMENT CODE	
1 SPACE PER EMPLOYEE, (12) + 5 CUSTOMER SPACES	
TOTAL SPACES REQUIRED	17 SPACES
TOTAL SPACES PROVIDED (INCLUDES 1 HANDICAPPED SPACE)	17 SPACES

LEGEND

Revision	Date	Description

DESIGNED BY:	D.W.A.
DRAWN BY:	S.U.
APPROVED:	D.W.A.
JOB CODE:	RSMSE-21
SCALE:	1" = 20'



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

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

Business LC 26000266

ROYAL SCOOP MANUFACTURING SPECIAL EXCEPTION

EXHIBIT IV.G
CONCEPTUAL SITE PLAN

MUNICIPALITY:	BONITA SPRINGS
SEC./TOWNSHIP/RNG	02/48S/25E
DATE:	OCTOBER 2021
SUBMITTAL TYPE:	SPECIAL EXCEPTION
SHEET	1 OF 1

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

TRAFFIC IMPACT STATEMENT

Royal Scoop
(Enterprise Avenue, City of Bonita Springs, Florida)

November 2, 2021

Prepared by:

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

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 210917)



TABLE OF CONTENTS

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Conclusions

Based upon the findings of this report, it was determined that the special exception request for Royal Scoop to occupy a previously developed commercial site will not result in a significant or adverse impact on the surrounding road network or cause any roadways to operate below their adopted levels of services. 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 ice cream manufacturing land use and the existing plus committed (E + C) road network will continue to operate at acceptable levels of service for project build-out traffic conditions.

It should be noted that Royal Scoop will displace other land uses that are permitted to occupy the site by right, and some of those uses would generate more traffic than Royal Scoop.

Roadway LOS Determination

Bonita Beach Road (between Old 41 and Imperial Parkway) is classified as a six-lane divided arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 2,800 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 Bonita Beach Road currently operates at LOS C, and the report concludes that Bonita Beach Road will have a project build-out traffic demand of 2,446 vphpd and a v/c ratio of 0.87. Therefore, this project will be consistent with the City of Bonita Springs 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 the proposed Royal Scoop.

Scope of Project

Royal Scoop is a proposed ice cream manufacturing facility that will produce and then distribute ice cream to its retail vendors. It is proposed to locate Royal Scoop within an existing structure that was constructed on the southeast corner of Enterprise Avenue and Race Track Road, within the City of Bonita Springs. The existing structure, which was previously occupied but is now vacant, is approximately 13,390 square feet in size. The special exception request for Royal Scoop to occupy the existing building anticipates that the structure may be expanded to 15,000 square feet.

The site has one (1) full access on Enterprise Avenue and one (1) full access on Race Track Road. Both points of access will remain intact.

Table A
Proposed Site Development

Proposed Land Use	Size
Manufacturing Land Use	15,000 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, 11th 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 code Manufacturing (LUC 140) was the most appropriate use 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)

Daily Trips (ADT)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
71	19	11

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.

Bonita Beach Road (between Old 41 and Imperial Parkway) is classified as a six-lane divided arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 2,800 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 Bonita Beach Road currently operates at LOS C.

Race Track Road and Enterprise Avenue are two-lane roads.

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, and location of vendors. Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also describes the project traffic assignment 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 determined, no roads will be significantly impacted by the project. Therefore, Bonita Beach Road was the only road considered to be impacted.

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

Bonita Beach Road (between Old 41 and Imperial Parkway) is classified as a six-lane divided arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 2,800 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 Bonita Beach Road currently operates at LOS C, and the report concludes that Bonita Beach Road will have a project build-out traffic demand of 2,446 vphpd and a v/c ratio of 0.87. Therefore, this project will be consistent with the City of Bonita Springs Concurrency Management Policy.

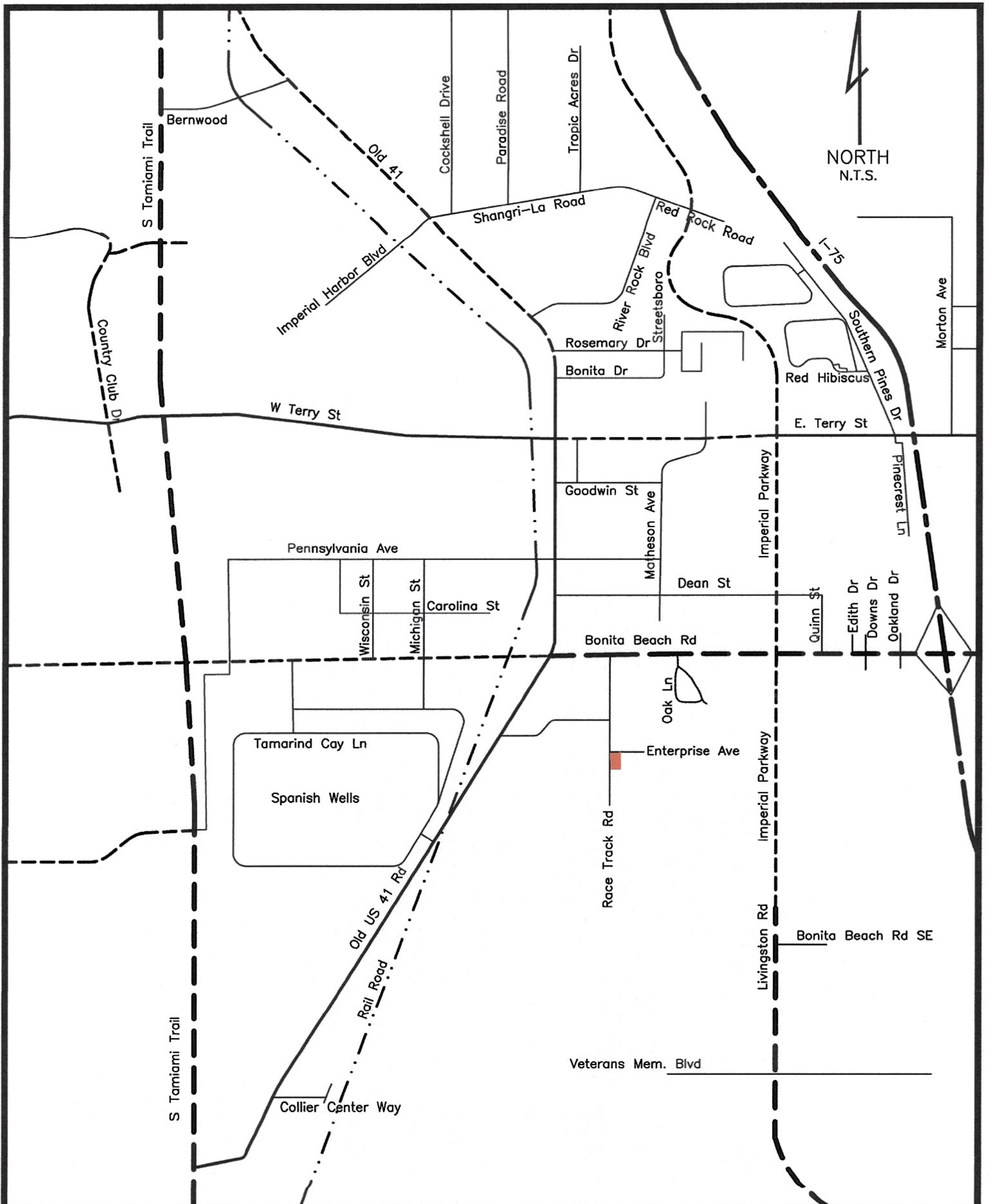
APPENDIX

Master Concept Plan

Figures 1 and 2

Tables 1 thru 4

Support Documents

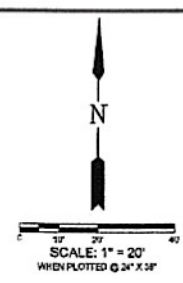
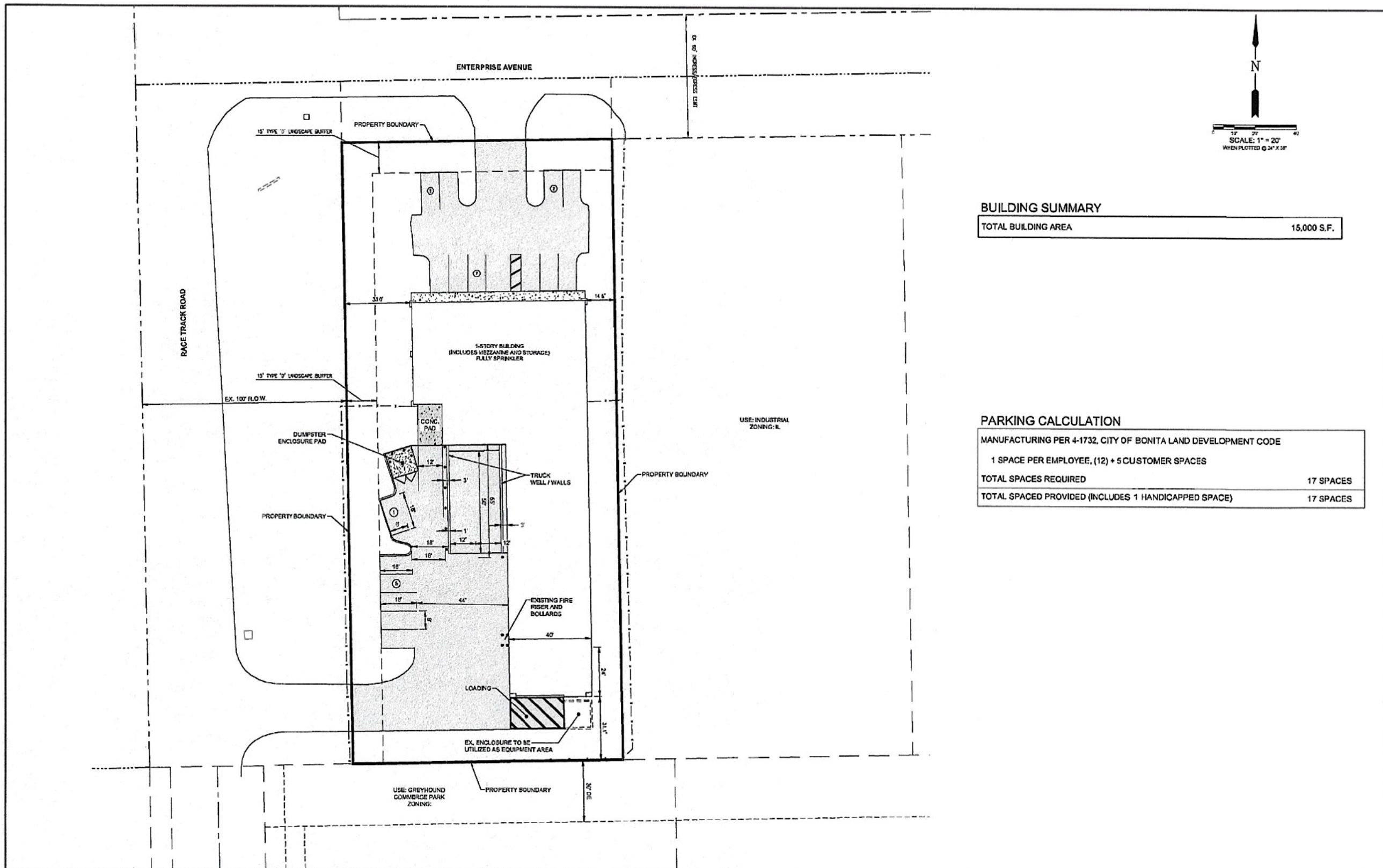


Royal Scoop

October 15, 2021

**Project Location &
Roadway Classification**

FIGURE 1



BUILDING SUMMARY

TOTAL BUILDING AREA	15,000 S.F.
---------------------	-------------

PARKING CALCULATION

MANUFACTURING PER 4-1732, CITY OF BONITA LAND DEVELOPMENT CODE	
1 SPACE PER EMPLOYEE, (12) + 5 CUSTOMER SPACES	
TOTAL SPACES REQUIRED	17 SPACES
TOTAL SPACES PROVIDED (INCLUDES 1 HANDICAPPED SPACE)	17 SPACES

LEGEND

Revision	Date	Description	By

DESIGNED BY: D.W.A.
 DRAWN BY: S.U.
 APPROVED: D.W.A.
 JOB CODE: RSNS-21
 SCALE: 1" = 20'

GradyMinor
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 Bonita Springs, Florida 34134

ROYAL SCOOP MANUFACTURING SPECIAL EXCEPTION

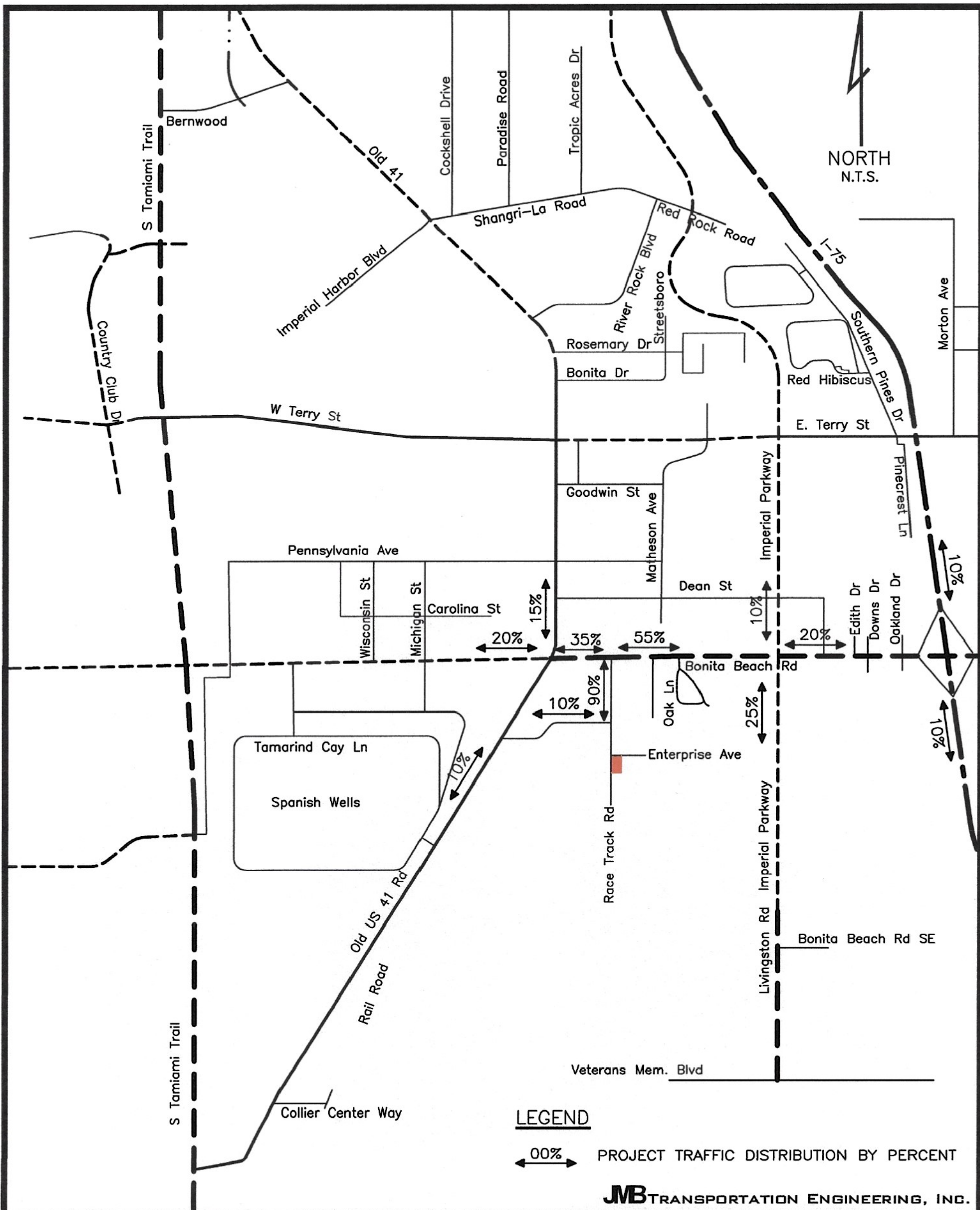
EXHIBIT IV.G CONCEPTUAL SITE PLAN

MUNICIPALITY:	BONITA SPRINGS
SEC/TOWNSHIP/RNG:	02/48S/25E
DATE:	OCTOBER 2021
SUBMITTAL TYPE:	SPECIAL EXCEPTION
SHEET	1 OF 1

TABLE 1
TRIP GENERATION COMPUTATIONS
Royal Scoop

Land Use	
<u>Code</u>	<u>Land Use Description</u>
140	Manufacturing
	<u>Build Schedule</u>
	15,000 s.f.

Land Use		Trip Generation Equation (Based upon S.F.)	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
<u>Code</u>	<u>Trip Period</u>			
LUC 140	Daily Traffic (ADT) =	$T = 4.75(X) =$	71 ADT	
	AM Peak Hour (vph) =	$T = 0.61(X) + 9.54 =$ 76% Enter/ 24% Exit =	19 vph	14 / 5
	PM Peak Hour (vph) =	$T = 0.74(X) =$ 31% Enter/ 69% Exit =	11 vph	3 / 8



Royal Scoop

October 15, 2021

**Project-Generated
Traffic Distribution**

FIGURE 2

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

Project Traffic PM Peak Hour Peak Direction (vphpd) = **14**

		Station No.	Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	Adopted Service Volume Pk Direction (vphpd)	Project's Percentage Impact	Significant Impact
Bonita Beach Rd	W. of Old 41	0005	4LD	20%	3	1920	0.15%	NO
	W. of Race Track	1230	6LD	35%	5	2800	0.18%	NO
	Imperial Pkwy to RaceTrac	1230	6LD	55%	8	2800	0.28%	NO
	Imperial Pkwy to I-75	0017	6LD	20%	3	2800	0.10%	NO
Imperial Pkwy	N. of Bonita Beach Road	1206	4LD	10%	1	1920	0.07%	NO
	S. of Bonita Beach Road	004	4LD	25%	4	1920	0.18%	NO
Old 41	N. of Bonita Beach Road	1222	2LD	15%	2	910	0.23%	NO
	S. of Bonita Beach Road	1223	2LD	10%	1	910	0.15%	NO

**TABLE 3
ROADWAY LINK VOLUMES**

		Base yr	2021			Min.			2021	2022	2023
		Traffic	Traffic	Years of	Growth	Growth	K Fact	D Fact	Peak Hour	Peak Hour	Peak Hour
		Count	Count	Growth	Rate	Rate			PK Direction	PK Direction	PK Direction
		<u>No.</u>	<u>(ADT)</u>						<u>(VPHPD)</u>	<u>(VPHPD)</u>	<u>(VPHPD)</u>
Bonita Beach Rd	W. of Old 41	0005	28500	4	2.12%	2.12%	11.0%	53.0%	1807	1846	1885
	W. of Race Track	1230	37500	5	1.40%	2.00%	11.0%	53.0%	2344	2391	2438
	Imperial Pkwy to RaceTra	1230	37500	5	1.40%	2.00%	11.0%	53.0%	2344	2391	2438

TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

		2021	2021	2023	2023	Project	2023	LOS E			2023
		Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Total Pk Hr	Service Vol.			Build-Out
		PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	Peak Season	Peak Hour			Peak Hour
		<u>No.</u>	<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>v/c</u>	<u>Ratio</u>	<u>LOS</u>
Bonita Beach Rd	W. of Old 41	0005	1807	E	1885	E	3	1888	1920	0.98	E
	W. of Race Track	1230	2344	C	2438	D	5	2443	2800	0.87	D
	Imperial Pkwy to RaceTrac	1230	2344	C	2438	D	8	2446	2800	0.87	D

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



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
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6200
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000
0016	0007	Bonita Beach Rd E. of Vanderbilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500	32500
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	25400
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100	9100
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200	2000
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600	2800
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200	10200
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700	14300
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900	7300
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600	9500
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400
1226	N/A	Imperial Pkwy N/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500	16600
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400
1227	N/A	Imperial Pkwy S/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000	18000
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000	2100
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600	6000

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**TABLE 1 2021 TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL**



FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	2-Mar-21	N/S	3652	2968	6620	0.93	6200	11%	53%	682	D	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	2-Mar-21	E/W	16580	16744	33324	0.93	31000	<u>11%</u>	<u>53%</u>	3410	<u>D</u>	42
0016	7	Bonita Beach Rd E. of Vanderbilt Dr	2-Mar-21	E/W	14534	14326	28860	0.93	26800	13%	58%	3484	D	7
1229	221	Bonita Beach Rd East of Arroyal Rd	2-Mar-21	E/W	17871	17123	34994	0.93	32500	11%	53%	3575	F	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	2-Mar-21	E/W	18620	16915	35535	0.93	33000	13%	56%	4290	C	92
1230	N/A	Bonita Beach W of Race Track Rd	2-Mar-21	E/W	22049	21161	43210	0.93	<u>40200</u>	<u>11%</u>	<u>53%</u>	4422	<u>C</u>	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	2-Mar-21	E/W	10763	11218	21981	0.93	20400	13%	58%	2652	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	2-Mar-21	E/W	13701	13640	27341	0.93	25400	13%	58%	3302	D	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	2-Mar-21	N/S	4915	4916	9831	0.93	9100	11%	53%	1001	C	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	2-Mar-21	N/S	1152	964	2116	0.93	2000	12%	57%	240	C	16
1207	N/A	Dean St E of Lime St	2-Mar-21	E/W	1980	1904	3884	0.93	3600	11%	53%	396	C	42
1208	N/A	Dean St W of Matheson Ave	2-Mar-21	E/W	1585	1395	2980	0.93	2800	11%	53%	308	C	42
1205	N/A	E Terry St F of I-75	2-Mar-21	E/W	5454	5554	11008	0.93	10200	11%	53%	1122	D	42
1211	271	E Terry St E of Old 41 Rd	2-Mar-21	E/W	7352	7975	15327	0.93	14300	11%	53%	1573	D	42
1203	N/A	E Terry St W of Bonita Grande Dr	2-Mar-21	E/W	3873	3961	7834	0.93	7300	11%	53%	803	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	2-Mar-21	N/S	5068	5173	10241	0.93	9500	13%	67%	1235	C	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	2-Mar-21	N/S	4921	4846	9767	0.93	9100	13%	67%	1183	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	2-Mar-21	N/S	4839	4720	9559	0.93	8900	13%	67%	1157	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	2-Mar-21	N/S	12785	12344	25129	0.93	<u>23400</u>	<u>17%</u>	<u>57%</u>	3978	<u>F</u>	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	2-Mar-21	N/S	8980	8889	17869	0.93	16600	17%	57%	2822	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	2-Mar-21	N/S	11701	11290	22991	0.93	<u>21400</u>	<u>17%</u>	<u>57%</u>	<u>3638</u>	<u>F</u>	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	2-Mar-21	N/S	9866	9442	19308	0.93	18000	17%	57%	3060	C	63
1209	N/A	Matheson Ave N of Dean St	2-Mar-21	N/S	1160	1074	2234	0.93	2100	11%	53%	231	C	42

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction and 2	FDOT Seasonal Factor	AADT Direction and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
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 Accrs 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.





Royal Scoop Homemade Ice Cream
David Zimmermann
15 8th Street, Suite D
Bonita Springs, FL 34134
(239) 992-2000
www.royalscoop.com

Royal Scoop Homemade Ice Cream

July 14, 2021

Dear Property Owner:

You are receiving this letter because you own property within 1,000 feet of the above mentioned STRAP Number (02-48-25-B2-00011.0300)

We will be holding a Neighborhood Meeting to discuss an upcoming rezoning petition for the above-referenced property. The subject site consists of the address of 10915 Enterprise Ave. The petition will be requesting a modification to current zoning to allow for the manufacture of ice cream at this address.

The Neighborhood Meeting will be held on, Friday August 6, 2021 at 5:30pm at the subject building located at 10915 Enterprise Ave, Bonita Springs, FL 34135.

You are welcome to attend the presentation and there will be an opportunity for you to ask questions or comments. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, or email at (239)770-4328 or David@royalscoop.com, 15 8th Street, Suite D, Bonita Springs, FL 34134

Very truly yours,

David Zimmerman
Chief Executive Scooper

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Advertising Dept. All ads are subject to approval before publication. The News-Press reserves the right to edit or delete any advertisement for any reason. The News-Press shall not be liable for any loss or expense that results from the use of the News-Press's advertising services.

Bids and Proposals

Conf. Room, 1500 Monroe St., Fort Myers, FL 33901 Solicitation documents and instructions may be secured from the website: www.leegov.com/procurement or by calling the Procurement Management at (239) 533-8881 AD#4817689 7/16/2021

CN210428MTN

Cape Coral Bridge West Bound Span Replacement and East Bound Span Widening - Design Services & Owner's Representative

Request for Proposal (CCNA)

Lee County Procurement Management will receive sealed proposals in the Office of the Procurement Management Director, 2115 Second Street 1st Floor, Fort Myers, FL 33901 prior to 2:30 pm on Wednesday, August 18, 2021 from companies wishing to provide these goods/services to the County. No pre-solicitation meeting is scheduled at this time. Solicitation documents and instructions may be secured from the website: www.leegov.com/procurement or by calling the Procurement Management at (239) 533-8881. AD#4817359 7/16/2021

Legal advertisement for bids:

Ajax Building Company, LLC (425 Commercial Court, Suite J, Venice, FL 34292) as Construction Manager for Charlotte County Public Schools: Project: PORT CHARLOTTE HIGH SCHOOL-JUMBOTRON will accept bids (from pre-qualified bidders only) for DRILLED/AUGERCAST PIER FOUNDATIONS, STRUCTURAL STEEL AND ELECTRICAL Scopes of Work. Electronic Bidders should contact Dan Dreier (Phone 941-413-1340 or email: Dan.Dreier@ajaxbuilding.com) for additional information. AD #4802535 July 16, 2021

Stultz, Inc. is accepting proposals on behalf of Lee County to construct the Boca Grande Dog Park, which includes new parking area, walkways, fenced dog fields, stormwater detention areas, and water service. To request bid documents, please contact Stultz, Inc. at (239) 590-3033 or john.stultz@stultzinc.com. Proposals are due no later than 2pm on August 6, 2021. AD#4820580 7/16-8/4/2021

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Notice of Meetings**NG NOTICE
NING AGENCY
HEARING**

will meet on Monday, July 26, 2021, at 9:00 a.m., 2201 Second Street, Fort Myers, FL 33901,

area will be in the Green Room (Room Number 101) at this same location).

removal of beach furniture, outdoor lighting, signage, and other clarification-related items from the Community.

Fictitious Business**NOTICE UNDER FICTITIOUS NAME LAW
PURSUANT TO SECTION 865.09 FLORIDA
STATUTES**

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of GROW YOUR NON-PROFIT located at 18488 Eastshore Drive, Fort Myers, FL 33967, intended to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida. Owner: Naples Image Consultants, LLC
AD#4820776 July 16, 2021

Legal Notices

Royal Scoop Homemade Ice Cream invites you to a community meeting 8/6/2021 at 5:30pm. We will be discussing a zoning variance to allow us to manufacture ice cream at 10915 Enterprise Ave, Bonita Springs, FL 34135 in the Greyhound Industrial Center.
4824528 7/16/2021

Notice of Action

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Case No.: 21-DR-3126

Bertha Contreras, Petitioner
and
Eduardo Contreras, Respondent,

**NOTICE OF ACTION FOR DISSOLUTION
OF MARRIAGE (NO CHILD OR FINANCIAL
SUPPORT)**

TO: Eduardo Contreras, Address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Bertha Contreras whose address is 1706 Unice Avenue North, Lehigh Acres, FL 33971 on or before August 2, 2021, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

Notice of Meetings**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING**

Notice is hereby given that the previously scheduled August 5, 2021 Regular Meeting of the Board of Supervisors ("Board") of the River Hall Community Development District ("District") has been rescheduled to be held on July 29, 2021 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of considering any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager, 3089 River Hall Parkway, Alva, Florida 33920.

Notice of Action

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Linda Doggett
Clerk of the Circuit Court
4810748 7/9, 7/16, 7/23, 7/30/21

Notice of Meetings**LAGUNA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF REGULAR BOARD MEETING
AND NOTICE OF PUBLIC HEARING TO
RECEIVE PUBLIC COMMENT ON THE FISCAL
YEAR 2022 PROPOSED FINAL
BUDGET(S); TO CONSIDER THE IMPOSITION
OF MAINTENANCE AND OPERATION
SPECIAL ASSESSMENTS; ADOPTION
OF AN ASSESSMENT ROLL; AND
PROVIDING FOR THE LEVY, COLLECTION
AND ENFORCEMENT OF THE SAME.**

The Board of Supervisors of the Laguna Lakes Community Development District will hold a regular meeting and public hearing on Wednesday, August 25, 2021 at 4:30 PM at the Lakes Regional Library, 15290 Bass Road, Fort Myers, Florida. This meeting will also be accessible by webconference. Please monitor the District's website announcements page at LagunaLakesCDD.com for instructions on webconference access.

The purpose of the public hearing is to receive public comment and objections on the Fiscal Year 2022 proposed final budget, to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the proposed budget upon the lands located within the District, and to provide for the levy, collection, and enforcement of the non-ad valorem assessments. The public hearing is being conducted pursuant to Chapter 190 and 197, Florida Statutes. The purpose of the regular meeting is to conduct any business which may properly come before the Board.

The District may also fund various facilities through the collection of certain rates, fees, and charges, which are identified within the budget(s). A copy of the proposed final budget, preliminary assessment roll, and/or the agenda for the meeting/hearing may be obtained at the office of the District Manager, Premier District Management, 3820 Colonial Boulevard, Suite 101, Fort Myers, FL 33966, Phone: 239-690-7100 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website LagunaLakesCDD.com at least two (2) days before the budget hearing date.

The Board will also consider any other

Notice of Meetings

Attn:

ROYAL SCOOP HOMEMADE ICE CREAM
10915 ENTERPRISE AVE
BONITA SPRINGS, FL 34135

Royal Scoop Homemade Ice Cream invites you to a community meeting 8/6/2021 at 5:30pm. We will be discussing a zoning variance to allow us to manufacture ice cream at 10915 Enterprise Ave, Bonita Springs, FL 34135 in the Greyhound Industrial Center.
4824528 7/16/2021

STATE OF FLORIDA COUNTY OF LEE:

Before me, the undersigned authority personally appeared [Signature], 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

Royal Scoop Homemade Ice Cream invites you to a community meeting 8/6/2021 at 5:30pm. We will be discussing a zoning variance to allow us to manufacture ice cre

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

07/16/2021

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 the said newspaper.

Sworn to and Subscribed before me this 16th of July 2021, by legal clerk who is personally known to me.

[Signature]
Affiant

[Signature]
Notary State of Wisconsin, County of Brown

My commission expires

of Affidavits 1

This is not an invoice

VICKY FELTY
Notary Public
State of Wisconsin

The Neighborhood Meeting was advertised and scheduled for August 6, 2021, 5:30 pm at 10915 Enterprise Avenue, Bonita Springs, FL 34135. No members of the public were present or participating remotely therefore the meeting was not held.



December 21, 2021

D. Wayne Arnold, AICP
Q. Grady Minor & Associates, P.A.
2800 Via Del Rey
Bonita Springs, FL 34134

Re: SPE21-86399-BOS, Royal Scoop Special Exception

Dear Mr. Arnold,

The Zoning Division has reviewed the information provided and supplemented for the special exception request referenced above. The application has been found sufficient, however, there are several substantive comments for your consideration. Substantive comments could affect the Staff recommendation.

The following language is being drafted for the request.

A special exception request for a Group II Food and Kindred Products Manufacturing use, on property located in the Light Industrial (IL) zoning district, pursuant to LDC 4-718.

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

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
 Jay Sweet, AICP, PSM, City Surveyor
 Sean Gibbons, Environmental Specialist
 Trisha Goff, Engineer
 Tom Ross, Transportation Engineer
 Joel Langaney, Public Works
 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

Substantive Comments:

1. The property is located in the Light Industrial (IL) zoning district, and is subject to the development regulations contained in LDC 4-719. The IL district requires a side yard setback of 20'. The site plan provided shows a side setback of 14.6'. The building is considered legal non-conforming. An administrative setback variance must be approved by the City prior to the issuance of any site permits or building permits. Staff recommends the Applicant submit the administrative variance application as part of this zoning request.

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

BONITA SPRINGS Engineering

Substantive Comments

1. Will the proposed use generate more trash and recycle? If so, provide location of the expansion of solid waste containment area.
2. Please note that Bonita Springs Utilities will have requirements for the change in use and for any disposal of material. It is advised that the Applicant coordinate appropriately.
3. Please be advised that Bonita Springs Fire Control and Rescue District may require additional permits or modifications prior to the proposed use being activated on-site.
4. A site permit shall be submitted for all exterior improvements, such as changes to the façade of the building, parking lot changes, additions to the building, etc. At time of site permit, Limited Review Development Order, the following items shall be verified or addressed:
 - a. The use shall meet Architectural standards per the Land Development Code (LDC) Chapters 3 and 4.
 - b. Provide operation of use and how deliveries will function. If parking layout is altered, provide proposed site plan with adequate striping and signage.
 - c. Parking shall include the adequate number of handicap parking spaces and they shall meet ADA Standards.
 - d. All existing and proposed outdoor lights shall comply with the provisions of LDC Sec. 3-269.

- e. The existing drainage shall still function the same way it was originally approved when the site was built. DOS2005-00330

Please contact: Trisha Goff, PE
Phone: 239-444-6175
E-mail: tgoff@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Substantive Comments

1. At time of site permitting, landscaping fully comporting with the requirements of the City of Bonita Springs Landscape Code must be provided, this will include at a minimum, the submission of a Landscape Plan(s) meeting the LDC standards.
2. Please note that any existing landscaping deficiencies (required vegetation that is currently absent from the site or that has been removed and/or irreparably damaged) must be replaced/restored consistent and compliant with the property's previously approved site permits. Any existing deficiencies would constitute a violation of the property's approved site plans/permits (i.e., a code violation) and will need to be rectified/resolved prior to, or in conjunction with, the issuance and any additional site permits/approvals.
3. Please assure the site's current landscaping materials are substantially compliant with material standards (native requirements, counts, sizes, species limitations, etc.) specified in the City of Bonita Springs Landscape Code.
4. The dumpster enclosure/enclosure area must be appropriately screened from adjacent properties and rights-of-way.

Please contact: Sean Gibbons, Environmental Specialist
Phone: 239-444-6176
Email: sgibbons@cityofbonitaspringscd.org



Royal Scoop Homemade Ice Cream
David Zimmermann
15 8th Street, Suite D
Bonita Springs, FL 34134
(239) 992-2000
www.royalscoop.com

Royal Scoop Homemade Ice Cream

July 14, 2021

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David Zimmerman
Chief Executive Scooper

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CN210428MTN

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Notice of Meetings**NG NOTICE
NING AGENCY
HEARING**

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area will be in the Green Room (Room Number 101) at this same location).

removal of beach furniture, outdoor lighting, signage, and other clarification-related items from the Community.

Fictitious Business**NOTICE UNDER FICTITIOUS NAME LAW
PURSUANT TO SECTION 865.09 FLORIDA
STATUTES**

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of GROW YOUR NON-PROFIT located at 18488 Eastshore Drive, Fort Myers, FL 33967, intended to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida. Owner: Naples Image Consultants, LLC
AD#4820776 July 16, 2021

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4824528 7/16/2021

Notice of Action

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Case No.: 21-DR-3126

Bertha Contreras, Petitioner
and
Eduardo Contreras, Respondent,

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OF MARRIAGE (NO CHILD OR FINANCIAL
SUPPORT)**

TO: Eduardo Contreras, Address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Bertha Contreras whose address is 1706 Unice Avenue North, Lehigh Acres, FL 33971 on or before August 2, 2021, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

Notice of Meetings**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING**

Notice is hereby given that the previously scheduled August 5, 2021 Regular Meeting of the Board of Supervisors ("Board") of the River Hall Community Development District ("District") has been rescheduled to be held on July 29, 2021 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of considering any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager, 3089 River Hall Parkway, Alva, Florida 33920.

Notice of Action

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Linda Doggett
Clerk of the Circuit Court
4810748 7/9, 7/16, 7/23, 7/30/21

Notice of Meetings**LAGUNA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF REGULAR BOARD MEETING AND NOTICE OF PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR 2022 PROPOSED FINAL BUDGET(S); TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL; AND PROVIDING FOR THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME.

The Board of Supervisors of the Laguna Lakes Community Development District will hold a regular meeting and public hearing on Wednesday, August 25, 2021 at 4:30 PM at the Lakes Regional Library, 15290 Bass Road, Fort Myers, Florida. This meeting will also be accessible by webconference. Please monitor the District's website announcements page at LagunaLakesCDD.com for instructions on webconference access.

The purpose of the public hearing is to receive public comment and objections on the Fiscal Year 2022 proposed final budget, to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the proposed budget upon the lands located within the District, and to provide for the levy, collection, and enforcement of the non-ad valorem assessments. The public hearing is being conducted pursuant to Chapter 190 and 197, Florida Statutes. The purpose of the regular meeting is to conduct any business which may properly come before the Board.

The District may also fund various facilities through the collection of certain rates, fees, and charges, which are identified within the budget(s). A copy of the proposed final budget, preliminary assessment roll, and/or the agenda for the meeting/hearing may be obtained at the office of the District Manager, Premier District Management, 3820 Colonial Boulevard, Suite 101, Fort Myers, FL 33966, Phone: 239-690-7100 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website LagunaLakesCDD.com at least two (2) days before the budget hearing date.

The Board will also consider any other

Notice of Meetings

Attn:

ROYAL SCOOP HOMEMADE ICE CREAM
10915 ENTERPRISE AVE
BONITA SPRINGS, FL 34135

Royal Scoop Homemade Ice Cream invites you to a community meeting 8/6/2021 at 5:30pm. We will be discussing a zoning variance to allow us to manufacture ice cream at 10915 Enterprise Ave, Bonita Springs, FL 34135 in the Greyhound Industrial Center.
4824528 7/16/2021

STATE OF FLORIDA COUNTY OF LEE:

Before me, the undersigned authority personally appeared [Signature], 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

Royal Scoop Homemade Ice Cream invites you to a community meeting 8/6/2021 at 5:30pm. We will be discussing a zoning variance to allow us to manufacture ice cre

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

07/16/2021

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 the said newspaper.

Sworn to and Subscribed before me this 16th of July 2021, by legal clerk who is personally known to me.

[Signature]
Affiant

[Signature]
Notary State of Wisconsin, County of Brown

My commission expires

of Affidavits 1

This is not an invoice

VICKY FELTY
Notary Public
State of Wisconsin

The sufficiency Neighborhood Meeting was held February 3, 2022, 5:30 PM at 10915 Enterprise Ave, Bonita Springs, FL. Notification letters were mailed to adjacent property owners within 1,000 feet of the subject properties January 11, 2022 and an advertisement was published in the News-Press January 11, 2022.

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

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

STATE OF FLORIDA COUNTY OF LEE:

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

NOTICE OF NEIGHBORHOOD MEETING A Neighborhood Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held February 3, 2022, 5:30 p.m. a

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

01/11/2022

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

Sworn to and Subscribed before me this 11th of January 2022, by legal clerk who is personally known to me.

Nicole Jacobs
Affiant

Sarah Bertelsen
Notary State of Wisconsin, County of Brown

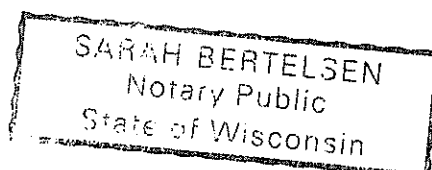
7-7-25
My commission expires

of Affidavits 1

This is not an invoice

NOTICE OF NEIGHBORHOOD MEETING
A Neighborhood Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held February 3, 2022, 5:30 p.m. at 10915 Enterprise Ave, Bonita Springs, FL 34135. The Neighborhood Meeting will provide general information regarding a proposed Special Exception application (SPE21-86399-BOS) filed by Royal Scoop Property Management, LLC to allow Group II Food and Kindred Products (dairy and ice cream) Manufacturing use, on property located in the Light Industrial (IL) zoning district, pursuant to LDC 4-718. The subject property (STRAP Number 02-48-25-B2-00011.0300) is located at 10915 Enterprise Ave in Section 02, Township 48 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradymenor.com or phone: 239-947-1144. Project information is posted online at www.gradymenor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.
AD # 5073627 Jan 11, 2022

RECEIVED
JAN 13 2022
Q. Grady Minor
& Associates, P.A.

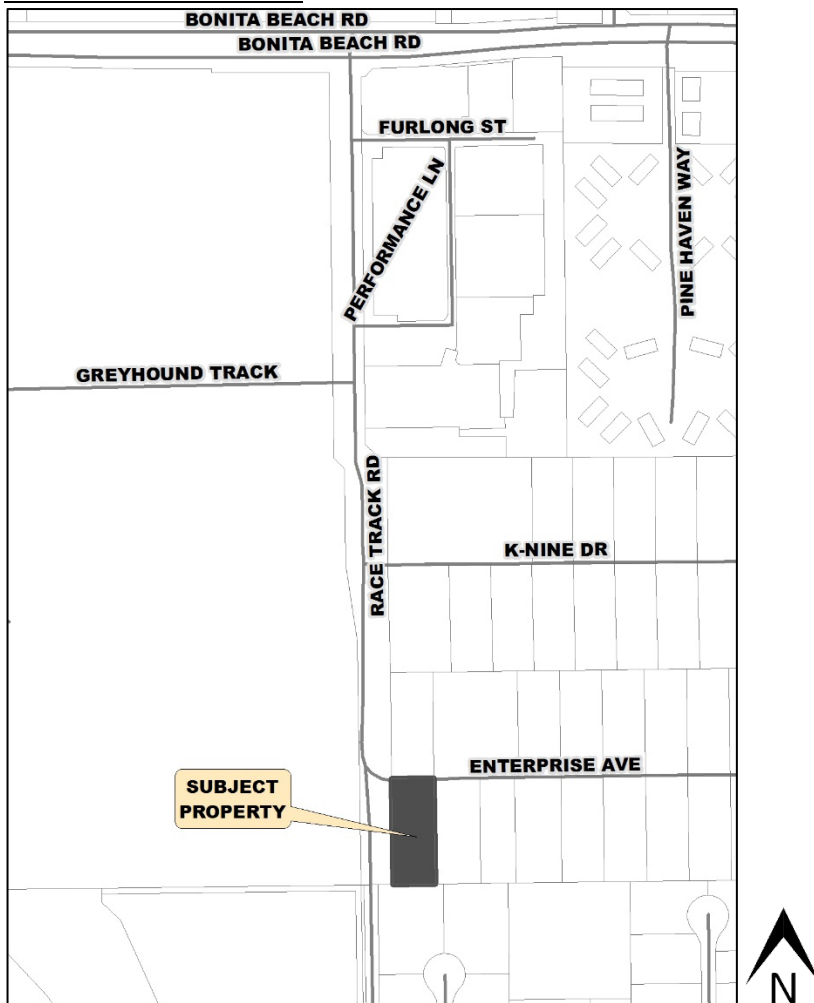


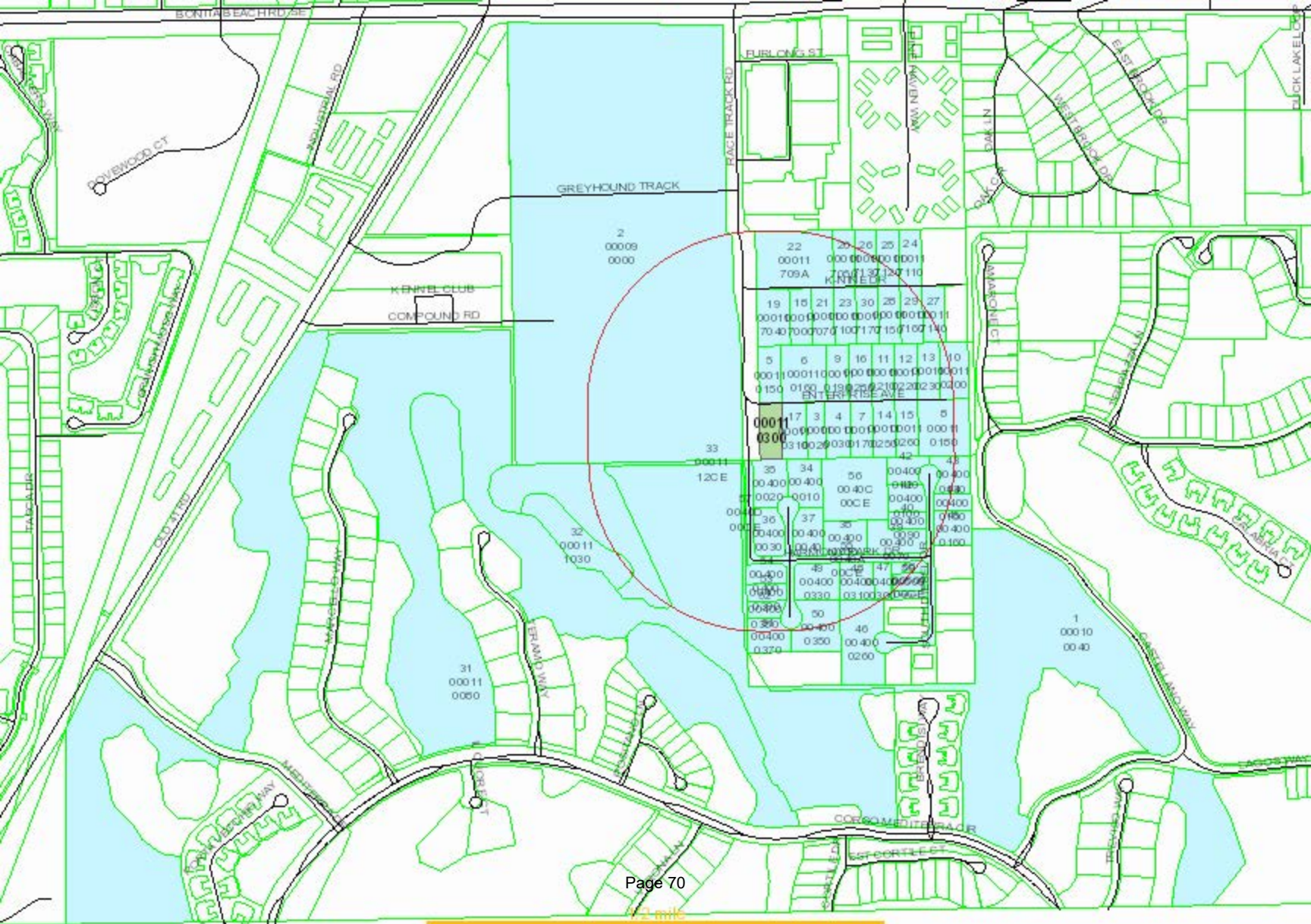
NEIGHBORHOOD MEETING

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PROJECT LOCATION MAP





CLUB AT MEDITERRA INC
15755 CORSO MEDITERRA CIR
NAPLES FL 34110

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

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

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

RIPLL LLC
28381 RACE TRACK RD
BONITA SPRINGS FL 34135

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

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

HARKAT PROPERTIES LLC
10956 ENTERPRISE AVE
BONITA SPRINGS FL 34135

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

10980 ENTERPRISE AVENUE LLC
515 RIVIERA DR
NAPLES FL 34103

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

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

BERM LLC
10965 ENTERPRISE AVE
BONITA SPRINGS FL 34135

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

WALTER MCKEE PROPERTIES LLC
MIKE E MCKEE
16210 OLD 41 N
NAPLES FL 34110

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

R+W DISTRIBUTORS INC
698 BELL RD
SARASOTA FL 34240

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

SPRINGHILL GROUP
900 PARISH ST
PITTSBURGH PA 15220

NICKERSON HOLDINGS LLC
PO BOX 266
BONITA SPRINGS FL 34133

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

NICKERSON HOLDINGS LLC
PO BOX 266
BONITA SPRINGS FL 34133

MARDAN REALTY LLC
1575 PINE RIDGE RD STE 10
NAPLES FL 34109

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

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

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

TIP TOP PROP LLC
5301 BOXWOOD WAY
NAPLES FL 34116

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

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

MARDAN REALTY LLC
1575 PINE RIDGE RD STE 10
NAPLES FL 34109

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

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

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

LUCKY DOG LLC
28510 LA PLUMA WAY
BONITA SPRINGS FL 34135

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

SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

PRESSTIGE BUILDING LLC
10940 HARMONY PARK DR
BONITA SPRINGS FL 34135

ULTIMATE GARAGES LLC
3101 TERRACE AVE
NAPLES FL 34104

RADIAN MANAGEMENT INC
16170 CARTWRIGHT LN
NAPLES FL 34110

AJI ENTERPRISES INC
PO BOX 505
BEDMINSTER NJ 07921

GREYHOUND PARK LLC
GEORGE FISHER
508 CARICA RD
NAPLES FL 34108

SAKAUSKAS ROLANDAS &
6640 TRAIL BLVD
NAPLES FL 34108

NORTH DIESEL LLC
28621 N DIESEL DR
BONITA SPRINGS FL 34135

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

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

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

HARMONY PARK LLC
10951 HARMONY PARK DR
BONITA SPRINGS FL 34135

JA MCKINNEY PROPERTIES LLC
28522 RAFFINI LN
BONITA SPRINGS FL 34135

CARGO COURT PROPERTIES LLC
2627 S BAYSHORE DR #2501
MIAMI FL 33133

HERITAGE PROPERTY HOLDINGS LLC
3725 31ST AVENUE SW
NAPLES FL 34117

BAN ONE HOLDINGS LLC
3265 STURGEON BAY CT
NAPLES FL 34120

BLACK POND DEVELOPMENT CORP
20 EAST ST
HANOVER MA 02339

10911 HARMONY PARK LLC
24951 OLD 41 RD STE 7
BONITA SPRINGS FL 34135

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

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

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

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

10981 HARMONY PARK DRIVE 1 LLC
4401 GULF SHORE BLVD N # 1005
NAPLES FL 34103

WEISS PROPERTY HOLDINGS LLC
MARIA WEISS
6895 RAIN LILY RD # 203
NAPLES FL 34109

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

MJKD LLC
MARK HERRMANN
104 INAGUA LN
BONITA SPRINGS FL 34134

MJKD LLC
MARK HERRMANN
104 INAGUA LN
BONITA SPRINGS FL 34134

The Neighborhood Meeting was advertised and scheduled for Thursday, February 3, 2022, 5:30 pm at 10915 Enterprise Avenue, Bonita Springs, FL 34135. No members of the public were present or participating remotely therefore the meeting was not held.



GradyMinor

LETTER OF TRANSMITTAL

Bonita Springs Department of Community Development

9220 Bonita Beach Road, Suite 111

Bonita Springs, FL 34135

DATE: February 18, 2022

JOB CODE: RSMSE-21

ATTENTION: Zoning Counter

RE: **Royal Scoop Manufacturing Special
Exception (SPE21-86399-BOS)**

Sent by: ☐ **Courier:** ☐ Morning ☐ Afternoon ☐ Rush ☒ **US Mail** ☐ **Pick-Up** ☐ **Hand -Delivery**
☐ **Federal Express:** ☐ Morning ☐ Afternoon

WE ARE SENDING: ☐ Prints ☐ Plans (velum) ☐ Disk ☒ Application Submittal
☐ Specifications ☐ Copy of letter ☐ Permit Application ☐ Other

Copies	Description
1	Affidavit of Posting and sign photos

THESE ARE TRANSMITTED as checked below:

☐ Approved as submitted ☐ Approved as noted ☐ Returned for corrections
☐ For your use/records ☐ For approval ☐ For review and comment
☐ As requested ☐ For Signature and Return

SIGNED: _____
Sharon Umpenhour

COPY TO:

Q. Grady Minor & Associates, P.A.

3800 Via Del Rey
Bonita Springs, FL 34134
239-947-1144
239-947-0375(fax)

6150 Diamond Centre Ct., Ste 1003
Fort Myers, FL 33912
239-690-4380
239-768-0291(fax)

If enclosures are not as noted, kindly notify us at once.



AFFIDAVIT OF POSTING NOTICE

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

INSTRUCTIONS

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- a. Signs for case # SPE21-86399-BOS must be posted by February 25, 2022.
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.
- c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or pother structure. The sign may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.
- f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

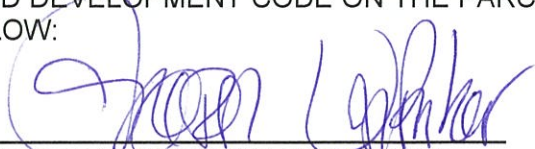
When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Sharon Umphenour
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 4-
229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN
THE ZONING APPLICATION REFERENCED BELOW:


SIGNATURE OF APPLICANT OR AGENT

Sharon Umphenour, Senior Planning Technician

NAME (TYPED OR PRINTED)

Q. Grady Minor & Associates, P.A., 3800 Via Del Rey

ST. OR P.O. BOX

Bonita Springs, FL 34134

CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

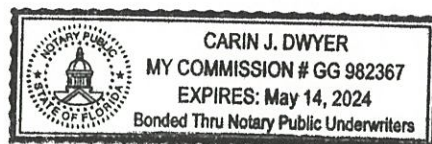
The foregoing instrument was sworn to and subscribed before me this 18 day of February, 2022,
by Sharon Umphenour, Senior Planning Technician, personally known to me or who produced
as identification and who did/did not take oath.


Signature of Notary Public

Carin J. Dwyer

Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)





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

Customer: CITY OF BONITA SPRINGS_CDD

Ad No.: 0005151151

Address: 9101 BONITA BEACH RD SE
BONITA SPRINGS FL 34135
USA

Net Amt: \$341.48

Run Times: 1

No. of Affidavits: 1

Run Dates: 02/28/22

Text of Ad:

Notice of Public Meeting of the City of Bonita Springs Board for Land Use Hearings
& Adjustments
and Zoning Board of Appeals TUESDAY, March 15, 2022 at 9:00am
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. APPROVAL OF MINUTES: February 8, 2022
- VI. PUBLIC COMMENT
- VII. PUBLIC HEARINGS

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

- A. CASE NAME: ROYAL SCOOP SPECIAL EXCEPTION (SPE21-86399-BOS)

A SPECIAL EXCEPTION REQUEST FOR A GROUP II FOOD AND KINDRED PRODUCTS
MANUFACTURING USE, ON PROPERTY LOCATED IN THE LIGHT INDUSTRIAL (IL)
ZONING DISTRICT, PURSUANT TO LDC 4-718.

- VIII. CASE UPDATE: CAUSEWAY CAR SALES, SPORTS CHALLENGE, GOLF
AND COUNTRY CLUB, AND BONITA DINER.

- IX. NEXT MEETING: April 19, 2022 at 9:00am (Tentative)

- X. ADJOURNMENT

Any person requiring special accommodations at any of the meetings because of a
disability or physical impairment should contact Lisa Roberson, Director of Finance
and Administrative Services, at 239-949-6262, at least 48 hours prior to the meet-
ing.

If a person decides to appeal a decision made by the Board in any matter consid-
ered at this meeting/hearing, such person may need to ensure that a verbatim re-
cord of the proceeding is made, to include the testimony and evidence upon which
any such appeal is to be based.

AD#5151151 February 28, 2022