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ATTACHMENTS:

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Attachment B:	Applicant's Informational Analysis and Project Submittal Documents	Separate Cover

200 0 200 400

SCALE IN FEET

	ZONING	EXISTING LAND USE
SUBJECT SITE	C-1, RPD (BLUE MARLIN COVE)	UNDEVELOPED
NORTH	TFC-2	CANAL, SINGLE AND TWO-FAMILY RESIDENTIAL.
SOUTH	C-4(COLLIER COUNTY)	COMMERCIAL MARINA, RESTAURANTS, RETAIL.
EAST	C-1	7-ELEVAEN
WEST	CM, C-1	COMMERCIAL MARINA

ESPLANADE ST

REGAL RD

IMPERIAL SHORES BLVD

GARY RD

LEE COUNTY

SUBJECT PROPERTY

BONITA BEACH RD.

COLLIER COUNTY

ENGINEER: KEVIN M. DOWTY, P.E., LICENSE No. 82330

LETTER	REVISIONS	DATE
1		
2		
3		
4		
5		

HICKORY ON THE BAY

DESIGNED BY	DATE 5/23
DRAWN BY S.P.C.	DATE 5/23
CHECKED BY J.C.	DATE 12/23
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"= 200'

HOLEMONTES a Bowman company

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

EXHIBIT A
AERIAL LOCATION MAP

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

DATE _____

REFERENCE NO.	DRAWING NO.
118	2023118
PROJECT NO.	SHEET NO.
2023.118	1 OF 1

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BONITA SPRINGS, FLORIDA

COMMUNITY DEVELOPMENT DEPARTMENT

ZONING DIVISION

STAFF REPORT

TYPE OF CASE:	REZONE – PLANNED DEVELOPMENT
CASE NUMBER:	PD23-109173-BOS
ZONING BOARD DATE:	August 19, 2025
PLANNER:	Mary Tornberg, Esq., AICP

APPLICATION SUMMARY:

A. Applicant: Traci Kautzman, Manager of Bayside Holdings on Hickory, LLC

B. Agent: John Vanni, JR Evans Engineering
Jeremie Chastain and Robert J. Mulhere, Bowman
Richard Yovanovich, Coleman, Yovanovich and Koester

C. Request: A request to rezone approximately 5.0 +/- acres from the Beach Zone of the Bonita Beach Road Corridor Overlay and Residential Planned Development (RPD) zoning designations to a Commercial Planned Development (CPD), to allow up to 23,717 square feet of commercial uses and six (6) multi-family dwelling units.

D. Location: The properties are located on the eastern side of Bonita Beach Road, north of Imperial Shores Blvd. The addresses provided are: 4570, 4612, 4640, 4654, 4696, and 4752 Bonita Beach Road Southwest. The Applicant indicates the STRAP numbers are: 32-47-25-B4-00055.0000, 32-47-25-B4-00056.0010, 32-47-25-B4-00056.0040, 32-47-25-B4-00056.0020, 32-47-25-B4-00056.0000, 32-47-25-B4-00064.0000, 32-47-25-B4-0030A.0000 and 32-47-25-B4-0030B.0000 (“Properties”).

E. Future Land Use Map Designation: The Properties are designated as Medium Density Multi-Family Residential and General Commercial. A companion Comprehensive Plan Map Amendment is requested to amend the project so all Properties will be General Commercial (Case CPA23-109179-BOS).

F. Current Zoning: The Properties are located within the Beach Zone of the Bonita Beach Road Corridor Overlay. One of the parcels was also located within a Residential Planned Development, that now has an expired master concept

plan. This rezone request will rezone all subject Properties to Commercial Planned Development (CPD), if approved.

G. Current Land Use: Vacant

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

BACKGROUND:

Overview

The Applicant, Bayside Holdings on Hickory, LLC, is the Owner of the previous restaurant, Big Hickory Waterfront Grille and Marina, which was located on Hickory Blvd. Due to hurricane damage, the restaurant suffered damage and the parcel was sold to the Bonita Springs Fire Control and Rescue District. The Applicant purchased the Properties on Bonita Beach Road in 2023 and 2024, proposing to construct a new waterfront restaurant with boat docks for patrons, retail and office facilities, take-out and fast food restaurants, and six (6) multi-family dwelling units located above the proposed commercial buildings.



Title: 2025 Aerial Image of Properties Source: Lee County GIS

Prior development occurred on the Properties, including a restaurant and hotel. Additional approval was provided under DOS08-BOS00018 for clearing, a multi-use building with second-floor multi-family dwelling units, and a dock. Only the dock was constructed. Additionally, the two easternmost parcels received historic approvals for siting of eight (8) dock slips through Lee County (**Exhibit "E"**). The commercial structures have since been demolished and all Properties are vacant, except for the remaining dock on the easternmost parcel.



Title: 2002 Aerial Image of 4612 Bonita Beach Road SW Source: Lee County GIS



Title: 2011 Aerial Image of 4570 Bonita Beach Road SW Source: Lee County GIS

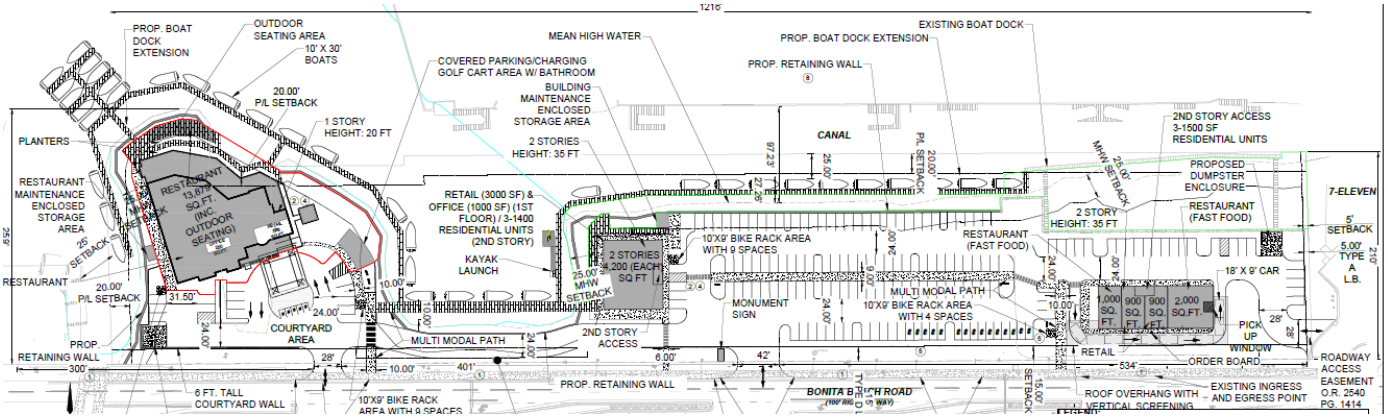
Bonita Beach Road Corridor Overlay

The project is located within the Beach Zone of the Bonita Beach Road Corridor Overlay, which the project shall comply with, except where deviations are approved. The Bonita Beach Road Corridor Overlay was adopted in Ordinance 19-10. Part of the stated purpose and intent of the overlay is to foster urbanized development patterns that focus on interconnectivity, mobility, human scale, and various design and architectural standards,

among other items, which this project incorporates and meets the intent of. The project also incorporates the required Bonita Beach Road multi-modal pathway through the site, and provides for a public viewing area of the water.

The project requests eight (8) deviations. Staff analysis is included later in this Staff Report.

The request includes a 13,879 square foot waterfront restaurant with outdoor seating; 1,450 square feet of office space; six (6) second-story multi-family dwelling units; 5,388 square feet of retail space; two fast food restaurants, up to 3,000 square feet; thirty-seven (37) wet boat slips; and a private kayak launch. The Master Concept Plan can be found in **Exhibit B**.



Proposed Master Concept Plan dated 3/20/2025 (**Exhibit B**) Source: Applicant

The Applicant filed a companion Comprehensive Plan Map Amendment (CPA23-109179-BOS) to amend the westernmost parcels from Medium Density Multi-Family Residential to General Commercial, providing consistency to all the Properties within the project.

THE PURPOSE OF PLANNED DEVELOPMENT ZONING

The purpose and intent of the various planned development districts is to further implement the Goals, Objectives, and Policies of the Bonita Springs Comprehensive Plan (Bonita Plan) by providing some degree of flexibility in planning and designing developments as defined in Land Development Code (LDC) Section 4-200(2). Pursuant to LDC Section 4-737, the intent of the CPD district is to further the general purpose of planned developments set forth in LDC Section 4-400(2) as it relates to commercial development. The principal uses of any commercial planned development are generally the retail sale and distribution of consumer goods and services, or the provision of standard office space for various purposes, including the delivery of professional services (including health care, short of inpatient facilities), or financial services, or for the administration of business and general business purposes. Ancillary uses which may be permitted in the commercial planned development district include permanent human

habitation in multiple-family buildings and townhouses, transient housing in hotel or motel rooms, health care facilities, and other limited institutional uses and selected light industrial uses.

The standard of review conducted by the City Staff and other review agencies provides the basis for the City Staff's recommendation on this rezoning request as outlined in LDC Section 4-131(d)(3) and LDC Section 4-299(a)(2) and (4) (See "**Attachment A**"). This recommendation is then presented to the City Council which has the final-decision making authority.

REQUEST

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

Accessory Uses and Structures
Administrative Offices
Clothing Stores, General
Consumption on Premises Associated with Restaurant, Group III, including Outdoor Seating Areas
Drive-Thru Facility (Limited to One (1))
Dwelling Units: Multiple-Family Building (A Maximum of Six (6) Dwelling Units)
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention, Including Excess Spoil Removal in Compliance with the LDC
Fences, Walls
Food Stores, Group I
Gift and Souvenir Shop
Open Space (Minimum 20% Required)
Parking Lot, Accessory
Rental or Leasing Establishments, Group I (Kayaks, Stand-up Paddle Boards, and Other Non-Powered Personal Water Vessels)
Residential Accessory Uses
Restaurant, Fast Food
Restaurant, Group I, II, and III; With Outdoor Seating
Signs, In Accordance with Chapter 6
Temporary Uses
Variety Store
Variety Store with Package Sales of Alcohol for Off-Premises Consumption, Located within a Restaurant (Limited to One (1))
Wet Slips, Accessory (A Maximum of 37 Wet Slips). These slips shall be transient and only be available for use by patrons of the commercial uses within the CPD.

Property Development Regulations and Deviations

Property Development Regulations: The Applicant is proposing the following development regulation language for the project:

These property development regulations set forth development standards shall apply to all land uses within the Hickory on the Bay CPD. Standards not specifically set forth herein shall not be those specified in applicable sections of the Land Development Code in effect as of the date of approval of the development order.

Minimum Lot Area and Dimensions:
The minimum lot area, width, and depth are as depicted on th[e] Master Concept Plan for the entire project. No divisions or lot splits shall be granted for this development unless the planned development is amended to provide alternative property development regulations.

Minimum Setbacks:
Street: (Bonita Beach Road): Minimum 15 ft., Maximum 25 ft.
(1) Principal and Accessory Structure[s]
Side: 5 ft.
Rear (Waterbody): 25 ft. Principal structures, measured from mean high-water line;
10 ft. Accessory Structures (2) measured from mean high-water line.
Preserve: 30 ft. Principal Structures;
0 ft. Accessory Structures

1. Per Deviation (4), the maximum setback shall not be applicable to principal waterfront structures and accessory structures.
2. A minimum setback of 0 ft. from waterbodies shall be permitted for pedestrian boardwalks and outdoor seating.

Minimum Building Separation:
50% of the sum of the heights of the buildings, but not less than 15 ft.

Minimum Open Space: 20%

Maximum Lot Coverage: 40%

Maximum Building Height: 35 FT. (2 Stories)

DEVIATIONS

Deviations may be requested during the review process in accordance with LDC Section 4-326. The Zoning Board and the City Council may recommend to approve, approve with modification, or reject each requested deviation based upon a finding that each item:

1. Enhances the achievement of the objectives of the planned development; and

2. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

The City Manager or designee is also authorized to grant deviations from the technical standards for specific sections in LDC Chapter 3 based upon review criteria established in LDC Section 3-81(b). In those instances, the City Staff has evaluated those deviations as a part of this review process and may approve, approve with conditions, or reject the Applicant's request. For such deviations, the Applicant must ensure that the following criteria have been met:

1. The proposed alternative is based on sound engineering practices; and
2. The proposed alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested; and
3. For division 7 of article III of this chapter, Public Transit, the required facility would unnecessarily duplicate existing facilities; and
4. The granting of the deviation is not inconsistent with any specific policy directive of the city council, any other ordinance, or any city comprehensive plan provision; and
5. The granting of the deviation is not inconsistent with in the intent of the bicycle and pedestrian master plan, Bonita Beach Road Visioning Study, and the complete streets policy.

Eight (8) deviations are being requested as part of this planned development rezoning request, found below and in **Exhibit F**. The request language, Applicant justification, and Staff response are shown below.

Deviation Request #1: A deviation from LDC Section 3-289(A), *Special Access Provisions for Bonita Beach Road*, which requires a minimum connection separation of 660 feet for any access to Bonita Beach Road, to allow a minimum connection separation of 200 feet.

Applicant Justification: *The proposed MCP provides three access points: two right-out egress only in the eastern and western portion of the project and one full access centrally located. Due to the irregular shape of the property caused by the bank of the canal, the proposed egress[-]only access points have been located to facilitate the flow of traffic through the project. The full access point is centrally located in the [CPD]. Due to the presence of a full median opening and the central location, the connection will allow for improved site circulation and provide a direct route from development to the east and west of the proposed development. There is sufficient distance from between the accesses for cars to safely enter and exit the site.*

Staff Analysis: Staff does not object to the deviation based on the Applicant's justification. Staff recommends **APPROVAL** of the deviation request. The request was reviewed by the City's Traffic Engineer and Lee County Department of Transportation. As required in Condition 10, additional review for off-site impacts will take place at time of local development order.

Deviation Request #2: A deviation from LDC Section 3-418(D)(3), *Buffer Requirements*, which requires a minimum 5-foot wide Type A buffer between commercial uses, to allow no landscape buffer between commercial uses internal to the property.

Applicant Justification: *This is proposed to be a walkable, waterfront project with an emphasis on interconnection for all users. Landscape buffers separating commercial elements are not necessary nor are they consistent with a more walkable, urban environment. All other required landscaping (for parking areas, general tree requirements, and building perimeter plantings) will be provided as required by code, [unless specifically requested otherwise.]*

Staff Analysis: Staff does not object to the deviation based on the Applicant's justification. Staff recommends **APPROVAL** of the deviation request. The deviation will allow the site to be more integrated and accessible, while providing for a well-landscaped project.

Deviation Request #3: A deviation from LDC Section 3-418(D)(3), *Buffer Requirements*, which requires a minimum 15-foot-wide Type D buffer along rights-of-way, to allow a section of the required perimeter landscape buffer to be 5-feet in width in the location depicted on the Master Concept Plan.

Applicant Justification: *In this section of the project, an inlet from the canal is ±35 feet from the property line. In order to facilitate the flow of traffic through the project and make the best use of a limited developable area, an internal access is proposed in this location. To accommodate the required setbacks to the waterbody, seawall, and 24 foot-wide access drive, a reduced width landscape buffer is necessary. There is no parking proposed on this portion of the site.*

Staff Analysis: Staff does not object to the deviation based on the Applicant's justification. Staff recommends **APPROVAL** of the deviation request. Given the constraints of the site, the request is reasonable for this portion of the project. Landscaping will be provided that can be accommodated in the 5-foot planting area.

Deviation Request #4: A deviation from LDC Section 4-899, *Bonita Beach Road Corridor Overlay Site Design Standards*:

4(a): LDC Section 4-899(A), *Property Development Regulations*, which requires a maximum street setback of 25 feet within the Beach Zone of the Bonita Beach Road Corridor Overlay, to allow no maximum street setback for principal waterfront structures and accessory structures.

Applicant Justification: *A maximum street setback of 25 feet will not allow for the proposed waterfront uses. The intent is to provide an attractive waterfront, commercial*

experience adding to the aesthetics of the Bonita Beach Road Corridor for residents and visitors of the area. The proposed CPD rezoning will allow for [the] site to be designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips; and an internal, cohesively designed pedestrian network within the site that utilizes internal sidewalks and waterfront walkways and seating areas.

4(b): LDC Section 4-899(B)(4)B, *Parking Placement*, which requires surface parking lots shall not be permitted on a frontage line or within 30 feet of the frontage line within the Commercial, Historic, and Beach Zone, to allow for parking to be setback 20 feet from the frontage line.

Applicant Justification: *The developable area of the site is limited by the undulating bank of the canal and the inlet. The reduced frontage setback is required to accommodate the required parking for the proposed restaurant and provide a safe design to facilitate the movement of pedestrians and vehicles through the site. The required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the traveling public.*

4(c): LDC Section 4-899(B)(4)C., *Parking Placement*, which restricts parking within the Beach, Commercial, and Historic Zone to the side or rear yards of those properties fronting Bonita Beach Road, to allow for parking within the Bonita Beach Road frontage and no street wall or opaque screen.

Applicant Justification: *The developable area of the site is limited by the undulating bank of the canal and the inlet. The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road Corridor for residents and visitors of the area. The proposed CPD rezoning will allow for site to be designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips; and an internal, cohesively designed pedestrian network within the site that utilizes internal sidewalks and waterfront walkways and seating areas. The required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the traveling public.*

4(d): LDC Section 4-899(B)(4)D.II., *Buffering Adjacent Property*, which requires that roads, drives, or parking areas located less than 125 feet from an existing residential dwelling or residential lot, a solid fence, opaque hedge, or combination berm and solid fence or opaque landscaping hedge not less than six feet in height must be constructed along the property line, to allow for the buffer to consist of the existing mangroves and native vegetation along the shoreline.

Applicant Justification: *There are existing mature mangroves along the shoreline between the proposed parking and the residential development to the north. The mangroves can be maintained to provide opaque screening at a height greater than the required hedge (if necessary) and we'll provide buffering and screening that meets the*

intent of the required plantings. After the removal of exotic vegetation, supplemental shoreline planting (such as Sea Grapes or Green Buttonwood) shall be provided to ensure the parking is adequately buffered.

Photos from a vacant lot located on Gary Street, looking south across the canal towards the subject property:









4(e): LDC Section 4-899(B)(7), *Dumpsters*, which states that dumpsters shall not be located on frontage lines, to allow for a dumpster within the Bonita Beach Road frontage in the location depicted on the Master Concept Plan.

Applicant Justification: *The dumpster shall be located behind a street wall six feet in height. The proposed wall will fully screen the dumpster from view off-site, as well as screened from the water body in the rear by the proposed development. Additionally, this location ensures that solid waste vehicles will easily be able to serve the proposed development.*

Staff Analysis: Staff does not object to the deviations based on the Applicant's justification. Staff recommends **APPROVAL** of the deviation request. Once invasive exotic vegetation is removed from the indigenous preserve area, native plantings that will provide buffering will be installed. The combination of the existing conditions and proposed enhancements will provide the required buffers, as further conditioned, meeting the intent of the Bonita Beach Road Corridor Overlay.

Deviation Request #5: A deviation from LDC Section 4-1122(H)(1), *Right-of-Way Buffer Landscaping,* which requires that landscaping adjacent to rights-of-way external to the development project must be located within a landscape buffer easement that is a minimum of 25 feet in width where drive-[thru] facilities abut rights-of-way external to the development, to allow for a landscape buffer easement a minimum of 15 feet in width.

Applicant Justification: *The developable area of the site is limited by the undulating bank have the canal in the inlet. The reduced frontage setback is required to accommodate the required parking for the proposed use and provide a safe design to facilitate the movement of pedestrians and vehicles through the site the proposed building will utilize a roof overhang attached to a wall adjacent to the perimeter buffer. This wall in the required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the travelling public.*

Staff Analysis: Staff does not object to the deviation based on the Applicant's justification. The added wall and associated landscaping will provide the screening intended. Staff recommends **APPROVAL** of the deviation request.

Deviation Request #6: A deviation from LDC Section 4-1122(H)(2), *Right-of-way Buffer Landscaping*, which requires that the buffer includes an undulating berm with a maximum slope of 3:1 where drive-[thru] facilities abut rights-of-way external to the development, to allow for a buffer with no berm.

Applicant Justification: *The proposed drive-through facilities will be designed to be incorporated into the buildings and screened from view from Bonita Beach Road. The buildings will utilize a roof overhang attached to a wall located adjacent to the proposed buffer along Bonita Beach Road to provide vertical screening, exceeding the screening that would be provided by the 3-foot-tall berm required by the LDC. Please see the architectural elevations of drive-[thru] included with this application for additional details.*

Staff Analysis: Staff does not object to the deviation based on the Applicant's justification and the provided **Exhibit C,** as further conditioned. The added wall and associated landscaping will provide the screening intended. Staff recommends **APPROVAL** of the deviation request.

Deviation Request #7: A deviation from LDC Section 4-1022(E), *Sale for Off-Premises Consumption*, which requires [that] a package store or other establishment primarily engaged in the retail sale of liquor for consumption off-site be setback a minimum of 500 feet to any religious facility, school (noncommercial), day care center (child), park or dwelling unit, or any public entrance or exit of any other establishment primarily engaged in the sale of alcoholic beverages, to instead allow for a package store setback a minimum of 175 feet from dwelling units.

Applicant Justification: *There will be a small retail shop within the proposed waterfront restaurant, similar to the previous location. It is anticipated that the retail shop will sell the following items:*

- *promotional items, such as apparel, hats, souvenirs, etc.*
- *Snacks and candy.*
- *Toys, stuffed animals, puzzles, books, cards.*
- *Bags of ice.*
- *Ice cream novelties.*
- *Beverage cooler for singles and 6 packs of beer and seltzers, soft drinks, water, energy drinks.*
- *Sundries including packaged over the counter medicine (Tylenol, Dramamine, tums), phone chargers, sunscreen, bandages, etc.*
- *Boat supplies - oil, ropes, etc. This is mainly just as a convenience when boaters need something while out on the water.*

Based on the previous location, the estimated breakdown of sales is as follows:

- *Promotional items: 85%*
- *Snacks, drinks, ice, etc.: 10%*
- *Sundries and toys: 5%*

The retail shop will operate with the same operating hours as the restaurant and will not stay open past the closing time of the restaurant. The package sales are provided as a convenience for boaters and are not expected to be a substantial portion of the overall retail shop sales. Package sales such as these are typically found in other waterside restaurants in the area without issue. Additionally, there is a 7-Eleven adjacent to the east of the project making it more unlikely that the retail shop will sell large quantities of packaged alcohol. There are dwelling units along Gary Road to the north of the proposed development that are within 500 feet of the proposed restaurant and accessory retail shop. The closest residential lot is approximately 175 feet north. The uses are separated by a canal and do not share a common property line. Due to the low volume of packaged alcohol sales expected and the natural separation of the users, the requested deviation to allow for the sale of alcoholic beverages for off-premises consumption will have no adverse impact on the nearby dwelling units.

Staff Analysis: Staff does not object to the deviation based on the Applicant's justification. As conditioned, the proposed package sales for off-site consumption are provided as an

ancillary component of the retail store within the waterfront restaurant. Additional package stores are not included in the Schedule of Uses. Staff recommends **APPROVAL** of the deviation request.

Deviation Request #8: A deviation from LDC Section 4-899(A)(1), *Bonita Beach Road Corridor Overlay Site Design Standards,* which requires that projects exceeding three (3) acres in size shall submit a block layout plan, to allow for no block layout plan to be submitted.

Applicant Justification: *LDC Section 9-27 defines blocks as follows:*

- *Block means a group of lots, including a tier of lots, existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter or other name by which it may be identified.*

The proposed development does not meet the definition of blocks, above, as it consists of various commercial uses utilizing a centralized parking area that will not be subdivided into multiple lots. Furthermore, there is an existing canal in the aquatic preserve to the North and Bonita Beach Road to the South. Because of the shoreline, the depth of the project is inconsistent and as such there are no internal roadways, but rather internal access drives through the parking lot. Since there are no vehicular roadways or lots proposed, blocks cannot be established and a block layout plan cannot be submitted.

Staff Analysis: Staff does not object to the deviation based on the Applicant's justification, similar to other projects within the Bonita Beach Road Corridor Overlay. Staff recommends **APPROVAL** of the deviation request. As proposed, the Applicant is providing multiple locations of ingress and egress to distribute trips from Bonita Beach Road.

Comprehensive Plan Considerations

This project was reviewed for compliance with the City of Bonita Springs Comprehensive Plan, including future land use, transportation, conservation/coastal management, and infrastructure elements. The project is subject to a companion Comprehensive Plan Map Amendment (CPA23-109179-BOS. If approved, all Properties will be located within the General Commercial future land use category. Additional Staff Analysis is included in **Attachment "A."** The Applicant's Analysis is included in **Attachment "B."**

Transportation Summary Analysis

The project is designed to accommodate multiple modes of transportation, including an internal multi-modal sidewalk, allowing for pedestrians, bicyclists, runners, etc., and access points and parking for vehicular traffic. Additionally, the transient wet slips allow for patrons of the commercial businesses to travel by boat. The project was reviewed by the Lee County Department of Transportation and the City's Traffic Engineer. Further review for required traffic improvements will be reviewed at time of local development order.

Conservation/Coastal Management Summary Analysis

The City of Bonita Springs is a coastal boating community and promotes the use of multiple modes of transportation. The Bonita Plan provides goals, objectives and policies for development of facilities with consideration for limiting environmental impacts, protecting water access, and consistency with State and Federal agency requirements.

The public water access and wet boating slips provided with the development of this property were found to be consistent with the goals, objectives and policies of the Conservation/Coastal Management Element of the Bonita Plan.

A preliminary Manatee Protection Plan Consistency Determination has been conducted in coordination with Lee County Natural Resources Department to determine the number of slips the site will allow. The number of slips will be contingent on the finalized analysis expected prior to or at time of local development order, not to exceed 37 wet slips.

The location of wet slips and docks, as shown on the MCP, complies with the Marina Siting Requirements and minimize wetland impacts. The project proposed to have direct and secondary impacts to herbaceous and forested wetlands and some of the mangroves currently on the site. Less than 20% of the direct wetland impacts will be on the higher quality mangrove swamps which currently have less than 50% exotic vegetation coverage. Prior to the start of construction, the Applicant will be required to provide State and Federal permits and proof of mitigation for wetland impacts.

The indigenous preserve requirement is being met with the remaining mangrove fringe and the amount to be preserved exceeds the amount required by the Bonita Plan and Land Development Code. Additional mangrove fringe along the shoreline will also be preserved outside of the designated indigenous preserve area.

Infrastructure Summary Analysis

The City's potable water and sanitary sewer utility franchise, Bonita Springs Utilities, has reviewed the request and did not raise any concerns regarding potential burdens on infrastructure, or infrastructure availability. Drainage will be fully assessed at time of local development order, to be developed in accordance with City standards. As a result, it is the Staff opinion that the project is consistent with the infrastructure element of the Bonita Plan.

CONCLUSIONS:

The following conclusions are based upon the Applicant's application being reviewed for compliance with the City of Bonita Springs Comprehensive Plan and the LDC. **Attachment "A,"** which is attached hereto and made a part hereof, demonstrates the type of analysis that was done. Submitted application materials and exhibits are included in **Attachment "B."**

Pursuant to the City's LDC, the Applicant is required to hold two (2) neighborhood meetings. The first meeting was held on October 30, 2023, with approximately fifty (50) members of the public present. The Applicant held their second meeting on March 20, 2025, with approximately forty-five (45) members of public present. At both meetings, questions of traffic, environmental inquiries and project design were discussed. Additional

methods of public notice included mailed notices to properties within 375 feet of the property, rezoning property posting signs along Bonita Beach Road and at the submerged parcels, and a legal ad in the Fort Myers News-Press for the Zoning Board public hearing.

The rezoning request was evaluated by Community Development for planning, zoning, engineering, environmental, and transportation impacts. Lee County (Departments of Transportation and Natural Resources), and Bonita Springs Utilities also reviewed the request. The proposed development, as conditioned, is consistent with the requirements and standards of the City of Bonita Springs Comprehensive Plan and LDC. A detailed analysis is included in **Attachment "A"** of the Staff Report.

RECOMMENDATION:

The City Staff recommends **APPROVAL, with conditions,** of Petition PD23-109173-BOS, Hickory on the Bay CPD, which proposes to rezone approximately 5± acres from the Beach Zone of Bonita Beach Road Corridor Overlay and Residential Planned Development (RPD) to Commercial Planned Development (CPD). This recommendation of APPROVAL is subject to the following conditions.

Conditions: (Where underline or strikethrough occurs, Staff is notating the difference from the Applicant's proposed request in Staff's recommendation.)

1. This request is only permitted provided the companion Comprehensive Plan Map Amendment, CPA23-109179-BOS is approved.
2. The project shall be consistent with the Master Concept Plan titled "Hickory on the Bay Master Concept Plan" prepared by J.R. Evans Engineering., dated March 20, 2025, attached hereto and made a part hereof (**Exhibit "B"),** except as modified by the conditions below. This development must comply with all requirements of the Bonita Springs Land Development Code (LDC) at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary**.**

3. Schedule of Uses: **(not to exceed 23,717 square feet of commercial uses)**
    1. Accessory Uses and Structures
    2. Administrative Offices
    3. Clothing Stores, General
    4. Consumption on Premises Associated with Restaurant, Group III, including Outdoor Seating Areas
    5. Drive-Thru Facility (Limited to One (1))
    6. Dwelling Units: Multiple-Family Building (A Maximum of Six (6) Dwelling Units)
    7. Essential Services
    8. Essential Service Facilities, Group I
    9. Excavation, Water Retention, Including Excess Spoil Removal in Compliance with the LDC, subject to Condition 9.
    10. Fences, Walls
    11. Food Stores, Group I

12. Gift and Souvenir Shop
13. Open Space (Minimum 20% Required)
14. Package Sales for Off-Premises Consumption- limited to One (1) for sales within the ancillary retail store of the Waterfront Restaurant.
15. Parking Lot, Accessory
16. Rental or Leasing Establishments, Group I (Kayaks, Stand-up Paddle Boards, and Other Non-Powered Personal Water Vessels)
17. Residential Accessory Uses
18. Restaurant, Fast Food
19. Restaurant, Group I, II, and III; With Outdoor Seating
20. Signs, In Accordance with Chapter 6
21. Temporary Uses, subject to LDC Section 4-2124
~~22. Variety Store~~
23. Variety Store with Package Sales of Alcohol for Off-Premises Consumption, Located within the Waterfront Restaurant (Limited to One (1))- No consumption of package beverages shall take place on the Properties or associated wet slips.
24. Multi-Slip Docking Facility (Private), Wet Slips, Accessory (A Maximum of 37 Wet Slips). These slips shall be transient and only be available for use by patrons of the commercial uses within the CPD, subject to Condition 10. Slips are not to be rented or sold. No boat ramp shall be provided, nor parking for vehicles and trailers. No dry storage, service, repairs, rentals, or sale of marine fuel and lubricants shall occur.

4. Property Development Regulations:

These property development regulations set forth herein apply to all land uses within the Hickory on the Bay CPD. Standards not specifically set forth herein shall ~~not~~ be those specified in applicable sections of the Land Development Code in effect as of the date of approval of the development order. The project shall be consistent with the Bonita Beach Road Corridor Overlay, except where specific deviations are approved.

Minimum Lot Area and Dimensions:
The minimum lot area, width, and depth are as depicted on the Master Concept Plan for the entire project. No divisions or lot splits shall be granted for this development unless the planned development is amended to provide alternative property development regulations.

Minimum Setbacks:
Street: (Bonita Beach Road): Minimum 15 ft., Maximum 25 ft.
*Principal and Accessory Structures
Sides: 5 ft.
Rear (Waterbody): 25 ft. Principal structures, measured from mean high-water line***
10 ft. Accessory Structures** measured from mean high-water line. ***
Rear (Property Line): 20 ft. Principal Structures**/***
10 ft. Accessory Structures**/***

Preserve: 30 ft. Principal Structures;
0 ft. Accessory Structures

* Per Deviation (4), their associated setback shall not be applicable to principal waterfront structures and accessory structures.
** A minimum setback of 0 ft. from waterbodies shall be permitted for pedestrian boardwalks and outdoor seating. This includes outdoor seating that is structurally part of the principal structure, for the waterfront restaurant only.
*** Most restrictive applies

Minimum Building Separation:
50% of the sum of the heights of the buildings, but not less than 15 ft.

Minimum Open Space: 20%

Maximum Lot Coverage: 40%

Maximum Building Height: 35 ft. (2 Stories permitted where shown on the site plan, maximum 35 ft.)

5. Parking. Parking shall be provided consistent with LDC Sec. 4-1728, et seq., to be reviewed at time of local development order. Valet parking shall be available at all times of operation of the waterfront restaurant. Should the proposed Valet Plan **(Exhibit "D")**, not function accordingly, the Project is required to provide proposed alternatives to correct the deficiency, to be reviewed by Community Development.
6. The drive-thru facilities shall be generally consistent with **Exhibit C**, as further conditioned in this Staff Report, and shall be further analyzed by the City Architect at time of local development order.
7. The Applicant shall provide an easement to the public for the use of the multi-modal pathway through the site.
8. The golf cart parking on site is solely intended for maintenance and operation purposes of the site. Patrons are not permitted to bring golf carts to the site for any purpose unless they are authorized to be legally driven on the public roadways and shall be parked within the designated vehicle parking spaces.
9. Consumption on Premises and Bonita Springs Noise Control Ordinance.
   a. The kitchen shall stay open during all hours of operation.
   b. The sale and service of alcoholic beverages for on-site consumption will be in conjunction with the Restaurant, Group III use. A request for outdoor consumption for any other use requires separate approvals. Hours of consumption on premises are limited from 9:00 am-9:30 pm daily. Indoor consumption on premises is permitted until 11:00 pm daily, provided outdoor seating is ceased and the Noise Control Ordinance is complied with. This shall be strictly enforced.

c. There shall be no live entertainment in the outdoor area. Music or sound that is piped into the outdoor seating areas shall not exceed 70 dba when measured from the property line.
    i. All televisions, speakers and lighting shall be oriented towards the site. The Applicant will also provide, to the greatest extent possible, sound deadening equipment and angle their speakers in a manner that reduces sound travel to nearby residents.
    ii. If televisions are located outside, the sounds from the televisions shall not exceed 70 dba when measured from the property line. Televisions screens and lighting cannot be visible or emanate glare onto any arterial, collector or local road or onto properties outside the boundaries of **Exhibit A**.
    iii. All lighting shall be Dark Skies compliant, consistent with LDC Section 3-269.
d. Live music performed inside the establishment may be piped outside adhering to the Bonita Springs Noise Control Ordinance and the provisions found here, with the most restrictive being applicable. Windows and doors shall not stay open for the purpose of providing indoor/outdoor entertainment.
    i. Musicians and entertainers shall only be permitted to use the speaker system provided by the establishment.

10. Environmental
    a. In support of Deviation 4, a Planting Plan shall be provided with the Preserve Management Plan to provide sufficient buffering with appropriate native vegetation after invasive exotic vegetation removal. The Preserve Management Plan shall be provided at the time of local development order application. Plantings outside of the indigenous preserve will be provided with the Landscape Plan. These plantings shall be installed prior to the start of vertical building construction on the site.
        i. Additionally, after the removal of exotic vegetation, supplemental shoreline planting shall be provided to ensure the parking is adequately buffered.
    b. In support of Deviation 5, at the time of local development order, the landscape and architectural plans shall demonstrate screening and buffering that meets the intent of this code section.
    c. Prior to issuance of local development order and associated building permits, the Applicant shall demonstrate consistency with the Lee County Manatee Protection Plan. The wet slip count confirmation, and amount of law enforcement fee payment required for consistency shall be provided to City staff and shall be completed/paid prior to the use of the docks or as required by Lee County.
    d. A maximum of thirty-seven (37) wet slips are permitted for the project, in the areas outlined in the Master Concept Plan, as further restricted by agency review. This number is subject to reduction based on permitting review from

all required agencies, including but not limited to the Lee County Manatee Protection Plan and Conservation/Coastal Management Element of the Bonita Plan consistency.

i. These wet slips are solely intended on a transient basis to serve the patrons visiting the on-site commercial uses. Overnight and permanent docking are prohibited. Occupancy of the dock is solely permitted for docking during use of the site. After restaurant/retail use is complete, vessels shall leave the dock. Patrons of the site are subject to the Bonita Springs Noise Control Ordinance at all times.
ii. Signage shall be posted indicating use rules of docking facilities. Additionally, signage shall be installed in visible location warning slip users against dumping of any wastes into the waterway.
    1. Boat mooring is not permitted overnight. Slips are not available for rent or lease for use as boat storage.
    2. No fueling facilities or boat services and repairs permitted.
iii. The mangroves shall not be trimmed for the purpose of providing view corridors to the water.

e. The kayak launch is solely intended for the patrons renting the non-powered personal water vessels on the day of rental.
    i. Storage of all non-powered personal water vessels shall be enclosed at all times, except when rented. Storage in designated parking spaces is not permitted.

11. Transportation and Multimodal
    a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. At time of local Development Order, the Applicant shall submit a complete Traffic Impact Statement (TIS) in accordance with the LDC. Additional conditions for off-site improvements consistent with the City of Bonita Springs Land Development Code may be required to obtain local development order; and
    b. At time of local development order, except as provided herein, all required multimodal and complete streets facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, must meet or exceed the specifications and design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, as amended; the City of Bonita Springs Complete Streets Ordinance; and City of Bonita Springs Long Range Bicycle/Pedestrian Master Plan, as may be amended; and all applicable design standards except as required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).
    c. All work within County maintained rights-of-ways (ROW's) will require permitting and approval by the Lee County Department of Transportation (LDOT). Accordingly, the Applicant will need to coordinate with LDOT for additional/separate permitting, design requirements and material specifications, approvals, and inspections.

12. This Master Concept Plan is subject to conditions set forth herein and the rules, regulations, laws, and codes in place at the time of Development Order and Constructions Plan approval. Approval of this Planned Development is not a guarantee of future approvals.

SUBJECT PROPERTIES:

The Applicant indicates the STRAP numbers are: 32-47-25-B4-00055.0000, 32-47-25-B4-00056.0010, 32-47-25-B4-00056.0040, 32-47-25-B4-00056.0020, 32-47-25-B4-00056.0000, 32-47-25-B4-00064.0000, 32-47-25-B4-0030A.0000 AND 32-47-25-B4-0030B.0000.

EXHIBITS:

A. Legal Description and Sketch of the Properties
B. Master Concept Plan dated March 20, 2025
C. Proposed Architectural Elevations
D. Proposed Valet Parking Plan
E. Historic Slip Approval Review
F. Proposed Schedule of Deviations and Justifications
G. Applicant's Narrative of Consistency

ATTACHMENTS:

A. Staff Informational Analysis
   i. Background and Informational Analysis
   ii. Public Notice Responses

B. Applicant's Informational Analysis
   i. Application
   ii. Request and Bonita Plan and LDC Consistency Narrative
   iii. Schedule of Deviations and Justifications
   iv. Surface Water Management Narrative
   v. Environmental Assessment Report
   vi. Traffic Impact Statement
   vii. Pre-filing and Post-sufficiency Neighborhood Meeting Information
   viii. Remainder of Application Materials

LEGAL DESCRIPTION
(PROVIDED BY CLIENT)

INSTRUMENT #2023000081012

BEGINNING AT THE POINT 207.5 FEET WEST OF WHERE THE EAST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, INTERSECTS WITH THE NORTH BOUNDARY OF THE BONITA BEACH ROAD, THEN RUNNING NORTH 210 FEET, THEN WEST 312.1 FEET, THENCE SOUTH 210 FEET, AND THEN EAST TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
AND

INSTRUMENT #2023000081767

PARCEL I:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 1870 FEET EAST OF INTERSECTION WITH WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL II:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 1770 FEET EAST OF INTERSECTION WITH WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL III:
BEGINNING ON THE NORTH SIDE OF BONITA BEACH ROAD AT A POINT 1370 FEET EAST OF THE INTERSECTION WITH THE WEST LINE OF THE SECTION; NORTH 200 FEET; EAST 150 FEET; NORTH 10 FEET; EAST 600 FEET; SOUTH 210 FEET; WEST 750 FEET TO BEGINNING, LESS THE EAST 350 FEET THEREOF, IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL IV:
BEGINNING AT A POINT 1218 FEET EAST FROM WHERE THE WEST BOUNDARY OF SECTION 32, INTERSECTS WITH THE NORTH BOUNDARY OF BONITA BEACH ROAD, THENCE NORTH 200 FEET; THENCE EAST 152 FEET, THENCE SOUTH 200 FEET, THENCE WEST TO THE POINT OF BEGINNING, IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL V:
BEGINNING AT A POINT 250 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THIS WEST BOUNDARY TO THE SHORELINE; THEN FOLLOWING THIS SHORELINE TO THE WEST AND SOUTH TO A POINT 250 NORTH OF THE SECTION; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL VI
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD, 1970 FEET EAST OF INTERSECTION WITH THE WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 50 FEET; THENCE SOUTH A DISTANCE OF 210 FEET, THENCE WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL VII:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 2020 FEET EAST OF INTERSECTION WITH THE WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PROPERTY ACQUIRED BY LEE COUNTY FOR ROADWAY IMPROVEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 2615, PAGE 2473, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

PARCEL "A" AND PARCEL "B", LEDFORD SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

"AS SURVEYED" DESCRIPTION

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

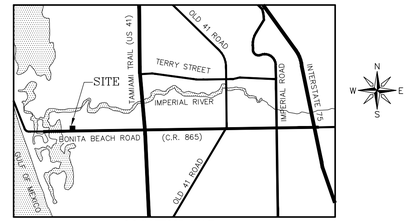
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN S.89°46'03"W., ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 208.81 FEET; THENCE LEAVING SAID SOUTH LINE, RUN N.01°13'57"E., FOR A DISTANCE OF 50.00 FEET TO A THE NORTH RIGHT OF WAY LINE OF BONITA BEACH ROAD (A 100' RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.89°46'03"W., ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 1,209.28 FEET TO THE MEAN HIGH WATER LINE OF LITTLE HICKORY LAGOON, (ELEVATION -0.02 FEET NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N.28°57'28"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.21 FEET; THENCE RUN N.04°56'48"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 16.70 FEET; THENCE RUN N.20°23'41"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.81 FEET; THENCE RUN N.03°15'47"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.84 FEET; THENCE RUN N.04°35'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.27 FEET; THENCE RUN N.11°24'54"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.80 FEET; THENCE RUN N.15°24'04"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.54 FEET; THENCE RUN N.24°05'24"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.66 FEET; THENCE RUN N.31°34'48"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.12 FEET; THENCE RUN N.01°03'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.10 FEET; THENCE RUN N.47°36'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.60 FEET; THENCE RUN N.55°25'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 34.63 FEET; THENCE RUN N.74°50'45"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.90 FEET; THENCE RUN S.84°40'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.42 FEET; THENCE RUN S.38°31'07"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.81 FEET; THENCE RUN S.01°03'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.21 FEET; THENCE RUN S.03°26'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.56 FEET; THENCE RUN S.09°01'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.02 FEET; THENCE RUN S.04°42'33"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.12 FEET; THENCE RUN S.04°37'00"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.31 FEET; THENCE RUN S.11°39'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.11 FEET; THENCE RUN S.05°41'55"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.04 FEET; THENCE RUN S.07°17'13"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.67 FEET; THENCE RUN S.31°23'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.15 FEET; THENCE RUN S.85°26'08"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.06 FEET; THENCE RUN N.11°37'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.26 FEET; THENCE RUN N.01°37'29"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.60 FEET; THENCE RUN N.01°03'29"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.06 FEET; THENCE RUN N.02°06'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.26 FEET; THENCE RUN N.03°18'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.82 FEET; THENCE RUN N.00°48'05"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.16 FEET; THENCE RUN N.66°33'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.66 FEET; THENCE RUN S.62°46'04"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 35.19 FEET; THENCE RUN S.59°12'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.19 FEET; THENCE RUN S.56°14'23"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.10 FEET; THENCE RUN S.31°43'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.57 FEET; THENCE RUN S.05°56'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.12 FEET; THENCE RUN S.03°32'39"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.00 FEET; THENCE RUN S.24°00'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.08 FEET; THENCE RUN S.41°25'34"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.59 FEET; THENCE RUN S.79°23'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.58 FEET; THENCE RUN N.85°48'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.42 FEET; THENCE RUN N.89°03'18"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.40 FEET; THENCE RUN S.83°40'10"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.39 FEET; THENCE RUN N.83°12'03"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.33 FEET; THENCE RUN N.68°31'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.92 FEET; THENCE RUN N.16°16'05"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.52 FEET; THENCE RUN N.10°36'54"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 61.70 FEET; THENCE RUN N.01°27'31"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.23 FEET; THENCE RUN N.63°05'32"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.86 FEET; THENCE RUN S.88°10'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.04 FEET; THENCE RUN N.76°59'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 35.08 FEET; THENCE RUN N.88°35'40"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.46 FEET; THENCE RUN N.87°59'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.23 FEET; THENCE RUN S.89°33'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.84 FEET; THENCE RUN S.89°10'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.88 FEET; THENCE RUN N.88°50'41"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.13 FEET; THENCE RUN N.87°56'22"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.84 FEET; THENCE RUN N.89°33'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.70 FEET; THENCE RUN S.76°41'06"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.90 FEET; THENCE RUN N.80°22'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.93 FEET; THENCE RUN S.87°41'19"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 11.41 FEET; THENCE RUN N.84°26'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 14.49 FEET; THENCE RUN N.89°23'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.02 FEET; THENCE RUN N.89°17'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.61 FEET; THENCE RUN N.75°21'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.63 FEET; THENCE RUN N.56°56'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.17 FEET; THENCE RUN S.88°33'48"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.51 FEET; THENCE RUN N.64°11'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.22 FEET; THENCE RUN S.48°35'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.76 FEET; THENCE RUN S.75°17'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 10.20 FEET; THENCE RUN N.66°43'46"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 22.88 FEET; THENCE RUN N.88°24'21"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.10 FEET; THENCE RUN N.85°10'35"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.03 FEET; THENCE RUN N.53°14'16"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 11.40 FEET; THENCE RUN N.77°58'05"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.08 FEET; THENCE RUN S.89°28'34"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.08 FEET; THENCE RUN S.84°41'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.72 FEET; THENCE RUN N.82°39'12"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.40 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2012000119496 OF SAID PUBLIC REORDS OF LEE COUNTY FLORIDA; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN S.01°43'42"E., ALONG SAID WEST LINE, FOR A DISTANCE OF 200.91 FEET TO THE POINT OF BEGINNING.

Line Table		
Line #	Direction	Length
L91	N28°57'28"E	27.21
L92	N4°56'48"E	16.70
L93	N20°23'41"E	27.81
L94	N3°15'47"W	24.84
L95	N4°35'00"W	20.27
L96	N11°24'54"W	29.80
L97	N15°24'04"W	18.54
L98	N24°05'24"W	18.66
L99	N31°34'48"W	20.12
L100	N1°03'14"E	26.10
L101	N47°36'14"E	17.60
L102	N55°25'14"E	34.63
L103	N74°50'45"E	30.90
L104	S84°40'54"E	18.42
L105	S38°31'07"E	17.81
L106	S1°03'37"E	18.21
L107	S3°26'19"W	25.56
L108	S9°01'25"E	21.02
L109	S4°42'33"E	25.12
L110	S4°37'00"E	24.31

Line Table		
Line #	Direction	Length
L111	S11°39'27"E	20.11
L112	S5°41'55"E	31.04
L113	S7°17'13"E	24.67
L114	S31°23'17"E	24.15
L115	S85°26'08"E	28.06
L116	N11°37'52"E	28.26
L117	N1°37'29"W	28.60
L118	N1°03'29"E	30.06
L119	N2°06'53"E	26.26
L120	N3°18'36"W	29.82
L121	N0°48'05"W	26.16
L122	N66°33'52"E	19.66
L123	S62°46'04"E	35.19
L124	S59°12'02"E	29.19
L125	S56°14'23"E	32.10
L126	S31°43'37"E	32.57
L127	S5°56'22"W	24.12
L128	S3°32'39"E	28.00
L129	S24°00'38"E	25.08
L130	S41°25'34"E	20.59

Line Table		
Line #	Direction	Length
L131	S79°23'25"E	18.58
L132	N85°48'25"E	33.42
L133	N89°03'18"E	27.40
L134	S83°40'10"E	31.39
L135	N83°12'03"E	32.33
L136	N68°31'38"E	23.92
L137	N16°16'05"E	18.52
L138	N10°36'54"W	61.70
L139	N1°27'31"W	18.23
L140	N63°05'32"E	20.86
L141	S88°10'37"E	51.04
L142	N76°59'20"E	35.08
L143	N88°35'40"E	24.46
L144	N87°59'17"E	36.23
L145	S89°33'52"E	21.84
L146	S89°10'30"E	26.88
L147	N88°50'41"E	45.13
L148	N87°56'22"E	29.84
L149	N89°33'37"E	32.70
L150	S76°41'06"E	19.90

Line Table		
Line #	Direction	Length
L151	N80°22'30"E	51.93
L152	S87°41'19"E	11.41
L153	N84°26'38"E	14.49
L154	N89°23'14"E	21.02
L155	N89°17'53"E	19.61
L156	N75°21'27"E	30.63
L157	N56°56'17"E	19.17
L158	S88°33'48"E	17.51
L159	N64°11'27"E	21.22
L160	S48°35'54"E	20.76
L161	S75°17'37"E	10.20
L162	N66°43'46"E	22.88
L163	N88°24'21"E	26.10
L164	N85°10'35"E	27.03
L165	N53°14'16"E	11.40
L166	N77°58'05"E	24.08
L167	S89°28'34"E	30.08
L168	S84°41'02"E	23.72
L169	N82°39'12"E	23.40



LOCATION MAP
NOT TO SCALE

LEGEND

F.P/K	△	FOUND PARKER-KAYLON NAIL
F.I.R.	○	FOUND IRON ROD (SIZE & ID AS NOTED)
F.A.C.		FLORIDA ADMINISTRATIVE CODE
L.S.		LICENSED SURVEYOR
L.B.		LICENSED BUSINESS
F.I.R.M.		FLOOD INSURANCE RATE MAP
P.B.		PLAT BOOK
PG.(S)		PAGE(S)
O.R.		OFFICIAL RECORDS
INST.		INSTRUMENT
NO.		NUMBER
TOE		APPROXIMATE TOE OF SLOPE
TOB		APPROXIMATE TOP OF BANK
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
NAVD		NORTH AMERICAN VERTICAL DATUM
I.D.		IDENTIFICATION
(M)		MEASURED
(P)		PLAT
(L)		LEGAL
TWSP.		TOWNSHIP
RNG.		RANGE
OHP		OVERHEAD POWER LINES
PVC		POLY VINYL CHLORIDE
		FIRE HYDRANT
		GATE VALVE
		CONCRETE POWER POLE
		WOOD POWER POLE
		CLEANOUT
		SANITARY MANHOLE
		GUY ANCHOR
		SINGLE POST SIGN

SURVEYORS NOTES

1.) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT), VERIFIED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF S89°35'31"W.

2.) DIMENSIONS SHOWN HEREON ARE GRID DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

3.) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4.) THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 10 FEET (NAVD 88), PER F.I.R.M. 12071C0654G, EFFECTIVE DATE 11/17/2022.

5.) FOUNDATIONS AND UTILITIES BENEATH THE SURFACE, IF ANY, HAVE NOT BEEN LOCATED.

6.) TOTAL AREA OF PROPERTY SURVEYED IS 5.897± ACRES (INCLUDING 1.745± ACRES OF SUBMERGED LAND). AREA OF UPLAND PARCEL IS 4.152± ACRES.

7.) LAST DATE OF FIELD WORK WAS 06/21/23.

8.) THE INTENDED USE OF THIS SURVEY IS TO BE USED FOR DESIGN PURPOSES.

9.) ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS THEY RELATE TO NATIONAL GEODETIC SURVEY BENCHMARK "Y 718" (POINT IDENTIFICATION NUMBER DN3708), HAVING AN ELEVATION OF 4.48'.

10.) COORDINATES SHOWN HEREON WERE MEASURED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE NAD 83, 2011 ADJUSTMENT.

CERTIFICATION:

I HEREBY CERTIFY TO:

1. J.R. EVANS ENGINEERING, P.A.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 05/25/23 THROUGH 04/02/24. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051-.053, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERRY
License Number
5296
STATE OF
FLORIDA
Professional Surveyor and Mapper

STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS INC. (L.B. #8033)
REVISED PER COMMENTS 07/08/2023
REVISED 05/13/2024: ADDED PARCELS "A"&"B", LEDFORD SHORES
REVISED 06/17/2024: ADDED SEWER MANHOLE DATA
REVISED 08/22/2024: REVISED LOCATION OF PARCELS A & B, LEDFORD SHORES
REVISED 09/11/2024: REVISED NOTE 6
REVISED 01/03/2025: ADDED AQUATIC PRESERVE
REVISED 02/19/2025: REVISED AREA SUMMARY

SHEET 1 OF 4

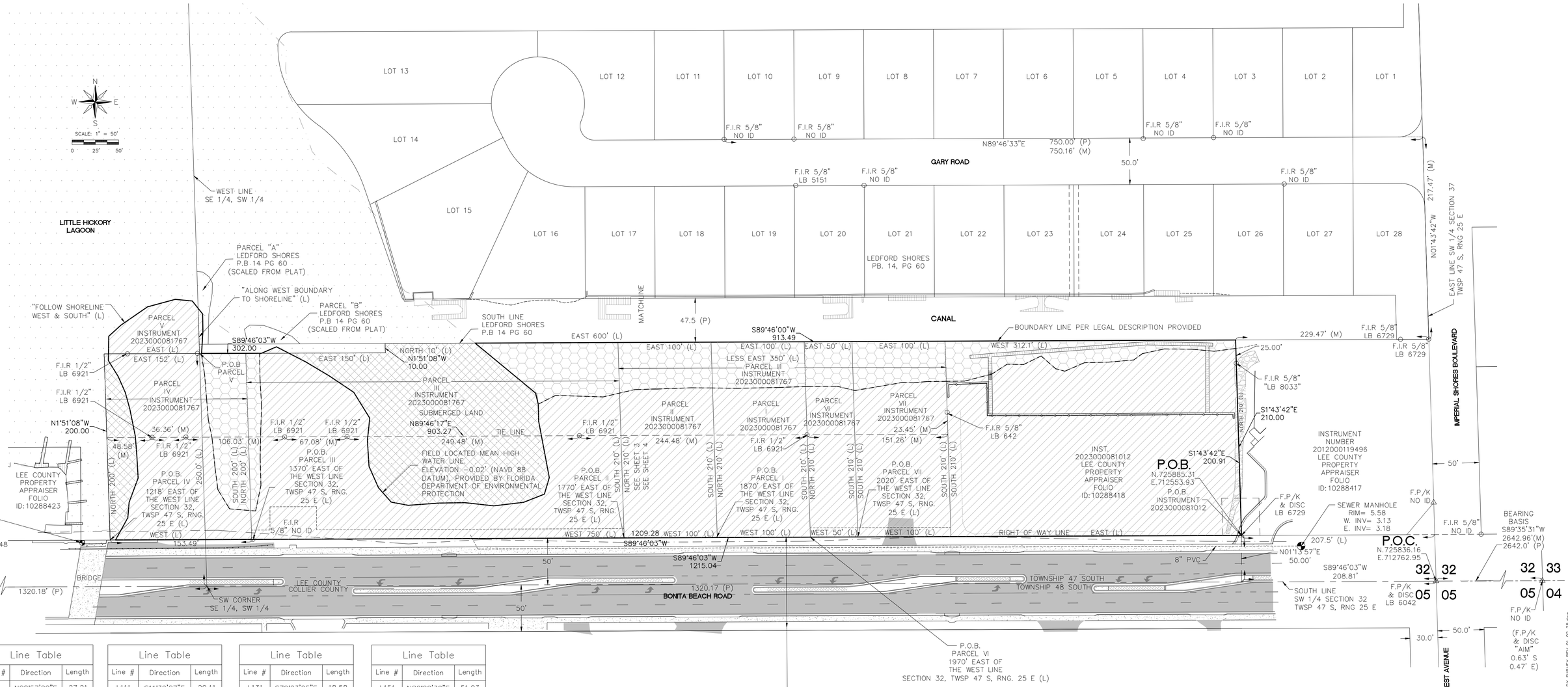
PROJECT NUMBER 23.24

DATE: 04/02/2024	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=50'	

BOUNDARY SURVEY
(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD, SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY REV 01 02 25.dwg



Line Table		
Line #	Direction	Length
L91	N28°57'28"E	27.21
L92	N4°56'48"E	16.70
L93	N20°23'41"E	27.81
L94	N3°15'47"W	24.84
L95	N4°35'00"W	20.27
L96	N11°24'54"W	29.80
L97	N15°24'04"W	18.54
L98	N24°05'24"W	18.66
L99	N31°34'48"W	20.12
L100	N1°03'14"E	26.10
L101	N47°36'14"E	17.60
L102	N55°25'14"E	34.63
L103	N74°50'45"E	30.90
L104	S84°40'54"E	18.42
L105	S38°31'07"E	17.81
L106	S1°03'37"E	18.21
L107	S3°26'19"W	25.56
L108	S9°01'25"E	21.02
L109	S4°42'33"E	25.12
L110	S4°37'00"E	24.31

Line Table		
Line #	Direction	Length
L111	S11°39'27"E	20.11
L112	S5°41'55"E	31.04
L113	S7°17'13"E	24.67
L114	S31°23'17"E	24.15
L115	S85°26'08"E	28.06
L116	N11°37'52"E	28.26
L117	N1°37'29"W	28.60
L118	N1°03'29"E	30.06
L119	N2°06'53"E	26.26
L120	N3°18'36"W	29.82
L121	N0°48'05"W	26.16
L122	N66°33'52"E	19.66
L123	S62°46'04"E	35.19
L124	S59°12'02"E	29.19
L125	S56°14'23"E	32.10
L126	S31°43'37"E	32.57
L127	S5°56'22"W	24.12
L128	S3°32'39"E	28.00
L129	S24°00'38"E	25.08
L130	S41°25'34"E	20.59

Line Table		
Line #	Direction	Length
L131	S79°23'25"E	18.58
L132	N85°48'25"E	33.42
L133	N89°03'18"E	27.40
L134	S83°40'10"E	31.39
L135	N83°12'03"E	32.33
L136	N68°31'38"E	23.92
L137	N16°16'05"E	18.52
L138	N10°36'54"W	61.70
L139	N1°27'31"W	18.23
L140	N63°05'32"E	20.86
L141	S88°10'37"E	51.04
L142	N76°59'20"E	35.08
L143	N88°35'40"E	24.46
L144	N87°59'17"E	36.23
L145	S89°33'52"E	21.84
L146	S89°10'30"E	26.88
L147	N88°50'41"E	45.13
L148	N87°56'22"E	29.84
L149	N89°33'37"E	32.70
L150	S76°41'06"E	19.90

Line Table		
Line #	Direction	Length
L151	N80°22'30"E	51.93
L152	S87°41'19"E	11.41
L153	N84°26'38"E	14.49
L154	N89°23'14"E	21.02
L155	N89°17'53"E	19.61
L156	N75°21'27"E	30.63
L157	N56°56'17"E	19.17
L158	S88°33'48"E	17.51
L159	N64°11'27"E	21.22
L160	S48°35'54"E	20.76
L161	S75°17'37"E	10.20
L162	N66°43'46"E	22.88
L163	N88°24'21"E	26.10
L164	N85°10'35"E	27.03
L165	N53°14'16"E	11.40
L166	N77°58'05"E	24.08
L167	S89°28'34"E	30.08
L168	S84°41'02"E	23.72
L169	N82°39'12"E	23.40

LEGEND

F.P/K △	FOUND PARKER-KAYLON NAIL
F.I.R. ○	FOUND IRON ROD (SIZE & ID AS NOTED)
F.A.C.	FLORIDA ADMINISTRATIVE CODE
L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
F.I.R.M.	FLOOD INSURANCE RATE MAP
P.B.	PLAT BOOK
PG.(S)	PAGE(S)
O.R.	OFFICIAL RECORDS
INST.	INSTRUMENT
NO.	NUMBER
TOE	APPROXIMATE TOE OF SLOPE
TOB	APPROXIMATE TOP OF BANK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
I.D.	IDENTIFICATION
(M)	MEASURED
(P)	PLAT
(L)	LEGAL
TWSP.	TOWNSHIP
RNG.	RANGE
OHP	OVERHEAD POWER LINES
	FIRE HYDRANT
	GATE VALVE
	CONCRETE POWER POLE
	WOOD POWER POLKE
	CLEANOUT
	SANITARY MANHOLE
	GUY ANCHOR
	SINGLE POST SIGN

100' RIGHT OF WAY
STATE OF FLORIDA
STATE ROAD DEPARTMENT RIGHT OF WAY MAP
SECTION NO. 1260-150 & 0361-150
(STATE ROAD 865)

AQUATIC PRESERVE
(PROVIDED BY CLIENT)

AREA SUMMARY

AREA ABOVE MEAN HIGH WATER LINE ("AS SURVEYED AREA")	4.152 ACRES±
AREA BELOW HIGH WATER LINE NOT LOCATED IN AQUATIC PRESERVE	
WESTERLY AREA (AREA TO BE FILLED)	0.202 ACRES±
EASTERLY AREA	0.713 ACRES±
	5.067 ACRES±
AREA BELOW HIGH WATER LINE LOCATED IN AQUATIC PRESERVE	0.830 ACRES±
TOTAL AREA	5.897 ACRES±

SHEET 2 OF 4

PROJECT NUMBER 23.24

DATE: 01/02/2025	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=50'	

BOUNDARY SURVEY
(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD, SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY REV 01 02 25.dwg

N
W E
S
SCALE: 1" = 20'
0 10' 20'

PARCEL "A"
LEDFORD SHORES
P.B 14 PG 60
GREGORY & PHILLIP BIOLCHINI
O.R. 2772, PG. 2166
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288661
(SCALED FROM PLAT)

PARCEL "B"
LEDFORD SHORES
P.B 14 PG 60
GREGORY & PHILLIP BIOLCHINI
O.R. 2772, PG. 2166
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288661
(SCALED FROM PLAT)

LITTLE HICKORY LAGOON

CONCRETE SEA WALL CAP
LOT 15
LEDFORD SHORES
PB. 14, PG 60
LOT 16
LOT 17
CONCRETE SEA WALL CAP
JET SKI DOCK
WOOD DOCK
PLATTED LINE
APPROXIMATE SHORELINE
WOOD DOCK
MATCHLINE

FOLLOW SHORELINE WEST & SOUTH (L)

"ALONG WEST BOUNDARY TO SHORELINE" (L)

SOUTH LINE LEDFORD SHORES P.B 14 PG 60

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

MANGROVES

PARCEL V
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288439

F.I.R 1/2" LB 6921

P.O.B PARCEL V

S89°46'03"W 302.00

EAST 600' (L)

NORTH 10' (L)

EAST 150' (L)

N1°51'08"W 10.00

PARCEL IV
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288439

PARCEL III
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288419

SEE SHEET 3
SEE SHEET 4

SUBMERGED LANDS

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

N1°51'08"W 200.00

N89°46'17"E 903.27

FIELD LOCATED MEAN HIGH WATER LINE, ELEVATION =0.02' (NAVD 88 DATUM), PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTH 200' (L)

NORTH 200' (L)

WEST LINE SE 1/4, SW 1/4

NORTH 200' (L)

WOOD DOCK (TYPICAL)

LEE COUNTY PROPERTY APPRAISER FOLIO ID:10288423

P.O.B. PARCEL IV 1218' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL III 1370' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

F.I.R 5/8" NO ID

10' TEMPORARY CONSTRUCTION EASEMENT O.R. 2615 PG. 2483

SEWER MANHOLE RIM= 5.00 NW. INV= 0.64 E. INV= 0.57

SEWER MANHOLE RIM= 3.62 SE. INV= 0.79

WEST 152' (L)

153.49'

RIGHT OF WAY LINE

S89°46'0

NATIONAL GEODETIC SURVEY BENCHMARK " Y 718" ELEVATION=4.48

CORNER FALLS IN WATER (CANNOT SET)

BRIDGE

GUARDRAIL

8' CONCRETE WALK

2' CURB & GUTTER

2.3' CURB & GUTTER

CURB OPENING FOR ACCESS

CABLE BOX

FIBER OPTIC BOX

OHP

8" PVC

GRASS MEDIAN

PAVER BRICK

LEE COUNTY
COLLIER COUNTY

TOWNSHIP 47 SOUTH
TOWNSHIP 48 SOUTH

SOUTH LINE SW 1/4 SECTION 32 TWSP 47 S, RNG 25 E

BONITA BEACH ROAD
COUNTY ROAD 865
(100' RIGHT OF WAY)

RIGHT OF WAY LINE

100' RIGHT OF WAY
STATE OF FLORIDA
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP
SECTION NO. 1260-150 & 0361-150
(STATE ROAD 865)

NOTE: SEE SHEET 1 AND 2 FOR LINE TABLES AND LEGEND.

SHEET 3 OF 4

PROJECT NUMBER	23.24
DATE:	06/20/2023
FIELD BOOK AND PAGE:	SEE FILE
DRAWN BY:	SEB, JRB
APPROVED:	SEB
SCALE:	1"=20'

BOUNDARY SURVEY

(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH
RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY REV 01 02 25.dwg

LOT 17 | LOT 18 | LOT 19 | LOT 20 | LEDFORD SHORES PB. 14, PG 60 LOT 21 | LOT 22 | LOT 23 | 10.0' DRAINAGE EASEMENT | LOT 24 | LOT 25 | LOT 26

CONCRETE SEA WALL CAP

PLATTED LINE

WOOD DOCK

APPROXIMATE SHORELINE

MATCHLINE

N
W E
S

SCALE: 1" = 20'
0 10' 20'

LITTLE HICKORY LAGOON

S89°46'00"W 913.49

SEE SHEET 3
SEE SHEET 4

EAST 100' (L) | EAST 100' (L) | EAST 50' (L) | EAST 100' (L) | 76.52' (M) | WEST 312.1' (L)

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

MANGROVES

TOE

TOB

L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153 L154 L155 L156 L157 L158 L159 L160 L161 L162 L163 L164 L165 L166 L167 L168 L169

FIELD LOCATED MEAN HIGH WATER LINE ELEVATION −0.02' (NAVD 88 DATUM), PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

F.I.R 5/8" LB 642

STEPS

WOOD DOCK

GATE

1.6' CONCRETE SEA WALL CAP

6' CHAIN LINK FENCE

1.6' CONCRETE SEA WALL CAP

INSTRUMENT #2012000119496 LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288417

S1°43'42"E 210.00

STONE RIP RAP

2' CURB & GUTTER

S1°43'42"E 200.91

244.48' (M) | TIE LINE | 151.26' (M) | 23.45' (M) | 110.03' (M) SOUTH 210' (L)

PARCEL II
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288422

SOUTH 210' (L) NORTH 210' (L)

PARCEL I
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288421

SOUTH 210' (L) NORTH 210' (L)

PARCEL VI
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

SOUTH 210' (L) NORTH 210' (L)

PARCEL VII
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

INST. 2023000081012
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

P.O.B.
N.725885.31
E.712553.93

P.O.B. PARCEL I
1870' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL VI
1970' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL VII
2020' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

PAVED APRON

10' TEMPORARY CONSTRUCTION EASEMENT O.R. 2615 PG. 2483

STACK OF 3 BRICKS

ROADWAY ACCESS EASEMENT O.R. 2540 PG. 1414

F. P/K & DISC LB 6729

1209.28
S89°46'03"W
OHP

CLEAN OUT TOP ELEV.= 4.02

WEST 100' (L) | WEST 100' (L) | WEST 50' (L) | WEST 100' (L) | EAST (L) 312.00'

CLEAN OUT TOP ELEV.= 4.86

SWITCH CABINET

OHP

8" CONCRETE WALK

8" PVC

S89°46'03"W 1215.04

CURB OPENING FOR ACCESS

SEWER MANHOLE RIM= 5.29 W. INV= −0.85 E. INV= −0.90

PAINTED TRAFFIC STRIPE (TYP)

2.3' CURB & GUTTER

N01°13'57"E 50.00'

8" PVC (SEE SHEET 2 FOR CONTINUANCE)

PAVER BRICK

GRASS MEDIAN

SOUTH LINE SW 1/4 SECTION 32 TWSP 47 S, RNG 25 E

TOWNSHIP 47 SOUTH
TOWNSHIP 48 SOUTH

LEE COUNTY
COLLIER COUNTY

S89°46'03"W 208.81'

BONITA BEACH ROAD
COUNTY ROAD 865
(100' RIGHT OF WAY)

F.N.& D. "LB 642"

100' RIGHT OF WAY
STATE OF FLORIDA
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP
SECTION NO. 1260-150 & 0361-150
(STATE ROAD 865)

NOTE: SEE SHEET 1 AND 2 FOR LINE TABLES AND LEGEND.

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY REV 01 02 25.dwg

SHEET 4 OF 4

PROJECT NUMBER 23.24

DATE: 06/20/2023	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=20'	

BOUNDARY SURVEY

(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH
RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

PROJECT SUMMARY

1. PARCEL DATA:
PROJECT SIZE: 5.07 AC±
FUTURE LAND USE GENERAL COMMERCIAL
EXISTING ZONING: C-1 & RPD
EXISTING LAND USE: UNDEVELOPED

2. REQUEST:
REZONE FROM C-1 AND RPD TO MPD.

3. ADJACENT PROPERTY ZONING/LAND USE:

	Zoning	Land Use
North	TFC-2	Canal, single and two-family residential
South	C-4 (Collier County)	Commercial marina, restaurants, retail
East	Bonita Beach Road Corridor Overlay, Beach Zone	7-Eleven
West	Bonita Beach Road Corridor Overlay, Beach Zone	Commercial marina

4. CONCEPTUAL LAND USE BREAKDOWN:
PROPOSED WETLAND AREA TO BE FILLED: 0.20 AC
EXISTING UPLANDS: 4.15 AC
SITE AREA: 4.35 AC

PROPOSED BUILDING: 0.63 AC
PROPOSED ASPHALT & SIDEWALK: 2.29 AC
OPEN SPACE / GREEN AREAS: 1.43 AC
TOTAL: 4.35 AC
STATE OWNED WATERS: 0.83 AC
OTHER WATERS: 0.72 AC
TOTAL PROJECT AREA 5.90 AC±

5. OPEN SPACE:
COMMERCIAL DEVELOPMENT: 5.00 AC X 0.2 = 1.00 AC
RESIDENTIAL DEVELOPMENT: 0.21 AC X 0.4 = 0.08 AC
OPEN SPACE REQ./PROVIDED (MIN.): 1.08 AC±

6. INDIGENOUS OPEN SPACE:
REQUIRED : 1.08 AC. X 0.5 = 0.54 AC.
PROVIDED: 0.66 AC.

7. PARKING: (6)

PARKING REQUIREMENTS			
USE	VALUE	REQUIREMENT	REQUIRED
RESTAURANT	13,879	14 SPACES PER 1,000 SQ.FT.	195
OFFICE	1,450	1 SPACES PER 300 SQ.FT.	5
MULTIPLE-FAMILY UNITS (4 - 2 BED; 2 - 1 BED)	6	1.75 SPACES PER 2 BED UNIT; 1.5 SPACES PER 1 BED UNIT; 10% GUEST PARKING.	11
RETAIL	5,388	1 SPACES PER 250 SQ.FT.	22
RESTAURANT (FAST FOOD)	1,000	13 SPACES PER 1,000 SQ.FT.	13
RESTAURANT (FAST FOOD)	2,000	13 SPACES PER 1,000 SQ.FT.	26
TOTAL PARKING SPACES REQUIRED			*272*
PARKING REDUCTION			
USE	REQUIREMENT		REDUCTION
VALET PARKING	50% REDUCTION OF REQUIRED PARKING SPACES FOR RESTAURANT		97
BIKE RACK	27 BIKE RACKS WILL BE PROVIDED THROUGH THE SITE WITH 3:1 RATIO		9
TOTAL REDUCTION OF PARKING SPACES			*106*
TOTAL PARKING SPACES REQUIRED WITH REDUCTION			***166***
TOTAL PARKING SPACES PROVIDED			***166***

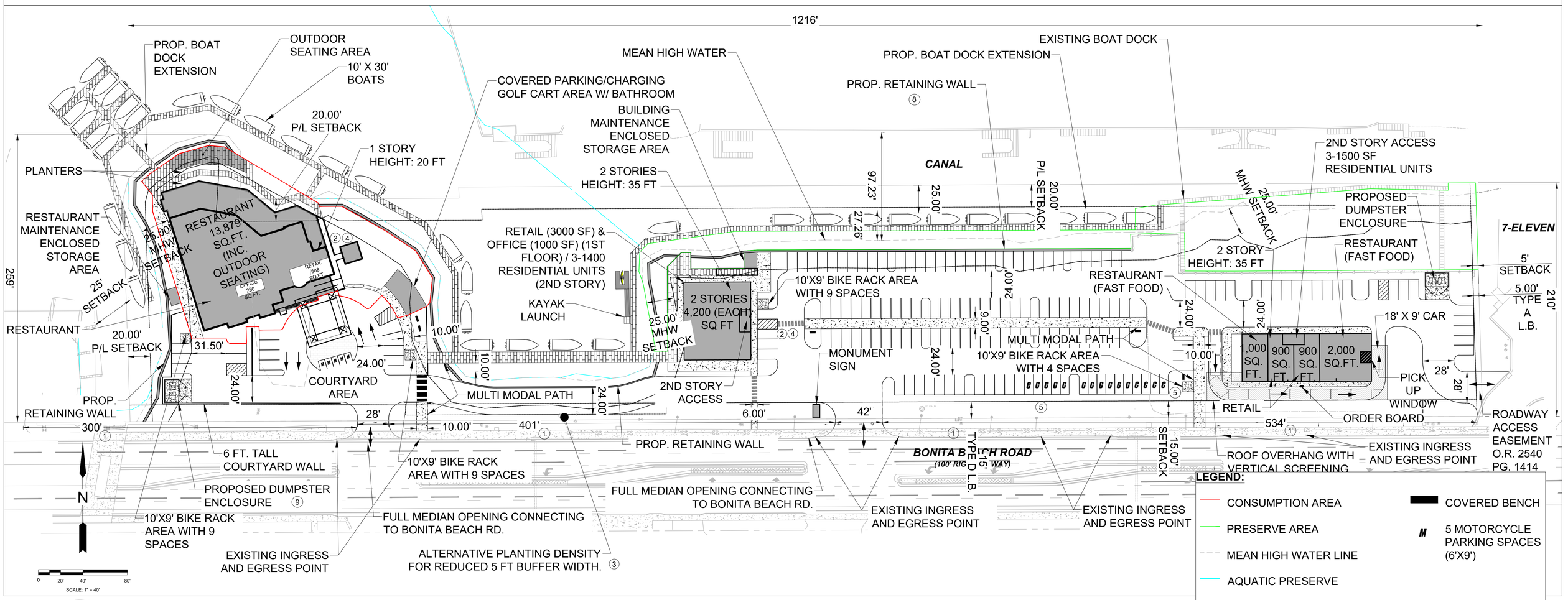
8. PUBLIC TRANSPORTATION:
THE PROPERTY IS WITHIN THE BONITA SPRINGS ULTRA ON DEMAND TRANSIT SERVICE AREA.

9. LANDSCAPE BUFFERS:
FOR DETAILS REFER TO DEVIATIONS.

10. DEVIATIONS: SEE SHEET 2

11. PROJECT NOTES:

- LDC SEC. 4-899 (B)(4) D II. IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL DWELLING OR RESIDENTIAL LOT, A SOLID FENCE, OPAQUE LANDSCAPE HEDGE, OR COMBINATION BERM AND SOLID FENCE OR OPAQUE LANDSCAPE HEDGE NOT LESS THAN SIX FEET IN HEIGHT MUST BE CONSTRUCTED ALONG THE PROPERTY LINE. FENCE, BERMS, AND HEDGES MUST NOT BE PLACED SO THEY VIOLATE THE VEHICLE VISIBILITY REQUIREMENTS OF LDC.
- 37 BOAT SLIPS ARE ANTICIPATED TO BE PROVIDED.
- RESIDENTIAL UNITS LOCATED ON 2nd STORY OF 2 STORY BUILDING.



J.R. EVANS ENGINEERING

HICKORY ON THE BAY

MASTER CONCEPT PLAN

MCP.DWG
March 20, 2025

SCHEDULE OF DEVIATIONS
HICKORY ON THE BAY

DEVIATION (1) REQUESTS RELIEF FROM LDC SEC. 3-289(A), *SPECIAL ACCESS PROVISIONS FOR BONITA BEACH ROAD*, WHICH REQUIRES A MINIMUM CONNECTION SEPARATION OF 660 FEET FOR ANY ACCESS TO BONITA BEACH ROAD, TO ALLOW A MINIMUM CONNECTION SEPARATION OF 200 FEET.

DEVIATION (2) REQUESTS RELIEF FROM LDC SEC. 3-418(D)(3), *BUFFER REQUIREMENTS*, WHICH REQUIRES A MINIMUM 5-FOOT-WIDE TYPE A BUFFER BETWEEN COMMERCIAL USES, TO ALLOW NO LANDSCAPE BUFFER BETWEEN COMMERCIAL USES INTERNAL TO THE PROPERTY.

DEVIATION (3) REQUESTS RELIEF FROM LDC SEC. 3-418(D)(3), *BUFFER REQUIREMENTS*, WHICH REQUIRES A MINIMUM 15-FOOT-WIDE TYPE D BUFFER ALONG RIGHTS-OR-WAY, TO ALLOW A SECTION OF THE REQUIRED PERIMETER LANDSCAPE BUFFER TO BE 5-FEET IN WIDTH IN THE LOCATION DEPICTED ON THE MASTER CONCEPT PLAN.

DEVIATION (4) REQUESTS RELIEF FROM THE FOLLOWING REQUIREMENTS FOUND IN LDC SEC. 4-899, *SITE DESIGN STANDARDS*:

LDC SEC. 4-899(A), *PROPERTY DEVELOPMENT REGULATIONS*, WHICH REQUIRES A MAXIMUM STREET SETBACK OF 25 FEET WITHIN THE BEACH ZONE OF THE BONITA BEACH ROAD OVERLAY, TO ALLOW NO MAXIMUM STREET SETBACK FOR PRINCIPAL WATERFRONT STRUCTURES AND ACCESSORY STRUCTURES.

LDC SEC. 4-899(B)(4)B., *PARKING PLACEMENT*, WHICH REQUIRES SURFACE PARKING LOTS SHALL NOT BE PERMITTED ON A FRONTAGE LINE OR WITHIN 30 FEET OF THE FRONTAGE LINE WITHIN THE COMMERCIAL, HISTORIC, AND BEACH ZONE, TO ALLOW FOR PARKING TO BE SETBACK 20 FEET FROM THE FRONTAGE LINE.

LDC SEC. 4-899(B)(4)C., *PARKING PLACEMENT*, WHICH RESTRICTS PARKING WITHIN THE BEACH, COMMERCIAL, AND HISTORIC ZONE TO THE SIDE OR REAR YARDS OF THOSE PROPERTIES FRONTING BONITA BEACH ROAD, TO ALLOW FOR PARKING WITHIN THE BONITA BEACH ROAD FRONTAGE AND NO STREET WALL OR OPAQUE SCREEN.

LDC SECTION 4-899(B)(4)D.II., *BUFFERING ADJACENT PROPERTY*, WHICH REQUIRES THAT ROADS, DRIVES, OR PARKING AREAS LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL DWELLING OR RESIDENTIAL LOT, A SOLID FENCE, OPAQUE HEDGE, OR COMBINATION BERM AND SOLID FENCE OR OPAQUE LANDSCAPE HEDGE NOT LESS THAN SIX FEET IN HEIGHT MUST BE CONSTRUCTED ALONG THE PROPERTY LINE, TO ALLOW FOR THE BUFFER TO CONSIST OF THE EXISTING MANGROVES AND NATIVE VEGETATION ALONG THE SHORELINE.

LDC SECTION 4-899(B)(7), *DUMPSTERS*, DUMPSTERS SHALL NOT BE LOCATED ON FRONTAGE LINES, TO ALLOW FOR A DUMPSTER WITHIN THE BONITA BEACH ROAD FRONTAGE IN THE LOCATION DEPICTED ON THE MASTER CONCEPT PLAN.

DEVIATION (5) REQUESTS RELIEF FROM LDC SECTION 4-1122(H)(1), *RIGHT-OF-WAY BUFFER LANDSCAPING*, WHICH REQUIRES THAT LANDSCAPING ADJACENT TO RIGHTS-OF-WAY EXTERNAL TO THE DEVELOPMENT PROJECT MUST BE LOCATED WITHIN A LANDSCAPE BUFFER EASEMENT THAT IS A MINIMUM OF 25 FEET IN WIDTH WHERE DRIVE-THROUGH FACILITIES ABUT RIGHTS-OF-WAY EXTERNAL TO THE DEVELOPMENT, TO ALLOW FOR A LANDSCAPE BUFFER EASEMENT A MINIMUM OF 15 FEET IN WIDTH.

DEVIATION (6) REQUESTS RELIEF FROM LDC SECTION 4-1122(H)(2), *RIGHT-OF-WAY BUFFER LANDSCAPING*, WHICH REQUIRES THAT THE BUFFER INCLUDES AN UNDULATING BERM WITH A MAXIMUM SLOPE OF 3:1 WHERE DRIVE-THROUGH FACILITIES ABUT RIGHTS-OF-WAY EXTERNAL TO THE DEVELOPMENT, TO ALLOW FOR A BUFFER WITH NO BERM.

DEVIATION (7) REQUESTS RELIEF FROM LDC SECTION 4-1022(E), *SALE FOR OFF-PREMISES CONSUMPTION*, WHICH THAT A PACKAGE STORE OR OTHER ESTABLISHMENT PRIMARILY ENGAGED IN THE RETAIL SALE OF LIQUOR FOR CONSUMPTION OFF-SITE BE SETBACK A MINIMUM OF 500 FEET TO ANY RELIGIOUS FACILITY, SCHOOL (NONCOMMERCIAL), DAY ACRE CENTER (CHILD), PARK OR DWELLING UNIT, OR ANY PUBLIC ENTRANCE OR EXIT OF ANY OTHER ESTABLISHMENT PRIMARILY ENGAGED IN THE SALE OF ALCOHOLIC BEVERAGES, TO INSTEAD ALLOW FOR A PACKAGE STORE SETBACK A MINIMUM OF 175 FEET FROM DWELLING UNITS.

DEVIATION (8) REQUESTS RELIEF FROM LDC SECTION 4-899(A)(1), *SITE DESIGN STANDARDS*, WHICH REQUIRES THAT PROJECTS EXCEEDING THREE (3) ACRES IN SIZE SHALL SUBMIT A BLOCK LAYOUT PLAN, TO ALLOW FOR NO BLOCK LAYOUT PLAN TO BE SUBMITTED.

SCHEDULE OF USES
HICKORY ON THE BAY

PERMITTED USES:

- ACCESSORY USES AND STRUCTURES
- ADMINISTRATIVE OFFICES
- CLOTHING STORES, GENERAL
- CONSUMPTION ON PREMISES ASSOCIATED WITH RESTAURANT, GROUP III, INCLUDING OUTDOOR SEATING AREAS
- DRIVE-THROUGH FACILITY (LIMITED TO ONE (1))
- DWELLING UNIT: MULTIPLE-FAMILY BUILDING (A MAXIMUM OF SIX (6) DWELLING UNITS)
- ESSENTIAL SERVICES
- ESSENTIAL SERVICE FACILITIES, GROUP I
- EXCAVATION, WATER RETENTION, INCLUDING EXCESS SPOIL REMOVAL IN COMPLIANCE WITH THE LDC
- FENCES, WALLS
- FOOD STORES, GROUP I
- GIFT AND SOUVENIR SHOP
- OPEN SPACE, MINIMUM REQUIRED/PROVIDED (20%)
- PARKING LOT, ACCESSORY
- RENTAL OR LEASING ESTABLISHMENTS, GROUP I (KAYAKS, STAND UP PADDLE BOARDS, AND OTHER NON-POWERED PERSONAL WATER VESSELS)
- RESIDENTIAL ACCESSORY USES
- RESTAURANT, FAST FOOD
- RESTAURANT, GROUPS I, II, AND III; WITH OUTDOOR SEATING
- SIGNS, IN ACCORDANCE WITH CHAPTER 6
- TEMPORARY USES
- VARIETY STORE
- VARIETY STORE WITH PACKAGE SALES OF ALCOHOL FOR OFF-PREMISES CONSUMPTION, LOCATED WITHIN A RESTAURANT (LIMITED TO ONE (1))
- WET SLIPS, ACCESSORY (A MAXIMUM OF 37 WET SLIPS). THESE SLIPS SHALL BE TRANSIENT AND ONLY BE AVAILABLE FOR USE BY PATRONS OF THE COMMERCIAL USES WITHIN THE CPD

PROPERTY DEVELOPMENT REGULATIONS
HICKORY ON THE BAY

THESE PROPERTY DEVELOPMENT REGULATIONS SET FORTH DEVELOPMENT STANDARDS SHALL APPLY TO ALL LAND USES WITHIN THE HICKORY ON THE BAY CPD. STANDARDS NOT SPECIFICALLY SET FORTH HEREIN SHALL NOT BE THOSE SPECIFIED IN APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE IN EFFECT AS OF THE DATE OF APPROVAL OF THE DEVELOPMENT ORDER.

MINIMUM LOT AREA AND DIMENSIONS:
THE MINIMUM LOT AREA, WIDTH, AND DEPTH ARE AS DEPICTED ON TH MASTER CONCEPT PLAN FOR THE ENTIRE PROJECT. NO DIVISIONS OR LOT SPLITS SHALL BE GRANTED FOR THIS DEVELOPMENT UNLESS THE PLANNED DEVELOPMENT IS AMENDED TO PROVIDE ALTERNATIVE PROPERTY DEVELOPMENT REGULATIONS.

MINIMUM SETBACKS:
STREET (BONITA BEACH ROAD): MINIMUM 15 FT., MAXIMUM 25 FT. (1) PRINCIPAL AND ACCESSORY STRUCTURE
SIDE: 5 FT.
REAR (WATERBODY): 25 FT. PRINCIPAL STRUCTURES, MEASURED FROM MEAN HIGH-WATER LINE. 10 FT. ACCESSORY STRUCTURES (2), MEASURED FROM MEAN HIGH-WATER LINE.
PRESERVE: 30 FT. PRINCIPAL STRUCTURES; 0 FT. ACCESSORY STRUCTURES

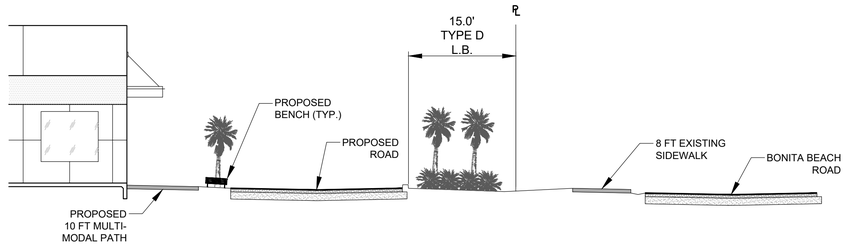
MINIMUM BUILDING SEPERATION:
50% OF THE SUM OF THE HEIGHTS OF THE BUILDINGS, BUT NOT LESS THAN 15 FT.

MINIMUM OPEN SPACE: 20%

MAXIMUM LOT COVERAGE: 40%

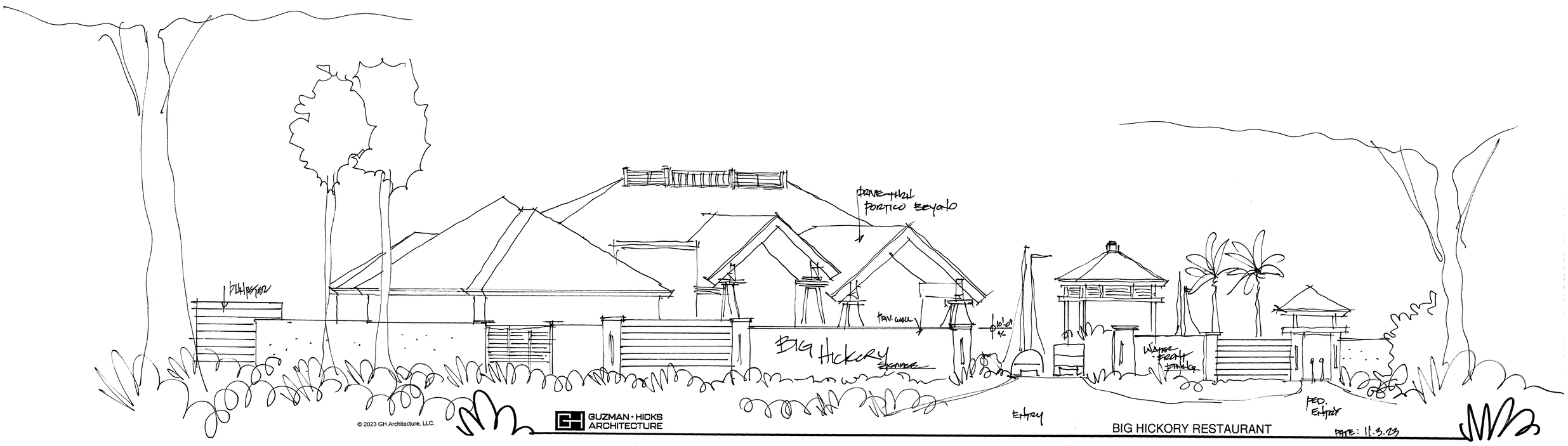
MAXIMUM BUILDING HEIGHT: 35 FT. (2 STORIES)

FOOTNOTES
1. PER DEVIATION (4), THE MAXIMUM SETBACK SHALL NOT BE APPLICABLE TO PRINCIPAL WATERFRONT STRUCTURES AND ACCESSORY STRUCTURES.
2. A MINIMUM SETBACK OF 0 FT. FROM WATERBODIES SHALL BE PERMITTED FOR PEDESTRIAN BOARDWALKS AND OUTDOOR SEATING.



TYPICAL SITE PAVEMENT
CROSS-SECTION

EXHIBIT C

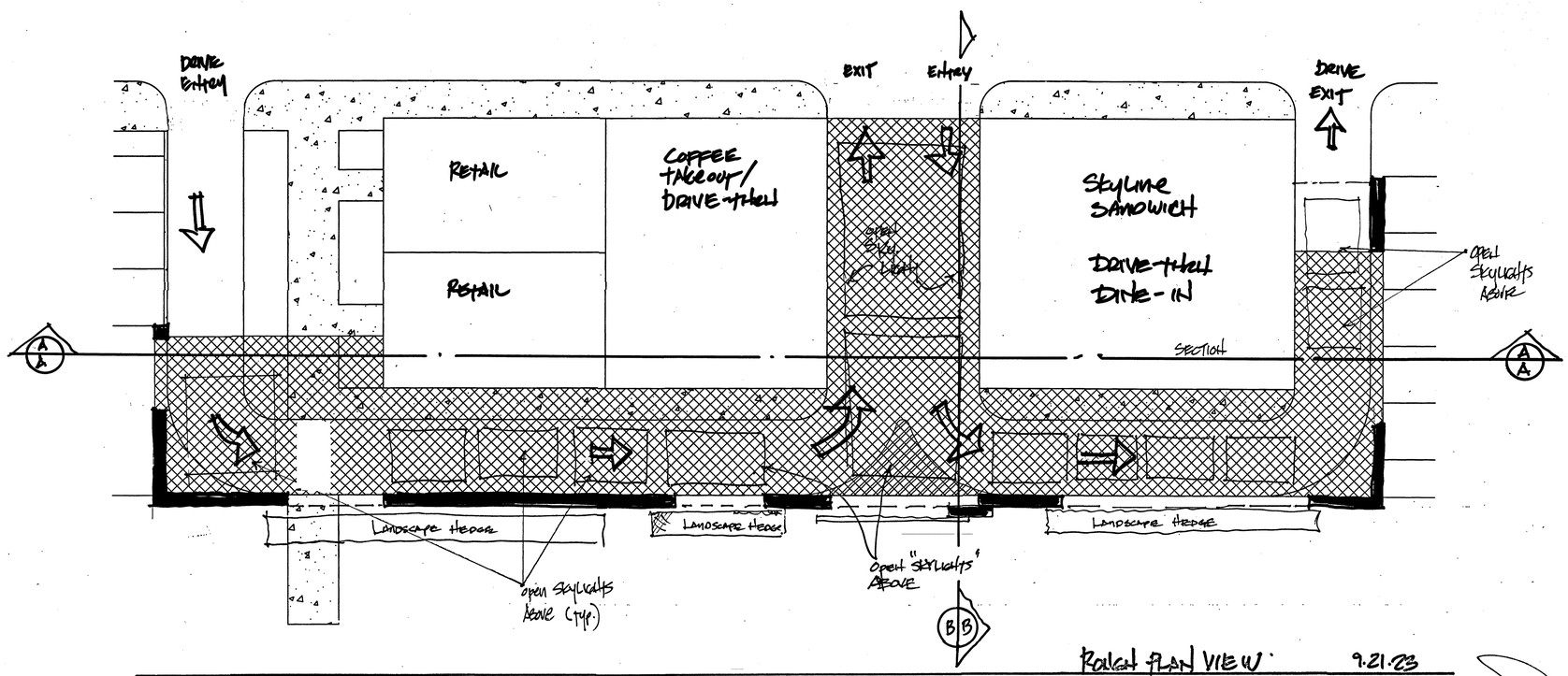


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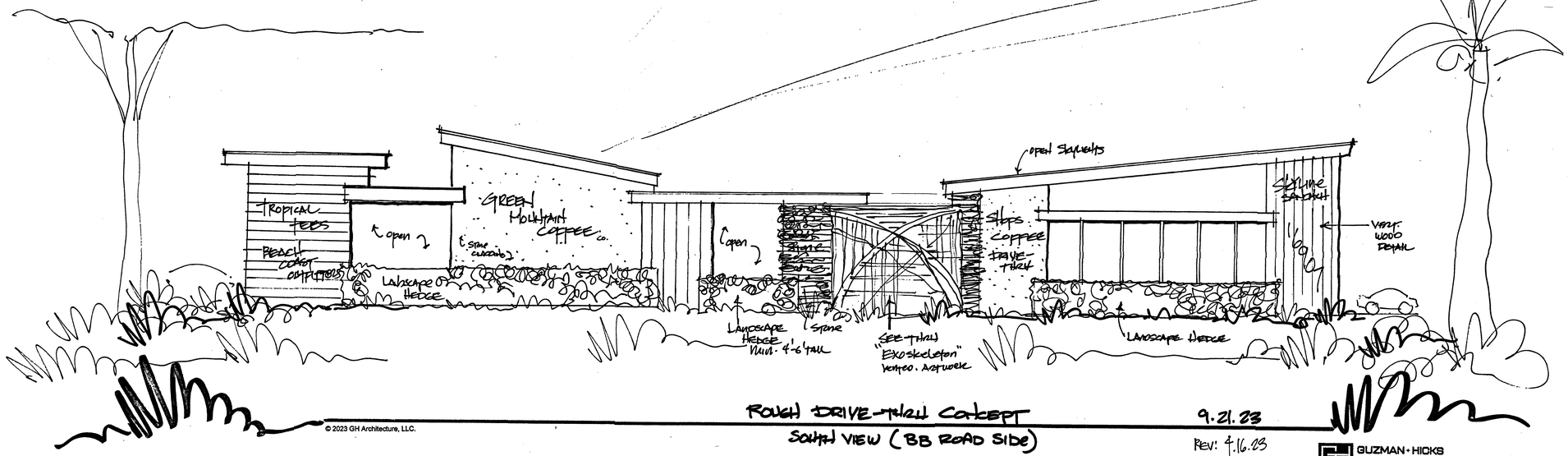
GUZMAN + HICKS ARCHITECTURE

BIG HICKORY RESTAURANT

DATE: 11.3.23



ROOF PLAN VIEW 9.21.23



ROUGH DRIVE-THRU CONCEPT 9.21.23
SOUTH VIEW (BB ROAD SIDE)
REV: 4.16.23
REV: 4.28.23

© 2023 GH Architecture, LLC.

GUZMAN · HICKS ARCHITECTURE

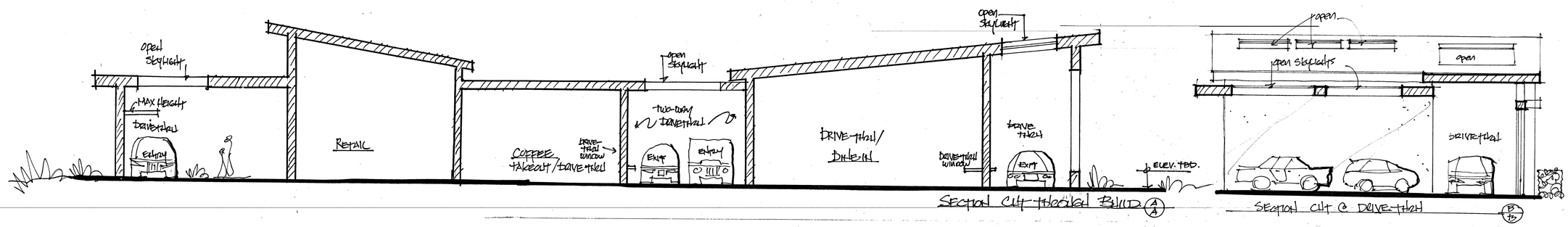
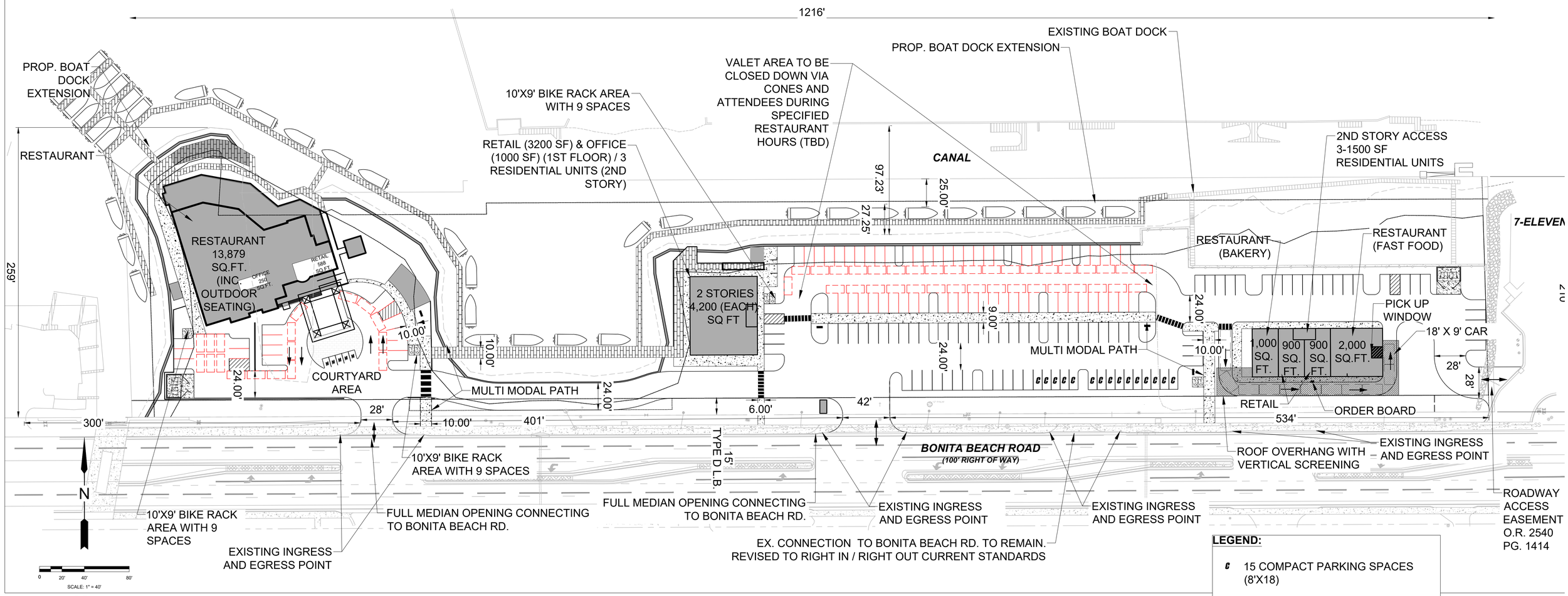


EXHIBIT D

PARKING REQUIREMENTS			
USE	VALUE	REQUIREMENT	REQUIRED
RESTAURANT	13,879	14 SPACES PER 1,000 SQ.FT.	195
OFFICE	1,450	1 SPACES PER 300 SQ.FT.	5
MULTIPLE-FAMILY UNITS (4 - 2 BED; 2 - 1 BED)	6	1.75 SPACES PER 2 BED UNIT; 1.5 SPACES PER 1 BED UNIT.	10
RETAIL	5,388	1 SPACES PER 250 SQ.FT.	22
RESTAURANT (FAST FOOD)	1,000	13 SPACES PER 1,000 SQ.FT.	13
RESTAURANT (FAST FOOD)	2,000	13 SPACES PER 1,000 SQ.FT.	26
TOTAL PARKING SPACES REQUIRED			*271*
PARKING REDUCTION			
USE	REQUIREMENT		REDUCTION
VALET PARKING	50% REDUCTION OF REQUIRED PARKING SPACES FOR RESTAURANT		97
BIKE RACK	27 BIKE RACK WILL BE PROVIDED THROUGH THE SITE WITH 3:1 RATIO		9
TOTAL REDUCTION OF PARKING SPACES			*106*
TOTAL PARKING SPACES REQUIRED WITH REDUCTION			***165***
TOTAL PARKING SPACES PROVIDED			***166***



LEGEND:

- **C** 15 COMPACT PARKING SPACES (8'X18)
- **M** 5 MOTORCYCLE PARKING SPACES (6'X9')

J.R. EVANS ENGINEERING

HICKORY ON THE BAY

VALET PLAN

VALET PLAN.DWG
September 25, 2024

EXHIBIT E

Hickory on the Bay

Folio No. 10288439, 10288419, 10288422, 10288421, 10288420, 10288418

Historic Slip Review

1994


Gary Rd
Gary Rd
Gary Rd
Gary Rd
h Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

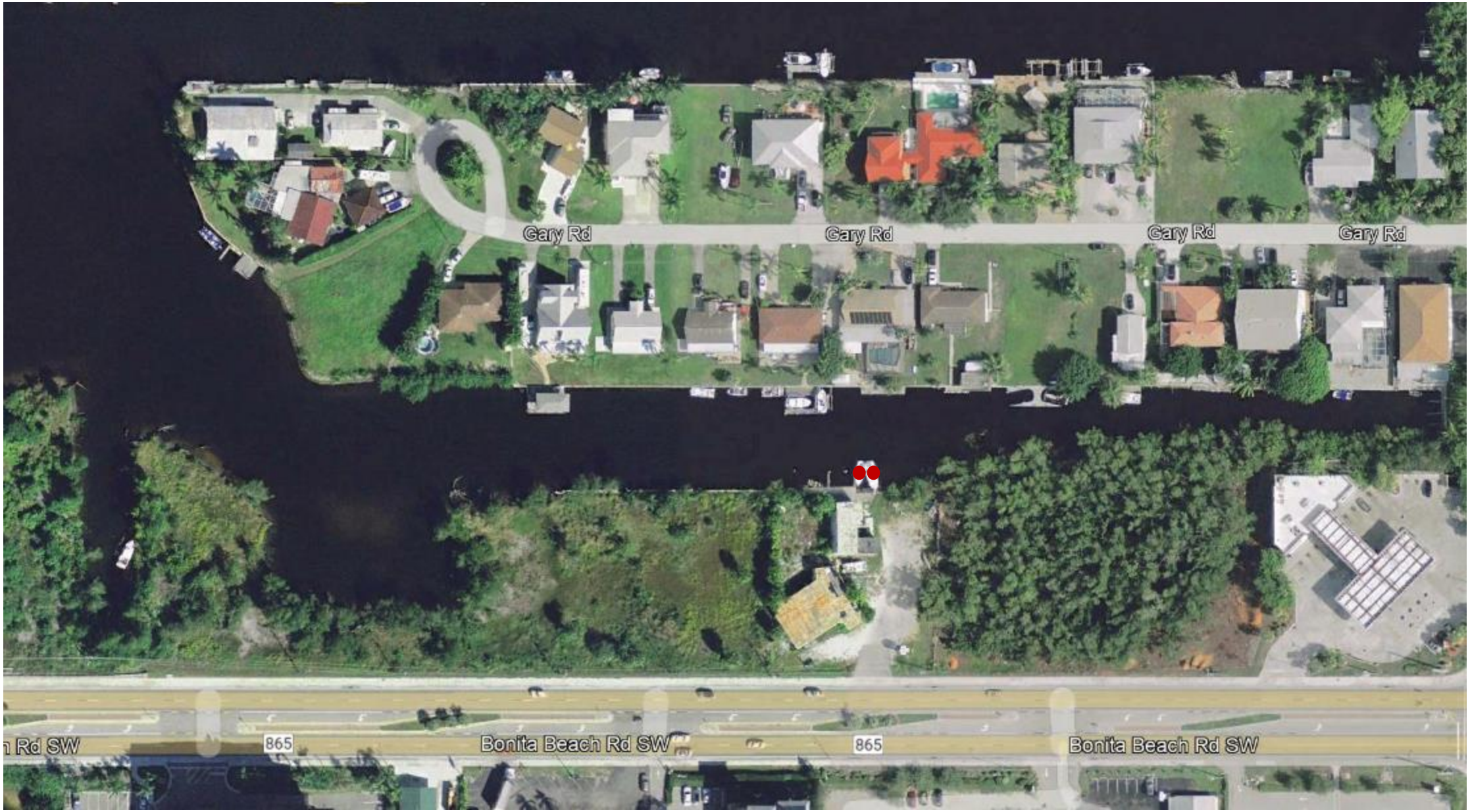
2004


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Lucky Landing Associates
2 wet slips (Seagrant, 1999)
Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

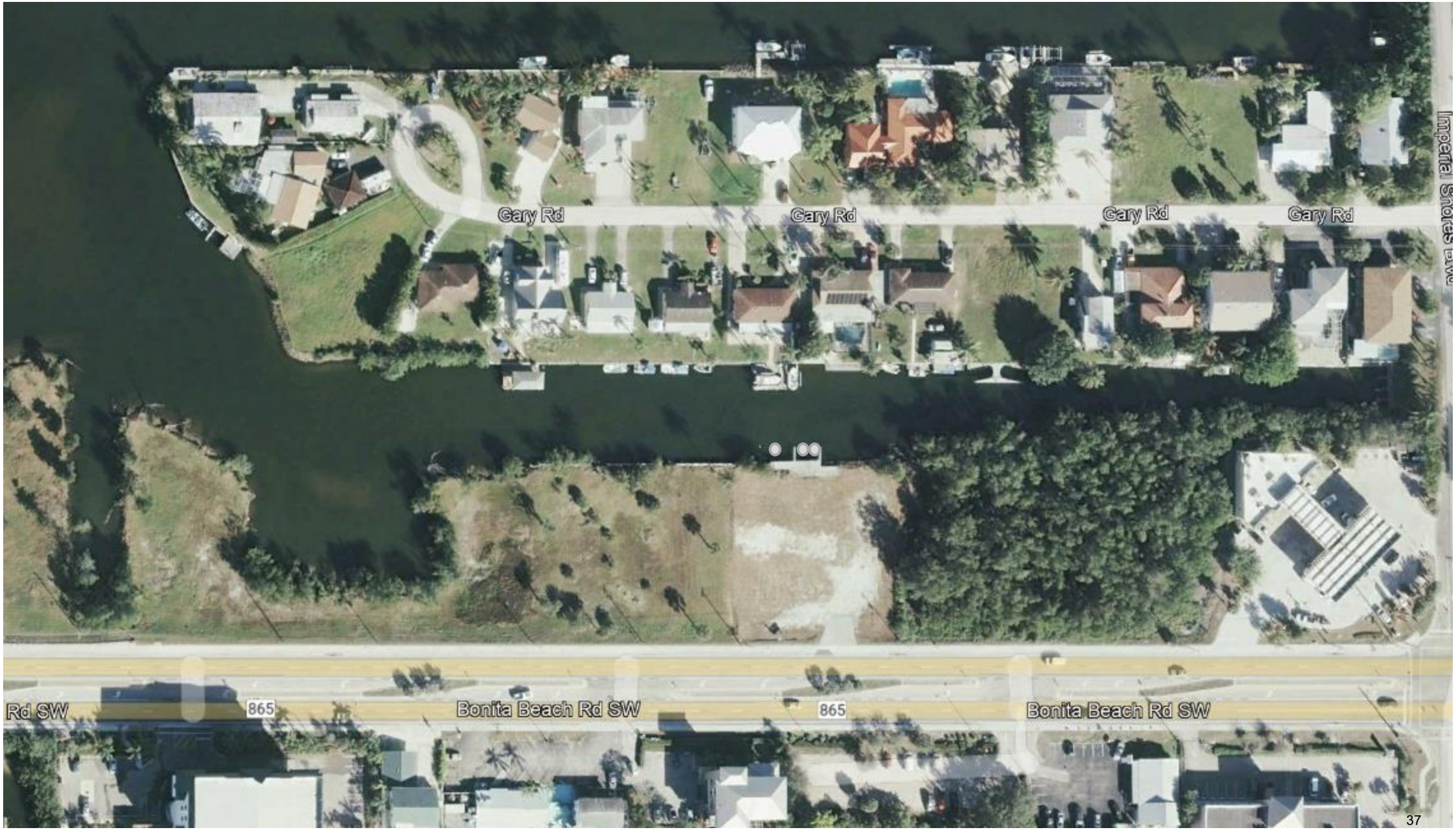
2005


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Imperial Shores Pkwy
h Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

2007


Gary Rd
Gary Rd
Gary Rd
Gary Rd
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

2008


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

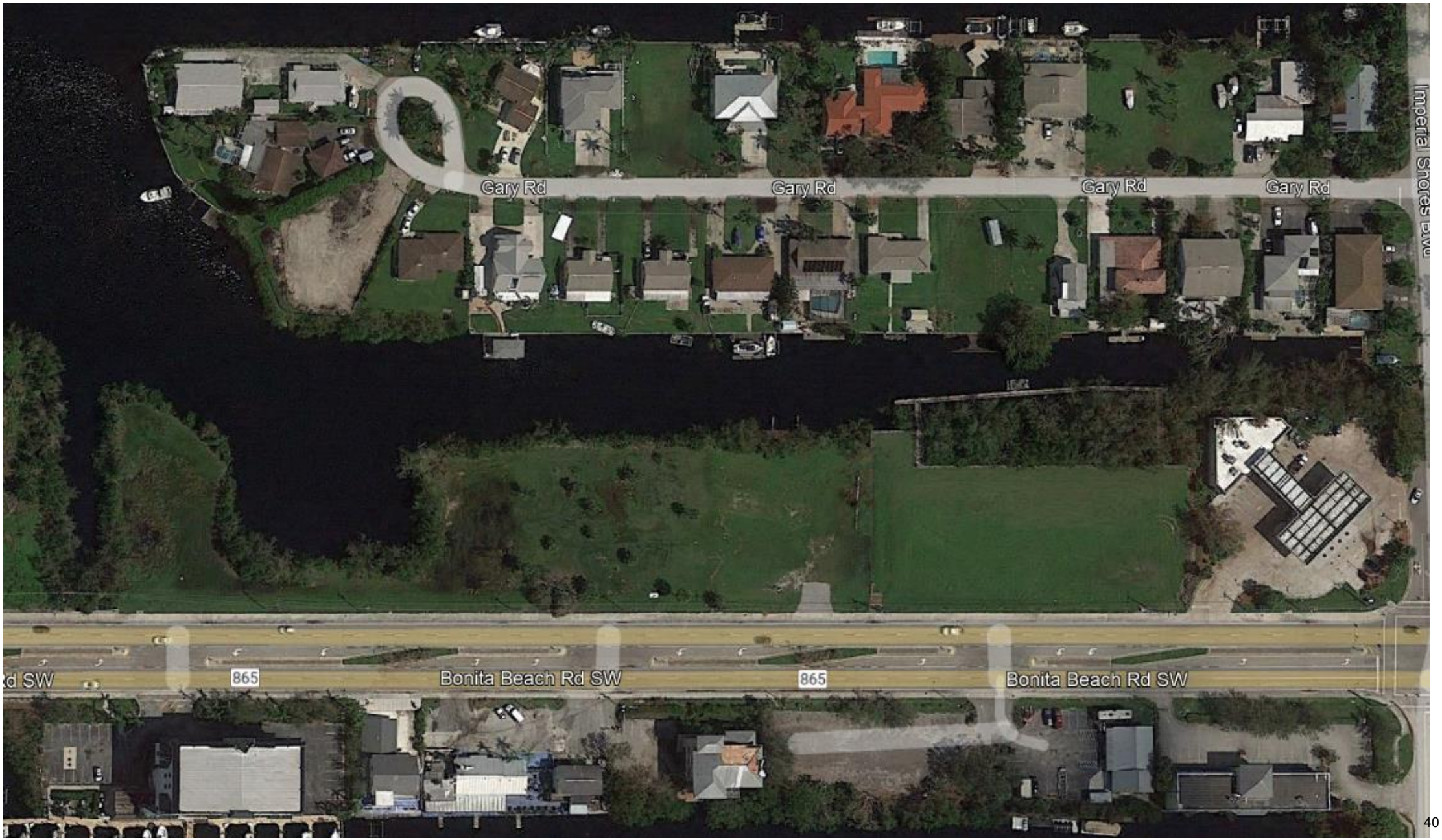
2009


Gary Rd
Gary Rd
Gary Rd
Gary Rd
h Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

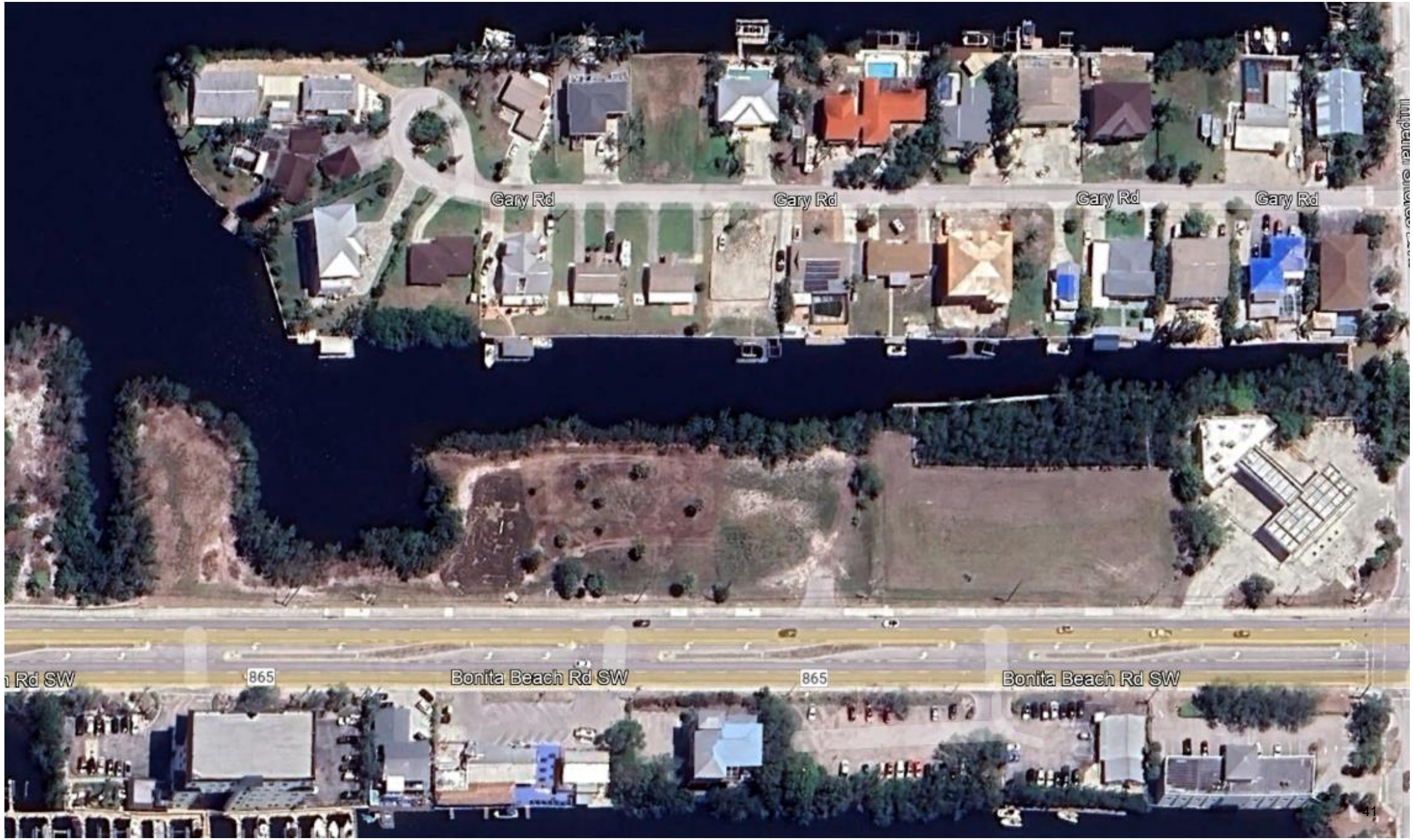
2010


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Imperial Shores Blvd
Mangrove Waterways
Original authorization – 2003
(notes 6 slips)
Re-authorized – 2007
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

2017


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Imperial Shores Blvd
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

2023


Gary Rd
Gary Rd
Gary Rd
Gary Rd
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 36-04603-P
DATE ISSUED: June 5, 2003

Form #0941
08/95

PERMITTEE: QUINN RUELLE INC
23 MCKEE DR
MAHWAH, NJ 07430

PROJECT DESCRIPTION: Construction and operation of a surface water management system serving 1.5 acres of commercial project known as Nease Building (F.K.A. Bonita Commercial) with ultimate discharge to Estero Bay.

PROJECT LOCATION: LEE COUNTY, SEC 32 TWP 47S RGE 25E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 020820-17, dated August 20, 2002. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 9),
3. the attached 37 Special Conditions (See Pages : 5 - 8 of 9)
5. the attached 7 Exhibit(s).

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 5th day of June, 2003, in accordance with Section 120.60(3), Florida Statutes.

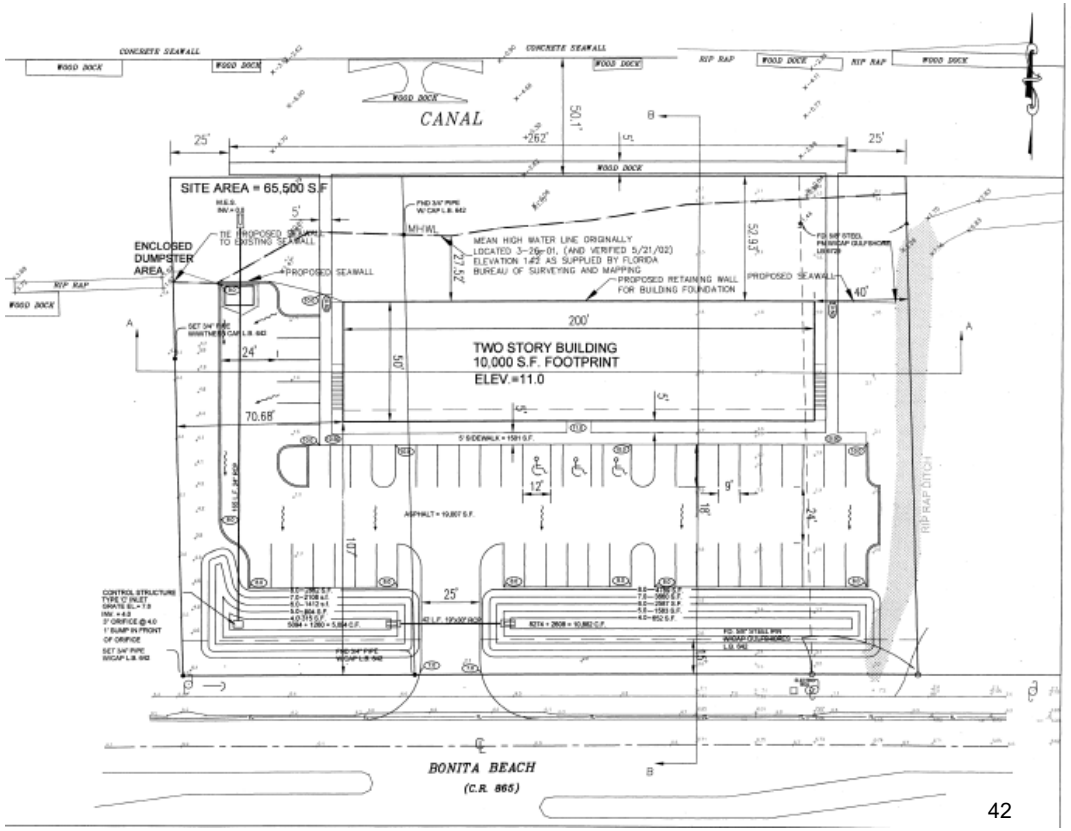
BY: Carla N. Palmer
Carla N. Palmer, P.E.
Director
Lower West Coast Service Center

Certified mail number 7002 2410 0000 5729 5828

App No. 020820-17
Parcel no. 10288418
Issued in 2003 – not constructed

No slip number noted on plans or in permit.

Manatee conditions included in permit.



FWC Comments – App No. 020820-17

No documentation of Final FWC Comments

November 7, 2002

Mary Duncan
Bureau of Protected Species Management
Florida Fish & Wildlife Conservation Commission
620 S. Meridian Street
Tallahassee, FL 32399-1600

ADD/REVISED SUBMITTAL
FEB 20 2003
LWC SERVICE CENTER

RE: File No. 020820-17
Bonita Commercial, Lee County
CTE Project No. 02040640

Dear Ms. Duncan:

The purpose of this correspondence is to provide a direct response to your October 3, 2002 RAI to Mr. Harry Spotts, SFWMD. As such we offer the following:

1. **Please provide a clear and easy-to-read site plan and a location map with geographic locators that provide a frame of reference. Please send a complete application with associated drawings of the proposed six slips.**

   Response: One set of plan view and cross sectional 8 ½" x 11" drawings is enclosed for your review.

2. **What is the linear feet of shoreline owned or controlled by the applicant at this project location?**

   Response: The property line measures 312.01 ft. along the canal.

3. **Are there any existing native, submerged aquatic vegetation (such as seagrass) located in the project vicinity? If so, please forward all surveys and estimated extent of potential adverse impact.**

   Response: The canal adjacent to the subject property has been inspected for seagrass. None was observed.

4. **Please provide the number of existing wet and dry slips. Is there an existing boat ramp?**

   Response: No wet or dry slips, or boat ramp, currently exit on-site.

APPLICATION NUMBER
020820-17

5. **Will there be any temporary mooring uses such as restaurants, hotels, watertaxis, rental boats, tour/cruise boats?**

   Response: The commercial dock facility will moore a boat for short watercraft tours of water front property. The mooring is considered permanent.

6. **Is the project located on sovereign submerged lands? Will approval by the Board of Trustees be required?**

   Response: To date, a determination by the Division of State Lands is appartly pending. We will forward any related information to you as we receive it from the SFWMD.

7. **Please provide bathymetry information for the project site.**

   Response: We anticipate that a bathymetric survey will be conducted in the near future. Such information will be forwarded to you upon receipt.

8. **The application states the dock will provide mooring for watercraft related to the proposed real estate office and residential units. Please elaborate on the proposed upland use and the use of watercraft, especially for the real estate office.**

   Response: Offices will utilize the first floor and residential units will occupy the second floor of the complex. The real estate office will utilize a watercraft to show water front property in proximity to the office.

We trust the enclosed information addresses your comments and assists in your review. Should you have any additional questions, please do not hesitate to call me directly.

Sincerely,

Jeff A. Adair
Director of Environmental Services

Enclosures

ADD/REVISED SUBMITTAL
FEB 20 2003
LWC SERVICE CENTER

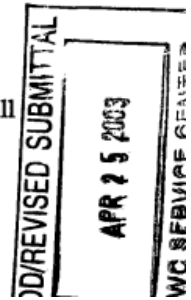
Corps Permit - 200205846 (IP-MN) - 2003

BIOLOGICAL OPINION

DESCRIPTION OF PROPOSED ACTION

The project discussed below occurs within Reach 30 of the Corps' Reach Characterization Analysis.

Nease Incorporated proposes to construct a dock that will provide watercraft access for six new boats. The project is located in Section 32, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida. The Corps has assigned application number 200205846 (IP-MN) to this project. To reduce potential construction-related impacts to the manatee, the applicant has agreed to utilize the Service's *Standard Manatee Protection Construction Conditions*. There will be no dredging or seagrass impacts associated with this project.



STATUS OF THE SPECIES/CRITICAL HABITAT

Species/critical habitat description

Manatee Protection Plans

Countywide Manatee Protection Plans (MPPs) are identified in the Manatee Recovery Plan as a method for protecting suitable manatee habitat and designated critical habitat. In 1989, the State of Florida directed 13 key manatee counties to develop MPPs. The purpose of a MPP is to present a summary of existing information about manatee use and watercraft use within the county and to develop strategies to balance manatee protection, resource protection, water resource uses, facility siting, speed zones, and boating safety as well as provide for public education and on-the-water enforcement of manatee laws and regulations. Miami-Dade County was the first county on the Atlantic Coast to adopt a MPP. The plan was approved by the State in November 1995 (Miami-Dade County DERM 1995). The MPP identified actions that can reduce manatee mortality, including regulatory speed zones for watercraft and marine facility siting policies. The MPP also discusses conservation measures to protect seagrass beds and other aquatic natural resources. The State of Florida approved the Duval County MPP in June 1999. Indian River County's MPP was approved in November 2000. Broward County has submitted a revised MPP to the State for review and approval. The State requested revisions to the plan, the revisions were expected to be complete by the middle of March 2001 (P. Fletcher, personal communication, Broward County). Other counties, including Collier, Citrus, and St. Lucie have adopted MPPs and several others are in the process of developing MPPs. Palm Beach, Martin, and Sarasota Counties have drafted plans that the State is currently reviewing.

CONCLUSION

After reviewing the current status of the manatee, the environmental baseline for the action area, the effects of the proposed action, and the cumulative effects, it is the Service's opinion that the action, as proposed, are not likely to jeopardize the continued existence of the manatee and is not likely to adversely modify critical habitat.

Our conclusion is based on the lack of reasonable certainty of take of manatees due to adequacy of existing speed zones, adequacy of existing signage, sufficiency of existing speed zone enforcement to prevent watercraft collisions from occurring as a result of the project, and the fact that these measures are in place prior to project implementation.

Description notes 6-slip dock
Final Determination: Approval
Review/Comments prior to Lee County MPP

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 36-04603-P
DATE ISSUED:January 23, 2007

Form #0941
08/95

PERMITTEE: QUINN RUELLE INC
PO BOX 340
BONITA SPRINGS, FL 34133

PROJECT DESCRIPTION: This application is a request for a Modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system serving 1.5 acres of mixed use residential/commercial project known as Mangrove Waterways (FKA Bonita Commercial) with discharge into waters of Estero Bay via an existing man-made canal.

PROJECT LOCATION: LEE COUNTY, SEC 32 TWP 47S RGE 25E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 060511-19, dated May 11, 2006. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 16 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 4 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 23rd day of January, 2007, in accordance with Section 120.60(3), Florida Statutes.

BY: _____
Rhonda Haag
Service Center Director
Lower West Coast Service Center

Certified mail number 7005 1160 0001 6703 4988

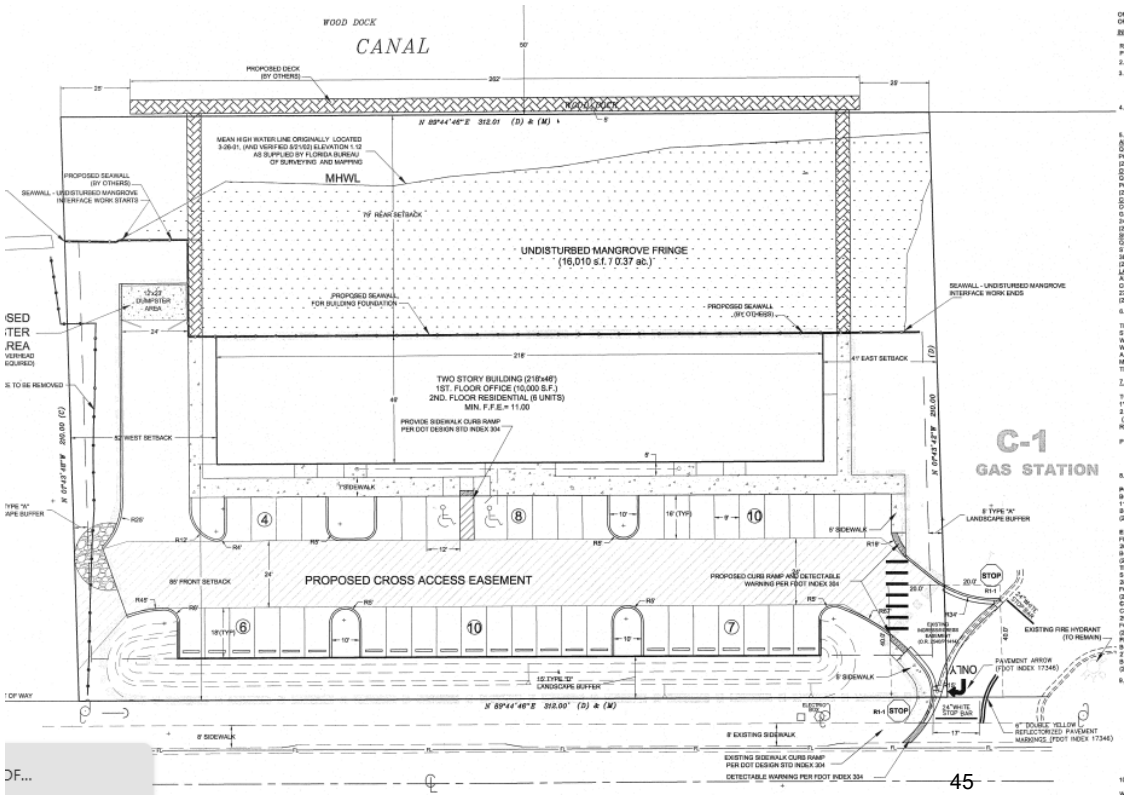
Parcel no. 10288418
Issued in 2007, constructed in 2008

- Permit extension from 2012 to 2014; 2014 to 2016

No slip number noted on plans or in permit.

Permit History:

The previously approved project under Permit No. 36-04603-P, Application No. 020820-17 was basically the same scope of work but the wetland impacts were bigger and allowed for an open storr water management system. During the ACOE permit process the applicant was forced to reduc mangrove impacts and therefore the project was moved towards the Bonita Beach Road ROW, sacrificin the stormwater management areas to preserve mangroves.



RE: MPP Review - 4752-4570 Bonita Beach Rd., Bonita Springs

HL

Haynes, Lesli <LHaynes@leegov.com>
To LaVere, Ashley

Reply | Reply All | Forward

Tue 4/15/2025 10:42 AM

Retention Policy Email Retention - 10 Years (12 years) Expires 4/12/2037

[EXTERNAL SENDER] Use Caution opening links or attachments

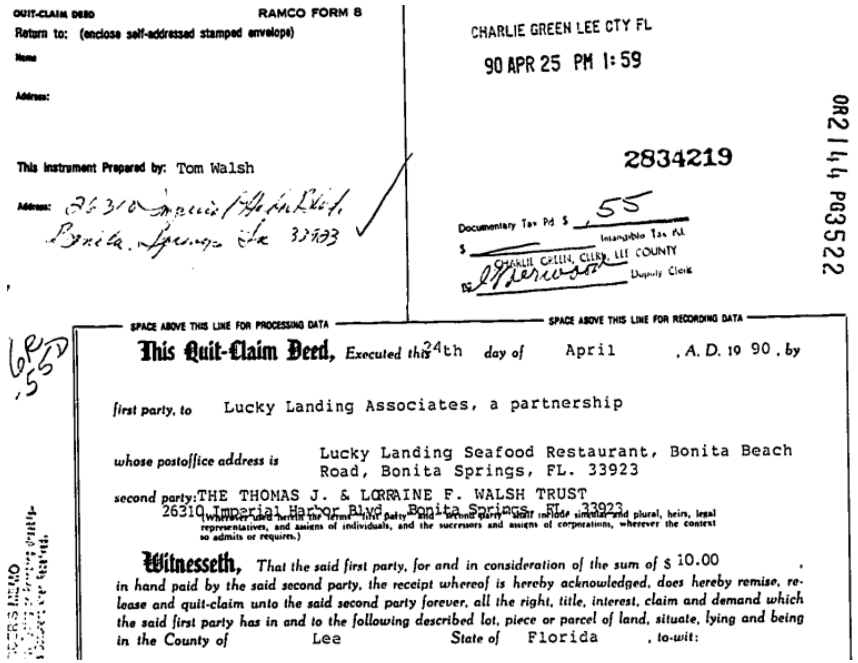
Hi Ashley,

Regarding the historic slip count, I was digging through old data and can confirm that there used to be a restaurant/shop on one of the parcels (32-47-25-B4-00056.0010). It was owned by Lucky Landing Associates, Sea Grant documented 2 wet slips on that parcel in 1999. Just wanted to pass that along.

Thank you,
Lesli



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
32-47-25-B4-00056.0010	10288420	BAYSIDE HOLDINGS ON HICKORY LL	4612 BONITA BEACH RD SW, BONITA S...	3-2023	$ 4,800,000	$ 1,329,383	$ 1,329,383



QUIT-CLAIM DEED RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name

Address:

This instrument Prepared by: Tom Walsh

Address: 26310 Imperial Harbor Blvd Bonita Springs Fla 33923

CHARLIE GREEN LEE CTY FL

90 APR 25 PM 1:59

2834219

OR2144 PG3522

Documentary Tax Pd $ .55

$ Intangible Tax Pd

CHARLIE GREEN, CLERK LEE COUNTY

By Deputy Clerk

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 24th day of April, A. D. 19 90, by

first party, to Lucky Landing Associates, a partnership

whose postoffice address is Lucky Landing Seafood Restaurant, Bonita Beach Road, Bonita Springs, FL. 33923

second party: THE THOMAS J. & LORRAINE F. WALSH TRUST
26310 Imperial Harbor Blvd Bonita Springs FL 33923

(Wherever used herein the terms first party and second party shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee State of Florida, to-wit:

Listed in MPP under Lucky Landing Associates pg. 130

MPP Language

Pg. 43

Projects that have valid permits and currently hold Chapter 380 vested status which allows for construction of slips (wet or dry) that may not be constructed at the time in which the Lee County Manatee Protection plan is adopted and implemented by the Board of County Commissioners, shall be exempted from the MFSE screening process.

Conclusion

Parcel Folio No. 10288420 – Lucky Landings Association – 2 slips (1999)
Parcel Folio No. 10288418 – Mangrove Waterways – 6 slips (2003; re-authorized 2007)

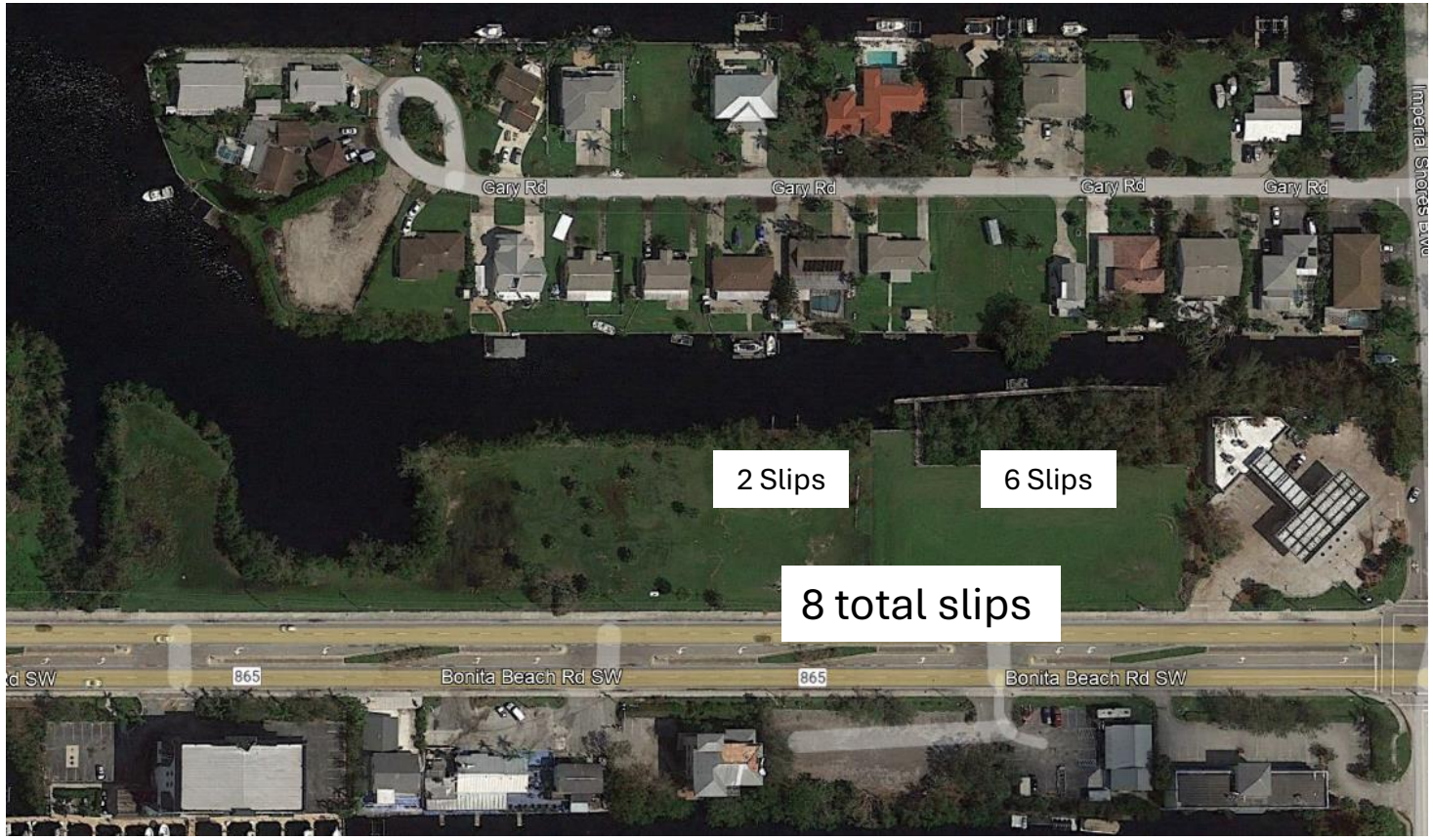


Exhibit IV-H
Schedule of Deviations & Justification
Hickory on the Bay CPD

Deviation (1) requests relief from LDC Sec. 3-289(a), *Special access provisions for Bonita Beach Road*, which requires a minimum connection separation of 660 feet for any access to Bonita Beach Road, to allow a minimum connection separation of 200 feet.

Justification: The proposed MCP provides three access points: two right-out, egress only in the eastern and western portion of the project and one full access centrally located. Due to the irregular shape of the property caused by the bank of the canal, the proposed egress only access points have been located to facilitate the flow of traffic through the project. The full access point is centrally located in the MPD. Due to the presence of a full median opening and the central location, the connection will allow for improved site circulation and provide a direct route from development to the east and west of the proposed development. There is sufficient distance from between the accesses for cars to safely enter and exit the site.

Deviation (2) requests relief from LDC Sec. 3-418(d)(3), *Buffer requirements*, which requires a minimum 5-foot-wide Type A buffer between commercial uses, to allow no landscape buffer between commercial uses internal to the property.

Justification: This is proposed to be a walkable, waterfront project with an emphasis on interconnection for all users. Landscape buffers separating commercial elements are not necessary nor are they consistent with a more walkable, urban environment. All other required landscaping (for parking areas, general tree requirements, and building perimeter plantings) will be provided as required by code.

Deviation (3) requests relief from LDC Sec. 3-418(d)(3), *Buffer requirements*, which requires a minimum 15-foot-wide Type D buffer along rights-or-way, to allow a section of the required perimeter landscape buffer to be 5-feet in width in the location depicted on the Master Concept Plan.

Justification: In this section of the project, an inlet from the canal is ±35 feet from the property line. In order to facilitate the flow of traffic through the project and make the best use of a limited developable area, an internal access is proposed in this location. To accommodate the required setback to the waterbody, seawall, and 24 foot-wide-access drive, a reduced width landscape buffer is necessary. There is no parking proposed in this portion of the site.

Deviation (4) requests relief from the following requirements found in LDC Sec. 4-899, *Site design standards*:

LDC Sec. 4-899(a), *Property development regulations*, which requires a maximum street setback of 25 feet within the Beach Zone of the Bonita Beach Road Overlay, to allow no maximum street setback for principal waterfront structures and accessory structures.

Justification: A maximum street setback of 25 feet will not allow for the proposed waterfront uses. The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area. The proposed CPD rezoning will allow for site to be designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips; and an internal, cohesively designed pedestrian network within the site that utilizes internal sidewalks and waterfront walkways and seating areas.

LDC Sec. 4-899(b)(4)b., *Parking placement*, which requires surface parking lots shall not be permitted on a frontage line or within 30 feet of the frontage line within the Commercial, Historic, and Beach Zone, to allow for parking to be setback 20 feet from the frontage line.

Justification: The developable area of the site is limited by the undulating bank of the canal and the inlet. The reduced frontage setback is required to accommodate the required parking for the proposed restaurant and provide a safe design to facilitate the movement of pedestrians and vehicles through the site. The required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the traveling public.

LDC Sec. 4-899(b)(4)c., *Parking placement*, which restricts parking within the Beach, Commercial, and Historic Zone to the side or rear yards of those properties fronting Bonita Beach Road, to allow for parking within the Bonita Beach Road frontage and no street wall or opaque screen.

The developable area of the site is limited by the undulating bank of the canal and the inlet. The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area. The proposed CPD rezoning will allow for site to be designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips; and an internal, cohesively designed pedestrian network within the site that utilizes internal sidewalks and waterfront walkways and seating areas. The required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the traveling public.

LDC Section 4-899(b)(4)d.ii., *Buffering adjacent property*, which requires that roads, drives, or parking areas located less than 125 feet from an existing residential dwelling or residential lot, a solid fence, opaque hedge, or combination berm and solid fence or opaque landscape hedge not less than six feet in height must be constructed along the property line, to allow for the buffer to consist of the existing mangroves and native vegetation along the shoreline.

There are existing, mature mangroves along the shoreline between the proposed parking and the residential development to the north. The mangroves can be maintained to provide opaque screening at a height greater than the required hedge (if necessary) and will provide buffering and screening that meets the intent of the required plantings. After the removal of exotic

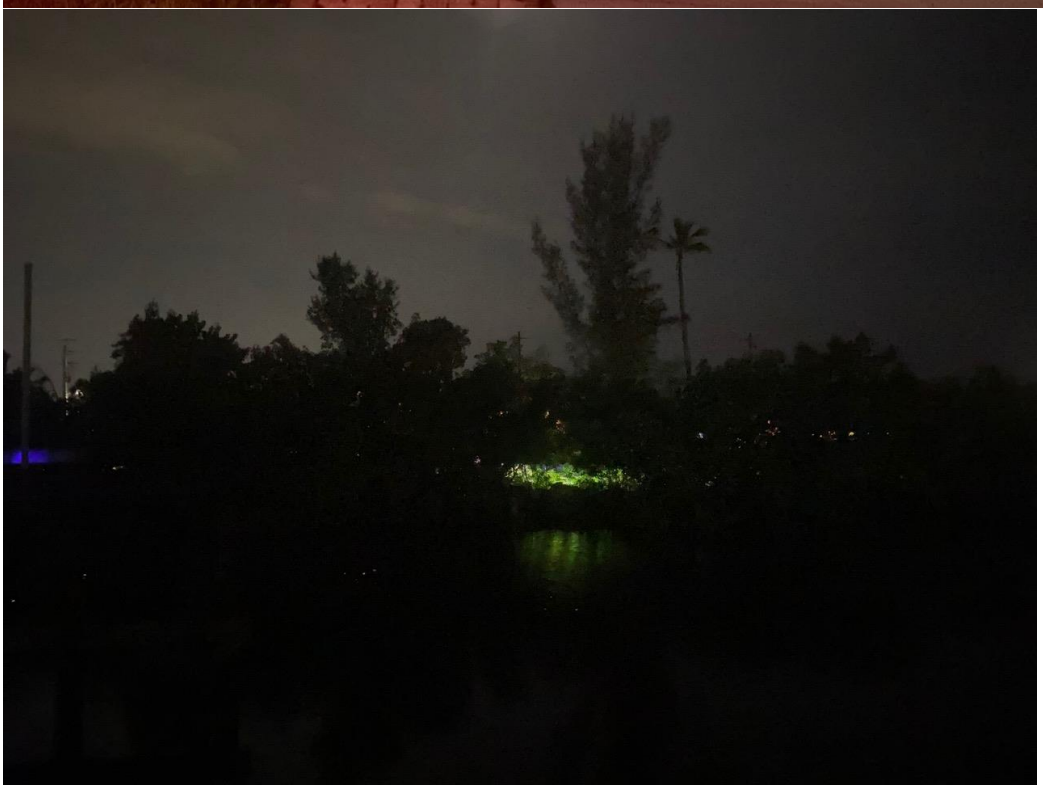
vegetation, supplemental shoreline plantings (such as Sea Grapes or Green Buttonwood) shall be provided to ensure the parking is adequately buffered.

Photos from a vacant lot located on Gary Street, looking south across the canal towards the subject property:









LDC Section 4-899(b)(7), *Dumpsters*, dumpsters shall not be located on frontage lines, to allow for a dumpster within the Bonita Beach Road frontage in the location depicted on the Master Concept Plan.

The dumpster shall be located behind a street wall six feet in height. The proposed wall will fully screen the dumpster from view off-site, as well as screened from the waterbody in the rear by the proposed development. Additionally, this location ensures that solid waste vehicles will easily be able to serve the proposed development.

Deviation (5) requests relief from LDC Section 4-1122(h)(1), *Right-of-way buffer landscaping*, which requires that landscaping adjacent to rights-of-way external to the development project must be located within a landscape buffer easement that is a minimum of 25 feet in width where drive-through facilities abut rights-of-way external to the development, to allow for a landscape buffer easement a minimum of 15 feet in width.

The developable area of the site is limited by the undulating bank of the canal and the inlet. The reduced frontage setback is required to accommodate the required parking for the proposed use and provide a safe design to facilitate the movement of pedestrians and vehicles through the site. The proposed building will utilize a roof overhang attached to a wall adjacent to the perimeter buffer. This wall and the required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the traveling public.

Deviation (6) requests relief from LDC Section 4-1122(h)(2), *Right-of-way buffer landscaping*, which requires that the buffer includes an undulating berm with a maximum slope of 3:1 where drive-through facilities abut rights-of-way external to the development, to allow for a buffer with no berm.

The proposed drive through facilities will be designed to be incorporated into the buildings and screened from view from Bonita Beach Road. The buildings will utilize a roof overhang attached to a wall located adjacent to the proposed buffer along Bonita Beach Road to provide vertical screening, exceeding the screening that would be provided by the 3-foot-tall berm required by the LDC. Please see the architectural elevations of drive through included with this application for additional details.

Deviation (7) requests relief from LDC Section 4-1022(e), *Sale for off-premises consumption*, which that a package store or other establishment primarily engaged in the retail sale of liquor for consumption off-site be setback a minimum of 500 feet to any religious facility, school (noncommercial), day acre center (child), park or dwelling unit, or any public entrance or exit of any other establishment primarily engaged in the sale of alcoholic beverages, to instead allow for a package store setback a minimum of 175 feet from dwelling units.

There will be a small retail shop within the proposed waterfront restaurant, similar to the previous location. It is anticipated that the retail shop will sell the following items:

- ***Promotional items, such as apparel, hats, souvenirs, etc.***

- ***Snacks and candy.***
- ***Toys, stuffed animals, puzzles, books, cards.***
- ***Bags of ice.***
- ***Ice cream novelties.***
- ***Beverage cooler for singles and 6 packs of beer and seltzers, soft drinks, water, energy drinks.***
- ***Sundries including packaged over the counter medicine (Tylenol, dramamine, tums), phone chargers, sunscreen, bandages, etc.***
- ***Boat supplies - oil, ropes, etc. This is mainly just as a convenience when boaters need something while out on the water.***

Based on the previous location, the estimated breakdown of sales is as follows:

- ***Promotional items: 85%***
- ***Snacks, drinks, ice, etc.: 10%***
- ***Sundries and toys: 5%***

The retail shop will operate with the same operating hours as the restaurant and will not stay open past the closing time of the restaurant. The package sales are provided as a convenience for boaters and are not expected to be a substantial portion of the overall retail shop sales. Package sales such as these are typically found in other waterside restaurants in the area without issue. Additionally, there is a 7-Eleven adjacent to the east of the project making it more unlikely that the retail shop will sell large quantities of packaged alcohol. There are dwelling units along Gary Road to the north of the proposed developed that are within 500 feet of the proposed restaurant and accessory retail shop. The closest residential lot is approximately 175 feet north. The uses are separated by a canal and do not share a common property line. Due to the low volume of packaged alcohol sales expected and the natural separation of the uses, the requested deviation to allow for the sale of alcoholic beverages for off-premises consumption will have no adverse impact on the nearby dwelling units.

Deviation (8) requests relief from LDC Section 4-899(a)(1), *Site design standards*, which requires that projects exceeding three (3) acres in size shall submit a block layout plan, to allow for no block layout plan to be submitted.

Justification: LDC Section 9-27 defines blocks as follows:

- ***Block means a group of lots, including a tier of lots, existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter or other name by which it may be identified.***

The proposed development does not meet the definition of blocks, above, as it consists of various commercial uses utilizing a centralized parking area that will not be subdivided into multiple lots. Furthermore, there is an existing canal and the aquatic preserve to the north and Bonita Beach Road to the south. Because of the shoreline, the depth of the project is inconsistent and as such there are no internal roadways, but rather internal access drives through the parking

lot. Since there are no vehicular roadways or lots proposed, blocks cannot be established and a block layout plan cannot be submitted.

Exhibit II-E-2
Narrative and Bonita Plan Consistency
Hickory on the Bay CPD

Summary of Request

This application requests a rezone to Commercial Planned Development (CPD) to allow for a mixed-use development consisting of six multi-family dwelling units; and 25,500 square feet commercial/retail consisting of restaurants, retail, and offices; along with customary accessory uses, such as transient wet slips. The proposed slips are transient and only for use by the patrons of the proposed commercial uses within the PD. Boats will not be moored overnight and the slips will not be available for members of the public to rent or lease for use as boat storage. There are no fueling facilities or boat services and repairs proposed.

There is a companion Comprehensive Plan Amendment to the Future Land Use Map (FLUM) to redesignate a ±0.66-acre portion of the subject property from Medium Density Multi-Family Residential to General Commercial.

Development Location

The subject property is ±5.90 acres in size and located north of Bonita Beach Road SW, approximately 200 feet west of the intersection of Imperial Shores Blvd. and Bonita Beach Road SW. The property is designated Commercial General (±5.13 ac.) and Medium Density Multi-Family Residential (±0.66 ac.) on the FLUM in the Comprehensive Plan of Bonita Springs. There is a companion Comprehensive Plan Amendment to the Future Land Use Map (FLUM) to redesignate a ±0.66-acre portion of the subject property from Medium Density Multi-Family Residential to General Commercial.

The site is within the Bonita Beach Road Corridor Overlay, Beach Zone and a portion is currently zoned RPD (Blue Marlin Cove). The subject property is currently undeveloped. Please see the table below for zoning and existing land uses surrounding the property.

	Zoning	**Existing Land Use**
North	TFC-2	Canal, single and two-family residential.
South	C-4 (Collier County)	Commercial marina, restaurants, retail.
East	Bonita Beach Road Corridor Overlay, Beach Zone	7-Eleven.
West	Bonita Beach Road Corridor Overlay, Beach Zone	Commercial marina.

Justification

The Applicant for this petition and developer of the proposed project is Bayside Holdings on Hickory, LLC. Previously, they were the owners of the popular Big Hickory Waterfront Grille &

Marina waterfront style dining destination located Hickory Blvd. Due to damages because of Hurricane Ian, this location has since been shut down. Bayside Holdings on Hickory is introducing a similar casual "boater style" restaurant concept that is specifically designed for a waterfront setting and primed for the subject site. The intent is to establish an attractive waterfront destination. The proposed development will consist of a waterfront restaurant, family friendly waterfront activities along the bay for the community to enjoy (such as ping pong, cornhole, etc.), a coffee shop, ice cream and candy shop, and/or specialty regional retail or food shops along a boardwalk. The applicant intends to provide an attractive "boater style" destination for the area that is compatible with the surrounding community, and which adds a desired benefit to the area. The CPD also permits a kayak launch. It is not the intent currently for the kayak launch to be open for public use for free, but instead to allow for private kayak rental if there is interest from potential tenants. If developed, this kayak launch will provide additional opportunities for access to the adjacent aquatic preserve. The project will be designed to enhance the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area to take pride in and enjoy. The proposed development also includes transient wet slips for use by patrons of the CPD to reduce parking demands and encourage alternative means of transportation to the development.

Based on the data and analysis provided with this application, the proposed rezoning is consistent with the land use pattern established by the Future Land Use Map; and represents a suitable zoning change, which will provide an attractive commercial destination that furthers the Goals, Objectives, and Policies of the Bonita Plan. The subject property is located off a major arterial that has adequate transportation capacity and the appropriate infrastructure required for the property to connect to central water and sewer.

Bonita Beach Road Corridor Overlay

The proposed development has been designed to be consistent with the vision of the Bonita Beach Road Overlay. The design seeks to organize the buildings in a way that highlights the natural features of the adjacent waterbody while inviting a public presence by locating walking paths along the waterfront that connect to Bonita Beach Road; and creating a waterfront destination for Bonita Springs using outdoor seating areas and wet slips to provide parking for boats.

Permitted Uses

The uses proposed within the CPD are permitted within the Beach Zone of the Bonita Beach Road Corridor Overlay district. For uses considered special exceptions, analysis of the criteria for approval of special exceptions has been provided below.

Site Design Standards

The proposed development will meet or exceed all performance and location standards set forth in the LDC for the Bonita Beach Road Corridor Overlay. The deviations requested enhance the planned development and meet the intent of the overlay; and will not be detrimental to the public health, safety, and welfare. The requested deviations are in response to the smaller size of the parcel and unique, waterfront uses not typically found along Bonita Beach Road.

Parking

The proposed development shall provide the minimum required parking set forth in LDC Section 4-132. Deviations have been requested regarding the location of the parking. Again, the deviations requested enhance the planned development and meet the intent of the overlay; and will not be detrimental to the public health, safety, and welfare. Application of the locational requirements for parking within the overlay would make the development of the proposed waterfront uses impossible and would instead result in locating parking along the shoreline of the adjacent waterbody.

Landscaping

The proposed perimeter buffering will meet the intent of the standards set forth in the LDC for the Bonita Beach Road Corridor Overlay. The deviations requested enhance the planned development and meet the intent of the overlay; and will not be detrimental to the public health, safety, and welfare.

There are existing, mature mangroves along the shoreline between the proposed parking and the residential development to the north. The mangroves can be maintained to provide opaque screening at a height greater than the required hedge (if necessary) and will provide buffering and screening that meets the intent of the required plantings. After the removal of exotic vegetation, supplemental shoreline plantings (such as Sea Grapes or Green Buttonwood) shall be provided to ensure the parking is adequately buffered.

The proposed dumpster along the Bonita Beach Road frontage shall be located behind a street wall six feet in height. The proposed wall will fully screen the dumpster from view off-site, as well as screened from the waterbody in the rear by the proposed development. Additionally, this location ensures that solid waste vehicles will easily be able to serve the proposed development.

Relevant Land Development Code Criteria

Restaurants, fast food, require a special exception in the Beach Zone of the Bonita Beach Road Corridor Overlay. The criteria for approval of special exceptions are found in Sec. 4-131. Please see below for analysis of how the requested Restaurants, fast food use complies with all relevant criteria.

c) Special exceptions…

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

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

Changing conditions such as an increase in tourism and increased population in the City of Bonita Springs make this an appropriate site for the proposed drive-through. Numerous design elements, such as a solid wall to screen the drive-through lane from Bonita Beach Road, have been utilized to minimize impact to the surrounding area. The property, and the surrounding area, is within the Bonita Beach Road Corridor Overlay. The intent of the overlay is to support urbanized development patterns that focus on human-scale development, an appropriate mixture of land uses, site design, interconnectivity, mobility, architectural standards, and a vibrant aesthetically pleasing streetscape. The proposed development furthers the intent of the overlay by providing an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area; and six multi-family dwelling units for employees of the commercial uses. The CPD rezoning will allow for site to be designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips for use by patrons of the proposed development; and an internal, cohesively designed pedestrian network within the site.

b. The testimony of the applicant.

To be provided.

c. The recommendation of staff.

To be provided.

d. The testimony of the public.

To be provided.

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

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

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

The request meets or exceeds all performance and locational standards. Requested deviations will enhance the objectives of the CPD and are not detrimental to public health, safety, and welfare. Please see the schedule of deviations with justifications.

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

The project site is a filled and previously developed property located along Bonita Beach Road. According to past aerial photographs, this property was one of the first sites west of US 41 that was cleared and filled for development. Mangroves have grown in along the shoreline since the site was first cleared and this mangrove shoreline will be protected and enhanced because of the proposed development. The wetland areas landward of the shoreline are not natural wetlands. They have established because of the past site clearing activities to remove nuisance and invasive vegetation. This has been done several times, in accordance with the City Code requirements to maintain open properties and has resulted in removal of small amounts of fill along with the stump and root material which has lowered the ground elevation over time. There are no high-quality uplands or wetlands present on the property which will be impacted by the proposed development activities.

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

Bonita Beach Road acts as a major commercial corridor within the City. The property is located within a mostly developed, urban area. The requested use is compatible with the surrounding area. Property to the south (across Bonita Beach Road), east, and west is developed with commercial uses (gas station, restaurants, office, commercial marina). There is single and two-family residential development to the north, across a canal. The requested uses are compatible with and complementary to the surrounding area. The proposed development standards and perimeter buffering will further ensure compatibility. The proposed drive-through use is located along Bonita Beach Road and is setback approximately 182 feet from the residential properties to the north. Additionally, the proposed preserve area is located between the proposed drive through use and the residential development to provide further buffering and screening. The preserve area is heavily vegetated with mangrove.

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

The request will not cause damage, hazard, nuisance, or other detriment to persons or property.

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

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

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

a. The Bonita Plan;

The property is designated General Commercial on the Future Land Use Map. The existing and proposed uses are consistent with the FLU designation, which is intended to "accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan." Appropriate uses are recognized as a wide range of commercial retail and service uses.

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

b. This chapter; and

Provided above.

c. Any other applicable ordinances or codes.

Provided below.

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

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

Bonita Plan Consistency

The proposed CPD rezoning is consistent with the goals, objectives, and policies set forth in the various elements of the Bonita Springs' Comprehensive Plan (Bonita Plan). More specifically, the proposed land uses are not contrary to any goals, objectives, and policies outlined in the Bonita Plan. The proposed CPD rezoning is consistent with and furthers the following applicable Goals, Objectives, and Policies, as demonstrated by the analysis below.

Future Land Use Element

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

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

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

Policy 1.1.22: In order to minimize incompatibility when commercial, industrial or more intensive land uses share a common boundary with residential land uses, lower intensity uses shall be located adjacent to residential uses and the Land Development Code shall include provisions for buffering in the form of fences, walls, vegetation or spatial buffers to minimize the impacts upon the residential use.

The subject property does not share a common boundary with the residential land uses to the north. There is an ±46-foot-wide canal/navigable waters owned by the state between the subject property and the nearby residential parcels, that is not part of either the subject property nor the residential parcels. The PD provides property development regulations to ensure compatibility with the surrounding area; and the shoreline of the canal meanders within the subject property, providing further separation. Additionally, the more intense uses proposed (the restaurant and drive-through facilities) are located so as to provide increased separation to the residences to the north along Gary Road. Further more, the proposed development incorporates buffering minimize the impacts to the residential uses to the north via a preserve area in the southeastern corner of the property; and retaining and maintaining existing mangroves and vegetation along the shoreline at an appropriate height to provide adequate screening and buffering. The existing shoreline plantings will be enhanced with additional shoreline vegetation where necessary to further ensure adequate screening is provided.

Policy 1.1.24: In order to limit further strip commercial development, new major roadways in the City will be protected from over-commercialization.

The proposed amendment will allow for commercial development on commercially zoned property, in an area with existing commercial uses. The property fronts on Bonita Beach Road, a roadway that already serves as a commercial corridor.

Objective 1.7: To maintain, protect, and where feasible restore, the City's natural environment and resources, and to protect the City's historic resources.

Subsurface and surface water resources will be improved and enhanced as a result of the design and best management practices criteria. A Storm Water Management Plan will be provided as part of this PD rezoning. The project will not adversely affect the long-term water and wastewater supply and disposal needs of the utility. The site will have access to potable water and sanitary sewer. The development will have positive effects on water resources; adhere to best management practices; and improve surface and subsurface water quality.

Objective 1.16: Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant Map: Establish regulations to implement the Bonita Beach Road Visioning Study by Toole Design Group date November 1, 2016 for the Bonita Beach Road Corridor, which is generally located between the Gulf of Mexico and the City limits to the East. The corridor serves as the main gateway to the City, and is intended for an interconnected mix of uses including commercial, civic, residential, and mixed-use development, with emphasis on compatibility, a human-scale of development, walkability and bike-ability, and a vibrant aesthetically-pleasing streetscape.

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

Policy 1.16.2: Provide for the protection and enhancement of viewsheds along Bonita Beach Road through design features and elements that emphasize the gateway character of this corridor.

Policy 1.16.3: Ensure that publicly-owned land and right-of-way is attractively and appropriately landscaped with a consistent design theme.

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

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

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

The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area; and six multi-family dwelling units for employees of the commercial uses. The CPD rezoning will allow for site to be

designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips for use by patrons of the proposed development; and an internal, cohesively designed pedestrian network within the site.

The design will incorporate Complete Street design elements to promote walkability within the site and along Bonita Beach Road. There will be a centralized, pathway system consisting of a multi-use-path (MUP) a minimum of 8' in width that travels east/west through the site to connect the proposed uses to Bonita Beach Road and establish internal walkability. The MUP will connect to Bonita Beach Road via multiple direct, pedestrian only connections to the existing sidewalk within the Bonita Beach Road right-of-way. The parking lot utilizes multiple pedestrian paths, the MUP, and landscaped islands to interrupt the parking and create a more pedestrian friendly experience. The proposed drive-through facilities will be designed to be incorporated into the buildings and screened from view from Bonita Beach Road. The buildings will utilize a roof overhang attached to a wall to provide vertical screening to create a visually appealing building frontage. The design assimilates the function of a drive-through with the site conditions to create a building that will be practical for the owner but also integrated into the context of the overall site design and the street. There is a courtyard area proposed in front of the restaurant to soften the valet parking area and facilitate pedestrian movement. The courtyard will also act as an extension of the restaurant, allowing for the building to appear closer to Bonita Beach Road and activating the frontage. The project will be designed to utilize a consistent, architectural theme throughout that will be a positive contribution to the City and Bonita Springs. The six residential units proposed will be affordable for and are to provide housing for the workers of the proposed development.

The proposed development has been designed to be consistent with the vision of the Bonita Beach Road Overlay. The design seeks to organize the buildings in a way that highlights the natural features of the adjacent waterbody while inviting a public presence by locating walking paths along the waterfront that connect to Bonita Beach Road; and creating a waterfront destination for Bonita Springs through the use of outdoor seating areas and wet slips to provide parking for boats.

In summary, the goal of the project planning and design was to create a project that creates public, waterfront space via the emphasis on public walking paths and uses providing outdoor gathering spaces and seating areas.

Transportation Element

Objective 1.1: The implementation of a safe, convenient, healthy, and energy efficient multi-modal transportation system which will be maintained and improved to accommodate the forecasted traffic demand for the year 2040 and which is consistent, to the extent possible, with the most current Long Range Transportation Plan of the Metropolitan Planning Organization (MPO), the roadway system established by Lee County, and the Adopted Five-Year Work Program of the Florida Department of Transportation (FDOT).

Any traffic impacts must be mitigated during the required Planned Development rezoning process through payment of road impact fees; dedication of grant or property; or construction of all or a portion of the necessary transportation infrastructure improvement.

Based on the transportation analysis, no modifications are necessary to the adopted work programs of the City of Bonita Springs, Lee County, or FDOT. No changes are required to the adopted Long Range Transportation Plan to support the proposed Comprehensive Plan amendment. Please also refer to the TIS included with this submittal for specific information.

Infrastructure Element

Sanitary Sewer Sub-Element

Policy 1.1.3: The City shall enforce these levels of service standards under the concurrency requirements of Florida law by requiring on of the following before issuance of development permits:

a. Development orders or building permits will be issued subject to the condition that, at the time of issuance of a certificate of occupancy, the necessary facilities and services must be in place and available to serve the development being authorized; or
b. At the time development orders or building permits are issued, the necessary facilities and services are guaranteed to be in place and available ot serve the development at the time of issuance of a certification of occupancy through an enforceable development agreement pursuant to Section 163.3220, Florida Statues, or through an agreement or development order pursuant to Chapter 380, Florida Statutes.

The property is located within the Bonita Springs Utilities (BSU) wastewater service area. BSU has adequate capacity to serve the site.

Solid Waste Sub-Element

Goal 1: To ensure the health, safety and general welfare of the citizens of Bonita Springs through the proper management and disposal of solid waste.

The Comprehensive Plan indicates that the minimum acceptable level of service standards for availability of solid waste disposal shall be 7 pounds per capita per day. The project will have no impact on solid waste disposal, which is contracted through Lee County to a private waste hauler.

Stormwater Management/Aquifer Recharge Sub-Element

Objective 1.1: Improve stormwater management, in terms of both quantity and quality, within the City.

Stormwater facilities will be designed in accordance with applicable regulations and will incorporate and be compatible with on-site wetland systems. A master drainage and surface

water system will be constructed to serve the developed lands. The system will be composed of Best Management Practices (BMP's) which will provide improved water quality and flood protection. Please also refer to the Drainage/Surface Water Management Analysis included with this submittal for more detailed information.

Conservation/Coastal Management Element

Policy 4.1.1: Development shall be limited in Rare and Unique Upland Habitats and strictly controlled in wetlands (as stated in Policy 15.1.1.) in the City.

The project site is a filled and previously developed property located along Bonita Beach Road. According to past aerial photographs, this property was one of the first sites west of US 41 that was cleared and filled for development. Mangroves have grown in along the shoreline since the site was first cleared and this mangrove shoreline will be protected and enhanced as a result of the proposed development. The wetland areas landward of the shoreline are not natural wetlands. They have established because of the past site clearing activities to remove nuisance and invasive vegetation. This has been done several times, in accordance with the City Code requirements to maintain open properties and has resulted in removal of small amounts of fill along with the stump and root material which has lowered the ground elevation over time. There are no high-quality uplands or wetlands present on the property which will be impacted by the proposed development activities.

Goal 5: Protection of Life and Property in Coastal High Hazard and Coastal Management Areas. To protect human life and developed property from natural disasters.

Objective 5.1: Development in Coastal High Hazard Areas - The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the City's coastal high hazard area by limiting new development within the Coastal High Hazard Area (CHHA). The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 5.1.1: Comprehensive plan amendments within the CHHA must meet one of the following criteria in accordance with state statutory requirements in Section 163.3178(8)(a), F.S.

Not applicable.

Objective 5.2: Development in the Coastal Management Area (CMA). The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise in the Coastal Management Area (CMA).

Policy 5.2.1: Rezoning to allow higher densities shall not be permitted on barrier and coastal islands.

Although the project is not located on barrier and coastal islands, the proposed rezoning furthers this policy as it will result in a density lower than what is currently permitted.

Policy 5.2.2: Shoreline development in V Zones shall be protected from flood risk, coastal erosion, wave action, and storms by vegetation, setbacks, and/or beach renourishment, rather than by seawalls or other hardened structures that tend to hasten beach erosion. Repairs of lawfully constructed, functional, hardened structures as defined in F.S. Chapter 161 may be allowed subject to applicable state and local review and approval.

Not applicable. The subject property is located Zone AE.

Policy 5.2.3: Through the City's Comprehensive Plan amendment process, land use designations of undeveloped areas within the Coastal Management Area shall be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to coastal flooding.

Although this is not a request to amend the Comprehensive Plan, the proposed rezoning furthers this policy as it will result in a density lower than what is permitted within the Commercial General Future Land Use.

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

The subject property is adjacent to development to the north, south, east, and west. The proposed rezoning will result in infill development that will not exceed the surrounding properties' density/intensity.

Policy 5.2.5: The City shall continue to target its land acquisition program to provide public access to the estuary, open space, preservation and recreation, and shall consider vacant properties in the Coastal Management Area for public acquisition.

Not applicable.

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

The proposed development shall conform to the applicable requirements in the City's Flood Damage Protection Ordinance; and consistent with the applicable flood-resistant construction requirements in the Florida Building Code and flood plan management regulations set forth in 44 C.F.R. part 60.

Policy 5.2.7: No new mobile home parks will be allowed within the Coastal Management Area.

Mobile home parks are not a permitted use within the proposed CPD.

Policy 5.2.8: Development seaward of the Coastal Construction Control Line (CCCL) shall require applicable State of Florida approval and will be consistent with Ch. 161. F.S.

No portion of the subject property is seaward of the Coastal Construction Control Line (CCCL).

Policy 5.2.9: New development requiring seawalls for protection from coastal erosion shall not be permitted.

The walls proposed for this development are not being installed to protect against coastal erosion but are instead being installed to protect the coastal resources from the proposed upland development. The walls will be placed on the landward side of the existing mangroves and allow for the project to meet the flood plain elevation requirements of the project without impacting the shoreline mangroves. The only location where the wall will cross/meet the open waters is where the small canal is proposed to be filled in. In this location, a rock planter will be established on the waterward side of the wall to allow for future growth of mangroves and other shoreline vegetation.

Policy 5.2.10: Development in coastal areas shall consider site development techniques to reduce losses due to flooding and claims made under flood insurance policies issued in the state. These may include accommodation strategies, such as elevating structures, drainage improvements, or green infrastructure techniques that function to absorb or store water.

The site will be filled and elevated by means of a retaining wall and will provide underground detention for traditional stormwater management. The main restaurant will be elevated further to completely raise it above anticipated flood elevations. The remaining development structures will be wet flood proofed where necessary if they do not exceed anticipated flood elevations.

Policy 5.2.11: The Downtown District, as defined in the Future Land Use Element, is exempt from Policies 5.2.3 and 5.2.4 of this Coastal Management Element.

Not applicable.

Goal 7: Resource Protection. To mange the City's wetland and upland ecosystem so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

As stated in the response under Policy 4.1.1, there are no historically natural habitats on this property. The entire site was cleared for development several decades ago and has been cleared several times since to remove invasive and nuisance vegetation. The small ditch which is proposed to be filled is a man-made ditch which originally was open to the south then was later modified to open to the north instead. It is a dead-end surface water with a lot of organic debris. The shoreline is a mix of mangroves and invasive vegetation. Filling this canal will enhance water quality within the adjacent Aquatic Preserve eliminating the poorer flushed area as well

as the organic conglomeration within it. The loss of the mangroves along the ditch will be offset by the supplemental plantings which will be done along the remainder of the project shoreline after the invasive vegetation is removed. The benthic habitat under the proposed docks has been investigated to ensure that no benthic resources such as seagrasses or oysters will be impacted by the proposed slips. The construction of the slips will be done in accordance with approvals that will be needed from both the FDEP and USACE and will include protective measures to ensure that impacts to the adjacent waters are minimized.

Policy 7.2.4: The city shall encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

The only high-quality plant assemblage on the project site is the mangrove shoreline and this will be protected and maintained throughout and following the development of the site.

Policy 7.2.8: The City shall use regulations and incentives, such as the following for preserving and planting native species for controlling invasive exotic plants, particularly within environmentally sensitive areas…

All applicable goals, objectives, and policies of the Bonita Plan will continue to be applied within the proposed CPD. The project area will remove invasive exotic vegetation and maintain control of exotics in perpetuity.

Policy 7.2.9: Development adjacent to aquatic and other nature preserves and recreation areas shall protect the natural character and public benefit of these areas including, but not limited to, scenic values for the benefit of future generations.

The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area. The CPD rezoning will allow for the site to be designed to create a multi-modal, waterfront destination. In addition to the expansion of the multi-modal network and waterfront pedestrian facilities, the proposed development will provide a public restroom, public seating, and multiple bike racks throughout the development.

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

The proposed project site was reviewed under the Boat Facility Siting criteria from the Lee County Manatee Protection Plan and the site warrants a Conditional ranking allowing up to 5 slips per 100 feet of shoreline. The property has approximately 2,041 feet of shoreline so would be allowed up to 102 slips. The project is proposing 37 slips so is consistent with the MPP and Siting criteria.

Policy 14.2.2: Vertical seawalls shall not be constructed along natural waterways except where such a wall is the most reasonable alternative (using criteria established by ordinance), and vertical seawalls along artificial canals shall not be permitted unless an adequate littoral zone consistent with the surrounding environment is provided. Seawalls in artificial canals where 50% of the canal

or greater is seawalled or for seawalls of less than 300 feet where both adjoining properties are seawalled, will be exempt for this requirement.

As outlined in the response related to Policy 5.2.9, the wall proposed is located behind the mangrove shoreline, The mangrove shoreline to remain will provide the littoral component required under this Policy. As seen on the site plans, the only location where the seawall abuts open water will be where the small canal is being filled in. For this stretch of the wall, a rip-rap planter will be placed waterward on the wall to allow for mangrove plantings and additional recruitment in the future.

Policy 14.2.3: The City shall encourage planting of mangroves or placement of rip-rap in artificial and natural canal systems to replace existing seawalls in need of repair.

As stated previously, rip-rap will be placed on the waterward side of the proposed wall in the location where the canal is being filled in. Mangrove plantings will also be installed within this rip-rap placement.

Policy 15.1.1: Development in wetlands shall be limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in wetlands is one unit per 20 acres, except that one single-family residence will be permitted on lots meeting the standards in the administration section of the Future Land Use Element of the City's Comprehensive Plan.

The property is currently zoned for commercial use and has been zoned as such in the past. The location along a busy highway amongst other commercial uses makes this zoning designation appropriate for the property. As stated in other responses (Policy 4.1.1, Goal 7), the presence of the wetland on this site are the result of past activities. They are not natural as any wetlands which would have been present historically, were filled in during the sites original development back in the 1950's. Limiting this property to residential development is not consistent with the City's zoning map and is not the highest and best use for this site.

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

Wetlands will be impacted because of the proposed project, but as stated previously these wetlands are not natural and are instead the result of activities which have occurred over time on the project site. Every time the property has been cleared; the elevation has lowered due to the loss of soil associated with the vegetation removal. The minimal wetland functions which will be lost because of the project will be compensated/mitigated for through the state FDEP/SFWMD and federal USACE permitting process. Remaining wetland (mangrove) areas will be protected during construction, enhanced through the elimination of invasive vegetation, and maintained along the shoreline following the development of the site.

Objective 19.3: Marine Sanitation - The City shall prevent the dumping of marine generated waste into the waters of the City.

The facility is providing transient mooring for patrons visiting the restaurant and other upland uses on the site. No long-term mooring is anticipated at this time. Signage will be installed in visible location warning slip users against dumping of any wastes into the waterway.

Objective 19.5: Propeller Scarring of Grass Beds - The City shall ensure the protection of sea grass beds reduce propeller scarring of grass beds in the estuary and the pollution attendant to such scarring.

There are no seagrass beds at the project site. If there are seagrass beds that the City is aware of that need protection, the owners would be amenable to assisting with signage to help protect seagrass areas. As stated previously, the project is not adding boats to the waterway, it is simply providing mooring for restaurant and business patronage within the water, providing an alternative to visiting the site by car.

Objective 20.1: Public Access, Physical and Visual - The City shall increase the public's access to waters within the City.

Policy 20.1.1: Upon adoption of this Comprehensive Plan, the City shall include visual and physical access to waters within the City as components of the City's parks and recreation planning.

The proposed development furthers Objective 20.1 and Policy 20.1.1 by providing visual access to waters within the City. The proposed multi-modal facilities within the site are located along the water where possible, are connected to the existing pedestrian facilities within the Bonita Beach Road right-of-way and are open to the public.

Policy 20.2.1: The establishment of vegetated buffer zones along waterways in the City to prevent erosion of natural shorelines, establish additional wetlands habitat, and enhance the scenery shall be preferred to the indiscriminate clearing of vegetation. These buffer zones shall be evaluated in the review of planned developments and developments of regional impact, and also by specific City regulations.

The shoreline vegetation present will be protected and enhanced through the proposed development. A retaining wall is proposed on the landward side of the shoreline vegetation to protect the vegetation from the upland uses and stormwater runoff. In addition, the exotic vegetation present along the shoreline will be removed and replaced with native mangroves and other shoreline vegetation where needed to protect the shoreline.

Goal 22: Shoreline Management. To encourage the maintenance and development of water-dependent shoreline uses and to avoid their displacement by non-water-dependent uses.

Policy 22.2.2: In all other non-wetland shoreline areas, water-dependent land uses shall have priority over water-related uses. Water-related land uses that provide some form of water access for the public shall be encouraged, particularly when the site has previously provided water access for the public. (This policy shall not be interpreted as a prohibition of new land uses which are only water-related, but instead as a reminder of the diminishing opportunities for water access in the City and the desirability of maintaining and increasing such access.)

a. Water-dependent uses: Land uses are those for which water access is essential and which could not exist without water access.
b. Water-related uses: Land uses that might be enhanced by proximity to the water, but for which water access is not essential.

The proposed development includes water-related uses that provide water access via a public, waterfront walking path and wet slips that provide boat parking for patrons.

Objective 22.3: The City of Bonita Springs shall consider the following marina siting criteria in evaluating requests for new and substantially expanded marinas, other wet slip facilities, and boat ramps in order to make efficient use of limited shoreline locations and to minimize environmental impacts.

Proximity to other docking facilities will minimize environmental impacts by concentrating similar uses in an area that already supports the use, as opposed to within a natural waterway with higher quality natural shorelines. This waterway has supported commercial use of docks in the past and the adjacent property is commercially zoned. The proposal to provide temporary mooring to travel to the site by boat instead of cars encourages recreational use of the waterways, will result in a reduction of vehicular trips to the proposed development, and is being done in a manner that preserves the more natural shoreline vegetation as opposed to the sea-walled residential properties on the opposite side of the waterway. The proposed use is less environmentally impactful than the single-family residences across the waterway because of the protection of the shoreline, temporary mooring as opposed to long term mooring, and less overall vessels that are associated with the single-family residences.

Policy 22.3.1: Proposed marinas (and expansion of wet slips at existing marinas and new boat ramps) in the following areas face a variety of technical, legal, or environmental obstacles which must be addressed during the review process:

a. Aquatic Preserve (FDEP)
b. Outstanding Florida Waters (FDEP)
c. Class I Waters (FDEP)
d. Marine or Estuarine Sanctuaries (NOAA)
e. Manatee Sanctuaries or Critical Manatee Habitats (FFWCC, USFWS, COE)
f. Approved or conditionally approved shellfish harvesting area's (FFWCC)
g. Bridge/road right-of-way easement (County DOT, State DOT)
h. Other Endangered/Threatened Species Habitat (USFWS, FFWCC, COE)

Extra Caution and consideration shall be given prior to authorizing uses of areas with high environmental values.

The project falls within the area between Imperial Shores Blvd and the Bonita Beach Road Bridge to Little Hickory Island which is identified under Policy 22.1 as an area designated for marine-related water dependent use. The proposed project is specifically identified as a restaurant destination for boaters within the local waterways. Given that it is located within the Estero Bay Aquatic Preserve, additional coordination with the permitting regulatory agencies and with aquatic preserve staff will be undertaken during the permitting review of the project.

Policy 22.3.2: Cumulative effects of several marinas and/or boat ramps in a small area shall be considered in the review of proposed marina projects.

The project proposed is not a full-service marina, but instead a transient mooring facility ancillary to the restaurant and other proposed uses within the project. This facility will not add any vessels into the local waterways and proposes no overnight mooring. It is simply a safe destination for boaters to visit for a meal without having to drive their cars to get there. The proposed docks will also provide launching for non-motorized vessels such and paddle and pedal craft.

Policy 22.3.3: Marina and/or boat ramp siting shall be consistent with the aquatic preserve management plan.

The project will undergo review by the Aquatic Preserve staff and will be consistent with the aquatic preserve management plan, in accordance with this policy.

Policy 22.3.4: Marinas and boat ramp site shall be consistent with the following recommendations of the FDNR Blue Ribbon Marina Committee (Final Report, January 1983):

a. Priority should be given to the expansion of existing facilities, if environmentally sound, over new facilities.
b. Marinas are encouraged in previously disturbed areas and in areas that have historically been used for marina-related activities.
c. Marinas should be located as close as possible to boating demand.
d. Marinas should be encouraged where adequate uplands are available to develop related support activities and to allow for possible future expansion.
e. Location of marinas in highly productive marine habitats should be discouraged.
f. Location of marinas in or near well-flushed, deep-water areas should be encouraged.
g. Impacts upon state-designed manatee sanctuaries should be considered. Particular marina locations or design features which threaten manatees in sanctuaries should be discouraged.

As stated previously, while this proposed facility meets the definition of a marina under the City Codes, it will not provide facilities normally associated with marina use. There will be no fueling or repair services, there will be no overnight mooring. The docks are for temporary transient mooring for patrons of the upland restaurant and for launching of non-motorized craft such as paddle boards, canoes, and kayaks. The location has been previously disturbed through

dredging and filling activities and is in a well flushed area. The filling in of the dead-end canal proposed will help improve flushing within the immediate vicinity of the project site.

Policy 22.3.5: The siting of all board facilities in the City of Bonita Springs shall be consistent with the guidelines, methodologies, procedures, and policies established in the *Boat Facility Siting Plan for Lee County*. This applies to any plans for the expansion of existing facilities or the development of new facilities.

The project is consistent with the Lee County Manatee Protection Plan (MPP) as well as the siting criteria outlined within the MPP.

Policy 22.3.6: New marinas shall be designed to avoid erosion on adjacent shorelines.

The project as proposed maintains all the natural shoreline currently present at the site. The mangroves present in association with the supplemental planting proposed will ensure that the shoreline is maintained. Retaining walls planned as a component of the upland development will minimize the potential for upland erosion into the mangrove shoreline.

Policy 22.3.7: Marina and boat ramp siting preference shall be given to those properties which are located in proximity to large navigable water bodies outside areas of critical manatee concern.

This project is not located within an area of critical manatee concern. Navigable waters are present adjacent to the project site to provide safe access to and from the site.

Policy 22.3.8: Marinas, multi-slip docking facilities, and boat ramps which would disturb or destroy wetlands or grass beds must demonstrate a pressing need and public purpose for the proposed facility and must provide for continued use by the general public.

The adjacent waters have been inspected by the project team as well as by Aquatic Preserve staff and no seagrasses or other benthic resources are present which would be impacted by the proposed slips. The project site has been cleared and filled for decades. Ongoing maintenance of the site involving periodic removal of exotic vegetation has depressed the site elevation in area to the point that wetlands have been created on the site and these wetlands compose enough of the property that it could not be re-developed without impacting these manmade wetland areas. Likewise, the shoreline vegetation on the property is there only because this area was dredged and filled in the past. The impacts to shoreline vegetation along the man-made canal as well as the impacts for the development overall, will be reviewed by the State and Federal regulatory agencies and appropriate mitigation provided as a part of the regulatory permitting process.

The docking facility does not result in any wetland impacts except for the access walkways across the shoreline. The access walkways are in areas with minimal impact to the shoreline vegetation. The wetland impacts associated with the project (filling in of the dead-end canal and filling of man-made wetlands on the site) are the result of trying to build anything on this project site. The parking and stormwater management for any upland use would still impact these wetlands even if the boat docks are eliminated from the project. There are no impacts to

submerged resources (seagrasses, oysters, etc.) or the shoreline vegetation except for trimming of overhanging branches. As such, the impacts to wetlands on the upland portion of the site are not associated with the proposed docks and the project is consistent with this policy.

Policy 22.3.9: New marinas should be located in areas of maximum physical advantage (e.g. adequate water depth). Adequate existing water depths between the proposed facility and any navigational channel, inlet, or deep water, are preferred, as only minimal dredging may be considered.

Water depths at the site are sufficient for the uses proposed. Navigational access to and from the site is of sufficient water depths to allow safe navigation. No dredging is proposed for the project.

Policy 22.3.10: Marina and boat ramp locations which minimize natural shoreline disruption are preferred.

All the proposed docks are located waterward of the mangrove shoreline. Access walkways to the dock will be field located to minimize any mangrove impacts associated with the access.

Policy 22.3.11: Marina and boat ramp construction in dead-end canals are discouraged due to difficulty in meeting State water quality standards.

The proposed project is not in a dead-end canal and proposes to fill in an existing dead-end canal which will improve flushing within the adjacent waters. The proposed plan limits the number of vessels within the canal to 9 or 10 vessels at any one time and proposes none within the back 450 feet of the canal. These vessels would only be there on a temporary basis during the day, with no overnight mooring. The number of vessels proposed in the canal is less than half what is currently permitted on the opposite side of the canal and the transitory use poses less risk to water quality that permanent mooring would. As part of the State permitting process, water quality concerns will be examined and addressed as part of the permitting process.

The docks proposed within the canal are located towards the mouth of the canal to minimize any potential water quality issues associated with the docks being in the canal. The orientation of the moorings also limits the number of vessels that can moor in this area. For comparison's sake, there are 14 residential properties on the opposite side of the canal which could each propose 2 vessels. This would result in between 14 and 28 vessels on the north side of the canal (there currently appear to be moorings for 13 vessels). The project under review is proposing only 11 vessels along the south side of the canal. Plus, these vessels are for transient mooring only, so will not be moored in the canal long term. The project as proposed will have less impact on the canal waters than the homes across the waterway in that there are less vessels, and the vessels will be within the canal for less time. Additionally, the applicant has conducted a flushing study of the marina basin which shows that the waterway flushes within the parameters set by the State so no adverse impacts to water quality are expected.

Policy 22.3.12: Proposed marinas and boat ramps shall demonstrate that the marina site has adequate uplands to provide support facilities for all activities proposed on site without damaging or removing wetlands or rare and unique systems.

The upland properties associated with the proposed docks have been filled in the past and cleared several times of exotic vegetation. The past clearing has lowered the previously filled elevations to the point where wetlands have been created on the property which will be filled as part of the upland development. The wetland areas are disturbed sites and not any rare or unique system. Mitigation for the wetland impacts proposed will be required as a part of the regulatory permitting for the proposed project.

Objective 22.4: Marina Design Criteria - The City shall utilize the following criteria in evaluating the design of new marinas or expansion of wet slip facilities at existing marinas in order to minimize negative impacts to water quality. Detailed regulations on these subjects may be contained in the City's Land Development Regulations.

Policy 22.4.1: Piling construction and other non-dredge-and-fill techniques shall be utilized where possible to minimize habitat destruction.

Due to the nature of the site in which a small canal has been dredged through the property in the past, some fill will be required to create conditions allowing the proposed development. Piling construction will be utilized to meet the floodplain and other regulatory requirements for the project. The small canal which will be filled in was dredged out of the uplands in the 1950's so filling it will be restoring the upland peninsula to its historical configuration.

Policy 22.4.2: Mitigation or restoration to offset proposed adverse environmental effects will be required as a condition of approval for any new or expanded marina facilities. Mitigation/restoration is not preferred over preservation of existing resources.

The project is currently under review by both the SFWMD and USACE regulatory agencies. Any mitigation required will be provided prior to the start of construction.

Policy 22.4.3: To reduce dredging, docks should extend to naturally deep waters when possible. City regulations shall specify the criteria for such extensions.

No dredging is proposed.

Policy 22.4.5: Marina designs shall not reduce water quality in adjacent natural water bodies in order to accommodate an increase in water quality in the marina basin itself.

As stated above, the facility proposed is for the transient mooring of vessels visiting the upland restaurant and providing launching for paddle and pedal craft. No impacts to water quality are anticipated because of the proposed use.

Policy 22.4.6: Existing navigational channels shall be used to access new marina sites where possible.

No new navigational channel(s) are proposed or necessary to access the proposed development.

Policy 22.4.7: Expansion of dry storage capabilities shall be strongly encouraged to reduce dredging.

No dredging is proposed. The upland portion of the site is not capable of supporting a dry storage facility but the use for transient mooring provides a safe destination for vessels to visit the upland commercial use (restaurant) without adding any new vessels into the adjacent waters.

ATTACHMENT "A"

BACKGROUND AND INFORMATIONAL ANALYSIS:

Introduction/Synopsis

The purpose and intent of the various planned development districts is to further implement the goals, objectives, and policies of the Bonita Springs Comprehensive Plan (Bonita Plan) by providing some degree of flexibility in planning and designing developments as defined in Land Development Code (LDC) 4-200(2). The standard of review conducted by the City Staff and other review agencies provides the basis for the City Staff's recommendation on this rezoning request as outlined in LDC 4-131(d)(3) and LDC 4-299(a)(2) and (4). This recommendation is then presented to the City Council which has the final decision-making authority.

This request is to rezone the subject property into a Commercial Planned Development (CPD) to allow for a new waterfront restaurant with an ancillary store and boat slips for patrons, retail and office facilities, take-out and fast food restaurants, one (1) drive-thru restaurant, and six (6) multi-family dwelling units located above the proposed commercial buildings.

Master Concept Plan

The rezoning request includes a two (2) page Master Concept Plan (**Exhibit "B"**), that depicts the proposed Master Concept Plan; Site Summary, Open Space calculations, Deviations, Notes, and Development Regulations; and Schedule of Uses. The maximum proposed height of the project is thirty-five (35) feet in height. Only two structures are proposed to be two-story, with multi-family dwelling units on the second floor. Interconnectivity to the eastern parcel, the 7-Eleven Gas station, is provided, as a cross-access easement already exists.

The CPD provides for the required Bonita Beach Road multi-modal pathway through the site, providing the public with a closer view at the waterfront property. Up to thirty-seven (37) boat slips are proposed, subject to the conditions recommended and further review by all applicable agencies. The project satisfies the required parking space count with the incorporation of the Valet Plan (**"Exhibit D"**).

The Schedule of Uses included in Sheet 2 of **Exhibit "B"** identifies the specific uses for the proposed project. The property development regulations are also included on Sheet 2 of **Exhibit "B"** and further determine how these uses may develop under this Master Concept Plan, while maintaining consistency with the Bonita Beach Road Corridor Overlay intent.

Staff agree with the Applicant's Narrative and analysis of Planned Development Criteria in **Exhibit G**.

Surrounding Land Use:

Existing Zoning & Land Use	Future Land Use Map
Subject Parcels: Beach Zone of Bonita Beach Road Corridor Overlay and Residential Planned Development (RPD), Vacant	Medium Density Multi-Family Residential: 6 du/acre, up to 10 and General Commercial: 10 du/acre*, 1.2 FAR
North: Two-Family Residential Conservation District (TFC-2), Single-Family, Two-Family and Multi-Family Homes	Med. Den. Res.: 11.6 du/ac
East: Beach Zone of the Bonita Beach Road Corridor Overlay, 7-Eleven Gas Station and Convenience Store	General Commercial: 10 du/acre, 1.2 FAR
South: Bonita Beach Road Right-of-Way, Collier County Commercial Zoning (C-4), Commercial Marina Restaurants, Retail Stores and Offices	
West: Beach Zone of Bonita Beach Road Corridor Overlay, Vacant	General Commercial 10/du/ac, 1.2 FAR

*Companion Comprehensive Plan Map Amendment application (CPA23-109179-BOS so all Properties are located within the General Commercial Future Land Use category.

Planned Development Analysis

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation	Yes – The application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations, provided the Companion Comprehensive Plan Map Amendment is approved.
The request meets or exceeds performance and location standards set forth for the proposed uses	Yes – The MCP with associated conditions presented by Staff will meet the standards of the Land Development Code, except where specific deviations are approved.

Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan	Yes – The proposed density and intensity is below the maximum allowance of the Future Land Use Category of the Comprehensive Plan.
The request is compatible with existing or planned uses in the surrounding area	Yes – The adjacent uses and sites are commercial in nature. The proposed development is also commercial in nature and is considered an infill project. The nearby residential uses will be adequately buffered and shielded. The conditions outlined in the Staff Report are to promote compatibility with all surrounding uses, including required buffering, Noise Ordinance compliance, and use restrictions.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development	Yes- adequate facilities and infrastructure are available to serve and service the project.
Will the request adversely affect environmentally critical areas and natural resources	No – Wetland impacts will be appropriately mitigated. The wet slip count will meet the Boat Facility Siting Criteria, as found in the Bonita Plan and Lee County Manatee Protection Plan. The project is required to be approved by the State in compliance with the Estero Bay Aquatic Preserve Management Plan.
Public facilities are, or will be, available and adequate to serve the proposed land use	Yes - Public facilities are available to the site.
Deviations needed to enhance or to achieve the objectives of the planned development	Yes– Staff recommends approval of the eight (8) requested deviations.
Deviations needed to preserve, promote and or protect the public health, safety, and welfare.	Yes – the eight (8) proposed deviations, as conditioned, will provide safeguards for the health safety and welfare of the proposed development and the existing surrounding development.

Environmental

The site has been impacted since the 1950's, as seen on historic aerials and has been used for water-based activities for many years. The eastern end of the site was cleared and filled with permits more recently, and a dock and access walkway were constructed. A retaining wall was installed adjacent to the mangroves. A mangrove fringe has reestablished along the northern boundary over time on the rest of the parcels included in the project.

The Applicant provided a listed species survey and a wetland map for review by the City's Senior Environmental Specialist. The site was reviewed for evidence of a variety of species, including: the American Alligator, Blue Heron, Reddish Egret, Spoonbills, Snowy Egrets, Tri-Colored Herons, and the Florida Bonneted Bat. There was one listed species, the Blue Heron (Egretta caerulea) observed onsite. Additionally, approximately 2.75 acres of potential wetlands were observed, and 1.26 acres of the project are covered by water. There are expected to be 1.85 acres of wetlands impacted and 0.58 acres of secondary wetland impacts, both of which will need to be mitigated. Of the 2.43 acres of wetlands to be impacted, 0.85 acres would consist of native wetlands with exotic vegetation coverage under 50%.

The project will preserve 0.66 acres of mangroves and additional mangrove fringe outside of the indigenous preserve area. All invasive exotic vegetation will be required to be removed from the site in perpetuity. Additional native plantings will be required in the indigenous preserve area after exotic vegetation removal to restore the preserve and provide buffering for the residences to the north.

The project proposes thirty-seven (37) wet slips for use by the public with no overnight mooring. A Marina Facility Siting Evaluation was approved which resulted in a Conditional Rating for the project. Lee County Natural Resources will verify the Screening Results and the number of slips allowed prior to local development order approval. The docks will be required to meet all requirements of the Manatee Protection Plan, including signage and fee payment for education and enforcement, as well as the requirements of the Land Development Code for construction, design, and placement of the docks.

Stormwater

The Applicant provided a Surface Water Management narrative for review by Staff. A more detailed water management plan will be required as part of the development order process. The post development flows will emulate and maintain the general characteristics of the predevelopment historic flow. The project will be designed in accordance with South Florida Water Management District (SFWMD) regulatory requirements and, and as outlined in the City's Comprehensive Plan, will provide water quality treatment for beyond that of the SFWMD requirement. Consistent with the City of Bonita Springs Land Development Code, the Applicant will be required to demonstrate

no adverse offsite stormwater impacts by incorporating the project into the appropriate City of Bonita Springs Interconnected Pond and Channel Routing (ICPR) Model. ICPR flood routing will need to be provided at the time of local development order permitting.

Traffic

The City's transportation engineer reviewed the Applicant's Traffic Impact Statement (TIS) as part of this rezoning request. Additional review will take place at time of local development order.

The Applicant's TIS is available for review as part of the Application backup.

Comprehensive Plan

A companion Comprehensive Plan Amendment accompanies this request under CPA23-109179-BOS to amend the future land use of the western parcels so all Properties within the project will be located in the General Commercial Future Land Use category. The Applicant's analysis can be found in **Exhibit G.** The General Commercial future land use category is described as follows:

> **Policy 1.1.14: General Commercial** - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.
>
> a. Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.
> b. If affordable housing is provided, residential density may be increased by up to five additional units per acre.
> c. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.
> d. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.

The uses proposed within the project are commercial in nature and include retail uses for residents and visitors below a floor area ratio of 1.2. Additionally, recreational opportunities are provided for. Six (6) multi-family dwelling units are also proposed, which do not exceed the density allowances of the future land use category and the proposed housing type is compatible.

Objective 1.16: Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant Map: Establish regulations to implement the Bonita Beach Road Visioning Study by Toole Design Group date November 1, 2016 for the Bonita Beach Road Corridor, which is generally located between the Gulf of Mexico and the City limits to the East. The corridor serves as the main gateway to the City, and is intended for an interconnected mix of uses including commercial, civic, residential, and mixed-use development, with emphasis on compatibility, a human-scale of development, walkability and bike-ability, and a vibrant aesthetically-pleasing streetscape.

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

Policy 1.16.2: Provide for the protection and enhancement of viewsheds along Bonita Beach Road through design features and elements that emphasize the gateway character of this corridor.

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

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

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

As required, the project was designed to be consistent with the Bonita Beach Road Corridor Overlay, except where specific deviations are approved. As discussed in the Applicant's narrative, the project was designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips for use by patrons of the proposed development; and an internal, cohesively designed pedestrian network within the site.

Staff agrees with the Applicant's analysis of Objective 1.16, which states:

> The design will incorporate Complete Street design elements to promote walkability within the site and along Bonita Beach Road. There will be a centralized, pathway system consisting of a multi-use-path (MUP) a minimum of 8' in width that travels east/west through the site to connect the proposed uses to Bonita Beach Road and establish internal walkability. The MUP will connect to Bonita Beach Road via multiple direct,

pedestrian only connections to the existing sidewalk within the Bonita Beach Road right-of-way. The parking lot utilizes multiple pedestrian paths, the MUP, and landscaped islands to interrupt the parking and create a more pedestrian friendly experience. The proposed drive-through facilities will be designed to be incorporated into the buildings and screened from view from Bonita Beach Road. The buildings will utilize a roof overhang attached to a wall to provide vertical screening to create a visually appealing building frontage. The design assimilates the function of a drive-through with the site conditions to create a building that will be practical for the owner but also integrated into the context of the overall site design and the street. There is a courtyard area proposed in front of the restaurant to soften the valet parking area and facilitate pedestrian movement. The courtyard will also act as an extension of the restaurant, allowing for the building to appear closer to Bonita Beach Road and activating the frontage. The project will be designed to utilize a consistent, architectural theme throughout that will be a positive contribution to the City and Bonita Springs. The six residential units proposed will be affordable for and are to provide housing for the workers of the proposed development.

The proposed development has been designed to be consistent with the vision of the Bonita Beach Road Overlay. The design seeks to organize the buildings in a way that highlights the natural features of the adjacent waterbody while inviting a public presence by locating walking paths along the waterfront that connect to Bonita Beach Road; and creating a waterfront destination for Bonita Springs through the use of outdoor seating areas and wet slips to provide parking for boats.

In summary, the goal of the project planning and design was to create a project that creates public, waterfront space via the emphasis on public walking paths and uses providing outdoor gathering spaces and seating areas.

Transportation Element

The Applicant provided a Traffic Impact Statement (TIS), which was reviewed by the City's transportation engineer and analyzed earlier in this Report. Additionally, Objective 1.2 of the Transportation Element provides for the City's Complete Streets Policy, which is designed to provide for multi-modal transportation opportunities. The project will be

providing multi-modal transportation opportunities, including sidewalks on both sides of Miller Road and along Bonita Beach Road.

Conservation and Coastal Management Element

Objective 5.2: Development in the Coastal Management Area (CMA). The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise in the Coastal Management Area (CMA).

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

The subject property is adjacent development and future redevelopment The proposed rezoning will result in infill development that will not exceed the surrounding properties' density/intensity. The Applicant has provided an FAR map to demonstrate this within **Attachment B**.

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

The proposed development shall conform to the applicable requirements in the City's Flood Damage Protection Ordinance, Florida Building Code and FEMA requirements.

Policy 5.2.9: New development requiring seawalls for protection from coastal erosion shall not be permitted.

Staff agrees with the Applicant's analysis, which states:

> The walls proposed for this development are not being installed to protect against coastal erosion but are instead being installed to protect the coastal resources from the proposed upland development. The walls will be placed on the landward side of the existing mangroves and allow for the project to meet the flood plain elevation requirements of the project without impacting the shoreline mangroves. The only location where the wall will cross/meet the open waters is where the small canal is proposed to be filled in. In this location, a rock planter will be established on the waterward side of the wall to allow for future growth of mangroves and other shoreline vegetation.

Policy 5.2.10: Development in coastal areas shall consider site development techniques to reduce losses due to flooding and claims made under flood insurance policies issued in the state. These may include accommodation strategies, such as elevating structures,

drainage improvements, or green infrastructure techniques that function to absorb or store water.

The site will be filled and elevated by means of a retaining wall and will provide underground detention for traditional stormwater management.

Staff finds that the project complies with the Coastal Management Area requirements of the Bonita Plan.

Goal 7: Resource Protection. To manage the City's wetland and upland ecosystem so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

Policy 7.2.4: The city shall encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

Policy 7.2.8: The City shall use regulations and incentives, such as the following for preserving and planting native species for controlling invasive exotic plants, particularly within environmentally sensitive areas…

Policy 7.2.9: Development adjacent to aquatic and other nature preserves and recreation areas shall protect the natural character and public benefit of these areas including, but not limited to, scenic values for the benefit of future generations.

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

Policy 14.2.3: The City shall encourage planting of mangroves or placement of rip-rap in artificial and natural canal systems to replace existing seawalls in need of repair.

Staff agrees with the Applicant's analysis of Goal 7 of the Conservation and Coastal Management Element of the Bonita Plan. Staff finds that the project complies with Goal 7.

The project is located within the Coastal High Hazard Area and the Coastal Management Area. However, the proposal is an infill project and the proposed density is less than the permitted maximum. The project will be required to be designed in accordance with the City's Flood Damage Protection Ordinance and the Florida Building Code. Any wetland impacts will need to be appropriately mitigated.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Tornberg
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose X

Application: CPA23-109179-BOS: Hickory on the Bay Comprehensive Plan Amendment

DATE: 7-24-25
NAME: D. LUCIANO PHONE: 239-209-2552
ADDRESS: 4751 Bonita Beach Rd CITY/STATE/ZIP: Bonita Springs FL

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Tornberg
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD23-109173-BOS: Hickory on the Bay CPD

DATE: 7-24-25
NAME: D. LUCIANO PHONE: 239-209-2552
ADDRESS: 4757 Bonita Beach Rd CITY/STATE/ZIP: Bonita Springs FL

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

Cynthia Vargas

From: Mary Zizzo
Sent: Tuesday, June 17, 2025 1:04 PM
To: Jchastain@bowman.com; rxfilr@gmail.com
Cc: Cynthia Vargas
Subject: Re: Rezoning

Good afternoon,
Thank you for your public comment. We will include it in the file for Zoning Board and City Council.

Thank you,
Mary Tornberg, Esq., AICP
Senior Planner
City of Bonita Springs Community Development
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
Direct: 239-444-6162
Email: Mzizzo@cityofbonitaspringscd.org
The zoning information contained within does not constitute an official Zoning Verification Letter and may be subject to changes and may contain errors. The application for an official Zoning Verification Letter can be found here:
https://www.cityofbonitaspringscd.org/forms/Pnz_Zoning_Verification_Letter_20240418_final.pdf
Florida has a very broad public records law. Most written communications to or from City Employees and officials regarding City business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Edward Ting R. Ph.
Sent: Tuesday, June 17, 2025 11:34 AM
To: Mary Zizzo ; Jchastain@bowman.com
Subject: Rezoning

Subject: Concerns Regarding Rezoning Notice – Hickory on the Bay CPD
To: Mr. Jeremie Chastain, AICP Lead Planner and Mrs. Mary Thornburg, Bonita Springs City Planner
RE: Rezoning Notice – Hickory on the Bay CPD
Property Addresses: 4752, 4696, 4640, 4612, 4750, and 4570 Bonita Beach Road, Bonita Springs, FL
As neighboring property owners at **27671 Bay Point Lane Unit A1, Bonita Springs, Florida**, we are writing to express serious concerns regarding the proposed rezoning of the Hickory on the Bay CPD properties.
Our primary concern is the significant increase in boat traffic and associated wake damage from the proposed restaurant/marina. Current resident boat traffic already necessitates annual **rip rap maintenance**. Increased transient boaters will dramatically amplify wakes, especially given the canal's

angled layout, causing severe **shoreline erosion and damage**. Enforcing wake damage liability is impractical, meaning repair burdens will inevitably fall on property owners.
We purchased our home expecting residential development, not a commercial destination generating high boat traffic. The increased wake damage presents a significant risk to our shoreline, lanai supports, and overall property stability. Due to the peninsula's shape and lack of buffer space, individual seawall installation is **cost-prohibitive** and unforeseen under current zoning, becoming necessary only if this rezoning is approved.
Therefore, we respectfully request that any approved rezoning be conditioned on the applicant/developer either:

- Funding annual **rip rap reinforcement/restoration** along affected shorelines, OR
- Constructing an effective **seawall or protective wake buffer** for nearby properties.

Thank you for your attention to this matter and for your commitment to ensuring future development respects existing homes and infrastructure in Bonita Springs.
Sincerely,
Edward and Stephanie Ting
27671 Bay Point Lane Unit A1
Bonita Springs, FL 34134

Cynthia Vargas

From: Mary Zizzo
Sent: Friday, May 30, 2025 2:42 PM
To: Cynthia Vargas
Subject: FW: Rezoning Notice – Hickory on the Bay CPD Property Addresses: 4752, 4696, 4640, 4612, 4750, and 4570 Bonita Beach Road, Bonita Springs, FL

For rezone file.

Thank you,

Mary Tornberg, Esq., AICP
Senior Planner
City of Bonita Springs Community Development
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
Direct: 239-444-6162
Email: Mzizzo@cityofbonitaspringscd.org

The zoning information contained within does not constitute an official Zoning Verification Letter and may be subject to changes and may contain errors. The application for an official Zoning Verification Letter can be found here:
https://www.cityofbonitaspringscd.org/forms/Pnz_Zoning_Verification_Letter_20240418_final.pdf

Florida has a very broad public records law. Most written communications to or from City Employees and officials regarding City business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Sandy Kiesel
Sent: Friday, May 30, 2025 2:52 PM
To: Mary Zizzo ; Jchastain@bowman.com
Cc: Tom VanderLaan
Subject: RE: Rezoning Notice – Hickory on the Bay CPD Property Addresses: 4752, 4696, 4640, 4612, 4750, and 4570 Bonita Beach Road, Bonita Springs, FL

Mr. Thomas VanderrLaan and Mrs. Sandra M. Kiesel VanderLaan
27670 Bay Point Lane B$
Bonita Springs, FL 34134
tomvanderlaan127@gmail.com

goldenbayinc@gmail.com

248-814-8809 Tom

248-505-1188 Sandy

May 30, 2025

To: Mr. Jeremie Chastain, AICP Lead Planner and Mrs Mary Thornburg Bonita Springs City Planner

RE: Rezoning Notice – Hickory on the Bay CPD
Property Addresses: 4752, 4696, 4640, 4612, 4750, and 4570 Bonita Beach Road, Bonita Springs, FL

Dear Planning Staff and Relevant Authorities,

Thank you both for taking my call last week. I am writing as a neighboring property owner residing at 27670 Bay Point Lane B4 in Bonita Springs, Florida, to express my serious concerns regarding the proposed rezoning of the above-referenced properties for the Hickory on the Bay CPD.

A primary concern relates to the anticipated increase in boat traffic associated with the proposed restaurant and possible marina uses. Currently, boat traffic in our canal is limited to residents, and even with that minimal activity, the rip rap shoreline protecting our property requires regular maintenance and replenishment each year.

The addition of transient boaters visiting a restaurant—potentially many per day—would dramatically increase the volume and frequency of wakes in our canal. Due to the layout of the waterway and the shape of the peninsula, boats traveling through the area do so at an angle relative to the shoreline. Even at no-wake speeds, this angled movement creates more intense wave action. In our experience, these angled wakes cause significantly more shoreline disruption, erosion and damage than direct traffic.

While we understand that boaters may technically be liable for wake damage they cause, in reality, there is no feasible way to enforce this on an ongoing basis. The burden of repair would inevitably fall on neighboring property owners like ourselves.

When we purchased our home, we did so with the understanding that the land in question would be developed for residential purposes—perhaps adding a few private docks consistent with the character of the area. A commercial destination drawing large numbers of daily boaters was never anticipated.

We recognize and respect the need for progress and development. However, such changes must be responsibly managed to avoid placing undue burdens on existing residents. In this case, the wake damage from increased and intensified boat traffic poses a very real risk to our shoreline, our lanai support structures, and our overall property stability. Given that the shore line goes around a peninsula, installing a sea wall as individual owners would be cost prohibitive. Additionally since there is little to no buffer space between the waterline and our homes, installing a seawall would be physically difficult adding to the cost—especially considering that such an expense and need were not foreseen under the current zoning and would only be required if this zoning change is allowed to proceed.

Therefore, I respectfully request that as a condition of any approved rezoning, the applicant/developer be required to:

- Fund and maintain annual reinforcement and restoration of the rip rap along affected neighboring shorelines, or
- Construct and maintain an effective seawall or protective wake buffer to shield nearby properties from increased wave action.

Thank you for your attention to this matter and for your commitment to ensuring that future development respects and preserves the integrity of existing homes and infrastructure in Bonita Springs.

Sincerely,

Tom

Mr. Thomas Vanderlaan

Sandy

Mrs Sandra M. Kiesel VanderLaan

27670 Bay Point Lane, B4
Bonita Springs, FL 3413

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Tornberg
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD23-109173-BOS: Hickory on the Bay CPD

SEE ATTACHED

DATE: July 30, 2025
NAME: Trent & Sonya Ess PHONE: 952-212-6218
ADDRESS: 4869 Regal Drive CITY/STATE/ZIP: Bonita Springs, FL 34134

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

Trent and Sonja Ess

4869 Regal Drive

Bonita Springs, FL 34134

sunnyess@hotmail.com

952-212-6218

July 30, 2025

City of Bonita Springs Community Development Department

Re: Opposition to Proposed Rezoning CPA23-109179-BOS and PD23-109173-BOS

Dear Members of the City Planning Department,

I am writing as a concerned homeowner at 4869 Regal Drive, to formally oppose the proposed rezoning of the area directly across from my property to allow for multiple restaurants, boat slips, retail space and multi-family housing.

I purchased my home in February 2025, making a substantial investment based on the peaceful nature of the area, the unobstructed views, and the understanding that the land across from me would remain low-density and residential. These proposed changes threaten to drastically alter the character and livability of this neighborhood.

This home represents more than just a property—it is our future retirement home. We plan to enjoy the peace and beauty of this location. The proposed rezoning not only threatens our current experience as homeowners but also undermines the future we envisioned when making this major life investment.

I understand one restaurant being proposed was previously destroyed during Hurricane Ian. I also understand the owners made a choice to forgo rebuilding on that site. I am finding it difficult to understand how this site, directly across from residential homes and along a shallow canal, could be a more appropriate site.

My concerns with this proposal include:

- Traffic congestion: The road in question is already overburdened. Adding a commercial restaurants, retail and multi-family units will further strain infrastructure and raise safety concerns.
- Environmental impact: The canal is shallow and not appropriate for commercial use. The increased boat traffic and slips would risk ecological damage and navigation hazards. I am not an expert on reading plans, but the current plan appears to involve filling in part of the canal, which would disrupt and harm the current ecosystem. Additionally, I do not see any of

the mangroves preserved in the proposed layout. Their removal would represent a significant loss to our local environment.

- Property value and quality of life: This rezoning will SIGNIFICANTLY alter the landscape, diminish views, increase noise and activity, and devalue surrounding properties.

I am especially concerned to see that the proposed restaurant includes outdoor seating. This feature poses serious quality-of-life concerns for adjacent homeowners—especially those, like us, who purchased our property for its tranquility and privacy. Outdoor dining introduces persistent noise, extended operating hours, amplified music, and increased traffic—all of which are incompatible with the quiet residential setting. The proximity of this commercial activity to private homes should raise red flags for any thoughtful zoning board.

I believe it is important to recognize that this is an established residential neighborhood, and the residents chose to live here because of its quiet, peaceful character. Long story short, the neighborhood was here first, and the burden of adapting to the increased traffic, noise and disruption should not fall on longtime homeowners

I respectfully request that this letter be added to the public record and that I be notified of any future public hearings, decisions, or opportunities to provide input. I urge you to reconsider the long-term impact this proposal will have on existing residents and the integrity of our community.

Sincerely,

Sonja Ess

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

PUBLIC HEARING REQUEST – PLANNED DEVELOPMENT (2023)

ACTION REQUEST INFORMATION

A. Project Name: Hickory on the Bay CPD

STRAP Number(s): 32-47-25-B4-0064.0000; 32-47-25-B4-0030A.0000; 32-47-25-B4-00056.0000; 32-47-25-B4-00056.0040; 32-47-25-B4-0030B.0000; 32-47-25-B4-00056.0020; 32-47-25-B4-00056.0010; 32-47-25-B4-00055.0000

B. Type of Request (please check one):

☐ DRI ☐ PD – Existing Development ☐ PD – Amendment ☐ Option 1 ☐ Option 2

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Applicant's Name: Bayside Holdings on Hickory, LLC (Traci Kautzman, MGR)

Mailing Address: 3114 Charter Oak Rd.

City: Edgewood State: KY Zip: 41017

Phone Number: 859-466-8067 Ext: _____ E-mail Address: owner@bighickory.net

NOTE: The Applicant must sign the Applicant's Signature and Certification form [**See "PART V"**].

B. Applicant relationship to property: ☒ Owner ☐ Trustee ☐ Option holder ☐ Lessee ☐ Contract Purchaser

☐ Other (indicate): _____

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

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

C. Property Owner's Name: Bayside Holdings on Hickory, LLC

Mailing Address: 3114 Charter Oak Rd.

City: Edgewood State: KY Zip: 41017

Phone Number: 859-466-8067 Ext: _____ E-mail Address: owner@bighickory.net

D. Date property was acquired by present owner(s): 3/2023

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

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? _____NO ___X___YES. If yes, please complete and submit Exhibit I-F (attached).

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

__X__ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

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

Name: John S. Vanni

Mailing Address: 9961 Interstate Commerce Drive, Suite 230

City: Fort Myers State: FL Zip: 33913

Phone Number: 941-355-6636 Ext: _____ E-mail Address: jvanni@jreeng.com

PART II
GENERAL INFORMATION

A. Request:

1. Rezoning from Beach Zone of the Commercial Bonita Beach Road Overlay and Residential Planned Development TO:(check all applicable)

☐ RPD - Residential ☐ MPD - Mixed Use ☐ MHPD - Mobile Home ☐ RVPD - Recreational Vehicle

☒ CPD – Commercial ☐ CFPD - Community Facilities ☐ IPD – Industrial ☐ AOPD - Airport Operations

2. Option Chosen: ☐ Option 1 ☐ Option 2

3. Other - Provide specific details. _____

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

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

_____ YES. Property is identified as:

Subdivision Name: _____

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

Section: _____ Township: _____ Range: _____ _____

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

C. Project Street Address: 4752, 4696, 4654, 4640, 4612, & 4570 Bonita Beach Rd. SW

D. General Location of Property (referenced to major streets): The subject property is located north of Bonita Beach Road SW, approximately 200 feet west of the intersection of Imperial Shores Blvd. and Bonita Beach Road SW.

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

_____ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

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

Name: Jeremie Chastain

Mailing Address: 950 Encore Way

City: Naples State: FL Zip: 34110

Phone Number: 239-254-2027 Ext: _____ E-mail Address: jchastain@bowman.com

PART II
GENERAL INFORMATION

A. Request:

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

☐ RPD - Residential ☐ MPD - Mixed Use ☐ MHPD - Mobile Home ☐ RVPD - Recreational Vehicle

☐ CPD – Commercial ☐ CFPD - Community Facilities ☐ IPD – Industrial ☐ AOPD - Airport Operations

2. Option Chosen: ☐ Option 1 ☐ Option 2

3. Other - Provide specific details. _____

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

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

_____ YES. Property is identified as:

Subdivision Name: _____

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

Section: _____ Township: _____ Range: _____ _____

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

C. Project Street Address:_____

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

_____

_____

_____

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

_____ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

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

Name: Robert J. Mulhere

Mailing Address: 950 Encore Way

City: Naples State: FL Zip: 34110

Phone Number: 239-254-2026 Ext: _____ E-mail Address: rmulhere@bowman.com

PART II
GENERAL INFORMATION

A. Request:

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

☐ RPD - Residential ☐ MPD - Mixed Use ☐ MHPD - Mobile Home ☐ RVPD - Recreational Vehicle

☐ CPD – Commercial ☐ CFPD - Community Facilities ☐ IPD – Industrial ☐ AOPD - Airport Operations

2. Option Chosen: ☐ Option 1 ☐ Option 2

3. Other - Provide specific details. _____

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

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

_____ YES. Property is identified as:

Subdivision Name: _____

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

Section: _____ Township: _____ Range: _____ _____

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

C. Project Street Address:_____

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

_____

_____

_____

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

_____ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement

-

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

Name: Richard D. Yovanovich

Mailing Address: 4001 Tamiami Trail North, Suite 300

City: Naples State: FL Zip: 34103

Phone Number: 239-435-3535 Ext: _____ E-mail Address: ryovanovich@cyklawfirm.com

PART II
GENERAL INFORMATION

A. Request:

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

☐ RPD - Residential ☐ MPD - Mixed Use ☐ MHPD - Mobile Home ☐ RVPD - Recreational Vehicle

☐ CPD Commercial ☐ CFPD - Community Facilities ☐ IPD Industrial ☐ AOPD - Airport Operations

2. Option Chosen: ☐ Option 1 ☐ Option 2

3. Other - Provide specific details. _____

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

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

_____ YES. Property is identified as:

Subdivision Name: _____

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

Section: _____ Township: _____ Range: _____ _____

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

C. Project Street Address:_____

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

_____

_____

_____

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: Commercial General and Medium Density Multi-Family Residentia

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

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

F. Drainage, Water Control and Other Environmental Issues

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

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

Zone AE NGVD (MSL)

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

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

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

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

Briefly describe current use of the property: The property is cleared of vegetation and undeveloped.

H. Property Dimensions

1. Width (average if irregular parcel): 1,214 Feet
2. Depth (average if irregular parcel): 207.75 Feet
3. Frontage on road or street: 1,214 Feet on Bonita Beach RD SW
   (Name of street)
4. Total land area: 5.90 Acres Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:

   a. Freshwater wetland areas _____

   b. Other wetland areas 2.84

   c. Submerged land subject to tidal influence: 1.06

   d. Total (a + b + c): 3.90

2. Remaining developable land (H.4 less I.1.d): 1.89

PART III
PROPOSED DEVELOPMENT

A. Nature of Request

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

_____ Single Family _____ Mobile Homes _____ Recreational Vehicles

_____ Zero-Lot-Line _____ Duplex/Two Family _____ Townhouses

6 Multiple Family 6 TOTAL ALL TYPES

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

   a. PERMITTED total units (from Exhibit III-A-2): 19 1.89 ac. X 10 du/ac

   b. PROPOSED total units (from A-1. above): 6

   c. PROPOSED density (from Exhibit III-A-2): 3.17 DU/ac 6 du / 1.89 ac.

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

Retail: 5,745 Total gsf

Offices: 1,200 Total gsf

Medical: _____ gsf Non-medical: 1,200 gsf

Hotel/Motel: NA Total units

Size of units: _____ 0-425 sq. Ft. _____426-725 sq. Ft. _____ 726 or more sq. Ft.

Industrial: NA Total gsf

Under roof: _____ gsf Not under roof: _____ gsf

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

Other-specify: Restaurant: 18,533 DF

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

4. Building Height

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

   2 Number of Habitable Floors

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

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

B. Facilities

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

2. Water Supply

   a. Estimated daily consumption of potable water:

Residential units:	690 gpd	Mobile Home units:	_____ gpd
Rec. Vehicle units:	_____ gpd	Commercial:	20760 gpd
Industrial:	_____ gpd		

   b. Source of potable water: Bonita Springs Utilities Water Treatment Facility

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

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

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

3. Sanitary Sewer Service

   a. Estimated daily production of wastewater:

Residential units:	690 gpd	Mobile Home units:	_____ gpd
Rec. Vehicles:	_____ gpd	Commercial:	20760 gpd
Industrial:	_____ gpd		

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

   c. Source of sanitary sewer service: Bonita Springs Utilities

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

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

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

   f. Are individual sewage disposal systems proposed? X NO ☐ YES.

C. Transportation

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

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

PART IV - SUBMITTAL REQUIREMENTS

COPIES REQUIRED				Exhibit #	Item
DRI	PD	EXIST	MINOR		
15	15	15	15		Completed application [4-193(b)]
1	1	1	1		Application Fee [2-571]
1	1	1	1		Summary of Neighborhood Informational Meeting [4-28]
2	2	2	2	I-B-1	**Notarized** Authorization Form (if applicable) [4-194]
2	2	2	2	I-B-2	Green Sheet (If applicable)
2	2	2	2	I-B-3	List of Property Owners (If applicable) [4-194(a)(5)]
2	2	2	2	I-B-4	**Notarized** Covenant & Doc. of Unified Control [4-194(b)(1)(b)]
1	1	1	1	I-B-5	Surrounding Property Owners List [4-194(a)(6)]
2	2	2	2	I-B-6	Property Owners Map [4-194(a)(7)]
2	2	2	2	I-F	**Notarized** Disclosure Form (if applicable) [4-194(b)(1)]
2	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [4-194(b)(2)]
15	15	15	15	II-B-1	Legal Description [4-196(1)]
15	15	15	15	II-B-2	Certified sketch of description (if applicable) [4-196(1)]
2	2	2	2	II-B-3	Plat Book Page (if applicable) [4-196(1)]
15	15	15	15	II-D	Area Location Map [4-194(a)(4)]
15	15	15	15	II-E-1	Bonita Springs Plan Amendment (if applicable) [4-295(a)(5) & 4-370]
15	15	15	15	II-E-2	Narrative/how prop. complies with Bonita Comp Plan, etc. [4-295(a)(5)]
15	15	15	15	II-F-1	Environ. Sensitive Lands map (if app.) [4-325(c)]
4	4	4	4	II-F-2	Environmental Assessment [4-1339]
15	15	4	4	II-F-3	Exist. zoning & current land use map/photo [4-295(a)(4)a]
15	15	4	4	II-F-4	Soils, vegetation and ground cover maps [4-295(a)(4)c.]
15	15	4	4	II-F-5	Topography map (if available) [4-295(a)(4)c.]
15	15	-	-	III-A-2	Density Calcs (if applicable) [4-295(a)(6)c.]
15	15	-	-	III-A-5	Aviation Hazard (if applicable) [4-987 et seq.]
15	15	-	-	III-B-3	Sanitary Sewer Facilities (if applicable) [3-353]
6	6	-	6	III-C	Traffic Imp. Statement (if applicable) [4-295 (a)(7)]
6	6	-	6	III-C	TIS Exemption Form (if applicable) [4-295(a)(7)]
15	15	6	6	IV-A	Public transit routes map (if applicable) [4-295(a)(4)d.]
15	15	6	6	IV-C	Existing easements and r-o-w map. [4-295(a)(4)e.]
15	15	15	15	IV-D	Description of proposed development. [4-295(a)(6)]
15	15	15	15	IV-E	Master Concept Plan (Option 1) [4-295(a)(6)a]
15	15	15	15	IV-F	Master Concept Plan (Option 2) [4-295(a)(6)b]
1	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
15	15	15	15	IV-G	Schedule of Uses [4-295(a)(8)]
15	15	15	15	IV-H	Schedule of Dev. & Justification [4-295(a)(9)]
4	4	-	-	IV-I	Surface Water Management Plan [4-295(b)(1)]
4	4	-	-	IV-J	Protected Species Management Plan [4-295(b)(2)]
15	15	15	15	IV-K	Program for phased development (if applicable) [4-295(b)(3)]
15	15	15	15	IV-L	Hazardous Material Emergency Plan (if applicable) [4-194)]
-	-	4	-	IV-M	Mobile Home Park Rezoning Information [4-195(d) et seq.]
3	3	3	3	IV-N	Aerial [4-295(a)(4)(b)]
3	3	3	3	IV-O	Map of Historical & Archaeological Sites [4-295(a)(4)(f)]
3	3	3	3	IV-P	Possible Impacts on Historical & Archaeological Sites[4-295(a)(4)(f)]
1	1	1	1	IV-Q	Application and Exhibits on CD-ROM

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

PART V
APPLICANT'S SIGNATURE AND CERTIFICATION

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

STATE OF: Florida COUNTY OF: Lee

Signature: Traci G Kautzman

Signatory's Printed Name: Traci G. Kautzman

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence ☐ or online notarization, this 05th (day) of December, (month) 2023 (year), by Traci G. Kautzman (name of person making statement).

Signature of Notary Public - State of Florida: Jennifer L Wilson

Name of Notary Typed, Printed, or Stamped: Jennifer L Wilson

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Florida Drivers License

JENNIFER L. WILSON NOTARY PUBLIC STATE AT LARGE, KY. ID KYNP63888 MY COMMISSION EXPIRES 1/28/2027

32-47-25-B4-0030B.0000; 32-47-25-B4-00056.0000;
32-47-25-B4-00056.0040; 32-47-25-B4-00056.0020;
32-47-25-B4-00056.0010; 32-47-25-B4-00055.0000;

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 32-47-25-B4-00064.0000; 32-47-25-B4-0030A.0000 **CASE NO.** PD23-109173-BOS

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

Name and Address	Percentage of Ownership

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

Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest

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

Name and Address	Percentage of Ownership
Traci Kautzman	55%
Michael Kautzman	15%
Mitchell Griffin	15%
Marcus Griffin	15%

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

Date of Contract: _____

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

Name and Address

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

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

STATE OF: Florida COUNTY OF: LEE

Signature: Traci G Kautzman

Signatory's Printed Name: Traci G. Kautzman

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 05. (day) of December, (month) 2023 (year), by Traci G. Kautzman (name of person making statement).

Signature of Notary Public - State of Florida: KY Jennifer L. Wilson

Name of Notary Typed, Printed, or Stamped: Jennifer L. Wilson

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Florida Drivers License

JENNIFER L. WILSON NOTARY ID KYNP63888 MY COMMISSION EXPIRES 1/28/2027 PUBLIC STATE AT LARGE, KY.

EXHIBIT II-F-2
ENVIRONMENTAL ISSUES

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

Please see the boundary survey.

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

Please see the environmental assessment.

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

Please see the environmental assessment.

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

The seawalls proposed for this development be placed on the landward side of the existing mangroves and allow for the the project to meet the flood plain elevation requirements without impacting the shoreline mangroves.

EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*

A. Gross Residential Acres

1. Total land area: 5.79 acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): 2.79 acres
   a. R-O-W providing access to non-residential uses: _____ acres
   b. Non-residential use areas: 2.79 acres
3. Gross residential acres (Line A.1 less A.2): 3.00 acres
   a. Uplands areas 1.89 acres
   b. Freshwater Wetlands areas _____ acres
   c. Other Wetland areas 2.84 acres

B. Comprehensive Plan Land Use Classification: CG - Commercial General (If more than one classification, calculations for each classification must be submitted)

Density Standards (from the Comprehensive Plan)

1. Maximum density for Land Use Classification: 10 units\gross res. acre
2. Maximum total density for Land Use Classification: 15 units\gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

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

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) _____ units
3. Total standard density units (sum of C.1 & C.2) _____ units
4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1))] _____ units
5. **Sub-total permitted std. density units** (line C.3 or C.4 - whichever is less): _____ **Units Sub-total**

6. BONUS UNITS (REQUESTED)

   a. Low-moderate housing density: _____ units

   b. TDR units: _____ units

   c. **Sub-total (C.6.a plus C.6.b)** _____ units

7. **Total Permitted Units (C.5. plus C.6.c):** _____ **Units Total**

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

* Subject to staff review and correction.

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

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

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

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

F. Conservation, Resource Protection, DRGR

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

EXHIBIT III-B-3
SANITARY SEWER FACILITIES

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

Special effluent is not anticipated.

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: N/A - private on-site wastewater treatment and disposal is not proposed.

1. Method and degree of treatment:

2. Quality of the effluent:

3. Expected life of the facility:

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

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify: N/A -spray irrigation is not proposed.

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

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as _____ (street address) and legally described in exhibit A attached hereto.

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

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

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

STATE OF: Florida COUNTY OF: Lee

Owner's Signature: Traci G Kautzman

Owner's Printed Name: Traci G. Kautzman

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 05 (day) of December, (month) 2023 (year), by Traci G. Kautzman (name of person making statement).

Signature of Notary Public - State of ~~Florida~~ KY: Jennifer L Wilson

Name of Notary Typed, Printed, or Stamped: Jennifer L Wilson

JENNIFER L WILSON NOTARY PUBLIC STATE AT LARGE, KY. ID KYNP63888 MY COMMISSION EXPIRES 1/28/2027

Personally Known ☒ OR Produced Identification ☒

Type of Identification Produced: Florida Drivers License

Exhibit I-B-5
Surrounding Property Owners List
Hickory on the Bay PD

BONITA WATER LIVING LLC
PO BOX 2312
BONITA SPRINGS FL 34133

UNKNOWN HEIRS OF
BALL ANTHONY WILLIAM PER REP
1687 BENT TREE CIR
FORT MYERS FL 33907

CARLSON KRISTINE
1221 E HWY 330
GRIFFITH IN 46319

DANDREA SHARON
10100 N GOLDEN ELM DR
ESTERO FL 33928

AMERICAN LEGION JOHN F MURPHY
PO BOX 1931
BONITA SPRINGS FL 34133

DEMPSEY TIMOTHY O +
4385 PINE LAKE RD
BONITA SPRINGS FL 34134

FINLEY DAVID W & JANET M TR
12308 CASALS LN
BONITA SPRINGS FL 34135

FLUDGATE MARK J
59 MYRTLE RD
NAPLES FL 34108

DANDREA SHARON
10100 N GOLDEN ELM DR
ESTERO FL 33928

BONITA OAKS SQUARE LLC
DOUG GRANT
4450 BONITA BEACH RD STE 12
BONITA SPRINGS FL 34134

PADRON OMAR
1471 SOURWOOD DR
OCOEE FL 34761

BONITA BEACHWALK CONDOMINIUM A
KEB MGMT
11100 BONITA BEACH RD #101
BONITA SPRINGS FL 34135

HOVLAND JODY L TR
2831 24TH AVE NE
NAPLES FL 34120

BONITA SPRINGS RENTALS LLC
ROGER B ROBERTS
28360 MEADOWLARK LN
BONITA SPRINGS FL 34134

STAMM LISA RENEE &
16213 ABERDEEN AVE
NAPLES FL 34110

RAJBETA LLC
3115 TAMIAMI TRAIL E
NAPLES FL 34112

STILWELL BARBARA
19055 FLAMINGO RD
FORT MYERS FL 33967

PINE LAKE DUPLEX LLC
1872 VERONA CT
NAPLES FL 34109

SANTORO DOMINIC M TR
163 CONNERS AVE
NAPLES FL 34108

MACK MARION CALDWELL
4402 PINE LAKE RD
BONITA SPRINGS FL 34134

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HKS PROPERTY INVESTMENTS LLC
345 N LASALLE #908
CHICAGO IL 60654

WAGNER TYLER & MORGAN
327 BERRY MOUNTAIN RD
MILLERSBURG PA 17061

DIMODICA NICHOLAS
2520 GROVE ISLE CT
NAPLES FL 34109

SMITH IVONE P TR
4465 LITTLE HICKORY RD
BONITA SPRINGS FL 34134

ONDECK EUGENE T JR &
19 POND VIEW DR
WAPWALLOPEN PA 18660

POLIADRO JOSEPH
27650/652 IMPERIAL SHORES BLVD
BONITA SPRINGS FL 34134

YARMOLICH MIKHAIL &
1912 EVERGREEN LN
SHAKOPEE MN 55379

GOFF CHARLES & ELIZABETH
2332 CRABTREE AVE
DOWNERS GROVE IL 60517

MEDINA FRED N
27642 IMPERIAL SHORES BLVD
BONITA SPRINGS FL 34134

DOUGLAS CEDRIC L & EMILY K
27634 IMPERIAL SHORES BLVD
BONITA SPRINGS FL 34134

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MUNSON PAUL M
7748 N THUNDER PT RD
HAYWARD WI 54843

SMITH JOSHUA J +
2042 TOWN CENTER BLVD #304
KNOXVILLE TN 37922

LIENHARD BARBARA +
SCHLIEMANNWEG 9
MUNICH 80937
GERMANY

WINGED FOOT HOMES LLC
KRZYSZTOF CZAJA
4475 LITTLE HICKORY RD
BONITA SPRINGS FL 34134

SNYDER RYAN T
4855 VANDORN CT
HILLIARD OH 43026

RANUCCI-YANKOWSKY MAGGIE L
27648 IMPERIAL SHORES BLVD
BONITA SPRINGS FL 34134

WALKER MICHAEL W &
4464 LITTLE HICKORY RD
BONITA SPRINGS FL 34134

24 HOLDINGS LLC
2755 66TH ST SW
NAPLES FL 34105

27638 IMPERIAL LLC
PO BOX 701
BONITA SPRINGS FL 34133

CRAKER JOHN MICHAEL &
356 MINER RD
HIGHLAND HEIGHTS OH 44143

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MARGIOTTI GERARD A JR &
44 TALL OAKS DR
LANGHORNE PA 19053

BOTTCHER DALE R +
4804 GARY RD
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE CONDO ASSOC
NAPLES ROAD BUILDING CORP
4500 EXECUTIVE DR STE 300
NAPLES FL 34119

BONITA BEACHWALK CONDOMINIUM A
4450 CHICKEE HUT
BONITA SPRINGS FL 34134

BRIEM JAMES J
4860 GARY RD
BONITA SPRINGS FL 34134

27702 SIMMONS LLC
28441 BONITA CROSSINGS BLVD
BONITA SPRINGS FL 34135

27702 SIMMONS LLC
28441 BONITA CROSSIGNS BLVD
BONITA SPRINGS FL 34135

IRANI FARHAD S & NINA F
27678 BAY POINT LN
BONITA SPRINGS FL 34134

BLUEMEL MICHAEL & LORI
27693 BAY POINT LN
BONITA SPRINGS FL 34134

LEVINE STEPHEN J TR
2273 PHOENIX AVE
DAVIE FL 33324

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27633 IMPERIAL LLC
PO BOX 701
BONITA SPRINGS FL 34133

NAPLES FLORIDA BEACH COUNTRY C
1179 BROAD AVE N
NAPLES FL 34102

WELK WILLIAM G TR
PO BOX 2312
BONITA SPRINGS FL 34133

BOTANA OMAR + SHERRY
5124 BONITA BEACH RD
BONITA SPRINGS FL 34134

7-ELEVEN INC
1722 ROUTH ST STE 1000
1 ART PLAZA
DALLAS TX 75201

27702 SIMMONS LLC
28441 BONITA CROSSINGS BLVD
BONITA SPRINGS FL 34135

VREELAND RICHARD Y &
4801 FERN VALLEY RD
LOUISVILLE KY 40219

GEORGE DANIEL L & SUZANNE G
27695 BAY POINT LN
BONITA SPRINGS FL 34134

GILBERT RICHARD C III &
27683 BAY POINT LN
BONITA SPRINGS FL 34134

VREELAND RICHARD Y &
27698 BAY POINT LN
BONITA SPRINGS FL 34134

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LEACH WILLIAM A III & DAY D
4892 BONITA BEACH RD
BONITA SPRINGS FL 34134

BOTANA OMAR + SHERRY
5124 BONITA BEACH RD
BONITA SPRINGS FL 34134

SPLIT ROCK PROPERTY MANAGEMENT
2273 PHOENIX AVE
DAVIE FL 33324

BARTON RYAN
4817 REGAL DR # 19
BONITA SPRINGS FL 34134

JOHNSON DONALD
1220 BAYSWATER LN
CICERO IN 46034

SHEAHAN PATRICK &
353 N CLARK
CHICAGO IL 60654

BENNER ROBERT C & JOAN M
313 SQUIRE LANE
MCMURRAY PA 15317

SNYDER JUDITH A TR
2058 AUTUMN RUN
WOOSTER OH 44691

DANSER ALAN A &
60 PETTY RD
CRANBURY NJ 08512

IVEY MARK N III & ROSA M
4319 HAMPTON CREEK DR
LOUISVILLE KY 40241

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BTD LLC
4892 BONITA BEACH RD
BONITA SPRINGS FL 34134

BOTANA OMAR + SHERRY
5124 BONITA BEACH RD
BONITA SPRINGS FL 34134

YOUNG STUART R TR
4813 REGAL DR
BONITA SPRINGS FL 34134

MESSINA JAMES +
4821 REGAL DR
BONITA SPRINGS FL 34134

GUYETT JOHN J & SUSAN
4829 REGAL DR
BONITA SPRINGS FL 34134

DANSER ALAN ARTHUR &
60 PETTY ROAD
CRANBURY NJ 08512

BRADLEY TODD L & STACY M
4845 REGAL DR
BONITA SPRINGS FL 34134

BALENTINE CAROL ANN
20026 INKSTER RD
ROMULUS MI 48174

VICARIO STEPHEN & JUDE +
20 CLEARBROOK LN
SEWELL NJ 08080

PARKER BRUCE T & TERESA M
4869 REGAL DR
BONITA SPRINGS FL 34134

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CASTRO YOLANDA
4873 REGAL DR
BONITA SPRINGS FL 34134

OLSOVSKY JESSE & SHANNA
4857 GARY RD
BONITA SPRINGS FL 34134

REWIRED CEO LLC
STE 525 PMB 356
8951 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

HAY LAURL L TR
4826 REGAL DR
BONITA SPRINGS FL 34134

STELLA VICENTE PASCUAL &
3002 LAKE RIDE LN
WESTON FL 33332

BAYNE JOHN MICHAEL
4842 REGAL DR
BONITA SPRINGS FL 34134

NICOLA ROBERT L & MELISSA
330 MARYLYNN CT
PORTAGE MI 49002

MCKEON STEPHEN F &
33 COUNTRY CLUB DR
NEW YORK MILLS NY 13417

GEIDNER BRIAN M & MICHELE L
4866 REGAL DR
BONITA SPRINGS FL 34134

KENNEDY RICHARD L +
4874 REGAL DR
BONITA SPRINGS FL 34134

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HATFIELD JEFFREY SCOTT &
57 PELHAM ST
MILFORD CT 06460

KL REALTY LLC
1266 COOLIDGE HWY
GUILFORD VT 05301

4822 REGAL LLC
6440 GRACE MEADOWS CT
ADA MI 49301

WISE MITCHEL J
4830 REGAL DR
BONITA SPRINGS FL 34134

DEGIACOMO DWIGHT &
2500 WEXFORD
NEW BRIGHTON MN 55112

KEIL MATTHEW C & JOANNA S
3819 LAKE FRONT ST
WATERFORD MI 48328

NICOLA HELEN M +
1344 W ALTGELD APT 113
CHICAGO IL 60614

NICOLA ROBERT J TR
1608 VICKERY DR
PORTAGE MI 49002

EHRET CHARLOTTE
4870 REGAL DR
BONITA SPRINGS FL 34134

CERRONE ALFRED L/E
24 MARINE DR
NARRAGANSETT RI 02882

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KUH GEORGE D &
PO BOX 2464
BONITA SPRINGS FL 34133

ESPLANADE4815 LLC
9071 BONITA BEACH RD UNIT 717
BONITA SPRINGS FL 34135

CHAPMAN PAUL DOUGLAS TR
4823 ESPLANADE ST
BONITA SPRINGS FL 34134

SIEMBIDA STANISLAW +
1354 N CLEVELAND AVE
CHICAGO IL 60610

PREZIUSO MICHAEL S & LISA L TR
9424 S BROWN ST
CHARDON OH 44024

TARPON AVENUE 2 LLC
5685 ENGLISH OAKS LN
NAPLES FL 34119

KANGANIS GEORGE + CHRISTY
4855 ESPLANADE ST
BONITA SPRINGS FL 34134

ELSWICK EMILY & JASON
4863 ESPLANADE ST
BONITA SPRINGS FL 34134

RITENOUR ROY S &
4843 ESPLANADE ST
BONITA SPRINGS FL 34134

SCHWERDTFEGER C RICHARD &
4879 ESPLANADE ST
BONITA SPRINGS FL 34134

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REED WILLIAM B
1301 E HENDERSON ST
CLEBURNE TX 76031

CORDIN RENETTA
4817 ESPLANADE ST
BONITA SPRINGS FL 34134

BULL LESLIE +
1123 RIDGE AVE
EVANSTON IL 60202

ROESKE MICHAEL
4835 ESPLANADE ST
BONITA SPRINGS FL 34134

RITENOUR ROY SCOTT & MARY E
4843 ESPLANADE ST
BONITA SPRINGS FL 34134

JOHNSON RANDALL K
4851 ESPLANADE ST
BONITA SPRINGS FL 34134

FARRELL DAVID L & SANDRA M
524 HOWARD ST
NORTHBOROUGH MA 01532

BALOGH REAL ESTATE LTD PARTNER
10801 HIGHWAY 19
CUBA MO 65453

D'ERRICO ANTHONY G &
4875 ESPLANADE ST
BONITA SPRINGS FL 34134

CARTER TRICIA A
PO BOX 110
KILLINGTON VT 05751

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CARTER TRICIA A
PO BOX 110
KILLINGTON VT 05751

LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS FL 33902

WMI LLC
3750 W 131ST ST
ALSIP IL 60803

DIMMICK MATT E TR
433 M ST
ANCHORAGE AK 99502

MALITSKI NIKOLAI & OLGA
4450 CHICKEE HUT CT #203
BONITA SPRINGS FL 34134

MATSON ALLAN CHARLES
11530 CEDAR BEND DR
PINCKNEY MI 48169

HAIDER STEPHANIE J TR
4838 GARY RD
BONITA SPRINGS FL 34134

GREENE TRACEY +
4846 GARY RD
BONITA SPRINGS FL 34134

STELLA BAY LLC
400 SPAULDING TURNPIKE
PORTSMOUTH NH 03801

MONARCH BUILDERS LLC
4597 AZALEA DR
NAPLES FL 34119

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PAUL S RANKIN TRUST +
4891 ESPLANADE ST
BONITA SPRINGS FL 34134

HUNT RONALD DOUGLAS &
28028 SEASONS TIDE
BONITA SPRINGS FL 34135

WMI LLC
3750 W 131ST ST
ALSIP IL 60803

WHEELER RENTALS LLC
4631 S RACINE AVE
CHICAGO IL 60609

BROWN GERALDINE C
2321 BATES RD
IONIA MI 48846

PARKER SHAWN TR
23650 VIA VENETO
BONITA SPRINGS FL 34134

MESSINA JOSEPH R
4842 GARY RD
BONITA SPRINGS FL 34134

DEMAO ROBERT C & VICKY J
4850 GARY RD
BONITA SPRINGS FL 34134

OLSOVSKY JESSE
4857 GARY RD
BONITA SPRINGS FL 34134

GALLUCCI DANIEL P & MARIE H
4851 GARY RD
BONITA SPRINGS FL 34134

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MCKEEVER KEVIN
PO BOX 983
BONITA SPRINGS FL 34133

GALLUCCI RONALD J
4377 MARINER RD
BONITA SPRINGS FL 34134

KOLLMEIER KENNETH
69 8TH ST
BONITA SPRINGS FL 34134

GAUTA SUSAN K
5822 SPANISH OAKS LN
NAPLES FL 34119

LD TUNA LLC
10081 NW 7TH ST
PLANTATION FL 33324

BIOLCHINI GREGORY P +
1317 SYRACUSE LN
SCHAUMBURG IL 60193

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

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MCKEEVER CRAIG +
4841 GARY RD
BONITA SPRINGS FL 34134

WENZEL MATTHIAS WOJCIECH &
BUCHENSTR 4
GORMARINGEN 72810
GERMANY

BRAKA NEBI & ELDORADA
720 17TH ST NW
NAPLES FL 34120

SNAVELY GREGORY A & NANCE L TR
PO BOX 808
NORTH WEBSTER IN 46555

SEIBERT STEPHANIE LYNN
4809 GARY RD
BONITA SPRINGS FL 34134

BAY POINT CONDO PH 1 + 2
27670 BAY POINT LN
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
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BONITA OAKS SQUARE LLC
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BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

MONTEIRO FLORIDA LLC
11920 QUAIL AVE N
STILLWATER MN 55082

EQUITY TRUST COMPANY
3858 RIVIERA CIR
BONITA SPRINGS FL 34134

PADGETT CHARLES E JR &
523 S 700 E
WHITESTOWN IN 46075

LARGAY WAY LLC
13940 OLD COAST RD
NAPLES FL 34110

EQUITY TRUST COMPANY
PO BOX 836
BONITA SPRINGS FL 34133

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BONITA OAKS SQUARE LLC
4450 BOITA BEACH RD STE 3
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
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BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

BONITA OAKS SQUARE LLC
4450 BONITA BEACH RD STE 3
BONITA SPRINGS FL 34134

LOESER KURT & LINDA
715 ZEPPELIN PL
FORT MYERS FL 33913

KROLL EMILY A +
4450 CHICKEE HUT CT #103
BONITA SPRINGS FL 34134

MIGUEL PHILIP & JENNIFER
4450 CHICKEE HUT CT #201
BONITA SPRINGS FL 34134

MALITSKI NIKOLAI & OLGA
4450 CHICKEE HUT CT #203
BONITA SPRINGS FL 34134

ALLAMBY JOHN DAVID
34 ROYAL RESORT RD
FENELON FALLS ON K0M 1N0
CANADA

MOORE JAMES ROBERT &
4421 COTTONWOOD LAKES BLVD
THORNTON CO 80241

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TALLEY THOMAS J
PO BOX 11569
NAPLES FL 34101

WELK WILLIAM G TR
PO BOX 2312
BONITA SPRINGS FL 34133

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BONITA SPRINGS FL 34133

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BONITA SPRINGS FL 34133

WELK WILLIAM G TR
PO BOX 2312
BONITA SPRINGS FL 34133

RABA ROGER
4200 WEST 50TH ST
CLEVELAND OH 44144

RABA ROGER
4200 WEST 50 ST
CLEVELAND OH 44144

ATKINSON RONALD L & LYNN C
27670 BAY POINT LN #B2
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BONITA SPRINGS FL 34133

WELK WILLIAM G TR
PO BOX 2312
BONITA SPRINGS FL 34133

TING STEPHANIE
521 SYCAMORE TRL
CORTLAND OH 44410

RABA ROGER
4200 W 50TH ST
CLEVELAND OH 44144

RABA ROGER
4200 WEST 50TH ST
CLEVELAND OH 44144

EDWARDS DIANE
27670 BAY POINT LN #B3
BONITA SPRINGS FL 34134

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VANDERLAAN THOMAS C &
57 FRANKLIN WRIGHT BLVD
LAKE ORION MI 48362

Exhibit I-B-6
Property Owners Map
Hickory on the Bay PD

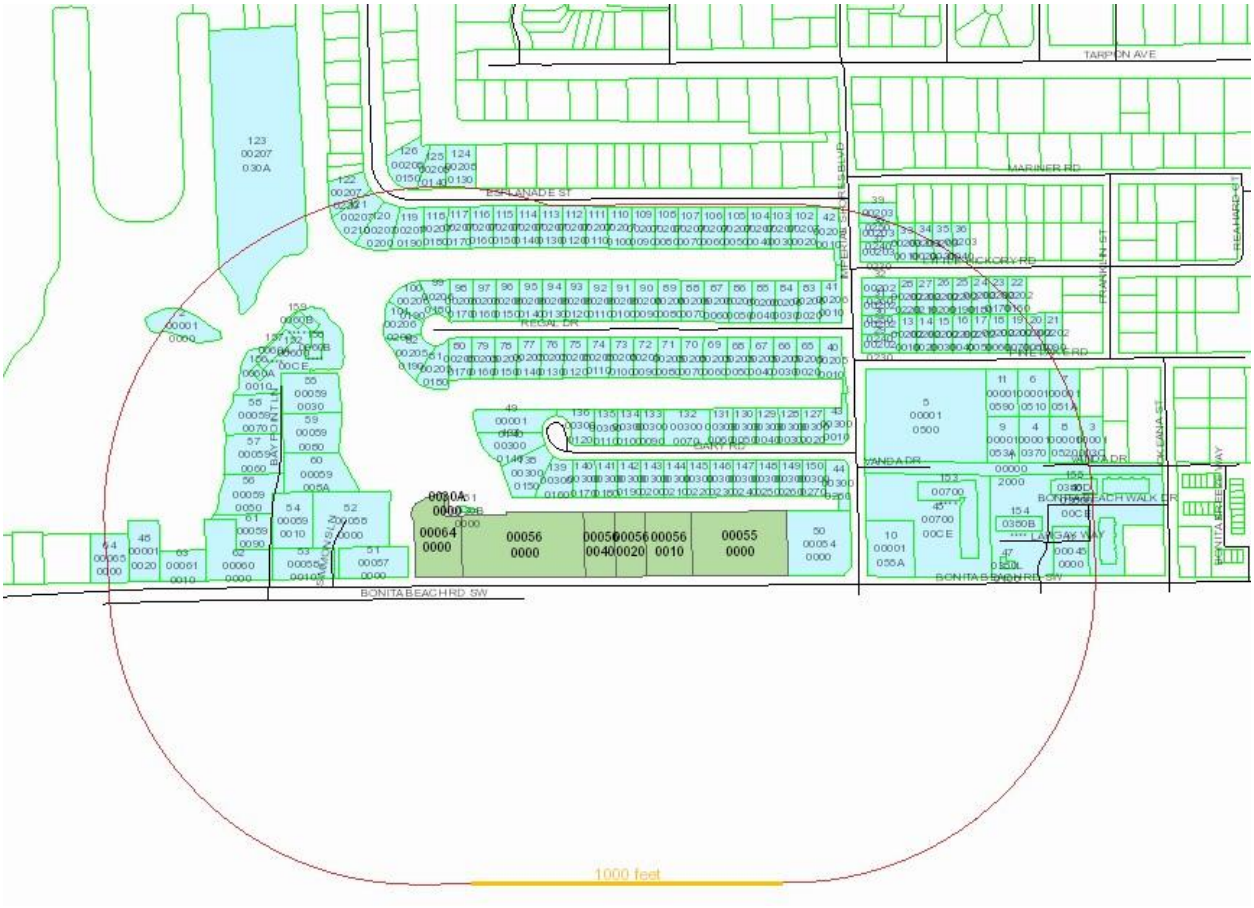


EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO._____ **CASE NO.**_____

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

Name and Address	Percentage of Ownership

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

Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest

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

Name and Address	Percentage of Ownership
Traci Kautzman	55%
Michael Kautzman	15%
Mitchell Griffin	15%
Marcus Griffin	15%

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

Date of Contract: _____ _____

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

Name and Address

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

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

STATE OF: Florida COUNTY OF: LEE

Signature: Traci G Kautzman

Signatory's Printed Name: Traci G. Kautzman

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 05. (day) of December, (month) 2023 (year), by Traci G. Kautzman (name of person making statement).

Signature of Notary Public - State of Florida: KY Jennifer L. Wilson

Name of Notary Typed, Printed, or Stamped: Jennifer L. Wilson

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Florida Drivers License

JENNIFER L. WILSON NOTARY ID KYNP63888 MY COMMISSION EXPIRES 1/28/2027 PUBLIC STATE AT LARGE, KY.

200 0 200 400

SCALE IN FEET

	ZONING	EXISTING LAND USE
SUBJECT SITE	C-1, RPD (BLUE MARLIN COVE)	UNDEVELOPED
NORTH	TFC-2	CANAL, SINGLE AND TWO-FAMILY RESIDENTIAL.
SOUTH	C-4(COLLIER COUNTY)	COMMERCIAL MARINA, RESTAURANTS, RETAIL.
EAST	C-1	7-ELEVAEN
WEST	CM, C-1	COMMERCIAL MARINA

ESPLANADE ST

REGAL RD

IMPERIAL SHORES BLVD

GARY RD

LEE COUNTY

SUBJECT PROPERTY

BONITA BEACH RD.

COLLIER COUNTY

ENGINEER: KEVIN M. DOWTY, P.E., LICENSE No. 82330

LETTER	REVISIONS	DATE
1		
2		
3		
4		
5		

HICKORY ON THE BAY

DESIGNED BY	DATE 5/23
DRAWN BY S.P.C.	DATE 5/23
CHECKED BY J.C.	DATE 12/23
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"= 200'

HOLEMONTES a Bowman company

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

EXHIBIT II-F-3
AERIAL LOCATION MAP

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

DATE _____

REFERENCE NO.	DRAWING NO.
118	2023118
PROJECT NO.	SHEET NO.
2023.118	1 OF 1

H:\2023\2023118\DWG\2023118_EXHIBITS.dwg Tab: AERIAL Dec 07, 2023 - 11:36am Plotted by: SeanCoulturier

Exhibit IV-D
Description of Proposed Development
Hickory on the Bay MPD

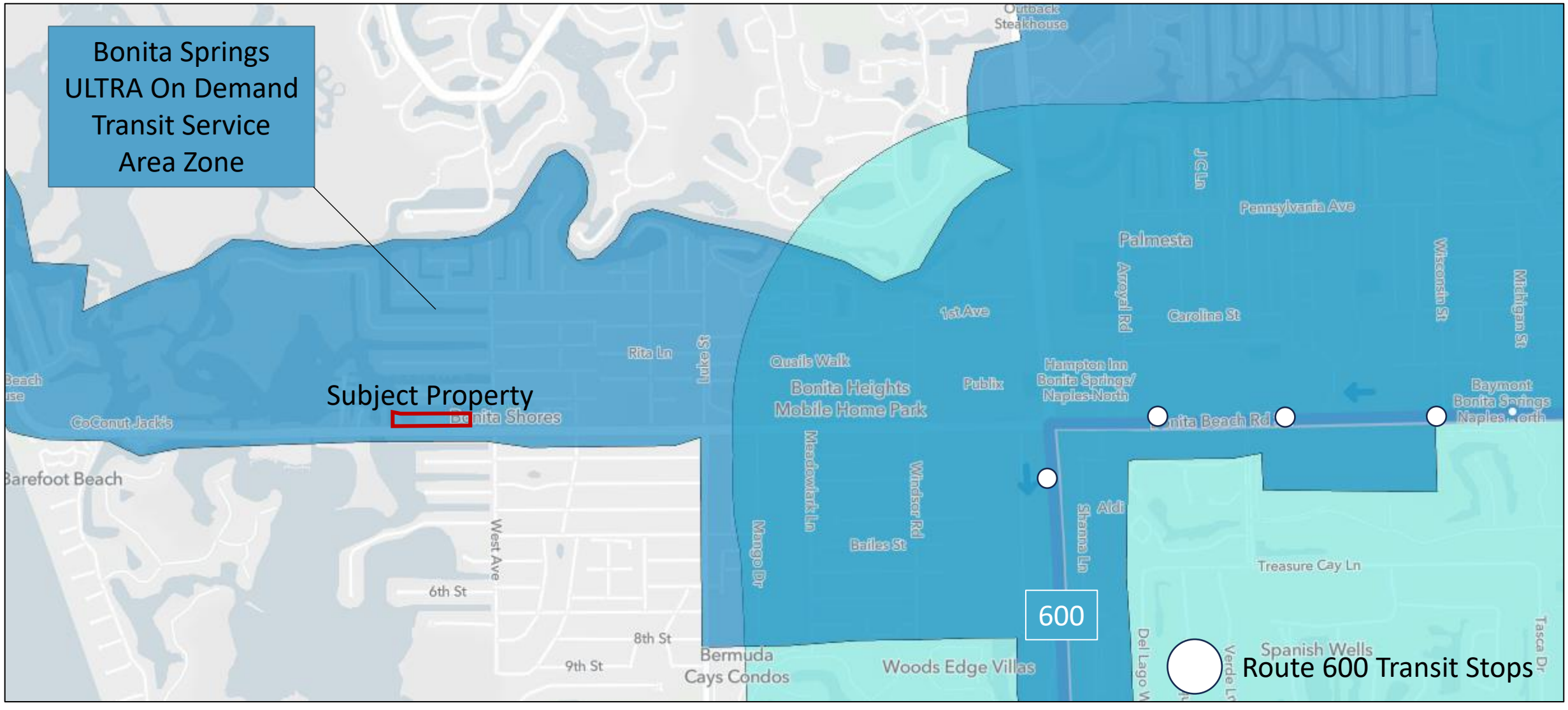
Summary

The proposed development will consist of three - multifamily dwelling units; and 25,000 square feet commercial/retail consisting of restaurants, retail, and offices; along with customary accessory uses.

Development Location

The subject property is ±5.79 Acres in size and located north of Bonita Beach Road SW, approximately 200 feet west of the intersection of Imperial Shores Blvd. and Bonita Beach Road SW. The subject property is currently undeveloped.

EXHIBIT IV-A
PUBLIC TRANSIT ROUTES MAP
HICKORY ON THE BAY CPD



LEGAL DESCRIPTION
(PROVIDED BY CLIENT)

INSTRUMENT #2023000081012

BEGINNING AT THE POINT 207.5 FEET WEST OF WHERE THE EAST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, INTERSECTS WITH THE NORTH BOUNDARY OF THE BONITA BEACH ROAD, THEN RUNNING NORTH 210 FEET, THEN WEST 312.1 FEET, THENCE SOUTH 210 FEET, AND THEN EAST TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
AND

INSTRUMENT #2023000081767

PARCEL I:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 1870 FEET EAST OF INTERSECTION WITH WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL II:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 1770 FEET EAST OF INTERSECTION WITH WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL III:
BEGINNING ON THE NORTH SIDE OF BONITA BEACH ROAD AT A POINT 1370 FEET EAST OF THE INTERSECTION WITH THE WEST LINE OF THE SECTION; NORTH 200 FEET; EAST 150 FEET; NORTH 10 FEET; EAST 600 FEET; SOUTH 210 FEET; WEST 750 FEET TO BEGINNING, LESS THE EAST 350 FEET THEREOF, IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL IV:
BEGINNING AT A POINT 1218 FEET EAST FROM WHERE THE WEST BOUNDARY OF SECTION 32, INTERSECTS WITH THE NORTH BOUNDARY OF BONITA BEACH ROAD, THENCE NORTH 200 FEET; THENCE EAST 152 FEET, THENCE SOUTH 200 FEET, THENCE WEST TO THE POINT OF BEGINNING, IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL V:
BEGINNING AT A POINT 250 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THIS WEST BOUNDARY TO THE SHORELINE; THEN FOLLOWING THIS SHORELINE TO THE WEST AND SOUTH TO A POINT 250 NORTH OF THE SECTION; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL VI
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD, 1970 FEET EAST OF INTERSECTION WITH THE WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 50 FEET; THENCE SOUTH A DISTANCE OF 210 FEET, THENCE WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL VII:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 2020 FEET EAST OF INTERSECTION WITH THE WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PROPERTY ACQUIRED BY LEE COUNTY FOR ROADWAY IMPROVEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 2615, PAGE 2473, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

PARCEL "A" AND PARCEL "B", LEDFORD SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

"AS SURVEYED" DESCRIPTION

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

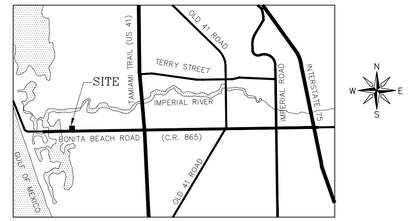
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN S.89°46'03"W., ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 208.81 FEET; THENCE LEAVING SAID SOUTH LINE, RUN N.01°13'57"E., FOR A DISTANCE OF 50.00 FEET TO A THE NORTH RIGHT OF WAY LINE OF BONITA BEACH ROAD (A 100' RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.89°46'03"W., ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 1,209.28 FEET TO THE MEAN HIGH WATER LINE OF LITTLE HICKORY LAGOON, (ELEVATION -0.02 FEET NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N.28°57'28"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.21 FEET; THENCE RUN N.04°56'48"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 16.70 FEET; THENCE RUN N.20°23'41"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.81 FEET; THENCE RUN N.03°15'47"W. ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.84 FEET; THENCE RUN N.04°35'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.27 FEET; THENCE RUN N.11°24'54"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.80 FEET; THENCE RUN N.15°24'04"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.54 FEET; THENCE RUN N.24°05'24"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.66 FEET; THENCE RUN N.31°34'48"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.12 FEET; THENCE RUN N.01°03'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.10 FEET; THENCE RUN N.47°36'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.60 FEET; THENCE RUN N.55°25'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 34.63 FEET; THENCE RUN N.74°50'45"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.90 FEET; THENCE RUN S.84°40'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.42 FEET; THENCE RUN S.38°31'07"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.81 FEET; THENCE RUN S.01°03'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.21 FEET; THENCE RUN S.03°26'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.56 FEET; THENCE RUN S.09°01'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.02 FEET; THENCE RUN S.04°42'33"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.12 FEET; THENCE RUN S.04°37'00"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.31 FEET; THENCE RUN S.11°39'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.11 FEET; THENCE RUN S.05°41'55"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.04 FEET; THENCE RUN S.07°17'13"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.67 FEET; THENCE RUN S.31°23'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.15 FEET; THENCE RUN S.85°26'08"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.06 FEET; THENCE RUN N.11°37'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.26 FEET; THENCE RUN N.01°37'29"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.60 FEET; THENCE RUN N.01°03'29"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.06 FEET; THENCE RUN N.02°06'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.26 FEET; THENCE RUN N.03°18'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.82 FEET; THENCE RUN N.00°48'05"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.16 FEET; THENCE RUN N.66°33'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.66 FEET; THENCE RUN S.62°46'04"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 35.19 FEET; THENCE RUN S.59°12'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.19 FEET; THENCE RUN S.56°14'23"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.10 FEET; THENCE RUN S.31°43'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.57 FEET; THENCE RUN S.05°56'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.12 FEET; THENCE RUN S.03°32'39"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.00 FEET; THENCE RUN S.24°00'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.08 FEET; THENCE RUN S.41°25'34"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.59 FEET; THENCE RUN S.79°23'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.58 FEET; THENCE RUN N.85°48'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.42 FEET; THENCE RUN N.89°03'18"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.40 FEET; THENCE RUN S.83°40'10"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.39 FEET; THENCE RUN N.83°12'03"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.33 FEET; THENCE RUN N.68°31'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.92 FEET; THENCE RUN N.16°16'05"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.52 FEET; THENCE RUN N.10°36'54"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 61.70 FEET; THENCE RUN N.01°27'31"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.23 FEET; THENCE RUN N.63°05'32"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.86 FEET; THENCE RUN S.88°10'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.04 FEET; THENCE RUN N.76°59'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 35.08 FEET; THENCE RUN N.88°35'40"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.46 FEET; THENCE RUN N.87°59'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.23 FEET; THENCE RUN S.89°33'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.84 FEET; THENCE RUN S.89°10'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.88 FEET; THENCE RUN N.88°50'41"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.13 FEET; THENCE RUN N.87°56'22"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.84 FEET; THENCE RUN N.89°33'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.70 FEET; THENCE RUN S.76°41'06"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.90 FEET; THENCE RUN N.80°22'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.93 FEET; THENCE RUN S.87°41'19"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 11.41 FEET; THENCE RUN N.84°26'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 14.49 FEET; THENCE RUN N.89°23'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.02 FEET; THENCE RUN N.89°17'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.61 FEET; THENCE RUN N.75°21'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.63 FEET; THENCE RUN N.56°56'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.17 FEET; THENCE RUN S.88°33'48"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.51 FEET; THENCE RUN N.64°11'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.22 FEET; THENCE RUN S.48°35'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.76 FEET; THENCE RUN S.75°17'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 10.20 FEET; THENCE RUN N.66°43'46"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 22.88 FEET; THENCE RUN N.88°24'21"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.10 FEET; THENCE RUN N.85°10'35"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.03 FEET; THENCE RUN N.53°14'16"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 11.40 FEET; THENCE RUN N.77°58'05"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.08 FEET; THENCE RUN S.89°28'34"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.08 FEET; THENCE RUN S.84°41'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.72 FEET; THENCE RUN N.82°39'12"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.40 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2012000119496 OF SAID PUBLIC REORDS OF LEE COUNTY FLORIDA; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN S.01°43'42"E., ALONG SAID WEST LINE, FOR A DISTANCE OF 200.91 FEET TO THE POINT OF BEGINNING.

Line Table		
Line #	Direction	Length
L91	N28°57'28"E	27.21
L92	N4°56'48"E	16.70
L93	N20°23'41"E	27.81
L94	N3°15'47"W	24.84
L95	N4°35'00"W	20.27
L96	N11°24'54"W	29.80
L97	N15°24'04"W	18.54
L98	N24°05'24"W	18.66
L99	N31°34'48"W	20.12
L100	N1°03'14"E	26.10
L101	N47°36'14"E	17.60
L102	N55°25'14"E	34.63
L103	N74°50'45"E	30.90
L104	S84°40'54"E	18.42
L105	S38°31'07"E	17.81
L106	S1°03'37"E	18.21
L107	S3°26'19"W	25.56
L108	S9°01'25"E	21.02
L109	S4°42'33"E	25.12
L110	S4°37'00"E	24.31

Line Table		
Line #	Direction	Length
L111	S11°39'27"E	20.11
L112	S5°41'55"E	31.04
L113	S7°17'13"E	24.67
L114	S31°23'17"E	24.15
L115	S85°26'08"E	28.06
L116	N11°37'52"E	28.26
L117	N1°37'29"W	28.60
L118	N1°03'29"E	30.06
L119	N2°06'53"E	26.26
L120	N3°18'36"W	29.82
L121	N0°48'05"W	26.16
L122	N66°33'52"E	19.66
L123	S62°46'04"E	35.19
L124	S59°12'02"E	29.19
L125	S56°14'23"E	32.10
L126	S31°43'37"E	32.57
L127	S5°56'22"W	24.12
L128	S3°32'39"E	28.00
L129	S24°00'38"E	25.08
L130	S41°25'34"E	20.59

Line Table		
Line #	Direction	Length
L131	S79°23'25"E	18.58
L132	N85°48'25"E	33.42
L133	N89°03'18"E	27.40
L134	S83°40'10"E	31.39
L135	N83°12'03"E	32.33
L136	N68°31'38"E	23.92
L137	N16°16'05"E	18.52
L138	N10°36'54"W	61.70
L139	N1°27'31"W	18.23
L140	N63°05'32"E	20.86
L141	S88°10'37"E	51.04
L142	N76°59'20"E	35.08
L143	N88°35'40"E	24.46
L144	N87°59'17"E	36.23
L145	S89°33'52"E	21.84
L146	S89°10'30"E	26.88
L147	N88°50'41"E	45.13
L148	N87°56'22"E	29.84
L149	N89°33'37"E	32.70
L150	S76°41'06"E	19.90

Line Table		
Line #	Direction	Length
L151	N80°22'30"E	51.93
L152	S87°41'19"E	11.41
L153	N84°26'38"E	14.49
L154	N89°23'14"E	21.02
L155	N89°17'53"E	19.61
L156	N75°21'27"E	30.63
L157	N56°56'17"E	19.17
L158	S88°33'48"E	17.51
L159	N64°11'27"E	21.22
L160	S48°35'54"E	20.76
L161	S75°17'37"E	10.20
L162	N66°43'46"E	22.88
L163	N88°24'21"E	26.10
L164	N85°10'35"E	27.03
L165	N53°14'16"E	11.40
L166	N77°58'05"E	24.08
L167	S89°28'34"E	30.08
L168	S84°41'02"E	23.72
L169	N82°39'12"E	23.40



LOCATION MAP
NOT TO SCALE

LEGEND

F.P/K	△	FOUND PARKER-KAYLON NAIL
F.I.R.	○	FOUND IRON ROD (SIZE & ID AS NOTED)
F.A.C.		FLORIDA ADMINISTRATIVE CODE
L.S.		LICENSED SURVEYOR
L.B.		LICENSED BUSINESS
F.I.R.M.		FLOOD INSURANCE RATE MAP
P.B.		PLAT BOOK
PG.(S)		PAGE(S)
O.R.		OFFICIAL RECORDS
INST.		INSTRUMENT
NO.		NUMBER
TOE		APPROXIMATE TOE OF SLOPE
TOB		APPROXIMATE TOP OF BANK
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
NAVD		NORTH AMERICAN VERTICAL DATUM
I.D.		IDENTIFICATION
(M)		MEASURED
(P)		PLAT
(L)		LEGAL
TWSP.		TOWNSHIP
RNG.		RANGE
OHP		OVERHEAD POWER LINES
		FIRE HYDRANT
		GATE VALVE
		CONCRETE POWER POLE
		WOOD POWER POLKE
		CLEANOUT
		SANITARY MANHOLE
		GUY ANCHOR
		SINGLE POST SIGN

SURVEYORS NOTES

1.) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT), VERIFIED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF S89°35'31"W.

2.) DIMENSIONS SHOWN HEREON ARE GRID DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

3.) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4.) THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 10 FEET (NAVD 88), PER F.I.R.M. 12071C0654G, EFFECTIVE DATE 11/17/2022.

5.) FOUNDATIONS AND UTILITIES BENEATH THE SURFACE, IF ANY, HAVE NOT BEEN LOCATED.

6.) TOTAL AREA OF PROPERTY SURVEYED IS 5.787± ACRES (INCLUDING 1.641± ACRES OF SUBMERGED LAND). AREA OF UPLAND PARCEL IS 4.146± ACRES.

7.) LAST DATE OF FIELD WORK WAS 06/21/23.

8.) THE INTENDED USE OF THIS SURVEY IS TO BE USED FOR DESIGN PURPOSES.

9.) ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS THEY RELATE TO NATIONAL GEODETIC SURVEY BENCHMARK "Y 718" (POINT IDENTIFICATION NUMBER DN3708), HAVING AN ELEVATION OF 4.48'.

10.) COORDINATES SHOWN HEREON WERE MEASURED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE NAD 83, 2011 ADJUSTMENT.

CERTIFICATION:

I HEREBY CERTIFY TO:

1. J.R. EVANS ENGINEERING, P.A.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 05/25/23 THROUGH 04/02/24. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051-.053, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERRY
License Number
5296
STATE OF FLORIDA
Professional Surveyor and Mapper

STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS INC. (L.B. #8033)
REVISED PER COMMENTS 07/08/2023
REVISED 05/13/2024: ADDED PARCELS "A"&"B", LEDFORD SHORES

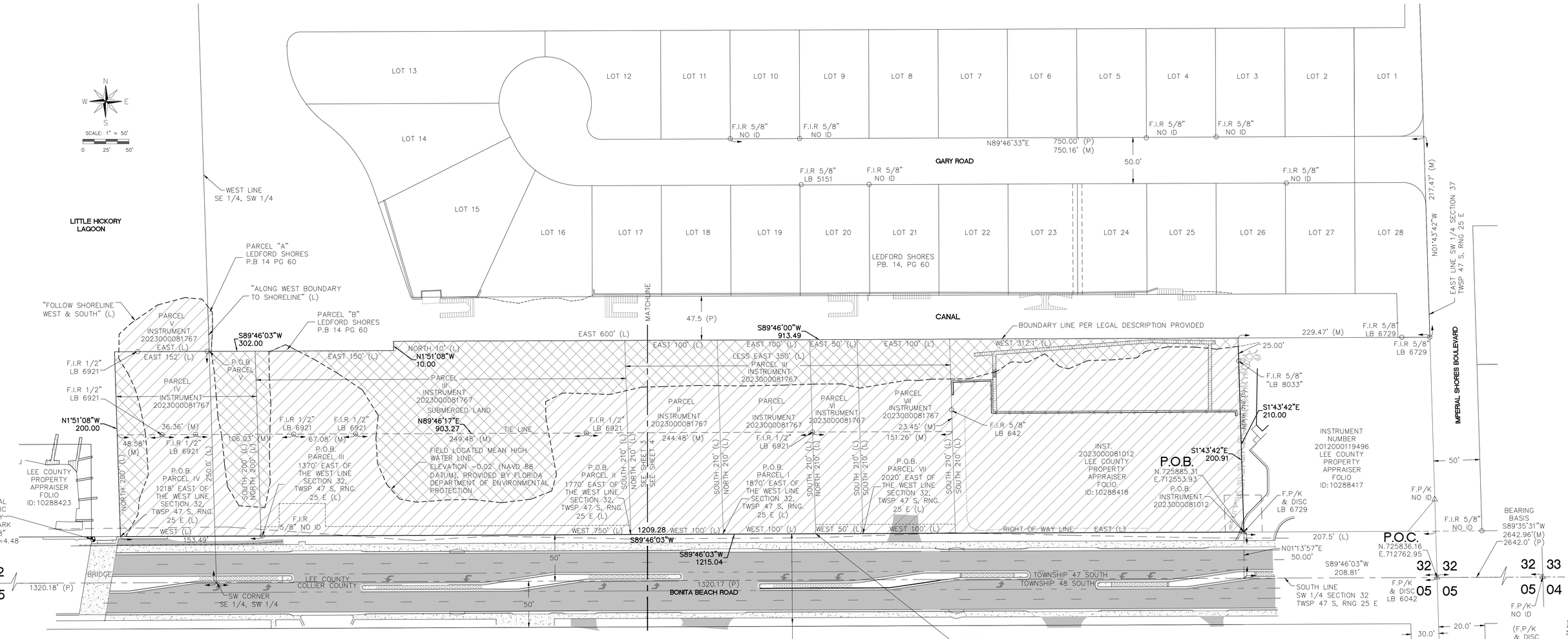
PROJECT NUMBER 23.24

DATE: 04/02/2024	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=50'	

BOUNDARY SURVEY
(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD, SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY 05.13.24.dwg



Line Table		
Line #	Direction	Length
L91	N28°57'28"E	27.21
L92	N4°56'48"E	16.70
L93	N20°23'41"E	27.81
L94	N3°15'47"W	24.84
L95	N4°35'00"W	20.27
L96	N11°24'54"W	29.80
L97	N15°24'04"W	18.54
L98	N24°05'24"W	18.66
L99	N31°34'48"W	20.12
L100	N1°03'14"E	26.10
L101	N47°36'14"E	17.60
L102	N55°25'14"E	34.63
L103	N74°50'45"E	30.90
L104	S84°40'54"E	18.42
L105	S38°31'07"E	17.81
L106	S1°03'37"E	18.21
L107	S3°26'19"W	25.56
L108	S9°01'25"E	21.02
L109	S4°42'33"E	25.12
L110	S4°37'00"E	24.31

Line Table		
Line #	Direction	Length
L111	S11°39'27"E	20.11
L112	S5°41'55"E	31.04
L113	S7°17'13"E	24.67
L114	S31°23'17"E	24.15
L115	S85°26'08"E	28.06
L116	N11°37'52"E	28.26
L117	N1°37'29"W	28.60
L118	N1°03'29"E	30.06
L119	N2°06'53"E	26.26
L120	N3°18'36"W	29.82
L121	N0°48'05"W	26.16
L122	N66°33'52"E	19.66
L123	S62°46'04"E	35.19
L124	S59°12'02"E	29.19
L125	S56°14'23"E	32.10
L126	S31°43'37"E	32.57
L127	S5°56'22"W	24.12
L128	S3°32'39"E	28.00
L129	S24°00'38"E	25.08
L130	S41°25'34"E	20.59

Line Table		
Line #	Direction	Length
L131	S79°23'25"E	18.58
L132	N85°48'25"E	33.42
L133	N89°03'18"E	27.40
L134	S83°40'10"E	31.39
L135	N83°12'03"E	32.33
L136	N68°31'38"E	23.92
L137	N16°16'05"E	18.52
L138	N10°36'54"W	61.70
L139	N1°27'31"W	18.23
L140	N63°05'32"E	20.86
L141	S88°10'37"E	51.04
L142	N76°59'20"E	35.08
L143	N88°35'40"E	24.46
L144	N87°59'17"E	36.23
L145	S89°33'52"E	21.84
L146	S89°10'30"E	26.88
L147	N88°50'41"E	45.13
L148	N87°56'22"E	29.84
L149	N89°33'37"E	32.70
L150	S76°41'06"E	19.90

Line Table		
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L154	N89°23'14"E	21.02
L155	N89°17'53"E	19.61
L156	N75°21'27"E	30.63
L157	N56°56'17"E	19.17
L158	S88°33'48"E	17.51
L159	N64°11'27"E	21.22
L160	S48°35'54"E	20.76
L161	S75°17'37"E	10.20
L162	N66°43'46"E	22.88
L163	N88°24'21"E	26.10
L164	N85°10'35"E	27.03
L165	N53°14'16"E	11.40
L166	N77°58'05"E	24.08
L167	S89°28'34"E	30.08
L168	S84°41'02"E	23.72
L169	N82°39'12"E	23.40

LEGEND

F.P/K △	FOUND PARKER-KAYLON NAIL
F.I.R, ○	FOUND IRON ROD (SIZE & ID AS NOTED)
F.A.C.	FLORIDA ADMINISTRATIVE CODE
L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
F.I.R.M.	FLOOD INSURANCE RATE MAP
P.B.	PLAT BOOK
PG.(S)	PAGE(S)
O.R.	OFFICIAL RECORDS
INST.	INSTRUMENT
NO.	NUMBER
TOE	APPROXIMATE TOE OF SLOPE
TOB	APPROXIMATE TOP OF BANK
P.O.B.	POINT OF BEGINNING
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NAVD	NORTH AMERICAN VERTICAL DATUM
I.D.	IDENTIFICATION
(M)	MEASURED
(P)	PLAT
(L)	LEGAL
TWSP.	TOWNSHIP
RNG.	RANGE
OHP	OVERHEAD POWER LINES
	FIRE HYDRANT
	GATE VALVE
	CONCRETE POWER POLE
	WOOD POWER POLKE
	CLEANOUT
	SANITARY MANHOLE
T	GUY ANCHOR
	SINGLE POST SIGN

AREA SUMMARY

AREA ABOVE MEAN HIGH WATER LINE ("AS SURVEYED AREA")	4.152 ACRES±
SUBMERGED LAND (AREA BELOW MEAN HIGH WATER LINE)	1.745ACRES±
TOTAL AREA	5.897 ACRES±

PROJECT NUMBER 23.24

DATE: 06/20/2023	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=50'	

BOUNDARY SURVEY

(HICKORY AT BAYSIDE)

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

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD, SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY 05.13.24.dwg

N
W E
S
SCALE: 1" = 20'
0 10' 20'

FOLLOW SHORELINE WEST & SOUTH (L)

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

LITTLE HICKORY LAGOON

PARCEL "A" LEDFORD SHORES P.B 14 PG 60 GREGORY & PHILLIP BIOLCHINI O.R. 2772, PG. 2166 LEE COUNTY PROPERTY APPRAISER FOLIO ID:10288661

PARCEL "B" LEDFORD SHORES P.B 14 PG 60 GREGORY & PHILLIP BIOLCHINI O.R. 2772, PG. 2166 LEE COUNTY PROPERTY APPRAISER FOLIO ID:10288661

"ALONG WEST BOUNDARY TO SHORELINE" (L)

PARCEL V INSTRUMENT 2023000081767 LEE COUNTY PROPERTY APPRAISER FOLIO ID:10288439

PARCEL IV INSTRUMENT 2023000081767 LEE COUNTY PROPERTY APPRAISER FOLIO ID:10288439

PARCEL III INSTRUMENT 2023000081767 LEE COUNTY PROPERTY APPRAISER FOLIO ID:10288419

MANGROVES

SUBMERGED LANDS

CONCRETE SEA WALL CAP

LOT 15

LEDFORD SHORES PB. 14, PG 60

LOT 16

LOT 17

JET SKI DOCK

WOOD DOCK

PLATTED LINE

APPROXIMATE SHORELINE

MATCHLINE

SEE SHEET 3

SEE SHEET 4

P.O.B PARCEL V

P.O.B. PARCEL IV 1218' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL III 1370' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

F.I.R 1/2" LB 6921

F.I.R 5/8" NO ID

S89°46'03"W 302.00

N1°51'08"W 10.00

N1°51'08"W 200.00

N89°46'17"E 903.27

EAST 600' (L)

NORTH 10' (L)

EAST 150' (L)

SOUTH 200' (L)

NORTH 200' (L)

WEST 152' (L)

25.06'(M)

75.13'(M)

48.58'(M)

36.36' (M)

106.03' (M)

67.08' (M)

249.48' (M)

244.48' (M)

250.0' (L)

110.10'

153.49'

8.53'

FIELD LOCATED MEAN HIGH WATER LINE, ELEVATION -0.02' (NAVD 88 DATUM), PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

WOOD DOCK (TYPICAL)

LEE COUNTY PROPERTY APPRAISER FOLIO ID:10288423

NATIONAL GEODETIC SURVEY BENCHMARK " Y 718" ELEVATION=4.48

CORNER FALLS IN WATER (CANNOT SET)

BRIDGE

GUARDRAIL

8' CONCRETE WALK

CURB OPENING FOR ACCESS

2' CURB & GUTTER

2.3' CURB & GUTTER

GRASS MEDIAN

PAVER BRICK

CABLE BOX

FIBER OPTIC BOX

OHP

TOE

TOB

LEE COUNTY
COLLIER COUNTY

TOWNSHIP 47 SOUTH
TOWNSHIP 48 SOUTH

SOUTH LINE SW 1/4 SECTION 32 TWSP 47 S, RNG 25 E

BONITA BEACH ROAD
COUNTY ROAD 865
(100' RIGHT OF WAY)

RIGHT OF WAY LINE

100' RIGHT OF WAY
STATE OF FLORIDA
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP
SECTION NO. 1260-150 & 0361-150
(STATE ROAD 865)

10' TEMPORARY CONSTRUCTION EASEMENT O.R. 2615 PG. 2483

18" PALM

1209.2

S89°46'0

NOTE: SEE SHEET 1 AND 2 FOR LINE TABLES AND LEGEND.

PROJECT NUMBER 23.24

DATE: 06/20/2023	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=20'	

BOUNDARY SURVEY

(HICKORY AT BAYSIDE)

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

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY 05.13.24.dwg

LOT 17 | LOT 18 | LOT 19 | LOT 20 | LEDFORD SHORES PB. 14, PG 60 LOT 21 | LOT 22 | LOT 23 | 10.0' DRAINAGE EASEMENT | LOT 24 | LOT 25 | LOT 26

CONCRETE SEA WALL CAP

PLATTED LINE

WOOD DOCK

APPROXIMATE SHORELINE

MATCHLINE

SEE SHEET 3

SEE SHEET 4

N

W E

S

SCALE: 1" = 20'

0 10' 20'

LITTLE HICKORY LAGOON

S89°46'00"W 913.49

EAST 100' (L) | EAST 100' (L) | EAST 50' (L) | EAST 100' (L)

76.52' (M)

WEST 312.1' (L)

L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153 L154 L155 L156 L157 L158 L159 L160 L161 L162 L163 L164 L165 L166 L167 L168 L169

TOE

TOB

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

MANGROVES

FIELD LOCATED MEAN HIGH WATER LINE. ELEVATION −0.02' (NAVD 88 DATUM), PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

STEPS

WOOD DOCK

GATE

1.6' CONCRETE SEA WALL CAP

6' CHAIN LINK FENCE

INSTRUMENT #2012000119496 LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288417

S1°43'42"E 210.00

STONE RIP RAP

2' CURB & GUTTER

S1°43'42"E 200.91

P.O.B.
N.725885.31
E.712553.93

ROADWAY ACCESS EASEMENT O.R. 2540 PG. 1414

F. P/K & DISC LB 6729

SWITCH CABINET

12"PALM | 15"PALM | 18"PALM

TIE LINE

244.48' (M)

151.26' (M)

F.I.R 5/8" LB 642

23.45' (M)

110.03' (M) SOUTH 210' (L)

PARCEL II
INSTRUMENT 2023000081767 LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288422

PARCEL I
INSTRUMENT 2023000081767 LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288421

PARCEL VI
INSTRUMENT 2023000081767 LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

PARCEL VII
INSTRUMENT 2023000081767 LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

INST. 2023000081012 LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

SOUTH 210' (L) NORTH 210' (L)

P.O.B. PARCEL I
1870' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL VI
1970' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL VII
2020' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

PAVED APRON

10' TEMPORARY CONSTRUCTION EASEMENT O.R. 2615 PG. 2483

STACK OF BRICKS

1209.28

S89°46'03"W

WEST 100' (L) | WEST 100' (L) | WEST 50' (L) | WEST 100' (L) | EAST (L) 312.00'

OHP

8' CONCRETE WALK

CURB OPENING FOR ACCESS

S89°46'03"W 1215.04

2' CURB & GUTTER

N01°13'57"E 50.00'

PAINTED TRAFFIC STRIPE (TYP)

2.3' CURB & GUTTER

PAVER BRICK

GRASS MEDIAN

SOUTH LINE SW 1/4 SECTION 32 TWSP 47 S, RNG 25 E

TOWNSHIP 47 SOUTH
TOWNSHIP 48 SOUTH

LEE COUNTY
COLLIER COUNTY

S89°46'03"W 208.81'

BONITA BEACH ROAD
COUNTY ROAD 865
(100' RIGHT OF WAY)

F.N.& D. "LB 642"

100' RIGHT OF WAY
STATE OF FLORIDA
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP
SECTION NO. 1260-150 & 0361-150
(STATE ROAD 865)

NOTE: SEE SHEET 1 AND 2 FOR LINE TABLES AND LEGEND.

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY 05 13 24.dwg

PROJECT NUMBER 23.24

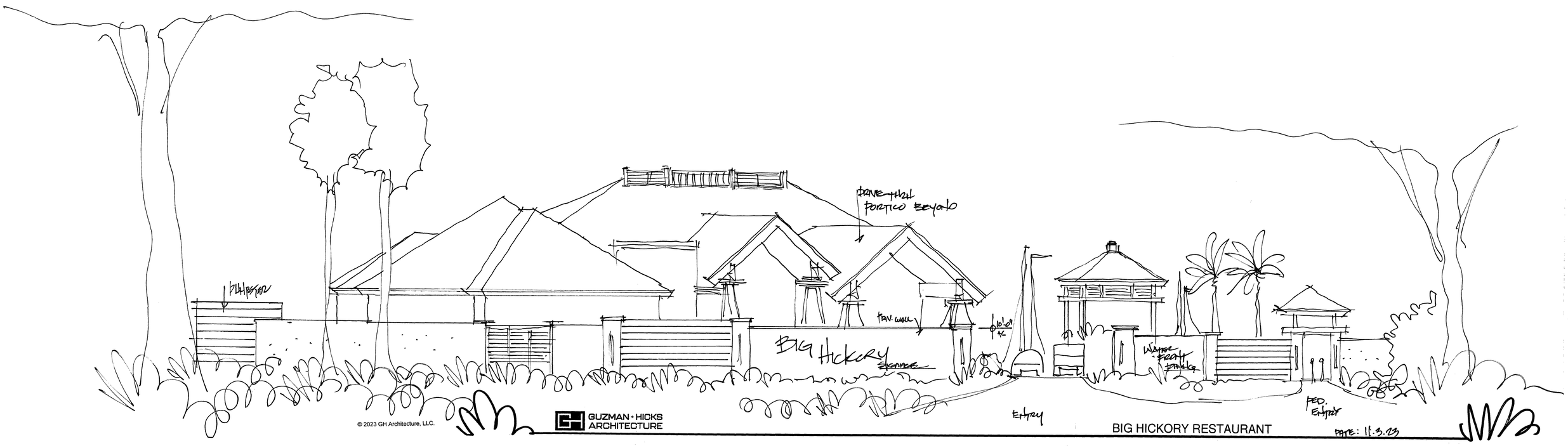
DATE: 06/20/2023	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=20'	

BOUNDARY SURVEY

(HICKORY AT BAYSIDE)

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

BBLS SURVEYORS, INC.
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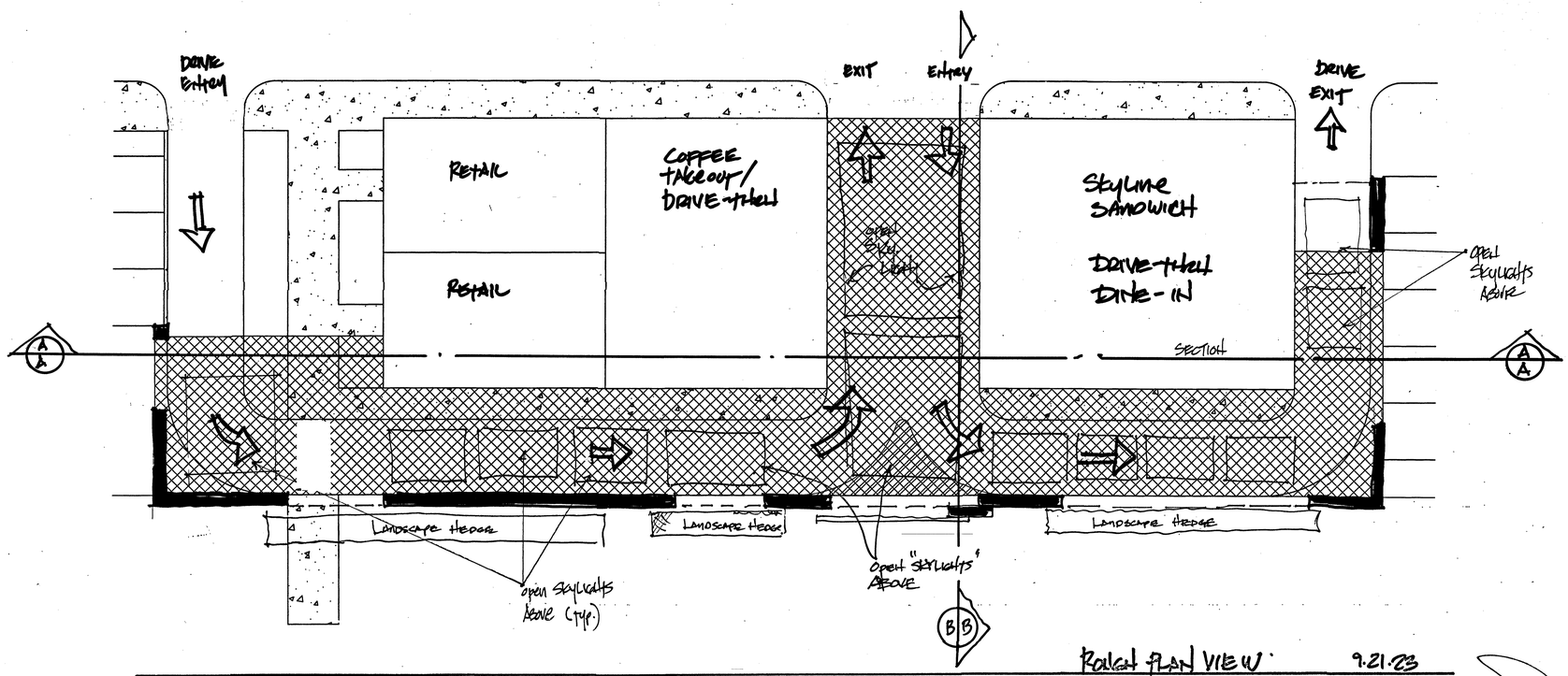


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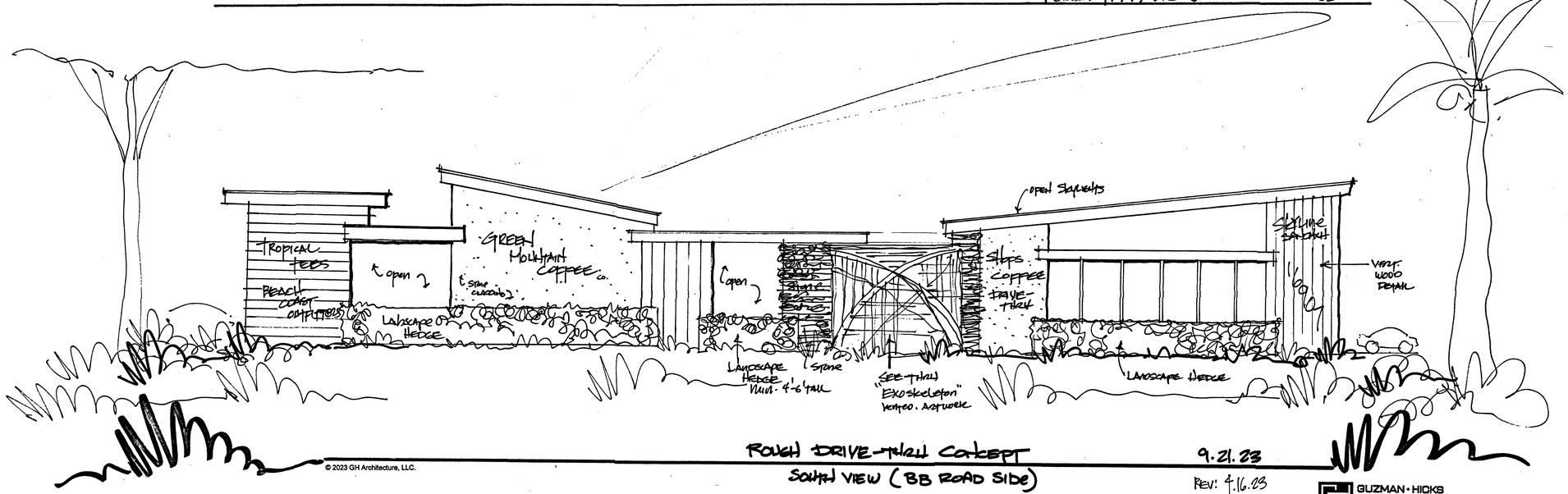
GUZMAN + HICKS ARCHITECTURE

BIG HICKORY RESTAURANT

DATE: 11.3.23



ROOF PLAN VIEW 9.21.23

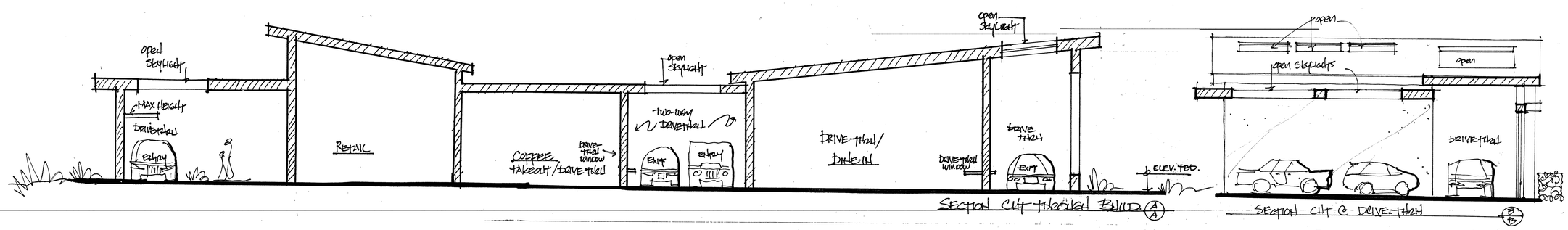


ROUGH DRIVE-THRU CONCEPT
SOUTH VIEW (BB ROAD SIDE)

9.21.23
REV: 9.16.23
REV: 9.28.23

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GUZMAN · HICKS ARCHITECTURE



Hickory at Bayside
West Indian Manatee Review Summary

Occurrence on Site

Information obtained from the Final Biological Status Review of the Florida Manatee prepared by FWS and FFWCC indicates that there are four main relatively distinct regional subpopulations. Manatees located around this project site would be part of the southwest subpopulation which extends from the Pasco-Hernando County line southward to Whitewater Bay (part of Everglades National Park) in Monroe County. Anecdotal evidence and manatee mortality data provided by the FFWCC indicates that Estero Bay, Imperial River, and the Bonita Springs canal system do provide habitat for manatees. Conversations with residents, local boaters, and FWC staff indicate that manatees are often seen in the Imperial River to the east of the project site. Bathymetry within the adjacent waters indicates water depths varying from the MHW line along the shoreline down to approximately -8.0 NAVD in the east-west canal. No evidence of submerged food sources (seagrasses) were observed in close proximity to the site, so manatee presence is likely related to transient activities or foraging of shoreline vegetation hanging into the water. A submerged resources survey was conducted in September 2023, and no seagrasses or other resources were located at that time.

Biology

The West Indian manatee is a robust, gray to gray-brown, nearly hairless aquatic mammal. The skin is thick and may bear barnacles and algae. The head is indistinct from the body and has paddle-like forelimbs with nails. The tail is dorsally flattened. The upper lip is cleaved with bristles and capable of grasping. Sexes are similar, the male having more anterior genital aperture. The typical adult ranges from 400 to 900 kg and from 2.8 to 3.4 m total length. It is estimated that the average lifespan is approximately 50-60 years.

The only year round manatee population in the United States occurs in Florida. During the summer manatees have a more widely dispersed range. They generally aggregate in the lower reaches of rivers and canals, in estuaries, lagoons and bays. Manatees are common from the Suwannee River south on the west coast and from coastal Georgia south on the east coast. In the winter manatees move southward to aggregate in either natural or industrial warm-water sources. The manatees' habitat requirements include access to vascular aquatic plants, freshwater sources, and proximity to channels 1-2m deep for warm water refuge.

Females reach sexual maturity between 4-5 years of age, although many delay rearing young until they are 6 years or older. Gestation lasts 12-14 months, and weaning can range from 1-2 years. The minimum birth interval is just greater than 2 years, though very few females maintain the strenuous schedule. Newborn calves are 1.0 to 1.5m in length and weigh about 20-30 kg.

Anthropogenic impacts and affects are the manatee's largest known threat. They are vulnerable to being struck by boats and barges, crushed in locks and flood control structures, and entangled in fishing nets and crab trap lines. Other sources of mortality include illegal intentional killing, red tides, declines in aquatic vegetation and cold stress. Due to the manatees extremely low rate of potential population increase the survival of the adult and sub-adult individuals is critical to preventing population declines.

Site Development Considerations and Species Management Protocol

The West Indian manatee was listed under the Endangered Species Act (ESA) as threatened throughout its range on March 11, 1967. Critical habitat has been designated for the manatee and includes all U.S. territorial waters adjoining the coast and islands of Lee County. The Imperial River is included in this critical habitat designation.

Lee County finalized a Manatee Protection Plan (MPP) in June 2004, the purpose of which was to reduce boat related manatee mortality, protect manatee habitat, promote boating safety, and increase public awareness of the need to protect manatees and their environment, specifically in Lee County. The Bonita Springs Land Development Code includes the MPP provisions and marina facility siting evaluation (MFSE) criteria which helps to define where and how many slips are appropriate for different properties. The plan uses a scoring system to determine if a site is appropriate for boat slips with respect to potential manatee impacts.

As defined in the MPP, marine facilities which need to go through the MFSE process will be defined as commercial marinas with various services provided, and docking facilities with five or more wet or dry slips. Condominiums, which have at least 5 slips, would also be defined as docking facilities and subject to the MFSE.

The results of the siting criteria evaluation for the proposed project are presented below.

Step A1. The project will not affect seagrasses and so is not prohibited. A growing season survey was conducted (September 2023) to verify this.

Step A2. Water depths of at least -4.0 feet MLW are present, so the project is not prohibited.

Step B1. In the last ten years of available data (2011-2021), there have been 26 watercraft related manatee mortalities within 5 miles of the project site. There have been a total of 208 watercraft related deaths within Lee and Collier Counties during the same time period. 26/208 = 0.13 so project receives 6 points for this step.

Step B2. Manatee abundance is generally high within 5 miles of the site based on the FWC synoptic survey data available from FWC. In order to be conservative, the greater than 25 average was used. Project receives 9 points for this step.

Step B3. The project is located approximately more than 5 miles (almost 11 miles travel distance) from the Ten-mile Canal system which is a defined warm water refuge under the MPP. As such it receives 0 points for this step.

Step C1. The project is located in a year round speed zone and is not located within a warm water refuge so receives -2 points for this step.

Step C2. The project is a new facility (Transient mooring slips) and so receives 0 point for this step.

Step C3. The project is located more than 3 miles from any Gulf Pass and so receives 0 points for this step.

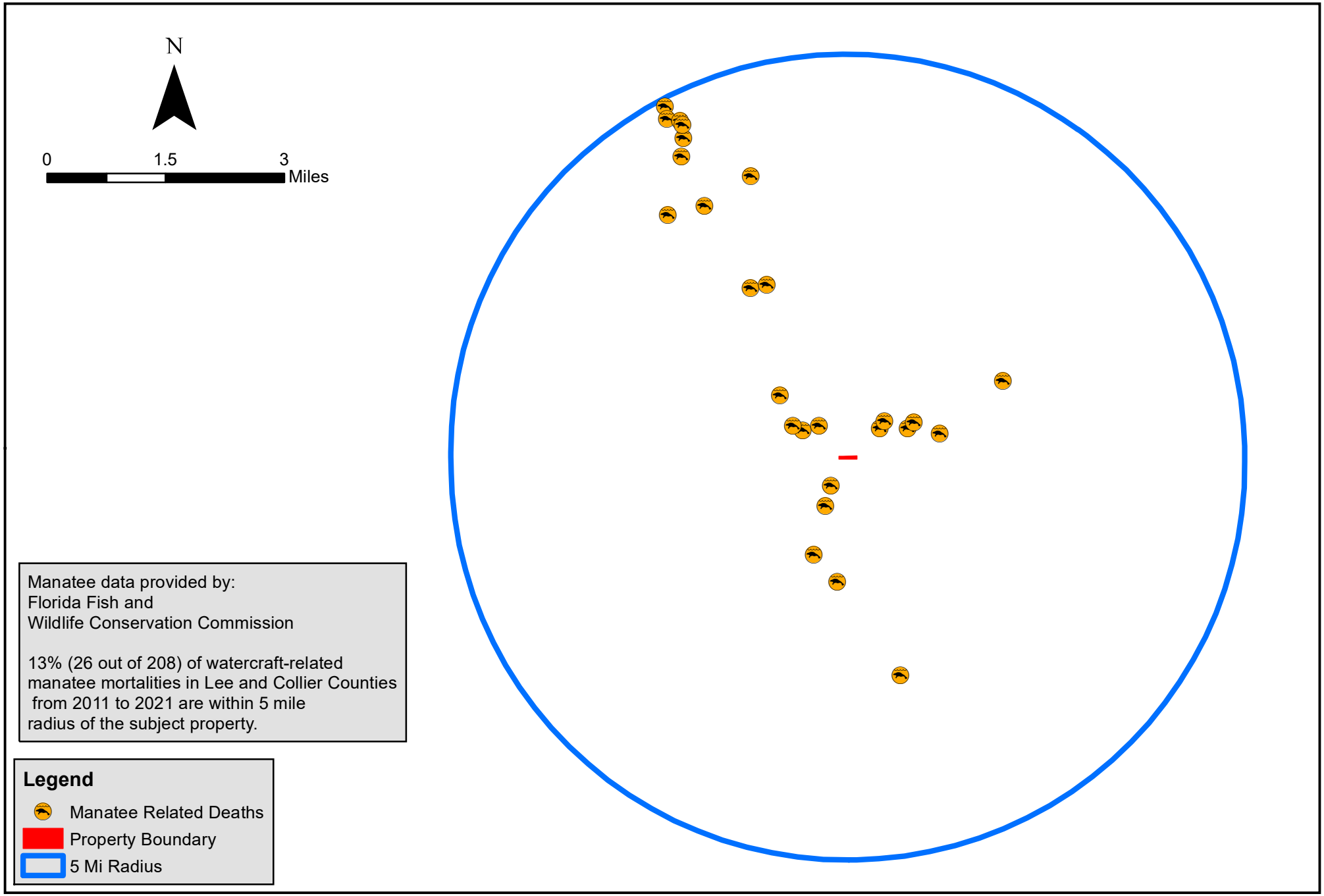
Step C4. Adding up all the points results in a total of 13 points for the site which indicates a conditional ranking under the MPP siting criteria.

Step D. The project is not located adjacent to an Area of Special Concern.

As a conditional facility not adjacent to an area of special concern, the project would be allowed up to 5 slips per 100 feet of shoreline.

Affect on the Species

The project warrants a conditional ranking based on the review of the MPP ranking criteria. The speed zones in place between the project site and the Gulf will require boaters to conduct vessels in a safe manner with respect to manatees. This facility also does not add new vessels to the local waters. The mooring at this project site will be for transient use of patrons visiting the restaurants and shops on the project site. The project will comply with standard manatee construction conditions and will also provide manatee educational signage visible to slip users. Educational material will include signage at the docks, manatee and waterway information, and seagrass location information. The project is not expected to adversely affect the manatee.

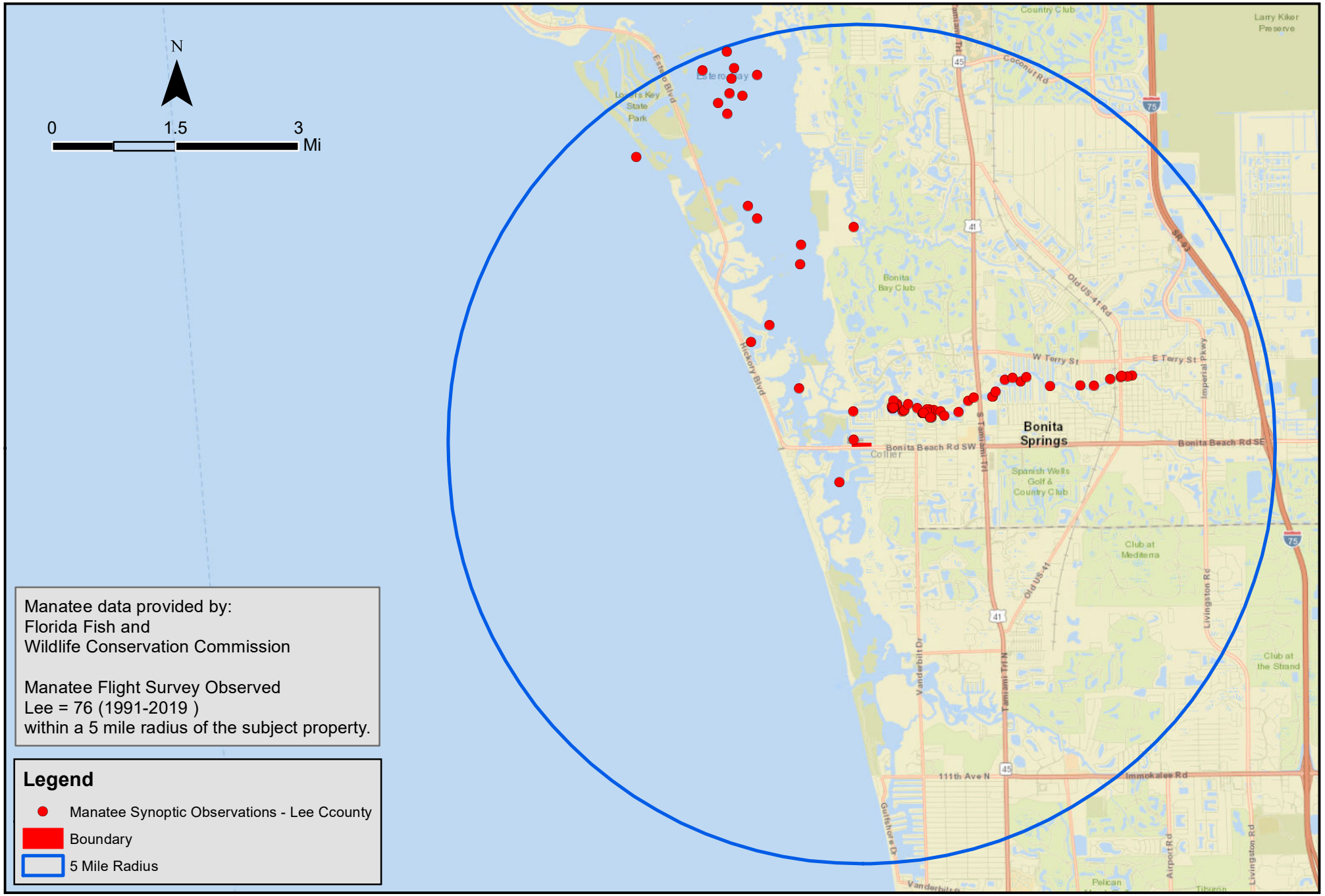


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HICKORY AT BAYSIDE
MANATEE MORTALITY MAP

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SECTION-5 TOWNSHIP-52S RANGE-26E

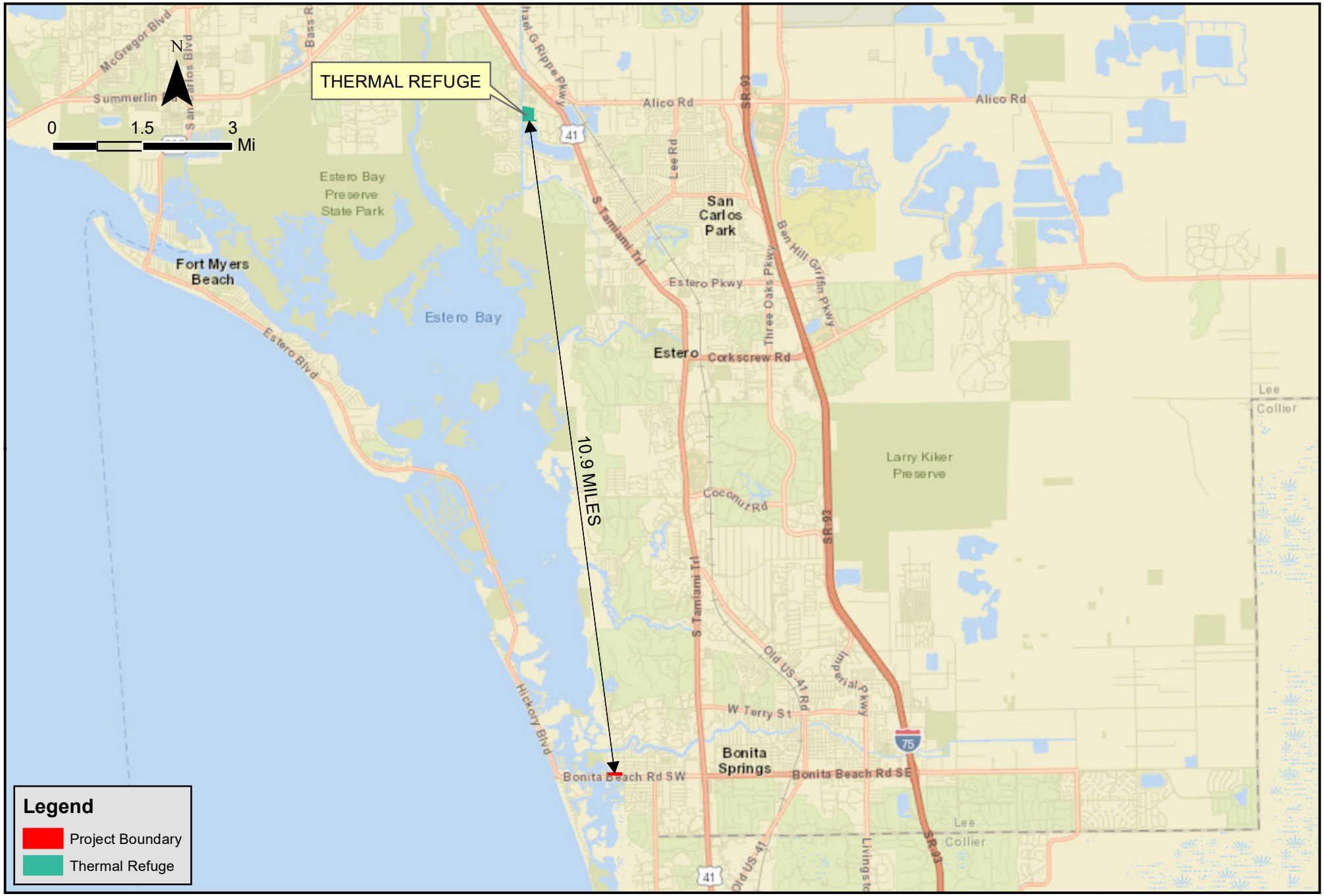


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HICKORY AT BAYSIDE
MANATEE FLIGHT SURVEY OBSERVED MAP

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SECTION- 5 TOWNSHIP- 52S RANGE- 26E

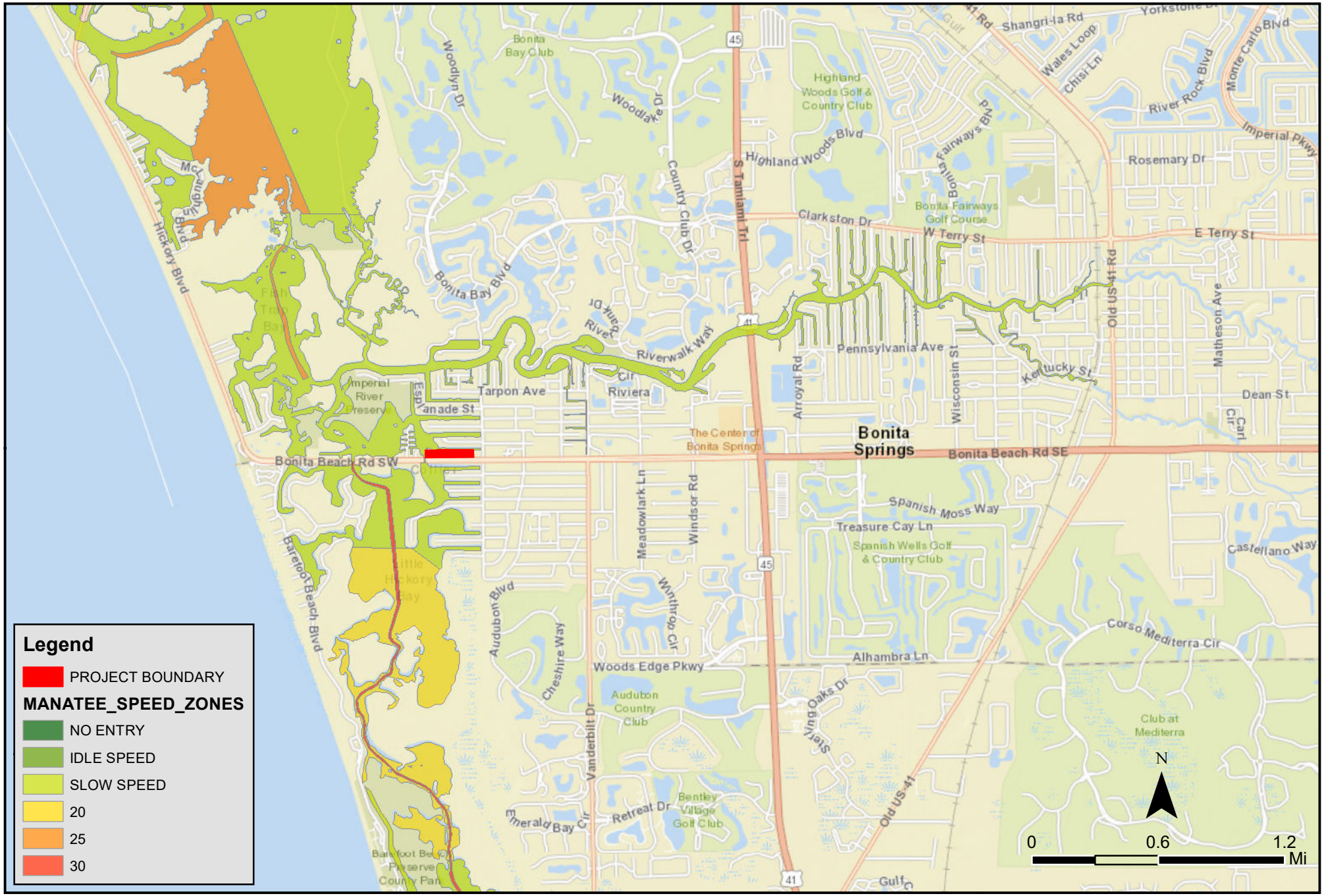


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HICKORY AT BAYSIDE
MANATEE THERMAL REFUGE MAP

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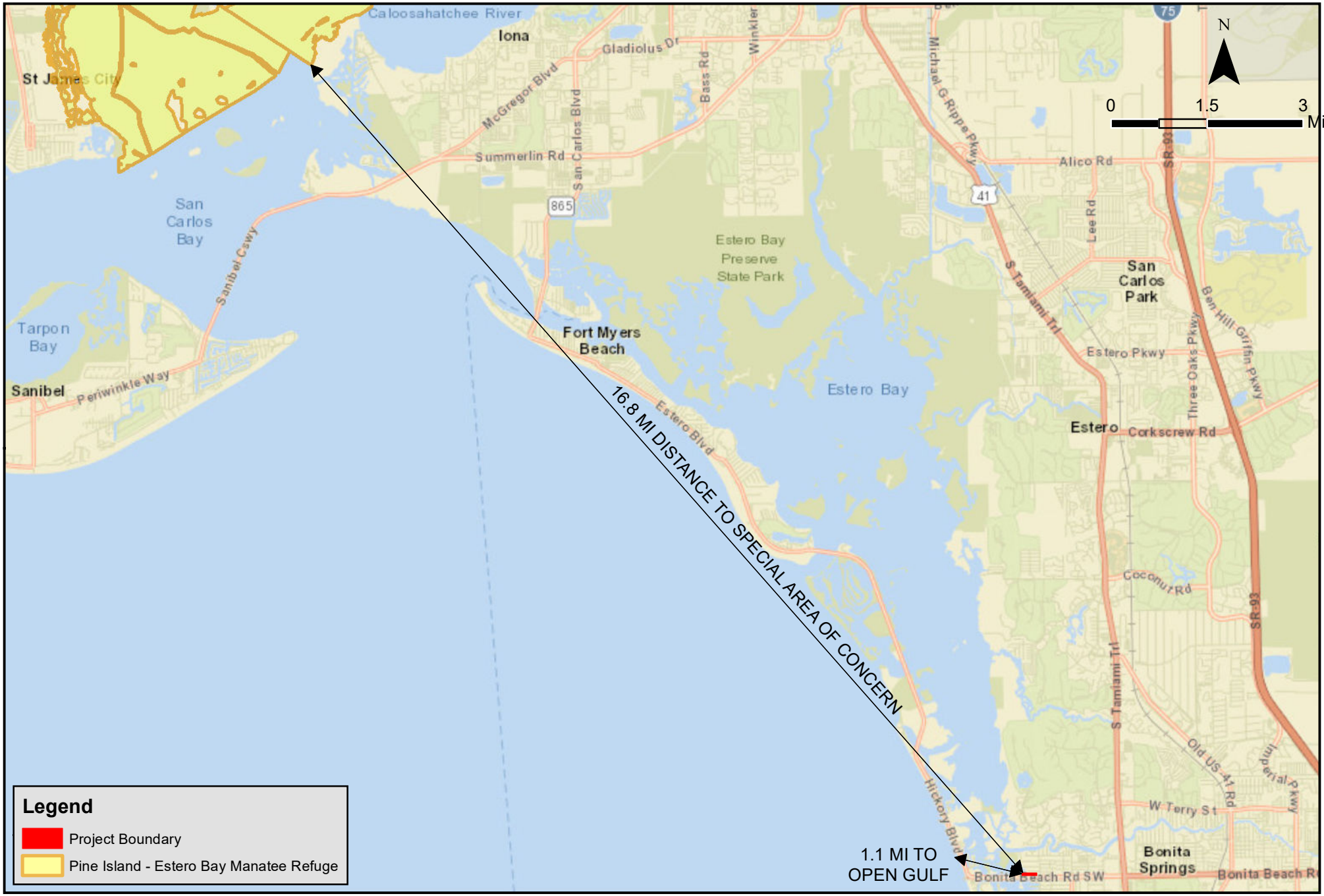


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HICKORY AT BAYSIDE
MANATEE SPEED ZONES MAP

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SECTION- 5 TOWNSHIP- 52S RANGE- 26E



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HICKORY AT BAYSIDE
DISTANCES TO MANATEE AREAS OF SPECIAL CONCERN AND GULF OF MEXICO MAP

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SECTION- 5 TOWNSHIP- 52S RANGE- 26E

PROJECT SUMMARY

1. PARCEL DATA:
PROJECT SIZE: 5.07 AC±
FUTURE LAND USE GENERAL COMMERCIAL
EXISTING ZONING: C-1 & RPD
EXISTING LAND USE: UNDEVELOPED

2. REQUEST:
REZONE FROM C-1 AND RPD TO MPD.

3. ADJACENT PROPERTY ZONING/LAND USE:

	Zoning	Land Use
North	TFC-2	Canal, single and two-family residential
South	C-4 (Collier County)	Commercial marina, restaurants, retail
East	Bonita Beach Road Corridor Overlay, Beach Zone	7-Eleven
West	Bonita Beach Road Corridor Overlay, Beach Zone	Commercial marina

4. CONCEPTUAL LAND USE BREAKDOWN:
PROPOSED WETLAND AREA TO BE FILLED: 0.20 AC
EXISTING UPLANDS: 4.15 AC
SITE AREA: 4.35 AC

PROPOSED BUILDING: 0.63 AC
PROPOSED ASPHALT & SIDEWALK: 2.29 AC
OPEN SPACE / GREEN AREAS: 1.43 AC
TOTAL: 4.35 AC
STATE OWNED WATERS: 0.83 AC
OTHER WATERS: 0.72 AC
TOTAL PROJECT AREA 5.90 AC±

5. OPEN SPACE:
COMMERCIAL DEVELOPMENT: 5.00 AC X 0.2 = 1.00 AC
RESIDENTIAL DEVELOPMENT: 0.21 AC X 0.4 = 0.08 AC
OPEN SPACE REQ./PROVIDED (MIN.): 1.08 AC±

6. INDIGENOUS OPEN SPACE:
REQUIRED : 1.08 AC. X 0.5 = 0.54 AC.
PROVIDED: 0.66 AC.

7. PARKING: (6)

PARKING REQUIREMENTS			
USE	VALUE	REQUIREMENT	REQUIRED
RESTAURANT	13,879	14 SPACES PER 1,000 SQ.FT.	195
OFFICE	1,450	1 SPACES PER 300 SQ.FT.	5
MULTIPLE-FAMILY UNITS (4 - 2 BED; 2 - 1 BED)	6	1.75 SPACES PER 2 BED UNIT; 1.5 SPACES PER 1 BED UNIT; 10% GUEST PARKING.	11
RETAIL	5,388	1 SPACES PER 250 SQ.FT.	22
RESTAURANT (FAST FOOD)	1,000	13 SPACES PER 1,000 SQ.FT.	13
RESTAURANT (FAST FOOD)	2,000	13 SPACES PER 1,000 SQ.FT.	26
TOTAL PARKING SPACES REQUIRED			*272*
PARKING REDUCTION			
USE	REQUIREMENT		REDUCTION
VALET PARKING	50% REDUCTION OF REQUIRED PARKING SPACES FOR RESTAURANT		97
BIKE RACK	27 BIKE RACKS WILL BE PROVIDED THROUGH THE SITE WITH 3:1 RATIO		9
TOTAL REDUCTION OF PARKING SPACES			*106*
TOTAL PARKING SPACES REQUIRED WITH REDUCTION			***166***
TOTAL PARKING SPACES PROVIDED			***166***

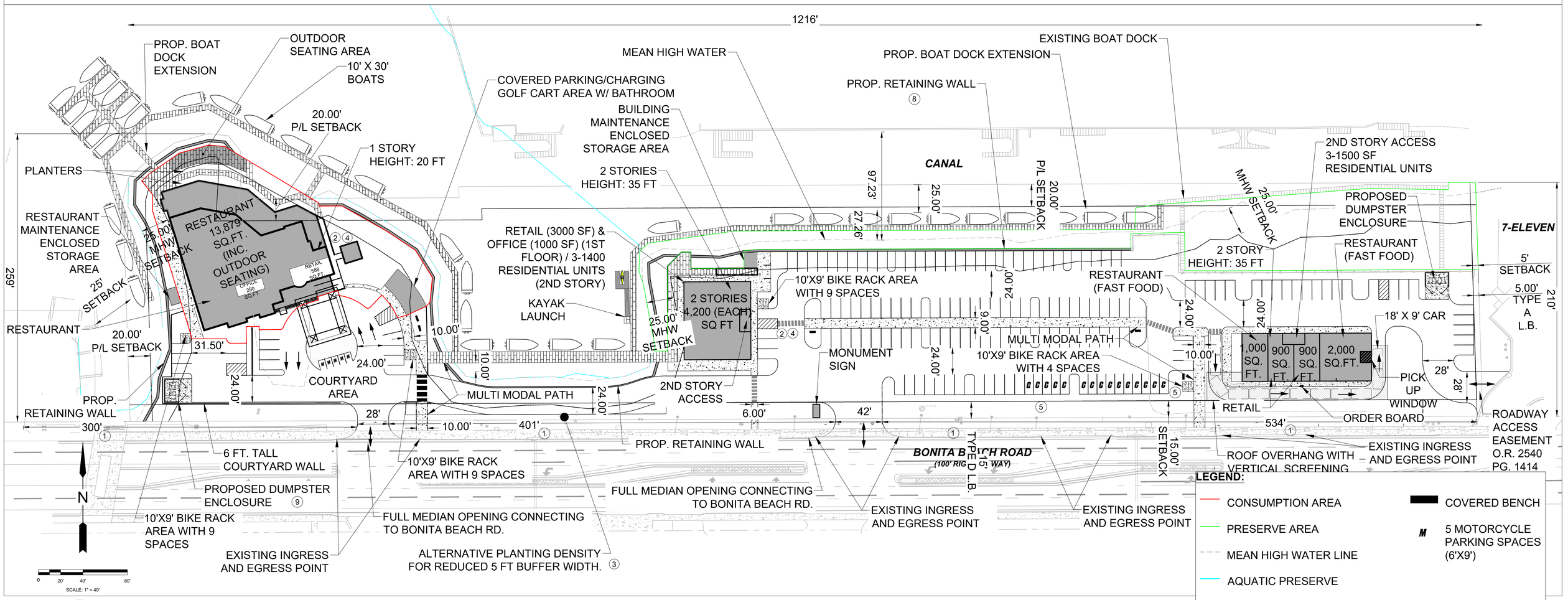
8. PUBLIC TRANSPORTATION:
THE PROPERTY IS WITHIN THE BONITA SPRINGS ULTRA ON DEMAND TRANSIT SERVICE AREA.

9. LANDSCAPE BUFFERS:
FOR DETAILS REFER TO DEVIATIONS.

10. DEVIATIONS: SEE SHEET 2

11. PROJECT NOTES:

- LDC SEC. 4-899 (B)(4) D II. IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL DWELLING OR RESIDENTIAL LOT, A SOLID FENCE, OPAQUE LANDSCAPE HEDGE, OR COMBINATION BERM AND SOLID FENCE OR OPAQUE LANDSCAPE HEDGE NOT LESS THAN SIX FEET IN HEIGHT MUST BE CONSTRUCTED ALONG THE PROPERTY LINE. FENCE, BERMS, AND HEDGES MUST NOT BE PLACED SO THEY VIOLATE THE VEHICLE VISIBILITY REQUIREMENTS OF LDC.
- 37 BOAT SLIPS ARE ANTICIPATED TO BE PROVIDED.
- RESIDENTIAL UNITS LOCATED ON 2nd STORY OF 2 STORY BUILDING.



J.R. EVANS ENGINEERING

HICKORY ON THE BAY

MASTER CONCEPT PLAN

MCP.DWG
March 20, 2025

SCHEDULE OF DEVIATIONS
HICKORY ON THE BAY

DEVIATION (1) REQUESTS RELIEF FROM LDC SEC. 3-289(A), *SPECIAL ACCESS PROVISIONS FOR BONITA BEACH ROAD*, WHICH REQUIRES A MINIMUM CONNECTION SEPARATION OF 660 FEET FOR ANY ACCESS TO BONITA BEACH ROAD, TO ALLOW A MINIMUM CONNECTION SEPARATION OF 200 FEET.

DEVIATION (2) REQUESTS RELIEF FROM LDC SEC. 3-418(D)(3), *BUFFER REQUIREMENTS*, WHICH REQUIRES A MINIMUM 5-FOOT-WIDE TYPE A BUFFER BETWEEN COMMERCIAL USES, TO ALLOW NO LANDSCAPE BUFFER BETWEEN COMMERCIAL USES INTERNAL TO THE PROPERTY.

DEVIATION (3) REQUESTS RELIEF FROM LDC SEC. 3-418(D)(3), *BUFFER REQUIREMENTS*, WHICH REQUIRES A MINIMUM 15-FOOT-WIDE TYPE D BUFFER ALONG RIGHTS-OR-WAY, TO ALLOW A SECTION OF THE REQUIRED PERIMETER LANDSCAPE BUFFER TO BE 5-FEET IN WIDTH IN THE LOCATION DEPICTED ON THE MASTER CONCEPT PLAN.

DEVIATION (4) REQUESTS RELIEF FROM THE FOLLOWING REQUIREMENTS FOUND IN LDC SEC. 4-899, *SITE DESIGN STANDARDS*:

LDC SEC. 4-899(A), *PROPERTY DEVELOPMENT REGULATIONS*, WHICH REQUIRES A MAXIMUM STREET SETBACK OF 25 FEET WITHIN THE BEACH ZONE OF THE BONITA BEACH ROAD OVERLAY, TO ALLOW NO MAXIMUM STREET SETBACK FOR PRINCIPAL WATERFRONT STRUCTURES AND ACCESSORY STRUCTURES.

LDC SEC. 4-899(B)(4)B., *PARKING PLACEMENT*, WHICH REQUIRES SURFACE PARKING LOTS SHALL NOT BE PERMITTED ON A FRONTAGE LINE OR WITHIN 30 FEET OF THE FRONTAGE LINE WITHIN THE COMMERCIAL, HISTORIC, AND BEACH ZONE, TO ALLOW FOR PARKING TO BE SETBACK 20 FEET FROM THE FRONTAGE LINE.

LDC SEC. 4-899(B)(4)C., *PARKING PLACEMENT*, WHICH RESTRICTS PARKING WITHIN THE BEACH, COMMERCIAL, AND HISTORIC ZONE TO THE SIDE OR REAR YARDS OF THOSE PROPERTIES FRONTING BONITA BEACH ROAD, TO ALLOW FOR PARKING WITHIN THE BONITA BEACH ROAD FRONTAGE AND NO STREET WALL OR OPAQUE SCREEN.

LDC SECTION 4-899(B)(4)D.II., *BUFFERING ADJACENT PROPERTY*, WHICH REQUIRES THAT ROADS, DRIVES, OR PARKING AREAS LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL DWELLING OR RESIDENTIAL LOT, A SOLID FENCE, OPAQUE HEDGE, OR COMBINATION BERM AND SOLID FENCE OR OPAQUE LANDSCAPE HEDGE NOT LESS THAN SIX FEET IN HEIGHT MUST BE CONSTRUCTED ALONG THE PROPERTY LINE, TO ALLOW FOR THE BUFFER TO CONSIST OF THE EXISTING MANGROVES AND NATIVE VEGETATION ALONG THE SHORELINE.

LDC SECTION 4-899(B)(7), *DUMPSTERS*, DUMPSTERS SHALL NOT BE LOCATED ON FRONTAGE LINES, TO ALLOW FOR A DUMPSTER WITHIN THE BONITA BEACH ROAD FRONTAGE IN THE LOCATION DEPICTED ON THE MASTER CONCEPT PLAN.

DEVIATION (5) REQUESTS RELIEF FROM LDC SECTION 4-1122(H)(1), *RIGHT-OF-WAY BUFFER LANDSCAPING*, WHICH REQUIRES THAT LANDSCAPING ADJACENT TO RIGHTS-OF-WAY EXTERNAL TO THE DEVELOPMENT PROJECT MUST BE LOCATED WITHIN A LANDSCAPE BUFFER EASEMENT THAT IS A MINIMUM OF 25 FEET IN WIDTH WHERE DRIVE-THROUGH FACILITIES ABUT RIGHTS-OF-WAY EXTERNAL TO THE DEVELOPMENT, TO ALLOW FOR A LANDSCAPE BUFFER EASEMENT A MINIMUM OF 15 FEET IN WIDTH.

DEVIATION (6) REQUESTS RELIEF FROM LDC SECTION 4-1122(H)(2), *RIGHT-OF-WAY BUFFER LANDSCAPING*, WHICH REQUIRES THAT THE BUFFER INCLUDES AN UNDULATING BERM WITH A MAXIMUM SLOPE OF 3:1 WHERE DRIVE-THROUGH FACILITIES ABUT RIGHTS-OF-WAY EXTERNAL TO THE DEVELOPMENT, TO ALLOW FOR A BUFFER WITH NO BERM.

DEVIATION (7) REQUESTS RELIEF FROM LDC SECTION 4-1022(E), *SALE FOR OFF-PREMISES CONSUMPTION*, WHICH THAT A PACKAGE STORE OR OTHER ESTABLISHMENT PRIMARILY ENGAGED IN THE RETAIL SALE OF LIQUOR FOR CONSUMPTION OFF-SITE BE SETBACK A MINIMUM OF 500 FEET TO ANY RELIGIOUS FACILITY, SCHOOL (NONCOMMERCIAL), DAY ACRE CENTER (CHILD), PARK OR DWELLING UNIT, OR ANY PUBLIC ENTRANCE OR EXIT OF ANY OTHER ESTABLISHMENT PRIMARILY ENGAGED IN THE SALE OF ALCOHOLIC BEVERAGES, TO INSTEAD ALLOW FOR A PACKAGE STORE SETBACK A MINIMUM OF 175 FEET FROM DWELLING UNITS.

DEVIATION (8) REQUESTS RELIEF FROM LDC SECTION 4-899(A)(1), *SITE DESIGN STANDARDS*, WHICH REQUIRES THAT PROJECTS EXCEEDING THREE (3) ACRES IN SIZE SHALL SUBMIT A BLOCK LAYOUT PLAN, TO ALLOW FOR NO BLOCK LAYOUT PLAN TO BE SUBMITTED.

SCHEDULE OF USES
HICKORY ON THE BAY

PERMITTED USES:

- ACCESSORY USES AND STRUCTURES
- ADMINISTRATIVE OFFICES
- CLOTHING STORES, GENERAL
- CONSUMPTION ON PREMISES ASSOCIATED WITH RESTAURANT, GROUP III, INCLUDING OUTDOOR SEATING AREAS
- DRIVE-THROUGH FACILITY (LIMITED TO ONE (1))
- DWELLING UNIT: MULTIPLE-FAMILY BUILDING (A MAXIMUM OF SIX (6) DWELLING UNITS)
- ESSENTIAL SERVICES
- ESSENTIAL SERVICE FACILITIES, GROUP I
- EXCAVATION, WATER RETENTION, INCLUDING EXCESS SPOIL REMOVAL IN COMPLIANCE WITH THE LDC
- FENCES, WALLS
- FOOD STORES, GROUP I
- GIFT AND SOUVENIR SHOP
- OPEN SPACE, MINIMUM REQUIRED/PROVIDED (20%)
- PARKING LOT, ACCESSORY
- RENTAL OR LEASING ESTABLISHMENTS, GROUP I (KAYAKS, STAND UP PADDLE BOARDS, AND OTHER NON-POWERED PERSONAL WATER VESSELS)
- RESIDENTIAL ACCESSORY USES
- RESTAURANT, FAST FOOD
- RESTAURANT, GROUPS I, II, AND III; WITH OUTDOOR SEATING
- SIGNS, IN ACCORDANCE WITH CHAPTER 6
- TEMPORARY USES
- VARIETY STORE
- VARIETY STORE WITH PACKAGE SALES OF ALCOHOL FOR OFF-PREMISES CONSUMPTION, LOCATED WITHIN A RESTAURANT (LIMITED TO ONE (1))
- WET SLIPS, ACCESSORY (A MAXIMUM OF 37 WET SLIPS). THESE SLIPS SHALL BE TRANSIENT AND ONLY BE AVAILABLE FOR USE BY PATRONS OF THE COMMERCIAL USES WITHIN THE CPD

PROPERTY DEVELOPMENT REGULATIONS
HICKORY ON THE BAY

THESE PROPERTY DEVELOPMENT REGULATIONS SET FORTH DEVELOPMENT STANDARDS SHALL APPLY TO ALL LAND USES WITHIN THE HICKORY ON THE BAY CPD. STANDARDS NOT SPECIFICALLY SET FORTH HEREIN SHALL NOT BE THOSE SPECIFIED IN APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE IN EFFECT AS OF THE DATE OF APPROVAL OF THE DEVELOPMENT ORDER.

MINIMUM LOT AREA AND DIMENSIONS:
THE MINIMUM LOT AREA, WIDTH, AND DEPTH ARE AS DEPICTED ON TH MASTER CONCEPT PLAN FOR THE ENTIRE PROJECT. NO DIVISIONS OR LOT SPLITS SHALL BE GRANTED FOR THIS DEVELOPMENT UNLESS THE PLANNED DEVELOPMENT IS AMENDED TO PROVIDE ALTERNATIVE PROPERTY DEVELOPMENT REGULATIONS.

MINIMUM SETBACKS:
STREET (BONITA BEACH ROAD): MINIMUM 15 FT., MAXIMUM 25 FT. (1) PRINCIPAL AND ACCESSORY STRUCTURE
SIDE: 5 FT.
REAR (WATERBODY): 25 FT. PRINCIPAL STRUCTURES, MEASURED FROM MEAN HIGH-WATER LINE. 10 FT. ACCESSORY STRUCTURES (2), MEASURED FROM MEAN HIGH-WATER LINE.
PRESERVE: 30 FT. PRINCIPAL STRUCTURES; 0 FT. ACCESSORY STRUCTURES

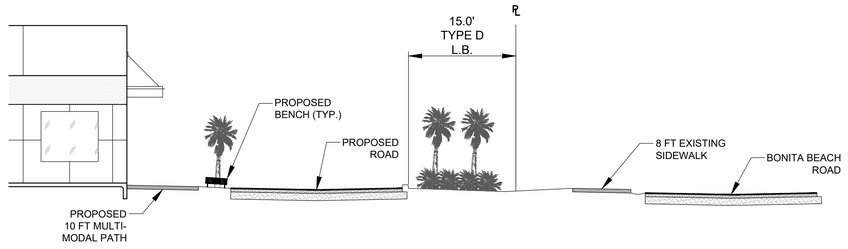
MINIMUM BUILDING SEPERATION:
50% OF THE SUM OF THE HEIGHTS OF THE BUILDINGS, BUT NOT LESS THAN 15 FT.

MINIMUM OPEN SPACE: 20%

MAXIMUM LOT COVERAGE: 40%

MAXIMUM BUILDING HEIGHT: 35 FT. (2 STORIES)

FOOTNOTES
1. PER DEVIATION (4), THE MAXIMUM SETBACK SHALL NOT BE APPLICABLE TO PRINCIPAL WATERFRONT STRUCTURES AND ACCESSORY STRUCTURES.
2. A MINIMUM SETBACK OF 0 FT. FROM WATERBODIES SHALL BE PERMITTED FOR PEDESTRIAN BOARDWALKS AND OUTDOOR SEATING.



TYPICAL SITE PAVEMENT
CROSS-SECTION

Exhibit II-E-2
Narrative and Bonita Plan Consistency
Hickory on the Bay CPD

Summary of Request

This application requests a rezone to Commercial Planned Development (CPD) to allow for a mixed-use development consisting of six multi-family dwelling units; and 25,500 square feet commercial/retail consisting of restaurants, retail, and offices; along with customary accessory uses, such as transient wet slips. The proposed slips are transient and only for use by the patrons of the proposed commercial uses within the PD. Boats will not be moored overnight and the slips will not be available for members of the public to rent or lease for use as boat storage. There are no fueling facilities or boat services and repairs proposed.

There is a companion Comprehensive Plan Amendment to the Future Land Use Map (FLUM) to redesignate a ±0.66-acre portion of the subject property from Medium Density Multi-Family Residential to General Commercial.

Development Location

The subject property is ±5.90 acres in size and located north of Bonita Beach Road SW, approximately 200 feet west of the intersection of Imperial Shores Blvd. and Bonita Beach Road SW. The property is designated Commercial General (±5.13 ac.) and Medium Density Multi-Family Residential (±0.66 ac.) on the FLUM in the Comprehensive Plan of Bonita Springs. There is a companion Comprehensive Plan Amendment to the Future Land Use Map (FLUM) to redesignate a ±0.66-acre portion of the subject property from Medium Density Multi-Family Residential to General Commercial.

The site is within the Bonita Beach Road Corridor Overlay, Beach Zone and a portion is currently zoned RPD (Blue Marlin Cove). The subject property is currently undeveloped. Please see the table below for zoning and existing land uses surrounding the property.

	Zoning	**Existing Land Use**
North	TFC-2	Canal, single and two-family residential.
South	C-4 (Collier County)	Commercial marina, restaurants, retail.
East	Bonita Beach Road Corridor Overlay, Beach Zone	7-Eleven.
West	Bonita Beach Road Corridor Overlay, Beach Zone	Commercial marina.

Justification

The Applicant for this petition and developer of the proposed project is Bayside Holdings on Hickory, LLC. Previously, they were the owners of the popular Big Hickory Waterfront Grille &

Marina waterfront style dining destination located Hickory Blvd. Due to damages because of Hurricane Ian, this location has since been shut down. Bayside Holdings on Hickory is introducing a similar casual "boater style" restaurant concept that is specifically designed for a waterfront setting and primed for the subject site. The intent is to establish an attractive waterfront destination. The proposed development will consist of a waterfront restaurant, family friendly waterfront activities along the bay for the community to enjoy (such as ping pong, cornhole, etc.), a coffee shop, ice cream and candy shop, and/or specialty regional retail or food shops along a boardwalk. The applicant intends to provide an attractive "boater style" destination for the area that is compatible with the surrounding community, and which adds a desired benefit to the area. The CPD also permits a kayak launch. It is not the intent currently for the kayak launch to be open for public use for free, but instead to allow for private kayak rental if there is interest from potential tenants. If developed, this kayak launch will provide additional opportunities for access to the adjacent aquatic preserve. The project will be designed to enhance the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area to take pride in and enjoy. The proposed development also includes transient wet slips for use by patrons of the CPD to reduce parking demands and encourage alternative means of transportation to the development.

Based on the data and analysis provided with this application, the proposed rezoning is consistent with the land use pattern established by the Future Land Use Map; and represents a suitable zoning change, which will provide an attractive commercial destination that furthers the Goals, Objectives, and Policies of the Bonita Plan. The subject property is located off a major arterial that has adequate transportation capacity and the appropriate infrastructure required for the property to connect to central water and sewer.

Bonita Beach Road Corridor Overlay

The proposed development has been designed to be consistent with the vision of the Bonita Beach Road Overlay. The design seeks to organize the buildings in a way that highlights the natural features of the adjacent waterbody while inviting a public presence by locating walking paths along the waterfront that connect to Bonita Beach Road; and creating a waterfront destination for Bonita Springs using outdoor seating areas and wet slips to provide parking for boats.

Permitted Uses

The uses proposed within the CPD are permitted within the Beach Zone of the Bonita Beach Road Corridor Overlay district. For uses considered special exceptions, analysis of the criteria for approval of special exceptions has been provided below.

Site Design Standards

The proposed development will meet or exceed all performance and location standards set forth in the LDC for the Bonita Beach Road Corridor Overlay. The deviations requested enhance the planned development and meet the intent of the overlay; and will not be detrimental to the public health, safety, and welfare. The requested deviations are in response to the smaller size of the parcel and unique, waterfront uses not typically found along Bonita Beach Road.

Parking

The proposed development shall provide the minimum required parking set forth in LDC Section 4-132. Deviations have been requested regarding the location of the parking. Again, the deviations requested enhance the planned development and meet the intent of the overlay; and will not be detrimental to the public health, safety, and welfare. Application of the locational requirements for parking within the overlay would make the development of the proposed waterfront uses impossible and would instead result in locating parking along the shoreline of the adjacent waterbody.

Landscaping

The proposed perimeter buffering will meet the intent of the standards set forth in the LDC for the Bonita Beach Road Corridor Overlay. The deviations requested enhance the planned development and meet the intent of the overlay; and will not be detrimental to the public health, safety, and welfare.

There are existing, mature mangroves along the shoreline between the proposed parking and the residential development to the north. The mangroves can be maintained to provide opaque screening at a height greater than the required hedge (if necessary) and will provide buffering and screening that meets the intent of the required plantings. After the removal of exotic vegetation, supplemental shoreline plantings (such as Sea Grapes or Green Buttonwood) shall be provided to ensure the parking is adequately buffered.

The proposed dumpster along the Bonita Beach Road frontage shall be located behind a street wall six feet in height. The proposed wall will fully screen the dumpster from view off-site, as well as screened from the waterbody in the rear by the proposed development. Additionally, this location ensures that solid waste vehicles will easily be able to serve the proposed development.

Relevant Land Development Code Criteria

Restaurants, fast food, require a special exception in the Beach Zone of the Bonita Beach Road Corridor Overlay. The criteria for approval of special exceptions are found in Sec. 4-131. Please see below for analysis of how the requested Restaurants, fast food use complies with all relevant criteria.

c) Special exceptions…

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

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

Changing conditions such as an increase in tourism and increased population in the City of Bonita Springs make this an appropriate site for the proposed drive-through. Numerous design elements, such as a solid wall to screen the drive-through lane from Bonita Beach Road, have been utilized to minimize impact to the surrounding area. The property, and the surrounding area, is within the Bonita Beach Road Corridor Overlay. The intent of the overlay is to support urbanized development patterns that focus on human-scale development, an appropriate mixture of land uses, site design, interconnectivity, mobility, architectural standards, and a vibrant aesthetically pleasing streetscape. The proposed development furthers the intent of the overlay by providing an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area; and six multi-family dwelling units for employees of the commercial uses. The CPD rezoning will allow for site to be designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips for use by patrons of the proposed development; and an internal, cohesively designed pedestrian network within the site.

b. The testimony of the applicant.

To be provided.

c. The recommendation of staff.

To be provided.

d. The testimony of the public.

To be provided.

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

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

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

The request meets or exceeds all performance and locational standards. Requested deviations will enhance the objectives of the CPD and are not detrimental to public health, safety, and welfare. Please see the schedule of deviations with justifications.

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

The project site is a filled and previously developed property located along Bonita Beach Road. According to past aerial photographs, this property was one of the first sites west of US 41 that was cleared and filled for development. Mangroves have grown in along the shoreline since the site was first cleared and this mangrove shoreline will be protected and enhanced because of the proposed development. The wetland areas landward of the shoreline are not natural wetlands. They have established because of the past site clearing activities to remove nuisance and invasive vegetation. This has been done several times, in accordance with the City Code requirements to maintain open properties and has resulted in removal of small amounts of fill along with the stump and root material which has lowered the ground elevation over time. There are no high-quality uplands or wetlands present on the property which will be impacted by the proposed development activities.

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

Bonita Beach Road acts as a major commercial corridor within the City. The property is located within a mostly developed, urban area. The requested use is compatible with the surrounding area. Property to the south (across Bonita Beach Road), east, and west is developed with commercial uses (gas station, restaurants, office, commercial marina). There is single and two-family residential development to the north, across a canal. The requested uses are compatible with and complementary to the surrounding area. The proposed development standards and perimeter buffering will further ensure compatibility. The proposed drive-through use is located along Bonita Beach Road and is setback approximately 182 feet from the residential properties to the north. Additionally, the proposed preserve area is located between the proposed drive through use and the residential development to provide further buffering and screening. The preserve area is heavily vegetated with mangrove.

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

The request will not cause damage, hazard, nuisance, or other detriment to persons or property.

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

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

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

a. The Bonita Plan;

The property is designated General Commercial on the Future Land Use Map. The existing and proposed uses are consistent with the FLU designation, which is intended to "accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan." Appropriate uses are recognized as a wide range of commercial retail and service uses.

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

b. This chapter; and

Provided above.

c. Any other applicable ordinances or codes.

Provided below.

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

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

Bonita Plan Consistency

The proposed CPD rezoning is consistent with the goals, objectives, and policies set forth in the various elements of the Bonita Springs' Comprehensive Plan (Bonita Plan). More specifically, the proposed land uses are not contrary to any goals, objectives, and policies outlined in the Bonita Plan. The proposed CPD rezoning is consistent with and furthers the following applicable Goals, Objectives, and Policies, as demonstrated by the analysis below.

Future Land Use Element

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

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

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

Policy 1.1.22: In order to minimize incompatibility when commercial, industrial or more intensive land uses share a common boundary with residential land uses, lower intensity uses shall be located adjacent to residential uses and the Land Development Code shall include provisions for buffering in the form of fences, walls, vegetation or spatial buffers to minimize the impacts upon the residential use.

The subject property does not share a common boundary with the residential land uses to the north. There is an ±46-foot-wide canal/navigable waters owned by the state between the subject property and the nearby residential parcels, that is not part of either the subject property nor the residential parcels. The PD provides property development regulations to ensure compatibility with the surrounding area; and the shoreline of the canal meanders within the subject property, providing further separation. Additionally, the more intense uses proposed (the restaurant and drive-through facilities) are located so as to provide increased separation to the residences to the north along Gary Road. Further more, the proposed development incorporates buffering minimize the impacts to the residential uses to the north via a preserve area in the southeastern corner of the property; and retaining and maintaining existing mangroves and vegetation along the shoreline at an appropriate height to provide adequate screening and buffering. The existing shoreline plantings will be enhanced with additional shoreline vegetation where necessary to further ensure adequate screening is provided.

Policy 1.1.24: In order to limit further strip commercial development, new major roadways in the City will be protected from over-commercialization.

The proposed amendment will allow for commercial development on commercially zoned property, in an area with existing commercial uses. The property fronts on Bonita Beach Road, a roadway that already serves as a commercial corridor.

Objective 1.7: To maintain, protect, and where feasible restore, the City's natural environment and resources, and to protect the City's historic resources.

Subsurface and surface water resources will be improved and enhanced as a result of the design and best management practices criteria. A Storm Water Management Plan will be provided as part of this PD rezoning. The project will not adversely affect the long-term water and wastewater supply and disposal needs of the utility. The site will have access to potable water and sanitary sewer. The development will have positive effects on water resources; adhere to best management practices; and improve surface and subsurface water quality.

Objective 1.16: Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant Map: Establish regulations to implement the Bonita Beach Road Visioning Study by Toole Design Group date November 1, 2016 for the Bonita Beach Road Corridor, which is generally located between the Gulf of Mexico and the City limits to the East. The corridor serves as the main gateway to the City, and is intended for an interconnected mix of uses including commercial, civic, residential, and mixed-use development, with emphasis on compatibility, a human-scale of development, walkability and bike-ability, and a vibrant aesthetically-pleasing streetscape.

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

Policy 1.16.2: Provide for the protection and enhancement of viewsheds along Bonita Beach Road through design features and elements that emphasize the gateway character of this corridor.

Policy 1.16.3: Ensure that publicly-owned land and right-of-way is attractively and appropriately landscaped with a consistent design theme.

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

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

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

The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area; and six multi-family dwelling units for employees of the commercial uses. The CPD rezoning will allow for site to be

designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips for use by patrons of the proposed development; and an internal, cohesively designed pedestrian network within the site.

The design will incorporate Complete Street design elements to promote walkability within the site and along Bonita Beach Road. There will be a centralized, pathway system consisting of a multi-use-path (MUP) a minimum of 8' in width that travels east/west through the site to connect the proposed uses to Bonita Beach Road and establish internal walkability. The MUP will connect to Bonita Beach Road via multiple direct, pedestrian only connections to the existing sidewalk within the Bonita Beach Road right-of-way. The parking lot utilizes multiple pedestrian paths, the MUP, and landscaped islands to interrupt the parking and create a more pedestrian friendly experience. The proposed drive-through facilities will be designed to be incorporated into the buildings and screened from view from Bonita Beach Road. The buildings will utilize a roof overhang attached to a wall to provide vertical screening to create a visually appealing building frontage. The design assimilates the function of a drive-through with the site conditions to create a building that will be practical for the owner but also integrated into the context of the overall site design and the street. There is a courtyard area proposed in front of the restaurant to soften the valet parking area and facilitate pedestrian movement. The courtyard will also act as an extension of the restaurant, allowing for the building to appear closer to Bonita Beach Road and activating the frontage. The project will be designed to utilize a consistent, architectural theme throughout that will be a positive contribution to the City and Bonita Springs. The six residential units proposed will be affordable for and are to provide housing for the workers of the proposed development.

The proposed development has been designed to be consistent with the vision of the Bonita Beach Road Overlay. The design seeks to organize the buildings in a way that highlights the natural features of the adjacent waterbody while inviting a public presence by locating walking paths along the waterfront that connect to Bonita Beach Road; and creating a waterfront destination for Bonita Springs through the use of outdoor seating areas and wet slips to provide parking for boats.

In summary, the goal of the project planning and design was to create a project that creates public, waterfront space via the emphasis on public walking paths and uses providing outdoor gathering spaces and seating areas.

Transportation Element

Objective 1.1: The implementation of a safe, convenient, healthy, and energy efficient multi-modal transportation system which will be maintained and improved to accommodate the forecasted traffic demand for the year 2040 and which is consistent, to the extent possible, with the most current Long Range Transportation Plan of the Metropolitan Planning Organization (MPO), the roadway system established by Lee County, and the Adopted Five-Year Work Program of the Florida Department of Transportation (FDOT).

Any traffic impacts must be mitigated during the required Planned Development rezoning process through payment of road impact fees; dedication of grant or property; or construction of all or a portion of the necessary transportation infrastructure improvement.

Based on the transportation analysis, no modifications are necessary to the adopted work programs of the City of Bonita Springs, Lee County, or FDOT. No changes are required to the adopted Long Range Transportation Plan to support the proposed Comprehensive Plan amendment. Please also refer to the TIS included with this submittal for specific information.

Infrastructure Element

Sanitary Sewer Sub-Element

Policy 1.1.3: The City shall enforce these levels of service standards under the concurrency requirements of Florida law by requiring on of the following before issuance of development permits:

a. Development orders or building permits will be issued subject to the condition that, at the time of issuance of a certificate of occupancy, the necessary facilities and services must be in place and available to serve the development being authorized; or
b. At the time development orders or building permits are issued, the necessary facilities and services are guaranteed to be in place and available ot serve the development at the time of issuance of a certification of occupancy through an enforceable development agreement pursuant to Section 163.3220, Florida Statues, or through an agreement or development order pursuant to Chapter 380, Florida Statutes.

The property is located within the Bonita Springs Utilities (BSU) wastewater service area. BSU has adequate capacity to serve the site.

Solid Waste Sub-Element

Goal 1: To ensure the health, safety and general welfare of the citizens of Bonita Springs through the proper management and disposal of solid waste.

The Comprehensive Plan indicates that the minimum acceptable level of service standards for availability of solid waste disposal shall be 7 pounds per capita per day. The project will have no impact on solid waste disposal, which is contracted through Lee County to a private waste hauler.

Stormwater Management/Aquifer Recharge Sub-Element

Objective 1.1: Improve stormwater management, in terms of both quantity and quality, within the City.

Stormwater facilities will be designed in accordance with applicable regulations and will incorporate and be compatible with on-site wetland systems. A master drainage and surface

water system will be constructed to serve the developed lands. The system will be composed of Best Management Practices (BMP's) which will provide improved water quality and flood protection. Please also refer to the Drainage/Surface Water Management Analysis included with this submittal for more detailed information.

Conservation/Coastal Management Element

Policy 4.1.1: Development shall be limited in Rare and Unique Upland Habitats and strictly controlled in wetlands (as stated in Policy 15.1.1.) in the City.

The project site is a filled and previously developed property located along Bonita Beach Road. According to past aerial photographs, this property was one of the first sites west of US 41 that was cleared and filled for development. Mangroves have grown in along the shoreline since the site was first cleared and this mangrove shoreline will be protected and enhanced as a result of the proposed development. The wetland areas landward of the shoreline are not natural wetlands. They have established because of the past site clearing activities to remove nuisance and invasive vegetation. This has been done several times, in accordance with the City Code requirements to maintain open properties and has resulted in removal of small amounts of fill along with the stump and root material which has lowered the ground elevation over time. There are no high-quality uplands or wetlands present on the property which will be impacted by the proposed development activities.

Goal 5: Protection of Life and Property in Coastal High Hazard and Coastal Management Areas. To protect human life and developed property from natural disasters.

Objective 5.1: Development in Coastal High Hazard Areas - The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the City's coastal high hazard area by limiting new development within the Coastal High Hazard Area (CHHA). The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 5.1.1: Comprehensive plan amendments within the CHHA must meet one of the following criteria in accordance with state statutory requirements in Section 163.3178(8)(a), F.S.

Not applicable.

Objective 5.2: Development in the Coastal Management Area (CMA). The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise in the Coastal Management Area (CMA).

Policy 5.2.1: Rezoning to allow higher densities shall not be permitted on barrier and coastal islands.

Although the project is not located on barrier and coastal islands, the proposed rezoning furthers this policy as it will result in a density lower than what is currently permitted.

Policy 5.2.2: Shoreline development in V Zones shall be protected from flood risk, coastal erosion, wave action, and storms by vegetation, setbacks, and/or beach renourishment, rather than by seawalls or other hardened structures that tend to hasten beach erosion. Repairs of lawfully constructed, functional, hardened structures as defined in F.S. Chapter 161 may be allowed subject to applicable state and local review and approval.

Not applicable. The subject property is located Zone AE.

Policy 5.2.3: Through the City's Comprehensive Plan amendment process, land use designations of undeveloped areas within the Coastal Management Area shall be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to coastal flooding.

Although this is not a request to amend the Comprehensive Plan, the proposed rezoning furthers this policy as it will result in a density lower than what is permitted within the Commercial General Future Land Use.

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

The subject property is adjacent to development to the north, south, east, and west. The proposed rezoning will result in infill development that will not exceed the surrounding properties' density/intensity.

Policy 5.2.5: The City shall continue to target its land acquisition program to provide public access to the estuary, open space, preservation and recreation, and shall consider vacant properties in the Coastal Management Area for public acquisition.

Not applicable.

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

The proposed development shall conform to the applicable requirements in the City's Flood Damage Protection Ordinance; and consistent with the applicable flood-resistant construction requirements in the Florida Building Code and flood plan management regulations set forth in 44 C.F.R. part 60.

Policy 5.2.7: No new mobile home parks will be allowed within the Coastal Management Area.

Mobile home parks are not a permitted use within the proposed CPD.

Policy 5.2.8: Development seaward of the Coastal Construction Control Line (CCCL) shall require applicable State of Florida approval and will be consistent with Ch. 161. F.S.

No portion of the subject property is seaward of the Coastal Construction Control Line (CCCL).

Policy 5.2.9: New development requiring seawalls for protection from coastal erosion shall not be permitted.

The walls proposed for this development are not being installed to protect against coastal erosion but are instead being installed to protect the coastal resources from the proposed upland development. The walls will be placed on the landward side of the existing mangroves and allow for the project to meet the flood plain elevation requirements of the project without impacting the shoreline mangroves. The only location where the wall will cross/meet the open waters is where the small canal is proposed to be filled in. In this location, a rock planter will be established on the waterward side of the wall to allow for future growth of mangroves and other shoreline vegetation.

Policy 5.2.10: Development in coastal areas shall consider site development techniques to reduce losses due to flooding and claims made under flood insurance policies issued in the state. These may include accommodation strategies, such as elevating structures, drainage improvements, or green infrastructure techniques that function to absorb or store water.

The site will be filled and elevated by means of a retaining wall and will provide underground detention for traditional stormwater management. The main restaurant will be elevated further to completely raise it above anticipated flood elevations. The remaining development structures will be wet flood proofed where necessary if they do not exceed anticipated flood elevations.

Policy 5.2.11: The Downtown District, as defined in the Future Land Use Element, is exempt from Policies 5.2.3 and 5.2.4 of this Coastal Management Element.

Not applicable.

Goal 7: Resource Protection. To mange the City's wetland and upland ecosystem so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

As stated in the response under Policy 4.1.1, there are no historically natural habitats on this property. The entire site was cleared for development several decades ago and has been cleared several times since to remove invasive and nuisance vegetation. The small ditch which is proposed to be filled is a man-made ditch which originally was open to the south then was later modified to open to the north instead. It is a dead-end surface water with a lot of organic debris. The shoreline is a mix of mangroves and invasive vegetation. Filling this canal will enhance water quality within the adjacent Aquatic Preserve eliminating the poorer flushed area as well

as the organic conglomeration within it. The loss of the mangroves along the ditch will be offset by the supplemental plantings which will be done along the remainder of the project shoreline after the invasive vegetation is removed. The benthic habitat under the proposed docks has been investigated to ensure that no benthic resources such as seagrasses or oysters will be impacted by the proposed slips. The construction of the slips will be done in accordance with approvals that will be needed from both the FDEP and USACE and will include protective measures to ensure that impacts to the adjacent waters are minimized.

Policy 7.2.4: The city shall encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

The only high-quality plant assemblage on the project site is the mangrove shoreline and this will be protected and maintained throughout and following the development of the site.

Policy 7.2.8: The City shall use regulations and incentives, such as the following for preserving and planting native species for controlling invasive exotic plants, particularly within environmentally sensitive areas…

All applicable goals, objectives, and policies of the Bonita Plan will continue to be applied within the proposed CPD. The project area will remove invasive exotic vegetation and maintain control of exotics in perpetuity.

Policy 7.2.9: Development adjacent to aquatic and other nature preserves and recreation areas shall protect the natural character and public benefit of these areas including, but not limited to, scenic values for the benefit of future generations.

The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area. The CPD rezoning will allow for the site to be designed to create a multi-modal, waterfront destination. In addition to the expansion of the multi-modal network and waterfront pedestrian facilities, the proposed development will provide a public restroom, public seating, and multiple bike racks throughout the development.

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

The proposed project site was reviewed under the Boat Facility Siting criteria from the Lee County Manatee Protection Plan and the site warrants a Conditional ranking allowing up to 5 slips per 100 feet of shoreline. The property has approximately 2,041 feet of shoreline so would be allowed up to 102 slips. The project is proposing 37 slips so is consistent with the MPP and Siting criteria.

Policy 14.2.2: Vertical seawalls shall not be constructed along natural waterways except where such a wall is the most reasonable alternative (using criteria established by ordinance), and vertical seawalls along artificial canals shall not be permitted unless an adequate littoral zone consistent with the surrounding environment is provided. Seawalls in artificial canals where 50% of the canal

or greater is seawalled or for seawalls of less than 300 feet where both adjoining properties are seawalled, will be exempt for this requirement.

As outlined in the response related to Policy 5.2.9, the wall proposed is located behind the mangrove shoreline, The mangrove shoreline to remain will provide the littoral component required under this Policy. As seen on the site plans, the only location where the seawall abuts open water will be where the small canal is being filled in. For this stretch of the wall, a rip-rap planter will be placed waterward on the wall to allow for mangrove plantings and additional recruitment in the future.

Policy 14.2.3: The City shall encourage planting of mangroves or placement of rip-rap in artificial and natural canal systems to replace existing seawalls in need of repair.

As stated previously, rip-rap will be placed on the waterward side of the proposed wall in the location where the canal is being filled in. Mangrove plantings will also be installed within this rip-rap placement.

Policy 15.1.1: Development in wetlands shall be limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in wetlands is one unit per 20 acres, except that one single-family residence will be permitted on lots meeting the standards in the administration section of the Future Land Use Element of the City's Comprehensive Plan.

The property is currently zoned for commercial use and has been zoned as such in the past. The location along a busy highway amongst other commercial uses makes this zoning designation appropriate for the property. As stated in other responses (Policy 4.1.1, Goal 7), the presence of the wetland on this site are the result of past activities. They are not natural as any wetlands which would have been present historically, were filled in during the sites original development back in the 1950's. Limiting this property to residential development is not consistent with the City's zoning map and is not the highest and best use for this site.

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

Wetlands will be impacted because of the proposed project, but as stated previously these wetlands are not natural and are instead the result of activities which have occurred over time on the project site. Every time the property has been cleared; the elevation has lowered due to the loss of soil associated with the vegetation removal. The minimal wetland functions which will be lost because of the project will be compensated/mitigated for through the state FDEP/SFWMD and federal USACE permitting process. Remaining wetland (mangrove) areas will be protected during construction, enhanced through the elimination of invasive vegetation, and maintained along the shoreline following the development of the site.

Objective 19.3: Marine Sanitation - The City shall prevent the dumping of marine generated waste into the waters of the City.

The facility is providing transient mooring for patrons visiting the restaurant and other upland uses on the site. No long-term mooring is anticipated at this time. Signage will be installed in visible location warning slip users against dumping of any wastes into the waterway.

Objective 19.5: Propeller Scarring of Grass Beds - The City shall ensure the protection of sea grass beds reduce propeller scarring of grass beds in the estuary and the pollution attendant to such scarring.

There are no seagrass beds at the project site. If there are seagrass beds that the City is aware of that need protection, the owners would be amenable to assisting with signage to help protect seagrass areas. As stated previously, the project is not adding boats to the waterway, it is simply providing mooring for restaurant and business patronage within the water, providing an alternative to visiting the site by car.

Objective 20.1: Public Access, Physical and Visual - The City shall increase the public's access to waters within the City.

Policy 20.1.1: Upon adoption of this Comprehensive Plan, the City shall include visual and physical access to waters within the City as components of the City's parks and recreation planning.

The proposed development furthers Objective 20.1 and Policy 20.1.1 by providing visual access to waters within the City. The proposed multi-modal facilities within the site are located along the water where possible, are connected to the existing pedestrian facilities within the Bonita Beach Road right-of-way and are open to the public.

Policy 20.2.1: The establishment of vegetated buffer zones along waterways in the City to prevent erosion of natural shorelines, establish additional wetlands habitat, and enhance the scenery shall be preferred to the indiscriminate clearing of vegetation. These buffer zones shall be evaluated in the review of planned developments and developments of regional impact, and also by specific City regulations.

The shoreline vegetation present will be protected and enhanced through the proposed development. A retaining wall is proposed on the landward side of the shoreline vegetation to protect the vegetation from the upland uses and stormwater runoff. In addition, the exotic vegetation present along the shoreline will be removed and replaced with native mangroves and other shoreline vegetation where needed to protect the shoreline.

Goal 22: Shoreline Management. To encourage the maintenance and development of water-dependent shoreline uses and to avoid their displacement by non-water-dependent uses.

Policy 22.2.2: In all other non-wetland shoreline areas, water-dependent land uses shall have priority over water-related uses. Water-related land uses that provide some form of water access for the public shall be encouraged, particularly when the site has previously provided water access for the public. (This policy shall not be interpreted as a prohibition of new land uses which are only water-related, but instead as a reminder of the diminishing opportunities for water access in the City and the desirability of maintaining and increasing such access.)

a. Water-dependent uses: Land uses are those for which water access is essential and which could not exist without water access.
b. Water-related uses: Land uses that might be enhanced by proximity to the water, but for which water access is not essential.

The proposed development includes water-related uses that provide water access via a public, waterfront walking path and wet slips that provide boat parking for patrons.

Objective 22.3: The City of Bonita Springs shall consider the following marina siting criteria in evaluating requests for new and substantially expanded marinas, other wet slip facilities, and boat ramps in order to make efficient use of limited shoreline locations and to minimize environmental impacts.

Proximity to other docking facilities will minimize environmental impacts by concentrating similar uses in an area that already supports the use, as opposed to within a natural waterway with higher quality natural shorelines. This waterway has supported commercial use of docks in the past and the adjacent property is commercially zoned. The proposal to provide temporary mooring to travel to the site by boat instead of cars encourages recreational use of the waterways, will result in a reduction of vehicular trips to the proposed development, and is being done in a manner that preserves the more natural shoreline vegetation as opposed to the sea-walled residential properties on the opposite side of the waterway. The proposed use is less environmentally impactful than the single-family residences across the waterway because of the protection of the shoreline, temporary mooring as opposed to long term mooring, and less overall vessels that are associated with the single-family residences.

Policy 22.3.1: Proposed marinas (and expansion of wet slips at existing marinas and new boat ramps) in the following areas face a variety of technical, legal, or environmental obstacles which must be addressed during the review process:

a. Aquatic Preserve (FDEP)
b. Outstanding Florida Waters (FDEP)
c. Class I Waters (FDEP)
d. Marine or Estuarine Sanctuaries (NOAA)
e. Manatee Sanctuaries or Critical Manatee Habitats (FFWCC, USFWS, COE)
f. Approved or conditionally approved shellfish harvesting area's (FFWCC)
g. Bridge/road right-of-way easement (County DOT, State DOT)
h. Other Endangered/Threatened Species Habitat (USFWS, FFWCC, COE)

Extra Caution and consideration shall be given prior to authorizing uses of areas with high environmental values.

The project falls within the area between Imperial Shores Blvd and the Bonita Beach Road Bridge to Little Hickory Island which is identified under Policy 22.1 as an area designated for marine-related water dependent use. The proposed project is specifically identified as a restaurant destination for boaters within the local waterways. Given that it is located within the Estero Bay Aquatic Preserve, additional coordination with the permitting regulatory agencies and with aquatic preserve staff will be undertaken during the permitting review of the project.

Policy 22.3.2: Cumulative effects of several marinas and/or boat ramps in a small area shall be considered in the review of proposed marina projects.

The project proposed is not a full-service marina, but instead a transient mooring facility ancillary to the restaurant and other proposed uses within the project. This facility will not add any vessels into the local waterways and proposes no overnight mooring. It is simply a safe destination for boaters to visit for a meal without having to drive their cars to get there. The proposed docks will also provide launching for non-motorized vessels such and paddle and pedal craft.

Policy 22.3.3: Marina and/or boat ramp siting shall be consistent with the aquatic preserve management plan.

The project will undergo review by the Aquatic Preserve staff and will be consistent with the aquatic preserve management plan, in accordance with this policy.

Policy 22.3.4: Marinas and boat ramp site shall be consistent with the following recommendations of the FDNR Blue Ribbon Marina Committee (Final Report, January 1983):

a. Priority should be given to the expansion of existing facilities, if environmentally sound, over new facilities.
b. Marinas are encouraged in previously disturbed areas and in areas that have historically been used for marina-related activities.
c. Marinas should be located as close as possible to boating demand.
d. Marinas should be encouraged where adequate uplands are available to develop related support activities and to allow for possible future expansion.
e. Location of marinas in highly productive marine habitats should be discouraged.
f. Location of marinas in or near well-flushed, deep-water areas should be encouraged.
g. Impacts upon state-designed manatee sanctuaries should be considered. Particular marina locations or design features which threaten manatees in sanctuaries should be discouraged.

As stated previously, while this proposed facility meets the definition of a marina under the City Codes, it will not provide facilities normally associated with marina use. There will be no fueling or repair services, there will be no overnight mooring. The docks are for temporary transient mooring for patrons of the upland restaurant and for launching of non-motorized craft such as paddle boards, canoes, and kayaks. The location has been previously disturbed through

dredging and filling activities and is in a well flushed area. The filling in of the dead-end canal proposed will help improve flushing within the immediate vicinity of the project site.

Policy 22.3.5: The siting of all board facilities in the City of Bonita Springs shall be consistent with the guidelines, methodologies, procedures, and policies established in the *Boat Facility Siting Plan for Lee County*. This applies to any plans for the expansion of existing facilities or the development of new facilities.

The project is consistent with the Lee County Manatee Protection Plan (MPP) as well as the siting criteria outlined within the MPP.

Policy 22.3.6: New marinas shall be designed to avoid erosion on adjacent shorelines.

The project as proposed maintains all the natural shoreline currently present at the site. The mangroves present in association with the supplemental planting proposed will ensure that the shoreline is maintained. Retaining walls planned as a component of the upland development will minimize the potential for upland erosion into the mangrove shoreline.

Policy 22.3.7: Marina and boat ramp siting preference shall be given to those properties which are located in proximity to large navigable water bodies outside areas of critical manatee concern.

This project is not located within an area of critical manatee concern. Navigable waters are present adjacent to the project site to provide safe access to and from the site.

Policy 22.3.8: Marinas, multi-slip docking facilities, and boat ramps which would disturb or destroy wetlands or grass beds must demonstrate a pressing need and public purpose for the proposed facility and must provide for continued use by the general public.

The adjacent waters have been inspected by the project team as well as by Aquatic Preserve staff and no seagrasses or other benthic resources are present which would be impacted by the proposed slips. The project site has been cleared and filled for decades. Ongoing maintenance of the site involving periodic removal of exotic vegetation has depressed the site elevation in area to the point that wetlands have been created on the site and these wetlands compose enough of the property that it could not be re-developed without impacting these manmade wetland areas. Likewise, the shoreline vegetation on the property is there only because this area was dredged and filled in the past. The impacts to shoreline vegetation along the man-made canal as well as the impacts for the development overall, will be reviewed by the State and Federal regulatory agencies and appropriate mitigation provided as a part of the regulatory permitting process.

The docking facility does not result in any wetland impacts except for the access walkways across the shoreline. The access walkways are in areas with minimal impact to the shoreline vegetation. The wetland impacts associated with the project (filling in of the dead-end canal and filling of man-made wetlands on the site) are the result of trying to build anything on this project site. The parking and stormwater management for any upland use would still impact these wetlands even if the boat docks are eliminated from the project. There are no impacts to

submerged resources (seagrasses, oysters, etc.) or the shoreline vegetation except for trimming of overhanging branches. As such, the impacts to wetlands on the upland portion of the site are not associated with the proposed docks and the project is consistent with this policy.

Policy 22.3.9: New marinas should be located in areas of maximum physical advantage (e.g. adequate water depth). Adequate existing water depths between the proposed facility and any navigational channel, inlet, or deep water, are preferred, as only minimal dredging may be considered.

Water depths at the site are sufficient for the uses proposed. Navigational access to and from the site is of sufficient water depths to allow safe navigation. No dredging is proposed for the project.

Policy 22.3.10: Marina and boat ramp locations which minimize natural shoreline disruption are preferred.

All the proposed docks are located waterward of the mangrove shoreline. Access walkways to the dock will be field located to minimize any mangrove impacts associated with the access.

Policy 22.3.11: Marina and boat ramp construction in dead-end canals are discouraged due to difficulty in meeting State water quality standards.

The proposed project is not in a dead-end canal and proposes to fill in an existing dead-end canal which will improve flushing within the adjacent waters. The proposed plan limits the number of vessels within the canal to 9 or 10 vessels at any one time and proposes none within the back 450 feet of the canal. These vessels would only be there on a temporary basis during the day, with no overnight mooring. The number of vessels proposed in the canal is less than half what is currently permitted on the opposite side of the canal and the transitory use poses less risk to water quality that permanent mooring would. As part of the State permitting process, water quality concerns will be examined and addressed as part of the permitting process.

The docks proposed within the canal are located towards the mouth of the canal to minimize any potential water quality issues associated with the docks being in the canal. The orientation of the moorings also limits the number of vessels that can moor in this area. For comparison's sake, there are 14 residential properties on the opposite side of the canal which could each propose 2 vessels. This would result in between 14 and 28 vessels on the north side of the canal (there currently appear to be moorings for 13 vessels). The project under review is proposing only 11 vessels along the south side of the canal. Plus, these vessels are for transient mooring only, so will not be moored in the canal long term. The project as proposed will have less impact on the canal waters than the homes across the waterway in that there are less vessels, and the vessels will be within the canal for less time. Additionally, the applicant has conducted a flushing study of the marina basin which shows that the waterway flushes within the parameters set by the State so no adverse impacts to water quality are expected.

Policy 22.3.12: Proposed marinas and boat ramps shall demonstrate that the marina site has adequate uplands to provide support facilities for all activities proposed on site without damaging or removing wetlands or rare and unique systems.

The upland properties associated with the proposed docks have been filled in the past and cleared several times of exotic vegetation. The past clearing has lowered the previously filled elevations to the point where wetlands have been created on the property which will be filled as part of the upland development. The wetland areas are disturbed sites and not any rare or unique system. Mitigation for the wetland impacts proposed will be required as a part of the regulatory permitting for the proposed project.

Objective 22.4: Marina Design Criteria - The City shall utilize the following criteria in evaluating the design of new marinas or expansion of wet slip facilities at existing marinas in order to minimize negative impacts to water quality. Detailed regulations on these subjects may be contained in the City's Land Development Regulations.

Policy 22.4.1: Piling construction and other non-dredge-and-fill techniques shall be utilized where possible to minimize habitat destruction.

Due to the nature of the site in which a small canal has been dredged through the property in the past, some fill will be required to create conditions allowing the proposed development. Piling construction will be utilized to meet the floodplain and other regulatory requirements for the project. The small canal which will be filled in was dredged out of the uplands in the 1950's so filling it will be restoring the upland peninsula to its historical configuration.

Policy 22.4.2: Mitigation or restoration to offset proposed adverse environmental effects will be required as a condition of approval for any new or expanded marina facilities. Mitigation/restoration is not preferred over preservation of existing resources.

The project is currently under review by both the SFWMD and USACE regulatory agencies. Any mitigation required will be provided prior to the start of construction.

Policy 22.4.3: To reduce dredging, docks should extend to naturally deep waters when possible. City regulations shall specify the criteria for such extensions.

No dredging is proposed.

Policy 22.4.5: Marina designs shall not reduce water quality in adjacent natural water bodies in order to accommodate an increase in water quality in the marina basin itself.

As stated above, the facility proposed is for the transient mooring of vessels visiting the upland restaurant and providing launching for paddle and pedal craft. No impacts to water quality are anticipated because of the proposed use.

Policy 22.4.6: Existing navigational channels shall be used to access new marina sites where possible.

No new navigational channel(s) are proposed or necessary to access the proposed development.

Policy 22.4.7: Expansion of dry storage capabilities shall be strongly encouraged to reduce dredging.

No dredging is proposed. The upland portion of the site is not capable of supporting a dry storage facility but the use for transient mooring provides a safe destination for vessels to visit the upland commercial use (restaurant) without adding any new vessels into the adjacent waters.

Exhibit IV-H
Schedule of Deviations & Justification
Hickory on the Bay CPD

Deviation (1) requests relief from LDC Sec. 3-289(a), *Special access provisions for Bonita Beach Road*, which requires a minimum connection separation of 660 feet for any access to Bonita Beach Road, to allow a minimum connection separation of 200 feet.

Justification: The proposed MCP provides three access points: two right-out, egress only in the eastern and western portion of the project and one full access centrally located. Due to the irregular shape of the property caused by the bank of the canal, the proposed egress only access points have been located to facilitate the flow of traffic through the project. The full access point is centrally located in the MPD. Due to the presence of a full median opening and the central location, the connection will allow for improved site circulation and provide a direct route from development to the east and west of the proposed development. There is sufficient distance from between the accesses for cars to safely enter and exit the site.

Deviation (2) requests relief from LDC Sec. 3-418(d)(3), *Buffer requirements*, which requires a minimum 5-foot-wide Type A buffer between commercial uses, to allow no landscape buffer between commercial uses internal to the property.

Justification: This is proposed to be a walkable, waterfront project with an emphasis on interconnection for all users. Landscape buffers separating commercial elements are not necessary nor are they consistent with a more walkable, urban environment. All other required landscaping (for parking areas, general tree requirements, and building perimeter plantings) will be provided as required by code.

Deviation (3) requests relief from LDC Sec. 3-418(d)(3), *Buffer requirements*, which requires a minimum 15-foot-wide Type D buffer along rights-or-way, to allow a section of the required perimeter landscape buffer to be 5-feet in width in the location depicted on the Master Concept Plan.

Justification: In this section of the project, an inlet from the canal is ±35 feet from the property line. In order to facilitate the flow of traffic through the project and make the best use of a limited developable area, an internal access is proposed in this location. To accommodate the required setback to the waterbody, seawall, and 24 foot-wide-access drive, a reduced width landscape buffer is necessary. There is no parking proposed in this portion of the site.

Deviation (4) requests relief from the following requirements found in LDC Sec. 4-899, *Site design standards*:

LDC Sec. 4-899(a), *Property development regulations*, which requires a maximum street setback of 25 feet within the Beach Zone of the Bonita Beach Road Overlay, to allow no maximum street setback for principal waterfront structures and accessory structures.

Justification: A maximum street setback of 25 feet will not allow for the proposed waterfront uses. The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area. The proposed CPD rezoning will allow for site to be designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips; and an internal, cohesively designed pedestrian network within the site that utilizes internal sidewalks and waterfront walkways and seating areas.

LDC Sec. 4-899(b)(4)b., *Parking placement*, which requires surface parking lots shall not be permitted on a frontage line or within 30 feet of the frontage line within the Commercial, Historic, and Beach Zone, to allow for parking to be setback 20 feet from the frontage line.

Justification: The developable area of the site is limited by the undulating bank of the canal and the inlet. The reduced frontage setback is required to accommodate the required parking for the proposed restaurant and provide a safe design to facilitate the movement of pedestrians and vehicles through the site. The required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the traveling public.

LDC Sec. 4-899(b)(4)c., *Parking placement*, which restricts parking within the Beach, Commercial, and Historic Zone to the side or rear yards of those properties fronting Bonita Beach Road, to allow for parking within the Bonita Beach Road frontage and no street wall or opaque screen.

The developable area of the site is limited by the undulating bank of the canal and the inlet. The intent is to provide an attractive waterfront, commercial experience adding to the aesthetics of the Bonita Beach Road corridor for residents and visitors of the area. The proposed CPD rezoning will allow for site to be designed to create a multi-modal, waterfront destination via multiple connections to the existing pedestrian network within the Bonita Beach Road right-of-way; transient boat slips; and an internal, cohesively designed pedestrian network within the site that utilizes internal sidewalks and waterfront walkways and seating areas. The required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the traveling public.

LDC Section 4-899(b)(4)d.ii., *Buffering adjacent property*, which requires that roads, drives, or parking areas located less than 125 feet from an existing residential dwelling or residential lot, a solid fence, opaque hedge, or combination berm and solid fence or opaque landscape hedge not less than six feet in height must be constructed along the property line, to allow for the buffer to consist of the existing mangroves and native vegetation along the shoreline.

There are existing, mature mangroves along the shoreline between the proposed parking and the residential development to the north. The mangroves can be maintained to provide opaque screening at a height greater than the required hedge (if necessary) and will provide buffering and screening that meets the intent of the required plantings. After the removal of exotic

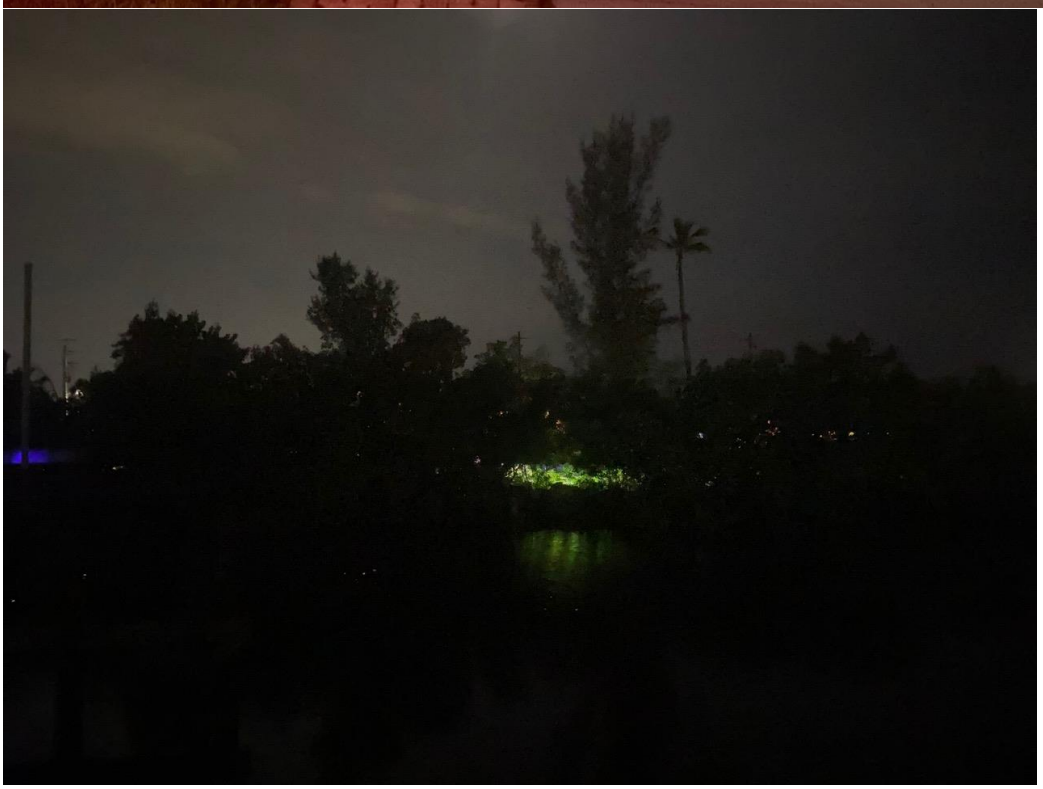
vegetation, supplemental shoreline plantings (such as Sea Grapes or Green Buttonwood) shall be provided to ensure the parking is adequately buffered.

Photos from a vacant lot located on Gary Street, looking south across the canal towards the subject property:









LDC Section 4-899(b)(7), *Dumpsters*, dumpsters shall not be located on frontage lines, to allow for a dumpster within the Bonita Beach Road frontage in the location depicted on the Master Concept Plan.

The dumpster shall be located behind a street wall six feet in height. The proposed wall will fully screen the dumpster from view off-site, as well as screened from the waterbody in the rear by the proposed development. Additionally, this location ensures that solid waste vehicles will easily be able to serve the proposed development.

Deviation (5) requests relief from LDC Section 4-1122(h)(1), *Right-of-way buffer landscaping*, which requires that landscaping adjacent to rights-of-way external to the development project must be located within a landscape buffer easement that is a minimum of 25 feet in width where drive-through facilities abut rights-of-way external to the development, to allow for a landscape buffer easement a minimum of 15 feet in width.

The developable area of the site is limited by the undulating bank of the canal and the inlet. The reduced frontage setback is required to accommodate the required parking for the proposed use and provide a safe design to facilitate the movement of pedestrians and vehicles through the site. The proposed building will utilize a roof overhang attached to a wall adjacent to the perimeter buffer. This wall and the required perimeter landscaping will provide sufficient screening of the parking area and shade for the adjacent Bonita Beach Road right-of-way, establishing a more attractive landscaped view for the traveling public.

Deviation (6) requests relief from LDC Section 4-1122(h)(2), *Right-of-way buffer landscaping*, which requires that the buffer includes an undulating berm with a maximum slope of 3:1 where drive-through facilities abut rights-of-way external to the development, to allow for a buffer with no berm.

The proposed drive through facilities will be designed to be incorporated into the buildings and screened from view from Bonita Beach Road. The buildings will utilize a roof overhang attached to a wall located adjacent to the proposed buffer along Bonita Beach Road to provide vertical screening, exceeding the screening that would be provided by the 3-foot-tall berm required by the LDC. Please see the architectural elevations of drive through included with this application for additional details.

Deviation (7) requests relief from LDC Section 4-1022(e), *Sale for off-premises consumption*, which that a package store or other establishment primarily engaged in the retail sale of liquor for consumption off-site be setback a minimum of 500 feet to any religious facility, school (noncommercial), day acre center (child), park or dwelling unit, or any public entrance or exit of any other establishment primarily engaged in the sale of alcoholic beverages, to instead allow for a package store setback a minimum of 175 feet from dwelling units.

There will be a small retail shop within the proposed waterfront restaurant, similar to the previous location. It is anticipated that the retail shop will sell the following items:

- ***Promotional items, such as apparel, hats, souvenirs, etc.***

- ***Snacks and candy.***
- ***Toys, stuffed animals, puzzles, books, cards.***
- ***Bags of ice.***
- ***Ice cream novelties.***
- ***Beverage cooler for singles and 6 packs of beer and seltzers, soft drinks, water, energy drinks.***
- ***Sundries including packaged over the counter medicine (Tylenol, dramamine, tums), phone chargers, sunscreen, bandages, etc.***
- ***Boat supplies - oil, ropes, etc. This is mainly just as a convenience when boaters need something while out on the water.***

Based on the previous location, the estimated breakdown of sales is as follows:

- ***Promotional items: 85%***
- ***Snacks, drinks, ice, etc.: 10%***
- ***Sundries and toys: 5%***

The retail shop will operate with the same operating hours as the restaurant and will not stay open past the closing time of the restaurant. The package sales are provided as a convenience for boaters and are not expected to be a substantial portion of the overall retail shop sales. Package sales such as these are typically found in other waterside restaurants in the area without issue. Additionally, there is a 7-Eleven adjacent to the east of the project making it more unlikely that the retail shop will sell large quantities of packaged alcohol. There are dwelling units along Gary Road to the north of the proposed developed that are within 500 feet of the proposed restaurant and accessory retail shop. The closest residential lot is approximately 175 feet north. The uses are separated by a canal and do not share a common property line. Due to the low volume of packaged alcohol sales expected and the natural separation of the uses, the requested deviation to allow for the sale of alcoholic beverages for off-premises consumption will have no adverse impact on the nearby dwelling units.

Deviation (8) requests relief from LDC Section 4-899(a)(1), *Site design standards*, which requires that projects exceeding three (3) acres in size shall submit a block layout plan, to allow for no block layout plan to be submitted.

Justification: LDC Section 9-27 defines blocks as follows:

- ***Block means a group of lots, including a tier of lots, existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter or other name by which it may be identified.***

The proposed development does not meet the definition of blocks, above, as it consists of various commercial uses utilizing a centralized parking area that will not be subdivided into multiple lots. Furthermore, there is an existing canal and the aquatic preserve to the north and Bonita Beach Road to the south. Because of the shoreline, the depth of the project is inconsistent and as such there are no internal roadways, but rather internal access drives through the parking

lot. Since there are no vehicular roadways or lots proposed, blocks cannot be established and a block layout plan cannot be submitted.



J.R. EVANS ENGINEERING

HICKORY ON THE BAY

FLOOR TO AREA RATIO MAP

FAR UPDATE.DWG
July 28, 2025

Hickory on the Bay

Folio No. 10288439, 10288419, 10288422, 10288421, 10288420, 10288418

Historic Slip Review

1994


Gary Rd
Gary Rd
Gary Rd
Gary Rd
h Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

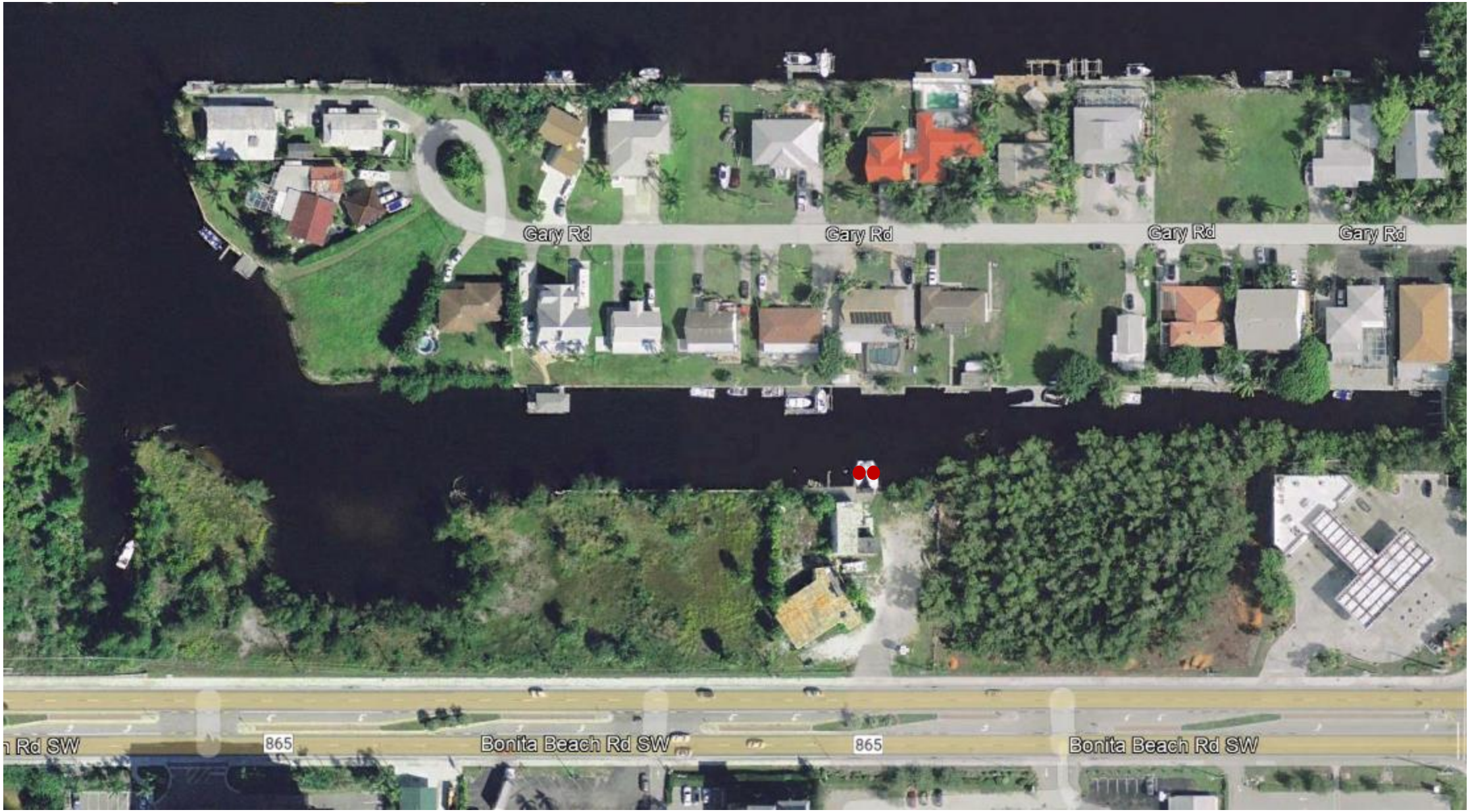
2004


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Lucky Landing Associates
2 wet slips (Seagrant, 1999)
Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

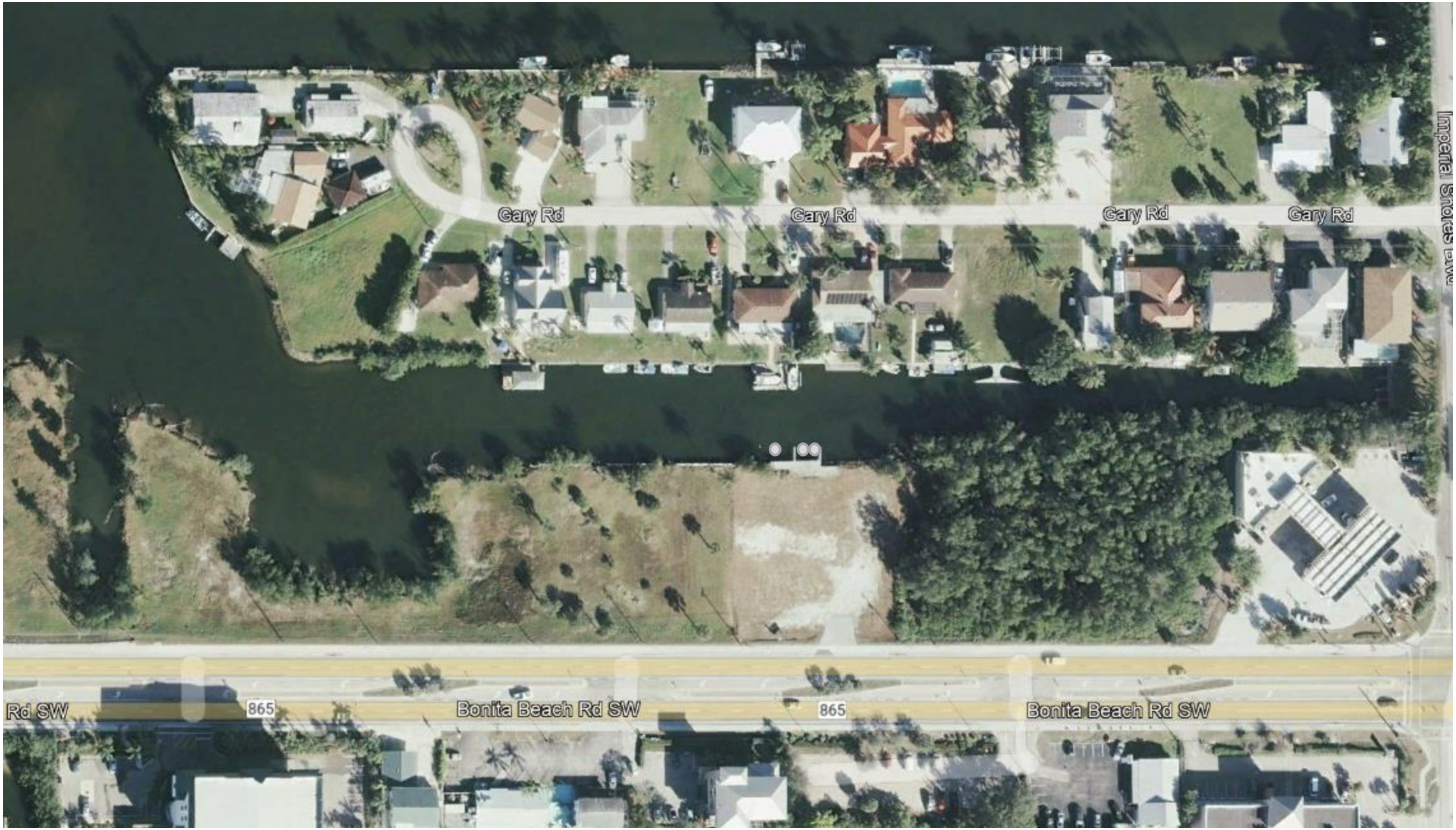
2005


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Imperial Shores Pkwy
h Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

2007


Gary Rd
Gary Rd
Gary Rd
Gary Rd
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

2008


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

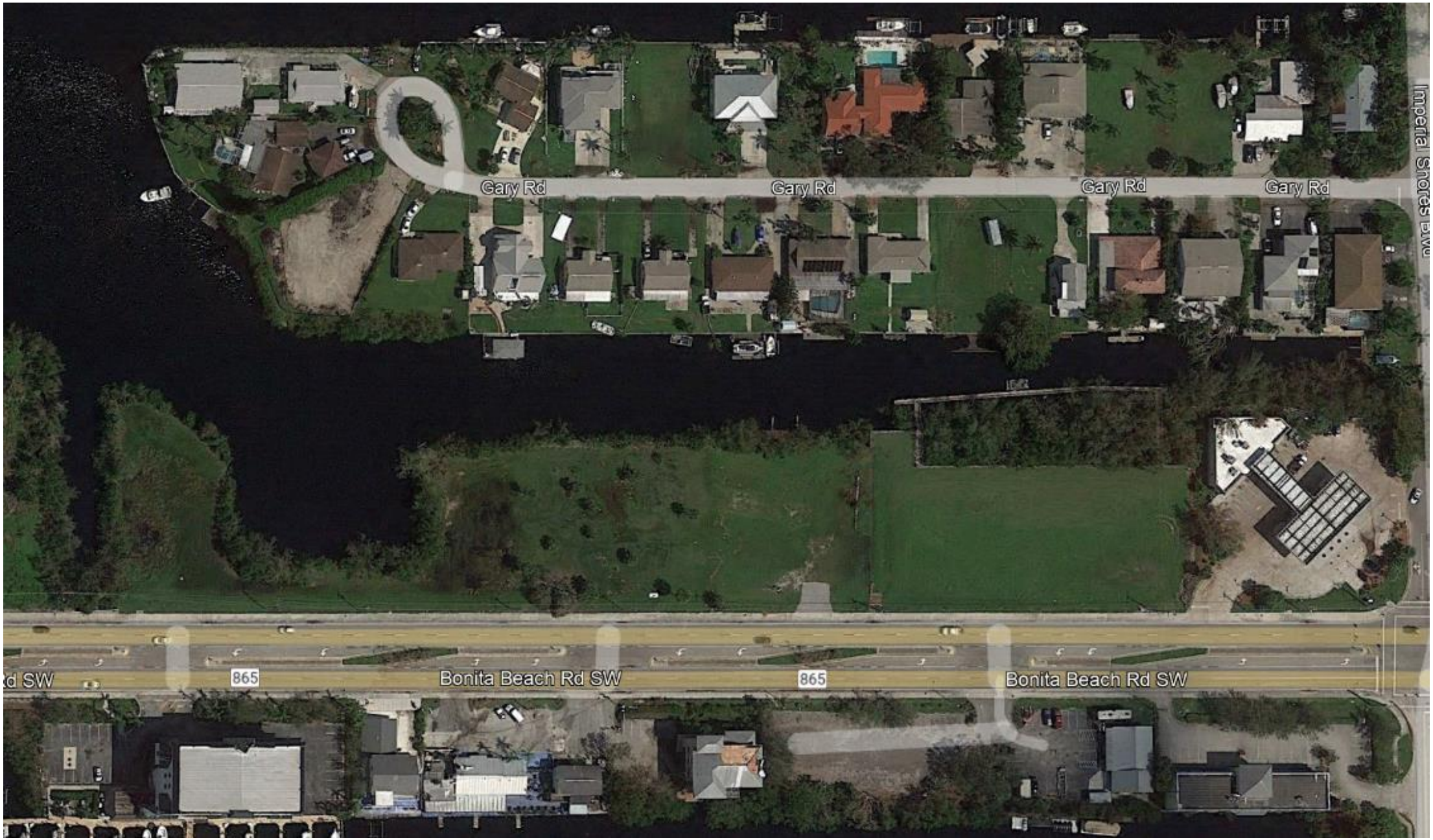
2009


Gary Rd
Gary Rd
Gary Rd
Gary Rd
h Rd SW
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

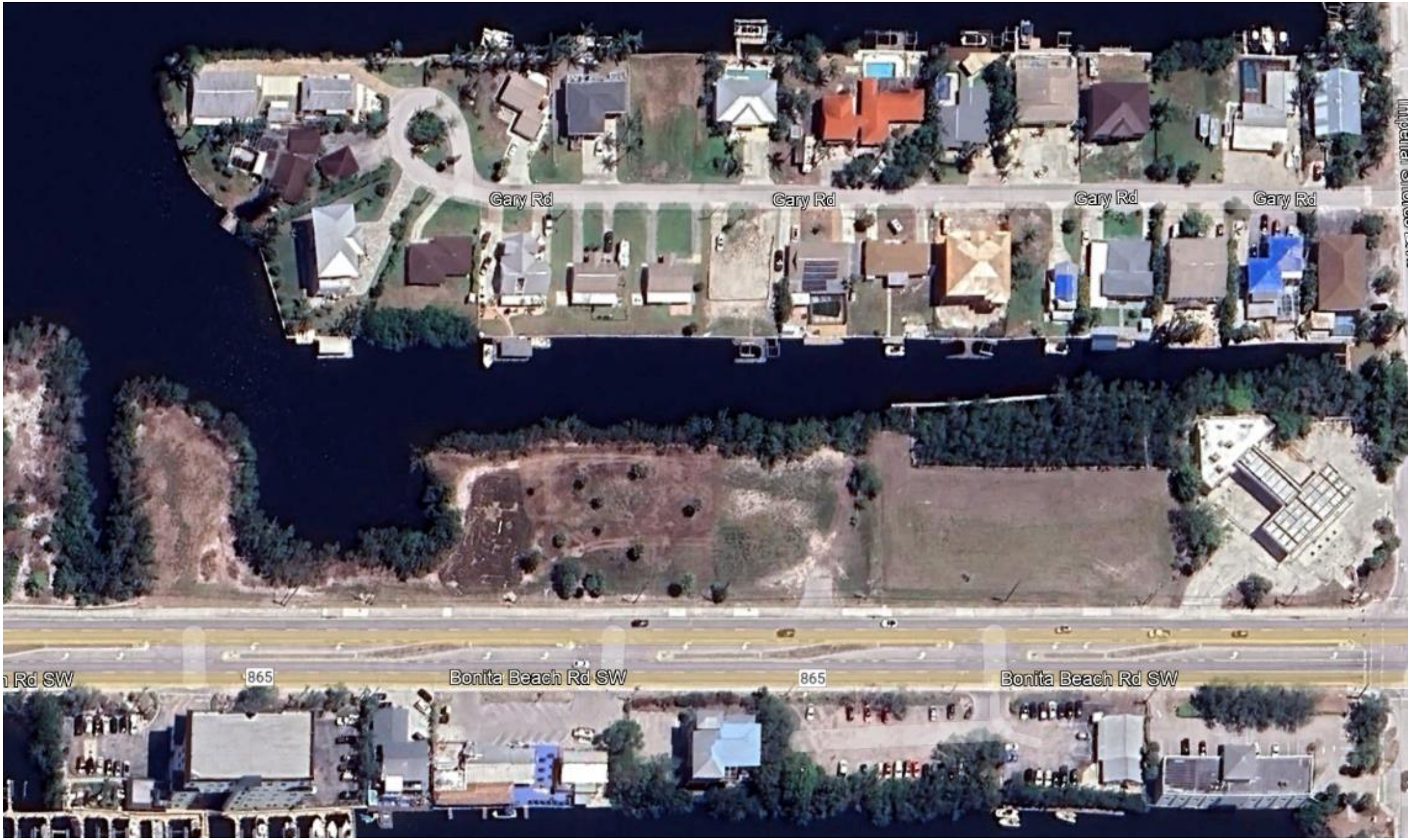
2010


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Imperial Shores Blvd
Mangrove Waterways
Original authorization – 2003
(notes 6 slips)
Re-authorized – 2007
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

2017


Gary Rd
Gary Rd
Gary Rd
Gary Rd
Imperial Shores Blvd
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

2023


Gary Rd
Gary Rd
Gary Rd
Gary Rd
865
Bonita Beach Rd SW
865
Bonita Beach Rd SW

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 36-04603-P
DATE ISSUED: June 5, 2003

Form #0941
08/95

PERMITTEE: QUINN RUELLE INC
23 MCKEE DR
MAHWAH, NJ 07430

PROJECT DESCRIPTION: Construction and operation of a surface water management system serving 1.5 acres of commercial project known as Nease Building (F.K.A. Bonita Commercial) with ultimate discharge to Estero Bay.

PROJECT LOCATION: LEE COUNTY, SEC 32 TWP 47S RGE 25E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 020820-17, dated August 20, 2002. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 9),
3. the attached 37 Special Conditions (See Pages : 5 - 8 of 9)
5. the attached 7 Exhibit(s).

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 5th day of June, 2003, in accordance with Section 120.60(3), Florida Statutes.

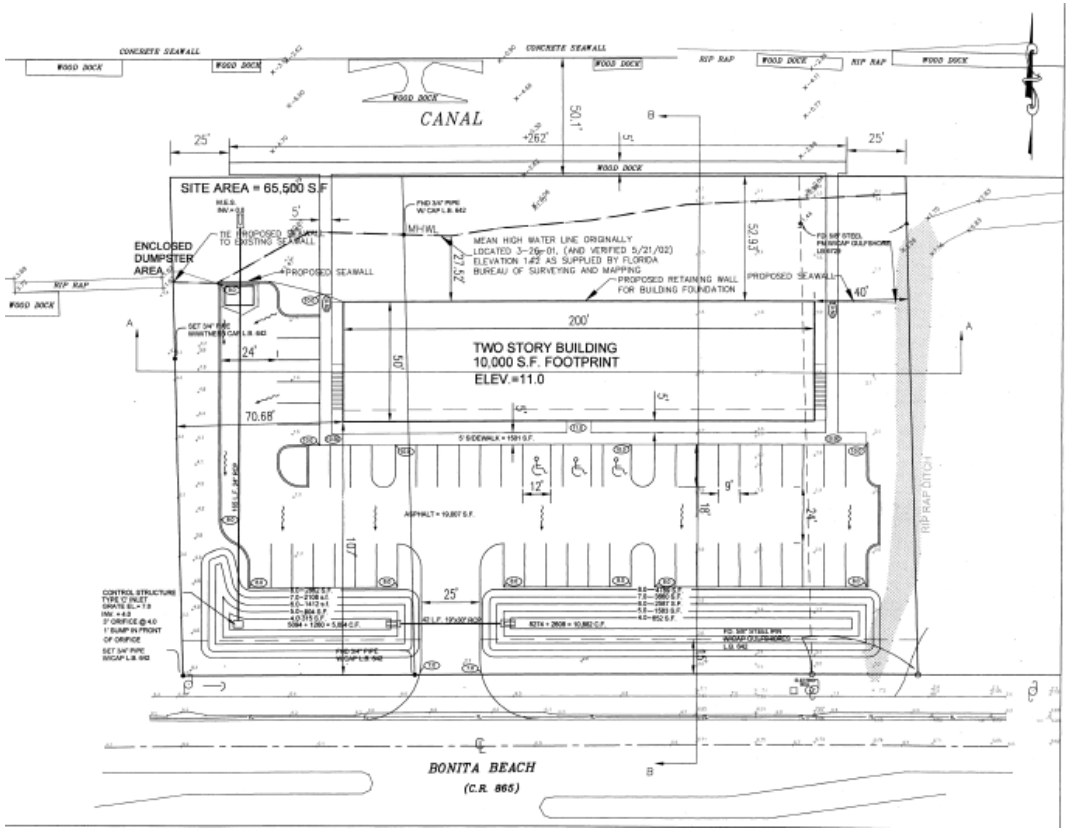
BY: Carla N. Palmer
Carla N. Palmer, P.E.
Director
Lower West Coast Service Center

Certified mail number 7002 2410 0000 5729 5828

App No. 020820-17
Parcel no. 10288418
Issued in 2003 – not constructed

No slip number noted on plans or in permit.

Manatee conditions included in permit.



FWC Comments – App No. 020820-17

No documentation of Final FWC Comments

November 7, 2002

Mary Duncan
Bureau of Protected Species Management
Florida Fish & Wildlife Conservation Commission
620 S. Meridian Street
Tallahassee, FL 32399-1600

ADD/REVISED SUBMITTAL
FEB 20 2003
LWC SERVICE CENTER

RE: File No. 020820-17
Bonita Commercial, Lee County
CTE Project No. 02040640

Dear Ms. Duncan:

The purpose of this correspondence is to provide a direct response to your October 3, 2002 RAI to Mr. Harry Spotts, SFWMD. As such we offer the following:

1. **Please provide a clear and easy-to-read site plan and a location map with geographic locators that provide a frame of reference. Please send a complete application with associated drawings of the proposed six slips.**

   Response: One set of plan view and cross sectional 8 ½" x 11" drawings is enclosed for your review.

2. **What is the linear feet of shoreline owned or controlled by the applicant at this project location?**

   Response: The property line measures 312.01 ft. along the canal.

3. **Are there any existing native, submerged aquatic vegetation (such as seagrass) located in the project vicinity? If so, please forward all surveys and estimated extent of potential adverse impact.**

   Response: The canal adjacent to the subject property has been inspected for seagrass. None was observed.

4. **Please provide the number of existing wet and dry slips. Is there an existing boat ramp?**

   Response: No wet or dry slips, or boat ramp, currently exit on-site.

APPLICATION NUMBER
020820-17

5. **Will there be any temporary mooring uses such as restaurants, hotels, watertaxis, rental boats, tour/cruise boats?**

   Response: The commercial dock facility will moore a boat for short watercraft tours of water front property. The mooring is considered permanent.

6. **Is the project located on sovereign submerged lands? Will approval by the Board of Trustees be required?**

   Response: To date, a determination by the Division of State Lands is appartly pending. We will forward any related information to you as we receive it from the SFWMD.

7. **Please provide bathymetry information for the project site.**

   Response: We anticipate that a bathymetric survey will be conducted in the near future. Such information will be forwarded to you upon receipt.

8. **The application states the dock will provide mooring for watercraft related to the proposed real estate office and residential units. Please elaborate on the proposed upland use and the use of watercraft, especially for the real estate office.**

   Response: Offices will utilize the first floor and residential units will occupy the second floor of the complex. The real estate office will utilize a watercraft to show water front property in proximity to the office.

We trust the enclosed information addresses your comments and assists in your review. Should you have any additional questions, please do not hesitate to call me directly.

Sincerely,

Jeff A. Adair
Director of Environmental Services

Enclosures

ADD/REVISED SUBMITTAL
FEB 20 2003
LWC SERVICE CENTER

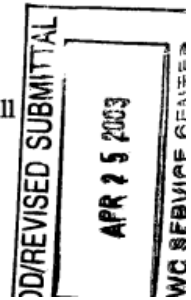
Corps Permit - 200205846 (IP-MN) - 2003

BIOLOGICAL OPINION

DESCRIPTION OF PROPOSED ACTION

The project discussed below occurs within Reach 30 of the Corps' Reach Characterization Analysis.

Nease Incorporated proposes to construct a dock that will provide watercraft access for six new boats. The project is located in Section 32, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida. The Corps has assigned application number 200205846 (IP-MN) to this project. To reduce potential construction-related impacts to the manatee, the applicant has agreed to utilize the Service's *Standard Manatee Protection Construction Conditions*. There will be no dredging or seagrass impacts associated with this project.



STATUS OF THE SPECIES/CRITICAL HABITAT

Species/critical habitat description

Manatee Protection Plans

Countywide Manatee Protection Plans (MPPs) are identified in the Manatee Recovery Plan as a method for protecting suitable manatee habitat and designated critical habitat. In 1989, the State of Florida directed 13 key manatee counties to develop MPPs. The purpose of a MPP is to present a summary of existing information about manatee use and watercraft use within the county and to develop strategies to balance manatee protection, resource protection, water resource uses, facility siting, speed zones, and boating safety as well as provide for public education and on-the-water enforcement of manatee laws and regulations. Miami-Dade County was the first county on the Atlantic Coast to adopt a MPP. The plan was approved by the State in November 1995 (Miami-Dade County DERM 1995). The MPP identified actions that can reduce manatee mortality, including regulatory speed zones for watercraft and marine facility siting policies. The MPP also discusses conservation measures to protect seagrass beds and other aquatic natural resources. The State of Florida approved the Duval County MPP in June 1999. Indian River County's MPP was approved in November 2000. Broward County has submitted a revised MPP to the State for review and approval. The State requested revisions to the plan, the revisions were expected to be complete by the middle of March 2001 (P. Fletcher, personal communication, Broward County). Other counties, including Collier, Citrus, and St. Lucie have adopted MPPs and several others are in the process of developing MPPs. Palm Beach, Martin, and Sarasota Counties have drafted plans that the State is currently reviewing.

CONCLUSION

After reviewing the current status of the manatee, the environmental baseline for the action area, the effects of the proposed action, and the cumulative effects, it is the Service's opinion that the action, as proposed, are not likely to jeopardize the continued existence of the manatee and is not likely to adversely modify critical habitat.

Our conclusion is based on the lack of reasonable certainty of take of manatees due to adequacy of existing speed zones, adequacy of existing signage, sufficiency of existing speed zone enforcement to prevent watercraft collisions from occurring as a result of the project, and the fact that these measures are in place prior to project implementation.

Description notes 6-slip dock
Final Determination: Approval
Review/Comments prior to Lee County MPP

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 36-04603-P
DATE ISSUED:January 23, 2007

Form #0941
08/95

PERMITTEE: QUINN RUELLE INC
PO BOX 340
BONITA SPRINGS, FL 34133

PROJECT DESCRIPTION: This application is a request for a Modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system serving 1.5 acres of mixed use residential/commercial project known as Mangrove Waterways (FKA Bonita Commercial) with discharge into waters of Estero Bay via an existing man-made canal.

PROJECT LOCATION: LEE COUNTY, SEC 32 TWP 47S RGE 25E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 060511-19, dated May 11, 2006. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 16 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 4 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 23rd day of January, 2007, in accordance with Section 120.60(3), Florida Statutes.

BY: _____
Rhonda Haag
Service Center Director
Lower West Coast Service Center

Certified mail number 7005 1160 0001 6703 4988

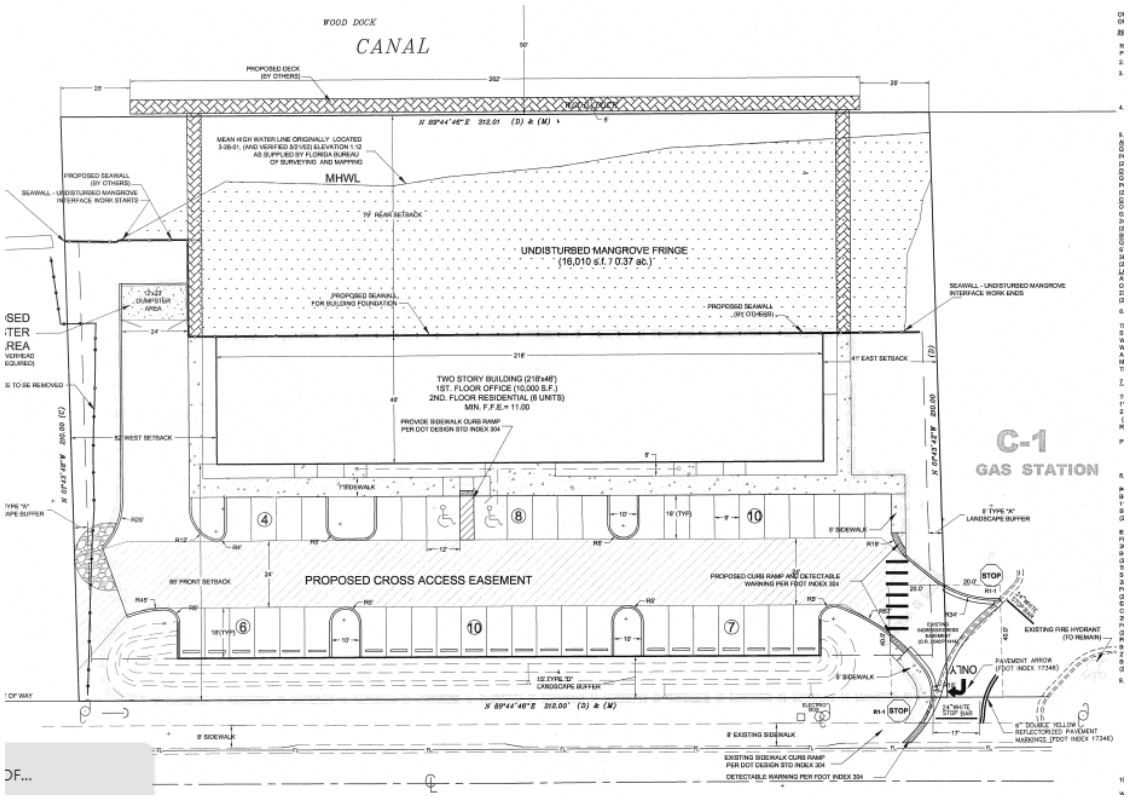
Parcel no. 10288418
Issued in 2007, constructed in 2008

- Permit extension from 2012 to 2014; 2014 to 2016

No slip number noted on plans or in permit.

Permit History:

The previously approved project under Permit No. 36-04603-P, Application No. 020820-17 was basically the same scope of work but the wetland impacts were bigger and allowed for an open storr water management system. During the ACOE permit process the applicant was forced to reduc mangrove impacts and therefore the project was moved towards the Bonita Beach Road ROW, sacrificin the stormwater management areas to preserve mangroves.



RE: MPP Review - 4752-4570 Bonita Beach Rd., Bonita Springs

HL
Haynes, Lesli <LHaynes@leegov.com>
To LaVere, Ashley

Reply | Reply All | Forward

Tue 4/15/2025 10:42 AM

Retention Policy Email Retention - 10 Years (12 years) Expires 4/12/2037

[EXTERNAL SENDER] Use Caution opening links or attachments

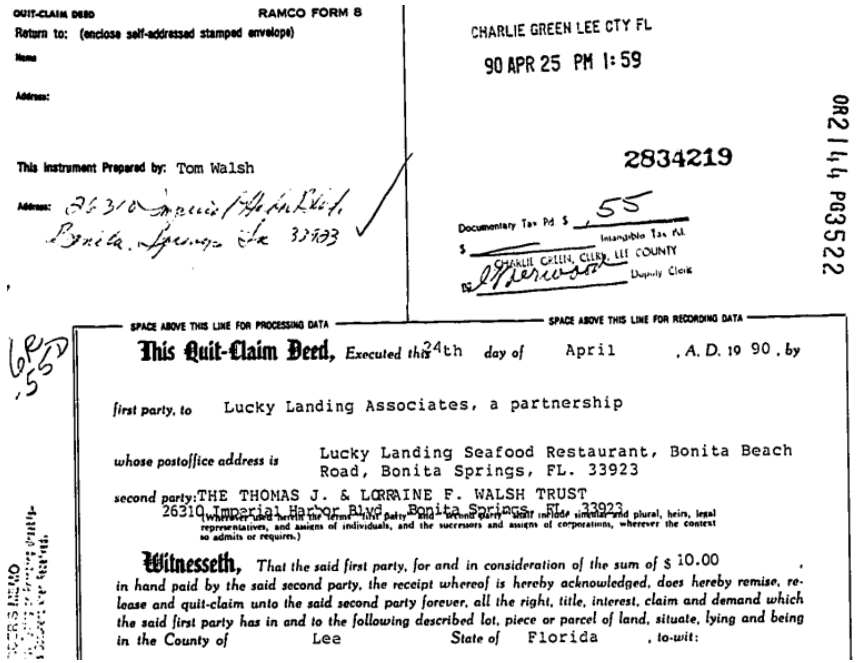
Hi Ashley,

Regarding the historic slip count, I was digging through old data and can confirm that there used to be a restaurant/shop on one of the parcels (32-47-25-B4-00056.0010). It was owned by Lucky Landing Associates, Sea Grant documented 2 wet slips on that parcel in 1999. Just wanted to pass that along.

Thank you,
Lesli



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
32-47-25-B4-00056.0010	10288420	BAYSIDE HOLDINGS ON HICKORY LL	4612 BONITA BEACH RD SW, BONITA S...	3-2023	$ 4,800,000	$ 1,329,383	$ 1,329,383



QUIT-CLAIM DEED RAMCO FORM 8
Return to: (enclose self-addressed stamped envelope)
Name
Address:
This instrument Prepared by: Tom Walsh
Address: 26310 Imperial Harbor Blvd Bonita Springs Fla 33923

CHARLIE GREEN LEE CTY FL
90 APR 25 PM 1:59
2834219
OR2144 PG3522
Documentary Tax Pd $ .55
$ Intangible Tax Pd
CHARLIE GREEN, CLERK LEE COUNTY
By Deputy Clerk

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 24th day of April, A. D. 19 90, by

first party, to Lucky Landing Associates, a partnership

whose postoffice address is Lucky Landing Seafood Restaurant, Bonita Beach Road, Bonita Springs, FL. 33923

second party: THE THOMAS J. & LORRAINE F. WALSH TRUST
26310 Imperial Harbor Blvd Bonita Springs FL 33923
(Wherever used herein the terms first party and second party shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee State of Florida, to-wit:

Listed in MPP under Lucky Landing Associates pg. 130

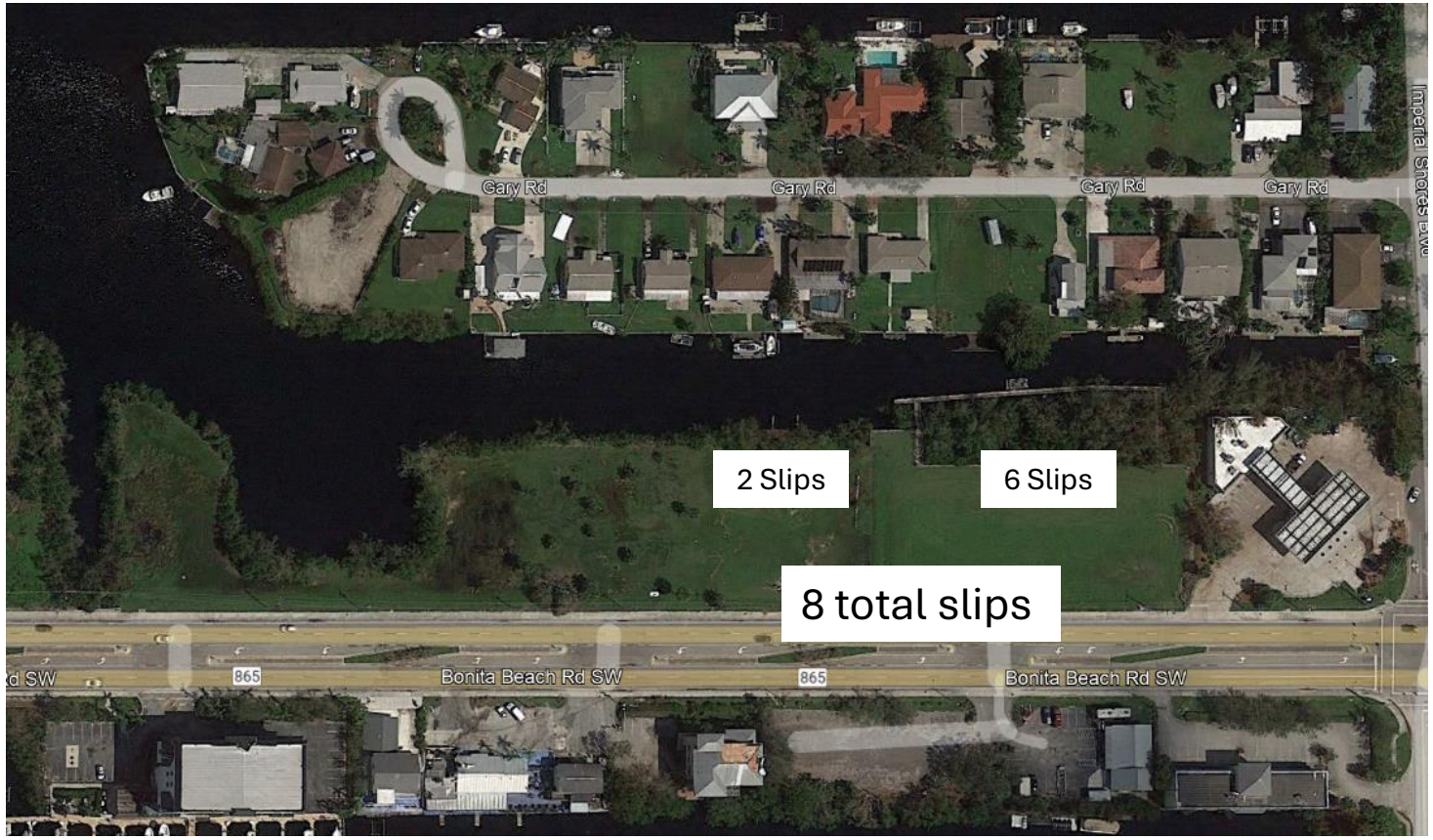
MPP Language

Pg. 43

Projects that have valid permits and currently hold Chapter 380 vested status which allows for construction of slips (wet or dry) that may not be constructed at the time in which the Lee County Manatee Protection plan is adopted and implemented by the Board of County Commissioners, shall be exempted from the MFSE screening process.

Conclusion

Parcel Folio No. 10288420 – Lucky Landings Association – 2 slips (1999)
Parcel Folio No. 10288418 – Mangrove Waterways – 6 slips (2003; re-authorized 2007)



LEGAL DESCRIPTION
(PROVIDED BY CLIENT)

INSTRUMENT #2023000081012

BEGINNING AT THE POINT 207.5 FEET WEST OF WHERE THE EAST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, INTERSECTS WITH THE NORTH BOUNDARY OF THE BONITA BEACH ROAD, THEN RUNNING NORTH 210 FEET, THEN WEST 312.1 FEET, THENCE SOUTH 210 FEET, AND THEN EAST TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
AND

INSTRUMENT #2023000081767

PARCEL I:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 1870 FEET EAST OF INTERSECTION WITH WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL II:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 1770 FEET EAST OF INTERSECTION WITH WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL III:
BEGINNING ON THE NORTH SIDE OF BONITA BEACH ROAD AT A POINT 1370 FEET EAST OF THE INTERSECTION WITH THE WEST LINE OF THE SECTION; NORTH 200 FEET; EAST 150 FEET; NORTH 10 FEET; EAST 600 FEET; SOUTH 210 FEET; WEST 750 FEET TO BEGINNING, LESS THE EAST 350 FEET THEREOF, IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL IV:
BEGINNING AT A POINT 1218 FEET EAST FROM WHERE THE WEST BOUNDARY OF SECTION 32, INTERSECTS WITH THE NORTH BOUNDARY OF BONITA BEACH ROAD, THENCE NORTH 200 FEET; THENCE EAST 152 FEET, THENCE SOUTH 200 FEET, THENCE WEST TO THE POINT OF BEGINNING, IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL V:
BEGINNING AT A POINT 250 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THIS WEST BOUNDARY TO THE SHORELINE; THEN FOLLOWING THIS SHORELINE TO THE WEST AND SOUTH TO A POINT 250 NORTH OF THE SECTION; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL VI
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD, 1970 FEET EAST OF INTERSECTION WITH THE WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 50 FEET; THENCE SOUTH A DISTANCE OF 210 FEET, THENCE WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL VII:
BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 2020 FEET EAST OF INTERSECTION WITH THE WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PROPERTY ACQUIRED BY LEE COUNTY FOR ROADWAY IMPROVEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 2615, PAGE 2473, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

PARCEL "A" AND PARCEL "B", LEDFORD SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

"AS SURVEYED" DESCRIPTION

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

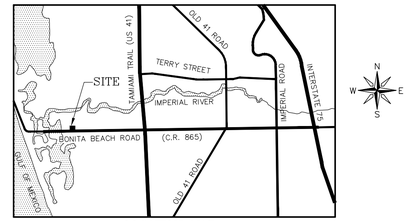
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN S.89°46'03"W., ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 208.81 FEET; THENCE LEAVING SAID SOUTH LINE, RUN N.01°13'57"E., FOR A DISTANCE OF 50.00 FEET TO A THE NORTH RIGHT OF WAY LINE OF BONITA BEACH ROAD (A 100' RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.89°46'03"W., ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 1,209.28 FEET TO THE MEAN HIGH WATER LINE OF LITTLE HICKORY LAGOON, (ELEVATION -0.02 FEET NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N.28°57'28"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.21 FEET; THENCE RUN N.04°56'48"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 16.70 FEET; THENCE RUN N.20°23'41"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.81 FEET; THENCE RUN N.03°15'47"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.84 FEET; THENCE RUN N.04°35'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.27 FEET; THENCE RUN N.11°24'54"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.80 FEET; THENCE RUN N.15°24'04"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.54 FEET; THENCE RUN N.24°05'24"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.66 FEET; THENCE RUN N.31°34'48"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.12 FEET; THENCE RUN N.01°03'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.10 FEET; THENCE RUN N.47°36'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.60 FEET; THENCE RUN N.55°25'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 34.63 FEET; THENCE RUN N.74°50'45"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.90 FEET; THENCE RUN S.84°40'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.42 FEET; THENCE RUN S.38°31'07"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.81 FEET; THENCE RUN S.01°03'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.21 FEET; THENCE RUN S.03°26'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.56 FEET; THENCE RUN S.09°01'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.02 FEET; THENCE RUN S.04°42'33"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.12 FEET; THENCE RUN S.04°37'00"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.31 FEET; THENCE RUN S.11°39'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.11 FEET; THENCE RUN S.05°41'55"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.04 FEET; THENCE RUN S.07°17'13"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.67 FEET; THENCE RUN S.31°23'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.15 FEET; THENCE RUN S.85°26'08"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.06 FEET; THENCE RUN N.11°37'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.26 FEET; THENCE RUN N.01°37'29"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.60 FEET; THENCE RUN N.01°03'29"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.06 FEET; THENCE RUN N.02°06'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.26 FEET; THENCE RUN N.03°18'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.82 FEET; THENCE RUN N.00°48'05"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.16 FEET; THENCE RUN N.66°33'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.66 FEET; THENCE RUN S.62°46'04"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 35.19 FEET; THENCE RUN S.59°12'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.19 FEET; THENCE RUN S.56°14'23"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.10 FEET; THENCE RUN S.31°43'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.57 FEET; THENCE RUN S.05°56'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.12 FEET; THENCE RUN S.03°32'39"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.00 FEET; THENCE RUN S.24°00'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.08 FEET; THENCE RUN S.41°25'34"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.59 FEET; THENCE RUN S.79°23'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.58 FEET; THENCE RUN N.85°48'25"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.42 FEET; THENCE RUN N.89°03'18"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.40 FEET; THENCE RUN S.83°40'10"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.39 FEET; THENCE RUN N.83°12'03"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.33 FEET; THENCE RUN N.68°31'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.92 FEET; THENCE RUN N.16°16'05"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.52 FEET; THENCE RUN N.10°36'54"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 61.70 FEET; THENCE RUN N.01°27'31"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.23 FEET; THENCE RUN N.63°05'32"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.86 FEET; THENCE RUN S.88°10'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.04 FEET; THENCE RUN N.76°59'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 35.08 FEET; THENCE RUN N.88°35'40"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.46 FEET; THENCE RUN N.87°59'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.23 FEET; THENCE RUN S.89°33'52"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.84 FEET; THENCE RUN S.89°10'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.88 FEET; THENCE RUN N.88°50'41"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.13 FEET; THENCE RUN N.87°56'22"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.84 FEET; THENCE RUN N.89°33'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.70 FEET; THENCE RUN S.76°41'06"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.90 FEET; THENCE RUN N.80°22'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.93 FEET; THENCE RUN S.87°41'19"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 11.41 FEET; THENCE RUN N.84°26'38"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 14.49 FEET; THENCE RUN N.89°23'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.02 FEET; THENCE RUN N.89°17'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.61 FEET; THENCE RUN N.75°21'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.63 FEET; THENCE RUN N.56°56'17"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 19.17 FEET; THENCE RUN S.88°33'48"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.51 FEET; THENCE RUN N.64°11'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.22 FEET; THENCE RUN S.48°35'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.76 FEET; THENCE RUN S.75°17'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 10.20 FEET; THENCE RUN N.66°43'46"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 22.88 FEET; THENCE RUN N.88°24'21"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 26.10 FEET; THENCE RUN N.85°10'35"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.03 FEET; THENCE RUN N.53°14'16"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 11.40 FEET; THENCE RUN N.77°58'05"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.08 FEET; THENCE RUN S.89°28'34"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.08 FEET; THENCE RUN S.84°41'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.72 FEET; THENCE RUN N.82°39'12"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.40 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2012000119496 OF SAID PUBLIC REORDS OF LEE COUNTY FLORIDA; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN S.01°43'42"E., ALONG SAID WEST LINE, FOR A DISTANCE OF 200.91 FEET TO THE POINT OF BEGINNING.

Line Table		
Line #	Direction	Length
L91	N28°57'28"E	27.21
L92	N4°56'48"E	16.70
L93	N20°23'41"E	27.81
L94	N3°15'47"W	24.84
L95	N4°35'00"W	20.27
L96	N11°24'54"W	29.80
L97	N15°24'04"W	18.54
L98	N24°05'24"W	18.66
L99	N31°34'48"W	20.12
L100	N1°03'14"E	26.10
L101	N47°36'14"E	17.60
L102	N55°25'14"E	34.63
L103	N74°50'45"E	30.90
L104	S84°40'54"E	18.42
L105	S38°31'07"E	17.81
L106	S1°03'37"E	18.21
L107	S3°26'19"W	25.56
L108	S9°01'25"E	21.02
L109	S4°42'33"E	25.12
L110	S4°37'00"E	24.31

Line Table		
Line #	Direction	Length
L111	S11°39'27"E	20.11
L112	S5°41'55"E	31.04
L113	S7°17'13"E	24.67
L114	S31°23'17"E	24.15
L115	S85°26'08"E	28.06
L116	N11°37'52"E	28.26
L117	N1°37'29"W	28.60
L118	N1°03'29"E	30.06
L119	N2°06'53"E	26.26
L120	N3°18'36"W	29.82
L121	N0°48'05"W	26.16
L122	N66°33'52"E	19.66
L123	S62°46'04"E	35.19
L124	S59°12'02"E	29.19
L125	S56°14'23"E	32.10
L126	S31°43'37"E	32.57
L127	S5°56'22"W	24.12
L128	S3°32'39"E	28.00
L129	S24°00'38"E	25.08
L130	S41°25'34"E	20.59

Line Table		
Line #	Direction	Length
L131	S79°23'25"E	18.58
L132	N85°48'25"E	33.42
L133	N89°03'18"E	27.40
L134	S83°40'10"E	31.39
L135	N83°12'03"E	32.33
L136	N68°31'38"E	23.92
L137	N16°16'05"E	18.52
L138	N10°36'54"W	61.70
L139	N1°27'31"W	18.23
L140	N63°05'32"E	20.86
L141	S88°10'37"E	51.04
L142	N76°59'20"E	35.08
L143	N88°35'40"E	24.46
L144	N87°59'17"E	36.23
L145	S89°33'52"E	21.84
L146	S89°10'30"E	26.88
L147	N88°50'41"E	45.13
L148	N87°56'22"E	29.84
L149	N89°33'37"E	32.70
L150	S76°41'06"E	19.90

Line Table		
Line #	Direction	Length
L151	N80°22'30"E	51.93
L152	S87°41'19"E	11.41
L153	N84°26'38"E	14.49
L154	N89°23'14"E	21.02
L155	N89°17'53"E	19.61
L156	N75°21'27"E	30.63
L157	N56°56'17"E	19.17
L158	S88°33'48"E	17.51
L159	N64°11'27"E	21.22
L160	S48°35'54"E	20.76
L161	S75°17'37"E	10.20
L162	N66°43'46"E	22.88
L163	N88°24'21"E	26.10
L164	N85°10'35"E	27.03
L165	N53°14'16"E	11.40
L166	N77°58'05"E	24.08
L167	S89°28'34"E	30.08
L168	S84°41'02"E	23.72
L169	N82°39'12"E	23.40



LOCATION MAP
NOT TO SCALE

LEGEND

F.P/K	△	FOUND PARKER-KAYLON NAIL
F.I.R.	○	FOUND IRON ROD (SIZE & ID AS NOTED)
F.A.C.		FLORIDA ADMINISTRATIVE CODE
L.S.		LICENSED SURVEYOR
L.B.		LICENSED BUSINESS
F.I.R.M.		FLOOD INSURANCE RATE MAP
P.B.		PLAT BOOK
PG.(S)		PAGE(S)
O.R.		OFFICIAL RECORDS
INST.		INSTRUMENT
NO.		NUMBER
TOE		APPROXIMATE TOE OF SLOPE
TOB		APPROXIMATE TOP OF BANK
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
NAVD		NORTH AMERICAN VERTICAL DATUM
I.D.		IDENTIFICATION
(M)		MEASURED
(P)		PLAT
(L)		LEGAL
TWSP.		TOWNSHIP
RNG.		RANGE
OHP		OVERHEAD POWER LINES
PVC		POLY VINYL CHLORIDE
		FIRE HYDRANT
		GATE VALVE
		CONCRETE POWER POLE
		WOOD POWER POLE
		CLEANOUT
		SANITARY MANHOLE
		GUY ANCHOR
		SINGLE POST SIGN

SURVEYORS NOTES

1.) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT), VERIFIED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF S89°35'31"W.

2.) DIMENSIONS SHOWN HEREON ARE GRID DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

3.) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4.) THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 10 FEET (NAVD 88), PER F.I.R.M. 12071C0654G, EFFECTIVE DATE 11/17/2022.

5.) FOUNDATIONS AND UTILITIES BENEATH THE SURFACE, IF ANY, HAVE NOT BEEN LOCATED.

6.) TOTAL AREA OF PROPERTY SURVEYED IS 5.897± ACRES (INCLUDING 1.745± ACRES OF SUBMERGED LAND). AREA OF UPLAND PARCEL IS 4.152± ACRES.

7.) LAST DATE OF FIELD WORK WAS 06/21/23.

8.) THE INTENDED USE OF THIS SURVEY IS TO BE USED FOR DESIGN PURPOSES.

9.) ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS THEY RELATE TO NATIONAL GEODETIC SURVEY BENCHMARK "Y 718" (POINT IDENTIFICATION NUMBER DN3708), HAVING AN ELEVATION OF 4.48'.

10.) COORDINATES SHOWN HEREON WERE MEASURED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE NAD 83, 2011 ADJUSTMENT.

CERTIFICATION:

I HEREBY CERTIFY TO:

1. J.R. EVANS ENGINEERING, P.A.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 05/25/23 THROUGH 04/02/24. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051-.053, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERRY
License Number 5296
STATE OF FLORIDA
Professional Surveyor and Mapper

STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS INC. (L.B. #8033)
REVISED PER COMMENTS 07/08/2023
REVISED 05/13/2024: ADDED PARCELS "A"&"B", LEDFORD SHORES
REVISED 06/17/2024: ADDED SEWER MANHOLE DATA
REVISED 08/22/2024: REVISED LOCATION OF PARCELS A & B, LEDFORD SHORES
REVISED 09/11/2024: REVISED NOTE 6
REVISED 01/03/2025: ADDED AQUATIC PRESERVE
REVISED 02/19/2025: REVISED AREA SUMMARY

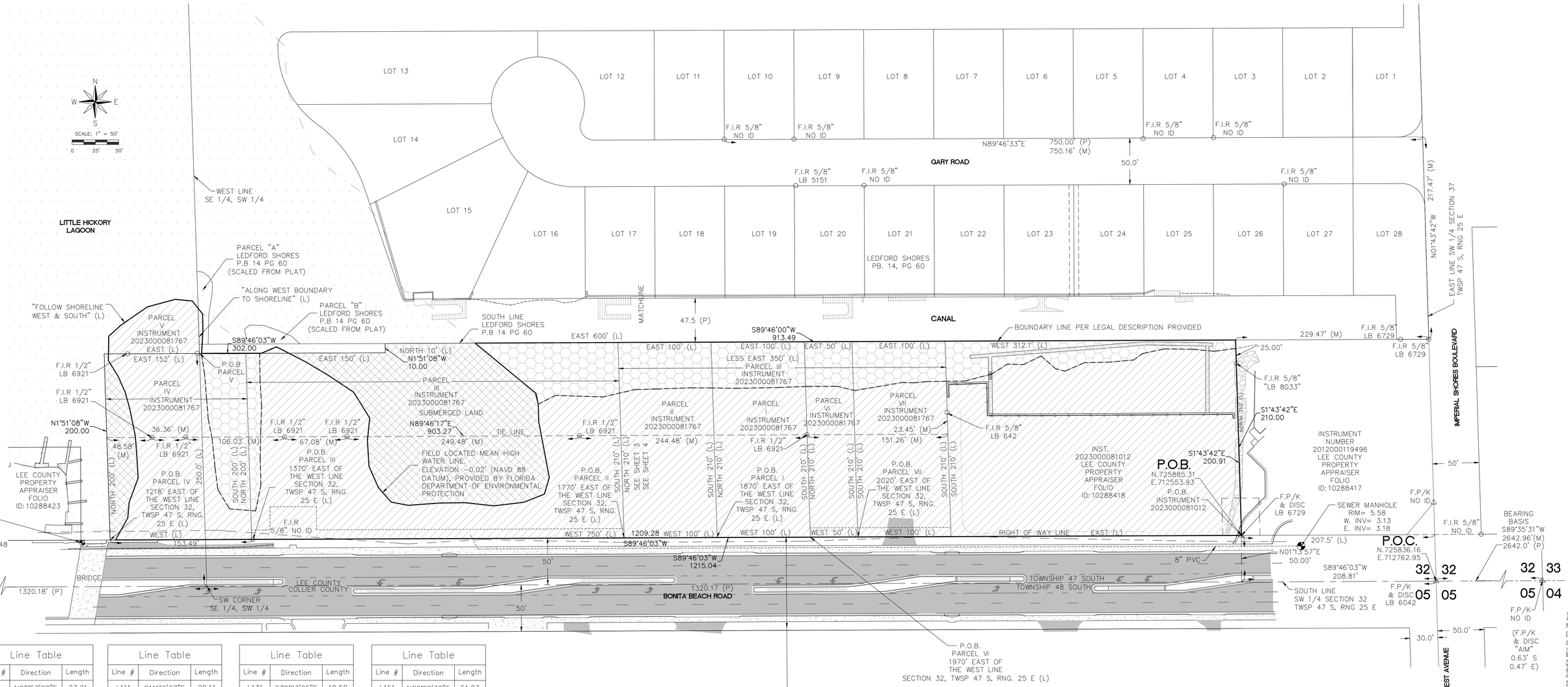
PROJECT NUMBER 23.24

DATE: 04/02/2024	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=50'	

BOUNDARY SURVEY
(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD, SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY REV 01 02 25.dwg



Line Table		
Line #	Direction	Length
L91	N28°57'28"E	27.21
L92	N4°56'48"E	16.70
L93	N20°23'41"E	27.81
L94	N3°15'47"W	24.84
L95	N4°35'00"W	20.27
L96	N11°24'54"W	29.80
L97	N15°24'04"W	18.54
L98	N24°05'24"W	18.66
L99	N31°34'48"W	20.12
L100	N1°03'14"E	26.10
L101	N47°36'14"E	17.60
L102	N55°25'14"E	34.63
L103	N74°50'45"E	30.90
L104	S84°40'54"E	18.42
L105	S38°31'07"E	17.81
L106	S1°03'37"E	18.21
L107	S3°26'19"W	25.56
L108	S9°01'25"E	21.02
L109	S4°42'33"E	25.12
L110	S4°37'00"E	24.31

Line Table		
Line #	Direction	Length
L111	S11°39'27"E	20.11
L112	S5°41'55"E	31.04
L113	S7°17'13"E	24.67
L114	S31°23'17"E	24.15
L115	S85°26'08"E	28.06
L116	N11°37'52"E	28.26
L117	N1°37'29"W	28.60
L118	N1°03'29"E	30.06
L119	N2°06'53"E	26.26
L120	N3°18'36"W	29.82
L121	N0°48'05"W	26.16
L122	N66°33'52"E	19.66
L123	S62°46'04"E	35.19
L124	S59°12'02"E	29.19
L125	S56°14'23"E	32.10
L126	S31°43'37"E	32.57
L127	S5°56'22"W	24.12
L128	S3°32'39"E	28.00
L129	S24°00'38"E	25.08
L130	S41°25'34"E	20.59

Line Table		
Line #	Direction	Length
L131	S79°23'25"E	18.58
L132	N85°48'25"E	33.42
L133	N89°03'18"E	27.40
L134	S83°40'10"E	31.39
L135	N83°12'03"E	32.33
L136	N68°31'38"E	23.92
L137	N16°16'05"E	18.52
L138	N10°36'54"W	61.70
L139	N1°27'31"W	18.23
L140	N63°05'32"E	20.86
L141	S88°10'37"E	51.04
L142	N76°59'20"E	35.08
L143	N88°35'40"E	24.46
L144	N87°59'17"E	36.23
L145	S89°33'52"E	21.84
L146	S89°10'30"E	26.88
L147	N88°50'41"E	45.13
L148	N87°56'22"E	29.84
L149	N89°33'37"E	32.70
L150	S76°41'06"E	19.90

Line Table		
Line #	Direction	Length
L151	N80°22'30"E	51.93
L152	S87°41'19"E	11.41
L153	N84°26'38"E	14.49
L154	N89°23'14"E	21.02
L155	N89°17'53"E	19.61
L156	N75°21'27"E	30.63
L157	N56°56'17"E	19.17
L158	S88°33'48"E	17.51
L159	N64°11'27"E	21.22
L160	S48°35'54"E	20.76
L161	S75°17'37"E	10.20
L162	N66°43'46"E	22.88
L163	N88°24'21"E	26.10
L164	N85°10'35"E	27.03
L165	N53°14'16"E	11.40
L166	N77°58'05"E	24.08
L167	S89°28'34"E	30.08
L168	S84°41'02"E	23.72
L169	N82°39'12"E	23.40

LEGEND

F.P/K △	FOUND PARKER-KAYLON NAIL
F.I.R. ○	FOUND IRON ROD (SIZE & ID AS NOTED)
F.A.C.	FLORIDA ADMINISTRATIVE CODE
L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
F.I.R.M.	FLOOD INSURANCE RATE MAP
P.B.	PLAT BOOK
PG.(S)	PAGE(S)
O.R.	OFFICIAL RECORDS
INST.	INSTRUMENT
NO.	NUMBER
TOE	APPROXIMATE TOE OF SLOPE
TOB	APPROXIMATE TOP OF BANK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
I.D.	IDENTIFICATION
(M)	MEASURED
(P)	PLAT
(L)	LEGAL
TWSP.	TOWNSHIP
RNG.	RANGE
OHP	OVERHEAD POWER LINES
	FIRE HYDRANT
	GATE VALVE
	CONCRETE POWER POLE
	WOOD POWER POLKE
	CLEANOUT
	SANITARY MANHOLE
	GUY ANCHOR
	SINGLE POST SIGN

AREA SUMMARY

AREA ABOVE MEAN HIGH WATER LINE ("AS SURVEYED AREA")	4.152 ACRES±
AREA BELOW HIGH WATER LINE NOT LOCATED IN AQUATIC PRESERVE	
WESTERLY AREA (AREA TO BE FILLED)	0.202 ACRES±
EASTERLY AREA	0.713 ACRES±
	5.067 ACRES±
AREA BELOW HIGH WATER LINE LOCATED IN AQUATIC PRESERVE	0.830 ACRES±
TOTAL AREA	5.897 ACRES±

SHEET 2 OF 4

PROJECT NUMBER 23.24

DATE: 01/02/2025	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=50'	

BOUNDARY SURVEY
(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD, SUITE 6
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N
W E
S
SCALE: 1" = 20'
0 10' 20'

PARCEL "A"
LEDFORD SHORES
P.B 14 PG 60
GREGORY & PHILLIP BIOLCHINI
O.R. 2772, PG. 2166
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288661
(SCALED FROM PLAT)

PARCEL "B"
LEDFORD SHORES
P.B 14 PG 60
GREGORY & PHILLIP BIOLCHINI
O.R. 2772, PG. 2166
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288661
(SCALED FROM PLAT)

LITTLE HICKORY LAGOON

CONCRETE SEA WALL CAP
LOT 15
LEDFORD SHORES PB. 14, PG 60
LOT 16
LOT 17
CONCRETE SEA WALL CAP
JET SKI DOCK
WOOD DOCK
PLATTED LINE
APPROXIMATE SHORELINE
WOOD DOCK
MATCHLINE

FOLLOW SHORELINE WEST & SOUTH (L)

"ALONG WEST BOUNDARY TO SHORELINE" (L)

SOUTH LINE LEDFORD SHORES P.B 14 PG 60

EAST 600' (L)

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

MANGROVES

PARCEL V
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288439

F.I.R 1/2" LB 6921

P.O.B PARCEL V

S89°46'03"W 302.00

25.06'(M)

75.13'(M)

EAST 150' (L)

NORTH 10' (L)

N1°51'08"W 10.00

PARCEL IV
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288439

PARCEL III
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER
FOLIO ID:10288419

SEE SHEET 3
SEE SHEET 4

LITTLE HICKORY LAGOON

SUBMERGED LANDS

N1°51'08"W 200.00

N89°46'17"E 903.27

F.I.R 1/2" LB 6921

48.58'(M)

36.36' (M)

196.03' (M)

67.08' (M)

249.48' (M)

244.48' (M)

FIELD LOCATED MEAN HIGH WATER LINE, ELEVATION =0.02' (NAVD 88 DATUM), PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTH 200' (L)

NORTH 200' (L)

NORTH 200' (L)

WEST LINE SE 1/4, SW 1/4

WOOD DOCK (TYPICAL)

LEE COUNTY PROPERTY APPRAISER FOLIO ID:10288423

P.O.B. PARCEL IV 1218' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL III 1370' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

F.I.R 5/8" NO ID

10' TEMPORARY CONSTRUCTION EASEMENT O.R. 2615 PG. 2483

SEWER MANHOLE RIM= 5.00 NW. INV= 0.64 E. INV= 0.57

SEWER MANHOLE RIM= 3.62 SE. INV= 0.79

WEST 152' (L)

153.49'

OHP

RIGHT OF WAY LINE

S89°46'0

NATIONAL GEODETIC SURVEY BENCHMARK " Y 718" ELEVATION=4.48

CORNER FALLS IN WATER (CANNOT SET)

BRIDGE

GUARDRAIL

8' CONCRETE WALK

CURB OPENING FOR ACCESS

CABLE BOX

FIBER OPTIC BOX

8" PVC

2' CURB & GUTTER

2.3' CURB & GUTTER

GRASS MEDIAN

PAVER BRICK

LEE COUNTY
COLLIER COUNTY

TOWNSHIP 47 SOUTH
TOWNSHIP 48 SOUTH

SOUTH LINE SW 1/4 SECTION 32 TWSP 47 S, RNG 25 E

BONITA BEACH ROAD
COUNTY ROAD 865
(100' RIGHT OF WAY)

RIGHT OF WAY LINE

100' RIGHT OF WAY
STATE OF FLORIDA
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP
SECTION NO. 1260-150 & 0361-150
(STATE ROAD 865)

NOTE: SEE SHEET 1 AND 2 FOR LINE TABLES AND LEGEND.

SHEET 3 OF 4

PROJECT NUMBER	23.24
DATE:	06/20/2023
FIELD BOOK AND PAGE:	SEE FILE
DRAWN BY:	SEB, JRB
APPROVED:	SEB
SCALE:	1"=20'

BOUNDARY SURVEY

(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH
RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY REV 01 02 25.dwg

LOT 17 | LOT 18 | LOT 19 | LOT 20 | LEDFORD SHORES PB. 14, PG 60 LOT 21 | LOT 22 | LOT 23 | 10.0' DRAINAGE EASEMENT | LOT 24 | LOT 25 | LOT 26

CONCRETE SEA WALL CAP

PLATTED LINE

WOOD DOCK

APPROXIMATE SHORELINE

MATCHLINE

N
W E
S

SCALE: 1" = 20'
0 10' 20'

LITTLE HICKORY LAGOON

S89°46'00"W 913.49

SEE SHEET 3
SEE SHEET 4

EAST 100' (L) | EAST 100' (L) | EAST 50' (L) | EAST 100' (L) | 76.52' (M) | WEST 312.1' (L)

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

MANGROVES

TOE

TOB

L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153 L154 L155 L156 L157 L158 L159 L160 L161 L162 L163 L164 L165 L166 L167 L168 L169

FIELD LOCATED MEAN HIGH WATER LINE, ELEVATION −0.02' (NAVD 88 DATUM), PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

APPROXIMATE EDGE OF VEGETATION (TYPICAL)

F.I.R 5/8" LB 642

STEPS

WOOD DOCK

GATE

1.6' CONCRETE SEA WALL CAP

6' CHAIN LINK FENCE

1.6' CONCRETE SEA WALL CAP

INSTRUMENT #2012000119496 LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288417

S1°43'42"E 210.00

STONE RIP RAP

2' CURB & GUTTER

S1°43'42"E 200.91

244.48' (M)

TIE LINE

151.26' (M)

234.5' (M)

110.03' (M)

PARCEL II
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288422

PARCEL I
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288421

PARCEL VI
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

PARCEL VII
INSTRUMENT 2023000081767
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

INST. 2023000081012
LEE COUNTY PROPERTY APPRAISER FOLIO ID: 10288420

SOUTH 210' (L) NORTH 210' (L)

SOUTH 210' (L) NORTH 210' (L)

SOUTH 210' (L) NORTH 210' (L)

SOUTH 210' (L)

P.O.B.
N.725885.31
E.712553.93

P.O.B. PARCEL I
1870' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL VI
1970' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

P.O.B. PARCEL VII
2020' EAST OF THE WEST LINE SECTION 32, TWSP 47 S, RNG. 25 E (L)

PAVED APRON

10' TEMPORARY CONSTRUCTION EASEMENT O.R. 2615 PG. 2483

STACK OF 3 BRICKS

1209.28
S89°46'03"W
OHP

CLEAN OUT TOP ELEV.= 4.02

WEST 100' (L) | WEST 100' (L) | WEST 50' (L) | WEST 100' (L)

EAST (L) 312.00'

CLEAN OUT TOP ELEV.= 4.86

SWITCH CABINET

F. P/K & DISC LB 6729

OHP

8" CONCRETE WALK

8" PVC

S89°46'03"W 1215.04

CURB OPENING FOR ACCESS

SEWER MANHOLE RIM= 5.29 W. INV= −0.85 E. INV= −0.90

2.3' CURB & GUTTER

PAINTED TRAFFIC STRIPE (TYP)

8" PVC (SEE SHEET 2 FOR CONTINUANCE)

N01°13'57"E 50.00'

PAVER BRICK

GRASS MEDIAN

SOUTH LINE SW 1/4 SECTION 32 TWSP 47 S, RNG 25 E

TOWNSHIP 47 SOUTH
TOWNSHIP 48 SOUTH

LEE COUNTY
COLLIER COUNTY

S89°46'03"W 208.81'

BONITA BEACH ROAD
COUNTY ROAD 865
(100' RIGHT OF WAY)

ROADWAY ACCESS EASEMENT O.R. 2540 PG. 1414

F.N.& D. "LB 642"

100' RIGHT OF WAY
STATE OF FLORIDA
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP
SECTION NO. 1260-150 & 0361-150
(STATE ROAD 865)

NOTE: SEE SHEET 1 AND 2 FOR LINE TABLES AND LEGEND.

\\10.0.0.10\data\PROJECTS\2023\23.24 HICKORY AT BAYSIDE\23.24 HICKORY AT BAYSIDE BNDY SURVEY REV 01 02 25.dwg

SHEET 4 OF 4

PROJECT NUMBER 23.24

DATE: 06/20/2023	
FIELD BOOK AND PAGE: SEE FILE	
DRAWN BY: SEB, JRB	
APPROVED: SEB	
SCALE: 1"=20'	

BOUNDARY SURVEY

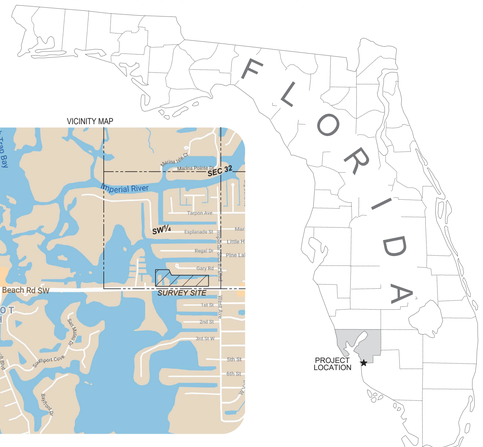
(HICKORY AT BAYSIDE)
A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH
RANGE 25 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 6
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

BATHYMETRIC & MEAN HIGH WATER SURVEY

PROJECT LOCATION

SW1/4 SEC. 32, TWP. 47E, RNG. 25E



ABBREVIATIONS:

APX	APPROXIMATE	NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
BD	BRONZE DISK	NL/D	NAIL & DISK
CONC	CONCRETE	ORB	OFFICIAL RECORDS BOOK
ELEV	ELEVATION	(P)	PLAT
EXST	EXISTING	PB	PLAT BOOK
FND	FOUND	PG(S)	PAGES(S)
INST. No.	INSTRUMENT NUMBER	RNG	RANGE
IR(C)	IRON ROD (&CAP)	SEC	SECTION
LCR	LEE COUNTY RECORDS	TYP	TYPICAL
MHWL	MEAN HIGH WATER LINE	TWP	TOWNSHIP

SURVEY NOTES:

1. ***THIS IS NOT A BOUNDARY SURVEY.***
2. THIS IS A BATHYMETRIC & MEAN HIGH WATER SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY WAS CONDUCTED ON 10/1/24
4. REFER TO SURVEY NO. 24-1955
5. THIS SURVEY IS CERTIFIED TO BAYSIDE HOLDINGS ON HICKORY LLC AND TURRELL, HALL & ASSOCIATES, INC.
6. THIS SURVEY IS INTENDED EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. IT IS NOT TO BE USED BY OTHERS FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF TERRAQUATIC, INC.
7. THIS SURVEY, AND ANY REPRODUCTION THEREOF, IS NOT VALID WITHOUT AN ORIGINAL OR VERIFIED DIGITAL SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR. ADDITIONALLY, THIS SURVEY IS NOT VALID IF PRINTED BEARING A DIGITAL SIGNATURE AND SEAL.
8. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER.
9. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
10. GEOGRAPHIC AND PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICA DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90), FLORIDA STATE PLANE, WEST ZONE (0902), TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
11. BASIS OF BEARINGS IS STATE PLANE GRID NORTH.
12. LOCATIONS OF ALL IMPROVEMENTS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE TRIMBLE VIRTUAL REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
13. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC SURVEY BENCHMARK "Y 718" (DN3708), ELEV. 4.48' NAVD 88, FIRST ORDER, CLASS II, AS SHOWN HEREON.
14. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE MEAN HIGH WATER LINE AND THE GENERAL WATERWAY ELEVATIONS ADJACENT TO THE UPLAND PROPERTY FOR PERMITTING AND DESIGN PURPOSES.
15. HYDROGRAPHIC (BATHYMETRIC) DATA WERE COLLECTED UTILIZING AN ODOM CV100 SURVEY GRADE SOUNDER WITH A 200KHZ TRANSDUCER IN CONJUNCTION WITH REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
16. HYDROGRAPHIC DATA ARE IN FEET RELATIVE TO MEAN LOW WATER.
17. CONTOURS SHOWN HEREON ARE AT ONE-FOOT (1') INTERVALS AND WERE COMPUTER GENERATED AND INTERPOLATED FROM SURVEY DATA COLLECTED ALONG TWENTY-FIVE FOOT (25') SPACED TRANSECTS AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL SEAFLOOR CONDITIONS EXISTING AT THE TIME OF THE SURVEY.
18. THE MEAN HIGH WATER ELEVATION (+0.04' NAVD 88) AND PROCEDURAL APPROVAL WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON 9/6/24.
19. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BATHYMETRIC & MEAN HIGH WATER SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON 10/1/24. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.

JOSHUA LEE, PSM - FLORIDA REGISTRATION NUMBER 7322

LEGAL DESCRIPTIONS

INST. No. 2023000081012

BEGINNING AT THE POINT 207.5 FEET WEST OF WHERE THE EAST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, INTERSECTS WITH THE NORTH BOUNDARY OF THE BONITA BEACH ROAD, THEN RUNNING NORTH 210 FEET, THEN WEST 312.1 FEET, THENCE SOUTH 210 FEET, AND THEN EAST TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

INST. No. 2023000081767

PARCEL I:

BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 1870 FEET EAST OF INTERSECTION WITH WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 1770 FEET EAST OF INTERSECTION WITH WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL III:

BEGINNING ON THE NORTH SIDE OF BONITA BEACH ROAD AT A POINT 1370 FEET EAST OF THE INTERSECTION WITH THE WEST LINE OF THE SECTION NORTH 200 FEET; EAST 150 FEET; NORTH 10 FEET; EAST 600 FEET; SOUTH 210 FEET; WEST 750 FEET TO BEGINNING, LESS THE EAST 350 FEET THEREOF, IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL IV:

BEGINNING AT A POINT 1218 FEET EAST FROM WHERE THE WEST BOUNDARY OF SECTION 32, INTERSECTS WITH THE NORTH BOUNDARY OF BONITA BEACH ROAD, THENCE NORTH 200 FEET; THENCE EAST 152 FEET, THENCE SOUTH 200 FEET, THENCE WEST TO THE POINT OF BEGINNING, IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL V:

BEGINNING AT A POINT 250 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THIS WEST BOUNDARY TO THE SHORE LINE; THEN FOLLOWING THIS SHORE LINE TO THE WEST AND SOUTH TO A POINT 250 NORTH OF THE SOUTH BOUNDARY OF THE SECTION; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL VI:

BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD, 1970 FEET EAST OF INTERSECTION WITH THE WEST LINE OF SECTION 32, TOWNSHIP 4 7 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 50 FEET; THENCE SOUTH A DISTANCE OF210 FEET, THENCE WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL VII:

BEGINNING AT A POINT ON THE NORTH SIDE OF BONITA BEACH ROAD 2020 FEET EAST OF INTERSECTION WITH THE WEST LINE OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

LINE TABLE

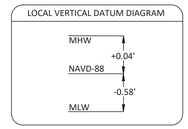
Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
L1	N17°14'09"E	55.18'	L20	N40°21'05"E	21.38'	L39	N80°13'45"E	55.27'
L2	N07°37'14"E	32.12'	L21	S66°02'01"E	45.86'	L40	S89°22'15"E	34.61'
L3	N05°42'00"W	59.00'	L22	S60°04'46"E	35.99'	L41	N88°53'02"E	31.83'
L4	N21°38'40"W	35.92'	L23	S46°21'50"E	23.77'	L42	S88°12'16"E	45.32'
L5	N08°45'36"W	44.26'	L24	S32°48'17"E	26.21'	L43	N88°19'28"E	49.25'
L6	N49°46'12"E	42.18'	L25	S05°22'56"W	39.77'	L44	N85°48'56"E	33.03'
L7	N73°22'46"E	42.55'	L26	S12°27'48"E	22.80'	L45	N88°54'06"E	71.46'
L8	S48°58'04"E	33.31'	L27	S44°36'11"E	35.72'	L46	N85°02'08"E	41.95'
L9	S01°10'36"W	39.45'	L28	S83°26'47"E	30.84'	L47	S88°26'15"E	26.04'
L10	S09°29'01"E	48.43'	L29	S83°57'11"E	36.45'	L48	N84°06'59"E	22.73'
L11	S04°57'14"E	31.27'	L30	N83°00'14"E	40.23'	L49	N42°16'18"E	18.12'
L12	S05°33'28"E	33.97'	L31	S89°23'15"E	29.00'	L50	N82°35'09"E	32.94'
L13	S07°07'50"E	37.86'	L32	N74°18'10"E	22.84'	L51	S78°41'00"E	32.72'
L14	S51°21'59"E	23.79'	L33	N30°20'30"E	14.53'	L52	N74°43'19"E	30.66'
L15	N88°35'15"E	22.93'	L34	N12°29'06"E	29.84'	L53	S87°51'00"E	36.52'
L16	N02°25'42"E	37.99'	L35	N21°07'36"W	35.49'	L54	N74°08'54"E	42.03'
L17	N06°56'42"E	15.80'	L36	N04°07'41"W	25.98'	L55	N89°06'04"E	21.03'
L18	N00°11'06"E	55.76'	L37	N68°34'50"E	19.50'	L56	S85°20'59"E	35.28'
L19	N02°26'29"W	46.95'	L38	S88°42'56"E	52.19'	L57	N80°33'35"E	27.52'

NOTICE: UNDERGROUND AND SUBAQUEOUS IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY

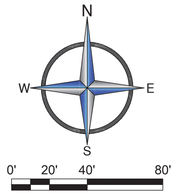
811 Know what's below. Call before you dig.

HYDROGRAPHIC DATA ARE RELATIVE TO MEAN LOW WATER. DATUMS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

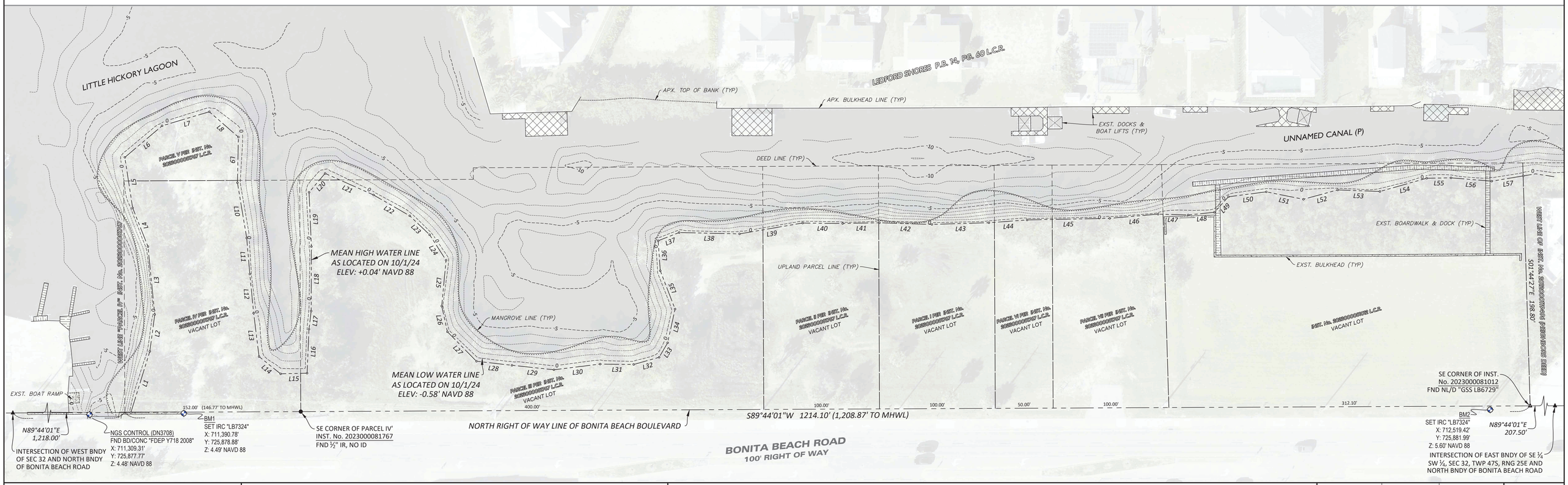
LOCAL VERTICAL DATUM DIAGRAM



CONTOURS ARE AT 1' INTERVALS.



HORIZONTAL SCALE: 1" = 40'



PREPARED FOR:

BAYSIDE HOLDINGS ON HICKORY LLC
3114 CHARTER OAK ROAD
EDGEWOOD, KY 41017

TERRAQUATIC
SURVEYING AND MAPPING

TERRAQUATIC, INC. | PHONE: (561) 806-6085
1220 TANGELO TERR, UNIT A12, DELRAY BEACH, FLORIDA 33444

4570-4752 BONITA BEACH ROAD
BATHYMETRY & MEAN HIGH WATER SURVEY
BONITA SPRINGS - LEE COUNTY, FLORIDA

JOB No.: 24-1955	DRAWN BY: BL	CHECKED BY: JRL
DRAWING: 4570-4752 BB RD MHWS.dwg		DATE: 12/17/24

REV	DESCRIPTION	DATE

SHEET 1 of 1

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2024000250321, DocType D, Pages 2, Recorded 9/6/2024 at 2:32 PM, DeputyClerk WMILLER
Rec Fees: $18.50 Deed Doc: $262.50 ERECORD

Parcel ID No. 32-47-25-B4-0030B.0000
and 32-47-25-B4-0030A.0000

This instrument was prepared
without opinion of title by
and after recording return to:
Mark J. Price, Esq.
Roetzel & Andress, L.P.A.
999 Vanderbilt Beach Rd., Ste. 401
Naples, Florida 34108
(239) 649-6200

Consideration: $37,500.00
Documentary Stamp Tax Amount: $262.50

(Space above this line for recording data)

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVES' DEED is made this 5 day of September, 2024, by **GINGER GERI L. BIOLCHINI DIXON, individually and as Personal Representative of the Estate of Gerald H. Adams Biolchini, deceased**, with an address of 1702 W. Sunridge Drive, Tucson, AZ 85704 (the "Grantor") to **BAYSIDE HOLDINGS ON HICKORY, LLC, a Florida limited liability company**, with a post office address of 3114 Charter Oak Rd., Edgewood, KY 41017-3376 (the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" shall include the parties to this instrument and their heirs, legal representatives, successors and assigns.)

Witnesseth, that Grantor, for and in consideration of the sum of ten and no/100 dollars ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate, lying and being in Lee County, Florida to-wit:

A fifty-percent (50%) undivided interest in and to the following property:

Tracts A and B, Ledford Shores, according to the plat thereof recorded in
Plat Book 14, Page 60, Public Records of Lee County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. To have and to hold, the same in fee simple forever.

The Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others, subject, however, to (i) conditions, restrictions, limitations, easements, and all other matters of record, (ii) zoning and other governmental regulations, and (iii) taxes and assessments for current and subsequent years.

The property conveyed herein is vacant land and not the homestead property of the Grantor, nor Grantor's spouse or minor children. Grantor's homestead residence is at 1702 W. Sunridge Drive, Tucson, AZ 85704.

NotaryCam Doc ID: 426a36ac-5476-47dd-8497-0aaa43589965

IN WITNESS WHEREOF, the undersigned have executed this instrument on the day and year first above written.

WITNESSES:

LaKesa Shemon Cox

Signature – Witness #1

LaKesa Shemon Cox

Printed Name – Witness #1

Address of Witness #1:

7420 Wellington Woods Rd.

Henrico, VA 23231

Olga Butrovich

Signature – Witness #2

Olga Butrovich

Printed Name – Witness #2

Address of Witness #2:

1642 S VERDE ST, TACOMA WA 98405

Ginger Geri L. Biolchini Dixon

Ginger Geri L. Biolchini Dixon, individually and as Personal Representative of the Estate of Gerald H. Adams Biolchini, deceased

STATE OF Washington
COUNTY OF Pierce

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization this 5 day of September, 2024, by GINGER GERI L. BIOLCHINI DIXON, individually and as Personal Representative of the Gerald H. Adams Biolchini, deceased, ☐ who is personally known to me or ☑ who has produced driver license as identification.

(NOTARY SEAL)

OLGA BUTROVICH
Notary Public
State of Washington
Commission # 20109124
My Comm. Expires Jul 23, 2028

Olga Butrovich

Notary Public - Signature
Printed Name: Olga Butrovich
My Commission Expires: 7/23/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 426a36ac-5476-47dd-8497-0aaa43589965

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2024000250320, DocType D, Pages 2, Recorded 9/6/2024 at 2:32 PM, DeputyClerk WMILLER
Rec Fees: $18.50 Deed Doc: $262.50 ERECORD

Purchase Price/Transfer Dollar Amount: $37,500.00
Documentary Stamp Tax Amount: $262.50

Property Identification Number: 32-47-25-B4-0030B.0000 and
32-47-25-B4-0030A.0000

Prepared without opinion of title by:
Mark J. Price, Esq.
Roetzel & Andress, L.P.A.
999 Vanderbilt Beach Rd., Ste. 401
Naples, FL 34108
Phone No. (239) 649-6200
Fax No. (239) 261-3659

File Number: 148619.0003

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed is made this 26th day of AUGUST, 2024, by **GREGORY PHILLIP BIOLCHINI**, whose address is 81 W. Northshore Ave, N. Ft Myers FL 33903-4404 ("Grantor"), to **BAYSIDE HOLDINGS ON HICKORY, LLC, a Florida limited liability company**, whose address is 3114 Charter Oak Rd., Edgewood, KY 41017-3376 ("Grantee"):

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

Witnesseth, that Grantor, for and in consideration of the sum of ten and no/100 dollars ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate, lying and being in Lee County, Florida to-wit:

A fifty-percent (50%) undivided interest in and to the following property:

Tracts A and B, Ledford Shores, according to the plat thereof recorded in Plat Book 14, Page 60, Public Records of Lee County, Florida.

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.

Grantor herein warrants that the property conveyed herein is vacant land and not the homestead property of the Grantor, nor Grantor's spouse or minor children. Grantor's homestead address is: 81 W. Northshore AVE., N. Fort Myers, FL 33903-4404.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except real estate taxes for the year 2024 and subsequent years, zoning, building code and other use restrictions imposed by governmental authority, restrictions, reservations and easements common to the subdivision, and outstanding oil, gas and mineral interests of record, if any.

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

Signed, sealed and delivered in our presence:

Witness #1 – Signature

Carolyn C. Pierce

Witness #1 – Printed Name

Address of Witness #1:
999 Vanderbilt Bch Rd
#401, Naples, FL 34108

Witness #2 – Signature

Jessica L Moberg

Witness #2 – Printed Name

Address of Witness #2:
999 Vanderbilt Bch Rd.
#401, Naples, FL 34108

Gregory Phillip Biolchini

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 26 day of August, 2024, by Gregory Phillip Biolchini, who [ ] is personally known to me, or [✓] has produced his FL Drivers License as identification.

[Notary Seal]

CAROLYN C. PIERCE
MY COMMISSION EXPIRES
OCTOBER 11, 2025
#HH 140947
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public - Signature

Carolyn C. Pierce

Printed Name:

My Commission Expires:

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

HICKORY ON THE BAY COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2304.09)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

REVISED:
September 25, 2024

TR TRANSPORTATION CONSULTANTS, INC

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TR TRANSPORTATION CONSULTANTS, INC

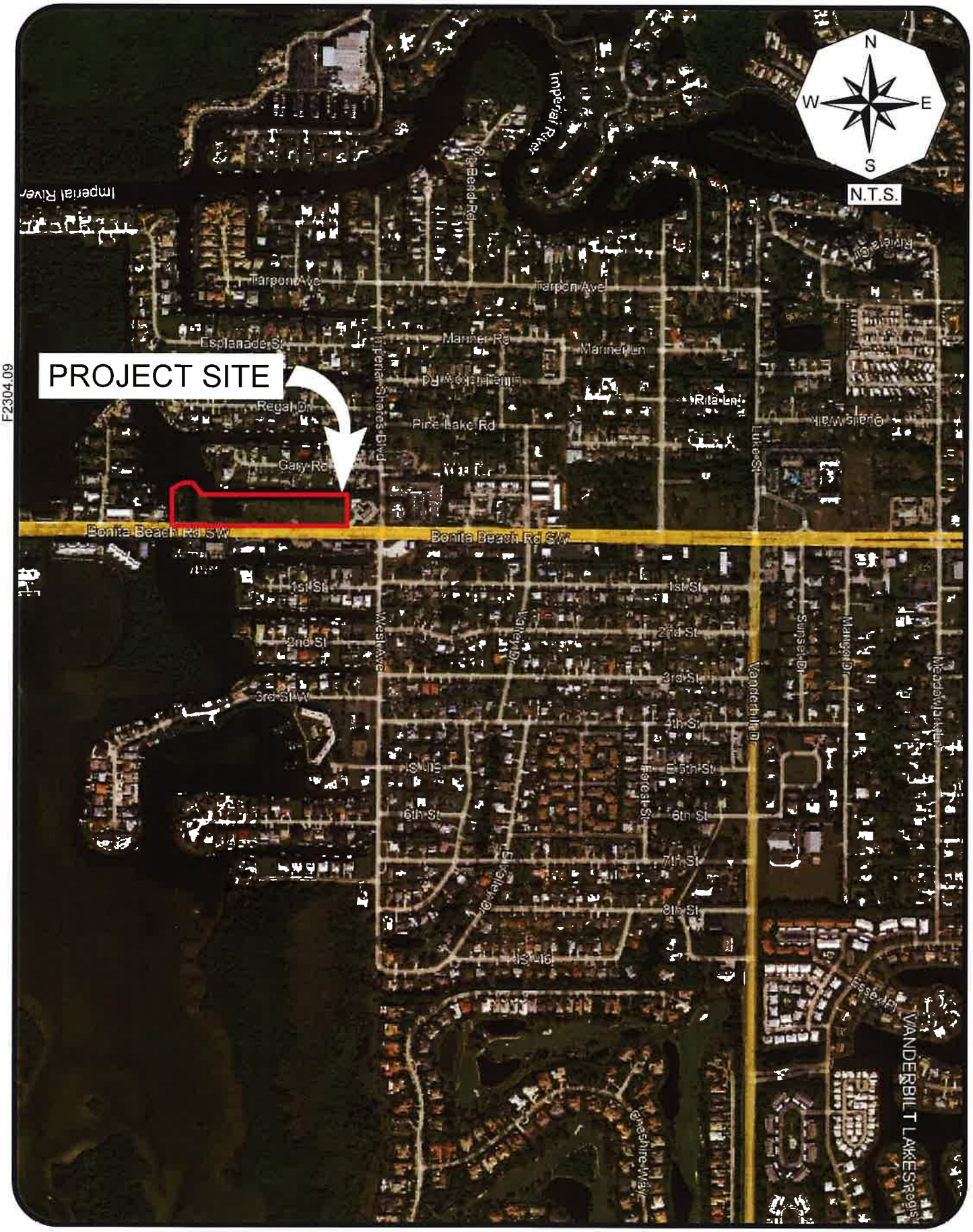
I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the City of Bonita Springs for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located approximately 200 feet west of the intersection of Imperial Shores Boulevard and Bonita Beach Road in the City of Bonita Springs, Florida. **Figure 1** illustrates the approximate location of the subject site.

The subject site is proposed to be rezoned to Mixed Use Planned Development to permit the development of three (6) multi-family dwelling units and up to 23,717 square feet of commercial uses on the subject site. The majority of the uses will be a Fine Dining Restaurant on the western end of the site with the balance of the site including a mix of retail and smaller restaurant amenities to complement to surrounding area. The Land Use Change is for a small 0.7-acre portion of the site that will change the Future Land Use on that portion of the site from Medium Density Multi-Family Residential to General Commercial to incorporate the parcel into the commercial uses along Bonita Beach Road.

It is not anticipated that the transportation related impacts of the proposed Land Use change on this small parcel will have any significant impacts on the surrounding roadway network or the Long Range Transportation Plan or the City or County's 5-Year Capital Improvement Plan. The current land use would only permit seven (7) residential dwelling units on this portion of the site and very little commercial retail space (approximately 5,000 to 7,000 square feet) would be accommodated on this size of parcel. Therefore, the traffic study will focus on the rezoning portion of the application.

Access to the subject site is proposed to Bonita Beach Road via a two connections and a cross access connection to the parcel to the east.



TRANSPORTATION CONSULTANTS, INC

SITE LOCATION
HICKORY ON THE BAY

Figure 1

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

II. EXISTING CONDITIONS

The subject site is currently vacant. The subject site is generally bordered by Bonita Beach Road to the south, a canal to the north and west and an existing 7-Eleven to the east that is currently closed due to the impacts of Hurricane Ian.

Bonita Beach Road is a four-lane divided arterial that borders the subject site to the south. Bonita Beach Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED COMPREHENSIVE PLAN AMENDMENT

The transportation related impacts of the proposed Map Amendment would be negligible based on the small size of the parcel subject to the land use change. The 0.7 acres parcel would only accommodate up to seven (7) multi-family dwelling units based on the maximum permitted density of ten (10) dwelling units per acre in the Medium Density Multi-Family Residential Future Land Use category. This would generate approximately four (4) weekday P.M. peak hour trips. Changing the land use to General Commercial will permit this portion of the site to be developed in a more cohesive manner with the remainder of the site along the commercial corridor of Bonita Beach Road.

Under the proposed General Commercial Future Land Use category, the property could be developed with commercial uses up to approximately 5,000 to 7,000 square feet. This would generate approximately 60 weekday PM peak hour trips. This level of peak hour trips will **NOT** impact the MPO's 2045 Long Range Transportation Plan or the City of

Bonita Springs adopted Capital Improvement Plan or the County' 5-year Capital Improvement Plan. No further analysis was completed with respect to the comprehensive plan amendment change and the remaining analysis will focus on the rezoning application.

IV. PROPOSED DEVELOPMENT

The subject site is proposed to be rezoned to Mixed Use Planned Development (MPD) to permit the development of a mixed-use project that includes commercial and residential uses along the waterfront. The uses will include up to six (6) multi-family residential dwelling units, restaurants and commercial retail and a small office space on the site. **Table 1** summarizes the land uses utilized for the purposes of this analysis in terms of trip generation.

Table 1
Land Use
Hickory on the Bay

Land Use	Intensity
Primary Restaurant	13,879 Sq. Ft.
Retail	5,388 Sq. Ft.
Ancillary Restaurants	3,000 Sq. Ft.
Small Office	1,450 Sq. Ft.
Multi-Family	6 Units
Total Floor Area	23,717 Sq. Ft.

Access to the subject site is proposed to Bonita Beach Road via two access connections. The both access connection will align with exiting median openings along Bonita Beach Road, allowing left turn ingress and egress from the site. A cross access connection is also proposed to the 7-Eleven site to the east that will allow right-in/right-out access to Bonita Beach Road from this cross access drive connection.

V. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 931 (Fine Dining Restaurant) was utilized for the trip generation purposes of the proposed restaurant use that will be the principal feature on the site. Land Use Code 822 (Strip Retail) was used for the retail uses. The Schedule of Uses limits the site to one drive-through lane on the site. Therefore, the drive-through lane was associated with the larger restaurant floor area as indicated on the Master Concept Plan. Land Use Code 934 (Fast Food with Drive Through Window) was used for 2,000 square feet of the restaurant uses and Land Use Code 933 (Fast Food Restaurant without Drive-Through Window) was used for the remaining 1,000 square feet of restaurant floor area. Land Use Code 712 (Small Office Building) was used for the small office use on the site and Land Use Code 220 (Multi-Family Housing) was used for the six (6) multi-family residential dwelling units. The equations used from these land uses are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed development. The daily trip generation is also indicated in both tables.

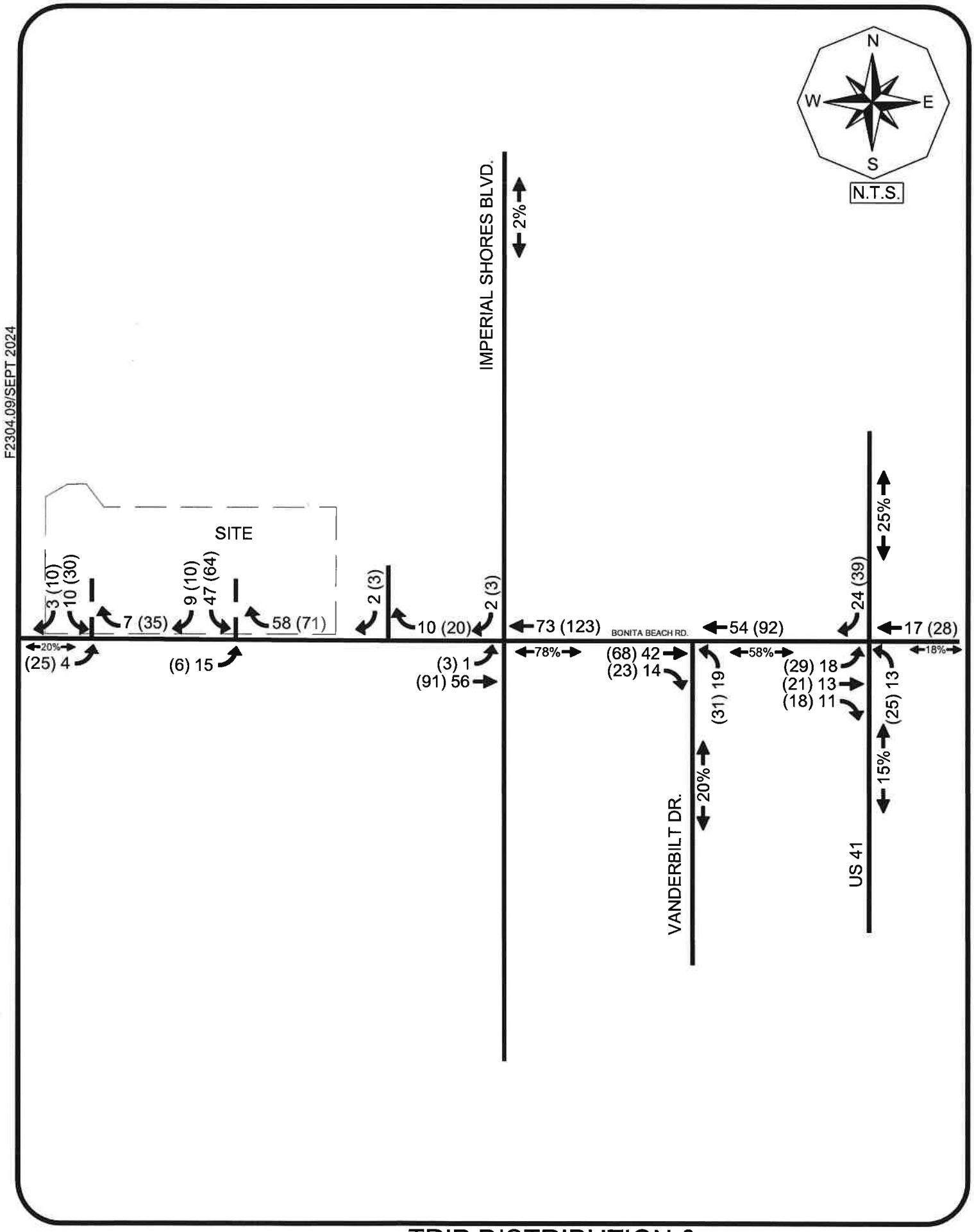
Table 2
Trip Generation
Hickory on the Bay

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Fine Dining (13,879 Sq. Ft.)	9	1	10	73	35	108	1,164
Retail (5,388 Sq. Ft.)	11	8	19	25	25	50	455
Fast Food Restaurant w/Drive Though (2,000 Sq. Ft.)	46	43	89	34	32	66	935
Fast Food Restaurant w/o Drive Through (1,000 Sq. Ft.)	25	18	43	22	22	44	450
Small Office (1,450 Sq. Ft.)	2	0	2	1	2	3	21
Multi-Family (6 Units)	1	1	2	2	1	3	40
Total Trips	94	71	165	157	117	274	3,065

VI. TRIP DISTRIBUTION

The trips generated by the proposed development which are shown in Table 2, were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on the current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on the attached **Table 1A** and **Figure 2**. Also shown on Figure 2 is the assignment of the project related trips to the site access drives along Bonita Beach Road.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the City of Bonita Springs Traffic Impact Statement Guidelines, Table 1A, in the Appendix, was created. This table indicates which roadway links will exceed 2% or 3% of the directional peak hour capacity of the Level of Service Standard.



TRIP DISTRIBUTION &
SITE TRAFFIC ASSIGNMENT
HICKORY ON THE BAY

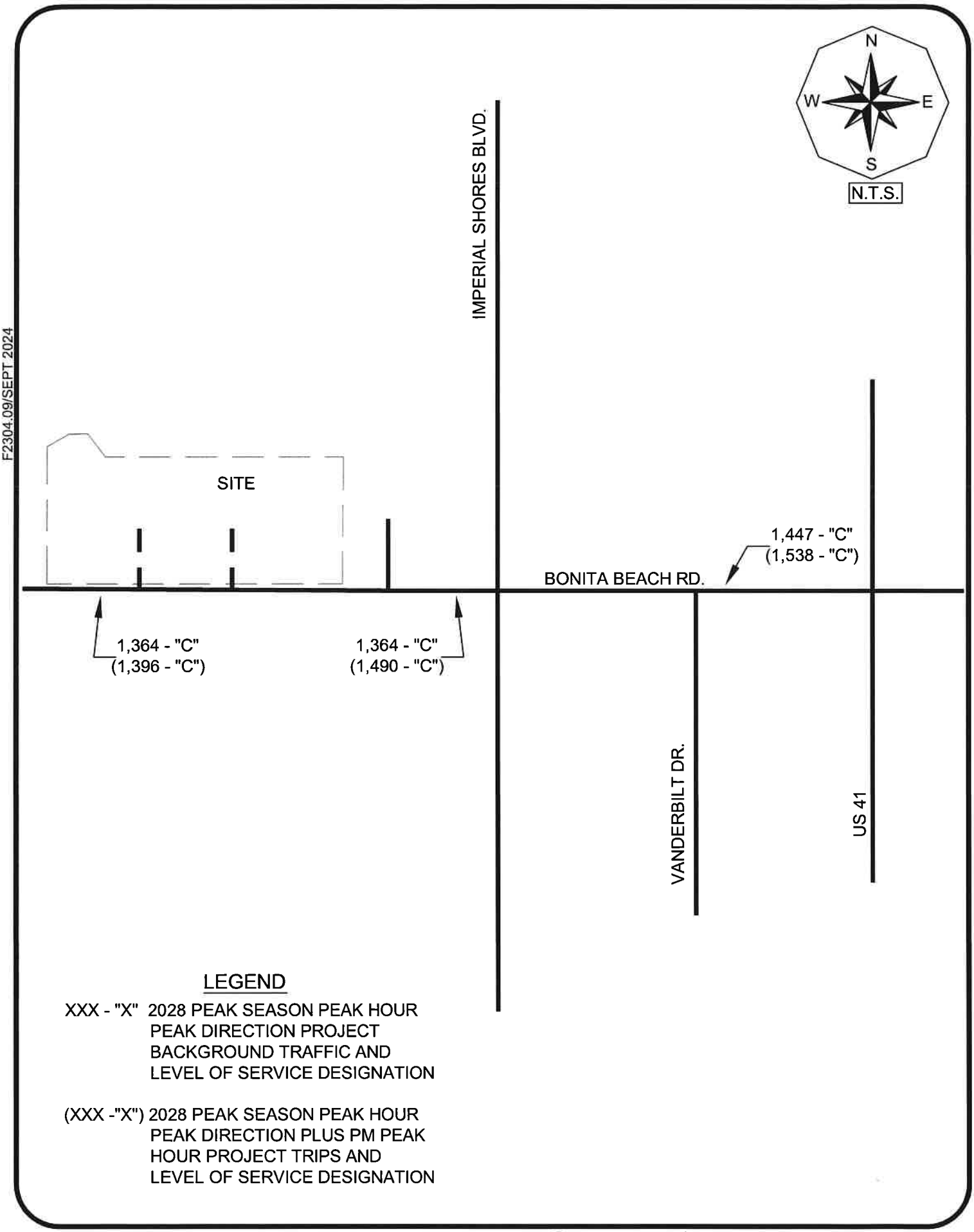
Figure 2

The Level of Service Thresholds for Bonita Beach Road were obtained from the ***Lee County Generalized Peak Hour Directional Service Volume*** tables, dated April, 2016. Based on Table 1A, the proposed development is NOT anticipated to significantly impact Bonita Beach Road.

VII. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2028 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. The existing roadway link traffic data was obtained from the 2023 ***City of Bonita Springs Traffic Count Report***. Based on the project distribution shown in Table 1A, the link data was analyzed for the year 2028 without the development and year 2028 with the development.

Figure 3 indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hour with the development traffic added to the roadways. This figure was derived from **Table 2A** contained in the Appendix. Note, the peak hour - peak direction vested trips were determined by utilizing the traffic information provided by the City of Bonita Springs a from the 2023 ***City of Bonita Springs Traffic Count Report***.



F2304.09/SEPT 2024

2028 LEVEL OF SERVICE ANALYSIS
HICKORY ON THE BAY

Figure 3

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

In comparing the links' functional classification and calculated 2028 traffic volumes to the Service Volume Tables, it was determined that the proposed development will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Figure 3 and attached Table 2A summarize the results of the Level of Service Analysis. Bonita Beach Road is projected to operate at LOS "C" in 2028 with the project traffic.

The intersection level of service at the main site access drive intersection in the center of the site for the projected weekday P.M. peak hour build-out year in 2028 is contained in the Appendix of the report. The though traffic volumes along Bonita Beach Road were taken from Table 2A in the Appendix.

Turn lane improvements at the site access drives intersections will be evaluated at the time the project seeks Local Development Order approval and the LDO application with the Lee County Department of Transportation.

VIII. CONCLUSION

The proposed development is located on the north side of Bonita Beach Road west of Imperial Shores Boulevard in the City of Bonita Springs, Florida. Based on the results of the Level of Service analysis, it was determined that all analyzed roadway links are projected to operate at an acceptable Level of Service "C" in 2028 with both the AM and PM peak hour project traffic added to the network. Therefore, the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service.

Site specific turn lane improvements will be evaluated at the time the project seeks a Local Development Order approval.

APPENDIX

TABLES 1A & 2A

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
HICKORY ON THE BAY

Revised 9/26/2024

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 165 VPH IN= 94 OUT= 71

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 274 VPH IN= 157 OUT= 117

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Bonita Beach Road	W. of Site	4LD	Arterial	0	250	1,840	1,960	1,960	20%	31	1.7%
	E. of Site	4LD	Arterial	0	250	1,840	1,960	1,960	80%	126	6.8%
	E. of Vanderbilt Beach Rd	4LD	Arterial	0	250	1,840	1,960	1,960	58%	91	4.9%
	E. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960	18%	28	1.5%
US 41	N. of Bonita Beach	6LD	Arterial	0	0	2,940	3,020	3,020	25%	39	1.3%
	S. of Bonita Beach	6LD	Arterial	0	0	2,940	3,020	3,020	15%	24	0.8%

☐ - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

* Level of Service Thresholds for US 41 taken from FDOT Q/LOS Manul Table 7 Generalized LOS Table

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
HICKORY ON THE BAY

Revised 9-26-2024

TOTAL PROJECT TRAFFIC AM = 165 VPH IN = 94 OUT= 71

TOTAL PROJECT TRAFFIC PM = 274 VPH IN= 157 OUT= 117

ROADWAY	ROADWAY SEGMENT	COUNT STA #	BASE YR ADT	2024 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2024 PK HR PK SEASON PEAK DIR.[2]	2028 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2028 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Bonita Beach Road	W. of Site	0007	25,300	29,300	5	2.98%	1,213	1,364	C	0.70	20%	19	31	1,383	C	0.71	1,396	C	0.71
	E. of Site	0007	25,300	29,300	5	2.98%	1,213	1,364	C	0.70	80%	75	126	1,439	C	0.73	1,490	C	0.76
	E. of Vanderbilt Beach Rd	0016	25,900	30,200	6	2.59%	1,306	1,447	C	0.74	58%	55	91	1,501	C	0.77	1,538	C	0.78
	E. of US 41	0006	30,000	34,400	5	2.77%	1,503	1,677	C	0.86	18%	17	28	1,694	C	0.86	1,705	C	0.87

1 Annual Growth Rates were calculated based on historical traffic data obtained from City of Bonita Springs Traffic County Report

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the City of Bonita Springs Traffic County Report from the Three Day Average Count

FDOT GENERALIZED SERVICE VOLUMES TABLE

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

TRAFFIC DATA

CITY OF BONITA SPRINGS TRAFFIC COUNT REPORT

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	March-22	Feb-23	Feb-24
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	6800	6000	6400
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	32000	32400	31600
0016	0007	Bonita Beach Rd E of Vandebilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900	26300
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	34000	34100	33200
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	35600	35200	34400
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	47000	43200	39500
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	23500	14300	20000
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	29300	20100	24200
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	10400	10200	10400
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	2100	1900	1100
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	4100	4600	4700
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	3300	3700	3800
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	12200	12900	12500
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	16800	16800	15200
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	8900	9000	9000
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	11000	7600	9400
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	10100	7100	8700
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	10400	7100	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	26500	26200	27800
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	20500	21400	21500
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	24500	25700	25500
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	21600	22600	22600
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	2100	2300	2400
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	6800	7300	6800
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500	17600	18900	19300	18400
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900	13500
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100	21400
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200	13700	15000	15100	14800
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	16900	16900	17500
0002	N/A	Paradise Rd N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3600	3800	5700
0001	N/A	Pennsylvania Ave E of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3700	3500
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5900	4100	5100	5000	4600
0003	N/A	Tropical Acers Dr N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600	400	600	700
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600	7200	6700	7700

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 130900000000
Station ID: 120006311100
BONITA BCH RD W. OF ARROYAL RD

Start Time	13-Feb-24 Tue	EB Morning	EB Afternoon	Hour Totals Morning	Hour Totals Afternoon	WB Morning	WB Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		14	365			18	368				
12:15		10	379			12	368				
12:30		14	335			12	422				
12:45		8	386	46	1465	8	370	50	1528	96	2993
01:00		5	380			10	365				
01:15		6	396			5	417				
01:30		13	389			5	370				
01:45		7	387	31	1552	12	414	32	1566	63	3118
02:00		4	395			6	350				
02:15		4	391			2	369				
02:30		2	353			4	358				
02:45		6	360	16	1499	4	364	16	1441	32	2940
03:00		3	280			7	348				
03:15		5	322			0	391				
03:30		15	286			6	320				
03:45		5	390	28	1278	7	360	20	1419	48	2697
04:00		11	338			7	326				
04:15		15	408			9	335				
04:30		12	355			11	314				
04:45		15	379	53	1480	17	322	44	1297	97	2777
05:00		27	390			24	318				
05:15		35	405			28	328				
05:30		34	330			40	259				
05:45		44	341	140	1466	70	267	162	1172	302	2638
06:00		68	281			78	192				
06:15		74	323			120	290				
06:30		100	264			201	214				
06:45		112	265	354	1133	248	238	647	934	1001	2067
07:00		124	226			244	181				
07:15		162	237			263	163				
07:30		196	222			317	159				
07:45		211	198	693	883	317	122	1141	625	1834	1508
08:00		263	172			350	130				
08:15		250	152			338	111				
08:30		271	146			337	81				
08:45		284	134	1068	604	328	88	1353	410	2421	1014
09:00		297	133			373	73				
09:15		265	149			334	79				
09:30		311	107			356	105				
09:45		305	97	1178	486	340	56	1403	313	2581	799
10:00		319	89			366	51				
10:15		341	71			367	44				
10:30		353	55			367	29				
10:45		340	32	1353	247	381	35	1481	159	2834	406
11:00		331	48			392	17				
11:15		391	32			386	20				
11:30		371	21			405	20				
11:45		381	14	1474	115	386	17	1569	74	3043	189
Total		6434	12208			7918	10938			14352	23146
Percent		34.5%	65.5%			42.0%	58.0%			38.3%	61.7%

(1566 + 1508 + 1434)/3 = 1503

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 130900000000
Station ID: 120006311100
BONITA BCH RD W. OF ARROYAL RD

Start	14-Feb-24	EB		Hour Totals		WB		Hour Totals		Combined Totals	
Time	Wed	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		13	374			12	432				
12:15		15	373			11	395				
12:30		7	381			4	410				
12:45		6	381	41	1509	5	397	32	1634	73	3143
01:00		4	407			3	412				
01:15		4	401			3	301				
01:30		5	348			5	395				
01:45		6	377	19	1533	2	400	13	1508	32	3041
02:00		4	379			7	367				
02:15		6	370			6	398				
02:30		3	375			1	342				
02:45		8	377	21	1501	6	389	20	1496	41	2997
03:00		3	357			1	307				
03:15		3	400			3	350				
03:30		9	332			5	343				
03:45		8	395	23	1484	8	337	17	1337	40	2821
04:00		8	349			8	319				
04:15		8	372			6	361				
04:30		14	332			8	342				
04:45		15	341	45	1394	22	378	44	1400	89	2794
05:00		22	398			20	341				
05:15		24	385			23	325				
05:30		36	377			60	267				
05:45		47	377	129	1537	67	307	170	1240	299	2777
06:00		66	382			64	262				
06:15		81	349			110	241				
06:30		112	348			177	241				
06:45		98	330	357	1409	232	340	583	1084	940	2493
07:00		128	304			260	233				
07:15		151	261			255	180				
07:30		223	195			353	166				
07:45		231	199	733	959	441	146	1309	725	2042	1684
08:00		255	206			344	197				
08:15		248	254			314	145				
08:30		301	213			364	95				
08:45		278	145	1082	818	359	128	1381	565	2463	1383
09:00		368	150			351	75				
09:15		388	178			374	100				
09:30		287	155			411	101				
09:45		282	136	1325	619	395	86	1531	362	2856	981
10:00		314	149			397	55				
10:15		341	101			377	52				
10:30		363	98			428	44				
10:45		354	72	1372	420	388	43	1590	194	2962	614
11:00		378	42			393	24				
11:15		378	40			391	36				
11:30		372	37			404	24				
11:45		375	28	1503	147	410	22	1598	106	3101	253
Total		6650	13330			8288	11651			14938	24981
Percent		33.3%	66.7%			41.6%	58.4%			37.4%	62.6%

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 130900000000
Station ID: 120006311100
BONITA BCH RD W. OF ARROYAL RD

Start Time	15-Feb-24 Thu	EB Morning	EB Afternoon	Hour Totals Morning	Hour Totals Afternoon	WB Morning	WB Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		22	342			22	360				
12:15		20	380			11	392				
12:30		15	406			18	346				
12:45		6	387	63	1515	9	396	60	1494	123	3009
01:00		12	384			7	361				
01:15		10	397			13	345				
01:30		9	333			8	388				
01:45		7	387	38	1501	9	340	37	1434	75	2935
02:00		10	335			10	299				
02:15		5	413			6	371				
02:30		3	343			2	310				
02:45		4	367	22	1458	6	389	24	1369	46	2827
03:00		5	367			5	294				
03:15		7	400			4	294				
03:30		7	340			5	330				
03:45		3	359	22	1466	7	360	21	1278	43	2744
04:00		12	371			10	285				
04:15		6	333			5	302				
04:30		13	326			17	280				
04:45		22	383	53	1413	20	278	52	1145	105	2558
05:00		25	374			13	268				
05:15		39	376			23	311				
05:30		33	306			48	278				
05:45		48	322	145	1378	66	282	150	1139	295	2517
06:00		58	324			69	235				
06:15		86	309			111	219				
06:30		102	278			180	227				
06:45		123	290	369	1201	233	213	593	894	962	2095
07:00		152	315			213	175				
07:15		158	257			251	178				
07:30		210	226			291	159				
07:45		211	220	731	1018	343	126	1098	638	1829	1656
08:00		272	189			340	120				
08:15		242	185			314	101				
08:30		242	167			341	97				
08:45		293	178	1049	719	378	93	1373	411	2422	1130
09:00		248	159			355	81				
09:15		313	129			301	82				
09:30		287	145			351	84				
09:45		316	120	1164	553	340	85	1347	332	2511	885
10:00		332	115			380	75				
10:15		329	89			376	70				
10:30		344	63			369	34				
10:45		365	66	1370	333	359	33	1484	212	2854	545
11:00		361	39			369	27				
11:15		350	30			385	26				
11:30		381	33			350	27				
11:45		382	15	1474	117	356	21	1460	101	2934	218
Total		6500	12672			7699	10447			14199	23119
Percent		33.9%	66.1%			42.4%	57.6%			38.0%	62.0%
Grand Total		19584	38210			23905	33036			43489	71246
Percent		33.9%	66.1%			42.0%	58.0%			37.9%	62.1%
ADT		ADT 38,245		AADT 38,245							

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 130817000000
Station ID: 120016311100
BONITA BCH RD E.OF VANDERBILT DR

Start Time	13-Feb-24 Tue	EB Morning	EB Afternoon	Hour Totals Morning	Hour Totals Afternoon	WB Morning	WB Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		9	324			7	311				
12:15		9	321			7	323				
12:30		6	300			9	273				
12:45		3	315	27	1260	5	285	28	1192	55	2452
01:00		7	305			10	299				
01:15		2	294			5	314				
01:30		2	287			2	286				
01:45		3	328	14	1214	3	286	20	1185	34	2399
02:00		4	291			3	240				
02:15		2	288			1	251				
02:30		1	320			0	216				
02:45		1	340	8	1239	0	260	4	967	12	2206
03:00		0	303			1	261				
03:15		2	320			0	240				
03:30		6	288			1	223				
03:45		2	311	10	1222	3	242	5	966	15	2188
04:00		10	268			2	211				
04:15		7	330			3	232				
04:30		10	287			5	187				
04:45		10	283	37	1168	6	208	16	838	53	2006
05:00		13	230			4	205				
05:15		16	298			17	209				
05:30		28	263			19	227				
05:45		24	250	81	1041	29	196	69	837	150	1878
06:00		35	239			47	170				
06:15		57	277			78	173				
06:30		60	239			130	149				
06:45		71	196	223	951	147	151	402	643	625	1594
07:00		107	158			176	132				
07:15		131	115			183	133				
07:30		110	115			226	141				
07:45		155	108	503	496	239	111	824	517	1327	1013
08:00		226	86			274	104				
08:15		198	107			278	97				
08:30		207	98			238	84				
08:45		201	77	832	368	250	86	1040	371	1872	739
09:00		209	86			320	70				
09:15		197	71			277	69				
09:30		230	49			296	51				
09:45		260	47	896	253	261	46	1154	236	2050	489
10:00		260	26			259	47				
10:15		249	40			289	35				
10:30		292	25			300	25				
10:45		277	27	1078	118	310	16	1158	123	2236	241
11:00		264	17			270	10				
11:15		285	9			295	10				
11:30		291	8			308	10				
11:45		321	8	1161	42	291	13	1164	43	2325	85
Total		4870	9372			5884	7918			10754	17290
Percent		34.2%	65.8%			42.6%	57.4%			38.3%	61.7%

$(1192+1319+1406)/3 = 1306$

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 130817000000
Station ID: 120016311100
BONITA BCH RD E.OF VANDERBILT DR

Start Time	14-Feb-24 Wed	EB Morning	EB Afternoon	Hour Totals Morning	Hour Totals Afternoon	WB Morning	WB Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		6	307			10	271				
12:15		5	290			8	348				
12:30		3	270			3	340				
12:45		1	296	15	1163	7	352	28	1311	43	2474
01:00		1	316			5	328				
01:15		3	277			3	331				
01:30		7	252			0	351				
01:45		1	264	12	1109	1	309	9	1319	21	2428
02:00		1	298			0	290				
02:15		0	317			0	277				
02:30		1	285			3	248				
02:45		0	292	2	1192	2	299	5	1114	7	2306
03:00		1	322			0	253				
03:15		0	325			1	262				
03:30		3	252			1	234				
03:45		1	325	5	1224	0	243	2	992	7	2216
04:00		3	262			0	210				
04:15		6	284			3	219				
04:30		5	288			6	234				
04:45		10	270	24	1104	6	236	15	899	39	2003
05:00		19	263			11	240				
05:15		11	256			10	272				
05:30		28	288			22	256				
05:45		35	266	93	1073	23	247	66	1015	159	2088
06:00		30	236			50	258				
06:15		58	261			67	195				
06:30		60	377			140	163				
06:45		66	319	214	1193	180	175	437	791	651	1984
07:00		111	247			143	168				
07:15		140	173			199	153				
07:30		186	182			194	127				
07:45		230	140	667	742	203	122	739	570	1406	1312
08:00		175	125			264	131				
08:15		174	108			301	101				
08:30		193	109			280	70				
08:45		208	91	750	433	271	83	1116	385	1866	818
09:00		202	90			299	78				
09:15		238	99			305	71				
09:30		260	71			263	57				
09:45		262	58	962	318	241	60	1108	266	2070	584
10:00		230	71			290	51				
10:15		254	44			295	36				
10:30		259	53			324	37				
10:45		260	40	1003	208	296	27	1205	151	2208	359
11:00		278	16			310	26				
11:15		300	14			313	14				
11:30		305	12			287	19				
11:45		303	11	1186	53	262	10	1172	69	2358	122
Total		4933	9812			5902	8882			10835	18694
Percent		33.5%	66.5%			39.9%	60.1%			36.7%	63.3%

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 130817000000
Station ID: 120016311100
BONITA BCH RD E.OF VANDERBILT DR

Start	15-Feb-24	EB		Hour Totals		WB		Hour Totals		Combined Totals	
Time	Thu	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		8	327			10	362				
12:15		2	322			6	339				
12:30		7	307			12	358				
12:45		2	290	19	1246	9	347	37	1406	56	2652
01:00		6	277			7	347				
01:15		7	291			3	315				
01:30		5	351			6	325				
01:45		1	303	19	1222	2	296	18	1283	37	2505
02:00		2	282			2	217				
02:15		2	292			1	319				
02:30		3	360			6	259				
02:45		5	351	12	1285	6	298	15	1093	27	2378
03:00		3	291			1	253				
03:15		2	315			2	227				
03:30		3	259			4	265				
03:45		4	309	12	1174	4	231	11	976	23	2150
04:00		3	298			0	227				
04:15		4	283			2	232				
04:30		4	257			4	183				
04:45		14	301	25	1139	7	217	13	859	38	1998
05:00		19	250			10	209				
05:15		18	298			10	244				
05:30		16	288			18	228				
05:45		34	319	87	1155	33	235	71	916	158	2071
06:00		38	244			45	209				
06:15		50	269			73	200				
06:30		60	348			134	155				
06:45		70	340	218	1201	170	183	422	747	640	1948
07:00		99	242			162	130				
07:15		138	190			203	154				
07:30		149	143			206	120				
07:45		163	138	549	713	255	129	826	533	1375	1246
08:00		199	106			263	100				
08:15		172	119			283	88				
08:30		186	120			280	93				
08:45		182	97	739	442	285	84	1111	365	1850	807
09:00		216	105			291	88				
09:15		222	75			276	60				
09:30		237	69			331	67				
09:45		256	80	931	329	341	65	1239	280	2170	609
10:00		232	68			365	64				
10:15		220	53			330	42				
10:30		288	35			336	36				
10:45		253	32	993	188	356	28	1387	170	2380	358
11:00		278	22			343	16				
11:15		303	10			359	17				
11:30		314	10			375	16				
11:45		276	9	1171	51	373	14	1450	63	2621	114
Total		4775	10145			6600	8691			11375	18836
Percent		32.0%	68.0%			43.2%	56.8%			37.7%	62.3%
Grand Total		14578	29329			18386	25491			32964	54820
Percent		33.2%	66.8%			41.9%	58.1%			37.6%	62.4%
ADT		ADT 29,261		AADT 29,261							

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 15339B000000
Station ID: 120007311100
BONITA BCH RD W\O VANDERBILT DR

Latitude: 0' 0.0000 Undefined

Start Time	13-Feb-24 Tue	EB Morning	EB Afternoon	Hour Totals Morning	Hour Totals Afternoon	WB Morning	WB Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		9	299			7	288				
12:15		6	290			7	267				
12:30		6	302			9	260				
12:45		3	295	24	1186	5	257	28	1072	52	2258
01:00		6	285			7	273				
01:15		2	285			5	305				
01:30		3	293			1	238				
01:45		4	272	15	1135	3	268	16	1084	31	2219
02:00		2	297			3	208				
02:15		2	233			1	227				
02:30		1	310			0	209				
02:45		1	300	6	1140	0	204	4	848	10	1988
03:00		0	296			2	220				
03:15		1	342			0	214				
03:30		4	282			1	254				
03:45		2	295	7	1215	3	220	6	908	13	2123
04:00		6	278			1	214				
04:15		6	285			2	215				
04:30		6	293			5	212				
04:45		7	285	25	1141	4	211	12	852	37	1993
05:00		10	258			2	223				
05:15		10	265			14	233				
05:30		24	248			15	234				
05:45		18	209	62	980	25	199	56	889	118	1869
06:00		34	205			39	198				
06:15		43	241			64	170				
06:30		53	233			127	165				
06:45		68	211	198	890	127	145	357	678	555	1568
07:00		71	140			152	127				
07:15		126	124			152	120				
07:30		95	115			182	121				
07:45		129	115	421	494	180	110	666	478	1087	972
08:00		200	89			217	102				
08:15		160	98			233	82				
08:30		177	101			206	84				
08:45		175	66	712	354	211	71	867	339	1579	693
09:00		194	71			260	72				
09:15		189	76			270	69				
09:30		173	44			246	49				
09:45		239	41	795	232	240	42	1016	232	1811	464
10:00		215	32			260	40				
10:15		248	35			268	30				
10:30		246	29			276	18				
10:45		234	21	943	117	281	19	1085	107	2028	224
11:00		228	18			238	13				
11:15		258	8			274	11				
11:30		271	3			290	13				
11:45		267	6	1024	35	263	10	1065	47	2089	82
Total		4232	8919			5178	7534			9410	16453
Percent		32.2%	67.8%			40.7%	59.3%			36.4%	63.6%

WB $(1084 + 1220 + 1334)/3 = 1,213$

EB $(1186 + 1167 + 1195)/3 = 1,183$

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 15339B000000
Station ID: 120007311100
BONITA BCH RD W\O VANDERBILT DR

Latitude: 0' 0.0000 Undefined

Start	14-Feb-24	EB		Hour Totals		WB		Hour Totals		Combined Totals	
Time	Wed	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		10	271			7	231				
12:15		5	233			7	304				
12:30		3	237			3	336				
12:45		1	269	19	1010	6	315	23	1186	42	2196
01:00		1	282			5	328				
01:15		2	271			2	307				
01:30		6	270			0	315				
01:45		0	249	9	1072	1	270	8	1220	17	2292
02:00		0	341			1	279				
02:15		0	277			0	220				
02:30		0	289			2	230				
02:45		0	260	0	1167	2	256	5	985	5	2152
03:00		1	278			0	236				
03:15		0	311			2	235				
03:30		2	293			1	215				
03:45		1	276	4	1158	0	218	3	904	7	2062
04:00		1	271			0	212				
04:15		1	247			2	203				
04:30		4	250			5	245				
04:45		7	235	13	1003	4	231	11	891	24	1894
05:00		11	171			10	253				
05:15		6	230			8	281				
05:30		24	291			22	275				
05:45		29	243	70	935	20	262	60	1071	130	2006
06:00		28	244			43	275				
06:15		43	239			60	196				
06:30		54	363			114	145				
06:45		62	356	187	1202	160	157	377	773	564	1975
07:00		77	249			114	154				
07:15		123	173			166	137				
07:30		170	164			161	114				
07:45		191	132	561	718	145	108	586	513	1147	1231
08:00		153	112			210	119				
08:15		142	105			251	88				
08:30		161	103			230	67				
08:45		185	78	641	398	238	75	929	349	1570	747
09:00		172	83			268	74				
09:15		201	85			276	67				
09:30		233	63			254	53				
09:45		231	52	837	283	209	53	1007	247	1844	530
10:00		206	64			247	52				
10:15		211	40			271	30				
10:30		232	61			302	39				
10:45		212	29	861	194	264	29	1084	150	1945	344
11:00		237	11			282	24				
11:15		253	12			318	14				
11:30		247	9			244	18				
11:45		278	10	1015	42	265	8	1109	64	2124	106
Total		4217	9182			5202	8353			9419	17535
Percent		31.5%	68.5%			38.4%	61.6%			34.9%	65.1%

FTE
8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 15339B000000
Station ID: 120007311100
BONITA BCH RD W/O VANDERBILT DR

Latitude: 0' 0.0000 Undefined

Start	15-Feb-24	EB		Hour Totals		WB		Hour Totals		Combined Totals	
Time	Thu	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		8	295			10	334				
12:15		2	288			5	318				
12:30		4	299			9	347				
12:45		5	300	19	1182	9	335	33	1334	52	2516
01:00		3	267			7	323				
01:15		6	287			2	315				
01:30		4	310			4	299				
01:45		2	304	15	1168	2	267	15	1204	30	2372
02:00		2	292			1	210				
02:15		2	247			0	295				
02:30		3	343			4	254				
02:45		3	313	10	1195	4	238	9	997	19	2192
03:00		3	314			1	222				
03:15		1	300			2	216				
03:30		4	255			2	246				
03:45		1	292	9	1161	4	219	9	903	18	2064
04:00		3	261			0	212				
04:15		2	219			2	217				
04:30		2	228			4	193				
04:45		13	259	20	967	3	216	9	838	29	1805
05:00		11	235			4	221				
05:15		12	250			12	252				
05:30		12	265			15	219				
05:45		26	299	61	1049	30	258	61	950	122	1999
06:00		27	252			43	216				
06:15		47	258			57	207				
06:30		54	351			121	151				
06:45		58	359	186	1220	149	174	370	748	556	1968
07:00		82	251			136	114				
07:15		117	191			172	150				
07:30		145	144			164	110				
07:45		152	130	496	716	195	119	667	493	1163	1209
08:00		165	117			216	98				
08:15		159	110			236	86				
08:30		167	95			230	93				
08:45		161	107	652	429	246	69	928	346	1580	775
09:00		155	95			282	80				
09:15		191	74			254	54				
09:30		209	70			321	63				
09:45		210	73	765	312	313	56	1170	253	1935	565
10:00		202	65			332	56				
10:15		180	44			330	41				
10:30		234	33			310	33				
10:45		235	27	851	169	334	23	1306	153	2157	322
11:00		212	16			337	18				
11:15		263	10			329	19				
11:30		270	8			342	14				
11:45		246	10	991	44	353	12	1361	63	2352	107
Total		4075	9612			5938	8282			10013	17894
Percent		29.8%	70.2%			41.8%	58.2%			35.9%	64.1%

HCS SUMMARY SHEET

BONITA BEACH RD @ SITE ACCESS DRIVE

HCS Two-Way Stop-Control Report

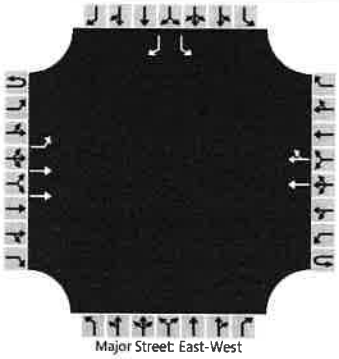
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	9/26/2024
Analysis Year	2028
Time Analyzed	Weekday PM Peak W/Project
Intersection Orientation	East-West
Project Description	Hickory on the Bay

Site Information

Intersection	Bonita Beach Rd. at W Site Access
Jurisdiction	Lee County
East/West Street	Bonita Beach Rd.
North/South Street	West Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	0		0	0	0		1	0	1
Configuration		L	T				T	TR						L		R
Volume (veh/h)	0	25	1159				1188	35						30		10
Percent Heavy Vehicles (%)	0	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.5		6.9
Critical Headway (sec)		4.12												6.82		6.92
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.21												3.51		3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		27												33		11
Capacity, c (veh/h)		520												153		405
v/c Ratio		0.05												0.21		0.03
95% Queue Length, Q_{95} (veh)		0.2												0.8		0.1
95% Queue Length, Q_{95} (ft)		5.0												20.2		2.5
Control Delay (s/veh)		12.3												34.7		14.1
Level of Service (LOS)		B												D		B
Approach Delay (s/veh)	0.3												29.6			
Approach LOS	A												D			

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HCS Two-Way Stop-Control Report

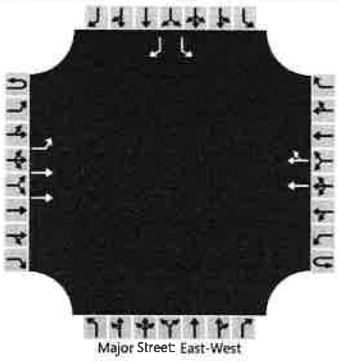
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	9/26/2024
Analysis Year	2028
Time Analyzed	Weekday PM Peak W/Project
Intersection Orientation	East-West
Project Description	Hickory on the Bay

Site Information

Intersection	Bonita Beach Rd. at East Site Access
Jurisdiction	Lee County
East/West Street	Bonita Beach Rd.
North/South Street	East Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	0		0	0	0		1	0	1
Configuration		L	T				T	TR						L		R
Volume (veh/h)	0	6	1183				1213	71						64		10
Percent Heavy Vehicles (%)	0	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.5		6.9
Critical Headway (sec)		4.12												6.82		6.92
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.21												3.51		3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7												70		11
Capacity, c (veh/h)		491												150		385
v/c Ratio		0.01												0.46		0.03
95% Queue Length, Q_{95} (veh)		0.0												2.1		0.1
95% Queue Length, Q_{95} (ft)		0.0												52.9		2.5
Control Delay (s/veh)		12.4												48.1		14.6
Level of Service (LOS)		B												E		B
Approach Delay (s/veh)	0.1												43.6			
Approach LOS	A												E			

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TRIP GENERATION EQUATIONS

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

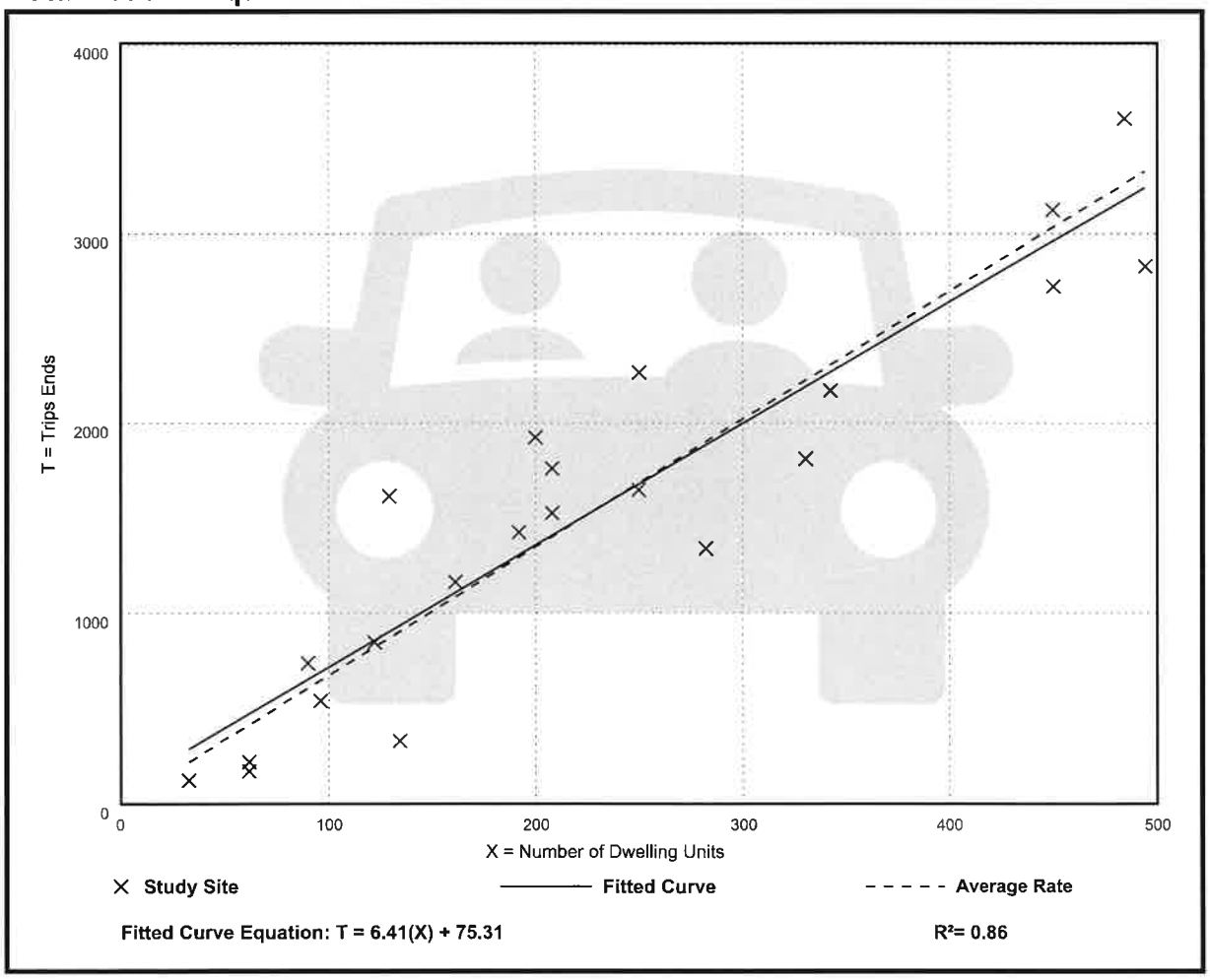
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

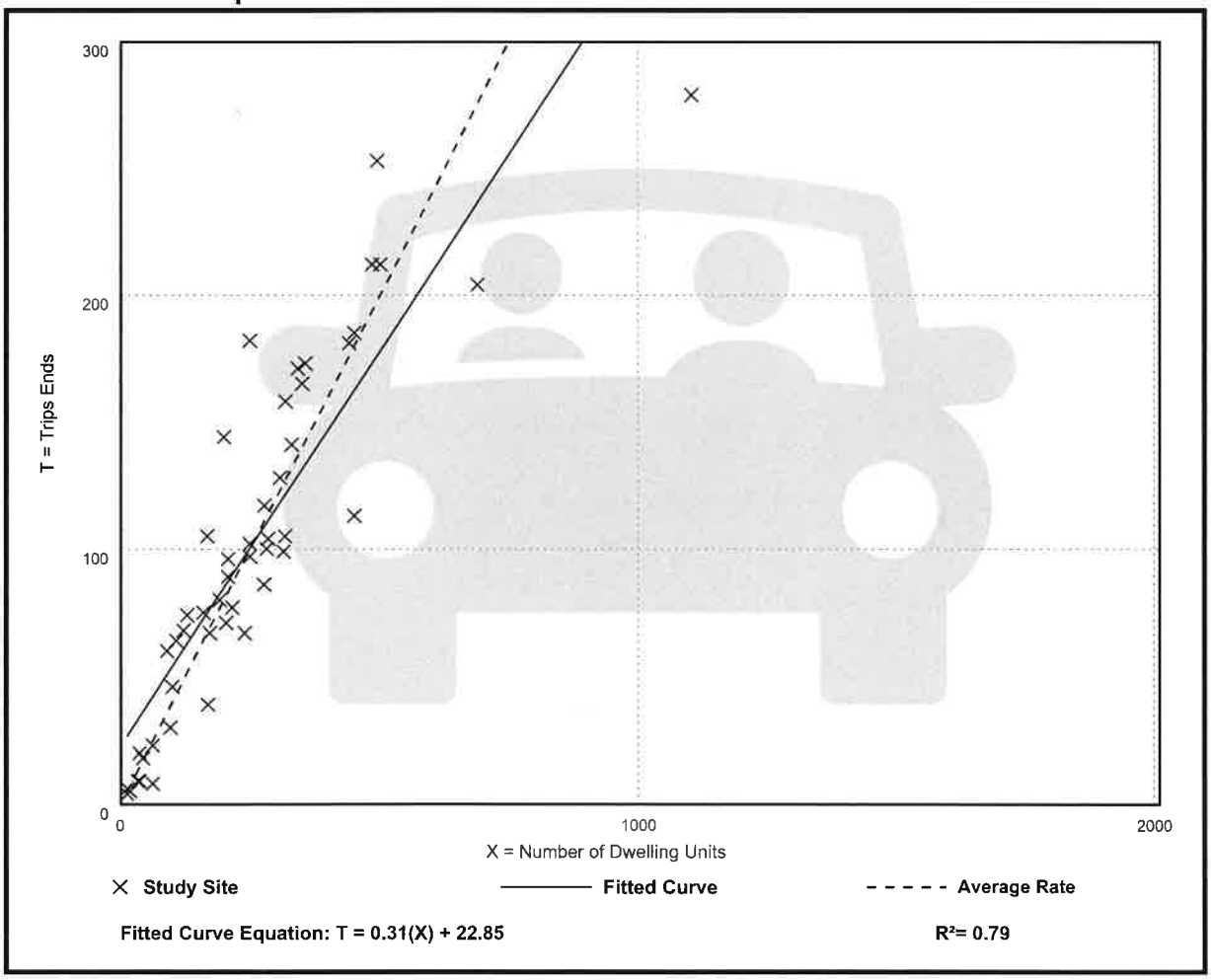
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



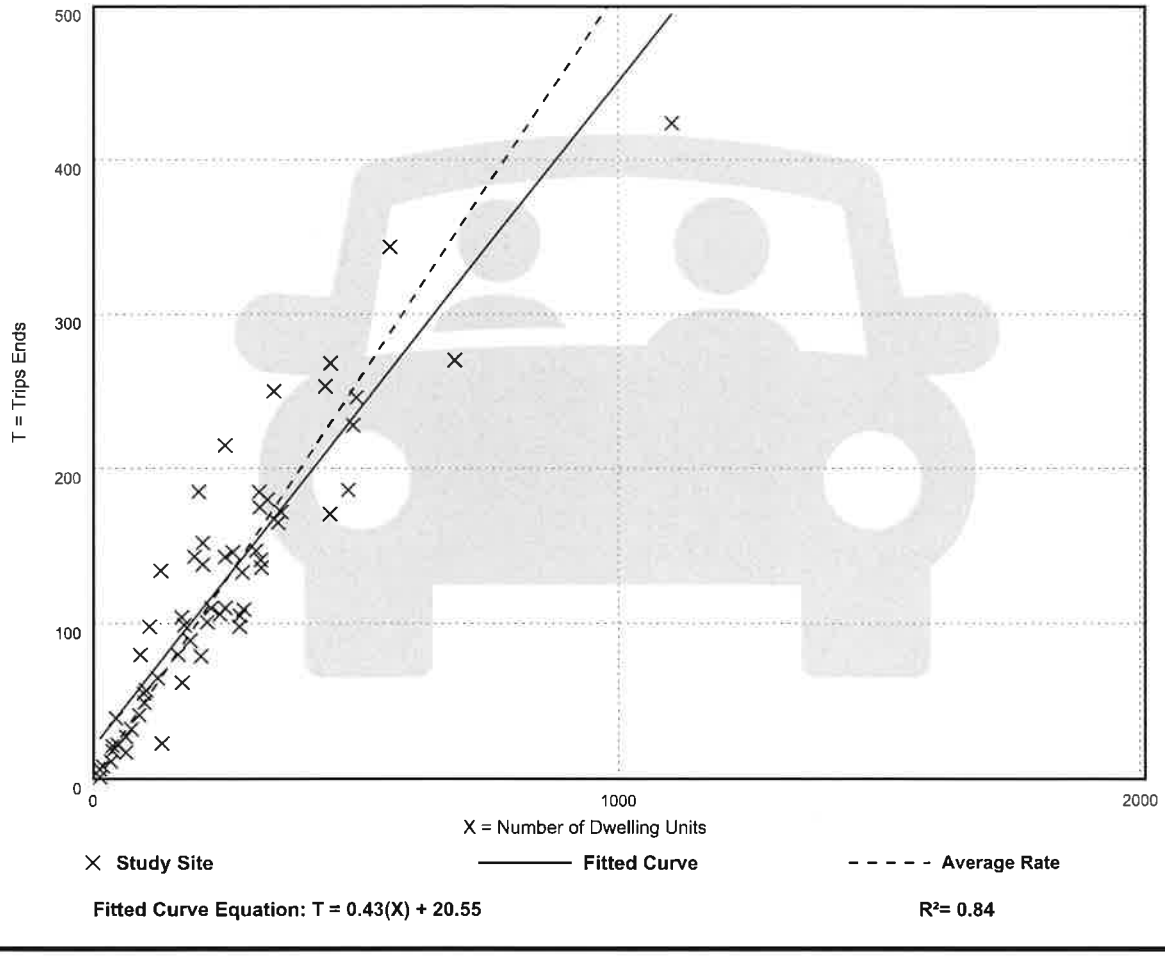
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) + 20.55

R^2= 0.84

Small Office Building
(712)

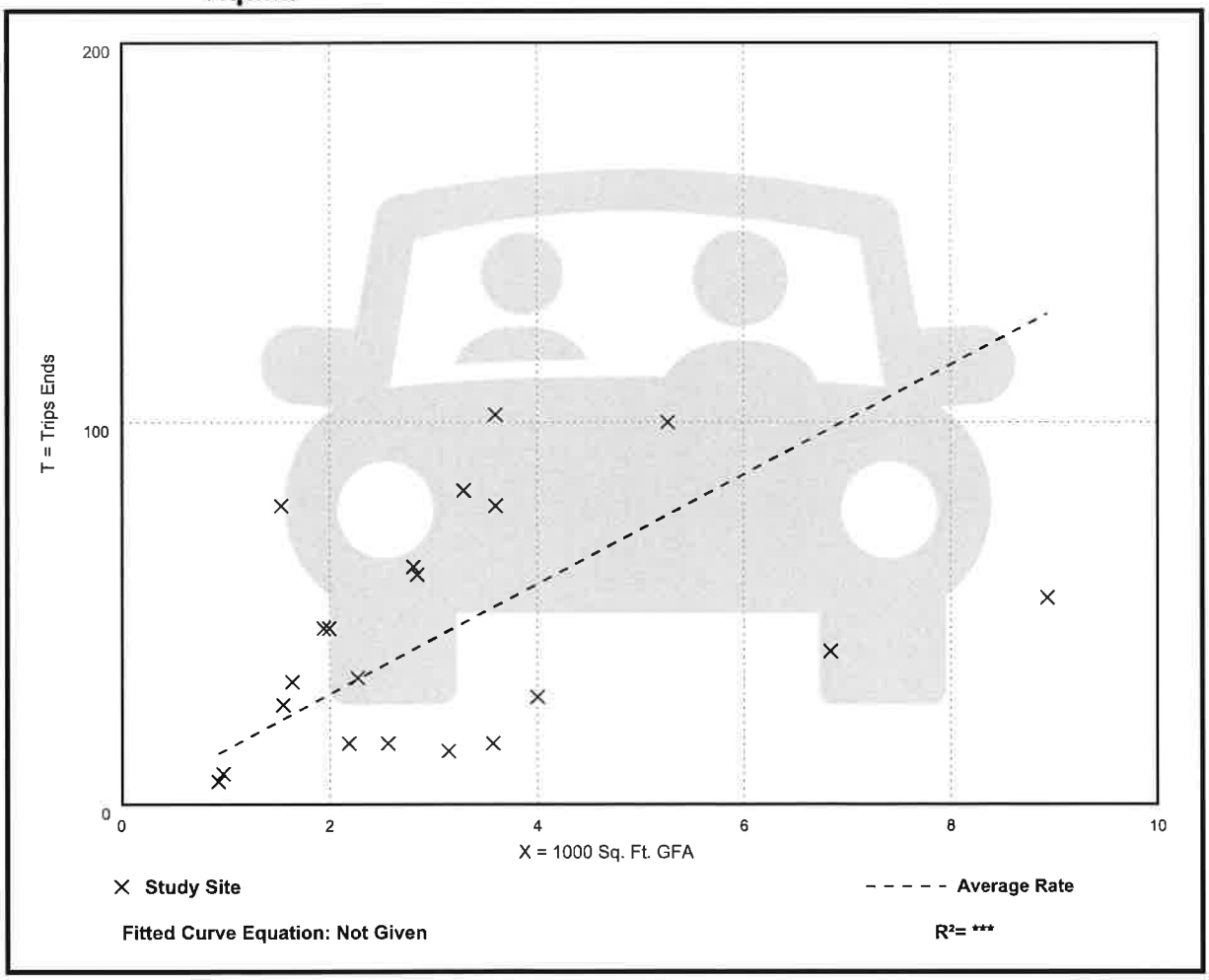
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



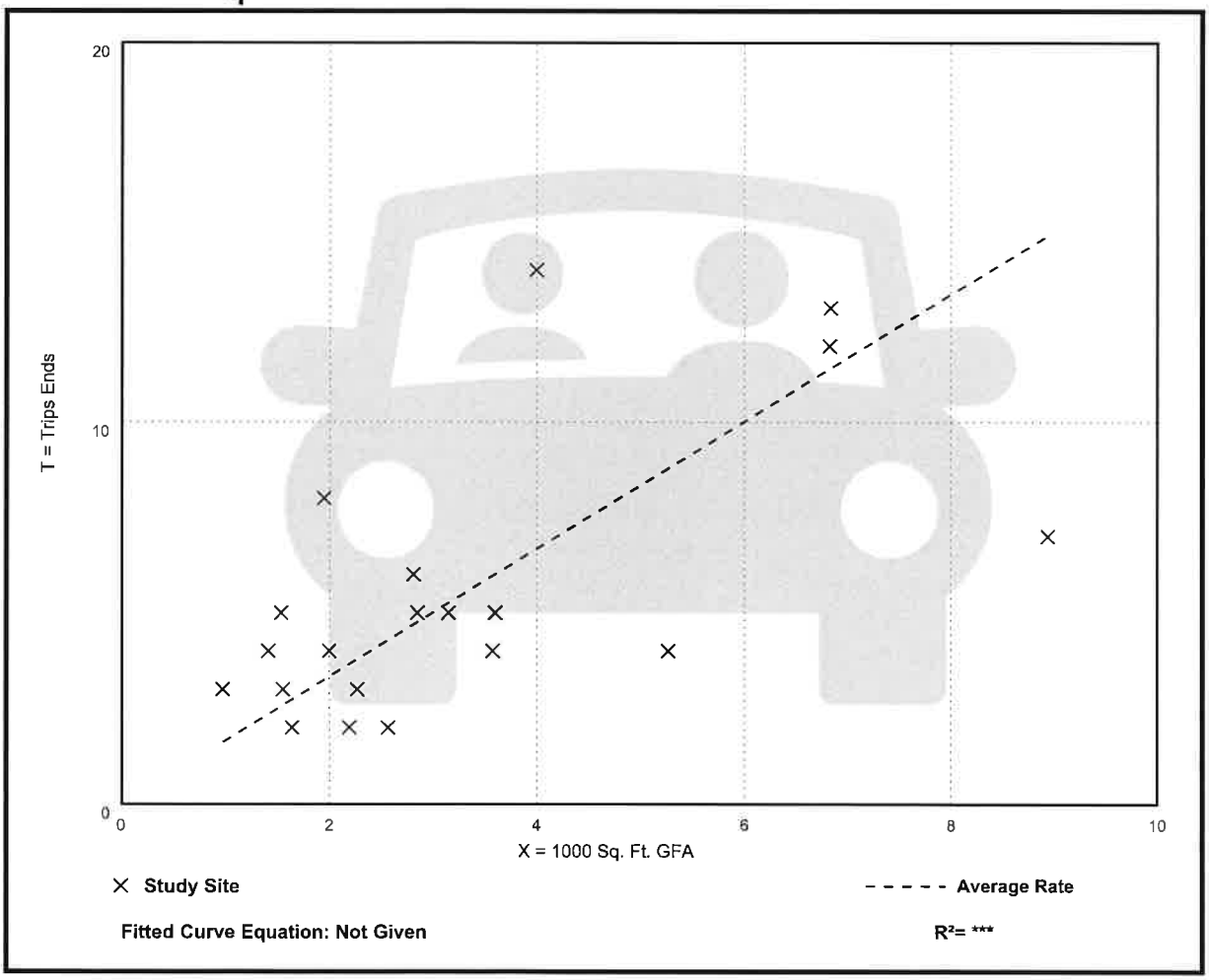
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



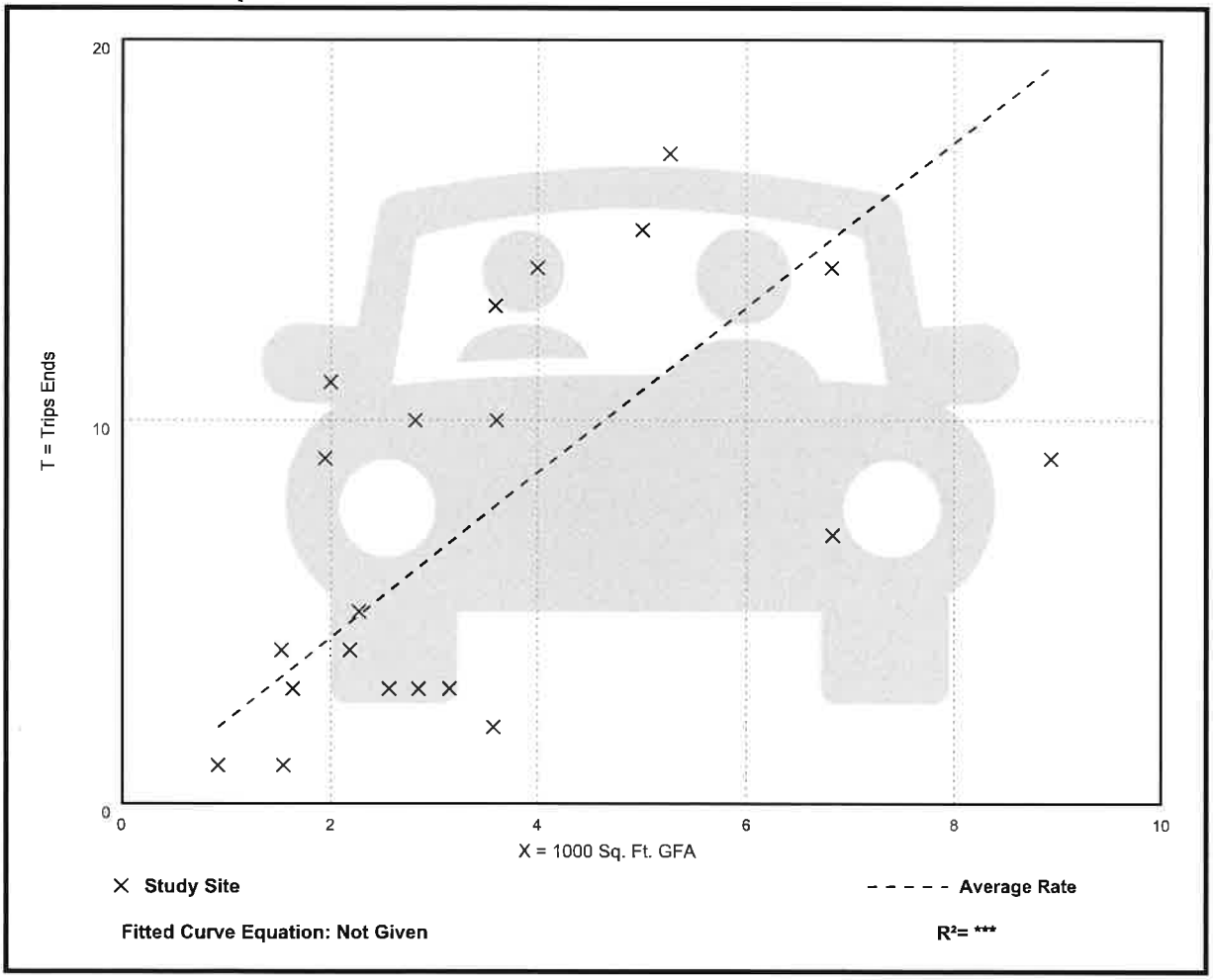
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

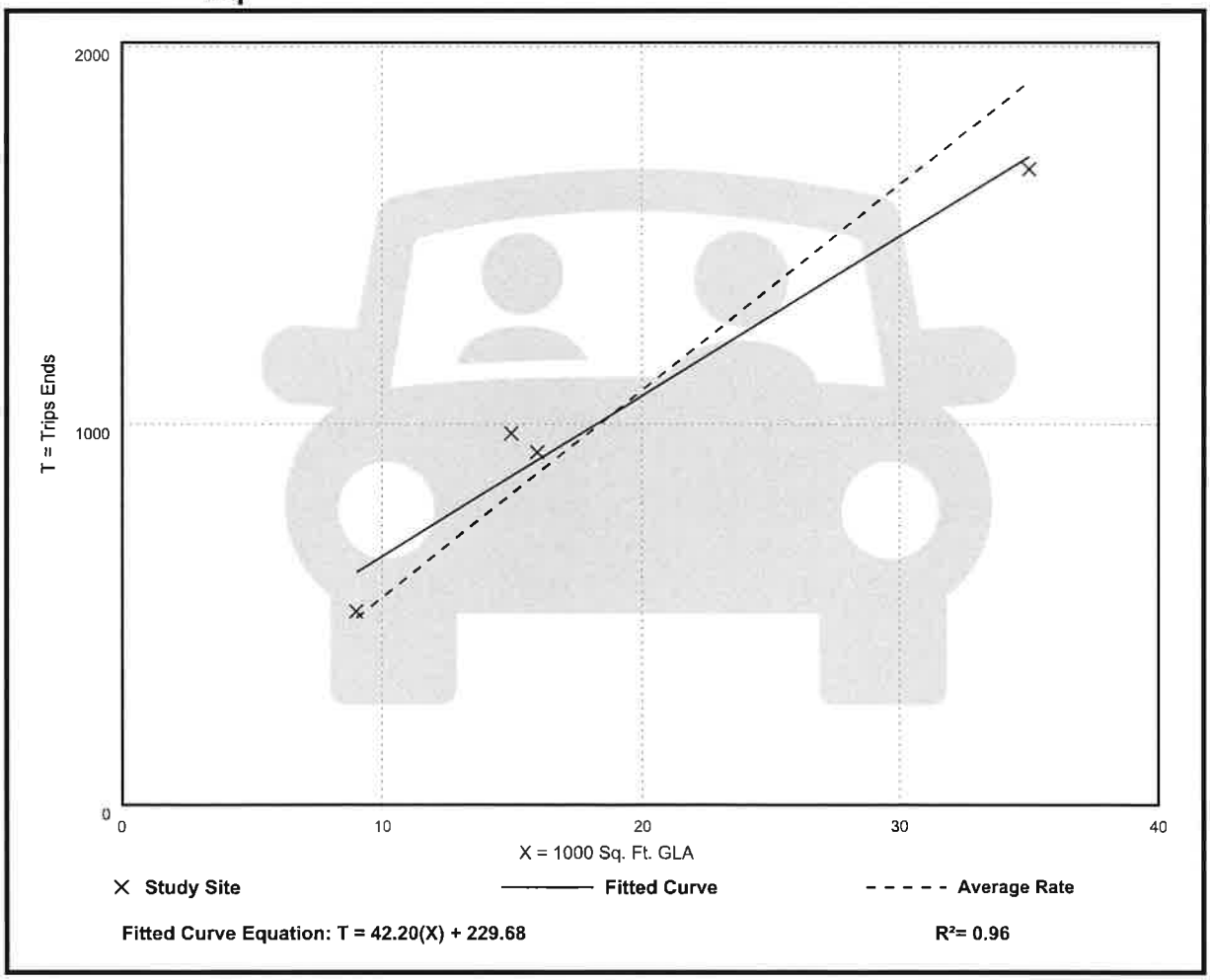
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

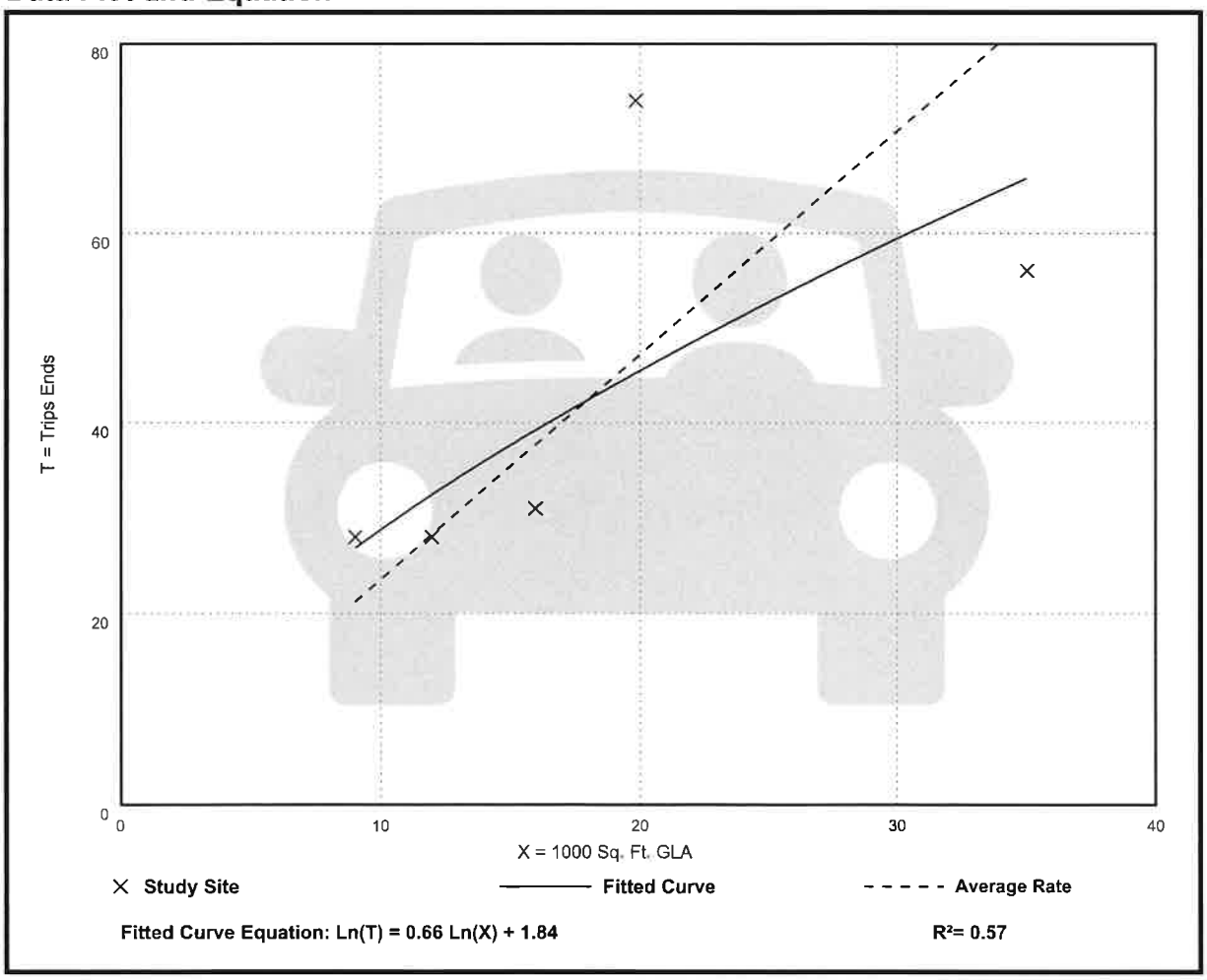
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

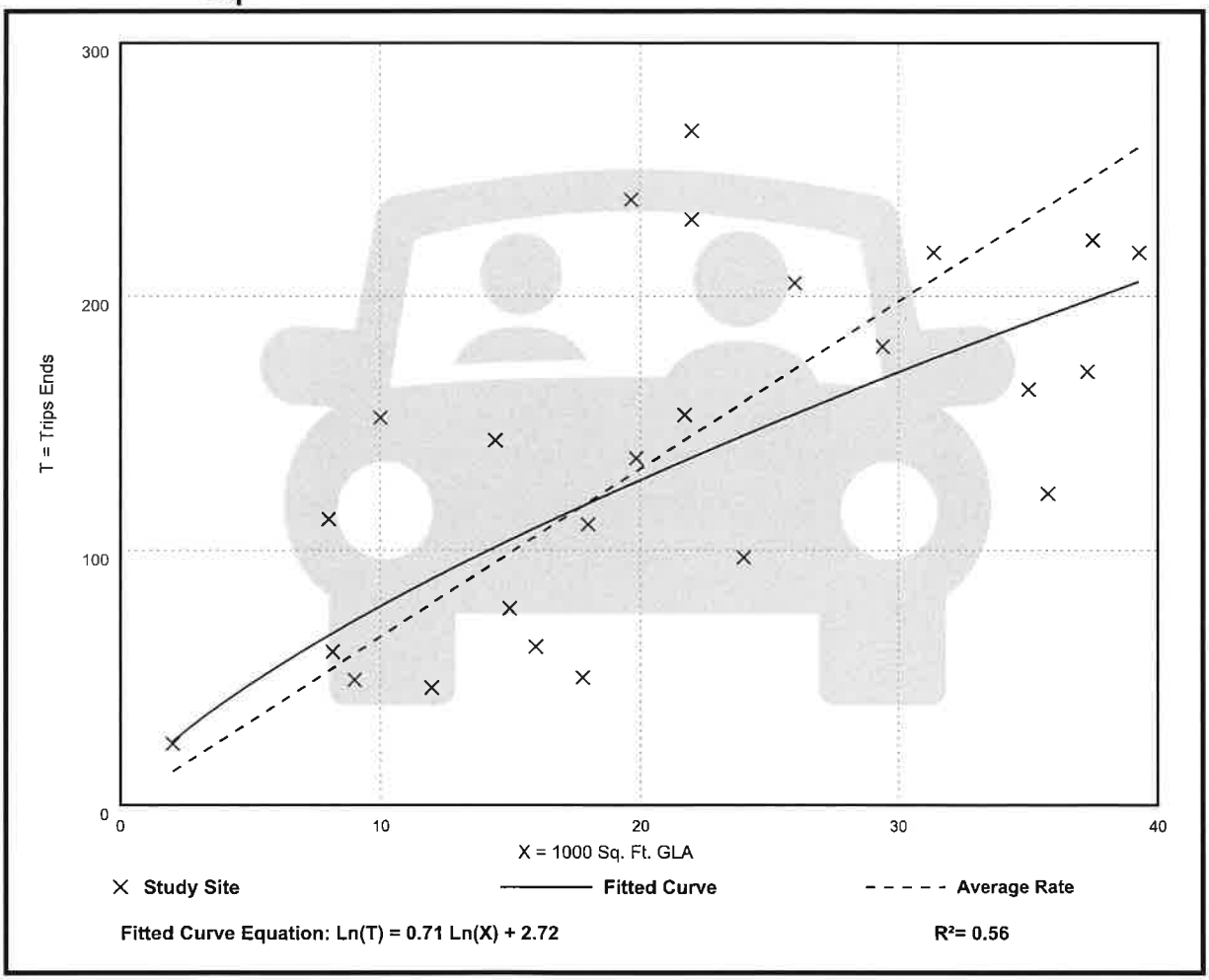
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Fine Dining Restaurant
(931)

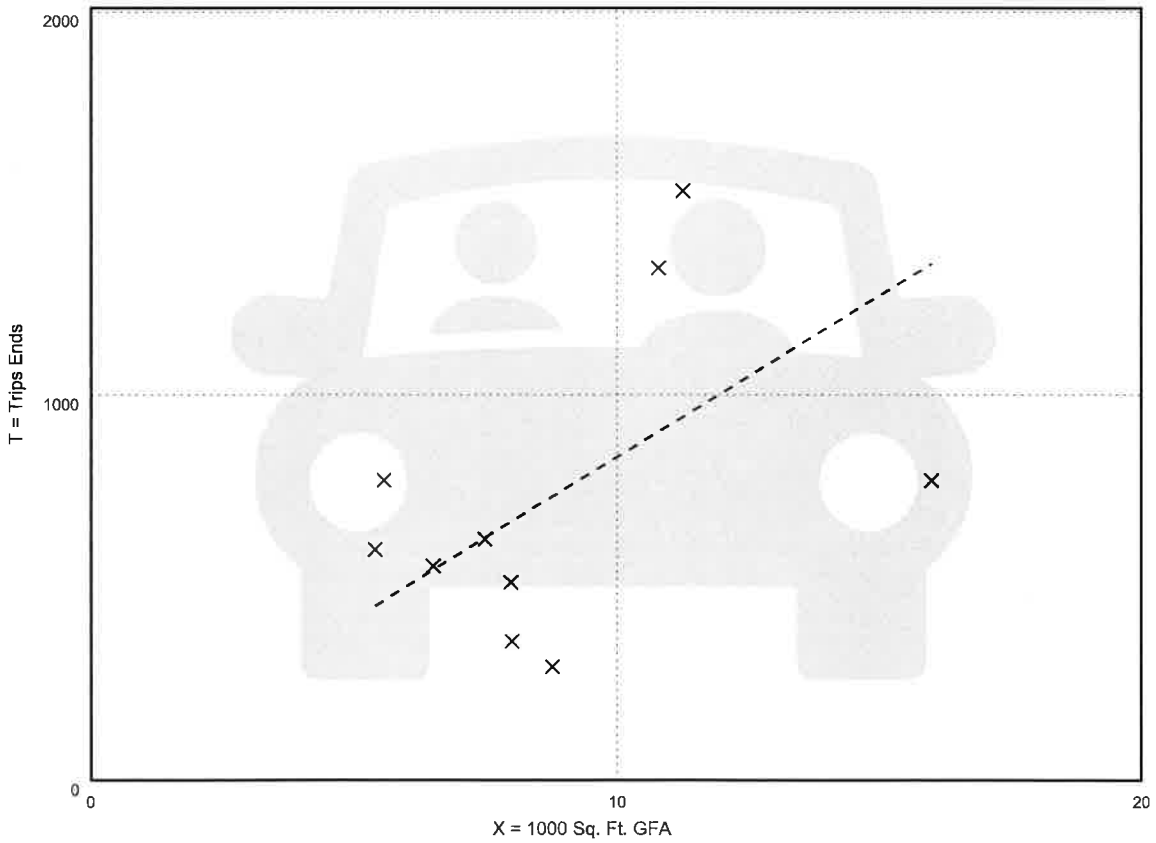
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
83.84	33.45 - 139.93	40.01

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

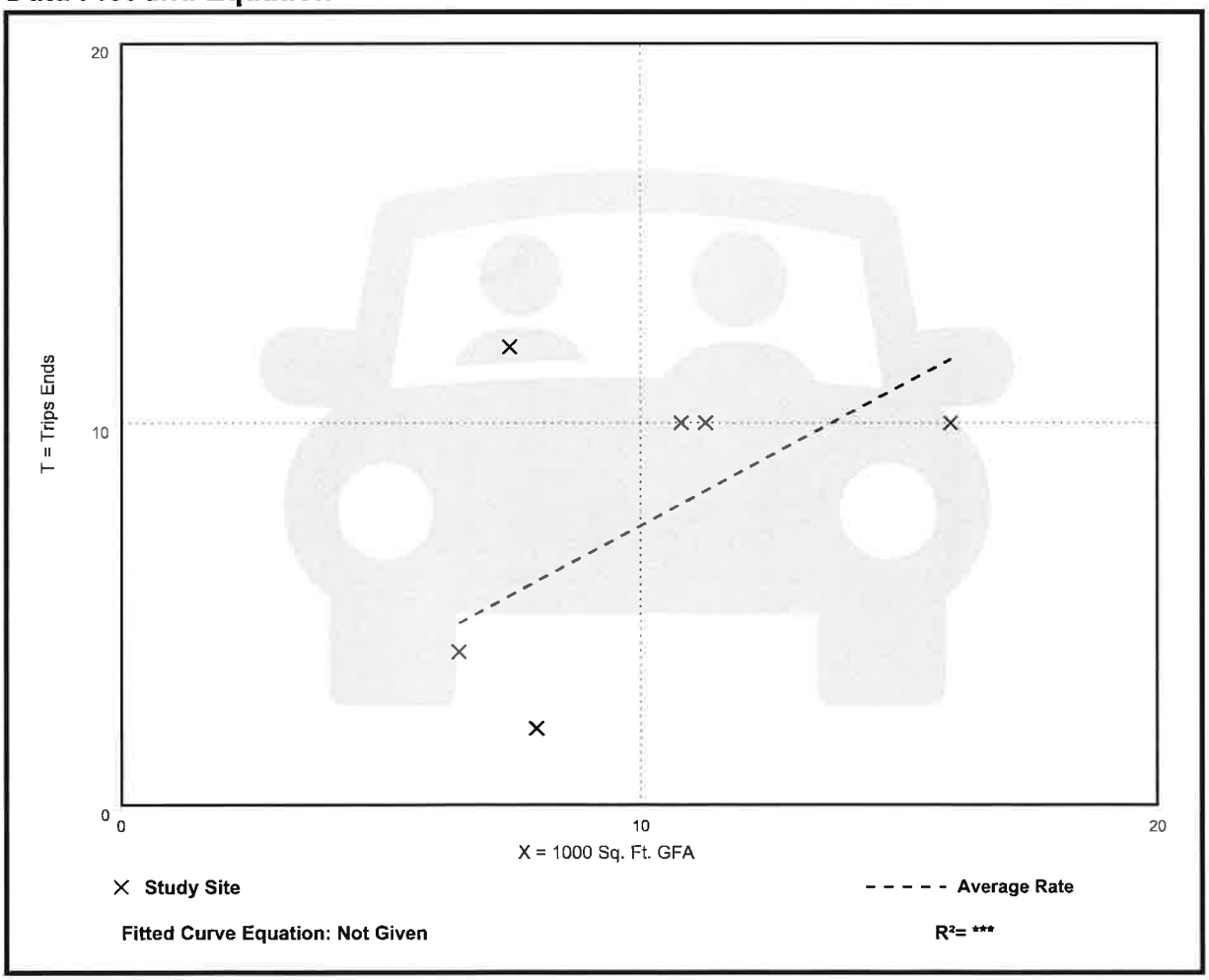
Fine Dining Restaurant
(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 10
Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.25 - 1.60	0.42

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

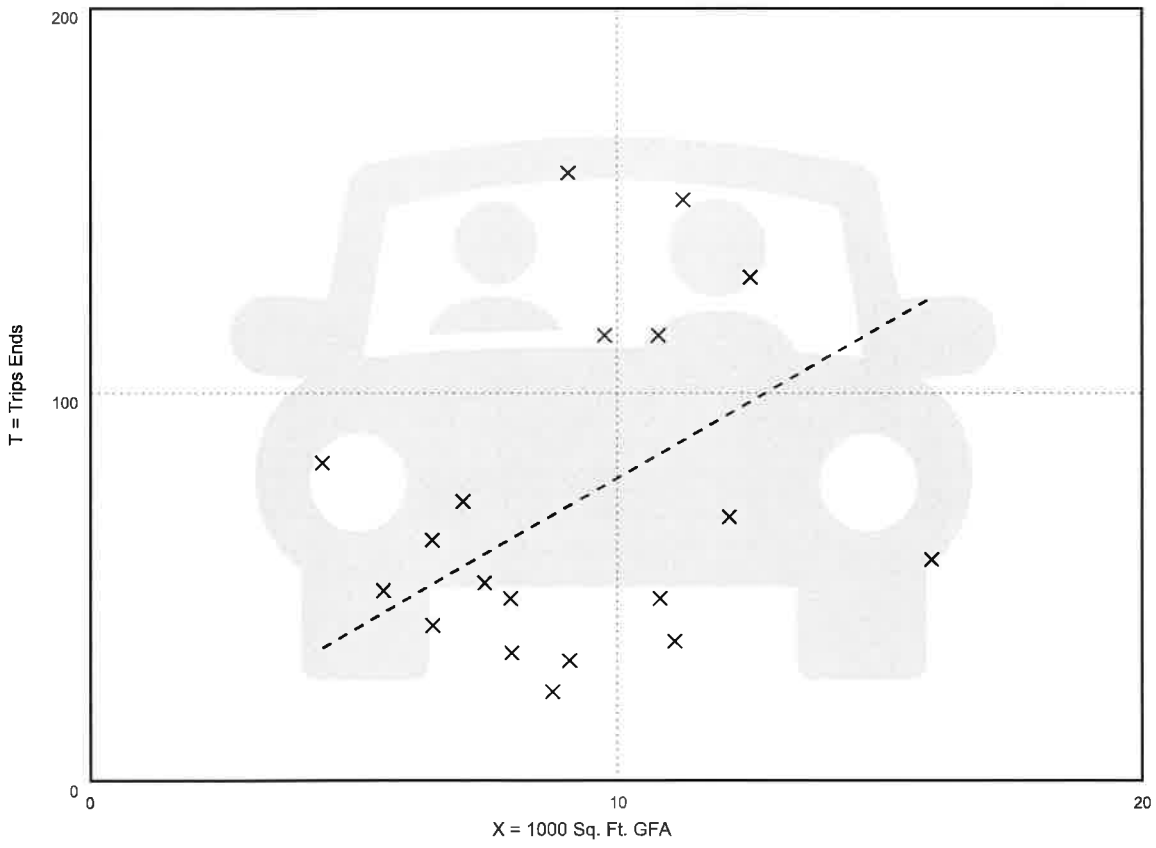
Fine Dining Restaurant
(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Fast-Food Restaurant without Drive-Through Window (933)

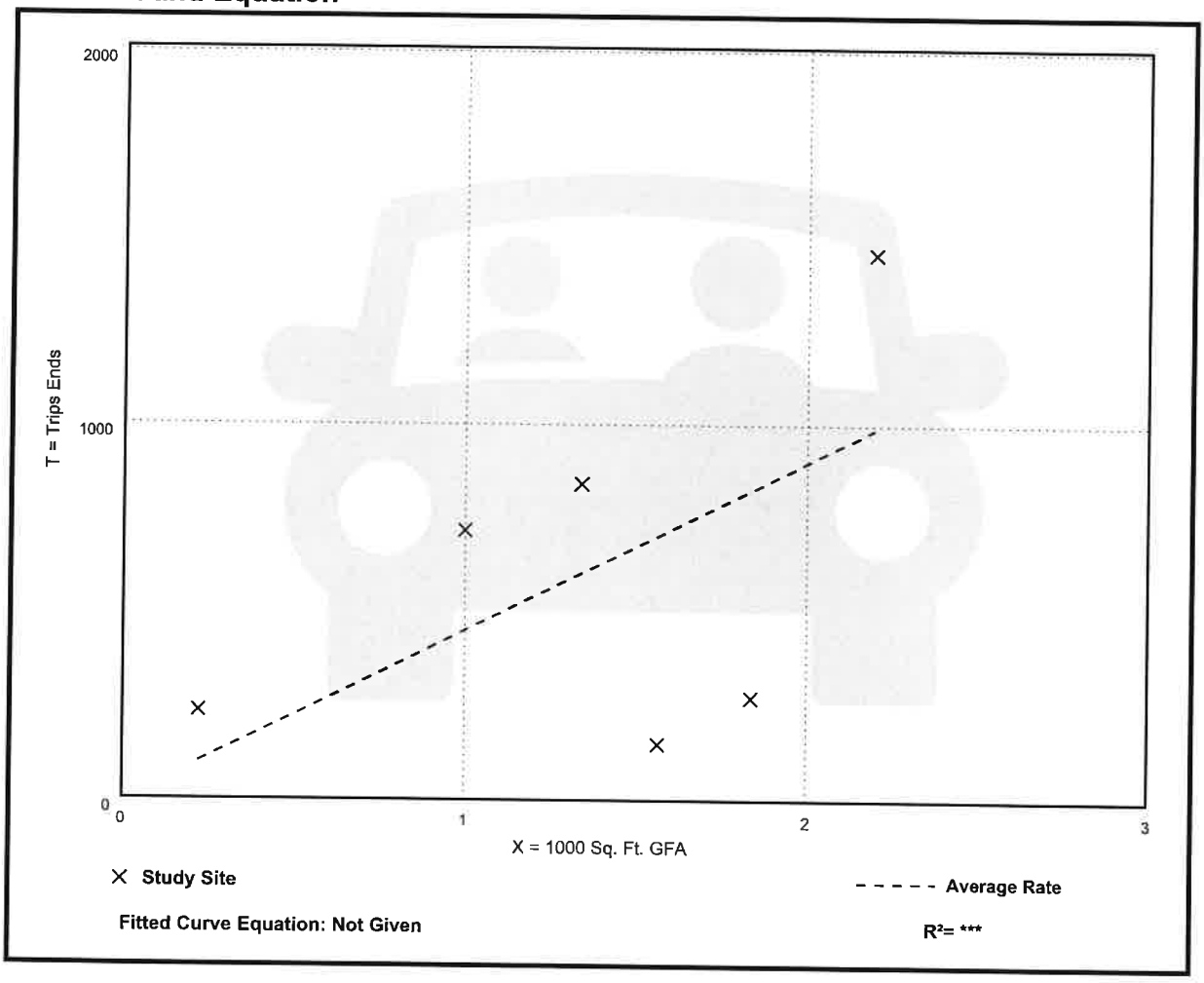
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
450.49	95.91 - 1053.57	310.99

Data Plot and Equation



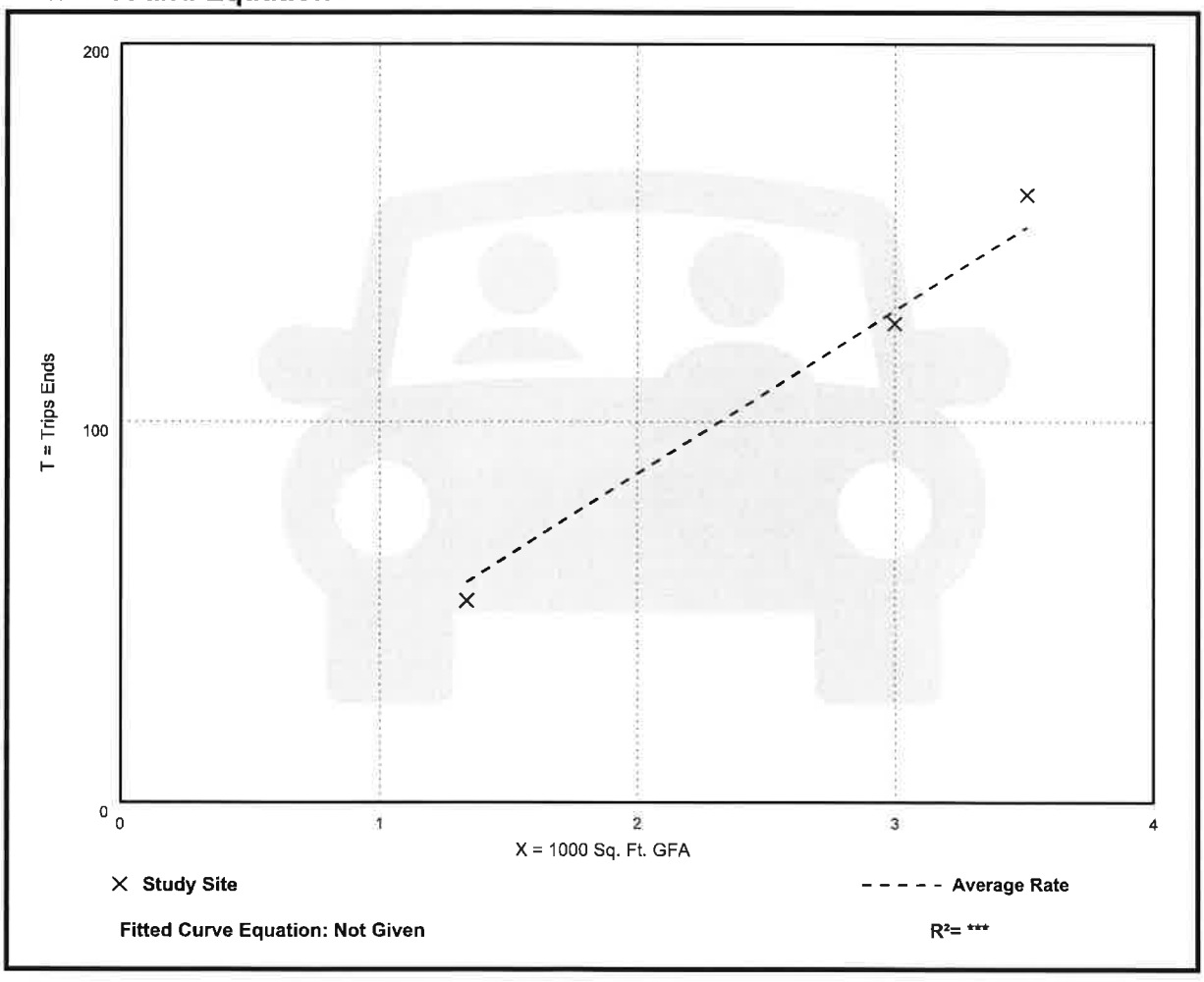
Fast-Food Restaurant without Drive-Through Window (933)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
43.18	39.55 - 45.58	2.84

Data Plot and Equation



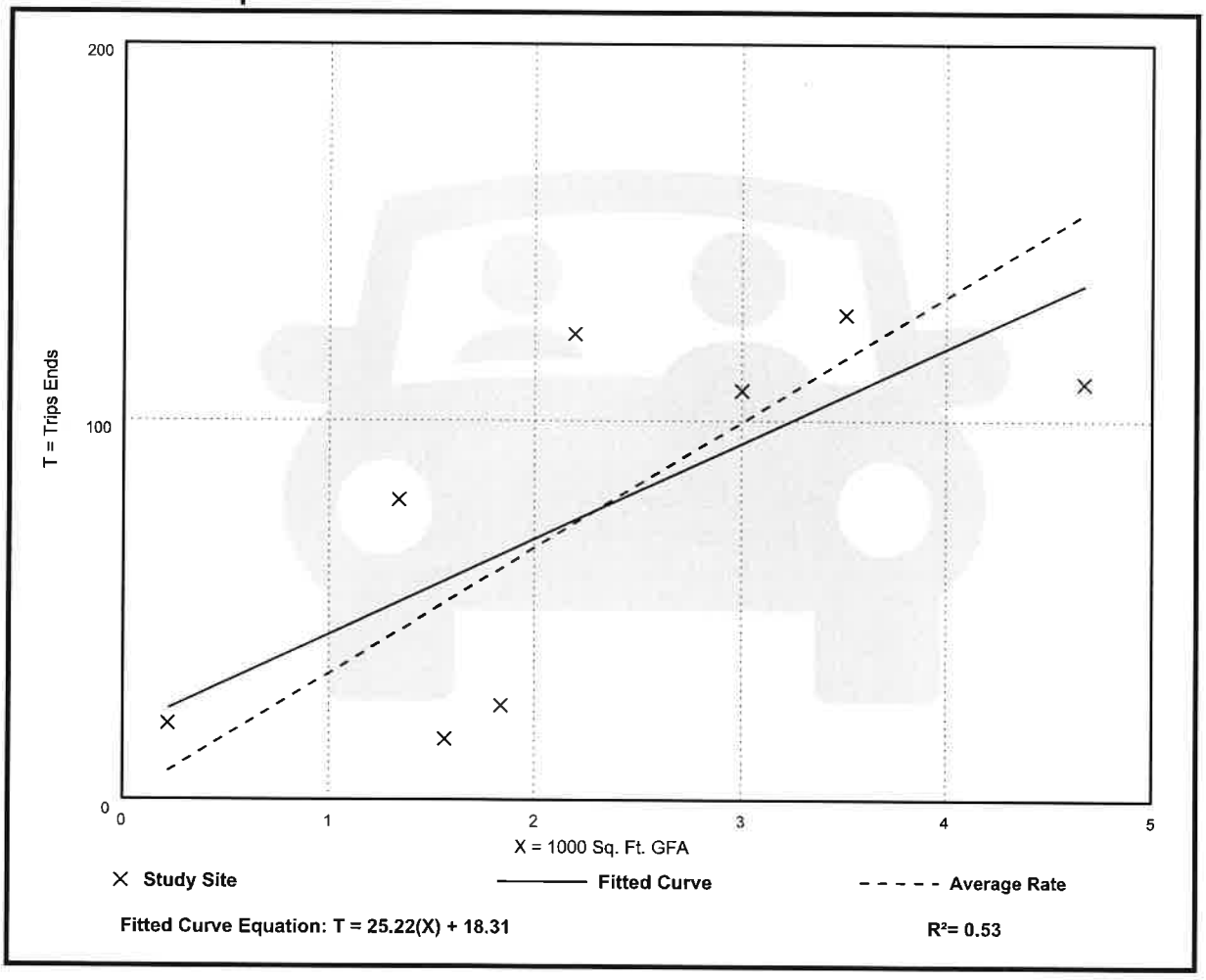
Fast-Food Restaurant without Drive-Through Window (933)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.21	10.23 - 89.29	17.22

Data Plot and Equation



Fitted Curve Equation: T = 25.22(X) + 18.31

R^2= 0.53

Fast-Food Restaurant with Drive-Through Window (934)

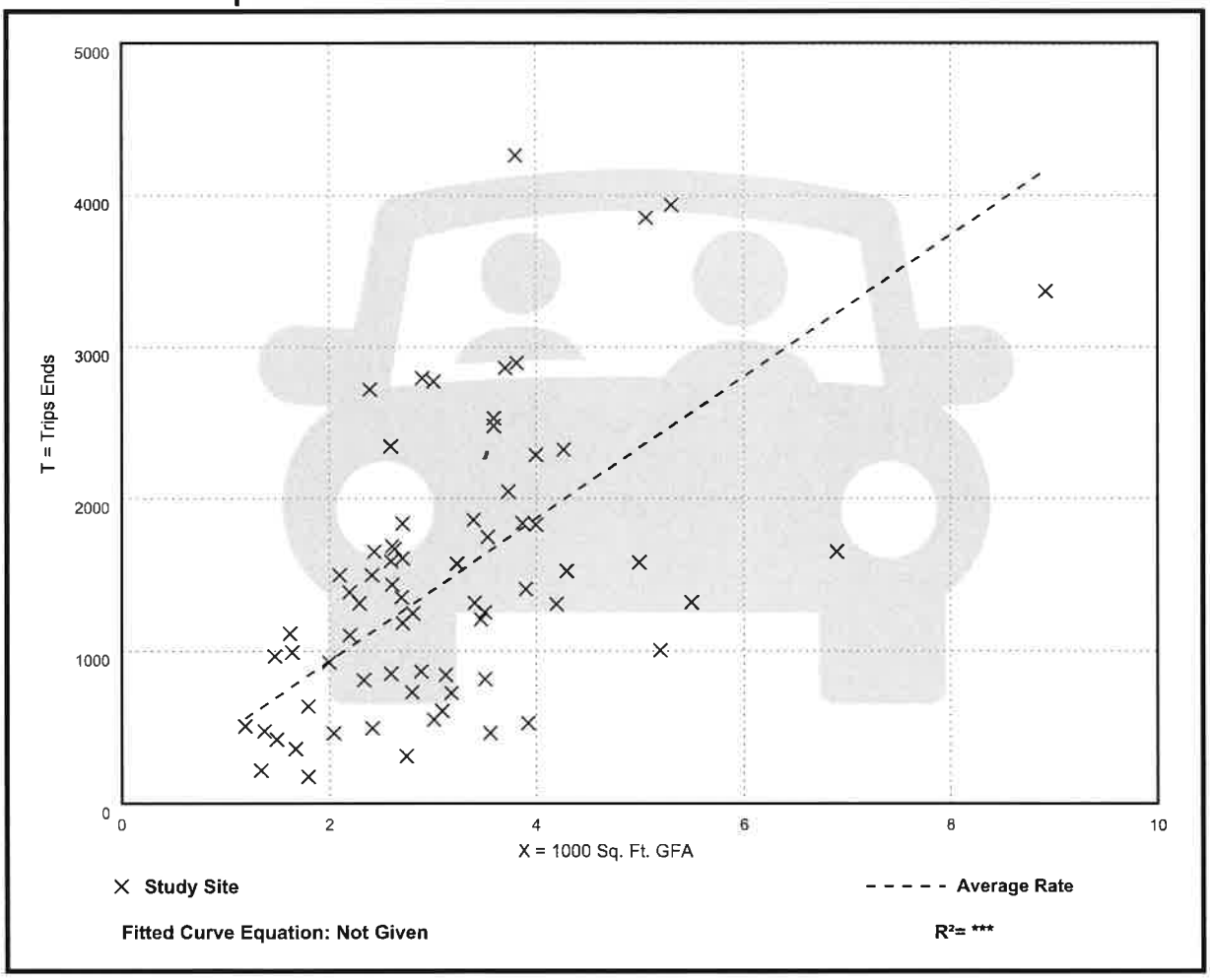
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



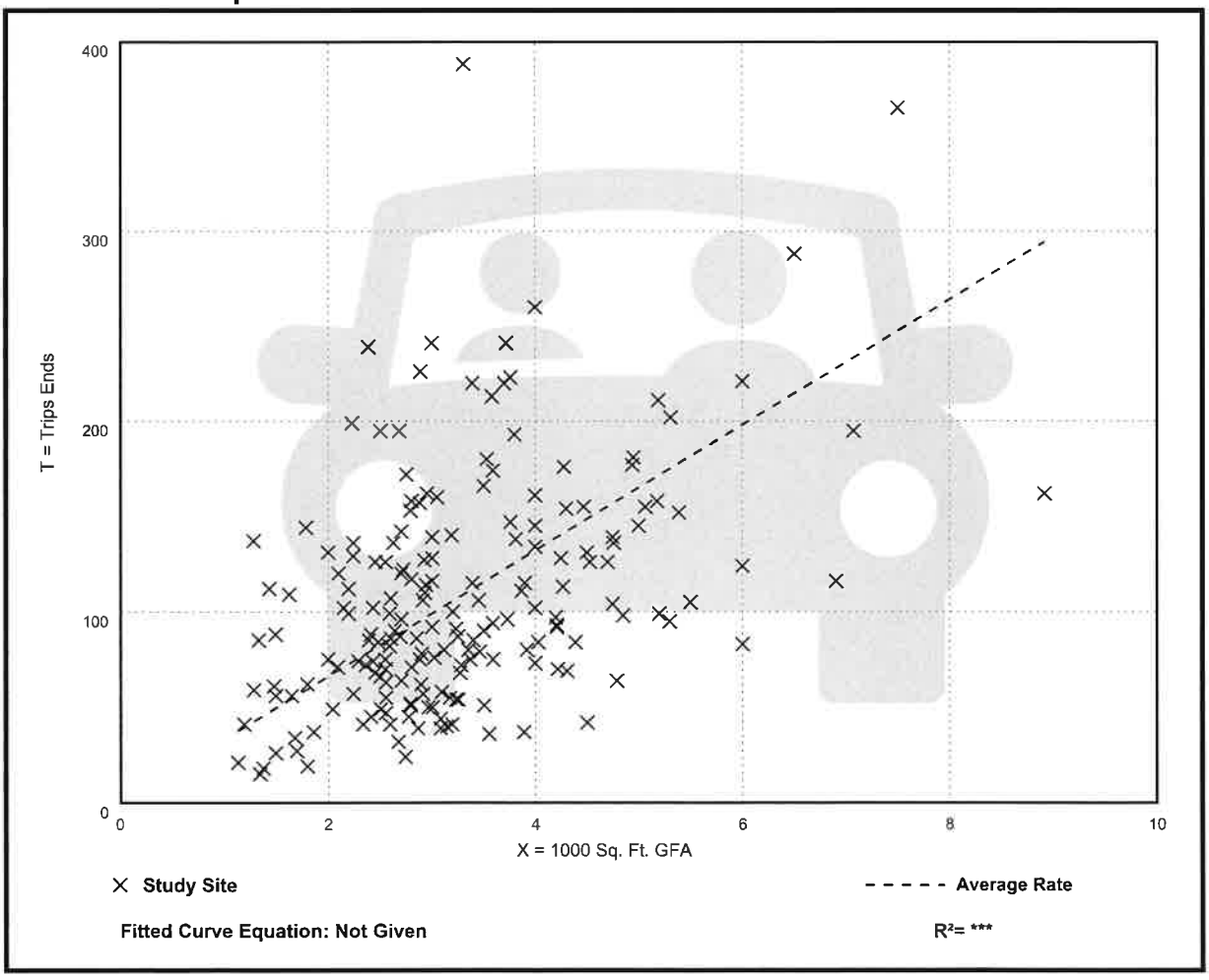
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 190
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

December 11, 2024

Mr. John Vanni, P.E.
J.R. Evans Engineering
5589 Marquesas Circle, Suite 102
Sarasota, FL 34233

RE: Hickory on the Bay
CPA23-1091936-BOS 7 PD23-109193-BOS

Dear Mr. Vanni:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the City of Bonita Springs regarding the proposed Comprehensive Plan amendment and rezoning application for the above project. The comments and TR Transportation's response to those comments are listed below for reference.

PD23-109173-BOS TIS Comments:

The LOS thresholds shown in Table 1A are not consistent with the Lee County Link Specific Service Volumes dated June 2016. For example, Bonita Beach Road east of Vanderbilt Drive should have a LOS E threshold of 1900 versus 1960 as shown in Table 1A. Also, revise the project percentages of service volume shown in the last column on the right of Table 1A to be based on the LOS E volume instead of LOS C.

Table 1A and **2A** have been revised to reflect the Lee County Link Specific Service volumes for Bonita Beach Road. No changes resulted in the Level of Service on Bonita Beach Road from what was reported in the previous analysis. The column on Table 1A was also modified. These tables are attached for reference.

If you have any additional questions, please do not hesitate to contact us.

Sincerely,

Ted Treesh
President

Attachments

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
HICKORY ON THE BAY

Revised 12/11/2024

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 165 VPH IN= 94 OUT= 71

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 274 VPH IN= 157 OUT= 117

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS E
Bonita Beach Road	W. of Site	4LD	Arterial	0	530	1,900	1,900	1,900	20%	31	1.7%
	E. of Site	4LD	Arterial	0	530	1,900	1,900	1,900	80%	126	6.6%
	E. of Vanderbilt Beach Rd	4LD	Arterial	0	530	1,900	1,900	1,900	58%	91	4.8%
	E. of US 41	4LD	Arterial	0	530	1,900	1,900	1,900	18%	28	1.5%
US 41	N. of Bonita Beach	6LD	Arterial	0	0	2,940	3,020	3,020	25%	39	1.3%
	S. of Bonita Beach	6LD	Arterial	0	0	2,940	3,020	3,020	15%	24	0.8%

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Link Specific Service Volumes on Arterials in Lee County (dated June 2016)

* Level of Service Thresholds for US 41 taken from FDOT Q/LOS Manul Table 7 Generalized LOS Table

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
HICKORY ON THE BAY

Revised 12-11-2024

TOTAL PROJECT TRAFFIC AM = 165 VPH IN = 94 OUT= 71

TOTAL PROJECT TRAFFIC PM = 274 VPH IN= 157 OUT= 117

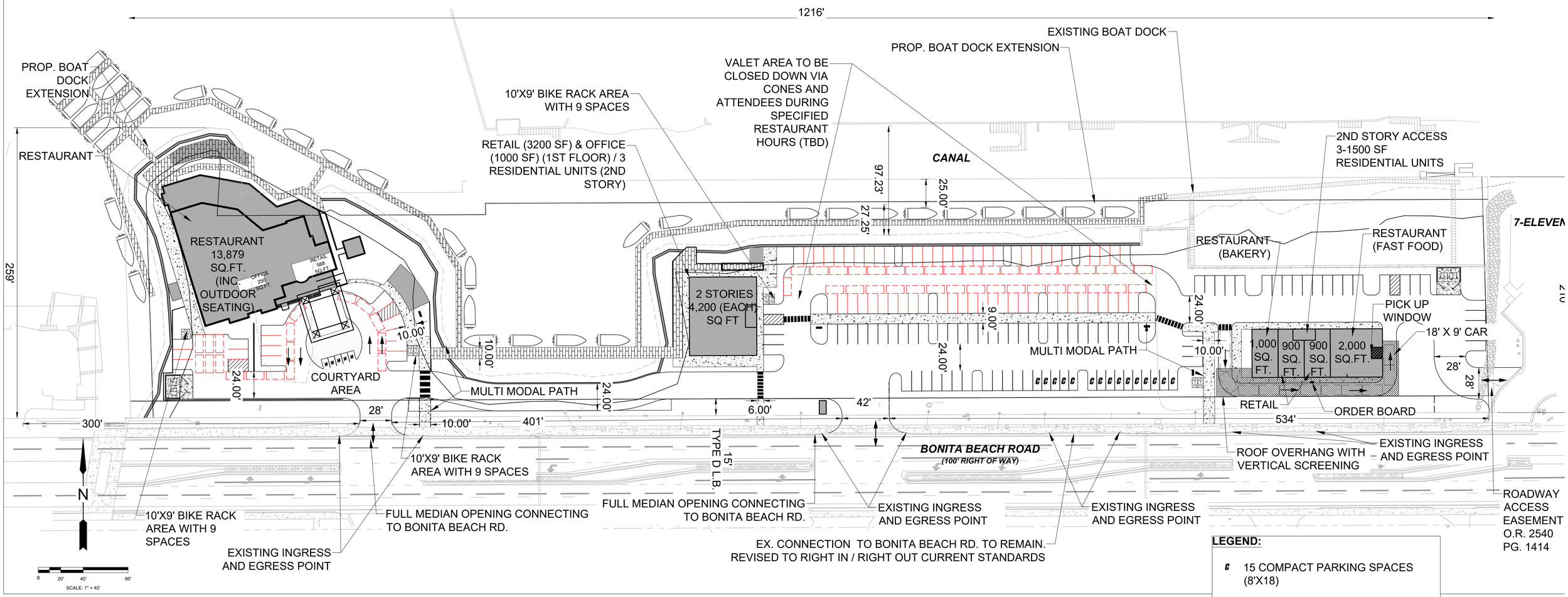
ROADWAY	ROADWAY SEGMENT	COUNT STA #	BASE YR ADT	2024 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2024 PK HR PK SEASON PEAK DIR.[2]	2028 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2028 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Bonita Beach Road	W. of Site	0007	25,300	29,300	5	2.98%	1,213	1,364	C	0.72	20%	19	31	1,383	C	0.73	1,396	C	0.73
	E. of Site	0007	25,300	29,300	5	2.98%	1,213	1,364	C	0.72	80%	75	126	1,439	C	0.76	1,490	C	0.78
	E. of Vanderbilt Beach Rd	0016	25,900	30,200	6	2.59%	1,306	1,447	C	0.76	58%	55	91	1,501	C	0.79	1,538	C	0.81
	E. of US 41	0006	30,000	34,400	5	2.77%	1,503	1,677	C	0.88	18%	17	28	1,694	C	0.89	1,705	C	0.90

1 Annual Growth Rates were calculated based on historical traffic data obtained from City of Bonita Springs Traffic County Report

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the City of Bonita Springs Traffic County Report from the Three Day Average Count

PARKING REQUIREMENTS			
USE	VALUE	REQUIREMENT	REQUIRED
RESTAURANT	13,879	14 SPACES PER 1,000 SQ.FT.	195
OFFICE	1,450	1 SPACES PER 300 SQ.FT.	5
MULTIPLE-FAMILY UNITS (4 - 2 BED; 2 - 1 BED)	6	1.75 SPACES PER 2 BED UNIT; 1.5 SPACES PER 1 BED UNIT.	10
RETAIL	5,388	1 SPACES PER 250 SQ.FT.	22
RESTAURANT (FAST FOOD)	1,000	13 SPACES PER 1,000 SQ.FT.	13
RESTAURANT (FAST FOOD)	2,000	13 SPACES PER 1,000 SQ.FT.	26
TOTAL PARKING SPACES REQUIRED			*271*

PARKING REDUCTION		
USE	REQUIREMENT	REDUCTION
VALET PARKING	50% REDUCTION OF REQUIRED PARKING SPACES FOR RESTAURANT	97
BIKE RACK	27 BIKE RACK WILL BE PROVIDED THROUGH THE SITE WITH 3:1 RATIO	9
TOTAL REDUCTION OF PARKING SPACES		*106*
TOTAL PARKING SPACES REQUIRED WITH REDUCTION		***165***
TOTAL PARKING SPACES PROVIDED		***166***



LEGEND:

- **C** 15 COMPACT PARKING SPACES (8'X18)
- **M** 5 MOTORCYCLE PARKING SPACES (6'X9')

J.R. EVANS ENGINEERING

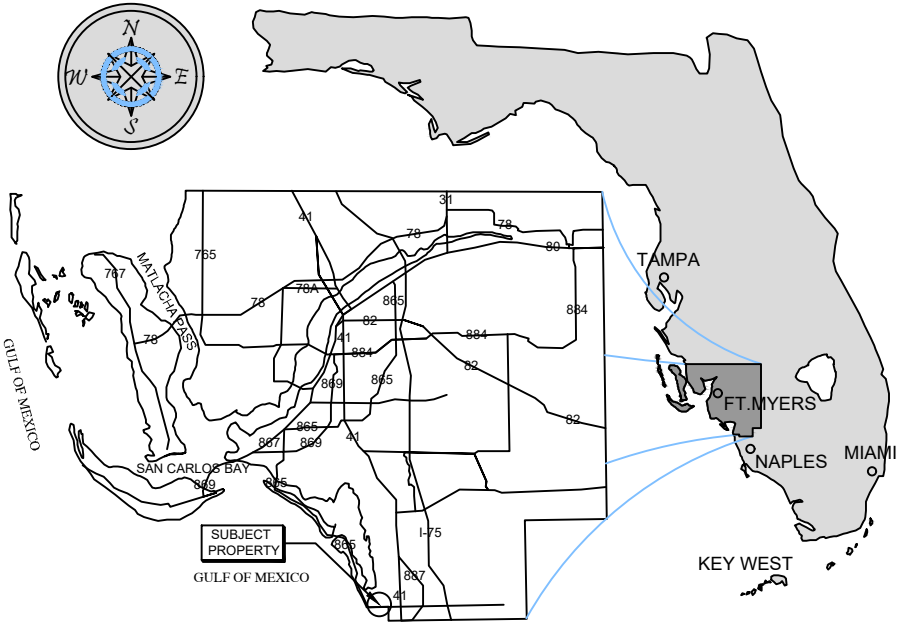
HICKORY ON THE BAY

VALET PLAN

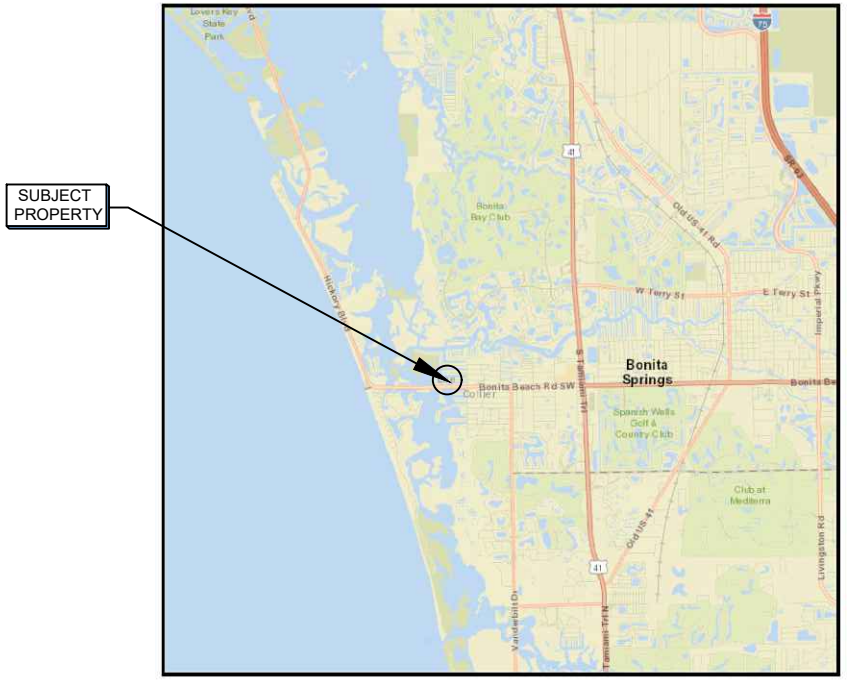
VALET PLAN.DWG
September 25, 2024

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE-DOCKS.dwg LOCATION MAP 5/2/2024

STATE OF FLORIDA



LEE COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 4752 THRU 4570 BONITA BEACH RD
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.330822
<> LONGITUDE: W -81.828754

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

HICKORY AT BAYSIDE

LOCATION MAP

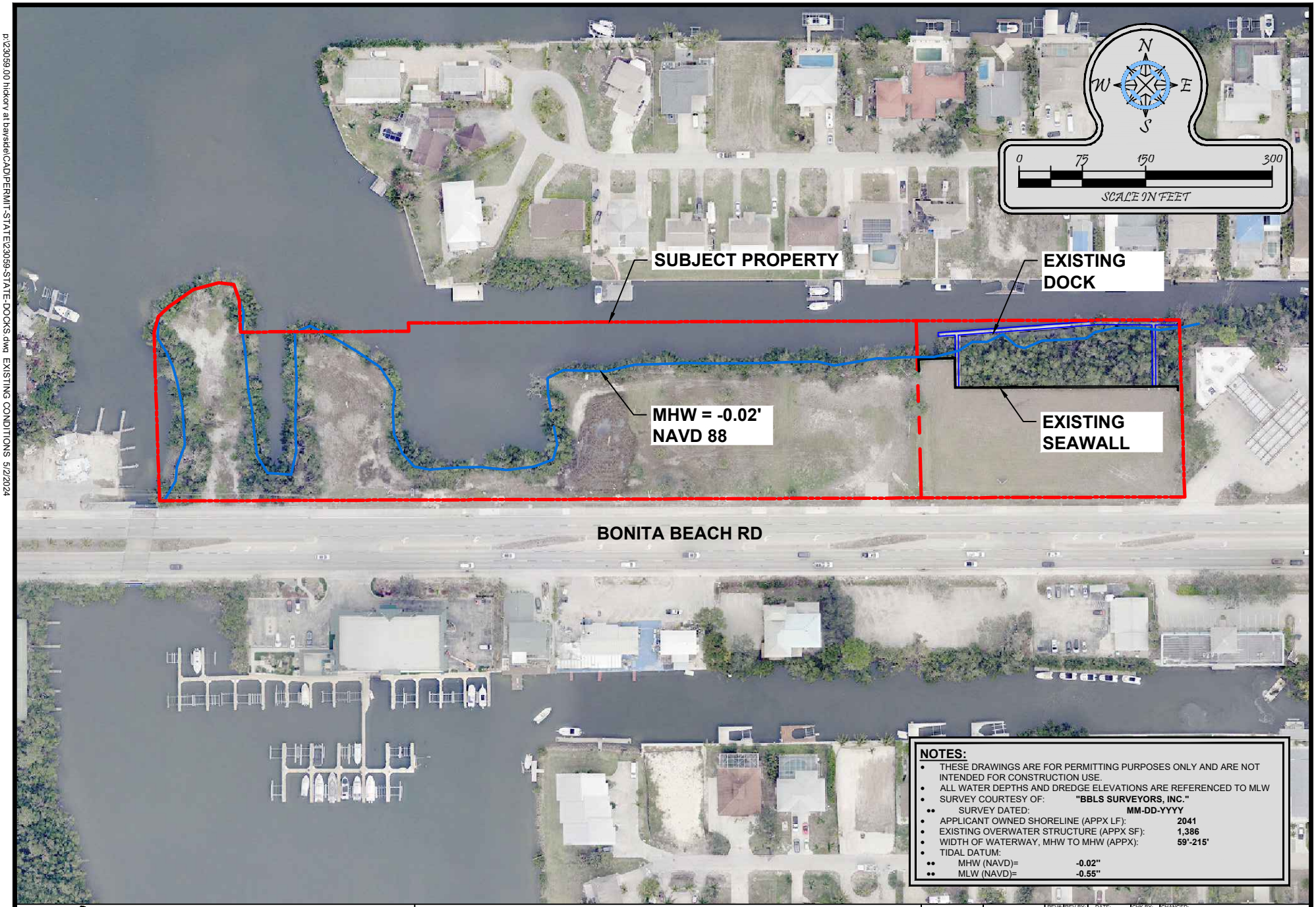
RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-02-24	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 25E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE-DOCKS.dwg EXISTING CONDITIONS 5/2/2024



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"BBLS SURVEYORS, INC."**
  - SURVEY DATED: **MM-DD-YYYY**
- APPLICANT OWNED SHORELINE (APPX LF): **2041**
- EXISTING OVERWATER STRUCTURE (APPX SF): **1,386**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **59'-215'**
- TIDAL DATUM:
  - MHW (NAVD)= **-0.02"**
  - MLW (NAVD)= **-0.55"**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

HICKORY AT BAYSIDE

EXISTING CONDITIONS

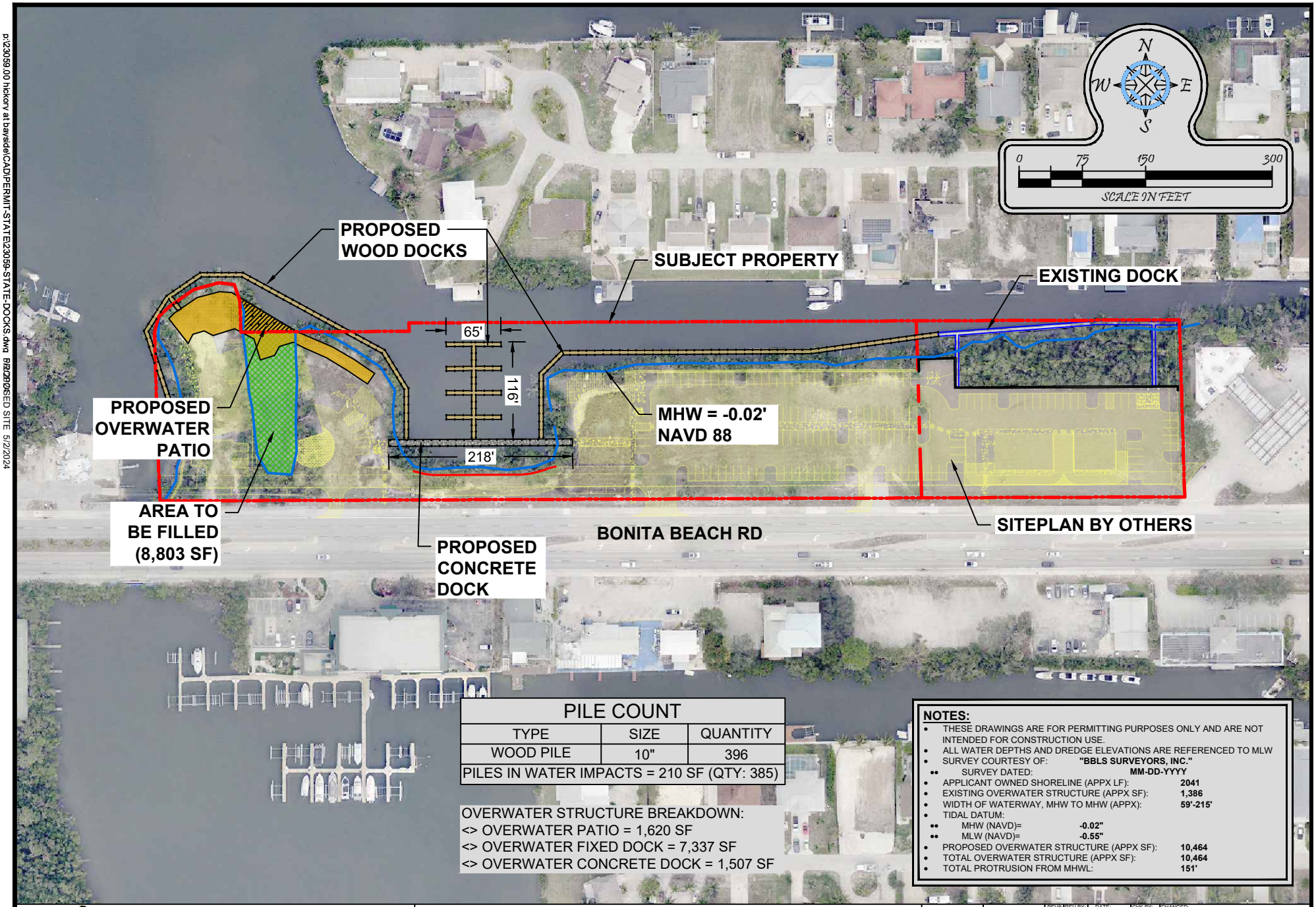
RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-02-24	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

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PILE COUNT		
TYPE	SIZE	QUANTITY
WOOD PILE	10"	396
PILES IN WATER IMPACTS = 210 SF (QTY: 385)		

OVERWATER STRUCTURE BREAKDOWN:
<> OVERWATER PATIO = 1,620 SF
<> OVERWATER FIXED DOCK = 7,337 SF
<> OVERWATER CONCRETE DOCK = 1,507 SF

NOTES:

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- WIDTH OF WATERWAY, MHW TO MHW (APPX): **59'-215'**
- TIDAL DATUM:
  - MHW (NAVD)= **-0.02"**
  - MLW (NAVD)= **-0.55"**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **10,464**
- TOTAL OVERWATER STRUCTURE (APPX SF): **10,464**
- TOTAL PROTRUSION FROM MHWL: **151'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

HICKORY AT BAYSIDE

PROPOSED SITE

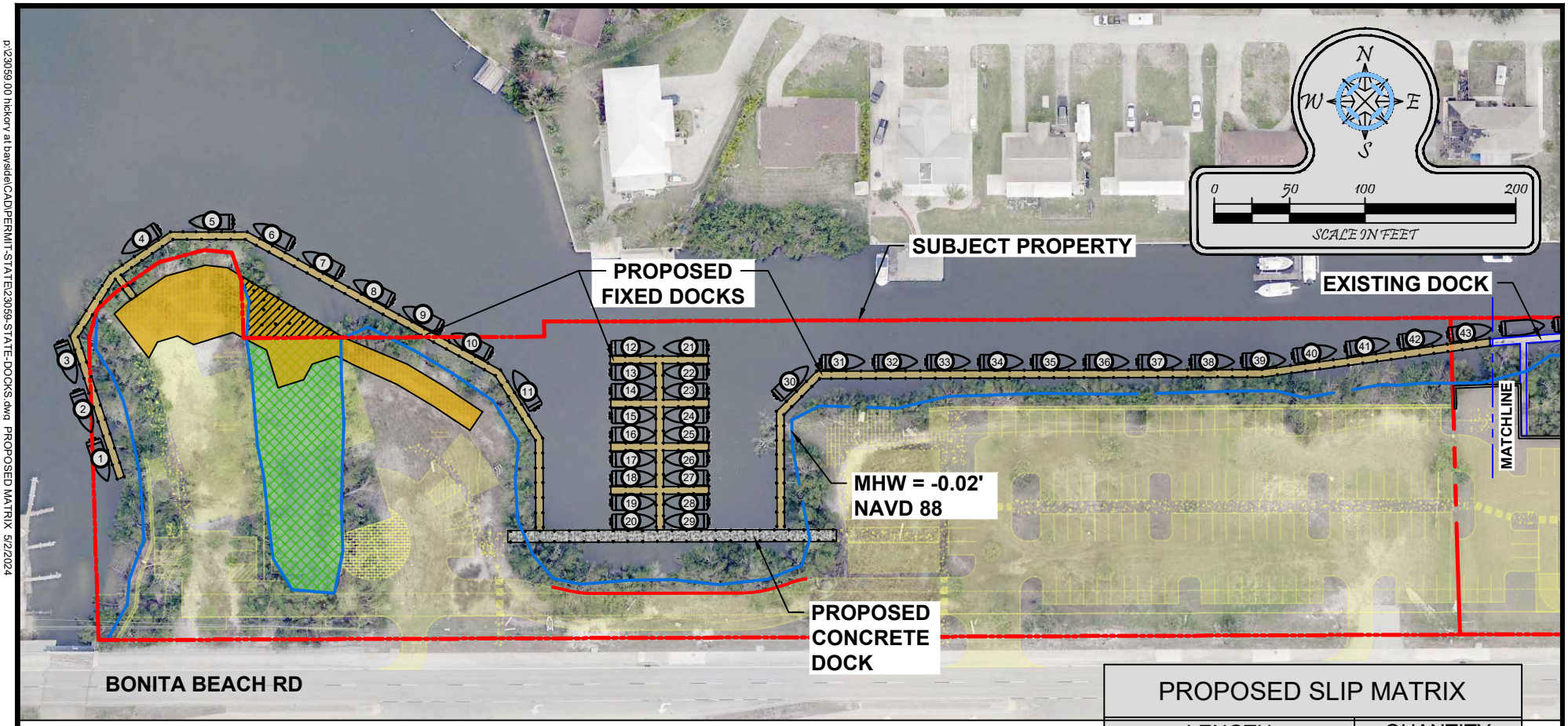
RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

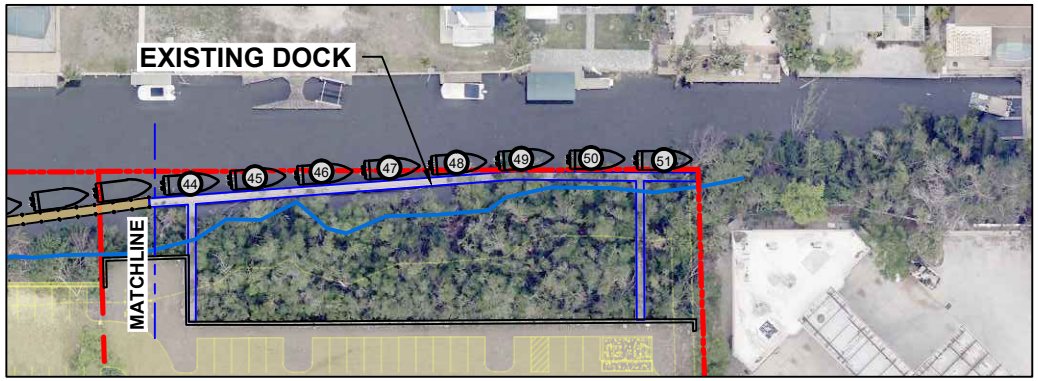
		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-02-24	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 25E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE-DOCKS.dwg PROPOSED MATRIX 5/2/2024



PROPOSED SLIP MATRIX	
LENGTH	QUANTITY
30'-0"	51
TOTAL	51



NOTES:

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- PROPOSED OVERWATER STRUCTURE (APPX SF): **10,464**
- TOTAL OVERWATER STRUCTURE (APPX SF): **10,464**
- TOTAL PROTRUSION FROM MHWL: **151'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

HICKORY AT BAYSIDE

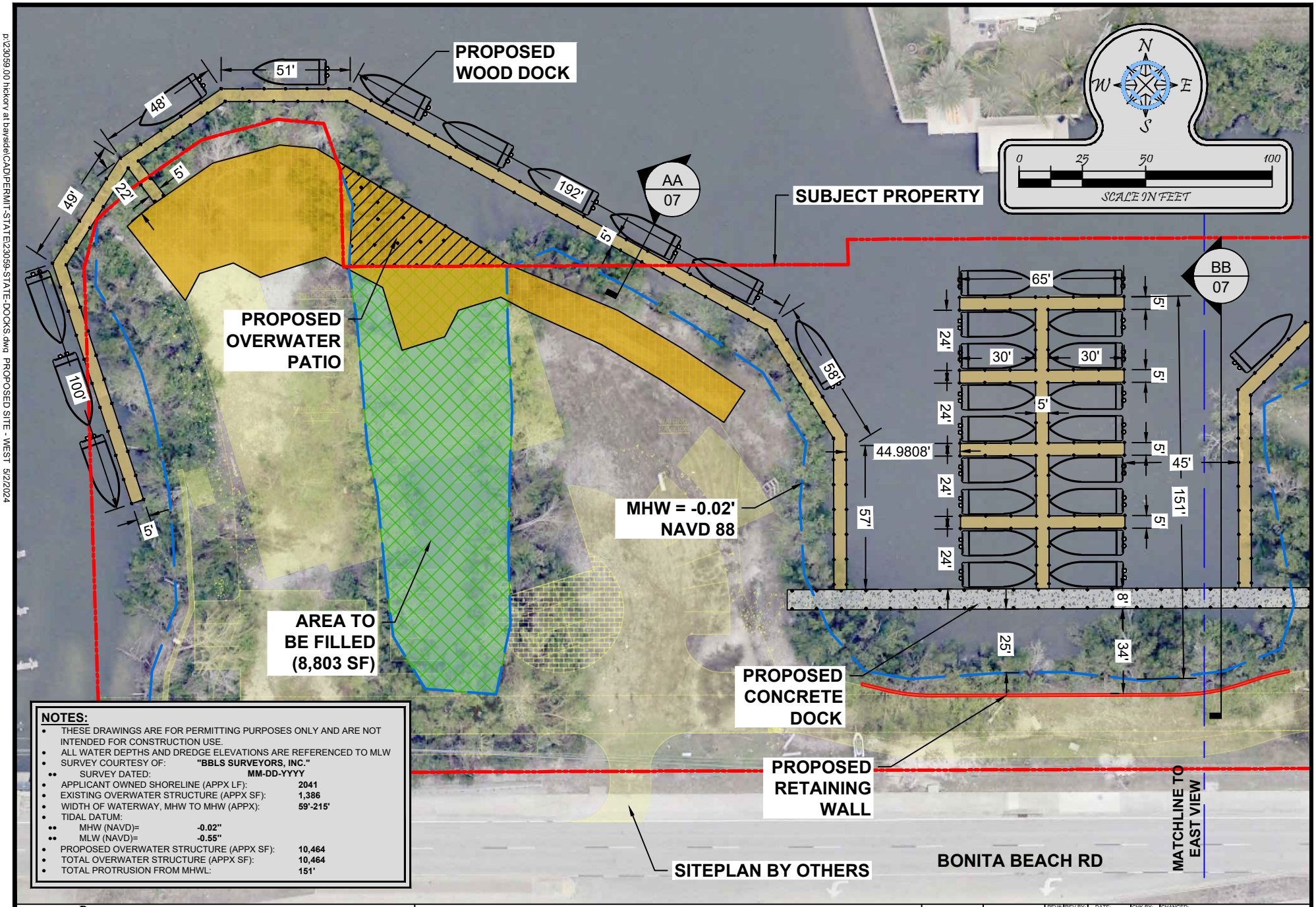
PROPOSED MATRIX

RY NO. 5875

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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-02-24	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 25E



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"BBLS SURVEYORS, INC."**
  - SURVEY DATED: **MM-DD-YYYY**
- APPLICANT OWNED SHORELINE (APPX LF): **2041**
- EXISTING OVERWATER STRUCTURE (APPX SF): **1,386**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **59'-215'**
- TIDAL DATUM:
  - MHW (NAVD)= **-0.02"**
  - MLW (NAVD)= **-0.55"**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **10,464**
- TOTAL OVERWATER STRUCTURE (APPX SF): **10,464**
- TOTAL PROTRUSION FROM MHWL: **151'**

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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

HICKORY AT BAYSIDE

PROPOSED SITE - WEST

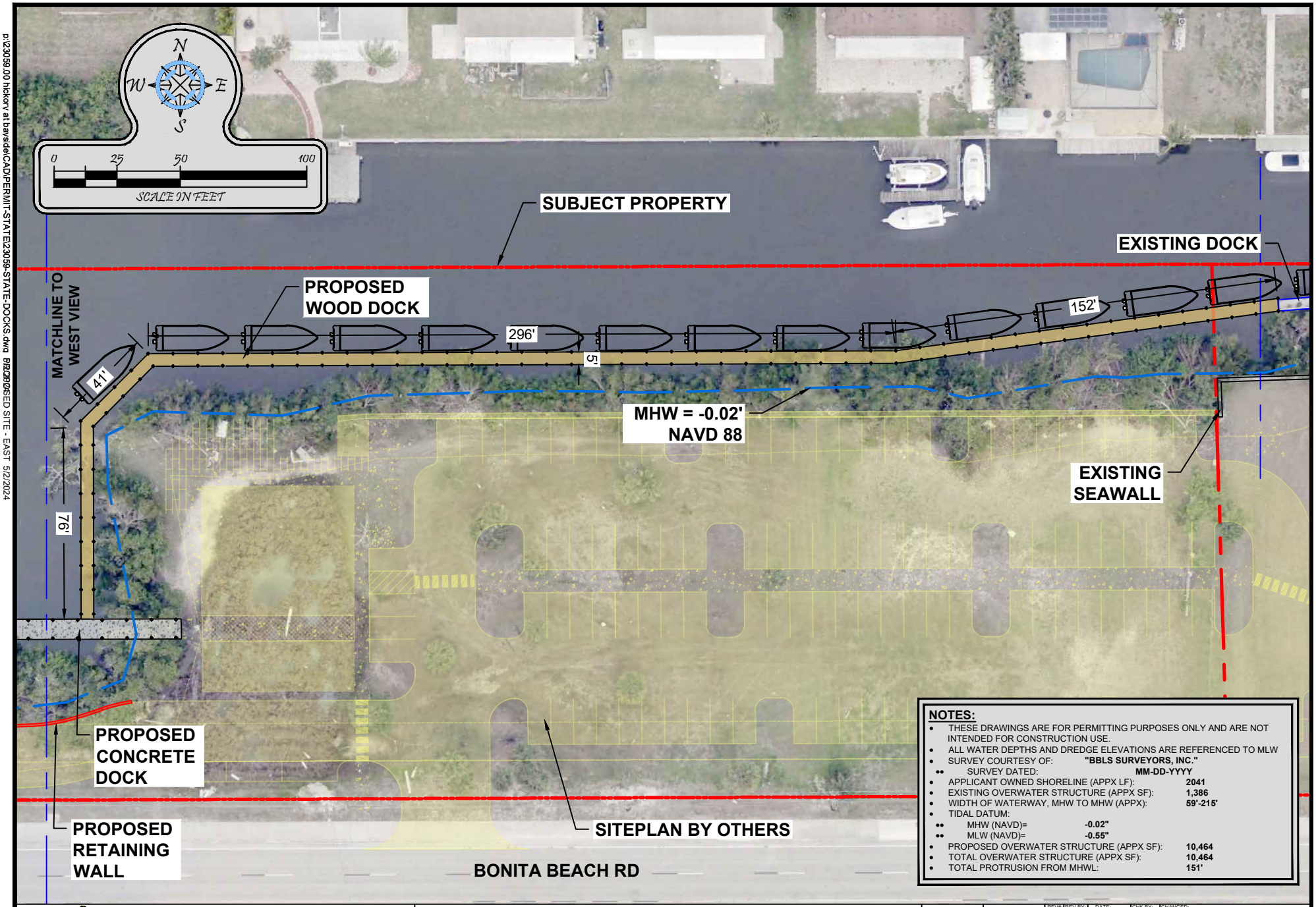
RY NO. 5875

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JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 25E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE-DOCKS.dwg PROPOSED SITE - WEST 5/2/2024



NOTES:

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- TOTAL OVERWATER STRUCTURE (APPX SF): **10,464**
- TOTAL PROTRUSION FROM MHWL: **151'**

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HICKORY AT BAYSIDE

PROPOSED SITE - EAST

RY NO. 5875

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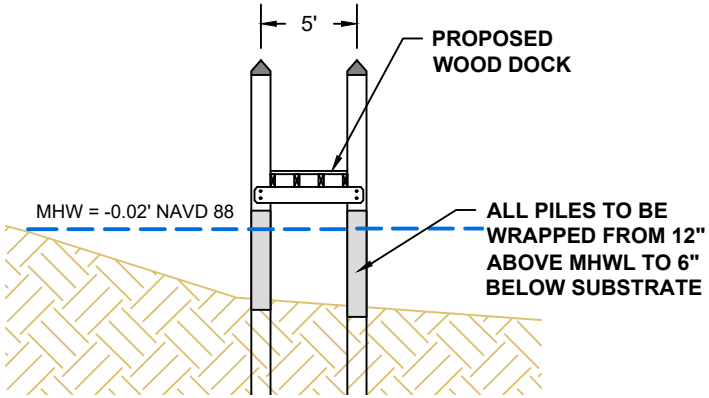
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DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-02-24	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 25E

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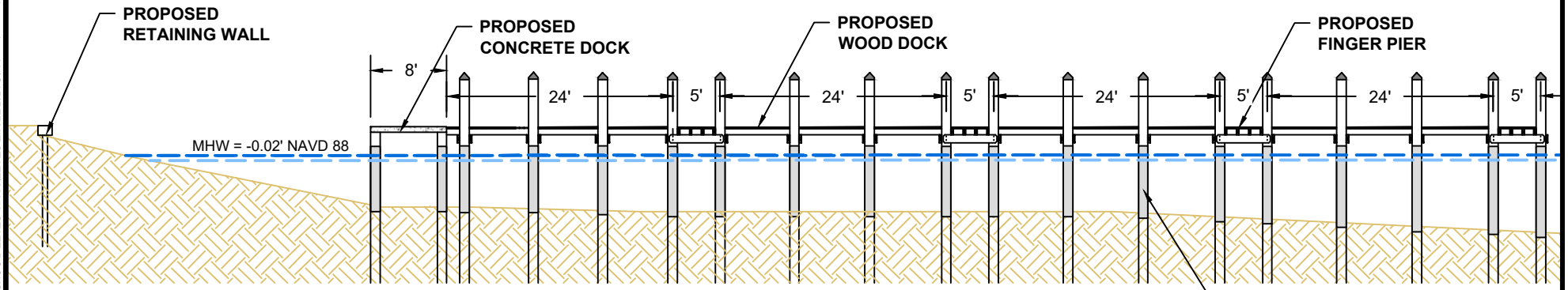
p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE-DOCKS.dwg CROSS SECTIONS 5/2/2024

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE-DOCKS.dwg 5/2/2024



CROSS SECTION AA

SCALE:1" = 10'



CROSS SECTION BB

SCALE:1" = 16'

Turrell, Hall & Associates, Inc.
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HICKORY AT BAYSIDE

CROSS SECTIONS

RY NO. 5875

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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-02-24	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

Exhibit IV-I
Surface Water Management Plan
Hickory on the Bay PD

Summary of Request

The subject property is located is a waterfront property located along the Estero Bay and therefore attempts to maximize the available land for the enjoyment of residents and visitors. The controlled stormwater system will be designed in accordance with federal, state, and local requirements. The water quality and attenuation will be achieved using an underground detention system that will collect the site stormwater runoff and treat it before the controlled discharge to Estero Bay.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

April 17, 2023

THE NEIGHBORHOOD COMPANY
BLAKE FINNEGAN, AICP
Land Use Planner
305.319.0916
bf@theneighborhood.company

In response to your request on April 17, 2023, the Florida Master Site File lists no cultural resources recorded for the six parcels of approximately 5.89 acres located in Bonita Springs Florida at the intersection of Bonita Beach Road and Imperial Shores Blvd. (4570 Bonita Beach Rd), Florida.

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**

#

- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

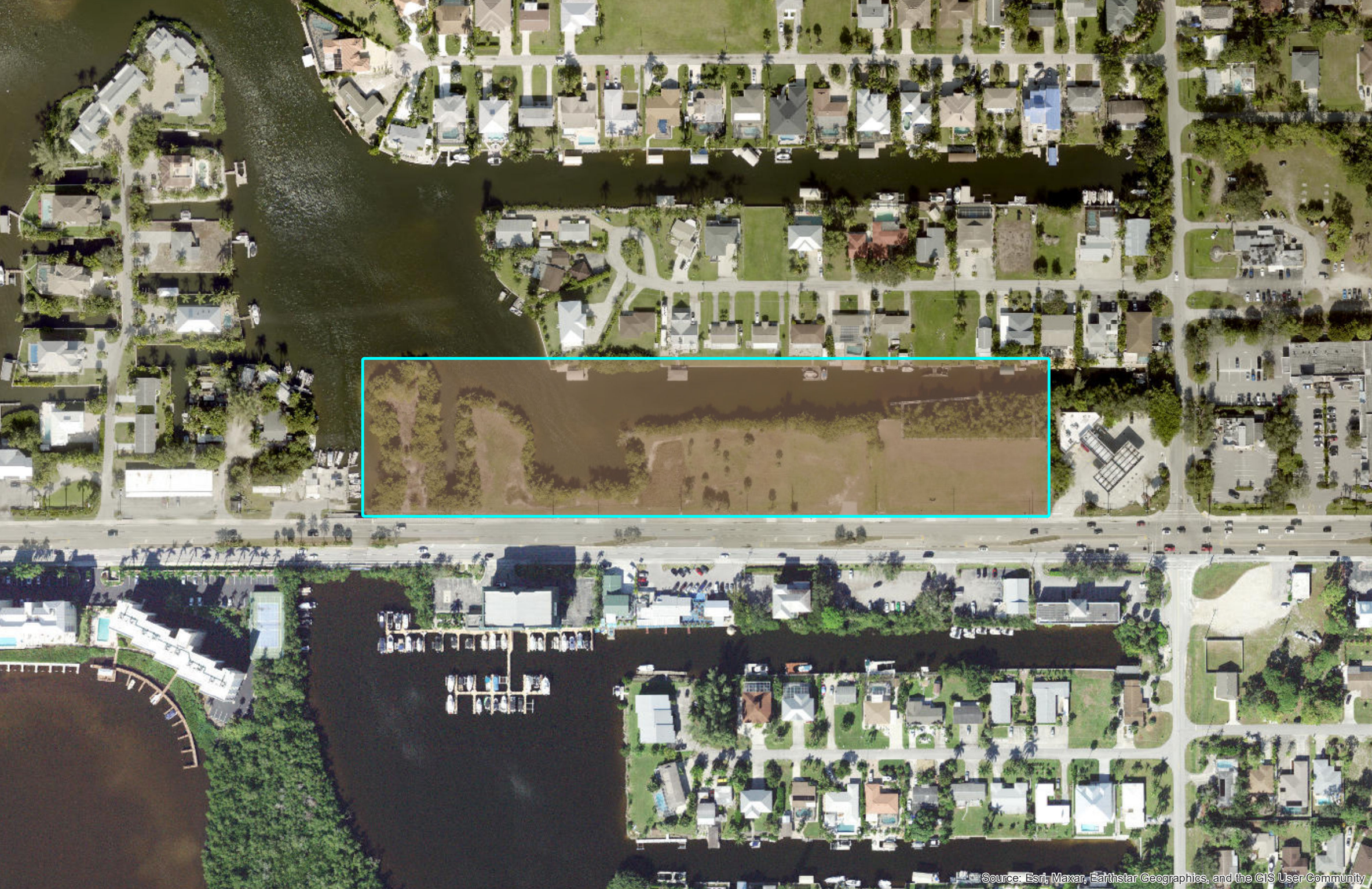

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit IV-J-1
Surface Water Management Plan
Hickory on the Bay PD

Summary of Request

The subject property is located is a waterfront property located along the Estero Bay and therefore attempts to maximize the available land for the enjoyment of residents and visitors. The controlled stormwater system will be designed in accordance with federal, state, and local requirements. The water quality and attenuation will be achieved using an underground detention system that will collect the site stormwater runoff and treat it before the controlled discharge to Estero Bay.

ENVIRONMENTAL SUPPLEMENT

HICKORY ON THE BAY

4752 – 4570 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34134

OCTOBER 2024

Prepared by:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

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1 INTRODUCTION

The Hickory on the Bay site is comprised of six parcels totaling approximately 5.99 acres located at 4752 – 4570 Bonita Beach Road in Bonita Springs, Florida 34134.

The subject property is situated within Section 32, Township 47 South, Range 25 East, in Lee County and can be identified by the following STRAP numbers: 32-47-25-B4-00064.0000, 32-47-25-B4-00056.0000, 32-47-25-B4-00056.0040, 32-47-25-B4-00056.0020, 32-47-25-B4-00056.0010, and 32-47-25-B4-00055.0000.

The proposed development is a multi-phase project that will include the construction of a waterfront restaurant, marina, associated upland parking areas, and stormwater management.

This document provides information concerning the proposed project site as it relates to natural resources and environmental issues. It will be submitted to the South Florida Water Management District (SFWMD) and the United States Army Corps of Engineers (USACE) as part of the permit requests made by the applicant.

2 EXISTING CONDITIONS PRE-DEVELOPMENT

Historically, these parcels have been developed for both commercial and residential use. The two western peninsulas were some of the first cleared and filled properties along Bonita Beach Road west of US 41. The 1952 aerial photo of the property shows some early work on the properties as well as a boat dock on the southeastern corner of the small embayment. A commercial facility existed on parcel 32-47-25-B4-00056.0010 until 2009 when it was demolished. The subject property has since been maintained through periodic mowing within the cleared areas. A mangrove fringe is present along the entire shoreline.

2.1 FLUCFCS CODES AND HABITAT DESCRIPTIONS

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all of the vegetative communities occurring within the parcel boundaries. The attached FLUCFCS exhibit shows the subject property, its vegetative cover and depicts the approximate limits of the wetland and upland areas. A general description is provided below in Table 1.

Table 1: FLUCFCS Codes and Descriptions of Community Types

FLUCFCS Code	Description	Upland Acres	Wetland / OSW Acres
190	Open Land	1.89	
190H	Open Land – Hydric		1.22
510	Streams and Waterways		1.25
612	Mangrove Swamps		0.85
612E2	Mangrove Swamps (Exotics 25-50%)		0.41
617E4	Mixed Wetland Hardwoods (Exotics 75-100%)		0.36
OSW	Other Surface Waters		0.01
	Sub Totals	**1.89**	**4.10**
	Total	**5.99**	

2.2 VEGETATION ASSOCIATIONS

2.2.1 190 Open Land (1.89 acres)

Areas in Florida designated as Open Land are typically characterized as undeveloped land within urban areas or inactive land with street patterns, but without structures. The areas designated as Open Land on the project site were initially created in the 1950's and have been periodically cleared and mown for the past 70 years.

2.2.2 190H Open Land – Hydric (1.22 acres)

This Open Land area is similar to the area described above; however, due to the clearing, maintenance, and other past activities, the land has subsided to the point where it is periodically

inundated by extreme tides and storm surges. As a result, these areas are consistently inundated by water, often enough that the soils found in this area are distinctly different than the ones found in the standard Open Land area.

2.2.3 510 Streams and Waterways (1.25 acres)

Areas in Florida designated as Streams and Waterways are typically characterized by the presence of rivers, creeks, canals, and other linear water bodies. In this case, a portion of the man-made canal running to the east lies within the subject property's boundary.

2.2.4 612 Mangrove Swamps (0.85 acre)

Communities in Florida designated as Mangrove Swamps are typically characterized by the dominance of red (*Rhizophora mangle*) or black (*Avicennia germinans*) mangroves. Generally, major associates include white mangrove (*Laguncularia racemosa*), buttonwood (*Conocarpus erectus*), cabbage palm (*Sabal palmetto*), and sea grape (*Coccoloba uvifera*). The canopy of this community onsite is dominated by white and red mangrove. The vegetation is primarily hydrophytic, the soils display hydric characteristics, and hydrologic indicators are present as well. The mangroves on this site are second growth specimens that have established and flourished since the properties were initially developed. The mangroves along the canal to the east have similarly established since that canal was excavated. A list of observed species found within the Mangrove Swamps community onsite can be seen below in Table 2.

Table 2: Species Observed in the Mangrove Swamps Community

Common Name	Scientific Name	Strata/ Substrata	Wetland Designation	Est. % Coverage
White mangrove	*Laguncularia racemosa*	C, M	OBL	35
Red mangrove	*Rhizophora mangle*	C, M, G	OBL	25
Buttonwood	*Conocarpus erectus*	C, G	FACW	20
Brazilian pepper	*Schinus terebinthifolia*	C, M	FAC	10
Australian pine	*Causarina equisetifolia*	C	FAC	5
Sea grape	*Coccoloba uvifera*	C, M	UPL	10
Cabbage palm	*Sabal palmetto*	C	FAC	15
Coin vine	*Dalbergia ecastaphyllum*	V	FAC	5

C = Canopy M = Mid-story G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

2.2.5 612E2 Mangrove Swamps (Exotics 25-50%) (0.41 acre)

Communities in Florida designated as Mangrove Swamps are typically characterized by the dominance of red (*Rhizophora mangle*) or black (*Avicennia germinans*) mangroves. Generally, major associates include white mangrove (*Laguncularia racemosa*), buttonwood (*Conocarpus erectus*), cabbage palm (*Sabal palmetto*), and sea grape (*Coccoloba uvifera*). The native canopy of this community onsite is white and red mangrove which has been infested and overtaken by Brazilian pepper. The vegetation is primarily hydrophytic, the soils display hydric characteristics, and

hydrologic indicators are present as well. A list of observed species found within the Mangrove Swamps community onsite can be seen below in Table 3.

Table 3: Species Observed in the Mangrove Swamps (Exotics 25-50%) Community

Common Name	Scientific Name	Strata/ Substrata	Wetland Designation	Est. % Coverage
White mangrove	*Laguncularia racemosa*	C, M	OBL	15
Red mangrove	*Rhizophora mangle*	C, M, G	OBL	5
Buttonwood	*Conocarpus erectus*	C, G	FACW	5
Brazilian pepper	*Schinus terebinthifolia*	C, M	FAC	35
Australian pine	*Causarina equisetifolia*	C	FAC	15
Sea grape	*Coccoloba uvifera*	C, M	UPL	3
Cabbage palm	*Sabal palmetto*	C	FAC	15
Tropical almond	*Terminalia catappa*	C, M	UPL	15
Portia tree	*Thespesia populnea*	C, G	FAC	10
Gumbo limbo	*Bursera simaruba*	C	UPL	2
Earleaf acacia	*Acacia auriculiformis*	M	FAC	10
Coin vine	*Dalbergia ecastaphyllum*	V	FAC	10

C = Canopy M = Mid-story G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

2.2.6 617E4 Mixed Wetland Hardwoods (Exotics 75-100%) (0.36 acre)

Communities in Florida designated as Mixed Wetland Hardwoods are typically characterized by the lack of dominance from any hardwood species, as well as a tolerance of hydric conditions. This particular Mixed Wetland Hardwoods community has an E4 (Exotics 75-100%) designation. This designation indicates that the community is comprised of approximately 75-100% exotic and invasive vegetation. The canopy of this community onsite is dominated primarily by the exotic species, Brazilian pepper with various native species present in lesser quantity. Native vegetation is primarily hydrophytic, soils display hydric characteristics, and hydrologic indicators are present as well. A list of observed species found within the Mixed Wetland Hardwoods (Exotics 75-100%) community onsite can be seen below in Table 4.

Table 4: Species Observed in the Mixed Wetland Hardwoods (Exotics 75-100%) Community

Common Name	Scientific Name	Strata/ Substrata	Wetland Designation	Est. % Coverage
Brazilian pepper	*Schinus terebinthifolia*	C, M	FAC	45
Red mangrove	*Rhizophora mangle*	C, M, G	OBL	10
White mangrove	*Laguncularia racemosa*	C, M	OBL	10
Buttonwood	*Conocarpus erectus*	C, G	FACW	5
Tropical almond	*Terminalia muelleri*	C, M, G	UPL	25
Sea grape	*Coccoloba uvifera*	C, M	UPL	10
Portia tree	*Thespesia populnea*	C, G	FAC	8
Australian pine	*Casuarina equisetifolia*	C	FAC	10
Gumbo limbo	*Bursera simaruba*	C	UPL	2
Cabbage palm	*Sabal palmetto*	M, G	FAC	3
Earleaf acacia	*Acacia auriculiformis*	M	FAC	3
West Indian mahogany	*Swietenia mahagoni*	M	UPL	1
Yucca	*Yucca aloifolia*	G	UPL	1
Coinvine	*Dalbergia ecastaphyllum*	V	UPL	3
Rubbervine	*Rhabdadenia biflora*	V	UPL	2

C = Canopy M = Mid-story G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

2.2.7 OSW – Swale (Other Surface Waters) – 0.63 acres

Areas in Florida designated as Other Surface Waters (OSWs) are typically characterized by the presence of standing water (or the ability to hold standing water), while not exhibiting other characteristics of a wetland (such as hydrophytic vegetation). In this case, OSW refers to a ditch that sits between the easternmost parcel (STRAP: 32-47-25-B4-00055.0000) and the parcel that sits directly to the west of that parcel (STRAP: 32-47-25-B4-00056.0010). This ditch used to be connected to the embayment on the south side of the property but was then later closed off on the south end and opened up on the north end.

2.3 WETLANDS & OTHER SURFACE WATERS

Qualified Turrell, Hall & Associates, Inc. (THA) environmental staff inspected the project site for the purpose of delineating wetlands and other surface waters. The wetland delineation methodologies and criteria set forth by the state (in Chapter 62-340, FAC, Delineation of the Landward Extent of Wetlands and Surface Waters) were followed in determining whether an area was considered as a wetland or other surface water and in delineating the limits (boundaries) of potential jurisdictional wetlands and other surface waters.

2.3.1 Wetland Seasonal High-Water Table & Hydroperiod

Standing water was present in the Open Land – Hydric community at the time of the site inspection. During heavy rain events and higher king tides, water inundates the property and approximately two to three inches of water appears to remain in places above the soil surface for

several days at a time. Additionally, it is evident that during extreme weather events, the subject property can become over washed by flood waters. Rafted vegetative debris is present throughout the wetland communities onsite, indicating hydrologic flow above the soil surface.

2.3.2 Jurisdictional Status of Wetlands and Other Surface Waters

The wetlands definitions in Chapter 62-340(19), F.A.C. and 33CFR 328.3 state that wetlands are those areas "inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils." The methodologies used to delineate a wetland boundary as described in Chapter 62-340, F.A.C. use a series of tests in order to determine the presence of a wetland.

The 1.89-acre Open Land area does not meet the definition of a wetland. These areas have been previously cleared and filled and are maintained through periodic mowing. Vegetation is not primarily hydrophytic, soils do not contain hydric characteristics, and hydrologic indicators are not present.

The 1.22-acre Open Land – Hydric area does meet the definition of a wetland. These areas have also been previously cleared and filled and are periodically maintained. While vegetation is not primarily hydrophytic, soils in this habitat do exhibit hydric characteristics, and hydrologic indicators are present in the form of water marks, staining, and rafted debris.

The 0.85-acre Mangrove Swamp community does meet the definition of a wetland. The majority of vegetation is hydric by classification and hydrologic indicators are present. The soil sample taken within this community did display hydric characteristics.

The 0.41-acre Mangrove Swamp (Exotics 25-50%) community does meet the definition of a wetland. Vegetation is primarily hydrophytic, soils did exhibit hydric characteristics, and hydrologic indicators are present.

The 0.36-acre Mixed Wetland Hardwood (Exotics 75-100%) community does meet the definition of a wetland. Vegetation is primarily hydrophytic, soils did exhibit hydric characteristics, and hydrologic indicators are present.

The ditch onsite would be considered other surface waters, while the man made canal to the east would be considered a waterway. The embayment around which the property lies is located within the Estero Bay Aquatic Preserve and the bottomland of the embayment is considered state lands.

2.4 LISTED PLANT AND ANIMAL SPECIES

Several listed animal species have the potential to occur onsite. The probability of these animals utilizing suitable habitats ranges from high to low depending on the particular species. It is improbable that most of these species currently reside or nest onsite. A list of potential listed species and their designations are provided below in Table 5.

Table 5: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
American alligator	*Alligator mississippiensis*	FT (S/A)
American crocodile	*Crocodylus acutus*	FT
Eastern indigo snake	*Drymarchon couperi*	FT
Least tern	*Sternula antillarum*	ST
Little blue heron	*Egretta caerulea*	ST
Roseate spoonbill	*Platalea ajaja*	ST
Smalltooth sawfish	*Pristis pectinate*	FE
Tricolored heron	*Egretta tricolor*	ST
West Indian manatee	*Trichechus manatus*	FT
Wood stork	*Mycteria americana*	FT

FE = Federally Endangered FT = Federally Threatened ST = State Threatened
FT (S/A) = Federally designated Threatened species due to similarity of appearance

A survey for listed animal and plant species was conducted within the project area by THA biologists. This threatened and endangered species survey and its results are discussed in the attached listed species survey report which describes the approximate locations where listed animal species were observed on and near the project area during the referenced survey.

2.5 SOILS

Based on the National Resource Conservation Service (NRCS) "Soil Survey of Lee County Area, Florida" (NRCS, 1998) there are currently three soil types present on the subject property: "Matlacha – Urban Land Complex," which is not a hydric soil, "Waters of the Gulf of Mexico," and "Pompano Fine Sand – Urban Land Complex," which is a hydric soil. The attached Exhibit 4 provides a soil map for the project area as derived from the NRCS mapping. The following sub-section provides a brief description of the soil map unit identified on the project lands. Information is provided about the soil's landscape position (i.e., its typical location in the landscape on a county-wide basis), the soil's profile (i.e., textural composition and thickness or depth range of the layers or horizons commonly present in the soil), and the soil's drainage and hydrologic characteristics. The soils occurring on project lands are as follows:

2.5.1 7 – Matlacha – Urban Land Complex

This complex consists of nearly level Matlacha gravelly fine sand and areas of Urban land. The areas of the Matlacha soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. The mapped areas range from about 20 to 640 acres.

About 35 to 50 percent of each mapped area is Matlacha soil. About 20 to 30 percent is Urban land presently covered by houses and other buildings and by streets and other forms of pavement. There are canals in some of the areas.

Typically, the surface layer of the Matlacha soil is about 40 inches of light gray, gray, very pale brown, grayish brown, very dark grayish brown, and dark gray mixed gravelly fine sand and sandy material. The surface layer contains lenses of loamy sand and coated sandy fragments of a former subsoil and is about 25 percent coarse fragments of limestone and shell. Below the surface layer, to a depth of 80 inches or more, there is undisturbed fine sand. The upper 6 inches is dark gray and the rest is light gray with dark grayish brown stains and streaks along old root channels.

Included in mapping, and scattered throughout the survey area, are soils that are similar to the Matlacha soil, but they have heavy loamy material and soils that have boulders or are more than 35 percent shell or rock fragments larger than 3 inches. In addition, there are areas of similar soils that have a limestone ledge below the mixed till material. Also included are areas of fill material that are less than 20 inches thick over undisturbed soils. The included soils make up about 10 to 15 percent of any mapped area.

The depth to the water table varies with the amount of fill material and the extent of artificial drainage. However, in most years, the water table is 24 to 36 inches below the surface of the fill material for 2 to 4 months. It is below a depth of 60 inches during extended dry periods.

The available water capacity is variable, but it is estimated to be low. Permeability is variable within short distances, but it is estimated to be moderately rapid or rapid in the fill material and rapid in the underlying material. Natural fertility is estimated to be low.

Most of the natural vegetation has been removed. The existing vegetation consists of scattered South Florida slash pine and various weeds.

Present land use precludes using this soil for agriculture. The soil is poorly suited to most plants unless topsoil is spread over the surface to form a suitable root zone.

The areas not presently covered by urban structures have moderate limitations for most kinds of building site development and severe limitations for sanitary facilities and recreational uses. The high water table and sandy surface are the major limitations. Unstable surface materials can severely limit shallow excavations, and the high water table severely limits dwellings with basements. In scattered areas, the fill material contains boulders or compacted sandy material that can interfere with the installation of underground utilities or the proper functioning of septic tank absorption fields.

This complex has not been assigned to a capability subclass.

2.5.2 131 – Pompano Fine Sand – Urban Land Complex

This complex consists of heady level Pompano fine sand and areas of Urban land. The areas of the Pompano soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping.

About 35 to 60 percent of each mapped area is Pompano soil. About 20 to 30 percent is Urban land presently covered by houses and other buildings and by streets and other forms of pavement. There are canals in some of the areas.

Typically, the surface layer of the Pompano soil is dark gray fine sand about 4 inches thick. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more.

Included with this soil in mapping are small areas of Malabar, Anclote, and Valkaria soils. Also included are small areas of a soil that has limestone at a depth of 40 to 80 inches. The included soils make up about 10 to 15 percent of any mapped area.

The depth of the water table varies with the amount of fill material and the extent of artificial drainage. However, in most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. It recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

The available water capacity is very low. Natural fertility is low. Permeability is rapid.

Most of the natural vegetation has been removed. The existing vegetation consists of South Florida slash pine, saw palmetto, and various weeds.

Present land use precludes using this soil for cultivated crops, citrus, or improved pasture.

The areas not presently covered by urban structures have moderate limitations for most kinds of building site development and severe limitations for urban and recreational uses because of the high water table. The high water table severely limits dwellings with basements.

This complex has not been assigned to a capability subclass.

3 ENVIRONMENTAL CRITERIA

3.1 PROPOSED PROJECT

The proposed project is a multi-phase project that includes the development of a new restaurant and associated improvements, such as a parking, a guest pavilion, and multi-slip docking facility. All of the proposed work will occur on lands previously cleared, and filled for development, though much of the area has transitioned to wetlands over time. The lots have been cleared multiple time of exotic vegetation grown which had caused the soils to subside and transition into a more wetland habitat type.

The 5.99-acre site is comprised of 1.89 acres of upland, 2.84 acres of wetland, and 1.26 acres of open waters. The entirety of the subject area has been impacted by previous development, clearing, and surrounding development, which has resulted in the recruitment and infestation of exotic and nuisance species. The proposed development will result in approximately 74,581 sf (1.71 acres) of direct wetland impacts, and 31,211 sf (0.72 acres) of secondary impacts. Additionally, the proposed development will result in 3,951 sf (0.09 acres) of impacts to open waters.

3.2 ELIMINATION AND REDUCTION OF IMPACTS

The project site subject property has been chosen because the wetlands onsite are not natural and are present due to prior development and land management activities. The project site is limited to certain types of development because of zoning and parking requirements. Because the site is so small, the entirety of the property will be impacted in order to produce a viable project. Elimination of all wetland impacts is not practicable. Multiple site plan iterations have been produced in an effort to reduce or minimize wetland impacts, but give the requirements for usable space, parking, and stormwater, there is no plan that would allow use of the site without impacting the majority of it. Protective measures to maintain the mangrove shoreline will be implemented to ensure that the mangrove wetlands are protected and where possible enhanced through the removal of exotic vegetation and establishment of native shoreline vegetation.

As used herein, the term "direct impacts" refers to actions that will result in the complete elimination of wetland areas (i.e., dredging and filling). “Secondary impacts” refers to actions that may reduce the functional value of the wetland area, such as encroachment, shading, or trimming, but does not eliminate the wetland or impact it to the point that all functional value is lost.

3.2.1 Temporary Impacts

All impacts associated with the filling for the development will be permanent in nature. Minor temporary impacts may occur as a result of the shoreline enhancement activities being proposed in conjunction with the development. The removal of the exotics from the shoreline could result in broken branches or displaced soil that would be temporary in nature and expected to fully recover over time.

3.2.2 Secondary Impacts to Wetlands and Water Resources

The wetlands present on the property are already secondarily impacted by past development activities as well as the existing roadway and ongoing property maintenance that is required by the City. Additional secondary impacts may occur as a result of the proposed development. Appropriate mitigation will be provided in order to offset any direct or secondary impacts to wetlands.

3.2.3 Cumulative Impacts

The property hydrology is tidally driven so is not a part of any upland drainage basin. The mitigation proposed will be from Little Pine Island, which is also a tidally driven system. The project falls within the Little Pine Island Mitigation Bank (LPIMB) service area which provides benefits to the tidally driven regional aquatic system so no cumulative impacts should occur as a result of the project.

3.2.4 Mitigation

The purchase of mitigation credits from LPIMB is proposed in order to offset wetland impacts. The project will result in both Forested and Non-Forested tidal wetland impacts. The amount of credit required to compensate for the proposed impacts was calculated using the Little Pine Island assessment methodology and the credit amount proposed for each wetland type is outlined provided in the assessment. Based on the calculations and the proposed impacts, the project will require 0.391 Forested Saltwater mitigation credits and 0.451 Herbaceous Saltwater mitigation credits to compensate for the proposed direct and secondary impacts.

3.2.5 Fish, Wildlife, Listed Species and Their Habitats

The docking facility and number of vessel slips proposed is consistent with the Lee County Manatee Protection Plan. All appropriate measures will be implemented in accordance with any requirements set forth by local, state, and federal permitting agencies. Educational signage will be installed when the docks are constructed to inform guests at the facility of the presence of manatees and ways to avoid adverse interactions with them. See the enclosed Listed Species Survey summary for more details on the manatee Protection Plan analysis and other protective measures to be implemented.

3.2.6 Public Interest Test

(a) Whether the regulated activity will adversely affect the public health, safety, or welfare or the property of others (subparagraph 62-330.302(1)(a)1, F.A.C.);

The proposed project is consistent with the zoning and anticipated use of the property. BMPs will be put in place during construction and operation of the project to protect adjacent waters and properties from adverse impacts associated with the development. The docks will provide recreational opportunities o the general public and allow for visitation of the restaurant without

driving on the adjacent roadways. No adverse impact to public health, safety or welfare will occur.

(b) Whether the regulated activity will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats (subparagraph 62- 330.302(1)(a)2, F.A.C.);

The proposed project will not adversely affect the conservation of fish and wildlife. The site has been impacted for decades and is not home to any nesting or denning activities by local wildlife. The filling in of the canal being proposed will eliminate a dead-end waterway and protect the adjacent aquatic preserve from potential degradation associated with limited flushing of this small canal. The project will also adhere to all criteria required by local, state, and federal agencies that they may impose as the project is reviewed.

(c) Whether the regulated activity will adversely affect navigation or the flow of water or cause harmful erosion or shoaling (subparagraph 62-330.302(1)(a)3, F.A.C.);

The proposed dock configuration has been designed to be maintained within the allowable riparian area. None of the docks are within or adjacent to marked or local knowledge navigational channels. Docks within the canal will adhere to protrusion and orientation requirements to avoid impacting navigation within the adjacent canal waterway.

(d) Whether the regulated activity will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity (subparagraph 62-330.302(1)(a)4, F.A.C.);

The proposed project will fill a small, dead-end canal. Based on the benthic survey conducted, this area did not exhibit a lot of marine productivity or biotic diversity. The elimination of this man-made canal will not adversely affect the adjacent aquatic preserve. The wooden pilings associated with the docks being proposed will be wrapped to limit potential leaching of preservative chemicals into the adjacent waters. The exotic vegetation along the shoreline will be removed and the shoreline enhanced with supplemental plantings and, if necessary, stabilization to protect the functions and values present.

(e) Whether the regulated activity will be of a temporary or permanent nature (subparagraph 62- 330.302(1)(a)5, F.A.C.);

Proposed activities and site impacts will be permanent in nature. As stated above, the removal of exotic vegetation from the shoreline could result in broken mangrove branches or displaced soil that would be temporary in nature and expected to fully recover over time.

(f) Whether the regulated activity will adversely affect or will enhance significant historical and archaeological resources under the provisions of Section 267.061, F.S. (subparagraph 62-330.302(1)(a)6, F.A.C.); and

Pre-application coordination with the Division of Historical Resources yielded no resources on or immediately adjacent to this project. The closest identified historical or cultural resource is 0.29 miles away, north of the subject property.

(g) The current condition and relative value of functions being performed by areas affected by the proposed regulated activity (subparagraph 62-330.302(1)(a)7, F.A.C.).

The waters adjacent to the proposed project area are protected under the Aquatic Preserve. A Stormwater Pollution Prevention Plan (SWPPP) is included with the engineering submittal to address prevention of turbidity and erosion during construction. Best Management Practices (BMPs) will be implemented per the regulatory criteria set forth by local, state, and federal permitting agencies in order to avoid adverse impacts to the adjacent waters.

3.2.7 Historical and Archaeological Resources

Preliminary communication with the Florida Division of Historical Resources was conducted; a map of known resource sites within the same Section of land was provided and can be seen attached in Appendix C.

3.2.8 Water Quality

Pursuant to the AH Volume 1, Chapter 10.2.4 the following will address concerns about short-term and long-term water quality considerations.

1.1.1.1 Short-Term Water Quality Considerations

(a) Providing and maintaining turbidity barriers or similar devices for the duration of dewatering and other construction activities in or adjacent to wetlands or other surface waters;

A Stormwater Pollution Prevention Plan (SWPPP) is included with the engineering submittal to address prevention of turbidity and erosion during construction. Turbidity curtains and silt fencing will be implemented where appropriate and maintained during construction.

(b) Stabilizing newly created slopes or surfaces in or adjacent to wetlands and other surface waters to prevent erosion and turbidity;

All graded slopes and sediment surfaces along the shoreline will be planted with mangroves and other appropriate shoreline vegetation, or stabilized with riprap hand placed around prop-roots.

(c) Providing proper construction access for barges, boats and equipment to ensure that propeller dredging and rutting from vehicular traffic does not occur;

A fully loaded barge typically draws 18" of water, while typical depths vary across the site. In or over water work will be conducted from the uplands where possible and from a barge where the mangrove shoreline or distance out prevents access from the upland. Where a barge is utilized, at least 1' of clearance will be maintained between the barge and the bottomlands.

(d) Maintaining construction equipment to ensure that oils, greases, gasoline, or other pollutants are not released into wetlands or other surface waters;

Please refer to the SWPPP for Best Management Practices that will be implemented onsite. Equipment fueling and maintenance will follow appropriate BMPs to avoid spills on the project site. Turbidity curtains and silt fencing will be implemented and remain in place during all work to help minimize the potential for pollutants to be released into wetlands or other surface waters.

(e) Controlling the discharge from spoil disposal sites; and

Please refer to the SWPPP for Best Management Practices that will be implemented onsite. Turbidity curtains and silt fencing will be implemented and remain in place during all work to ensure no pollutants are released into wetlands or other surface waters as a result of runoff from spoil and disposal sites.

(f) Preventing any other discharge or release of pollutants during construction or alteration that will cause or contribute to water quality standards being violated.

Please refer to the SWPPP for Best Management Practices that will be implemented onsite.

2.1.1.1 Long-Term Water Quality Considerations

(a) The potential of a constructed or altered water body to cause or contribute to violations of water quality standards due to its depth or configuration. For example, the depth of water bodies must be designed to ensure proper mixing so that the water quality standard for A.H. Volume I December 22, 2020, 10-10 dissolved oxygen will not be violated in the lower levels of the water body, but the depth should not be so shallow that the bottom sediments are frequently resuspended by boat activity. Water bodies must be configured to prevent the creation of debris traps or stagnant areas that could result in violations of water quality standards.

The project proposes to fill an existing man-made ditch which lacks appropriate flushing. By eliminating this ditch, potential impacts to the surrounding area as a result of stagnant waters will be minimized.

(b) Long term erosion, siltation or propeller dredging that will cause turbidity violations.

No long term erosion, siltation, or propeller dredging is anticipated as water depths are adequate to avoid turbidity violations.

(c) Prevention of any discharge or release of pollutants from the activity that will cause water quality standards to be violated.

A mangrove shoreline with riprap (if necessary) will be maintained rather than installing a seawall. The living shoreline will provide shoreline stabilization, wildlife habitat, and structure conducive to the growth of oysters and other filter feeders.

4 PHOTOS



Figure 1: View of the Open Land and Mangrove Swamps communities onsite.



Figure 2: View of the Open Land – Hydric and Mixed Wetland Hardwoods communities onsite.

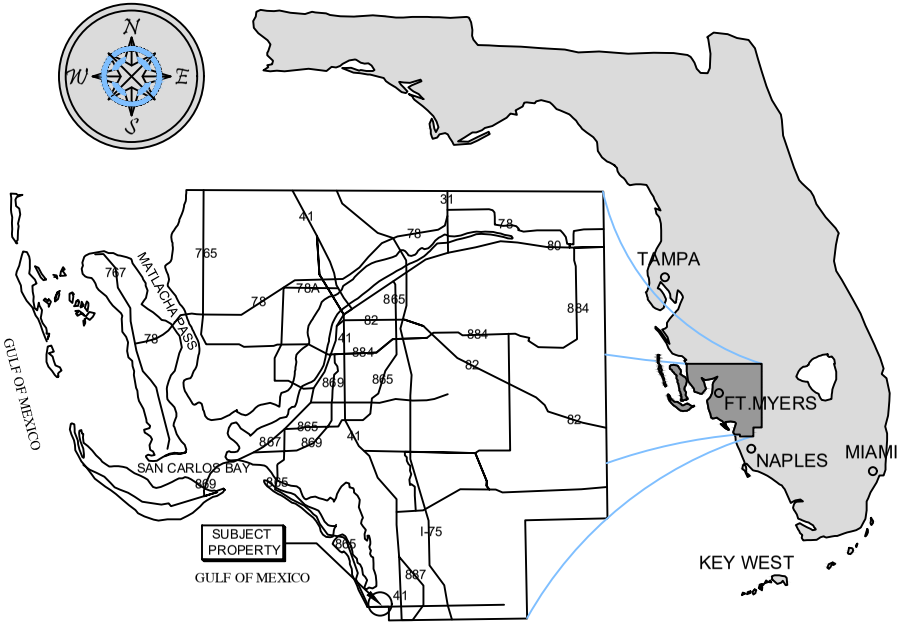


Figure 3: Historical 1952 Aerial of the project site. Note that the canal between the two peninsulas was open to the south rather than the north as currently exists.

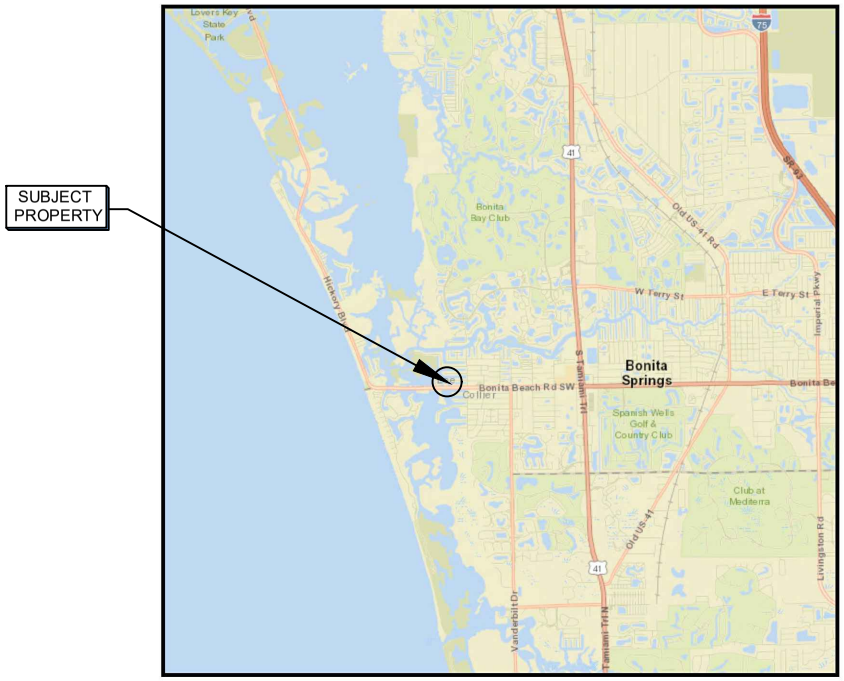
APPENDIX A: EXHIBITS

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg LOCATION MAP 11/27/2023

STATE OF FLORIDA



LEE COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 4752 THRU 4570 BONITA BEACH RD
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.330822
<> LONGITUDE: W -81.828754

NOTES:
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HICKORY AT BAYSIDE

LOCATION MAP

RY NO. 5875

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DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	11-27-23	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	01 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 25E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg FLUCFCS MAP 11/27/2023



FLUCFCS	DESCRIPTION	ACRES
190	OPEN LAND	1.89
190H	OPEN LAND - HYDRIC	1.22
510	STREAMS AND WATERWAYS	1.25
612	MANGROVE SWAMPS	0.85
612E2	MANGROVE SWAMPS (EXOTICS 25-50%)	0.41
617E4	MIXED WETLAND HARDWOODS (EXOTICS 75-100%)	0.36
OSW	OTHER SURFACE WATERS	0.01
TOTAL		5.99

UPLAND (ACRES):	1.89
WETLAND (ACRES):	2.84
WATER (ACRES):	1.26
PROJECT (ACRES):	5.99

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HICKORY AT BAYSIDE

FLUCFCS MAP

RY NO. 5875

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SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg SOILS MAP 11/27/2023



CODE	DESCRIPTION	HYDRIC	ACRES
7	MATLACHA URBAN LAND COMPLEX		3.15
100	WATERS OF THE GULF OF MEXICO	YES	1.35
131	POMPANO FINE SAND URBAN LAND COMPLEX	YES	1.49
TOTAL			5.99

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- SURVEY DATED: **MM-DD-YYYY**
- SOIL DATA PROVIDED BY: **1998 UNITED STATES DEPT OF AGRICULTURE SOIL SURVEY OF LEE COUNTY AREA, FL**

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HICKORY AT BAYSIDE

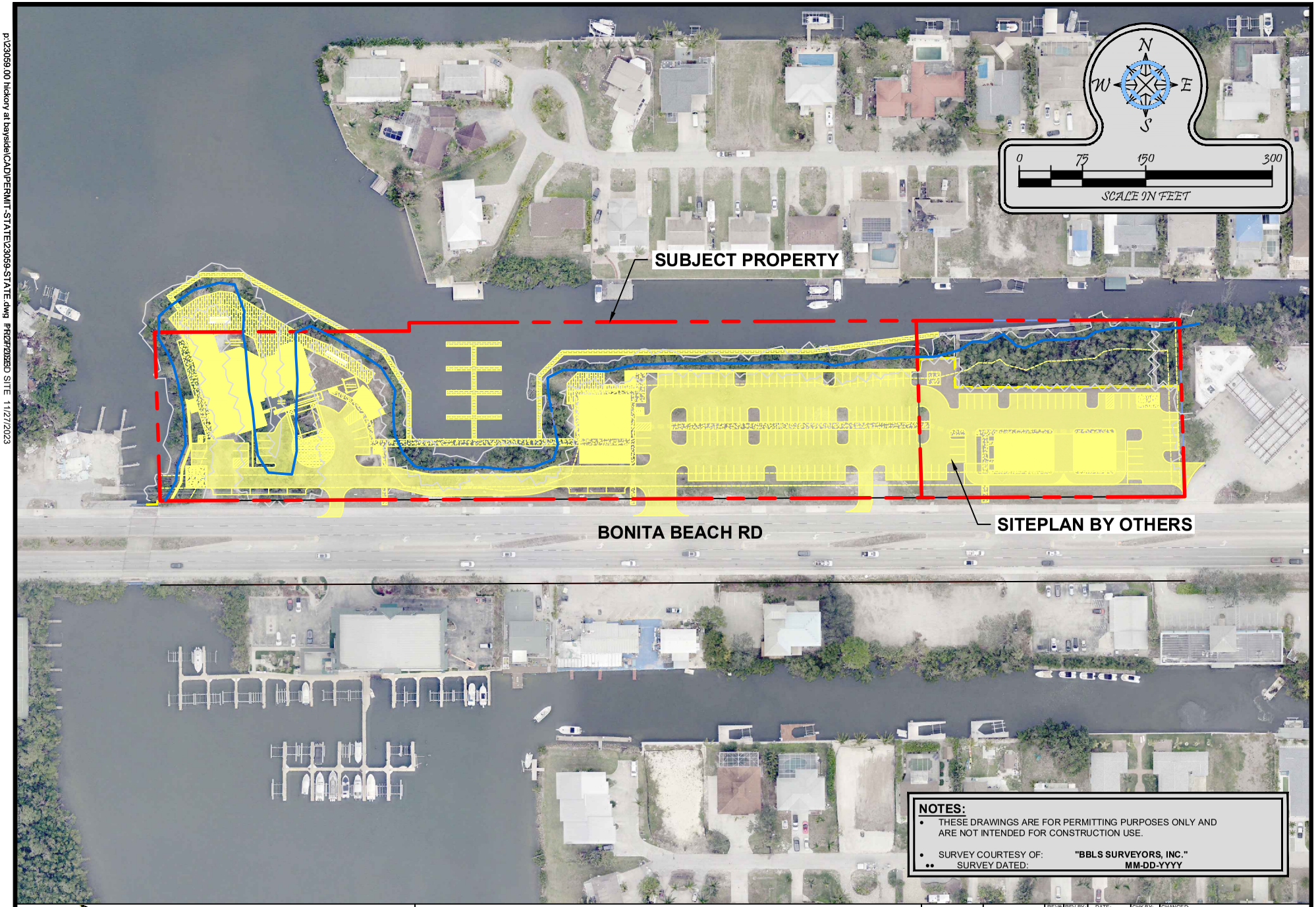
SOILS MAP

RY NO. 5875

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HICKORY AT BAYSIDE

PROPOSED SITE

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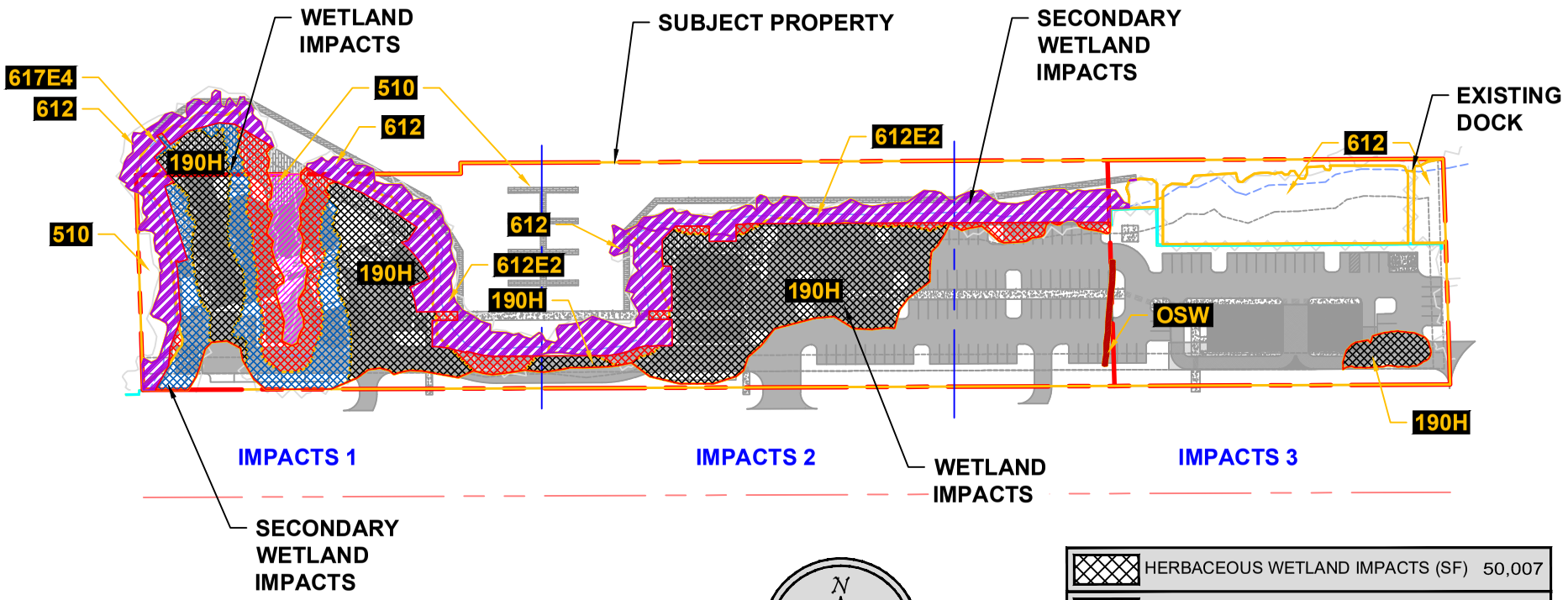
SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

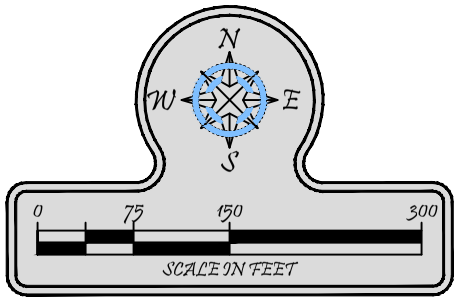
p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg PROPOSED SITE 11/27/2023

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg OVERALL IMPACTS MAP 11/27/2023

PRIMARY IMPACTS			
FLUCFCS	DESCRIPTION	SF	ACRES
190H	OPEN LAND - HYDRIC	50,007	1.15
612	MANGROVE SWAMPS	9,863	0.23
612E2	MANGROVE SWAMPS (EXOTICS 25-50%)	2,020	0.04
617E4	MIXED WETLAND HARDWOODS (EXOTICS 75-100%)	12,691	0.29
TOTAL		74,581	1.71

SECONDARY IMPACTS			
FLUCFCS	DESCRIPTION	SF	ACRES
190H	OPEN LAND - HYDRIC	3,363	0.08
612	MANGROVE SWAMPS	10,929	0.25
612E2	MANGROVE SWAMPS (EXOTICS 25-50%)	13,939	0.32
617E4	MIXED WETLAND HARDWOODS (EXOTICS 75-100%)	2,980	0.07
TOTAL		31,211	0.72





	HERBACEOUS WETLAND IMPACTS (SF)	50,007
	MANGROVE WETLAND IMPACTS (SF)	11,883
	FORESTED WETLAND IMPACTS (SF)	12,691
	SECONDARY WETLAND IMPACTS (SF)	31,211
	WATER IMPACTS (SF)	3,951
	OSW IMPACTS (SF)	393

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HICKORY AT BAYSIDE

OVERALL IMPACTS MAP

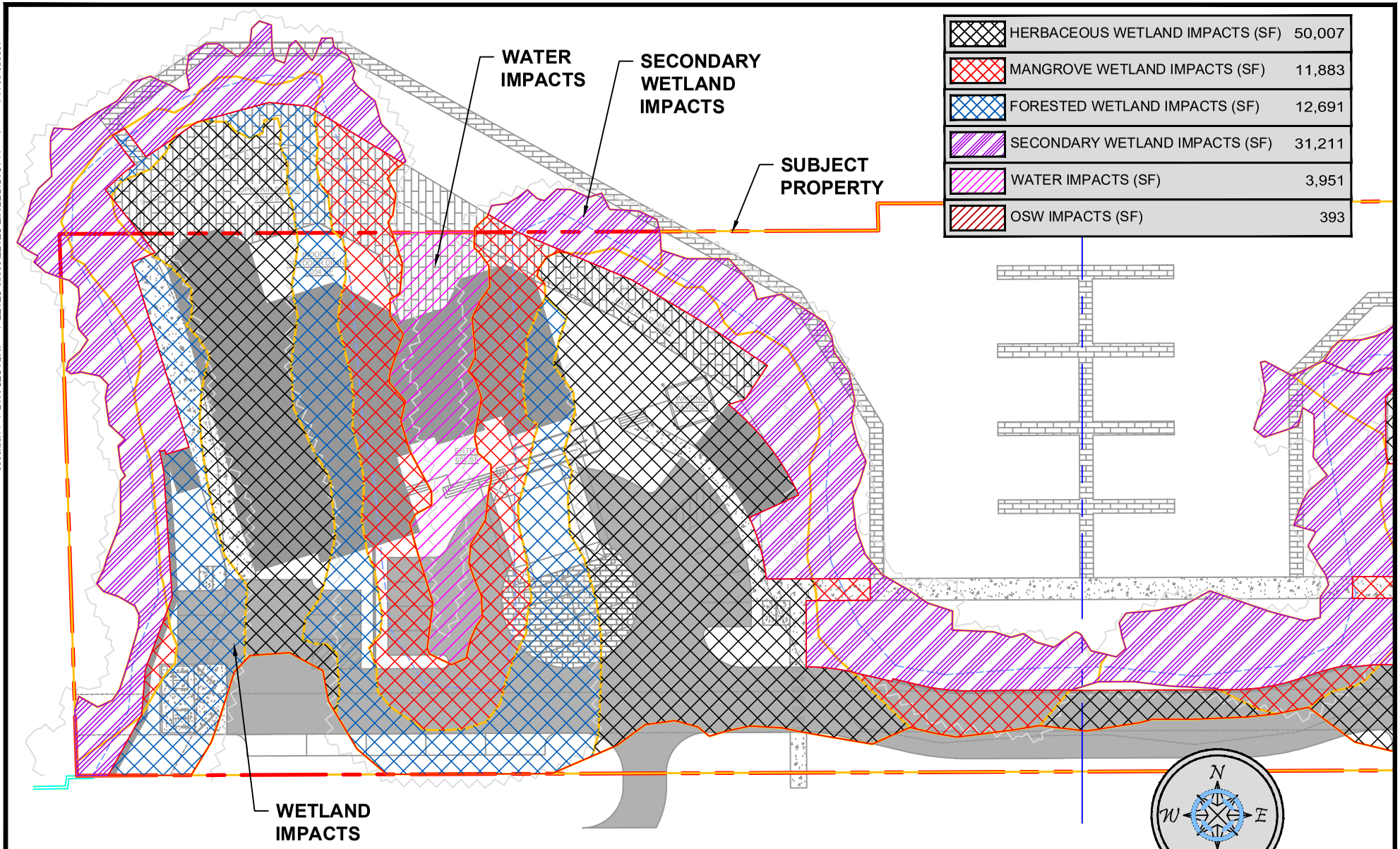
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SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg IMPACTS MAP 1 11/27/2023



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HICKORY AT BAYSIDE

IMPACTS MAP 1

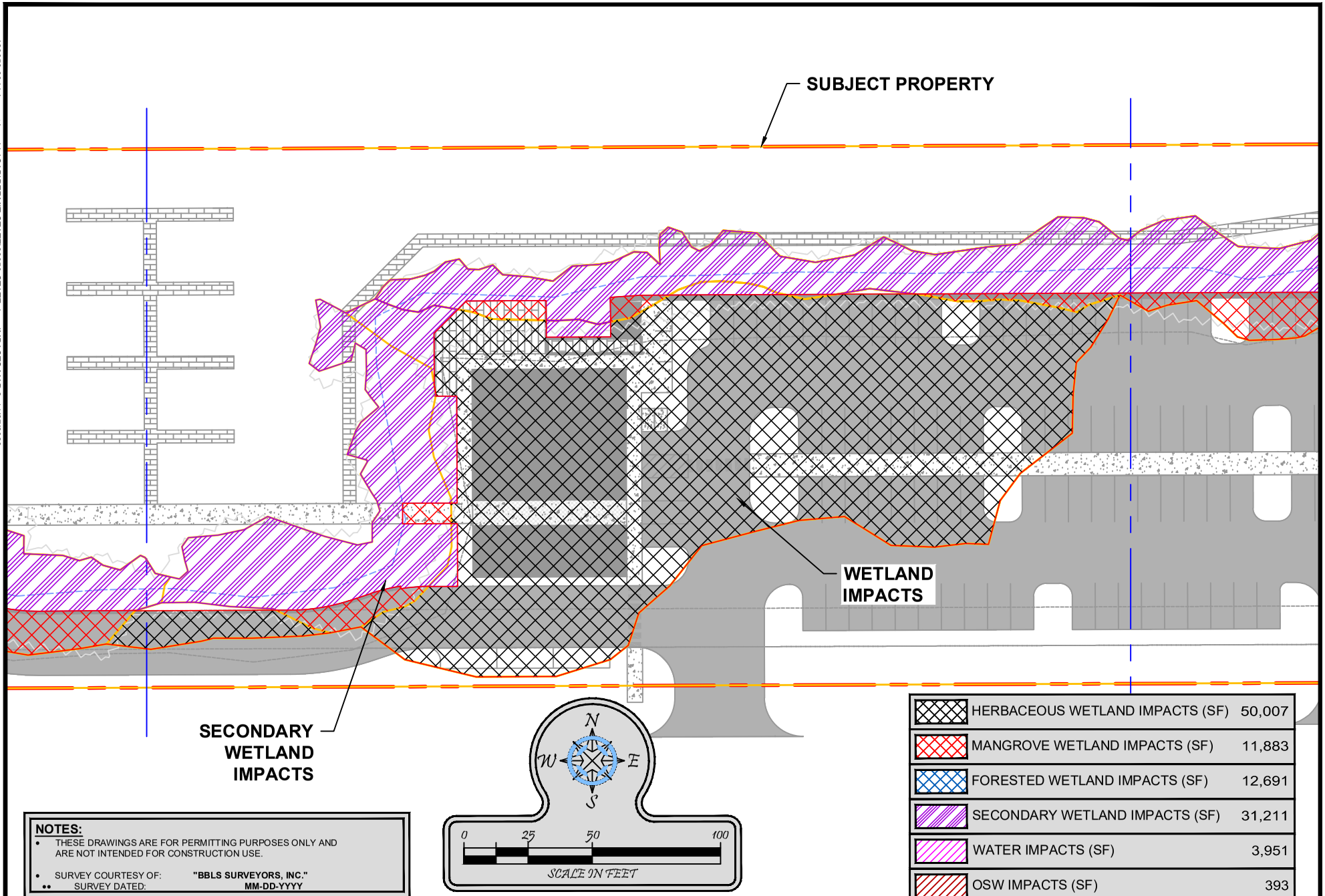
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SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg IMPACTS MAP 2 11/27/2023



HERBACEOUS WETLAND IMPACTS (SF)	50,007
MANGROVE WETLAND IMPACTS (SF)	11,883
FORESTED WETLAND IMPACTS (SF)	12,691
SECONDARY WETLAND IMPACTS (SF)	31,211
WATER IMPACTS (SF)	3,951
OSW IMPACTS (SF)	393

NOTES:

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- SURVEY COURTESY OF: **"BBLS SURVEYORS, INC."**
- SURVEY DATED: **MM-DD-YYYY**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

HICKORY AT BAYSIDE

IMPACTS MAP 2

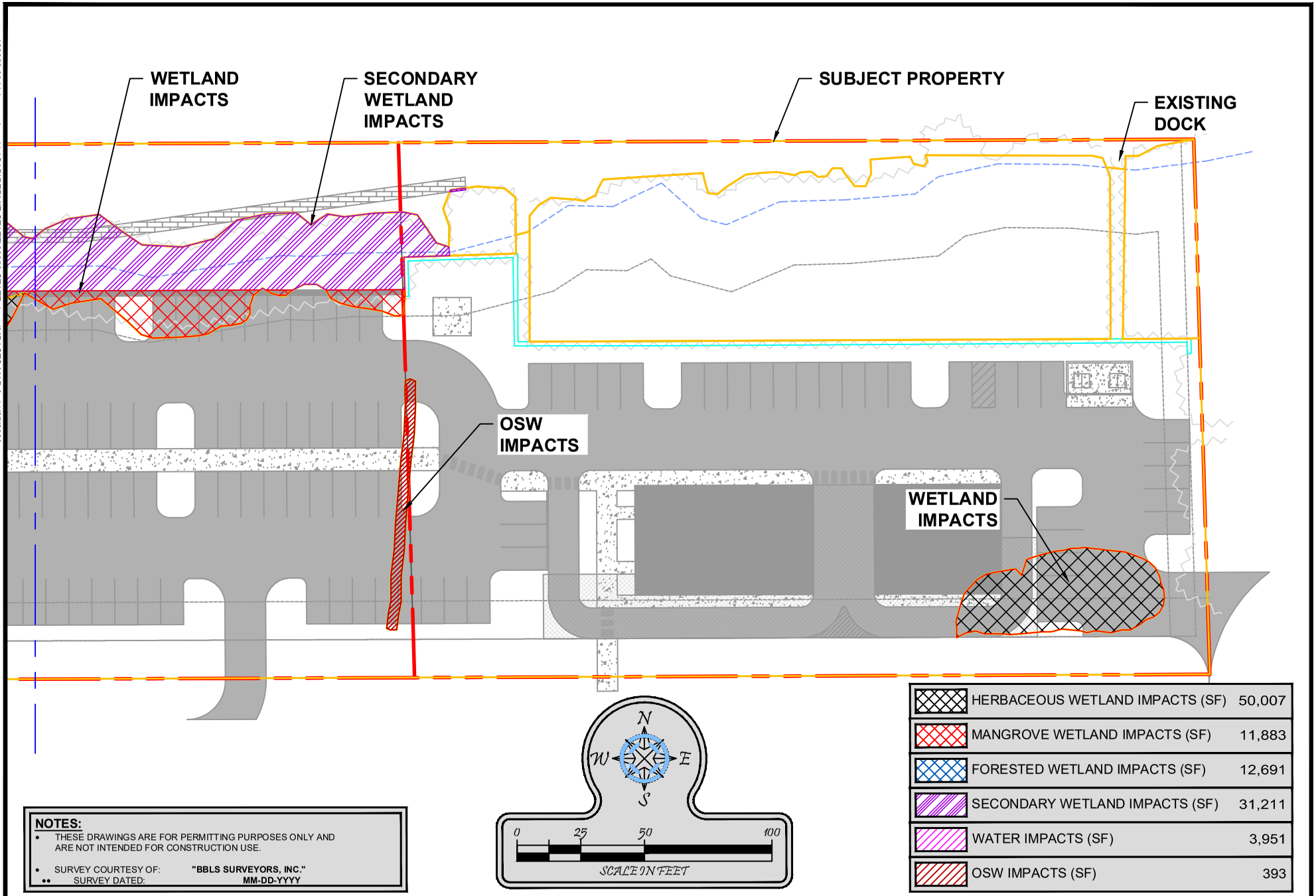
RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REVN	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	11-27-23	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	07 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg IMPACTS MAP 3 11/27/2023



HERBACEOUS WETLAND IMPACTS (SF)	50,007
MANGROVE WETLAND IMPACTS (SF)	11,883
FORESTED WETLAND IMPACTS (SF)	12,691
SECONDARY WETLAND IMPACTS (SF)	31,211
WATER IMPACTS (SF)	3,951
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HICKORY AT BAYSIDE

IMPACTS MAP 3

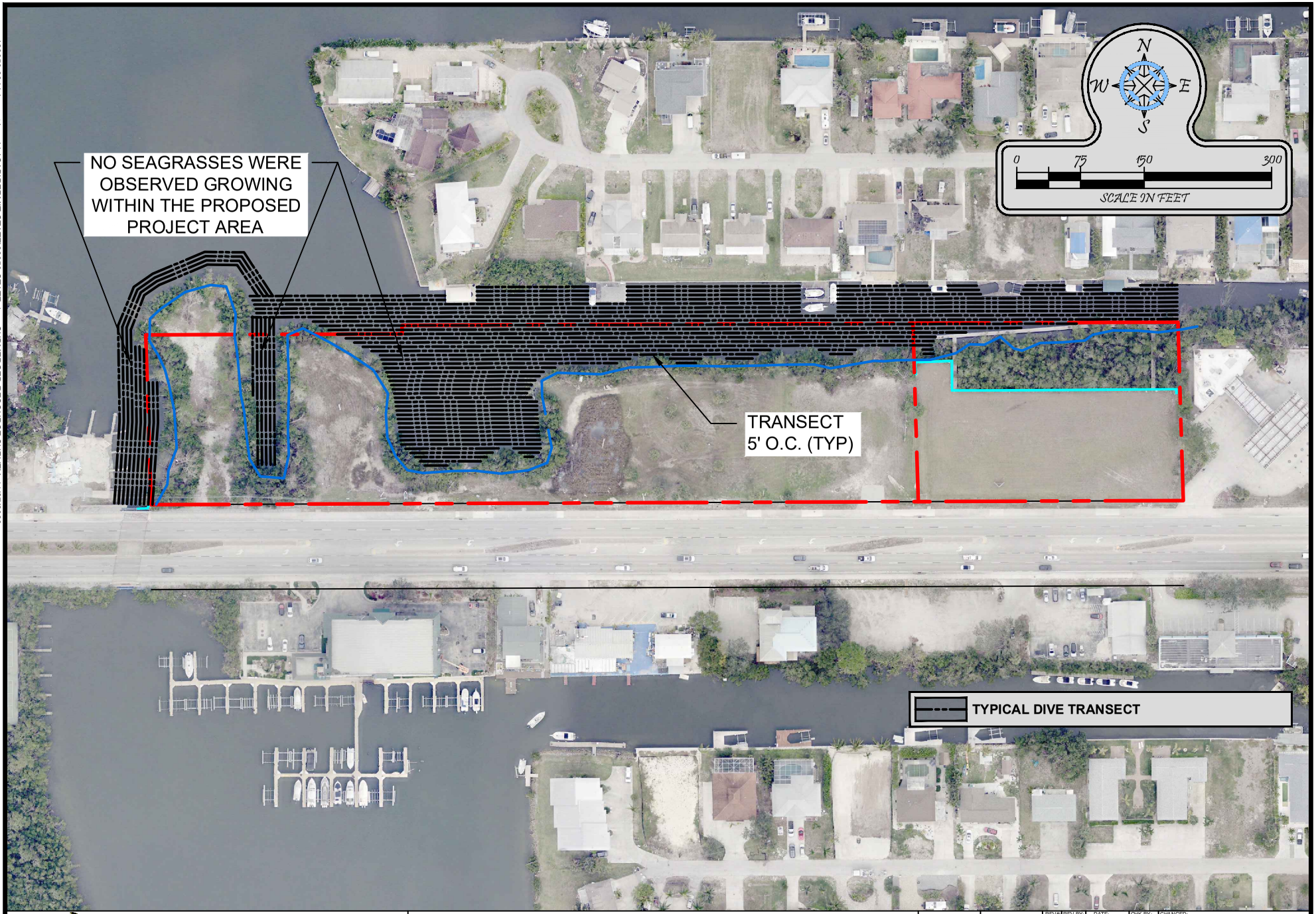
RY NO. 5875

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		REVN	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	11-27-23	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	08 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

p:\23059.00 hickory at bayside\CAD\PERMIT-STATE\23059-STATE.dwg SUBMERGED RESOURCE SURVEY 11/27/2023



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3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

HICKORY AT BAYSIDE

SUBMERGED RESOURCE SURVEY

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	TH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	11-27-23	3.	-	-	-	-
JOB NO.:	23059	4.	-	-	-	-
SHEET NO.:	09 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47 S RANGE- 25 E

APPENDIX B: LISTED SPECIES SURVEY

LISTED SPECIES REPORT

HICKORY ON THE BAY

4752 – 4570 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

NOVEMBER 2023

Prepared by:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

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1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has conducted a listed species survey at 4752 – 4570 Bonita Beach Road in Bonita Springs, Florida 34134, located within Section 32, Township 47 S, Range 25 E, in Lee County. The parcels can be identified by STRAP Numbers 32-47-25-B4-00064.0000, 32-47-25-B4-00056.0000, 32-47-25-B4-00056.0040, 32-47-25-B4-00056.0020, 32-47-25-B4-00056.0010, and 32-47-25-B4-00055.0000 and have a total size of approximately 5.99 acres.

The purpose of this report is to provide a summary of wildlife observations on the property and to consider potential effects of the proposed project on any local, state, or federal listed species that may utilize the property for refuge, foraging, or nesting.

The proposed development is a multi-phase project that will include the construction of a waterfront restaurant, marina, associated upland parking areas, and stormwater management.

2 METHODOLOGY

Prior to any wildlife survey, careful consideration is given to the habitat types in question and species that are known to utilize such areas. Prior to conducting any survey, several publications and references are consulted. These include The Official List of Florida's Endangered Species, Florida's Endangered and Threatened Species (dated December 2022), Florida's Imperiled Species Management Plan, Florida Fish and Wildlife Conservation Commission (FWC) Species Conservation Measures and Permitting Guidelines, the Florida Natural Areas Inventory (FNAI), and Collier County aerial photography.

The basic objective of any wildlife survey is to obtain evidence that wildlife species are utilizing the subject site. This site may be comprised of a primary or secondary foraging zone, a nesting zone, or it may be merely adjacent to those sites with regard to a particular listed species. As many listed species in Florida are cryptic and/or nocturnal, patience and sufficient time must be devoted to the survey.

Aerial photography and the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) maps of the site and surrounding area were consulted before arriving on-site. After thorough consideration of the existing habitats, a potential list of species that could be found on-site was developed. The required survey procedure for each species was then followed to determine if any listed species was utilizing the subject property.

A system of linear transects was followed throughout the subject area in the early morning, afternoon, and dusk hours, thus allowing for the proper protocols for surveying wading birds, fox squirrels, gopher tortoises, and other anticipated or potential species that could occur on the project lands. THA's qualified biologists traversed the entire site in a series of linear transects, spaced approximately 50 to 150 feet apart. Much of the site, which is periodically mown, is now open space, thus allowing for open visibility during most of the surveying efforts. In those locations where the site was not mown, and the canopy was dense, transects were spaced closer together.

A visual inspection of trees was also conducted to search for squirrel day beds, potential red-cockaded woodpecker (RCW) cavities, and potential bat roosts. Evidence of protected plants was also searched for along transect lines. Indirect evidence, such as rooting, scrape marks, nests, cavities, burrows, tracks, and scat were looked for and noted. Once cavity or nest trees are located, they are marked with a handheld GPS for further investigation prior to clearing. In addition, the approximate sighting location of any listed species is noted on the survey aerial.

3 PRELIMINARY RESEARCH

Prior to field investigations, aerial photos, soil maps, and prior mapping for the Bonita Beach Road parcels were reviewed to identify the various vegetation associations that are potentially present on and adjacent to the project area. Various publications and databases were reviewed to identify listed plant and wildlife species which could occur and those that had been previously documented on or near the project site, and also to gather information concerning listed species.

Based on the habitat types that were identified, existing knowledge of the project area, contacts with other consultants, and review of publications and databases, a preliminary list of listed plant and animal species with the potential to occur within or near the project area was determined.

As used herein, the term "listed animal species" refers to those animals listed as endangered or threatened by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). THA's wildlife and listed species surveys were supplemented by research on listed species. The following subsections document these efforts and their results. A list of listed species that could potentially utilize the subject property can be found below in Table 1.

Table 1: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
American alligator	*Alligator mississippiensis*	FT (S/A)
American crocodile	*Crocodylus acutus*	FT
Eastern indigo snake	*Drymarchon couperi*	FT
Least tern	*Sternula antillarum*	ST
Little blue heron	*Egretta caerulea*	ST
Roseate spoonbill	*Platalea ajaja*	ST
Smalltooth sawfish	*Pristis pectinate*	FE
Tricolored heron	*Egretta tricolor*	ST
West Indian manatee	*Trichechus manatus*	FT
Wood stork	*Mycteria americana*	FT

FE = Federally Endangered FT = Federally Threatened ST = State Threatened
FT (S/A) = Federally Designated Threatened Species due to Similarity of Appearance

4 EXISTING CONDITIONS

The subject properties are located north of Bonita Beach Road Southwest. The surface waters of the properties connect to the Imperial River Preserve through the local canal system. The project area consists of mostly undeveloped properties that have had some maintenance performed, such as clearing and mowing, and properties with previously built buildings that no longer exist. A dock, partial seawall, and riprap have been observed on the easternmost parcel (STRAP: 32-47-25-B4-00055.0000). Single-family residences and commercial buildings surround the subject properties.

The Hickory at Bayside project encompasses approximately 5.99 acres, including 1.89 acres of uplands, 2.84 acres of wetland habitats, 1.25 acres of waterway, and 0.01 acres of other surface waters. Currently, the majority of the subject property is undeveloped Open Land and Hydric Open Land. The entirety of the project site has been impacted by anthropogenic activities associated with past developments.

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all vegetative communities occurring within the site boundaries. The FLUCFCS exhibit attached to the Environmental Assessment report shows the subject property together with its vegetative cover and depicts the approximate limits of the wetland and upland areas. A general description is provided below in Table 2. More detailed descriptions of the various vegetative communities and any site-specific nuances can be found in the relative Environmental Assessment report.

Table 2: FLUCFCS Codes and Descriptions

FLUCFCS Code	Description	Acres	Jurisdictional Wetlands
190	Open Land	1.89	No
190H	Open Land – Hydric	1.22	Yes
510	Streams and Waterways	1.25	Yes
612	Mangrove Swamps	0.85	Yes
612E2	Mangrove Swamps (Exotics 25-50%)	0.41	Yes
617E4	Mixed Wetland Hardwoods (Exotics 75-100%)	0.36	Yes
OSW	Other Surface Waters	0.01	Yes
	Total:	**5.99**	

5 RESULTS

During the surveys conducted onsite, THA biologists recorded one sighting of a listed species as specified in 5.1 below. The subject property was surveyed for a total of 30 hours. A summary of survey times and weather onsite is displayed below in Table 3.

Table 3: Summary of Survey Efforts

Date	Start	End	Observers	Survey Hours	Temp. (F)	Cloud Cover	Precip. (In.)	Wind (mph)
05/25/2023	13:30	18:00	2	9.00	86	45%	0	6 W
05/26/2023	12:00	17:00	2	10.00	82	75%	0	9 WNW
06/10/2023	08:00	13:30	2	11.00	88	0%	0	4 ENE

5.1 SPECIES OBSERVED ONSITE

One listed species, the little blue heron (*Egretta caerulea*) was observed onsite by THA biologists. In addition to surveying the subject property for listed species, biologists recorded sightings and signs of non-listed wildlife. All wildlife that was observed on or adjacent to the project site is displayed below in Table 4.

Table 4: List of Species Observed Onsite

Common Name	Scientific Name	Status
FISH		
Sheepshead	*Archisargus probatocephalus*	
Common snook	*Centropomus undecimalis*	
Mangrove snapper	*Lutjanus griseus*	
INVERTEBRATES		
Blue crab	*Callinectes sapidus*	
Fiddler crab	*Uca* sp.	
REPTILES		
Brown anole	*Anolis sagrei*	Non-native
Green iguana	*Iguana iguana*	Non-native
BIRDS		
Anhinga	*Anhinga anhinga*	
Great blue heron	*Ardea herodias*	
Cattle egret	*Bulbulcus ibis*	Non-native
Red-shouldered hawk	*Buteo lineatus*	
Green heron	*Butorides virescens*	
Northern cardinal	*Cardinalis cardinalis*	
Killdeer	*Charadrius vociferus*	
Fish crow	*Corvus ossifragus*	
Blue jay	*Cyanocitta cristata*	
Pileated woodpecker	*Dryocopus pileatus*	
Downy woodpecker	*Dryobates pubescens*	

Gray catbird	*Dumetella carolinensis*	
Little blue heron	*Egretta caerulea*	ST
Swallow-tailed kite	*Elanoides forficatus*	
White ibis	*Eudocimus albus*	
Red-bellied woodpecker	*Melanerpes carolinus*	
Wild turkey	*Meleagris gallopavo*	
Northern mockingbird	*Mimus polyglottos*	
Great crested flycatcher	*Myiarchus crinitus*	
Yellow-crowned night heron	*Nyctanassa violacea*	
Osprey	*Pandion haliaetus*	
Double-crested cormorant	*Phalacrocorax auratus*	
Blue-gray gnatcatcher	*Polioptila caerulea*	
Palm warbler	*Setophaga palmarum*	
Eurasian collared dove	*Streptopelia decaocto*	Non-native
Carolina wren	*Thryothorus ludovicianus*	
White-eyed vireo	*Vireo griseus*	
Red-eyed vireo	*Vireo olivaceus*	
Mourning dove	*Zenaida macroura*	
MAMMALS		
Virginia opossum	*Didelphis virginiana*	
Racoon	*Procyon lotor*	
Eastern gray squirrel	*Sciurus carolinensis*	
Marsh rabbit	*Sylvilagus palustris*	
Eastern cottontail	*Sylvilagus floridanus*	
Bottlenose dolphin	*Tursiops* sp.	

FE = Federally Endangered FT = Federally Threatened ST = State Threatened

6 DISCUSSION

6.1 PROPOSED PROJECT

The proposed development is a multi-phase project that will include the construction of a waterfront restaurant, marina, associated upland parking areas, and stormwater management.

The 5.99-acre site is comprised of 1.89 acres of upland, 2.84 acres of wetland, 1.25 acres of waterway, and 0.01 acres of other surface waters (OSWs). The majority of vegetated areas onsite have been impacted by disturbances (both anthropogenic and natural), clearing, and surrounding development resulting in the recruitment and infestation of exotic and nuisance species. The proposed development will result in 1.60 acres of direct wetland impacts, 0.82 acres of secondary wetland impacts, and 0.13 acres of waterway impacts.

6.2 PROPOSED IMPACTS TO POTENTIAL AND OBSERVED LISTED SPECIES

6.2.1 American alligator (Alligator mississippiensis)

Though the American alligator is no longer considered endangered, it is currently listed as federally threatened due to its similarity in appearance to the American crocodile (*Crocodylus acutus*). No alligators were observed on the subject property. Any potential development should include a protection plan to help avoid and minimize direct impacts to alligators.

6.2.2 American crocodile (Crocodylus acutus)

The American crocodile is federally designated as threatened. They can be found in ponds, coves and creeks in mangroves swamps and occasionally in inland and freshwater areas along the coast. The subject property is not located within American crocodile critical habitat and is unlikely to have any effect on the American crocodile.

6.2.3 Eastern indigo snake (Drymarchon couperi)

The eastern indigo snake is listed as federally threatened. Generally, this species lives and hunts in a wide variety of habitats, and its territory can cover large areas. It can be associated with gopher tortoise burrows (as a commensal), and it favors pine flatwoods, palmetto prairies, and scrub habitats as well as wetland edges. It is relatively reclusive in nature and is rarely observed in the wild. No eastern indigo snakes have been observed onsite. However, indigo snakes could potentially frequent parts of the property.

Immediately prior to construction work being performed on the subject property, an eastern indigo snake survey will have to be conducted to ensure indigo snakes are not utilizing areas where large equipment will be operated. Special construction guidelines to protect the indigo snake shall be followed by construction personnel during all phases of construction work performed onsite.

6.2.4 Least tern (Sternula antillarum)

The least tern *(Sternula antillarum*) is a state-threatened species of shorebird that typically nests in mixed colonies on sandy beaches. They also utilize gravel rooftops and will occasionally nest in sand mines, temporary mining sand tailings, construction sites, causeways, agricultural fields, parking lots, and other bare lands. There is potential that least terns could utilize bare lands in this area but given the current conditions of the site and required regular maintenance mowing, nesting is not to be expected. THA biologists did not observe any least terns, but they likely feed in surface waters surrounding the subject property.

6.2.5 Smalltooth sawfish (Pristis pectinate)

The smalltooth sawfish (*Pristis pectinate)* is a federally endangered species of ray named for its distinct snout and edged teeth that give it a saw-like appearance. The smalltooth sawfish was

listed as federally endangered in 2003 by the National Oceanic and Atmospheric Administration due to habitat loss, and direct and accidental capture during fisheries activities. Smalltooth sawfish inhabit shallow coastal waters, estuaries, and rivers of the tropical and subtropical Atlantic Ocean and Gulf of Mexico. Juvenile smalltooth sawfish specifically rely on red mangroves and shallow euryhaline waters characterized by depths between the mean high water (MHW) line and 3 ft at mean lower low water (MLLW). These features are essential for juvenile sawfish forage and refuge.

A portion of the project is located within smalltooth sawfish critical habitat. Critical habitat does not include already permitted man-made structures, such as the canals and docks that already exist on the subject property. All work associated with the development of the subject property shall abide by Sea Turtle and Smalltooth Sawfish Construction Conditions. Consultation with federal agencies will be required and mitigation for impacts to the areas designated as smalltooth sawfish critical habitat will likely be required.

6.2.6 Various Wading Birds

Little blue herons (*Egretta caerulea*), tricolored herons (*Egretta tricolor)*, and roseate spoonbills (*Platalea ajaja*) are expected to utilize the surface water surrounding the subject property and nearby areas. Only little blue herons were observed onsite. White ibis (*Eudocimus albus*) were observed onsite as well but were removed from Florida's endangered and threatened species list in 2017. No nests of these species have been observed within the project area. The proposed development of the project area will result in the loss of onsite disturbed wetlands that could potentially be utilized by the aforementioned wading birds. The forage value of these disturbed wetlands is limited due to low available prey base and water levels. The water depths in the bay and canal areas are too deep to support wading bird foraging. Wading birds may also be utilizing the mangrove fringe for foraging.

For little blue herons, tricolored herons and roseate spoonbills, wetland mitigation provided through the Florida Department of Environmental Protection or state Water Management Districts is considered sufficient to meet state requirements, and no further authorization from FWC) will be required.

6.2.1 West Indian manatee (Trichechus manatus)

The West Indian manatee (Trichechus manatus) is a large marine mammal, which is classified as federally threatened under the Endangered Species Act and protected by the Marine Mammal Protection Act. Populations of the West Indian manatee in Florida are generally found in inland and coastal waters during the winter but can disperse great distances during warmer months. West Indian manatees are aquatic herbivores that graze on seagrasses and other aquatic vegetation. A submerged resource survey was conducted to elucidate potential impacts to submerged aquatic vegetation and manatee foraging potential. No submerged aquatic vegetation was found in the project footprint. The species' main threats are loss of warm water refugia and collisions with boats. In Lee County, Manatees are protected by the Lee County Manatee Protection plan, which was approved by FWC and FWS. Based on our preliminary analysis of required mitigation based on the Lee County screening process, the proposed project is in a

preferred area that will allow for unrestricted development. Consultation with the county will be required to confirm this analysis.

All standard manatee protection construction conditions shall be respected. Manatee awareness and education signs shall be displayed and maintained in legible condition throughout the project area.

6.2.1 Wood stork (Mycteria americana)

The Wood stork (Mycteria americana) is a large wading bird, which is typically found in forested freshwater and estuarine wetlands in the southeastern United States. Wood storks prefer shallow and fluctuating water levels with low turbidity for foraging. As a result of habitat loss and degradation, the wood stork is listed as threatened by the FWS. No wood stork nests, rookeries, or roosting sites were found on or adjacent to the subject property. The closest documented wood stork colony is located approximately 13.5 miles to the east in the Corkscrew Swamp Sanctuary. The property is located within the 18.6-mile radius of the colony that the FWS considers as "Core Foraging Area,". Wood storks prefer to feed in flooded wooded areas but will occasionally forage in other shallow wetlands and surface waters as well. Any major development of the subject area will result in the loss of onsite disturbed wetlands that could potentially be utilized by wood storks. Based on our preliminary review, these disturbed wetland and surface waters do not meet the requirements to be classified as "Suitable Foraging Habitat (SFH)", and the project is not likely to adversely affect Wood Storks. Further consultation may be required to confirm these findings.

7 CONCLUSION

THA performed a listed species survey of the approximately 11.9-acre subject property in Lee County, Florida. Preliminary research was supplemented with over 30 hours of onsite investigation. No listed species were observed on the subject property. Several other listed species were not observed but have the potential to be impacted by the proposed development of the subject property.

The proposed development is a multi-phase project that will be a commercial retail zone. It will include an associated parking area and stormwater management systems as well as an upland preserve.

A portion of the project is located within smalltooth sawfish critical habitat. Critical habitat does not include already permitted man-made structures, such as the canals and docks that already exist in the subject property. All work associated with the development of the subject property shall abide by Sea Turtle and Smalltooth Sawfish Construction Conditions. Consultation with federal agencies will be required, and mitigation for impacts to the areas designated as smalltooth sawfish critical habitat may be required.

The property's disturbed wetlands and mangrove fringe could provide limited foraging opportunities for several species of wading birds. The development of the disturbed wetlands will be mitigated for, which is considered sufficient to meet state requirements, and no further authorization from FWC will be required for little blue herons, tricolored herons, and roseate spoonbills. Regarding wood storks, our preliminary review found that these disturbed wetlands and other surface waters do not meet the requirements to be classified as "Suitable Foraging Habitat". The project is not likely to adversely affect wood storks, but further consultation may be required to confirm these findings.

The project area and surrounding waters are likely used by West Indian manatees in some capacity. Based on our preliminary analysis of required mitigation based on the Lee County Screening process, the proposed project is in a preferred area that will allow unrestricted development. Consultation with the county will be required to confirm this analysis. All standard manatee protection construction conditions shall be met. Manatee awareness and education signs shall be displayed and maintained in legible condition throughout the project area.

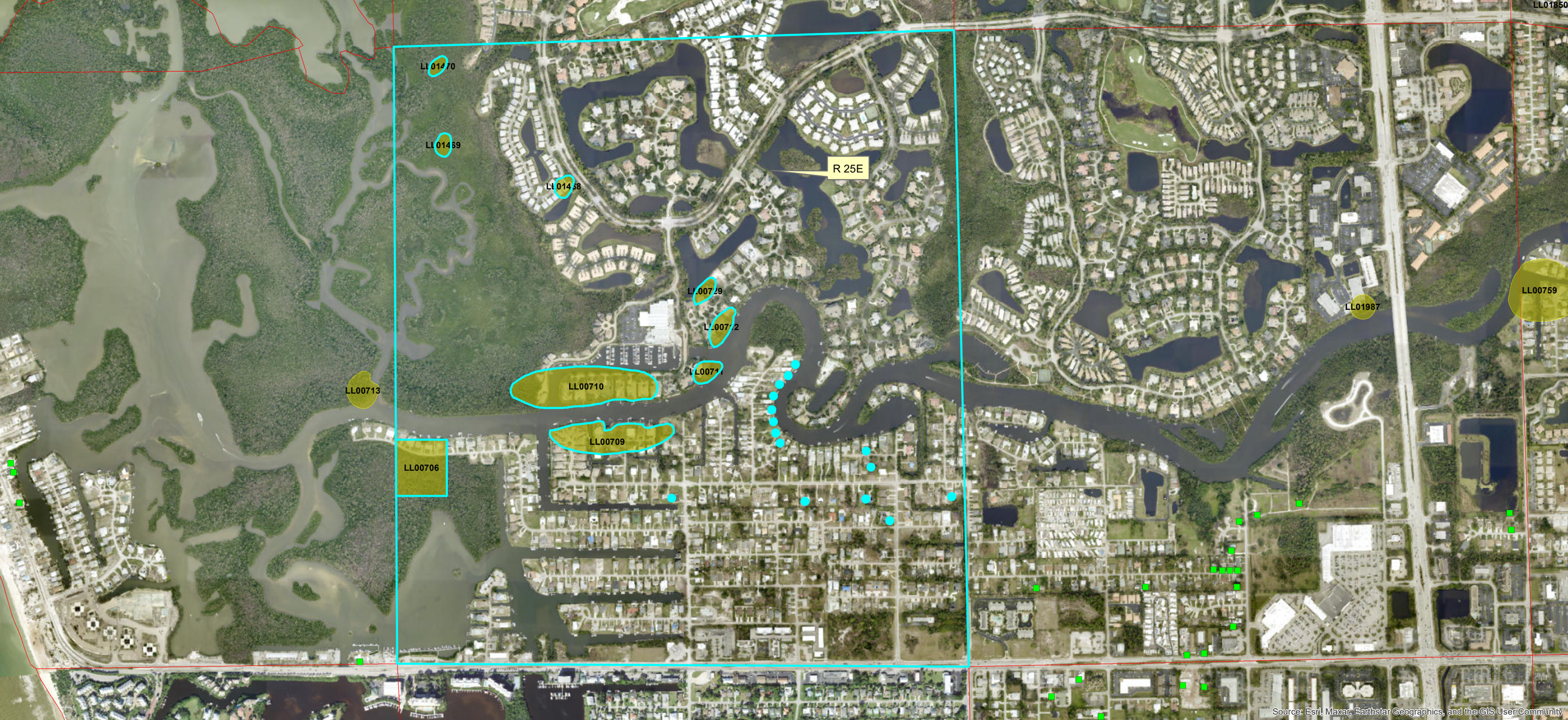
Based on THA's observations, provided the development of this site provides for appropriate design and management guidelines, it will not adversely affect any endangered, threatened, or otherwise protected species. These management guidelines shall be coordinated with the appropriate local, state, and federal agencies to better ensure their protection.

APPENDIX C: INITIAL COORDINATION WITH DIVISION OF HISTORICAL RESOURCES

AR=9
SS=15
CM=0
RG=0
BR=0
Total=24

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LL00706	AR	WILD LIME				
LL00709	AR	STRADER	Bonita Springs			
LL00710	AR	HENDON				
LL00711	AR	MOSS BANK		Human Remains May Be Present		
LL00712	AR	FALLEN PALM		Human Remains May Be Present		
LL00729	AR	OAK KNOLL SAND (BURIAL) MOUND		Human Remains May Be Present		
LL01468	AR	SCRUB OAK SHELL SCATTER	BONITA SPRINGS			
LL01469	AR	MANGROVE EDGE SOUTH SHELL SCATTER	BONITA SPRINGS			
LL01470	AR	MANGROVE EDGE NORTH SHELL SCATTER	BONITA SPRINGS			
LL02265	SS	4817 Tarpon Avenue	4817 Tarpon AVE, Bonita Springs	1955 Masonry Vernacular		
LL02266	SS	4287 Tarpon Avenue	4287 Tarpon AVE, Bonita Springs	1949 Masonry Vernacular		
LL02267	SS	4209 Tarpon Avenue	4209 Tarpon AVE, Bonita Springs	1955 Masonry Vernacular		
LL02268	SS	4021 Tarpon Avenue	4021 Tarpon AVE, Bonita Springs	1955 Minimal Traditional		
LL02269	SS	4190 Racoon Bay	4190 Racoon Bay, Bonita Springs	1953 Masonry Vernacular		
LL02270	SS	4191 Racoon Bay	4191 Racoon Bay, Bonita Springs	1955 Masonry Vernacular		
LL02271	SS	27580 Sherry Lane	27580 Sherry LN, Bonita Springs	1954 Frame Vernacular		
LL02272	SS	27580 Big Bend Road	27580 Big Bend RD, Bonita Springs	1951 Frame Vernacular		
LL02273	SS	27572 Big Bend Road	27572 Big Bend RD, Bonita Springs	1953 Masonry Vernacular		
LL02274	SS	27554 Big Bend Road	27554 Big Bend RD, Bonita Springs	1953 Frame Vernacular		
LL02275	SS	27546 Big Bend Road	27546 Big Bend RD, Bonita Springs	1955 Frame Vernacular		
LL02276	SS	27526 Big Bend Road	27526 Big Bend RD, Bonita Springs	1955 Masonry Vernacular		
LL02277	SS	27524 Big Bend Road	27524 Big Bend RD, Bonita Springs	1955 Masonry Vernacular		
LL02278	SS	27520 Big Bend Road	27520 Big Bend RD, Bonita Springs	1955 Frame Vernacular		
LL02307	SS	27615 Imperial River Road	27615 Imperial River RD, Bonita Springs	1955 Masonry Vernacular		


LL01470
LL01469
LL01468
R 25E
LL00729
LL00712
LL00710
LL00709
LL00713
LL00706
LL01987
LL00759
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

NIM SUMMARY
Hickory on the Bay CPA & MPD
Monday, October 30, 2023 at 5:30 p.m.
St. Leo The Great Catholic Church, New Auditorium
28350 Beaumont Road, Bonita Springs, FL 34135

Attendees:

Applicants:
Traci Kautzman, Bayside Holdings on Hickory, LLC
Mike Kautzman, Bayside Holdings on Hickory, LLC

On behalf of Applicants:
Richard Yovanovich, Esq., Coleman Yovanovich Koester
John Vanni, PE, JR Evans Engineering
Rich Guzman, Guzman-Hicks Architecture, LLC
Ted Treesh, TR Transportation Consultants
Tim Hall, Turrell, Hall & Associates, Inc.
Robert J. Mulhere, FAICP, Hole Montes, a Bowman Company
Jeremie Chastain, AICP, Hole Montes, a Bowman Company

Approximately 50 members of the public attended.

Mr. Mulhere started the presentation by introducing himself, the property owner, and the other consultants. He explained the NIM process, the process for approval, and a brief overview of the project.

Following the presentation there was approximately 40 minutes of questions from the public in attendance. The members of the public who identified themselves were primarily residents of the neighborhood to the north and Bay Point to the west. Please see below for a summary of public comments.

Summary of Public Comments

Boat Traffic
Concerns were raised regarding boat traffic in the adjacent waterways. The project is still in the conceptual phases. The 50 transient slips proposed are the most the property could likely support. This number may be reduced during the design and permitting process. At this time, the PD does not for and there is no intent to convert the proposed slips to a marina and or rent the slips for commercial purposes.

Environmental Impacts
Questions were asked regarding the impact of the proposed development on the adjacent waterbody. Ther permitting process for the proposed boat slips and waterfront development is substantial and will deal with the adjacent aquatic preserve, mangroves along the shoreline, and

the various aquatic wildlife and vegetation that may be present. Multiple entities will review the proposed development during the permit review process.

Misc.
Multiple members of the public in attendance voiced their support for the proposed project.

The meeting concluded at approximately 6:15 PM.

Hickory on the Bay MPUD

Neighborhood Meeting

October 30, 2023

PRE23-100061-BOS

1

2

Project Team

- Applicant: Bayside Holdings on Hickory, LLC
- Traci & Mike Kautzman, Bayside Holdings on Hickory, LLC
- Richard Yovanovich, Esq., Coleman Yovanovich Koester
- John Vanni, PE, JR Evans Engineering
- Rich Guzman, Guzman-Hicks Architecture, LLC
- Ted Treesh, TR Transportation Consultants, Inc.
- Tim Hall, Turrell, Hall & Associates, Inc.
- Robert Mulhere, FAICP, Hole Montes, a Bowman Company
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HOLEMONTES a Bowman company

2

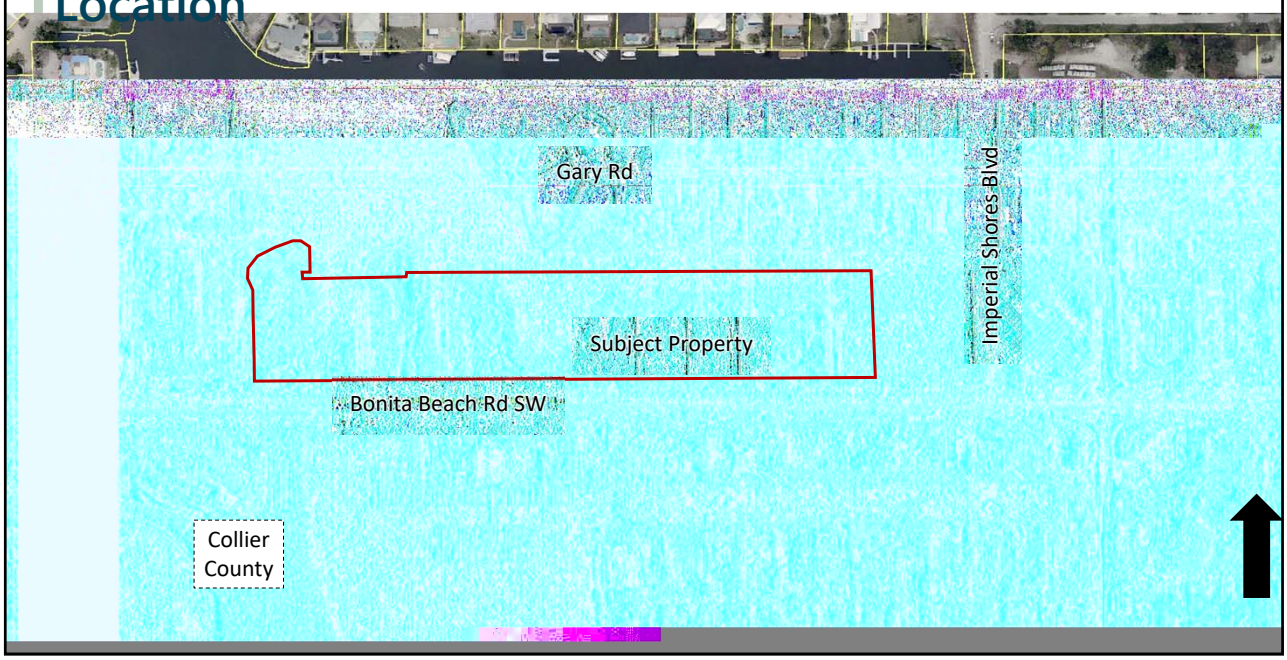
General Information

- First required Neighborhood Information Meeting must be held prior to submitting the rezone application (this is the first meeting).
- Second required Neighborhood Meeting must be held after the application is found sufficient, prior to public hearings.
- Public hearings (Zoning Board & Town Council) have not been scheduled.
- We are also recording this meeting (audio). After the team presentation, we will open the meeting for comments and questions. You must use the microphone, identify yourself, and indicate where you live.
- No comments or questions will be recognized if not made on the microphone.

HOLEMONTES a Bowman company

3

Location



4

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Request

- A small-scale Comprehensive Plan amendment and a rezone to Mixed-Use Planned Development (MPD) to allow for the development of three multi-family dwelling units, retail, and restaurants.

5

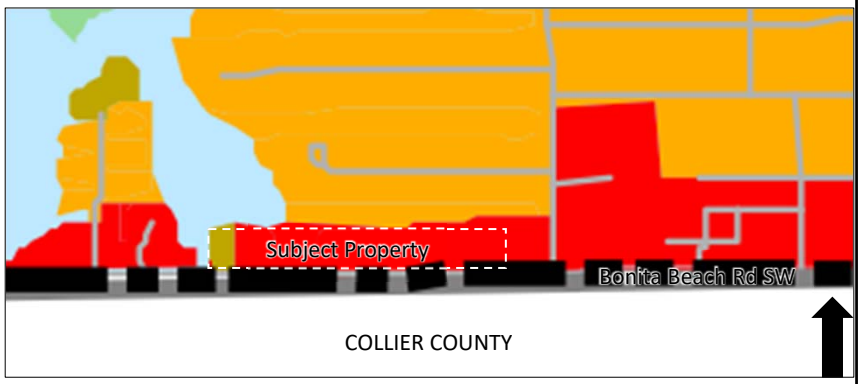
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FLUM

LEGEND

Bonita Springs FLUM Designations

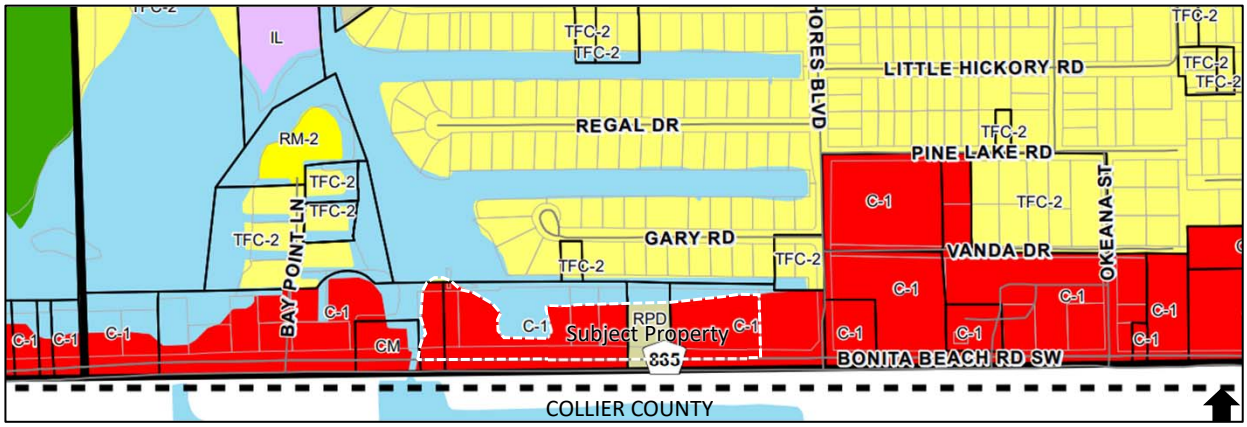
- Med. Den. Res.
- Med. Den. MF Res
- General Commercial
- Conservation



6

7

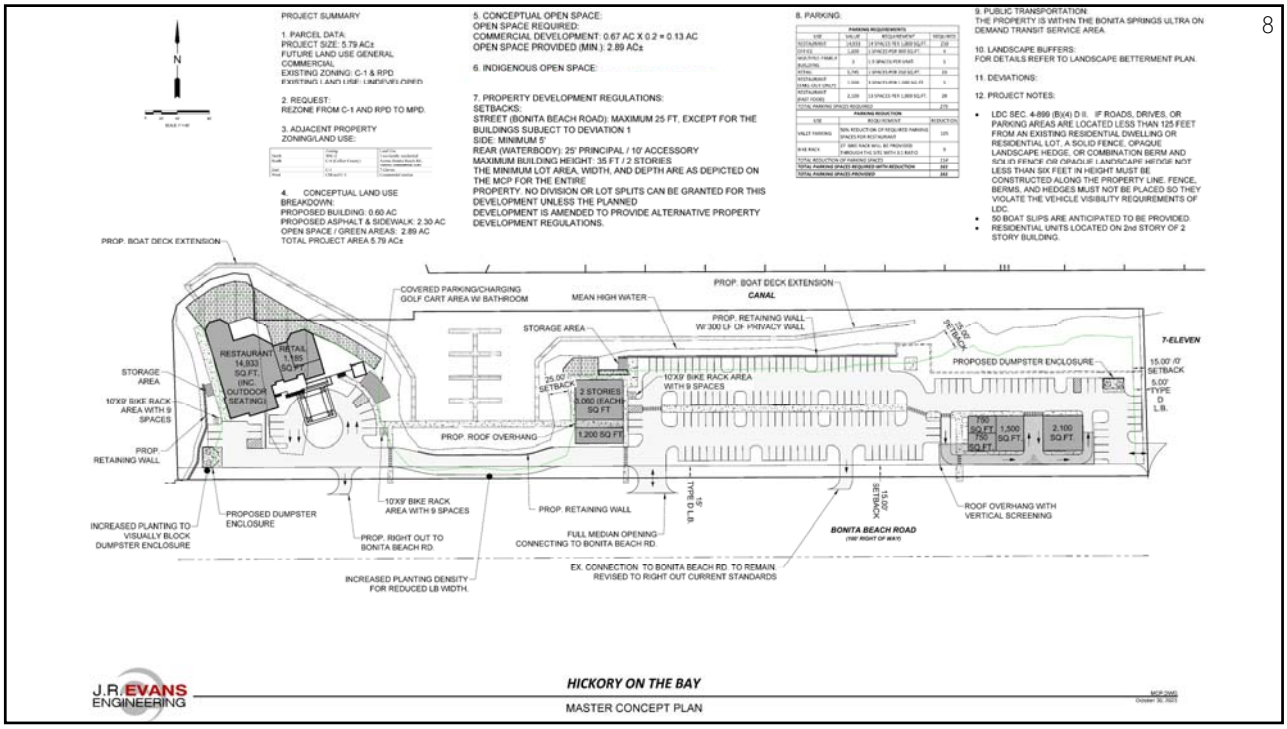
Zoning



HOLEMONTES
a Bowman company

7

8



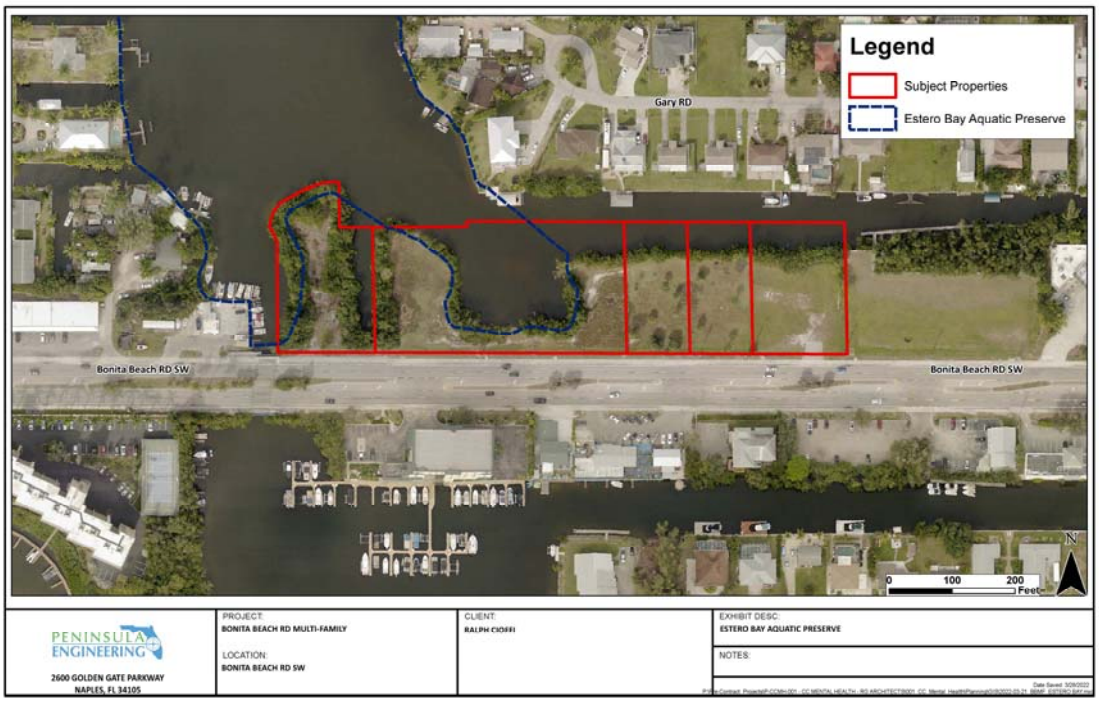
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Questions?

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8. PARKING:

PARKING REQUIREMENTS			
USE	VALUE	REQUIREMENT	REQUIRED
RESTAURANT	14,933	14 SPACES PER 1,000 SQ.FT.	210
OFFICE	1,200	1 SPACES PER 300 SQ.FT.	4
MULTIPLE-FAMILY BUILDING	3	1.5 SPACES PER UNIT.	5
RETAIL	5,745	1 SPACES PER 250 SQ.FT.	23
RESTAURANT (TAKE-OUT ONLY)	1,500	3 SPACES PER 1,000 SQ.FT.	5
RESTAURANT (FAST FOOD)	2,100	13 SPACES PER 1,000 SQ.FT.	28
TOTAL PARKING SPACES REQUIRED			*275*
PARKING REDUCTION			
USE	REQUIREMENT		REDUCTION
VALET PARKING	50% REDUCTION OF REQUIRED PARKING SPACES FOR RESTAURANT		105
BIKE RACK	27 BIKE RACK WILL BE PROVIDED THROUGH THE SITE WITH 3:1 RATIO		9
TOTAL REDUCTION OF PARKING SPACES			*114*
TOTAL PARKING SPACES REQUIRED WITH REDUCTION			***161***
TOTAL PARKING SPACES PROVIDED			***161***

11

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Parking Reduction

- LDC Sec. 4-899(b)(3)

(3) Parking requirements.

a. All uses shall provide the minimum required parking as set forth in section 4-1732 except as modified herein. Maximum parking spaces are limited no more than 15 percent more than the minimum required. All uses requesting 16 percent or more spaces than required may only do so through approval of a special exception.

b. The required spaces may be reduced by the city manager or designee if supported by a parking study submitted by the applicant.

b. On-street parking along a corresponding frontage(s) of the site shall count 100 percent towards the parking requirements.

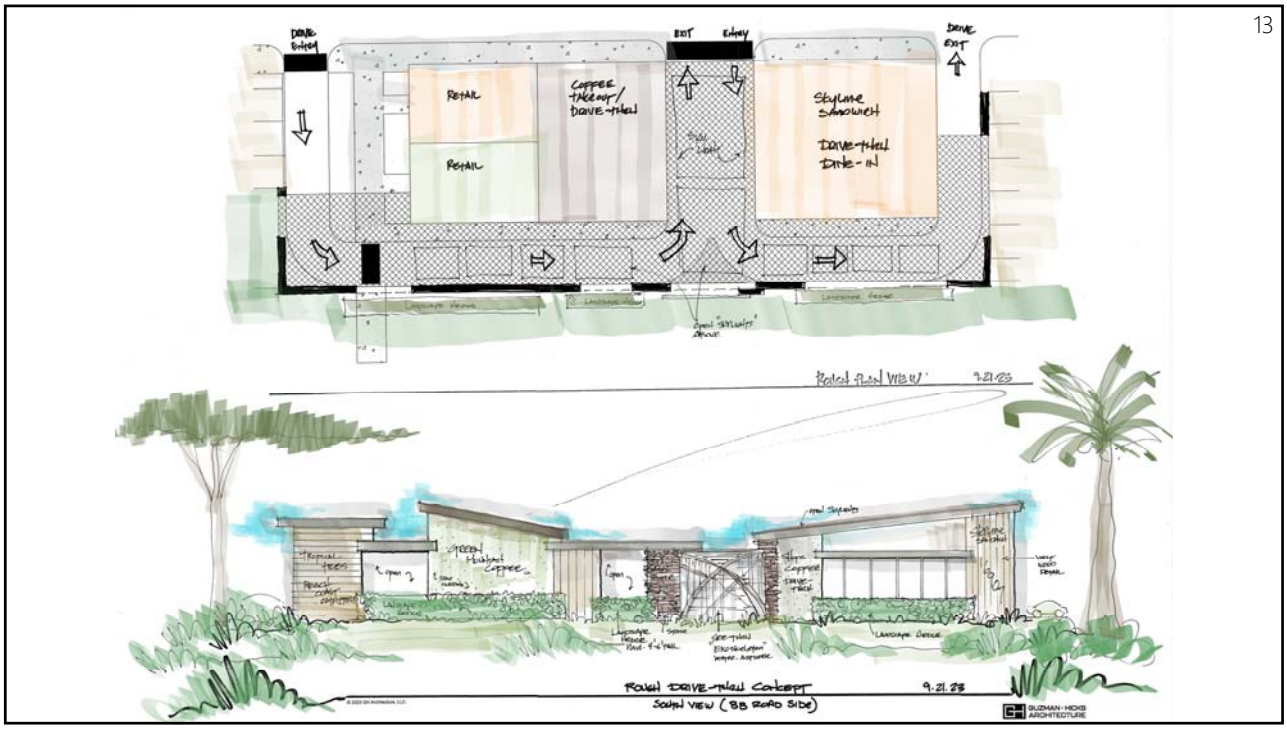
d. Adjacent property owners are encouraged to share parking facilities in accordance with LDC Section 4-1730.

e. An applicant may provide a valet parking program for commercial and mixed-use projects to offset a maximum of 50 percent of the required parking spaces. Valet parking programs may not be utilized to offset parking requirements for stand-alone residential development.

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

HOLEMONTES a Bowman company

12


DRIVE ENTRY
EXIT
ENTRY
DRIVE EXIT
RETAIL
RETAIL
COFFEE TAKEOUT/ DRIVE-THRU
SKYLINE SANDWICH
DRIVE-THRU DINE-IN
ROWLETT DRIVE-THRU CONCEPT
9.21.23
SOUTH VIEW (BB ROAD SIDE)
SUZMAN-HICKS ARCHITECTURE

13

PUBLIC INFORMATION MEETING SUMMARY

Hickory on the Bay CPA & CPD
Thursday, March 20, 2025 at 5:30 p.m.
St. Leo The Great Catholic Church, New Auditorium
28350 Beaumont Road, Bonita Springs, FL 34135

Attendees

Applicants:
Traci Kautzman, Bayside Holdings on Hickory, LLC
Mike Kautzman, Bayside Holdings on Hickory, LLC

On behalf of Applicants:
Richard D. Yovanovich, Esq., Coleman Yovanovich & Koester
John Vanni, P.E., JR Evans Engineering
Rich Guzman, Guzman-Hicks Architecture, LLC
Tim Hall, Turrell, Hall & Associates, Inc.
Robert J. Mulhere, FAICP, Senior Vice President, Bowman
Jeremie Chastain, AICP, Lead Planner, Bowman

Approximately 45 members of the public attended.

Mr. Mulhere started the presentation by introducing himself, the property owner, and the other consultants. He explained the Public Information Meeting process, an overview of the project and that the intent of this meeting was to provide the most recent rezone information.

Following the presentation there was approximately 30 minutes of questions from the public in attendance. The members of the public who identified themselves were primarily residents of the neighborhood to the north and Bay Point to the west.

Summary of Public Comments

Building Height and Location of Buildings.

It was explained that the building height is limited to 1 story for the restaurant and 2 stories for the retail uses with residential above. The buildings were pointed out on the Master Concept Plan.

Traffic

Concern was raised about the traffic. The traffic on Bonita Beach Road has gotten progressively worse. The concern is that the traffic and the amount of parking provided will be similar to Coconut Jack's. The traffic to Coconut Jack's currently backs up onto Bonita Beach Road and the off-site parking provided by Coconut Jack's is not enough.

It was explained that the restaurant at Hickory Bay will be providing valet parking during peak hours. A valet parking plan was submitted to the City of Bonita Springs. We have met the current Land Development Code. Some of the existing restaurants mentioned by attendees are much older and grand-fathered in and do not have to meet the Land Development Code, whereas this project must and does meet the current Code.

Also, the transient boat slips are being provided for visitors and diners. Some of the benefits of having a restaurant in this location include being able to park your boat in a boat slip, walk to the restaurant from nearby neighborhoods, and is a short distance via car (not continuing west on Bonita Beach Road).

Boat Slips and Waterway

There will be 37 boat slips.

Questions were asked about the existing waterway that the MCP is showing development. The waterway is a man-made canal (in the 1950s) and is not part of the aquatic preserve. It is part of the property and will be filled. The restaurant and proposed development will be on land which is not part of the aquatic preserve.

There were questions how the bathymetric survey was performed. The bathymetric survey references the mean highwater line and not the actual depth of the water. None of the coastline is being modified, only filling in the ditch which is not part of the aquatic preserve.

Design

Questions were asked concerning the required ground level elevation of the buildings. Retaining walls will be used to accommodate the fill that the site will need. It was explained that commercial is not subject to same regulations as residential. It will be designed so that the water slopes away from the water body, i.e., all the water on the site is designed to stay on the site and not drain away.

Mangroves

Mangroves will only be removed from the man-made waterway being filled in – nowhere else.

Wildlife Impacts

There is no upland wildlife. The bay's aquatic wildlife is subject to aquatic preserve rules and regulations. The aquatic preserve allows boat docks and watercraft use to occur within the bay but they must meet certain criteria that protect the water quality and minimize shore impacts, so the project must be consistent with those rules and regulations.

Misc.

Several members of the public in attendance voiced their support for the proposed project.

The meeting concluded at approximately 6:09 PM.

Hickory on the Bay MPUD

Neighborhood Meeting

March 20, 2025

CPA23-109179-BOS

PD23-109173-BOS

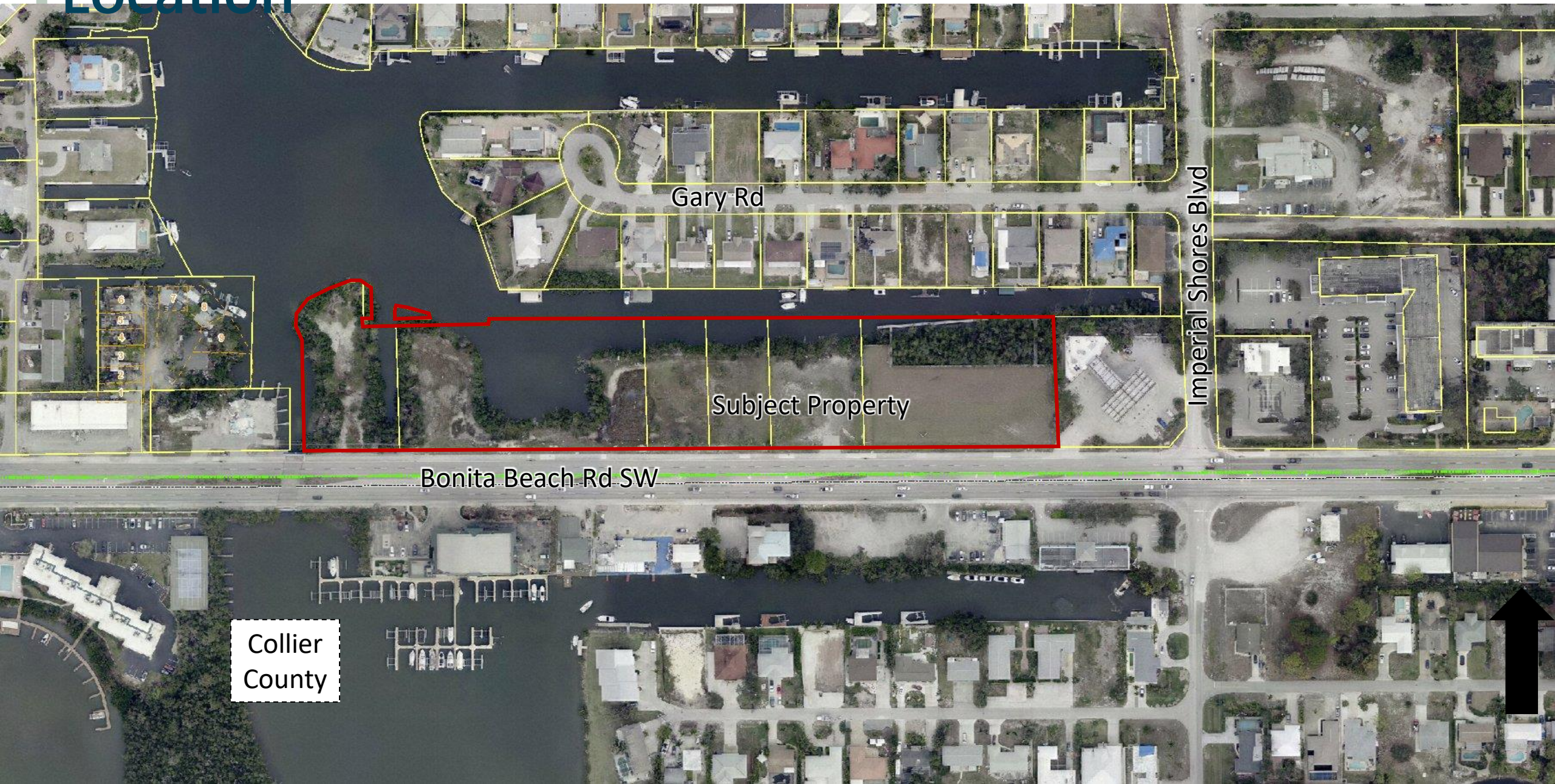
Project Team

- Applicant: Bayside Holdings on Hickory, LLC
- Traci & Mike Kautzman, Bayside Holdings on Hickory, LLC
- Richard Yovanovich, Esq., Coleman Yovanovich Koester
- John Vanni, PE, JR Evans Engineering
- Rich Guzman, Guzman-Hicks Architecture, LLC
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- Tim Hall, Turrell, Hall & Associates, Inc.
- Robert Mulhere, FAICP, Hole Montes, a Bowman Company
- Jeremie Chastain, AICP, Hole Montes, a Bowman Company

General Information

- Second required Neighborhood Meeting must be held after the application is found sufficient, prior to public hearings.
- Public hearings (Zoning Board & Town Council) have not been scheduled.

Location


Gary Rd
Imperial Shores Blvd
Subject Property
Bonita Beach Rd SW
Collier County

Request

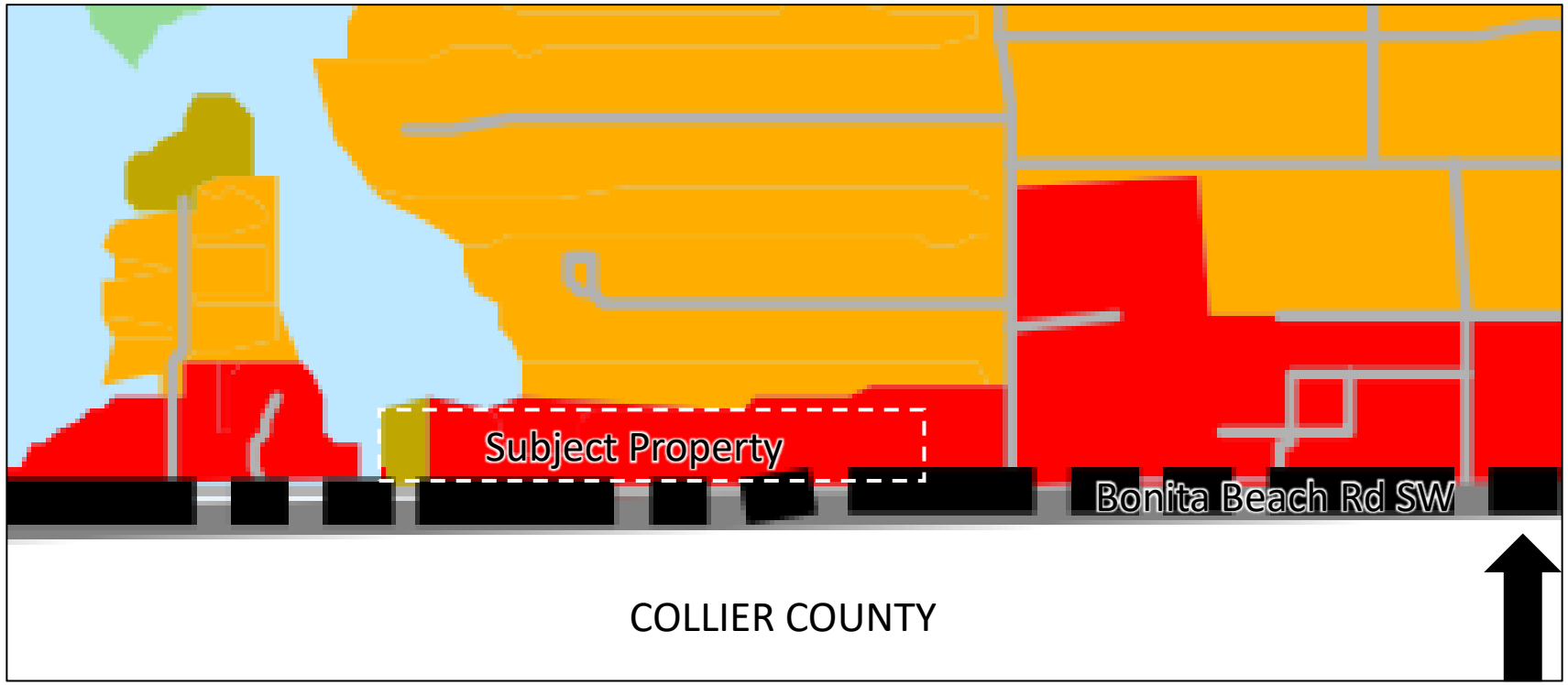
- A small-scale Comprehensive Plan amendment and a rezone to Mixed-Use Planned Development (MPD) to allow for the development of six multi-family dwelling units, retail, and restaurants.

FLUM

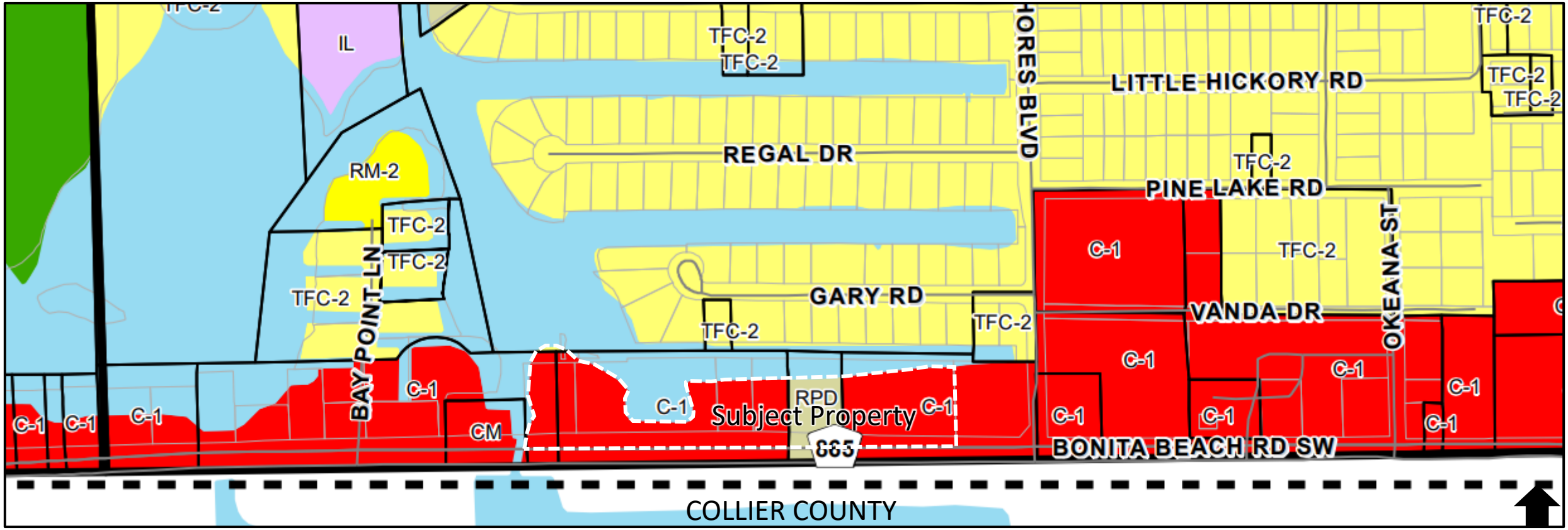
LEGEND

Bonita Springs FLUM Designations

- Med. Den. Res.
- Med. Den. MF Res
- General Commercial
- Conservation



Zoning


IL
TFC-2
TFC-2
TFC-2
TFC-2
TFC-2
LITTLE HICKORY RD
TFC-2
TFC-2
REGAL DR
RM-2
TFC-2
PINE LAKE RD
TFC-2
TFC-2
TFC-2
C-1
TFC-2
OKEANA ST
BAY POINT LN
GARY RD
TFC-2
TFC-2
VANDA DR
C-1
C-1
C-1
C-1
C-1
C-1
C-1
C-1
C-1
RPD
Subject Property
C-1
C-1
C-1
C-1
CM
BONITA BEACH RD SW
COLLIER COUNTY

PROJECT SUMMARY

1. PARCEL DATA:
PROJECT SIZE: 5.07 AC±
FUTURE LAND USE GENERAL COMMERCIAL
EXISTING ZONING: C-1 & RPD
EXISTING LAND USE: UNDEVELOPED

2. REQUEST:
REZONE FROM C-1 AND RPD TO MPD.

3. ADJACENT PROPERTY ZONING/LAND USE:

	Zoning	Land Use
North	TFC-2	Two-family residential
South	C-4 (Collier County)	Across Bonita Beach Rd., various commercial uses
East	C-1	7-Eleven
West	CM and C-1	Commercial marina

4. CONCEPTUAL LAND USE BREAKDOWN:
PROPOSED WETLAND AREA TO BE FILLED: 0.20 AC
EXISTING UPLANDS: 4.15 AC
SITE AREA: 4.35 AC

PROPOSED BUILDING: 0.63 AC
PROPOSED ASPHALT & SIDEWALK: 2.29 AC
OPEN SPACE / GREEN AREAS: 1.43 AC
TOTAL: 4.35 AC
STATE OWNED WATERS: 0.83 AC
OTHER WATERS: 0.72 AC
TOTAL PROJECT AREA 5.90 AC±

5. OPEN SPACE:
COMMERCIAL DEVELOPMENT: 5.00 AC X 0.2 = 1.00 AC
RESIDENTIAL DEVELOPMENT: 0.07 AC X 0.4 = 0.03 AC
OPEN SPACE REQ./PROVIDED (MIN.): 1.03 AC±

6. INDIGENOUS OPEN SPACE:
REQUIRED : 1.03 AC. X 0.5 = 0.52 AC.
PROVIDED: 0.66 AC.

7. PARKING: (6)

PARKING REQUIREMENTS			
USE	VALUE	REQUIREMENT	REQUIRED
RESTAURANT	13,879	14 SPACES PER 1,000 SQ.FT.	195
OFFICE	1,450	1 SPACES PER 300 SQ.FT.	5
MULTIPLE-FAMILY UNITS (4 - 2 BED; 2 - 1 BED)	6	1.75 SPACES PER 2 BED UNIT; 1.5 SPACES PER 1 BED UNIT; 10% GUEST PARKING.	11
RETAIL	5,388	1 SPACES PER 250 SQ.FT.	22
RESTAURANT (FAST FOOD)	1,000	13 SPACES PER 1,000 SQ.FT.	13
RESTAURANT (FAST FOOD)	2,000	13 SPACES PER 1,000 SQ.FT.	26
TOTAL PARKING SPACES REQUIRED			*272*
PARKING REDUCTION			
USE	REQUIREMENT		REDUCTION
VALET PARKING	50% REDUCTION OF REQUIRED PARKING SPACES FOR RESTAURANT		97
BIKE RACK	27 BIKE RACKS WILL BE PROVIDED THROUGH THE SITE WITH 3:1 RATIO		9
TOTAL REDUCTION OF PARKING SPACES			*106*
TOTAL PARKING SPACES REQUIRED WITH REDUCTION			***166***
TOTAL PARKING SPACES PROVIDED			***166***

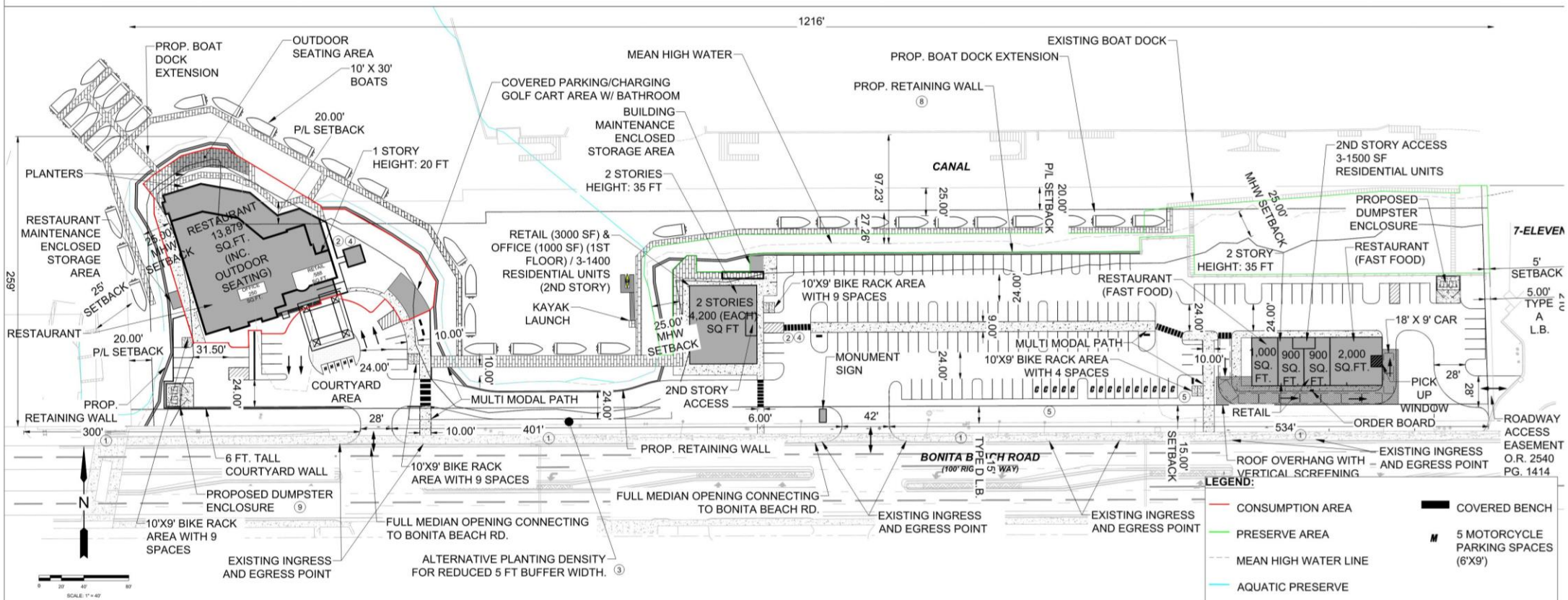
8. PUBLIC TRANSPORTATION:
THE PROPERTY IS WITHIN THE BONITA SPRINGS ULTRA ON DEMAND TRANSIT SERVICE AREA.

9. LANDSCAPE BUFFERS:
FOR DETAILS REFER TO DEVIATIONS.

10. DEVIATIONS: SEE SHEET 2

11. PROJECT NOTES:

- LDC SEC. 4-899 (B)(4) D II. IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL DWELLING OR RESIDENTIAL LOT, A SOLID FENCE, OPAQUE LANDSCAPE HEDGE, OR COMBINATION BERM AND SOLID FENCE OR OPAQUE LANDSCAPE HEDGE NOT LESS THAN SIX FEET IN HEIGHT MUST BE CONSTRUCTED ALONG THE PROPERTY LINE. FENCE, BERMS, AND HEDGES MUST NOT BE PLACED SO THEY VIOLATE THE VEHICLE VISIBILITY REQUIREMENTS OF LDC.
- 37 BOAT SLIPS ARE ANTICIPATED TO BE PROVIDED.
- RESIDENTIAL UNITS LOCATED ON 2nd STORY OF 2 STORY BUILDING.



J.R. EVANS ENGINEERING

HICKORY ON THE BAY

MASTER CONCEPT PLAN

MCP.DWG
February 17, 2025

Questions?

PUBLIC INFORMATION MEETING
HICKORY ON THE BAY PD & CPA
(PD23-109173-BOS & CPA23-109179-BOS)
MONDAY, MARCH 20, 2025 AT 5:30PM
PLEASE PRINT CLEARLY

Please be advised

The information on this sheet is to contact you regarding this project and future public meetings. Under Florida law, e-mail addresses, phone numbers and certain home addresses are public records once received by a government agency. If you do not want your e-mail address, phone number or home address released if the city receives a public records request, you can refrain from including such information on this sheet. You have the option of checking with the city staff on your own to obtain updates on the project as well as checking the city web site for additional information.

Name	Address	City, State Zip	E-Mail Address
SUSAN GAUTA	4821 BO GARY Rd	34134	SUEgauta@comcast.net
Sharon Ann Conard	27 & 28 Harbor D.	34135	lg.sailor@gmail.com
John D Conard	4845 Bonita Beach Rd	34135	ptorney55@gmail
Paul Torney			
Ron Gelluicci	4837-4839 Gary Rd		rjg531@gmail.com
TRUDY SEARLE	4835 BONITA BEACH Rd	BONITA SPRINGS, FL	
RYAN SEARLE	"	" "	
Delfina Martinez	26811 Red Blossom court	Bonita springs	
GREG RUDE	25808 COCKLESHELL DR	BONITA SP.	Crude2310@gmail.com
CAROLE RUDE	25808 COCKLESHELL DR	BONITA SP.	" Ditto "
Sarah Hancock / Eric Nemeth	4835 Bonita Bch Rd #105	Bonita 34134	Sbajaj26@msn.com
Susan Guyett	4829 Regal Dr.	Bonita Springs FL	sguyett1@bellsouth.net
John Guyett	" " "	" " 34134	JJguyett@bellsouth.net

PUBLIC INFORMATION MEETING
HICKORY ON THE BAY PD & CPA
(PD23-109173-BOS & CPA23-109179-BOS)
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Name	Address	City, State Zip	E-Mail Address
ED BINIC	56 STARBOARD TRL	SALEM SC 29676	ebinic@aol.com
Lesley Greene	4846 Gary Road	Bonita Springs, 34134	greenelc@gmail.com
Chad Kocses	4853 Gary Road	Bonita Springs	
Joyce Hewitt	15210 Stonington	Naples 34110	bobjoyhewitt@comcast.net
Bruce Federle	16215 Hickory Blvd	Bonita Spgs 34134	brucefederle@gmail.com
Yolanda Castro	4873 Regal Dr.	Bonita Spgs.	ycastro@live.com
Rosa Kelly Kennedy	4874 Regal Dr.		

PUBLIC INFORMATION MEETING
HICKORY ON THE BAY PD & CPA
(PD23-109173-BOS & CPA23-109179-BOS)
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Name	Address	City, State Zip	E-Mail Address
Patti Vreeland	27698 Bay Point Ln	Bonita 34134	patti4517@aol.com
JESSE OLSOVSKY + SHANNA	4857 GARY RD	BONITA 34134	JESSEOLSOVSKY@GMAIL.COM
Steve McKean	4858 Regal Dr.	Bonita 34134	Semckean1@gmail.com
JAN RYAN	25730 ~~Bonita Bch~~ Hickory Blvd	Bonita 34134	janryan1318@gmail.com
JIM & MARY GUARINO	4835 BONITA BEACH RD 610	BONITA 34134	jnguarino25@gmail.com

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 # PD23-109173-BOS must be posted by 8/5/2025.

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~~ Collier

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Jeremie Chastain 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:

Jeremie Chastain
SIGNATURE OF APPLICANT OR AGENT

Jeremie Chastain/Baumann
NAME (TYPED OR PRINTED)

950 Errore Way
ST. OR P.O. BOX

Naples, FL 34110
CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Collier

The foregoing instrument was sworn to and subscribed before me this 4th day of August, 2025, by Jeremie Chastain, personally known to me of who produced _____ as identification and who did/did not take oath.

Paulette Debus Charbonneau
Signature of Notary Public

PAULETTE DEBUS CHARBONNEAU
Printed Name of Notary Public

PAULETTE DEBUS CHARBONNEAU
MY COMMISSION # HH 580274
EXPIRES: December 7, 2028

My Commission Expires:
(Stamp with serial number)

CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD23-109173-BOS

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mary Tornberg, Planner, at (239) 444-6162, or mzizzo@cityofbonitaspringscd.org.** Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

http://cityofbonitasprings.org/cms/one.aspx?pageId=13788499

Zoning Board of Adjustments:	**City Council:**
August 19th, 2025 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135	September 3rd, 2025 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135 September 17th, 2025 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135

CASE NUMBER: PD23-109173-BOS

CASE NAME: Hickory on the Bay Commercial Planned Development (CPD)

REQUEST: A request to rezone approximately 5.0 +/- acres from the Beach Zone of the Bonita Beach Road Overlay and Residential Planned Development (RPD) zoning designations to a Commercial Planned Development (CPD), to allow up to 23,717 square feet of commercial uses and six (6) multi-family dwelling units.

LOCATION: The subject property is located at 4570, 4612, 4640, 4654, 4696, 4752 Bonita Beach Rd. Bonita Springs FL 34135. STRAPs: 32-47-25-B4-00055.0000, 32-47-25-B4-00056.0010, 32-47-25-B4-00056.0040, 32-47-25-B4-00056.0020, 32-47-25-B4-00056.0000, 32-47-25-B4-00064.0000, 32-47-25-B4-0030A.0000, and 32-47-25-b4-0030B.0000.

The City of Bonita Springs is committed to equal opportunity and does not discriminate on the basis of race, color, national origin, gender, age, disability, religion, income, or marital status. Under the Americans with Disabilities Act, anyone who requires an ADA-qualified accommodation to participate in this proceeding should contact City Clerk Mike Sheffield at (239) 949-6248 at least 48 hours in advance of the meeting. Such reasonable accommodation will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the board on any matter at the meeting is responsible for ensuring that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Tornberg
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose _____

Application: PD23-109173-BOS: Hickory on the Bay CPD

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_____

DATE: _____
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP:_____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.