



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs City Council Meeting Agenda

April 1, 2026
9:00 a.m.

To speak to the City Council during this proceeding, please complete a “Public Comment Slip” and submit it to the City Clerk, who is seated at the left-hand side of the dais. Blank slips are available on the table outside Council Chambers. Written comments may be submitted in advance of the meeting by emailing your name, address, and comment to citymeetings@cityofbonitasprings.org by 2:00 p.m., March 31, 2026.

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. Reasonable accommodations will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the City Council on any matter at this 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.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Public Comment on Agenda Items
6. Public Hearings - Zoning and Land Use:
 - A. (FIRST READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT TO ALLOW A 149 FOOT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE; LOCATED AT 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 26-04-052)
7. Consent Agenda Items:
 - A. Approve the Partnership Agreement between the City of Bonita Springs and the YMCA of Southwest Florida for the 2026 Summer Camp program and the 2026-27 afterschool program, to be held at the Bonita Springs Recreation Center. (Green Sheet 26-04-053)

B. Approve a Resolution awarding the East Terry Street Stormwater and Multi-Use Pathway Project (RFB 25-31) to the lowest responsive, responsible bidder, Quality Enterprises USA, Inc. (Green Sheet 26-04-054)

- Opportunity for City Council Comments on Consent Agenda

8. Public Hearings:

A. (TRANSMITTAL HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. 02-16, AS AMENDED; SO AS TO AMEND THE FUTURE LAND ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, PUBLIC PARTICIPATION, MONITORING, UPDATING AND EVALUATION PROCEDURES, TO REVISE AND UPDATE THE EXISTING GOALS, OBJECTIVES, AND POLICIES, AND DATA AND ANALYSIS IN ACCORDANCE WITH CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Green Sheet 26-04-055)

B. (FIRST READING) AN ORDINANCE ORDERING AND CALLING FOR A BOND REFERENDUM ELECTION TO BE HELD ON AUGUST 18, 2026, IN THE CITY OF BONITA SPRINGS, FLORIDA TO DETERMINE IF THE QUALIFIED ELECTORS RESIDING IN THE CITY APPROVE THE ISSUANCE BY THE CITY OF GENERAL OBLIGATION BONDS PAYABLE FROM AD VALOREM TAXES LEVIED IN AMOUNTS SUFFICIENT TO PAY DEBT SERVICE ON SUCH BONDS ON ALL TAXABLE PROPERTY WITHIN THE CITY TO FINANCE THE ACQUISITION OF INACTIVE RAILROAD CORRIDOR PROPERTY AND THE DEVELOPMENT AND CONSTRUCTION OF CAPITAL IMPROVEMENTS THERETO FOR THE BONITA ESTERO RAIL TRAIL; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE. (Green Sheet 26-04-056)

9. City Attorney Items:

10. City Manager Items:

- A. Presentation and discussion on Transportation Impact Fees, and direction to staff. (Green Sheet 26-04-057)
- B. Update regarding the City's opportunity to participate in the Lee County Opportunity Zone Incentive Program and direction to staff on providing a letter of support to Lee County regarding the designation. (Green Sheet 26-04-058)

11. Mayor and Council Member Reports

12. Public Comment

13. Adjournment

ITEM TITLE: (FIRST READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT TO ALLOW A 149 FOOT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE; LOCATED AT 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

REQUESTOR: Mike Fiigon, Senior Planner

AGENDA SECTION: Public Hearings

STRATEGIC PRIORITY:

BACKGROUND: This request is to amend the Hunter's Ridge RPD (ZAB-85-273) to permit the construction of a 149ft monopole/monopine wireless facility and associated infrastructure.

The proposed location currently houses maintenance operations and a treatment plant for Hunter's Ridge. Diamond Communications, LLC will be leasing a portion of the property for tower construction. The site is already fenced and landscaped and any damage to the existing mature landscaping that occurs during construction will be replaced like-for-like (see Ordinance Condition 3).

The tower will be 149 feet in height and will be able to locate up to four (4) carriers. Currently, T-Mobile and Verizon have provided statements of need. The design will be a monopole/monopine and photo simulations have been provided that show the proposed tower resemblance. Access to the site will be through Fox Ridge Drive and it is anticipated that the general traffic impact will be approximately one (1) maintenance trip per month, per carrier. The greatest impact will be during the construction phase, and the Applicant has been made aware of the requirement to maintain suitable access and traffic circulation—which will be reviewed as part of the local development order process. Additionally at that time, the Applicant will need to provide a detailed stormwater plan which demonstrates no additional runoff onto neighboring properties.

The case was heard by the Planning & Zoning Board on March 17, 2026, and received unanimous approval (6-0, meeting minutes attached) with a request to amend the proposed conditions of approval to add a maintenance schedule (see Condition 4 in the draft ordinance). The second reading of this zoning request is scheduled for April 15, 2026, at 5:30 p.m.

STAFF RECOMMENDATION: Move to second reading.

ATTACHMENTS:

1. Draft Ordinance (To be distributed to Council prior to meeting)
2. Planning & Zoning Board [Draft] Meeting Minutes, March 17, 2026
3. Staff Report
4. Legal Description & Sketch
5. Site Plan
6. Background Analysis
7. Applicant Request Narrative
8. RF Package/Statement of Need
9. Photo Simulations
10. Public Comments (received as of March 23, 2026)
11. Full application backup (online only)

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Dept. Director:	John Dulmer, AICP



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs
Planning and Zoning Board

draft Meeting Minutes

March 17, 2026

9:00 am

1. **Call to Order:** *Chairman Hershenson called the meeting to order at 9:00 a.m.*

2. **Pledge of Allegiance**

3. **Roll Call by City Clerk**

Members Present: Hershenson, Brown, Dhooghe, Lohan, Lombardo, Townsend

Members Absent: Waterhouse (excused)

*Staff Present: Mike Sheffield, John Dulmer, Jacqueline Genson, Mike Fiigon,
Nathan Cochran (for Mr. Rooney)*

4. **Public Comment:**

Chairman Hershenson announced that public comment for each case will be heard following the presentations.

5. **Public Hearings (Not Quasi-Judicial)**

A. Case Name: PLANNING PERIOD COMPREHENSIVE PLAN AMENDMENTS (CPA26-130023 BOS)

AMENDMENTS TO THE COMPREHENSIVE PLAN TO ADDRESS THE 2023 FLORIDA DEPARTMENT OF COMMERCE TECHNICAL ASSISTANCE COMMENTS RELATIVE TO CHANGES IN THE REQUIRED PLANNING PERIODS (CPA26-130023-BOS)

Jacqueline Genson, Planning and Zoning Manager, introduced the item and then introduced Dr. Margaret Banyan who appeared and presented via Zoom. Dr. Banyan opened with an overview of the purpose and scope of the Comprehensive Plan, and explained how it aligns with other City plans and regulations. She then outlined the Evaluation and Appraisal Review (EAR) process and timeline, followed by an analysis of the proposed amendments and their scope. (Presentation on file in the City Clerk's office).

*Chairman Hershenson called for public comment. With no speakers coming forward, and no comments or questions from the Board, he motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and to recommend approval to City Council; Seconded by Member Lombardo. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

6. Public Hearings (Quasi-Judicial)

A. Case Name: HUNTER'S RIDGE PLANNED DEVELOPMENT AMENDMENT (PD25-124697-BOS)

AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO AMEND THE SCHEDULE OF USES TO ALLOW A 149 FT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE.

The City Clerk read the case title into the record and administered the oath to those individuals intending to provide testimony. Mike Fiigon, Senior Planner with Community Development, opened the item with an overview of the request, and then introduced Mattaniah Jahn, representing the applicant, Diamond Communications, LLC. Ms. Jahn's presentation included maps showing the proposed tower location, along with images of similar pine-camouflage style monopoles which she referred to as "monopine." Her presentation also reviewed the proposed tower elevation, the distance to the nearest residence (233 feet), the wireless carriers planning to co-locate on the facility, and the demonstrated need for the tower. (Applicant presentation on file in the Clerk's office).

Board members posed questions to Ms. Jahn regarding 9-1-1 emergency call routing, the appearance of the artificial branches, tower height (150 ft), and the need for a long-term maintenance and branch replacement schedule.

Mr. Fiigon then presented the staff analysis. Staff is recommending approval of the PD amendment. Mr. Fiigon noted the applicant met the standards of review requirements for both a special exception request (wireless facility over 35ft) and for the PD amendment (addition to the schedule of uses). His presentation included current coverage maps, the demonstrated need for the tower, and a review of the conditions of approval. He emphasized that, if approved, the amended schedule of uses is limited to this single wireless facility. (Staff presentation on file in the Clerk's office).

Chairman Hershenson called for public comment. The City Clerk announced six registered speakers, and called them in order, as follows:

Francie Morad - Spoke in opposition, citing the proximity of the tower to her home and neighborhood, and potential health and environmental impacts.

Don Huprich - General Manager at Hunter's Ridge, spoke in support, citing the need for the tower.

Adriana Bonifer - Spoke in opposition, citing the location of the tower and concerns over negative impacts to nearby homes.

Brad Wehman - Spoke in opposition, citing the location and concerns about potential impacts on health and property values.

Kevin Keane - Spoke in opposition, describing the proposed tower as an eyesore and citing concerns about potential health effects and impacts on property values.

Jack Wieland - Spoke in opposition, citing the location and proximity to homes.

The City Clerk called for any additional public comments. With no additional speakers coming forward, he invited the applicant to respond to comments made by the public speakers. Ms. Jahn provided rebuttal and introduced Cameron Lee, Project Manager with Diamond Communications, who addressed the site selection process and lease negotiations with the Hunter's Ridge Homeowners Association.

*With no further questions from the Board, Member Townsend motioned to recommend approval of the PD amendment to City Council with the addition of a condition requiring a continual maintenance schedule; Seconded by Member Dhooghe. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

7. Election of a Vice-Chair

*Chairman Hershenson motioned to select Ray Townsend as Vice Chair; Seconded by Member Lombardo. Seeing no additional nominations, the Clerk conducted a roll-call vote. **The motion carried 6-0.***

8. Approval of Minutes from the Training Workshop held on March 5, 2026

*Chairman Hershenson motioned to approve the March 5, 2026 minutes; Seconded by Member Lombardo. **The motion carried 6-0.***

9. Adjournment: *With no further business, Chairman Hershenson adjourned the meeting at 10:33 a.m., and announced that the next meeting is tentatively scheduled for 9:00 a.m., April 14, 2026.*

Prepared and attested by:

Michael J. Sheffield, City Clerk

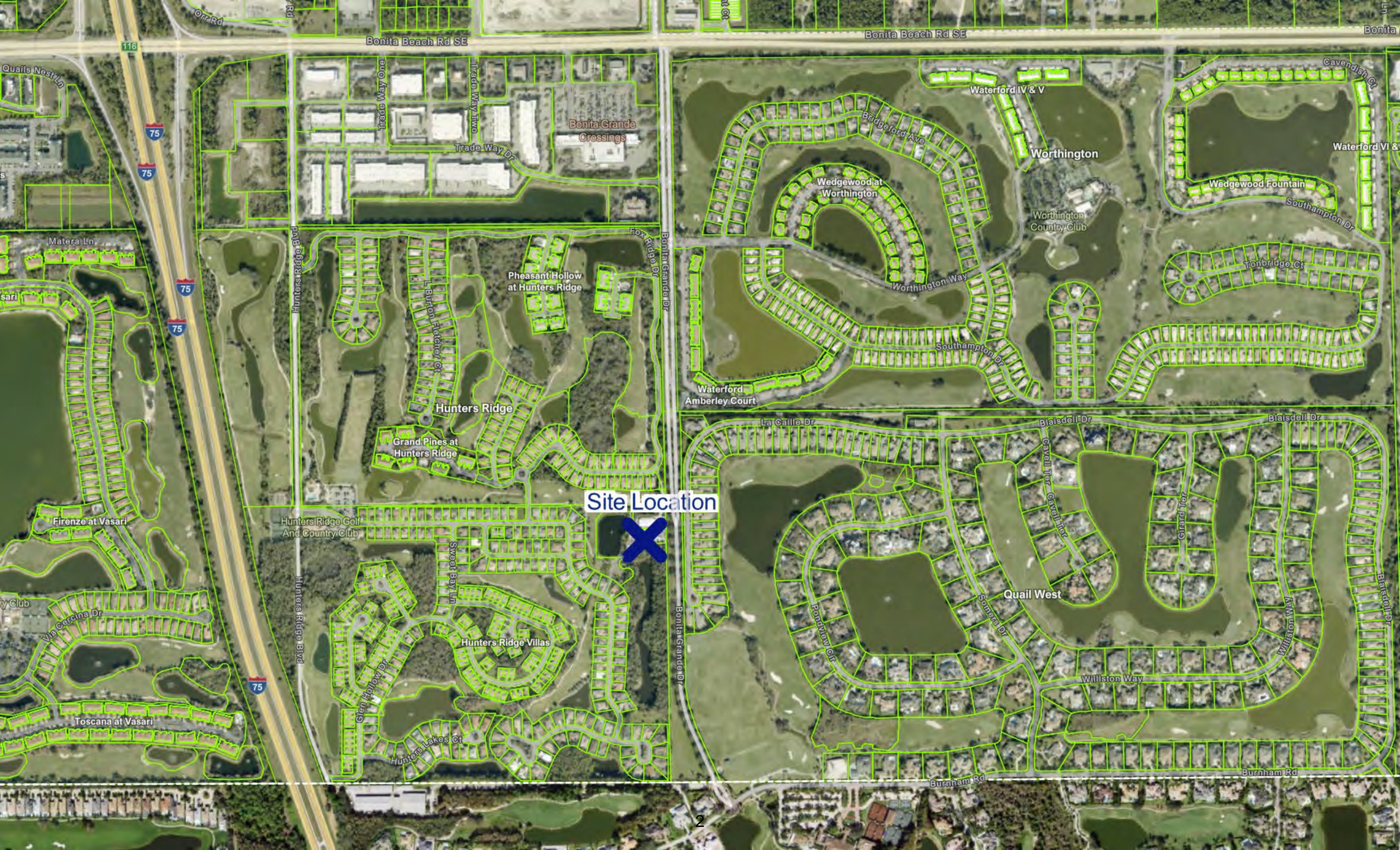
Approved by the Planning and Zoning Board

Date: _____

Dr. Ben Hershenson, Chairman

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Site Location

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT AMENDMENT

CASE NUMBER: PD25-124697-BOS

HEARING DATE: March 17, 2026

PLANNER: Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

- A. Applicant: Diamond Communications, LLC
- B. Agent: Mattaniah S. Jahn, P.A.
- C. Request: An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.
- D. Location: 12760 Fox Ridge Drive, Bonita Springs, Florida, 34135; STRAP 06-48-26-B3-0010G.10CE
- E. Future Land Use Plan Designation: Moderate Density Mixed Use Planned Development
- F. Current Zoning: Residential Planned Development (RPD)
- G. Current Land Use: Treatment/Maintenance Area/Non-Residential

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

BACKGROUND:

The property is part of the overall Hunter’s Ridge Residential Planned Development and was part of the original rezoning effort in 1985 to re-designate from the Agricultural (AG-2) district to an RPD. Additional zoning actions were approved in 1987, 1990, and 1993 which expanded the Hunter’s Ridge development boundaries to what is currently built. The following schedule of uses were approved with the original zoning action (ZAB-85-273) and pertain to the subject property:

Uses:

- Common Recreational Uses, Private Model Homes
- Private Sewage Treatment Plant
- Residential Accessory Uses
- Residential Development Identification Signs
- Single Family Homes

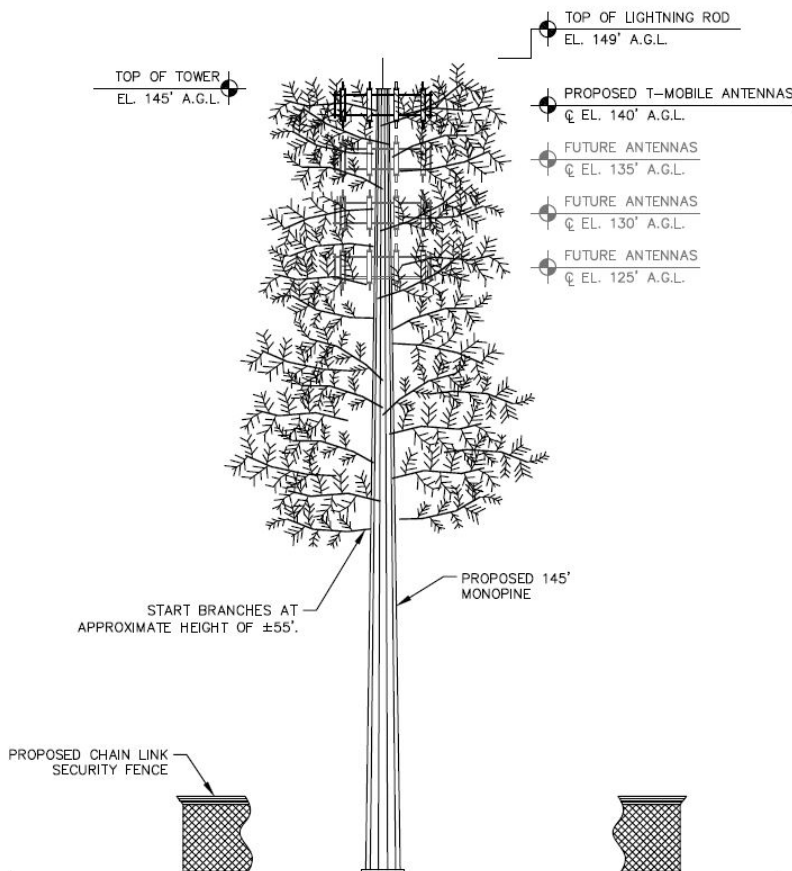
The current request is to obtain zoning approval for the construction of a cell tower facility that is 149 feet in height and in a monopole/monopine design. The appropriate path to obtain the approval is to amend and add *Wireless Facilities* to the schedule of uses. Additionally, approvals for wireless facilities are regulated by Chapter Four, Division 11 of the City of Bonita Springs Land Development Code (LDC). This division permits wireless facilities based on land use (residential, commercial, industrial, other), proposed height, and tower type (monopole, stealth, camouflaged, self-support, guyed, lattice). For example, a stealth tower or facility up to 35 feet in height that is proposed on a property with a residential land use can be approved administratively by City Staff. An example of such approval would be the wireless facility light poles that were installed in Imperial Bonita Estates Mobile Home Park in 2015 (ADD15-24521-BOS). However, towers/facilities proposed on residential property that are over 35 feet will require the approval of a special exception (public hearing), with the maximum height allowance of 75 feet and only in the style of a stealth or camouflaged tower. Additional tower types and additional height are permitted for land uses other than residential, pursuant to LDC Table 4-1221, [abridged version] shown as follows:

Land Use	Tower Type	Maximum Height (Administrative)	Maximum Height (Special Exception)
Residential	Stealth	35 feet	35.1 feet – 75 feet
	Camouflaged	35 feet	35.1 feet – 75 feet
Commercial	Stealth	75 feet	75.1 feet – 125 feet
	Camouflaged	65 feet	65.1 feet – 110 feet
	Monopole	50 feet	50.1 feet – 75 feet
Industrial	Stealth	100 feet	100.1 feet – 149 feet
	Camouflaged	90 feet	90.1 feet – 149 feet
	Monopole	80 feet	80.1 feet – 149 feet

	Self-Support	75 feet	75.1 feet – 149 feet
	Guyed	75 feet	75.1 feet – 149 feet
	Lattice	75 feet	75.1 feet – 149 feet
Other	Stealth	35 feet	Over 35 feet
	Camouflaged	35 feet	Over 35 feet
	Monopole	35 feet	Over 35 feet
	Self-Support	35 feet	Over 35 feet
	Guyed	35 feet	Over 35 feet
	Lattice	35 feet	Over 35 feet

The portion of Hunter’s Ridge subject to this application is not residential in nature and was never contemplated for residential uses. As a result, the Applicant is able to ask for additional height and additional tower types. Since the property currently holds RPD zoning and required multiple public hearings with Lee County, it was determined that the appropriate path for review would be an amendment to the RPD while also using the

required Wireless Facilities application documentation for review as contained in Division 11 of the City’s Land Development Code (LDC). By utilizing this approach, the City is able to avoid duplicative public hearing application efforts in the form of a PD Amendment, variance from maximum permitted tower height, and a special exception for facilities proposed at a height greater than 35 feet—and can instead use the public hearing PD Amendment process to handle the request.



(Proposed monopine, as submitted by Diamond Communications, LLC, 2025)

In order to satisfy the application requirements, the Applicant has provided documentation to satisfy the PD amendment criteria as well as the wireless facilities criteria. Items such as a colocation affidavit, photo simulations

(discussed later in this report), fall zone letters, a tall structures permit application (reviewed by Lee County), as well as site plans, aerials, a statement of need are able to satisfy both application types. The full application backup package is being provided digitally as part of Attachment F.

The Applicant has provided Radio Frequency Engineering Reports (RF Packages) which includes a statement of need for the tower (Attachment C).

Contained therein are cell coverage maps, which show current and unreliable coverage areas as well as the improvements that would be established upon completion of the tower. Additionally, it should be understood that while increased coverage is always the primary focus, capacity has also been an ongoing problem in the eastern part of the City (i.e. east of the interstate). Even with adequate coverage, calls can drop and significant lag time for data processing and downloads become clear when a tower is overburdened with users. Establishment of the proposed facility is intended to help in both coverage and capacity for its carriers.

As shown in the 41-page site plan (Exhibit B), the tower will be designed as a monopine, as shown above. The cell antennas will start at 125 feet in height and will be placed on the tower in height increments of five (5) feet. "Branches" with foliage will be used to camouflage the antennas and will start at a height of 55 feet approximately and continue up to the top of the tower. A series of photo simulations have been provided by the Applicant to demonstrate the visual impact of the tower (Attachment D). A sample of one of the simulations is identified below and shows the view from Fox Ridge Drive, the roadway which will serve as the access point to the tower site.

(Photo Simulation from Fox Ridge Drive, provided by Diamond Communications, LLC (edited by Community Development 2026)

CONCLUSIONS:

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

RECOMMENDATION:

Staff recommends **APPROVAL** of a Residential Planned Development (RPD)



zoning amendment to Zoning Resolution ZAB-85-273 to add *Wireless Facilities* to the schedule of uses. This recommendation of approval is subject to the following conditions:

Conditions:

1. The amendment is applicable to STRAP 06-48-26-B3-0010G.10CE only and development of the wireless facility shall be generally consistent with the 41-page site plan provided and labeled as Exhibit "B."
2. Schedule of Uses for ZAB-85-273 is amended as follows:

Common Recreational Uses, Private
Model Homes
Private Sewage Treatment Plant
Residential Accessory Uses
Residential Development Identification Signs
Single Family Homes
Wireless Facilities, not to exceed 149 feet in height, limited to one facility and associated infrastructure
3. Any landscaping removed during construction shall be replaced like-for-like. LDC 3 & 4 requirements will be applicable if landscaping is removed and unable to be replaced.
4. Diamond Communications, LLC, its successors, or assigns shall maintain the monopine tower on an as-needed basis (including, but not limited to, the tree branch canopy) to ensure the appearance and condition remains in accordance with the depiction of the monopine tower in Attachment D, Photo Simulations. (condition added pursuant to the recommendation of the City of Bonita Springs Planning & Zoning Board, March 17, 2026)
5. The Applicant or its agents shall obtain a Limited Development Order (LDO) and building permits, prior to the commencement of construction of the wireless facility.
6. Approval of this zoning action is not intended to circumvent or supersede Florida Statutes or Federal Regulations (such as FAA or FCC requirements) that pertain to wireless facilities.
7. Approval of this zoning action does not guarantee approval of a local development order or building permit.

EXHIBITS:

- A. Legal Description and Sketch of the Subject Property
- B. Diamond Communications, LLC Site Plan

ATTACHMENTS:

- A. Background and Informational Analysis
- B. Application Narrative
- C. RF Package/Statement of Need
- D. Photo Simulations
- E. Public Comments (up to March 23, 2026)
- F. Application Backup (Final Documents—Online only)



GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF DIAMOND COMMUNICATIONS LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 01/14/2025]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA WEST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL NO. : 12071C0678F DATED: 08/28/2008

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

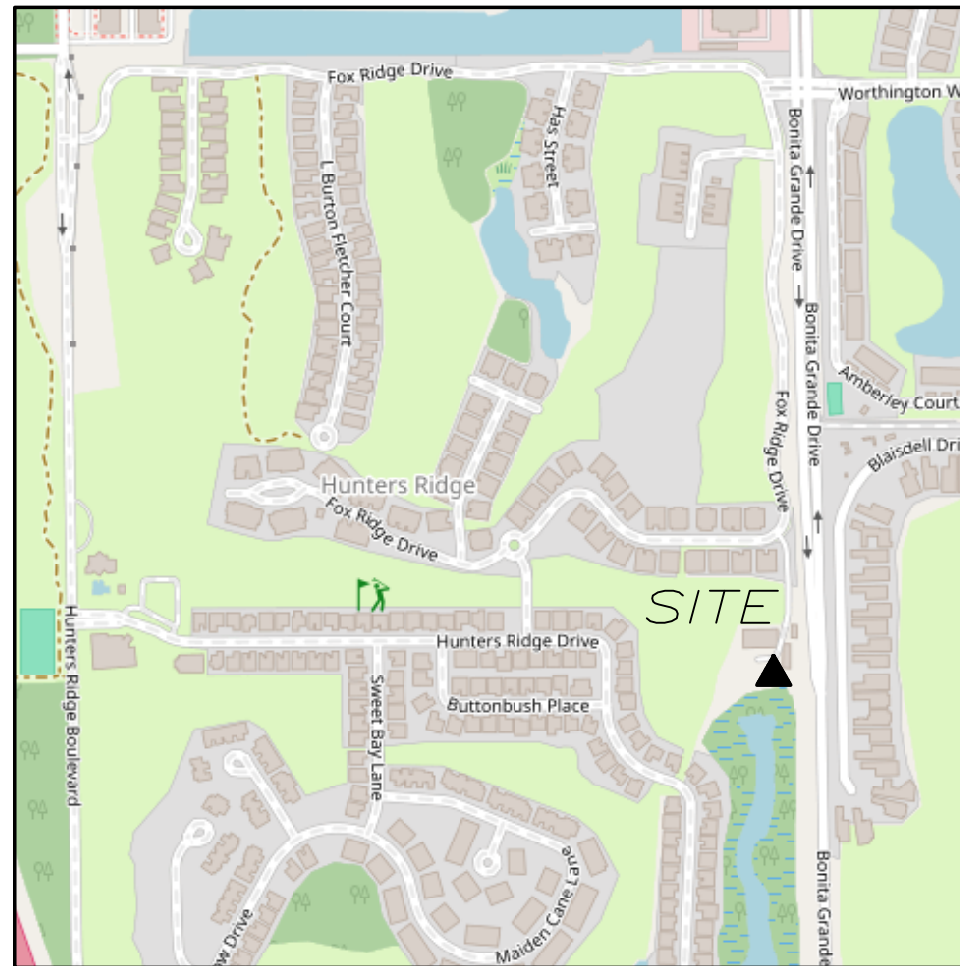
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.



CALL BEFORE YOU DIG



VICINITY MAP
NOT TO SCALE

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 01/14/2025
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99995268
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.11593056°
BENCHMARKS USED: DF7050, DP6861, DF9225

ROADWAY NOTE

FOX RIDGE DRIVE IS A PRIVATE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT, AS PLATTED ON PLAT BOOK 75 PG 1, PLAT BOOK 66 PG 77, PLAT BOOK 61 PG 47, PLAT BOOK 64 PG 49 AND PLAT BOOK 41 PG 1.

PARENT PARCEL

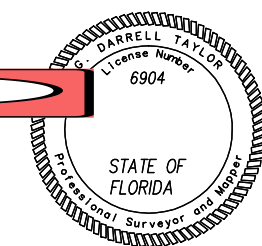
OWNER: HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION

SITE ADDRESS: 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FL 34135

PARCEL ID: 06-48-26-B3-0010G.10CE

AREA: 2.5538 ACRES± (PER CALCULATION)

REFERENCE: INSTRUMENT 2012000172078



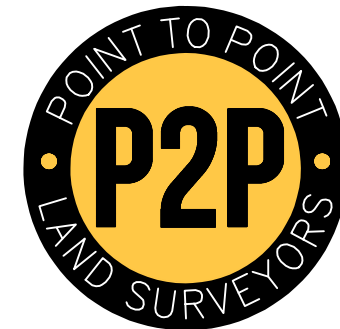
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



BUSINESS LICENSE NUMBER: LB8148
100 GOVERNORS TRACE, STE. 103
PEACHTREE CITY, GA 30269
(DIRECT) 678.565.4440 (FAX) 678.565.4497 (W) P2PLS.COM

SPECIFIC PURPOSE SURVEY PREPARED FOR:

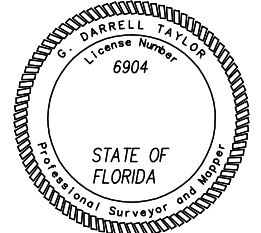
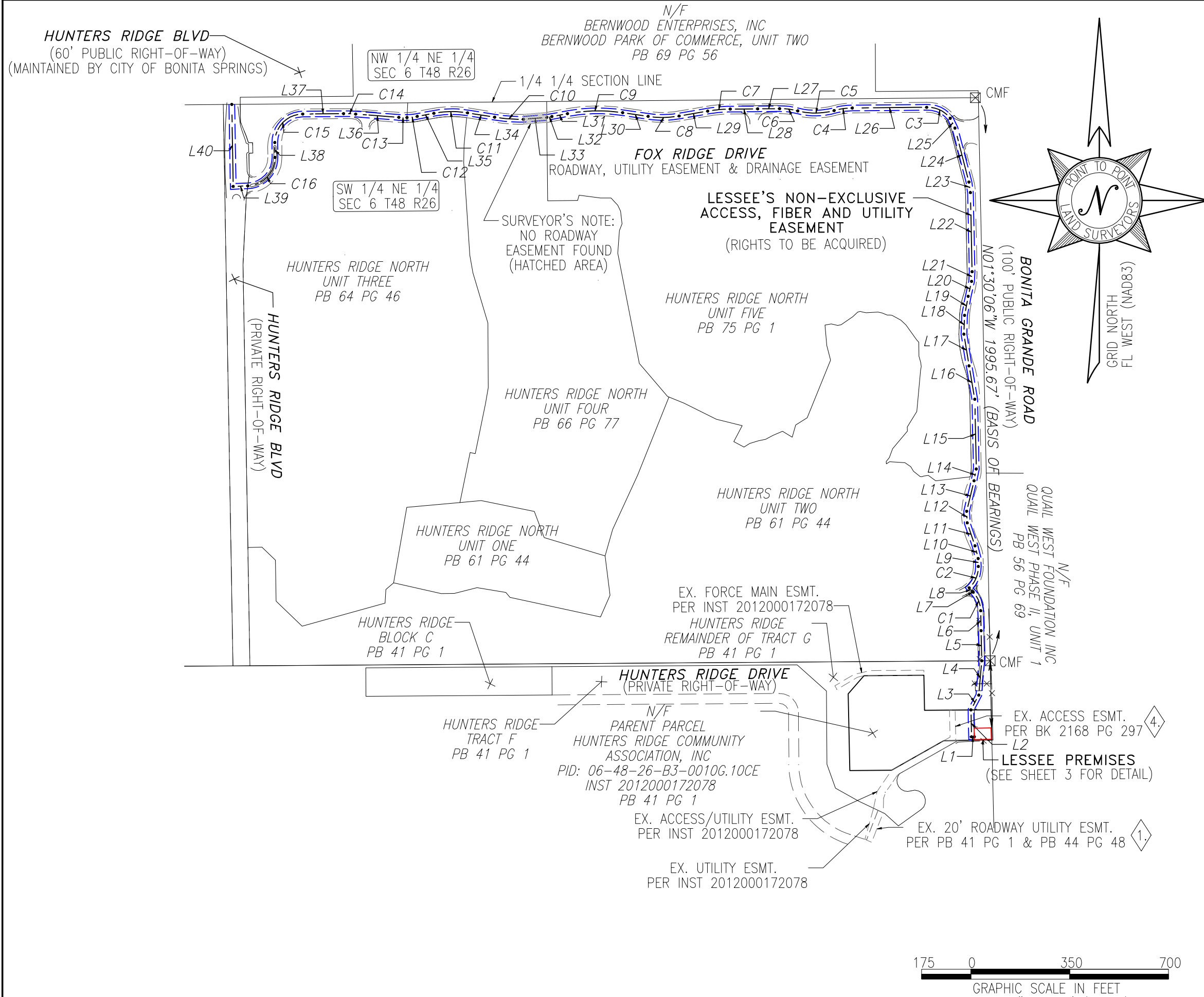


120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
1.	03/11/25	TITLE	CHECKED BY: JKL	1 OF 7
2.	10/13/25	TEXT SIZE	APPROVED: D. MILLER	
3.	10/21/25	DIGITAL SIGN	DATE: 02/05/25 P2P JOB #:241586FL	

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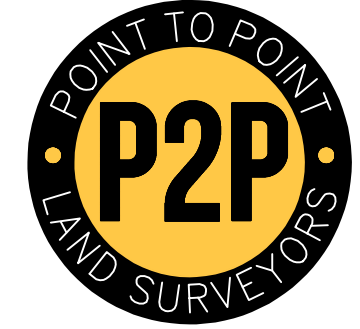
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G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



BUSINESS LICENSE NUMBER: LB8148
100 GOVERNORS TRACE, STE. 103
PEACHTREE CITY, GA 30269
(DIRECT) 678.565.4440 (FAX) 678.565.4497 (W) P2PLS.COM

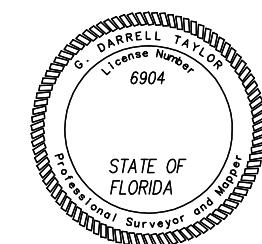
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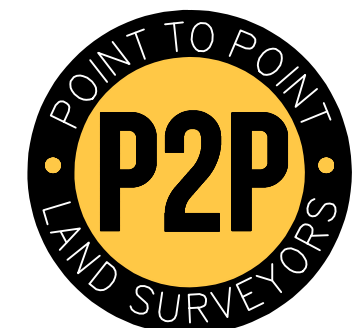
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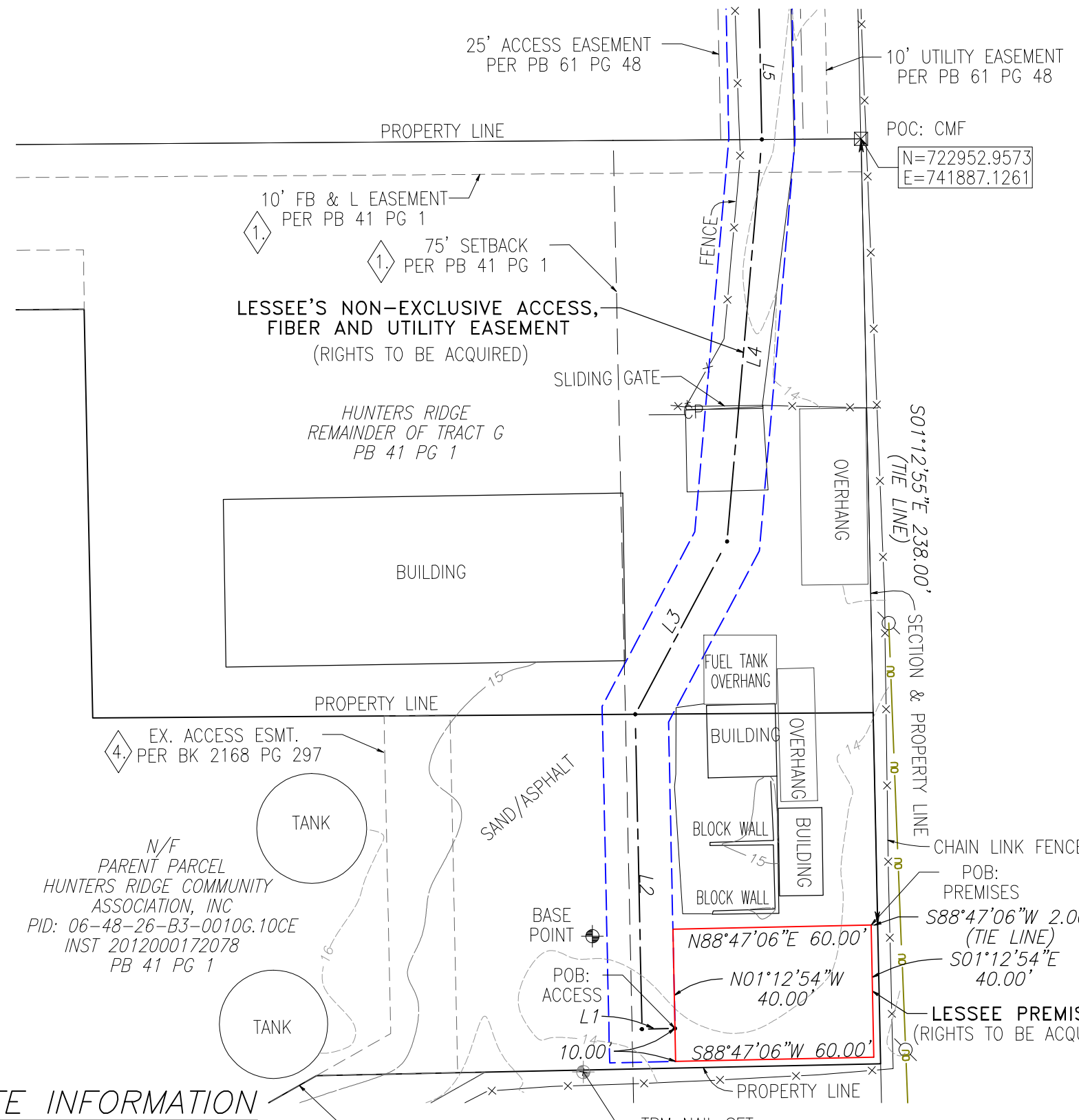
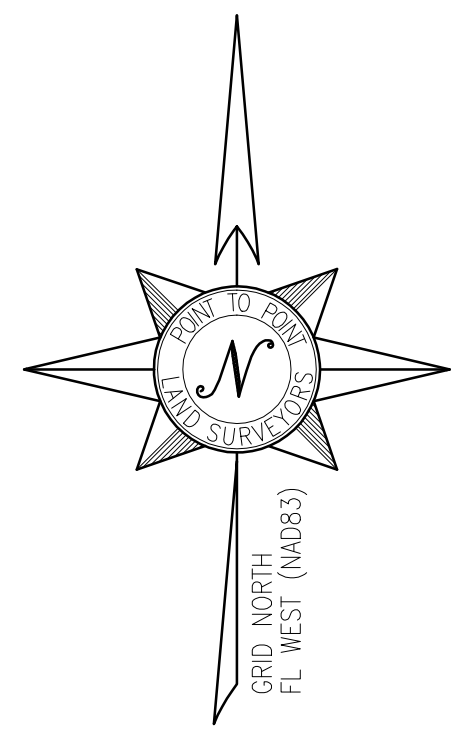


120 MOUNTAIN AVE,
 SPRINGFIELD, NJ 07081

HUNTERS RIDGE
 SITE NO. FL391
 SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
 LEE COUNTY, FLORIDA

NO.	DATE	REVISION	DRAWN BY:	SHEET:
1.	03/11/25	TITLE	MK	3
2.	10/13/25	TEXT SIZE	JKL	
3.	10/21/25	DIGITAL SIGN	D. MILLER	
			DATE: 02/05/25	OF 7
			P2P JOB #:241586FL	

SURVEY NOT VALID WITHOUT ALL SHEETS



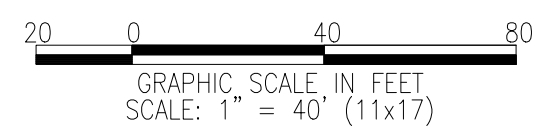
SITE INFORMATION

LESSEE PREMISES = 2,400 SQUARE FEET (0.0551 ACRES) — EX. ACCESS/UTILITY ESMT. PER INST 2012000172078

AT CENTER LESSEE PREMISES:
 LATITUDE: 26°19'18.03" (NAD 83) (26.321675°)
 LONGITUDE: -81°44'18.17" (NAD 83) (-81.738381°)
 ELEVATION = 14.1' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
 HORIZONTAL DATUM: NAD83

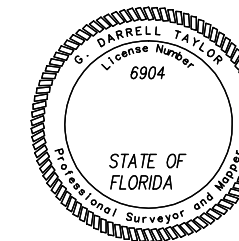
BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)



LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- CRB CAPPED REBAR
- RB REBAR
- OTP OPEN TOP PIPE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- INV INVERT
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- OU OVERHEAD UTILITY
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- TR TRANSFORMER
- CLF CHAIN LINK FENCE
- BWF BARBED WIRE FENCE
- WV WATER VALVE
- WM WATER METER
- CO SEWER CLEAN-OUT
- GV GAS VALVE
- HH HANDHOLE
- CP CONCRETE PAD
- BFO BURIED FIBER OPTIC
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- FIRE HYDRANT
- CONCRETE MONUMENT FOUND
- TELCO PEDESTAL
- UTILITY POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- BENCHMARK

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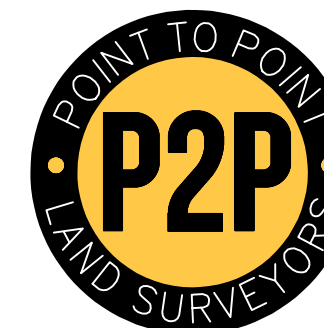
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HUNTERS RIDGE
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3.	10/21/25	DIGITAL SIGN	DATE: 02/05/25	
			P2P JOB #:241586FL	OF 7

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°47'06"W	10.00'
L2	N01°12'54"W	95.30'
L3	N27°58'28"E	59.22'
L4	N04°57'07"E	122.13'
L5	N01°12'52"W	106.87'
L6	N01°12'52"W	70.58'
L7	N42°36'16"W	3.53'
L8	N42°36'14"W	17.50'
L9	N01°12'52"W	28.29'
L10	N14°04'36"W	46.26'
L11	N18°39'51"W	85.93'
L12	N02°49'19"W	41.32'
L13	N13°37'17"E	111.15'
L14	N10°42'09"E	42.42'
L15	N01°12'51"W	247.15'
L16	N09°47'48"W	119.81'
L17	N09°09'01"W	113.95'
L18	N01°55'55"E	66.68'
L19	N10°47'41"E	68.80'
L20	N12°40'57"E	54.15'
L21	N03°10'24"E	34.44'
L22	N01°12'51"W	280.36'
L23	N07°53'25"W	37.81'
L24	N14°33'58"W	197.43'
L25	N25°43'49"W	38.34'
L26	S89°28'44"W	263.61'
L27	S89°28'44"W	77.57'
L28	S89°28'44"W	97.35'
L29	S80°16'31"W	102.70'
L30	N81°39'26"W	91.29'
L31	S79°35'15"W	56.11'
L32	S80°27'22"W	18.20'
L33	S85°19'09"W	83.76'
L34	N80°55'44"W	97.21'
L35	S79°25'33"W	59.98'
L36	N85°34'58"W	153.42'
L37	S89°28'44"W	144.72'
L38	S00°31'16"E	52.79'
L39	S87°45'53"W	51.81'
L40	N00°58'54"W	290.48'

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	72.24'	100.00'	N21°54'33"W	70.68'
C2	84.84'	100.00'	N23°05'27"E	82.32'
C3	96.04'	98.34'	N64°56'55"W	92.27'
C4	65.14'	250.00'	S82°00'51"W	64.96'
C5	130.28'	250.00'	S89°28'44"W	128.81'
C6	65.14'	250.00'	N83°03'22"W	64.96'
C7	80.32'	500.00'	S84°52'38"W	80.23'
C8	110.37'	350.00'	S89°18'32"W	109.91'
C9	196.41'	600.00'	S88°57'54"W	195.53'
C10	102.01'	600.00'	N85°47'59"W	101.89'
C11	120.01'	350.00'	S89°14'54"W	119.42'
C12	36.45'	249.97'	S83°36'11"W	36.42'
C13	28.96'	250.00'	N88°54'04"W	28.94'
C14	43.09'	500.00'	N88°03'07"W	43.08'
C15	157.08'	100.00'	S44°28'44"W	141.42'
C16	154.03'	100.00'	S43°36'27"W	139.25'

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REPORT DATE OF 06/03/1985 THROUGH 02/18/2025, BEING REPORT NO. 01-25007574-01S, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

(1) PLAT OF HUNTERS RIDGE, AS RECORDED ON 06/14/1986 IN PLAT BOOK 41, PAGE 1 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA AND ACCESS EASEMENT AND THE APPLICABLE ITEMS ARE SHOWN HEREON.]

(2) MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 07/10/1988 AS BOOK 2003, PAGE 4209 OF LEE COUNTY RECORDS.

NOTE: ASSIGNMENT AND ACCEPTANCE OF RIGHTS AND DUTIES AS THE SUCCESSOR DECLARANT UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 05/31/1991, AS BOOK 2224, PAGE 3605 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF TITLE, RECORDED 07/31/1991, AS BOOK 2237, PAGE 1589 OF LEE COUNTY RECORDS.

NOTE: FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/05/1991, AS BOOK 2262, PAGE 2992 OF LEE COUNTY RECORDS.

NOTE: THIRD AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 04/07/1998, AS BOOK 2943, PAGE 2284 OF LEE COUNTY RECORDS.

NOTE: SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/14/2001, AS BOOK 3540, PAGE 2998 OF LEE COUNTY RECORDS.

NOTE: AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/08/2006, AS INSTRUMENT NO. 2006000458313 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT, RECORDED 05/07/2013, AS INSTRUMENT NO. 2013000105872 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT, RECORDED 02/06/2014, AS INSTRUMENT NO. 2014000025814 OF LEE COUNTY RECORDS.

NOTE: NOTICE OF PRESERVATION OF USE RESTRICTIONS FOR HUNDERS RIDGE, RECORDED 04/26/2018, AS INSTRUMENT NO. 2018000100253 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

(3) BY-LAWS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION, RECORDED 07/18/1988 AS BOOK 203, PAGE 4245 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT TO BYLAWS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., RECORDED 02/21/2007, AS INSTRUMENT NO. 2007000058310 OF LEE COUNTY RECORDS.

[THIS ITEM IS NOT A SURVEY RELATED ITEM.]

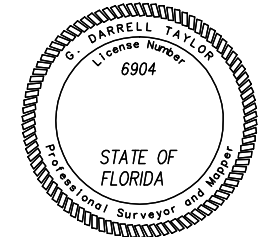
(4) A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF BEAU KASTLE DEVELOPERS, INC., A FLORIDA CORPORATION, RECORDED 08/10/1990, AS BOOK 2168, PAGE 297 OF LEE COUNTY RECORDS.

[APPLICABLE TO THE PARENT PARCEL, HOWEVER IT IS NOT APPLICABLE TO THE LEASE AREA AND ACCESS EASEMENT. THIS ITEM IS PLOTTED HEREON.]

(5) GRANT OF EASEMENT IN FAVOR OF COMCAST OF COLORADO/FLORIDA/MICHIGAN/NEW MEXICO/PENNSYLVANIA/WASHINGTON, LLC, RECORDED 02/22/2016, AS INSTRUMENT NO. 2016000036132 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

* SURVEYOR'S NOTE: EXCEPTION 3 CONTAINS A SCRIVENER'S ERROR AND THE EXCEPTION DOCUMENT SHOULD BE LISTED AS "BOOK 2003, PAGE 4245"



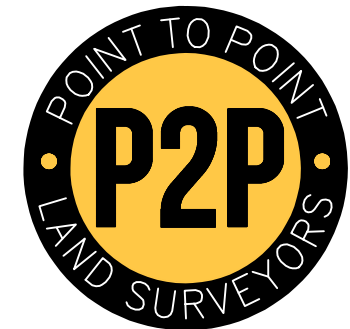
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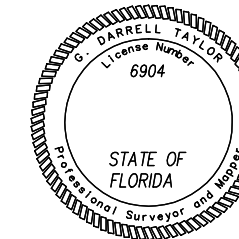
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			P2P JOB #:241586FL	OF 7

LESSEE'S NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT

TOGETHER WITH A NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LESSEE PREMISES, SOUTH 88°47'06" WEST, 10.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 95.30 FEET TO A POINT ON THE PROPERTY LINE SHARED BY HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, AND HUNTERS RIDGE REMAINDER OF TRACT G, AS RECORDED IN PLAT BOO 41 PAGE 1; THENCE, NORTH 27°58'28" EAST, 59.22 FEET TO A POINT; THENCE, NORTH 04°57'07" EAST, 122.13 FEET TO A POINT ON THE PROPERTY LINE SHARED BY SAID HUNTERS RIDGE REMAINDER OF TRACT G AND HUNTERS RIDGE NORTH UNIT TWO, AS RECORDED IN PLAT BOOK 61 PAGE 44; THENCE, NORTH 01°12'52" WEST, 106.87 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 70.58 FEET TO A POINT; THENCE, 72.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 21°54'33" WEST, 70.68 FEET TO A POINT; THENCE, NORTH 42°36'16" WEST, 3.53 FEET TO A POINT ON THE EASTERLY LINE OF THE FOX RIDGE DRIVE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT; THENCE, NORTH 42°36'14" WEST, 17.50 FEET TO A POINT ON THE CENTERLINE OF FOX RIDGE DRIVE; THENCE RUNNING ALONG SAID CENTERLINE OF FOX RIDGE DRIVE, 84.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 23°05'27" EAST, 82.32 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 28.29 FEET TO A POINT; THENCE, NORTH 14°04'36" WEST, 46.26 FEET TO A POINT; THENCE, NORTH 18°39'51" WEST, 85.93 FEET TO A POINT; THENCE, NORTH 02°49'19" WEST, 41.32 FEET TO A POINT; THENCE, NORTH 13°37'17" EAST, 111.15 FEET TO A POINT; THENCE, NORTH 10°42'09" EAST, 42.42 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 247.15 FEET TO A POINT; THENCE, NORTH 09°47'48" WEST, 119.81 FEET TO A POINT; THENCE, NORTH 09°09'01" WEST, 113.95 FEET TO A POINT; THENCE, NORTH 01°55'55" EAST, 66.68 FEET TO A POINT; THENCE, NORTH 10°47'41" EAST, 68.80 FEET TO A POINT; THENCE, NORTH 12°40'57" EAST, 54.15 FEET TO A POINT; THENCE, NORTH 03°10'24" EAST, 34.44 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 280.36 FEET TO A POINT; THENCE, NORTH 07°53'25" WEST, 37.81 FEET TO A POINT; THENCE, NORTH 14°33'58" WEST, 197.43 FEET TO A POINT; THENCE, NORTH 25°43'49" WEST, 38.34 FEET TO A POINT; THENCE, 96.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 98.34 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°56'55" WEST, 92.27 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 263.61 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 82°00'51" WEST, 64.96 FEET TO A POINT; THENCE, 130.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°28'44" WEST, 128.81 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 83°03'22" WEST, 64.96 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 77.57 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 97.35 FEET TO A POINT; THENCE, 80.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 84°52'38" WEST, 80.23 FEET TO A POINT; THENCE, SOUTH 80°16'31" WEST, 102.70 FEET TO A POINT; THENCE, 110.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°18'32" WEST, 109.91 FEET TO A POINT; THENCE, NORTH 81°39'26" WEST, 91.29 FEET TO A POINT; THENCE, 196.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 88°57'54" WEST, 195.53 FEET TO A POINT; THENCE, SOUTH 79°35'15" WEST, 56.11 FEET TO A POINT; THENCE, SOUTH 80°27'22" WEST, 18.20 FEET TO A POINT; THENCE, SOUTH 85°19'09" WEST, 83.76 FEET TO A POINT; THENCE, 102.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°47'59" WEST, 101.89 FEET TO A POINT; THENCE, NORTH 80°55'44" WEST, 97.21 FEET TO A POINT; THENCE, 120.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°14'54" WEST, 119.42 FEET TO A POINT; THENCE, SOUTH 79°25'33" WEST, 59.98 FEET TO A POINT; THENCE, 36.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 249.97 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 83°36'11" WEST, 36.42 FEET TO A POINT; THENCE, 28.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°54'04" WEST, 28.94 FEET TO A POINT; THENCE, NORTH 85°34'58" WEST, 153.42 FEET TO A POINT; THENCE, 43.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°03'07" WEST, 43.08 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 144.72 FEET TO A POINT; THENCE, 157.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 44°28'44" WEST, 141.42 FEET TO A POINT; THENCE, SOUTH 00°31'16" EAST, 52.79 FEET TO A POINT; THENCE, 154.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 43°36'27" WEST, 139.25 FEET TO A POINT ON THE EASTERLY PRIVATE RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD; THENCE, SOUTH 87°45'53" WEST, 51.81 FEET TO A POINT; THENCE, NORTH 00°58'54" WEST, 290.48 FEET TO THE ENDING AT A POINT ON THE NORTHERN LINE OF SAID PRIVATE RIGHT-OF-WAY AND THE SOUTH LINE OF THE PUBLIC RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.



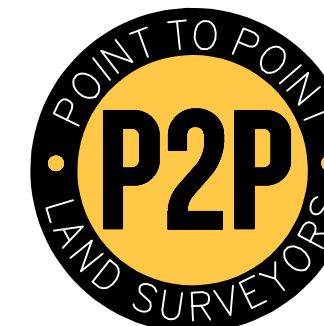
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I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



BUSINESS LICENSE NUMBER: LB8148
100 GOVERNORS TRACE, STE. 103
PEACHTREE CITY, GA 30269
(DIRECT) 678.565.4440 (FAX) 678.565.4497 (W) P2PLS.COM

SPECIFIC PURPOSE SURVEY PREPARED FOR:



120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
1.	03/11/25	TITLE	CHECKED BY: JKL	6
2.	10/13/25	TEXT SIZE	APPROVED: D. MILLER	
3.	10/21/25	DIGITAL SIGN	DATE: 02/05/25	
			P2P JOB #:241586FL	OF 7

E:\Point to Point\Dropbox\P2P Current Jobs\2024\241586FL-HUNTERS RIDGE\241586FL.rpt

PARENT PARCEL

PER REPORT NO. 01-25007574-01S

SITUATED IN THE COUNTY OF LEE AND THE STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "G" OF HUNTERS RIDGE, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 41 AT PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 00°39'06" E. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 173.73 FEET TO THE POINT OF BEGINNING, OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE CONTINUE S. 00°39'06" E. FOR A DISTANCE OF 106.27 FEET TO THE NORTHEAST CORNER OF TRACT "F" IN SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 89°20'54" W. ALONG THE NORTH LINE OF SAID TRACT "F" FOR A DISTANCE OF 170.83 FEET; THENCE RUN S. 61°01'48" W. FOR A DISTANCE OF 212.01 FEET; THENCE RUN N. 89°49'42" W. FOR A DISTANCE OF 148.28 FEET; THENCE RUN N. 00°39'06" W. FOR A DISTANCE OF 271.91 FEET; THENCE RUN N. 41°24'24" E. FOR A DISTANCE OF 84.81 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 212.68 FEET; THENCE RUN S. 00°39'06" E. FOR A DISTANCE OF 123.72 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 236.29 FEET TO THE POINT OF BEGINNING.

TAX ID NO: 06-48-26-B3-0010G.10CE

DERIVATION CLAUSE

BEING PORTION OF THE SAME PROPERTY CONVEYED TO HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, GRANTEE, FROM HUNTERS RIDGE UTILITY CO. OF LEE COUNTY, INC., A FLORIDA CORPORATION, GRANTOR RECORDED 08/06/2012, AS INSTRUMENT NO: 2012000172078 OF LEE COUNTY RECORDS.

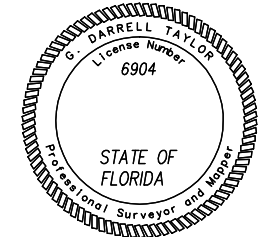
LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, LEE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 88°47'06" EAST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

SAID TRACT CONTAINS 0.0551 ACRES (2,400 SQUARE FEET), MORE OR LESS,



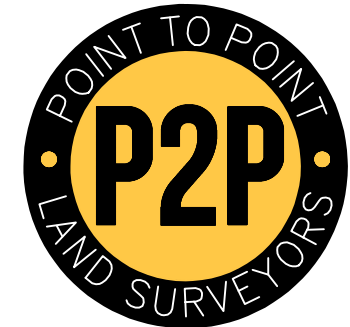
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SPECIFIC PURPOSE SURVEY PREPARED FOR:



120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
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2.	10/13/25	TEXT SIZE	APPROVED: D. MILLER	
3.	10/21/25	DIGITAL SIGN	DATE: 02/05/25	
			P2P JOB #:241586FL	OF 7

E:\Point to Point\Dropbox\P2P Current Jobs\2024\241586FL-HUNTERS RIDGE\241586FL.dwg

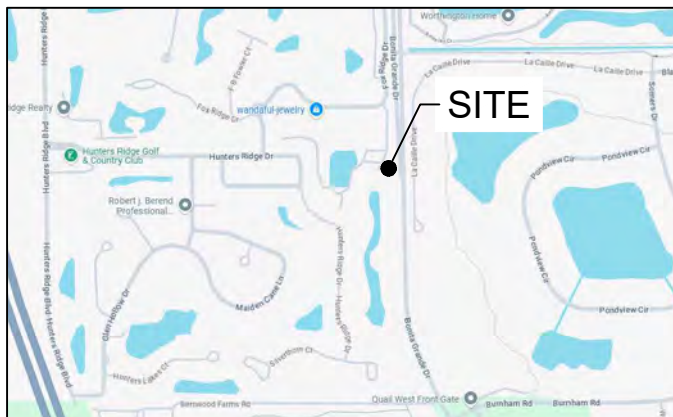
FLORIDA BUILDING CODE: FBC 2023, 8TH EDITION
 ELECTRIC CODE: 2020 FEC
 STRUCTURE CODE: TIA/EIA-222-H
 2010 ADA GUIDELINES: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE, HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.
 TRAFFIC: THE PROPOSED COMMUNICATION TOWER WILL BE UNSTAFFED AND WILL TYPICALLY GENERATE NO MORE THAN ONE TRIP PER CARRIER PER MONTH
 RISK CATEGORY I: 150 MPH
 RISK CATEGORY II: 160 MPH
 RISK CATEGORY III: 175 MPH
 RISK CATEGORY IV: 180 MPH
 MRI 10 YEAR: 82 MPH
 MRI 25 YEAR: 100 MPH
 MRI 50 YEAR: 112 MPH
 MRI 100 YEAR: 124 MPH

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-16 CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

BUILDING CODES AND STANDARDS

SOUTH DISTRICT POLICE DEPARTMENT
 8350 HOSPITAL DR
 BONITA SPRINGS, FL 34135
 PHONE: (239) 477-1840
 ATTN.: CUSTOMER SERVICE

BONITA SPRINGS FIRE DEPARTMENT STATION 23
 25001 S TAMiami TrL
 BONITA SPRINGS, FL 34135
 PHONE: (239) 949-6200
 ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS



HUNTERS RIDGE-FL391

SITE ADDRESS (E-911 TBD)

12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY
 LATITUDE: 26° 19' 18.03" N
 LONGITUDE: 81° 44' 18.17" W
 TAX/PIN #: 06-48-26-B3-0010G.10CE
 ZONING: N/A
 DIAMOND SITE #: FL391

JURISDICTION:
 LEE COUNTY

STATE:
 FLORIDA

TOWER TYPE:
 MONOPINE

TOWER HEIGHT:
 145' (149' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
 1 PROPOSED, 3 FUTURE

USE:
 PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

FLOOD INFO
 SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12071C0678F DATED 08/28/2008 WITHIN FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
 DIAMOND COMMUNICATIONS
 120 MOUNTAIN AVENUE
 SPRINGFIELD, NJ 07081
 PHONE: (973) 544-6834
 ATTN: RICHARD HUBER

POWER COMPANY
 LEE COUNTY ELECTRIC COOP
 PHONE: 800-599-2356
 ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
 HUNTERS RIDGE COMMUNITY ASSOCIATION, INC
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 PHONE: N/A
 ATTN.: N/A

CONSULTANT
 KIMLEY-HORN AND ASSOCIATES, INC.
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GEORGIA 30009
 PHONE: (770) 545-6105
 ATTN.: CHRISTOPHER STRANGE

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 3)
--	SITE SURVEY (SHEET 2 OF 3)
--	SITE SURVEY (SHEET 3 OF 3)
N1	GENERAL NOTES
--	PUD CONDITIONS
P1	PUD PLAN (MASTER CONCEPT PLAN)
P2	PUD PLAN (INDIGENOUS NATIVE VEGETATION)
C0	ZONING MAP
C0.1	ZONING MAP
C1	OVERALL PARCEL PLAN
C1.1	OVERALL SITE PLAN
C2	SITE PLAN
C2.0	EQUIPMENT PLAN
C2.1	CONCRETE FOUNDATION DETAILS
C3	FENCE, GATE, AND COMPOUND DETAILS
C3.1	ICE BRIDGE DETAILS
C4	GRADING AND EROSION CONTROL PLAN
C5	GRADING AND EROSION CONTROL DETAILS
C6	ACCESS ROAD DETAILS
C7	SITE SIGNAGE DETAILS
C8	ANTENNA AND TOWER ELEVATION DETAILS
L1	LANDSCAPING & BUFFER PLAN
L2	LANDSCAPING & BUFFER PLAN
E1	ELECTRICAL NOTES
E2	OVERALL UTILITY SERVICE ROUTING PLAN
E2.1	UTILITY SERVICE ROUTING PLAN
E3	METER RACK DETAILS - FRONT
E3.1	METER RACK DETAILS - REAR
E4	ELECTRICAL SINGLE LINE DIAGRAM
E4.1	PANEL SCHEDULE
E5	ELECTRICAL DETAILS
E6	GROUNDING NOTES
E7	GROUNDING PLAN
E8	GROUNDING SINGLE LINE DIAGRAM
E9	GROUNDING DETAILS
E10	GROUNDING DETAILS

SHEET INDEX

LEE COUNTY ZONING DEPARTMENT
 1500 MONROE ST
 FORT MYERS, FL 33901
 PHONE: (239) 533-8329
 ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



PROJECT INFORMATION:

SITE NAME:
 HUNTERS RIDGE-FL391
SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:



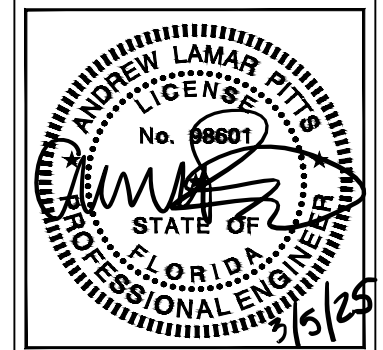
11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

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

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1	02/25/24	CONSTRUCTION	ALP
0	02/14/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

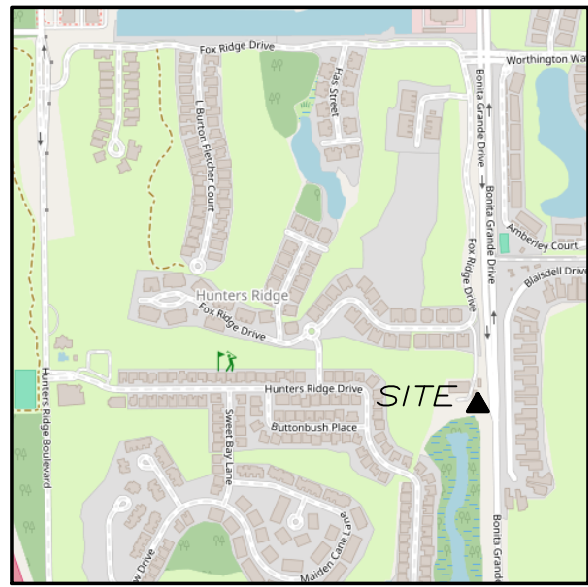
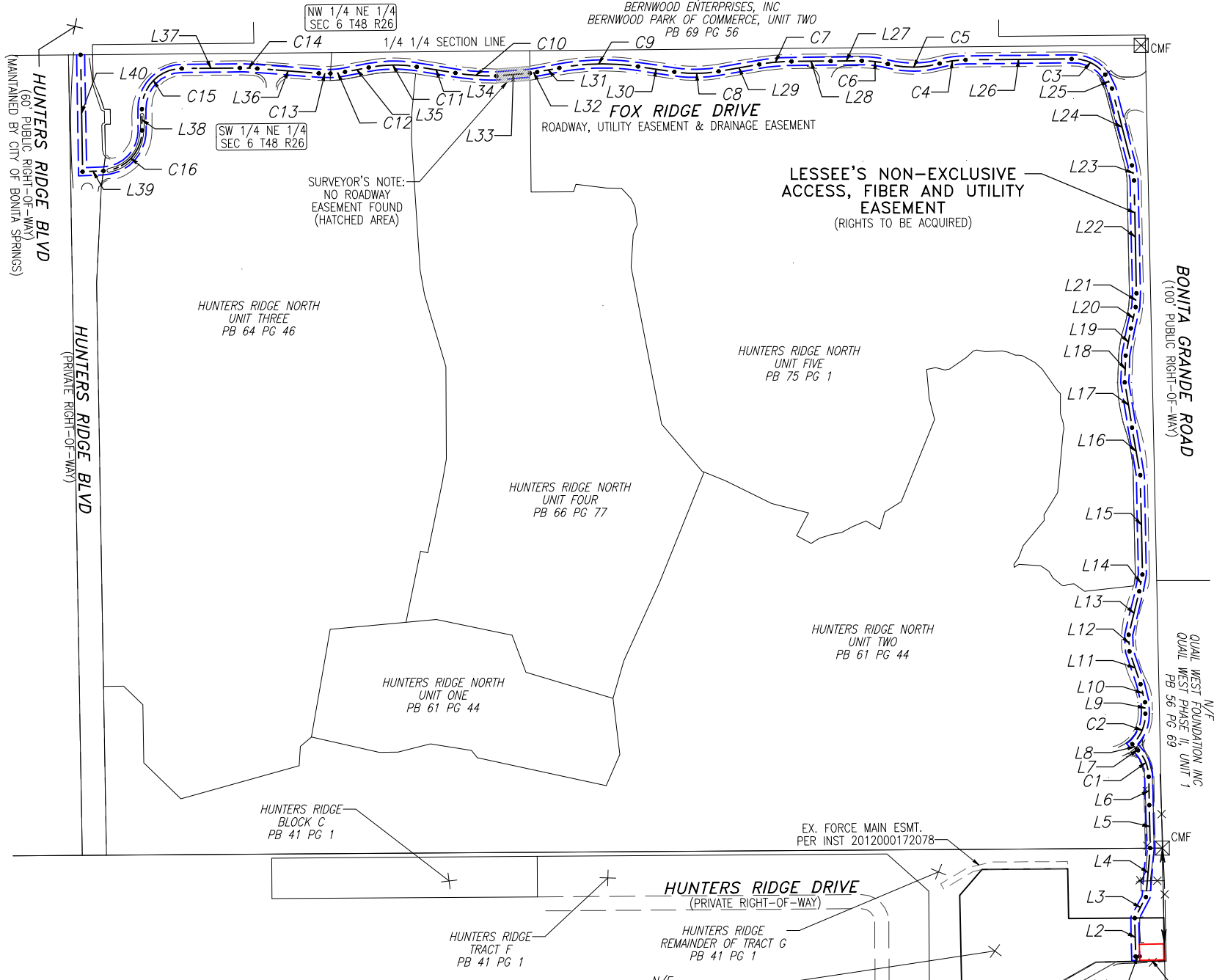
DRAWN BY: WTB **CHECKED BY:** DMF

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF DIAMOND COMMUNICATIONS LLC AND EXCLUSIVELY FOR THE TRANSFERAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 01/14/2025]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA WEST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 12071C0678F DATED: 08/28/2008

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.

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ROADWAY NOTE

FOX RIDGE DRIVE IS A PRIVATE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT, AS PLATTED ON PLAT BOOK 75 PG 1, PLAT BOOK 66 PG 77, PLAT BOOK 61 PG 47, PLAT BOOK 64 PG 49 AND PLAT BOOK 41 PG 1.

LESSEE'S NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT (RIGHTS TO BE ACQUIRED)

EX. FORCE MAIN ESMT. PER INST 2012000172078

HUNTERS RIDGE DRIVE (PRIVATE RIGHT-OF-WAY)

HUNTERS RIDGE REMAINDER OF TRACT G PB 41 PG 1

N/F PARENT PARCEL HUNTERS RIDGE COMMUNITY ASSOCIATION, INC PID: 06-48-26-B3-0010G.10CE INST 2012000172078 PB 41 PG 1

EX. ACCESS/UTILITY ESMT. PER INST 2012000172078

EX. UTILITY ESMT. PER INST 2012000172078

EX. 20' ROADWAY UTILITY ESMT. PER PB 41 PG 1 & PB 44 PG 48

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 01/14/2025
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99995268
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.11593056°
BENCHMARKS USED: DF7050, DP6861, DF9225

SURVEYOR'S NOTE: NO ROADWAY EASEMENT FOUND (HATCHED AREA)

HUNTERS RIDGE NORTH UNIT THREE PB 64 PG 46

HUNTERS RIDGE NORTH UNIT FIVE PB 75 PG 1

HUNTERS RIDGE NORTH UNIT FOUR PB 66 PG 77

HUNTERS RIDGE NORTH UNIT TWO PB 61 PG 44

HUNTERS RIDGE NORTH UNIT ONE PB 61 PG 44

HUNTERS RIDGE BLOCK C PB 41 PG 1

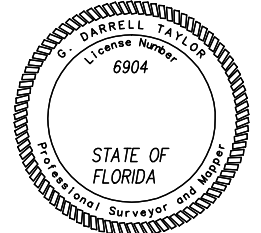
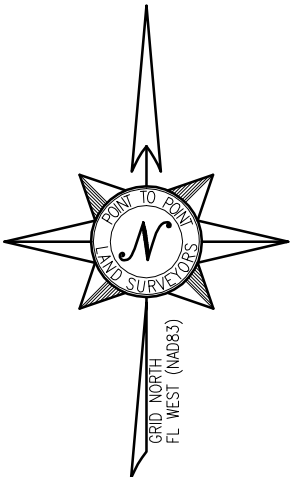
HUNTERS RIDGE TRACT F PB 41 PG 1

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IFS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
⊕	FIRE HYDRANT
⊠	CONCRETE MONUMENT FOUND
⊞	TELCO PEDESTAL
○	UTILITY POLE
●	GUY WIRE ANCHOR
⊙	LIGHT POLE
⊕	BENCHMARK



CALL BEFORE YOU DIG



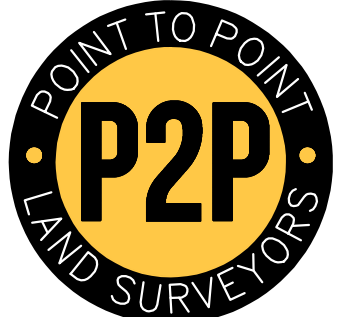
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G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



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100 Governors Trace, Ste. 103
Peachtree City, GA 30269

(direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



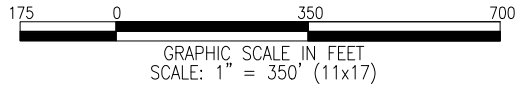
120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391

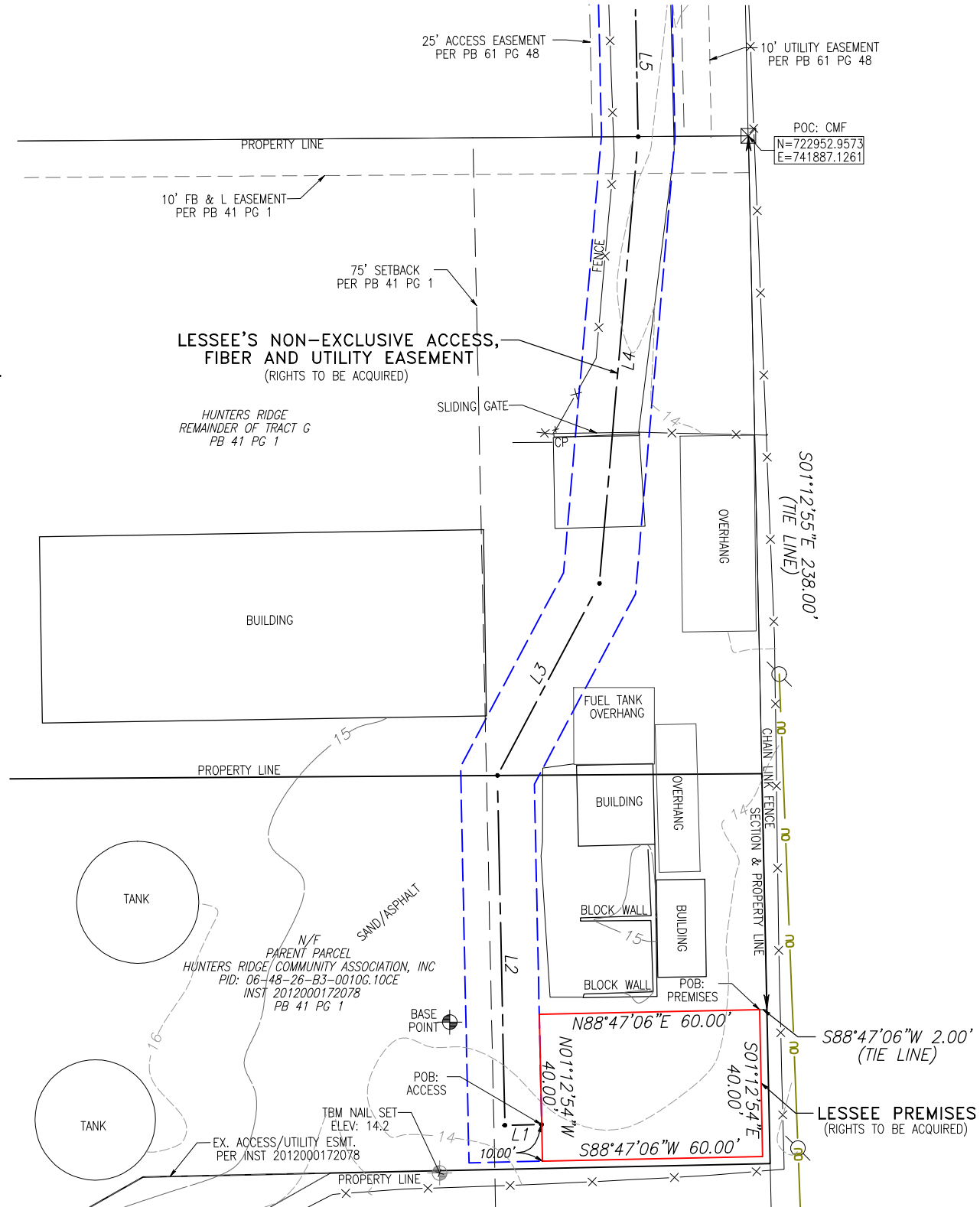
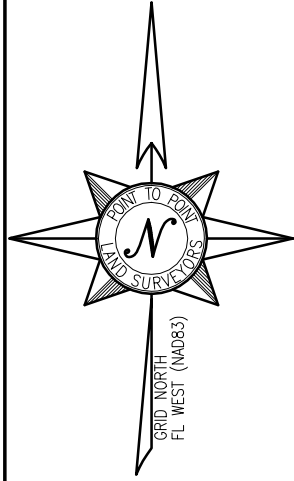
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

PARENT PARCEL

OWNER: HUNTERS RIDGE COMMUNITY ASSOCIATION, INC
SITE ADDRESS: 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FL 34135
PARCEL ID: 06-48-26-B3-0010G.10CE
AREA: 2.5538 ACRES±
REFERENCE: INSTRUMENT 2012000172078



NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	1 OF 3
			APPROVED: D. MILLER	
			DATE: 02/05/25	
			P2P JOB #: 241586FL	



LEGEND

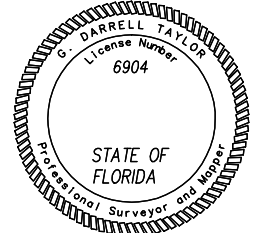
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IFS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
	FIRE HYDRANT
	CONCRETE MONUMENT FOUND
	TELCO PEDESTAL
	UTILITY POLE
	GUY WIRE ANCHOR
	LIGHT POLE
	BENCHMARK

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	72.24'	100.00'	N21°54'33"W	70.68'
C2	84.84'	100.00'	N23°05'27"E	82.32'
C3	96.04'	98.34'	N64°56'55"W	92.27'
C4	65.14'	250.00'	S82°00'51"W	64.96'
C5	130.28'	250.00'	S89°28'44"W	128.81'
C6	65.14'	250.00'	N83°03'22"W	64.96'
C7	80.32'	500.00'	S84°52'38"W	80.23'
C8	110.37'	350.00'	S89°18'32"W	109.91'
C9	196.41'	600.00'	S88°57'54"W	195.53'
C10	102.01'	600.00'	N85°47'59"W	101.89'
C11	120.01'	350.00'	S89°14'54"W	119.42'
C12	36.45'	249.97'	S83°36'11"W	36.42'
C13	28.96'	250.00'	N88°54'04"W	28.94'
C14	43.09'	500.00'	N88°03'07"W	43.08'
C15	157.08'	100.00'	S44°28'44"W	141.42'
C16	154.03'	100.00'	S43°36'27"W	139.25'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°47'06"W	10.00'
L2	N01°12'54"W	95.30'
L3	N27°58'28"E	59.22'
L4	N04°57'07"E	122.13'
L5	N01°12'52"W	106.87'
L6	N01°12'52"W	70.58'
L7	N42°36'16"W	3.53'
L8	N42°36'14"W	17.50'
L9	N01°12'52"W	28.29'
L10	N14°04'36"W	46.26'
L11	N18°39'51"W	85.93'
L12	N02°49'19"W	41.32'
L13	N13°37'17"E	111.15'
L14	N10°42'09"E	42.42'
L15	N01°12'51"W	247.15'
L16	N09°47'48"W	119.81'
L17	N09°09'01"W	113.95'
L18	N01°55'55"E	66.68'
L19	N10°47'41"E	68.80'
L20	N12°40'57"E	54.15'
L21	N03°10'24"E	34.44'
L22	N01°12'51"W	280.36'
L23	N07°53'25"W	37.81'
L24	N14°33'58"W	197.43'
L25	N25°43'49"W	38.34'
L26	S89°28'44"W	263.61'
L27	S89°28'44"W	77.57'
L28	S89°28'44"W	97.35'
L29	S80°16'31"W	102.70'
L30	N81°39'26"W	91.29'
L31	S79°35'15"W	56.11'
L32	S80°27'22"W	18.20'
L33	S85°19'09"W	83.76'
L34	N80°55'44"W	97.21'
L35	S79°25'33"W	59.98'
L36	N85°34'58"W	153.42'
L37	S89°28'44"W	144.72'
L38	S00°31'16"E	52.79'
L39	S87°45'53"W	51.81'
L40	N00°58'54"W	290.48'



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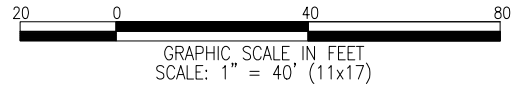
120 MOUNTAIN AVE,
 SPRINGFIELD, NJ 07081

HUNTERS RIDGE
 SITE NO. FL391

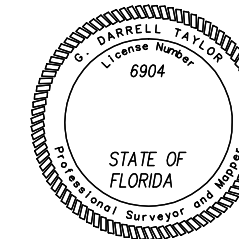
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
 LEE COUNTY, FLORIDA

SITE INFORMATION

LESSEE PREMISES = 2,400 SQUARE FEET (0.0551 ACRES)
 AT CENTER LESSEE PREMISES:
 LATITUDE: 26°19'18.03" (NAD 83) (26.321675°)
 LONGITUDE: -81°44'18.17" (NAD 83) (-81.738381°)
 ELEVATION = 14.1' A.M.S.L.
 VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
 HORIZONTAL DATUM: NAD83
 BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)



NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	2
			APPROVED: D. MILLER	
			DATE: 02/05/25	
			P2P JOB #: 241586FL	



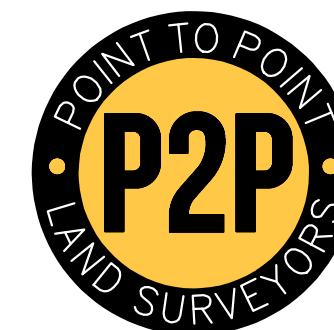
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SPECIFIC PURPOSE SURVEY PREPARED FOR:



120 MOUNTAIN AVE,
 SPRINGFIELD, NJ 07081

HUNTERS RIDGE
 SITE NO. FL391

SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
 LEE COUNTY, FLORIDA

LEGAL DESCRIPTION & TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	3
			APPROVED: D. MILLER	
			DATE: 02/05/25	
			P2P JOB #: 241586FL	

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, LEE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 88°47'06" EAST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

SAID TRACT CONTAINS 0.0551 ACRES (2,400 SQUARE FEET), MORE OR LESS.

LESSEE'S NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT

TOGETHER WITH A NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LESSEE PREMISES, SOUTH 88°47'06" WEST, 10.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 95.30 FEET TO A POINT ON THE PROPERTY LINE SHARED BY HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, AND HUNTERS RIDGE REMAINDER OF TRACT G, AS RECORDED IN PLAT BOO 41 PAGE 1; THENCE, NORTH 27°58'28" EAST, 59.22 FEET TO A POINT; THENCE, NORTH 04°57'07" EAST, 122.13 FEET TO A POINT ON THE PROPERTY LINE SHARED BY SAID HUNTERS RIDGE REMAINDER OF TRACT G AND HUNTERS RIDGE NORTH UNIT TWO, AS RECORDED IN PLAT BOOK 61 PAGE 44; THENCE, NORTH 01°12'52" WEST, 106.87 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 70.58 FEET TO A POINT; THENCE, 72.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 21°54'33" WEST, 70.68 FEET TO A POINT; THENCE, NORTH 42°36'16" WEST, 3.53 FEET TO A POINT ON THE EASTERLY LINE OF THE FOX RIDGE DRIVE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT; THENCE, NORTH 42°36'14" WEST, 17.50 FEET TO A POINT ON THE CENTERLINE OF FOX RIDGE DRIVE;

THENCE RUNNING ALONG SAID CENTERLINE OF FOX RIDGE DRIVE, 84.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 23°05'27" EAST, 82.32 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 28.29 FEET TO A POINT; THENCE, NORTH 14°04'36" WEST, 46.26 FEET TO A POINT; THENCE, NORTH 18°39'51" WEST, 85.93 FEET TO A POINT; THENCE, NORTH 02°49'19" WEST, 41.32 FEET TO A POINT; THENCE, NORTH 13°37'17" EAST, 111.15 FEET TO A POINT; THENCE, NORTH 10°42'09" EAST, 42.42 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 247.15 FEET TO A POINT; THENCE, NORTH 09°47'48" WEST, 119.81 FEET TO A POINT; THENCE, NORTH 09°09'01" WEST, 113.95 FEET TO A POINT; THENCE, NORTH 01°55'55" EAST, 66.68 FEET TO A POINT; THENCE, NORTH 10°47'41" EAST, 68.80 FEET TO A POINT; THENCE, NORTH 12°40'57" EAST, 54.15 FEET TO A POINT; THENCE, NORTH 03°10'24" EAST, 34.44 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 280.36 FEET TO A POINT; THENCE, NORTH 07°53'25" WEST, 37.81 FEET TO A POINT; THENCE, NORTH 14°33'58" WEST, 197.43 FEET TO A POINT;

THENCE, NORTH 25°43'49" WEST, 38.34 FEET TO A POINT; THENCE, 96.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 98.34 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°56'55" WEST, 92.27 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 263.61 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 82°00'51" WEST, 64.96 FEET TO A POINT; THENCE, 130.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°28'44" WEST, 128.81 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 83°03'22" WEST, 64.96 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 77.57 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 97.35 FEET TO A POINT; THENCE, 80.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 84°52'38" WEST, 80.23 FEET TO A POINT; THENCE, SOUTH 80°16'31" WEST, 102.70 FEET TO A POINT; THENCE, 110.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°18'32" WEST, 109.91 FEET TO A POINT;

THENCE, NORTH 81°39'26" WEST, 91.29 FEET TO A POINT; THENCE, 196.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 88°57'54" WEST, 195.53 FEET TO A POINT; THENCE, SOUTH 79°35'15" WEST, 56.11 FEET TO A POINT; THENCE, SOUTH 80°27'22" WEST, 18.20 FEET TO A POINT; THENCE, SOUTH 85°19'09" WEST, 83.76 FEET TO A POINT; THENCE, 102.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°47'59" WEST, 101.89 FEET TO A POINT; THENCE, NORTH 80°55'44" WEST, 97.21 FEET TO A POINT; THENCE, 120.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°14'54" WEST, 119.42 FEET TO A POINT; THENCE, SOUTH 79°25'33" WEST, 59.98 FEET TO A POINT; THENCE, 36.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 249.97 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 83°36'11" WEST, 36.42 FEET TO A POINT; THENCE, 28.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°54'04" WEST, 28.94 FEET TO A POINT;

THENCE, NORTH 85°34'58" WEST, 153.42 FEET TO A POINT; THENCE, 43.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°03'07" WEST, 43.08 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 144.72 FEET TO A POINT; THENCE, 157.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 44°28'44" WEST, 141.42 FEET TO A POINT; THENCE, SOUTH 00°31'16" EAST, 52.79 FEET TO A POINT; THENCE, 154.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 43°36'27" WEST, 139.25 FEET TO A POINT ON THE EASTERLY PRIVATE RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD; THENCE, SOUTH 87°45'53" WEST, 51.81 FEET TO A POINT; THENCE, NORTH 00°58'54" WEST, 290.48 FEET TO THE ENDING AT A POINT ON THE NORTHERN LINE OF SAID PRIVATE RIGHT-OF-WAY AND THE SOUTH LINE OF THE PUBLIC RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

E:\Point to Point\Dropbox\P2P Current Jobs\2024\241586FL-HUNTERS RIDGE\241586FL.rpt

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND AT&T SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED. TO NOTIFY "SUNSHINE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C7.

ZONING NOTES:

COLOR. ANTENNA-SUPPORTING STRUCTURES AND ANCILLARY APPURTENANCES, INCLUDING TRANSMISSION LINES, MUST MAINTAIN A GALVANIZED GRAY FINISH OR OTHER CONTEXTUAL OR COMPATIBLE COLOR AS DETERMINED BY THE CITY, EXCEPT AS OTHERWISE REQUIRED BY THE FAA OR FCC.

FENCING. THE DEVELOPER OF A WIRELESS COMMUNICATION FACILITY MUST INSTALL A FENCE OR WALL NOT LESS THAN EIGHT FEET AND NOT MORE THAN TEN FEET IN HEIGHT FROM FINISHED GRADE TO ENCLOSE THE BASE OF THE ANTENNA-SUPPORTING STRUCTURE AND EQUIPMENT ENCLOSURES ASSOCIATED WITH ANY WIRELESS COMMUNICATION FACILITY. ACCESS TO THE ANTENNA-SUPPORTING STRUCTURE MUST BE CONTROLLED BY A LOCKED GATE. THE FENCE MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION 4-1465. NOT MORE THAN THREE STRANDS OF BARBED WIRE, SPACED SIX INCHES APART, MAY BE ALLOWED ABOVE THE FENCE.

LIGHTING.

- a. EXCEPT FOR SECURITY LIGHTING AND SITE LIGHTING, OTHER TYPES OF LIGHTS, SIGNALS OR ILLUMINATION WILL ONLY BE PERMITTED ON AN ANTENNA-SUPPORTING STRUCTURE OR ANCILLARY APPURTENANCES WHERE LIGHTING IS REQUIRED BY THE FAA, FCC, THE CITY, OR THE COUNTY MOSQUITO CONTROL DISTRICT.
- b. SECURITY LIGHTING. SECURITY LIGHTING AND SITE LIGHTING MAY BE PLACED IN ASSOCIATION WITH AN APPROVED EQUIPMENT ENCLOSURE. SITE LIGHTING MUST REMAIN UNLIT, EXCEPT WHEN AUTHORIZED PERSONNEL ARE PRESENT AT THE FACILITY. SECURITY LIGHTING AND SITE LIGHTING MUST BE SHIELDED TO PREVENT LIGHT TRESPASS.
- c. REQUIRED LIGHTING.
 - 1. ALL ANTENNA-SUPPORTING STRUCTURES 150 FEET OR GREATER IN HEIGHT ABOVEGROUND LEVEL MUST BE ARTIFICIALLY LIGHTED AND MAINTAINED PURSUANT TO THE TECHNICAL REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION'S CURRENT ADVISORY CIRCULAR 70/7460-1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED, OR OTHER APPROPRIATE AVIATION AUTHORITY, UNLESS PRE-EMPTED BY FAA OR FCC REGULATIONS. ALL LIGHTING MUST BE APPROVED IN CONJUNCTION WITH THE DEVELOPMENT ORDER FOR THE FACILITY.
 - 2. IF THE HEIGHT OF A STRUCTURE UNDER CONSTRUCTION EQUALS OR EXCEEDS THE HEIGHT AT WHICH PERMANENT OBSTRUCTION LIGHTS ARE REQUIRED BY THE FAA, FCC OR THE DIVISION OF DEVELOPMENT SERVICES, TEMPORARY HIGH OR MEDIUM INTENSITY FLASHING LIGHTS MUST BE INSTALLED AT THAT LEVEL IN ACCORDANCE WITH ADVISORY CIRCULAR 70/7460-1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED.

SIGNAGE.

- (1) SIGNS ON ANTENNA-SUPPORTING STRUCTURES, ANCILLARY APPURTENANCES, EQUIPMENT ENCLOSURES, OR ON ANY FENCE OR WALL ARE PROHIBITED, UNLESS PERMITTED IN ACCORDANCE WITH THIS SUBSECTION.
- (2) IF HIGH VOLTAGE IS NECESSARY FOR THE OPERATION OF PROPOSED WIRELESS COMMUNICATIONS FACILITIES, "HIGH VOLTAGE-DANGER" AND "NO TRESPASS" WARNING SIGNS NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE PERMANENTLY ATTACHED TO THE FENCE OR WALL AT INTERVALS OF NOT LESS THAN 40 FEET AND UPON THE ACCESS GATE, OR AS OTHERWISE REQUIRED BY THE FAA OR FCC.
- (3) A SIGN NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE ATTACHED TO THE ACCESS GATE THAT INCLUDES THE FOLLOWING INFORMATION:
 - a. FEDERAL REGISTRATION NUMBER, IF APPLICABLE;
 - b. NAME OF PROPERTY OWNER, FACILITY OWNER, PROVIDERS, AND CONTACT PERSON; AND
 - c. AN EMERGENCY CONTACT NUMBER FOR THE CONTACT PERSON.

DISCONTINUED USE.

(a) NOTICE OF DISCONTINUED USE. THE OWNER OF AN ANTENNA-SUPPORTING STRUCTURE 75 FEET OR GREATER IN HEIGHT, THE USE OF WHICH HAS BEEN DISCONTINUED FOR A PERIOD OF ONE YEAR, ON AN ANNUAL BASIS MUST PROVIDE THE DIRECTOR WITH AN AFFIDAVIT OF AN INTENTION TO CONTINUE THE USE, INCLUDING A DESCRIPTION OF THE OWNERS EFFORTS TO KEEP THE FACILITY IN USE. IF THE AFFIDAVIT IS NOT PROVIDED THE DIRECTOR MAY MAKE A PRELIMINARY DETERMINATION OF DISCONTINUED USE. FOR ANY OTHER ANTENNA-SUPPORTING STRUCTURE, THE USE OF WHICH IS DISCONTINUED FOR A PERIOD OF 180 DAYS, THE DIRECTOR MAY MAKE A PRELIMINARY DETERMINATION OF DISCONTINUED USE. IN MAKING SUCH A DETERMINATION, THE DIRECTOR MAY REQUEST DOCUMENTATION AND AFFIDAVITS FROM THE PROPERTY OWNERS REGARDING THE STRUCTURE'S USAGE, INCLUDING EVIDENCE THAT USE OF THE STRUCTURE IS IMMINENT. THE FAILURE OF A PROPERTY OWNERS TO PROVIDE UPDATED CONTACT INFORMATION ON THE OWNER OF THE ANTENNA-SUPPORTING STRUCTURE FOR TWO CONSECUTIVE YEARS WILL BE PRESUMPTIVE EVIDENCE OF DISCONTINUED USE. IF THE DIRECTOR DETERMINES THAT THE USE OF AN ANTENNA-SUPPORTING STRUCTURE OR ANTENNA HAS BEEN DISCONTINUED, THE DIRECTOR WILL PROVIDE THE PROPERTY OWNER WITH A WRITTEN NOTICE OF DISCONTINUED USE BY CERTIFIED MAIL.

(c) REMOVAL OF FACILITY.

- (1) WITHIN 120 DAYS OF A DECLARATION OF DISCONTINUED USE, THE PROPERTY OWNER MUST EITHER:
 - (a) REACTIVATE THE USE OF THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE AS A WIRELESS COMMUNICATIONS FACILITY OR TRANSFER OWNERSHIP OF THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE TO ANOTHER OWNER WHO WILL MAKE USE OF THE FACILITY; OR
 - a. DISMANTLE AND REMOVE THE FACILITY.
- (1)1) IF TRANSFER OF OWNERSHIP OCCURS, THE NEW OWNER MUST SUPPLY THE DIRECTOR WITH AN AFFIDAVIT ATTESTING THAT THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE WILL BE IN USE WITHIN 120 DAYS OF THE TRANSFER IN ACCORDANCE WITH SUBSECTION (C)(1) OF THIS SECTION. IF THE FACILITY REMAINS DISCONTINUED UPON THE EXPIRATION OF 120 DAYS, THE CITY MAY ENTER UPON THE PROPERTY AND REMOVE THE FACILITY, WITH ALL COSTS TO BE BORNE BY THE PROPERTY OWNER. THE CITY MAY USE THE FUNDS POSTED IN THE SURETY FOR THIS PURPOSE.



PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

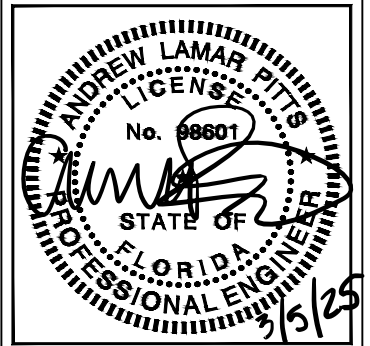


11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, BBA Development Corporation, in reference to Hunters Ridge North, has properly filed an application for an amendment to the RPD zoning; and

WHEREAS, the subject property is located at 28500 Bernwood Farms Road, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 06, Township 48 South, Range 26 East, Lee County, Florida:

That portion of the South Half (S1/2) of the North Half (N1/2) of Section 06, Township 48 South, Range 26 East and that portion of the North Quarter (N1/4) of the South Half (S1/2) of Section 06, Township 48 South, Range 26 East all of Lee County, Florida, lying East of Interstate 75 (Florida State Road 93) as the same is shown on the State of Florida Department of Transportation right-of-way maps of State Road No. 93, Section 12075-2401, Sheets 1 and 5;

LESS the right-of-way of the 60.0 foot Access Road No. 93, Section 12075-2401, Sheets 1 and 5.

WHEREAS, the applicant has indicated the property's current STRAP number is 06-48-26-00-00004.0020; and

WHEREAS, proper authorization has been given to Hole, Montes & Associates, Inc., by Donald G. Huprich, of BBA Development Corporation, the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on August 10, 1993 and subsequently continued to August 17, 1993; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE WITH CONDITIONS an amendment to the Residential Planned Development zoning granted in Case 87-11-07-DCI by Resolution Z-87-215 and amended by Resolution Z-90-108 TO ALLOW THE FOLLOWING MODIFICATIONS:

- 1) An increase in building height from 45 feet to 75 feet or a maximum of 4 stories over parking (whichever is greater) and as further conditioned in Condition 9;
- 2) A reduction in development area along with an increase in open space area; and
- 3) Deletion of Conditions 5.a) and 5.b) of Resolution Z-90-108 (Which required the Applicant to set aside a sum of money sufficient to accommodate the construction of a north/south road to address traffic concerns in Hunters Ridge. Concerns have been sufficiently addressed and these conditions are no longer required).

The amendment and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. The development of this project shall be in accordance with the two-page Master Concept Plan identified as "Master Concept Plan," (Project 87.19L), prepared by Hole, Montes & Associates, Inc., dated 12/92, last revised 6-18-93, stamped received June 23, 1993, except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations except as specifically modified by this approval.
2. The uses of this property shall be limited to those shown in the plans referenced in Condition 1 above.
3. The property development regulations shall be those identified on the plans referenced above.
- 4.a) The areas depicted on sheet 2 of 2, titled "Indigenous Native Vegetation Map", Exhibit Four B, shall be preserved and an additional 1.1± acres of indigenous native vegetation shall be preserved within the development tracts at time of local Development Order approval. The total amount of preserved indigenous native vegetation shall equal a minimum of 28.8± acres. All Development Order submittals shall supply, at time of individual submittal, a tabulation to date of the total amount of preserved indigenous vegetation on the Hunters Ridge North development site.
- b) An invasive exotic vegetation removal plan for the entire site shall be submitted for approval at time of local Development Order for the first phase of this development. The first phase shall include, at a minimum, the removal of invasive exotic vegetation within the areas along Bernwood Farms Road, Bonita Grande South Boulevard, and Tracts E, F, G, and their associated common areas. The second phase of exotic vegetation removal shall be for the balance of the site and shall occur at the time of the first local Development Order for whichever of tracts A, B, C, or D is submitted first. The approved plan may be subject to modification under the requirement of Condition 4.c.
- c) A protected species survey shall be performed to determine the presence of occupied habitat for fox squirrel (Sciurus Niger), a Lee County protected species. A survey shall be performed, per Section 15 of the Development Standards Ordinance (DSO), prior to each phase of clearing. A management plan, per Section 15, shall be required if occupied habitat is found.

5. Prior to the issuance of each Development Order the developer shall provide an updated traffic analysis of the existing and projected traffic at Bernwood Farms Road and Bonita Beach Road. If the analysis shows that any MUTCD warrant for signalization will be met upon buildout of the added development, the Development Order will not be issued until traffic circulation mitigation has been agreed upon. This mitigation may include, but is not limited to, any reasonable combination of:
 - a) signalization, or
 - b) closure of the median opening, or
 - c) connection of the northernmost internal east-west road to Bonita Grande Drive.
6. This zoning approval does not indicate that the project's traffic impacts have been mitigated. Additional conditions may be required at the time of issuance of a local Development Order, per the Development Standards Ordinance or other Lee County Ordinance.
7. The developer shall reserve adequate right-of-way for extension of the northernmost internal east-west road to allow intersection with Bonita Grande Drive should such a roadway connection be directed per Condition 5 above. All Development Order plans shall indicate such right-of-way.
8. All other items and conditions of Zoning Resolutions Z-87-215 and Z-90-108 not affected by this amendment shall remain in full force and effect.
9. That the increased building heights are restricted to those buildings located in Tracts B, C, E, and F on the Master Concept Plan, (Project 87.19L), prepared by Hole, Montes & Associates, Inc., dated 12/92, last revised 6-18-93, stamped received by Zoning on June 23, 1993, and that in no event will the buildings' height exceed 75 feet for the said tracts.
10. Deviation C.1. is a request to deviate from Development Standards Ordinance Section 10.1.5.a.1., to allow minimum water retention excavation setbacks of 30 feet from street rights-of-way rather than the required 150 feet. Deviation C.1. is hereby APPROVED with the condition that the developer shall have installed, at no cost to Lee County, any guardrails or other safety devices deemed necessary by the Development Review staff.

Deviation C.2. is a request to deviate from Development Standards Ordinance Section 10.1.5.C. to permit lake depth to 20 feet from Wet Season Water Table (WSWT) or to confining layer, whichever is less. Deviation C.2. is hereby APPROVED with the condition that prior to Certificate of Compliance for Lake 15-C (as labeled on the June 23, 1993 Master Concept Plan) an aeration system design shall be submitted for approval to the Division of Natural Resources Management which shall be adequate to prevent thermal and oxygen stratification of Lake 15-C. The approved system shall be installed prior to the Certificate of Compliance for Lake 15-C.

Site Plan 93-054 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of an amendment to the RPD zoning:

- A. That the predominant open space in the area and the potential for residential development of the neighborhood, along with the preservation of approximately 65 percent of the open space located on the subject site, makes approval of the amendment to the Residential Planned Development (RPD) zoning, as conditioned, appropriate.

- B. That the amended RPD, as conditioned, will not have an adverse impact on the intent of the Zoning Ordinance.
- C. That the RPD, as conditioned, is consistent with the goals, objectives, policies, and intent of the Lee Plan, and with the densities, intensities, and general uses set forth for the proposed use.
- D. That the RPD, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.
- E. That the RPD, as conditioned, will protect the fox squirrel (Sciurus Niger), a Lee County protected species; will preserve its habitat; will protect the Florida native vegetation on the site, and will facilitate the removal of exotic vegetative species from the site, in accordance with the Lee Plan and other Lee County development regulations.
- F. That the RPD, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.
- G. That the RPD, as conditioned, will not place an undue burden upon existing transportation or other services and facilities, and will be served by streets with the capacity to carry traffic generated by the development.
- H. That the residential uses, as conditioned in this recommendation, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Zoning Ordinance.
- I. That the proposed use is appropriate on the subject property and in the vicinity of the subject property.
- J. That the recommended conditions are reasonably related to the impacts expected from or created by the proposed development.
- K. That the recommended conditions and other Lee County development regulations provide sufficient safeguards to the public, health, safety and welfare.
- L. That the deviations, as conditioned, enhance the achievement of the objectives of the RPD and preserve and promote the protection of the public's health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Franklin Mann and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Franklin B. Mann	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 4th day of October, A.D., 1993.

ATTEST:
CHARLIE GREEN, CLERK

BY: Charlie Green
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John E. Manning
Chairman

Approved as to form by:

Annal Marie Collins
County Attorney's Office

FILED

OCT 13 1993

CLERK CIRCUIT COURT
BY CJG D.C.



PROJECT INFORMATION:

SITE NAME: HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

Table with 4 columns: Rev, Date, Issued For, By. Row 1: 8, 02/25/24, CONSTRUCTION, ALP. Row 2: 7, 02/14/25, CONSTRUCTION, ALP.

LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

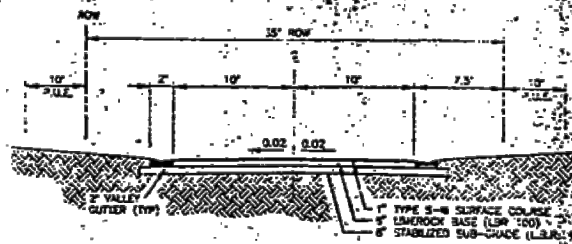
PUD PLAN (MASTER CONCEPT PLAN)

SHEET NUMBER:

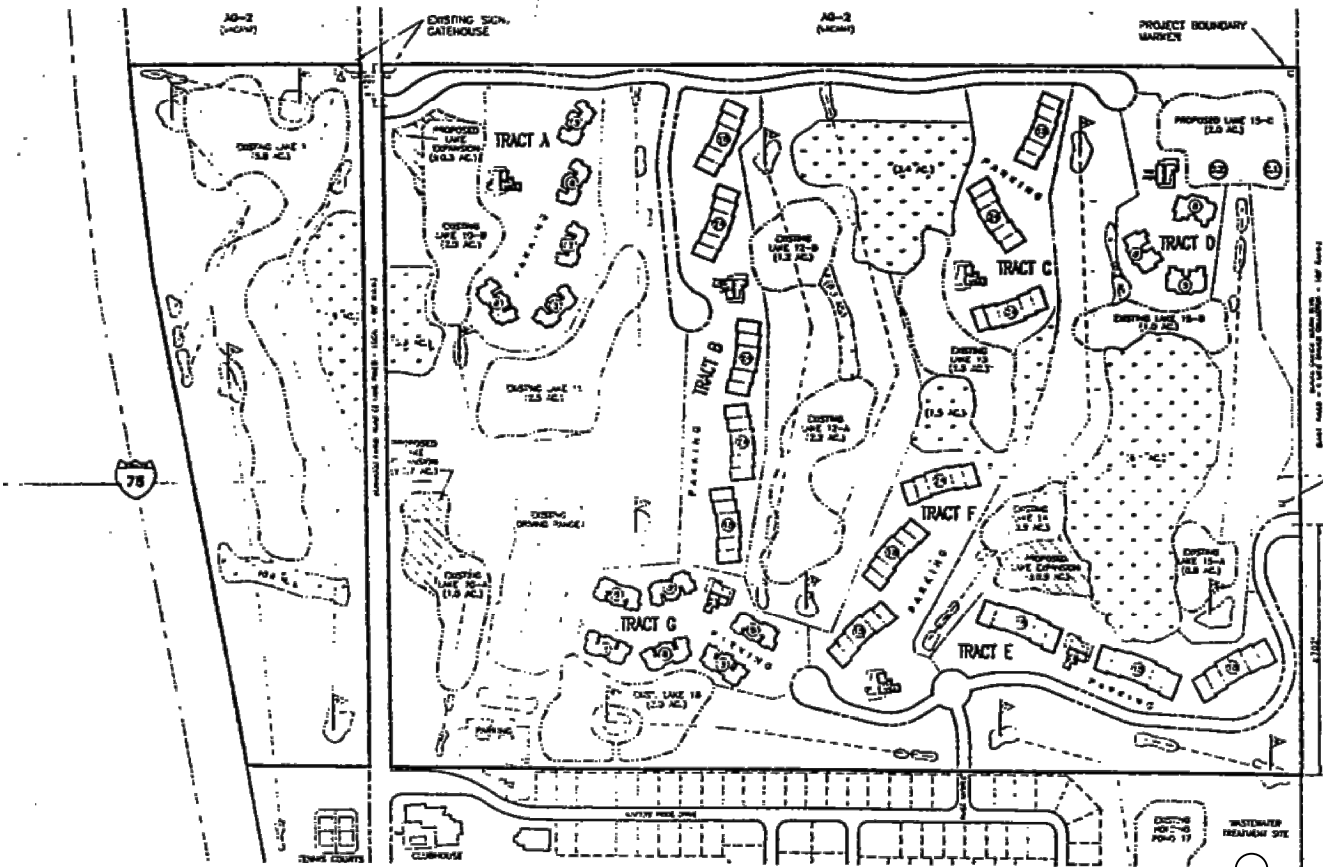
P1



SCALE: 1" = 200'



TYPICAL ROADWAY SECTION



APPROXIMATE LOCATION OF PROPOSED TOWER. TOWER USE COMM/UTILITY

REQUEST

ASAP RESOLUTION NO. 23-057 TO PERMIT CONCEPTUAL LAND USE AND RELATED SCHEDULE OF DEVIATIONS, MODIFIED BUILDING HEIGHTS AND...

SCHEDULE OF PERMITTED USES

- 1. GOLF COURSES AND OTHER SPACE (NON-COMMERCIAL)
2. COMMERCIAL WATER ACTIVITIES
3. USES IN COMPLIANCE WITH LEE COUNTY ZONING ORDINANCE...

PROPERTY DEVELOPMENT STANDARDS

- 1. AREA - SEE 15.1
2. LOT WIDTH - 30'
3. FROM SETBACK - 10'
4. FROM SETBACK - 10'
5. FROM SETBACK - 10'

CONCEPTUAL LAND USE BREAKDOWN

Table with 4 columns: Use, Area, etc. Includes categories like Golf Course, Lakes, Wetland, etc.

CONCEPTUAL DEVELOPMENT AREA BREAKDOWN

Table with 4 columns: Tract, No. of Units, Use Type, Land Area. Includes tracts A through E.

CONCEPTUAL OPEN SPACE

Table with 2 columns: Open Space Produced (Acres), Area (Acres). Includes categories like Open Space, Golf Course, etc.

DEVELOPMENT PROGRAM AND PHASING

DEVELOPMENT PROGRAM WILL INCLUDE THE CONSTRUCTION OF AND PHASING OF THE DEVELOPMENT WITH THE EXISTING GOLF COURSE...

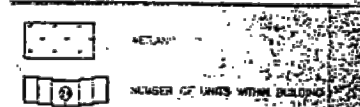
SCHEDULE OF DEVIATIONS

- 1. DEVIATIONS PREVIOUSLY APPROVED BY RESOLUTION NUMBER 23-057
2. DEVIATIONS PREVIOUSLY APPROVED BY RESOLUTION NUMBER 23-057
3. DEVIATIONS PREVIOUSLY APPROVED BY RESOLUTION NUMBER 23-057

GENERAL NOTES

- 1. LANDSCAPING AND BUFFERING WILL BE PROVIDED AS REQUIRED BY THE DEVELOPMENT STANDARDS ORDINANCE.
2. OFF-STREET PARKING WILL BE PROVIDED AS REQUIRED BY THE LEE COUNTY ZONING ORDINANCE.
3. EXIST. BUILDING AND PARKING LOCATIONS WITHIN THE DEVELOPMENT AREA WILL BE DETERMINED AT THE TIME OF FINAL CONSTRUCTION DESIGN AND PERMITTED BASED ON THE PROPERTY DEVELOPMENT STANDARDS SET FORTH ON THE MASTER CONCEPT PLAN.

LEGEND



APPROVED

Master Concept Plan

Site Plan # 23-057 Page 1 of 2

Subject to conditions in Resolution 23-057

Exhibit Case # 23-11-07-001(6)



JUN 23 2024

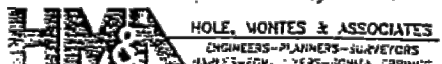
ZONING COUNTY

PRINTED

Table with 2 columns: Date, Name. Includes dates 12-22 and 12-22.

HUNTERS RIDGE NORTH

Table with 2 columns: Date, Name. Includes dates 12-22 and 12-22.



MASTER CONCEPT PLAN EXHIBIT FOUR: A

Table with 2 columns: Date, Name. Includes dates 12-22 and 12-22.

2 PUD PLAN NOT TO SCALE P1

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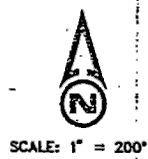
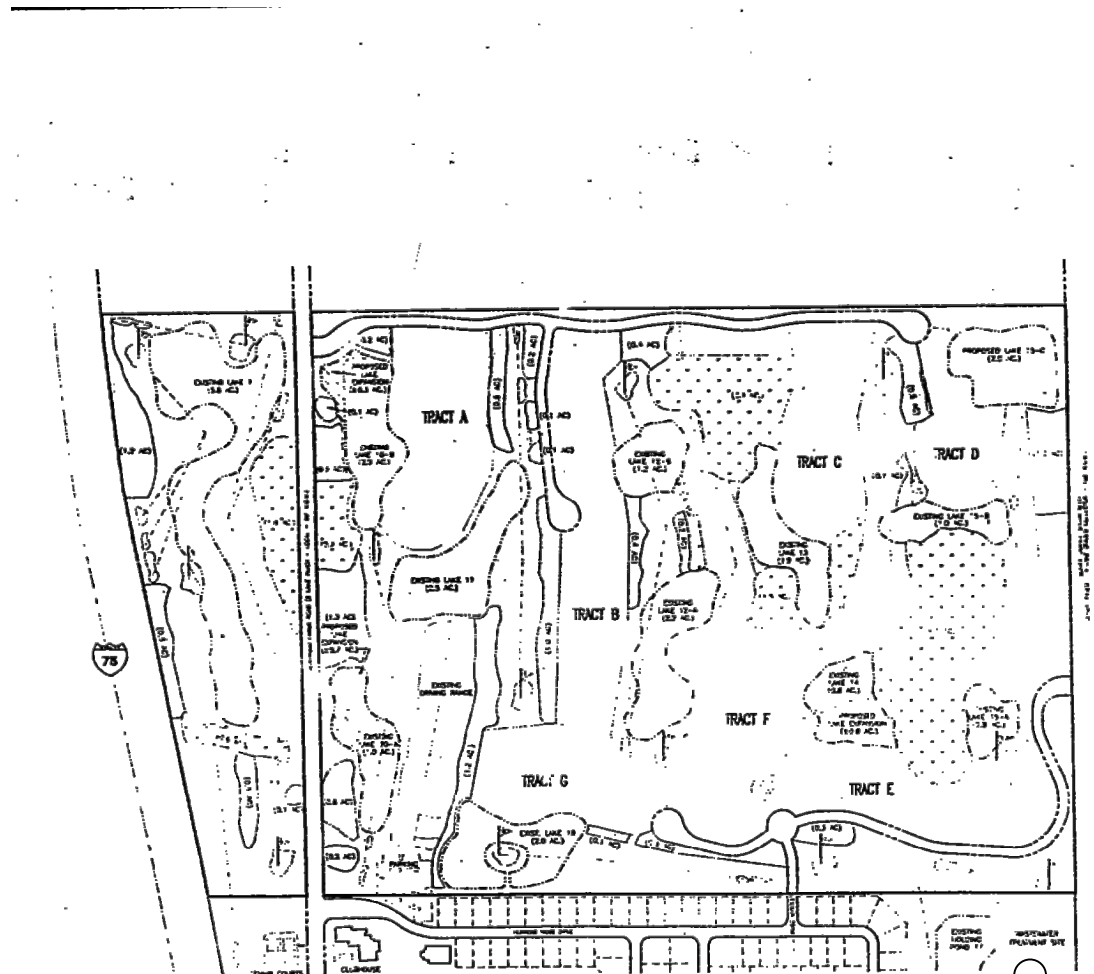
PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM



LEGEND

- INDIGENOUS NATIVE VEGETATION
- WETLAND

CONCEPTUAL INDIGENOUS NATIVE VEGETATION

NATIVE VEGETATION ASSIGNED TO BE PRESERVED 6,268 AC.
(50% OF REQUIRED OPEN SPACE)

NATIVE VEGETATION PRESERVED:

WETLAND 614.8 AC.
INDIGENOUS NATIVE VEGETATION 513.2 AC.
INDIGENOUS NATIVE VEGETATION WITHIN TRACTS 8 3.08 AC.
TOTAL 6,281 AC.

NOTE: 8 INCLUDES 0.5% CREDIT FOR WETLAND ACREAGE OF
LIFEZON ALSO INCLUDES UPLAND PRESERVE AREAS
PREVIOUSLY SHOWN ON THE EXISTING CONCEPTS
MAP (SEE DWG. 302-10)
9 INDIGENOUS NATIVE VEGETATION TO BE PRESERVED
WITHIN DEVELOPMENT AREAS.

APPROXIMATE LOCATION OF PROPOSED
TOWER. TOWER USE COMM/UTILITY

APPROVED

Master Concept Plan
Site Plan # 23-057, Page 2 of 2
Subject to conditions in Resolution 23-057
Exhibit Case # 22-047-01 (2)

PRINTED
MAY 11 2025

HUNTERS RIDGE NORTH

HMA HOLE MONTES & ASSOCIATES
ENGINEERS-PLANNERS-SURVEYORS
11015-11TH AVE. SUITE 200
BONITA SPRINGS, FL 34135

INDIGENOUS NATIVE VEGETATION MAP
EXHIBIT FOUR: B

PROJECT NO.	3719INDG	SHEET NO.	409
DATE	05/14/25	TOTAL SHEETS	2 OF 2

2 PUD PLAN
P2 NOT TO SCALE

REV: DATE: ISSUED FOR: BY:

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2			
1	02/25/24	CONSTRUCTION	ALP
0	02/14/25	CONSTRUCTION	ALP

LICENSER:

FOR ILLUSTRATIVE
PURPOSES ONLY-
NO SIGNATURE
REQUIRED

KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

PUD PLAN
(INDIGENOUS
NATIVE
VEGETATION)

SHEET NUMBER:

P2

K:\ATL_Wireless\Diamond Communications\Hunters Ridge - FL391\CAD\CD\DiamondComm-GB.dwg ----- 03/05/25 2:32 PM by: brian.atha



1 RPD - ZONING MAP
C0 NOT TO SCALE



PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

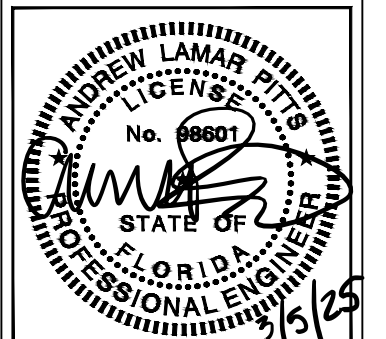


11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: WTB CHECKED BY: DMF

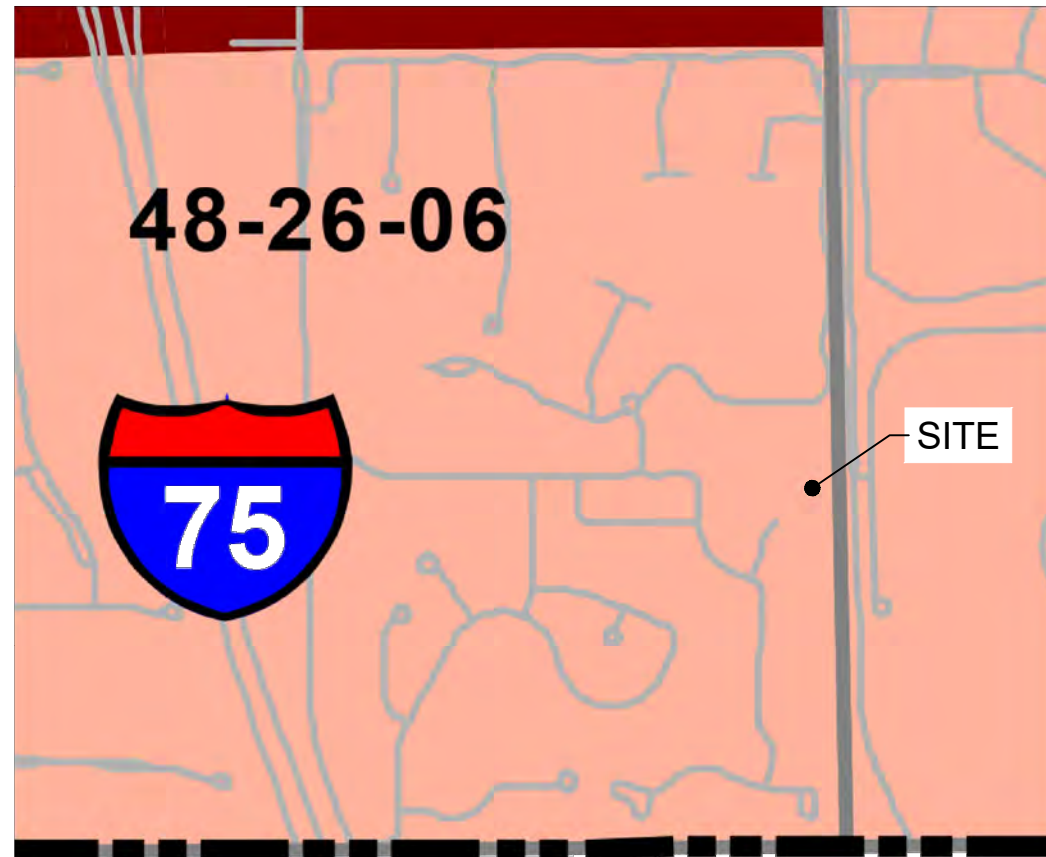
SHEET TITLE:

ZONING MAP

SHEET NUMBER:

C0

K:\ATL_Wireless\Diamond Communications\Hunters Ridge - FL391\CAD\CD\DiamondComm-GB.dwg ----- 03/05/25 2:32 PM by: brian.atha



1 FLU - ZONING MAP
C0.1 NOT TO SCALE



PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

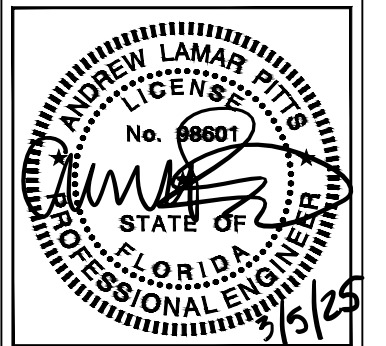
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

ZONING MAP

SHEET NUMBER:

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K:\ATL_Wireless\Diamond Communications\Hunters Ridge - FL391\CAD\CD\DiamondComm-GB.dwg 03/05/25 2:32 PM by: brian.atha

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	84'-9"
SOUTH	22'-0"
EAST	32'-0"
WEST	473'-8"

COMPOUND SETBACK TABLE	
NORTH	63'-11"
SOUTH	2'-0"
EAST	2'-0"
WEST	443'-8"



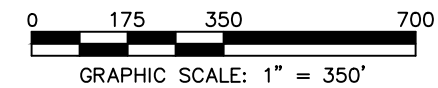
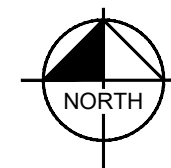
NEAREST TOWER NOTE:

- PER THE FCC ASR, THE NEAREST TELECOMMUNICATIONS TOWER IS APPROXIMATELY ±1.33 MILES ASR#1282038
- OWNER: DIAMOND COMMUNICATIONS
LAT: 26° 19' 44.1" N
LONG: 81° 45' 22.1" W

SURVEY NOTE:

- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 01/20/2025.

1 OVERALL PARCEL PLAN
C1 SCALE: 1" = 350'



PROJECT INFORMATION:

SITE NAME:
 HUNTERS RIDGE-FL391
 SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:

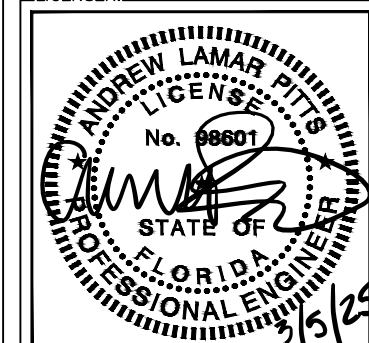
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB

DMF

SHEET TITLE:

**OVERALL
PARCEL PLAN**

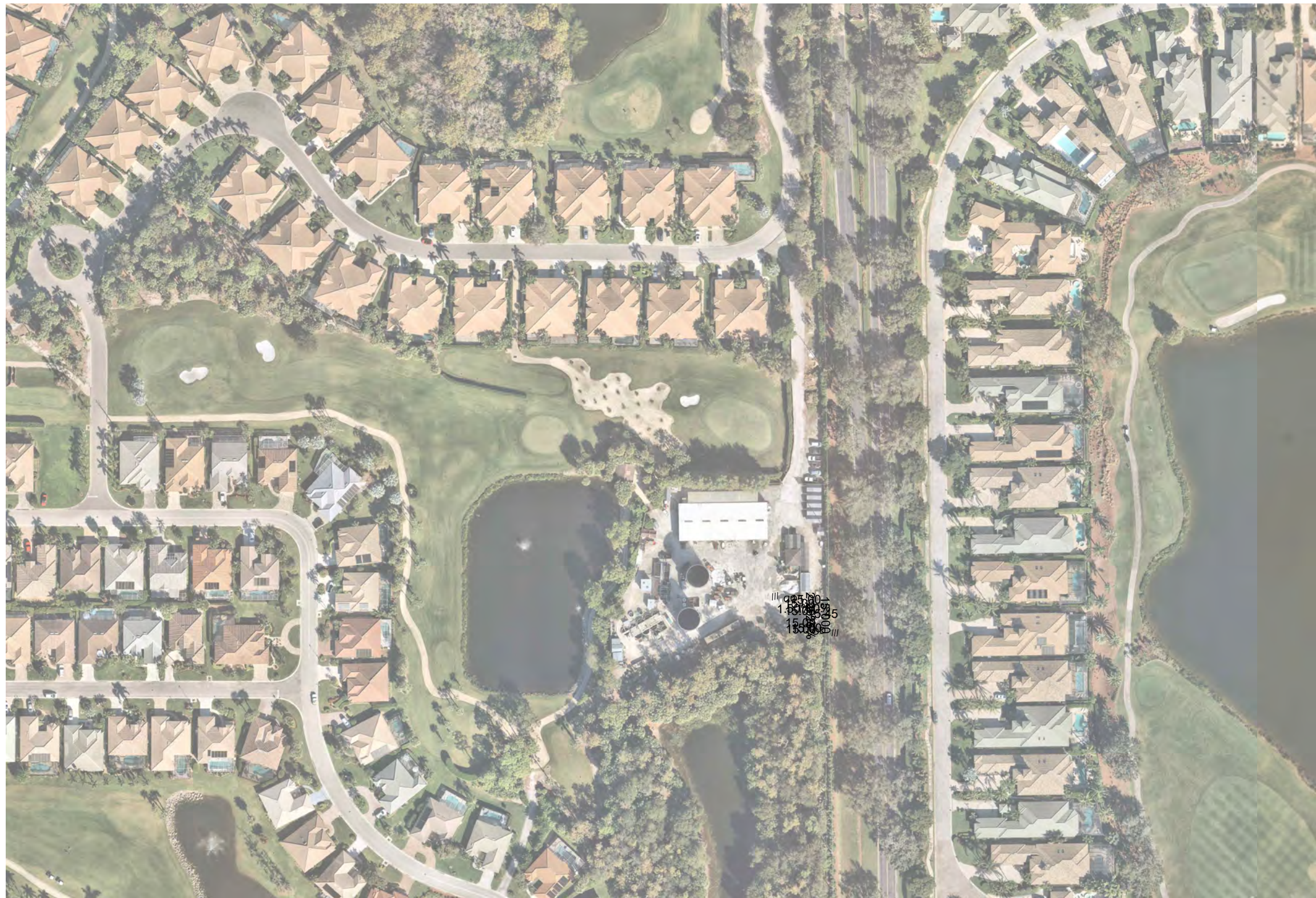
SHEET NUMBER:

C1

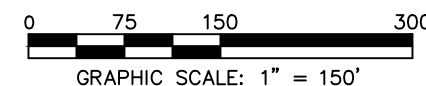
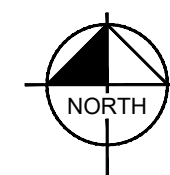
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TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	84'-9"
SOUTH	22'-0"
EAST	32'-0"
WEST	473'-8"

COMPOUND SETBACK TABLE	
NORTH	63'-11"
SOUTH	2'-0"
EAST	2'-0"
WEST	443'-8"



1 OVERALL SITE PLAN
C1.1 SCALE: 1" = 150'



SURVEY NOTE:

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 01/20/2025.



PROJECT INFORMATION:

SITE NAME:
 HUNTERS RIDGE-FL391
 SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:

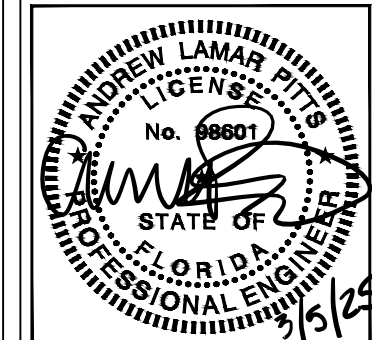


11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB

DMF

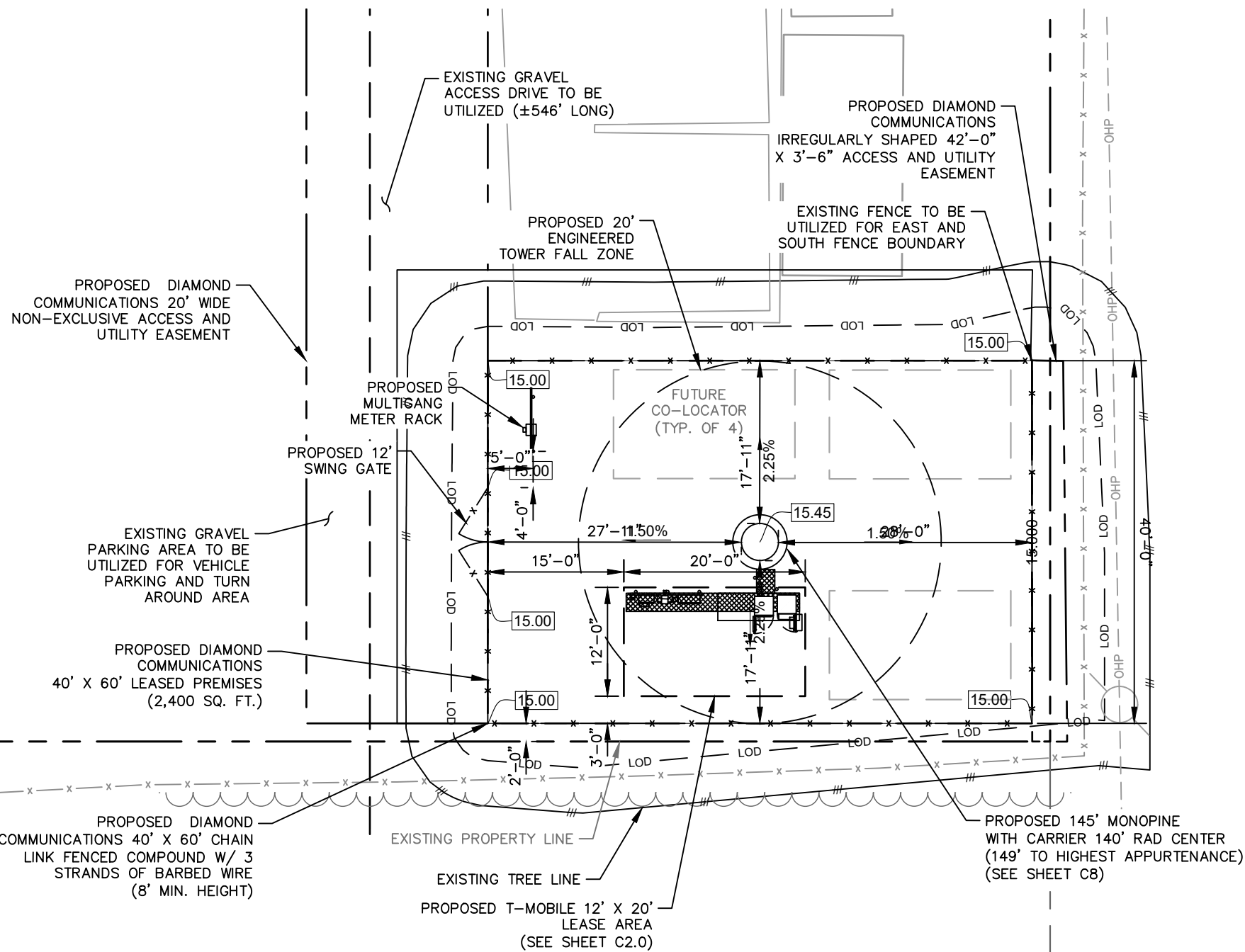
SHEET TITLE:

OVERALL
 SITE PLAN

SHEET NUMBER:

C1.1

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1 SITE PLAN
C2 SCALE: 1" = 15'

SITE NOTES:

- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 01/20/2025.
- TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
- SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12071C0678F DATED 08/28/2008 WITHIN FLOOD ZONE X.



PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

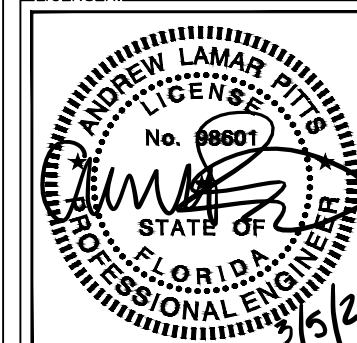


11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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0	03/05/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB

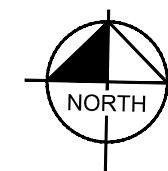
DMF

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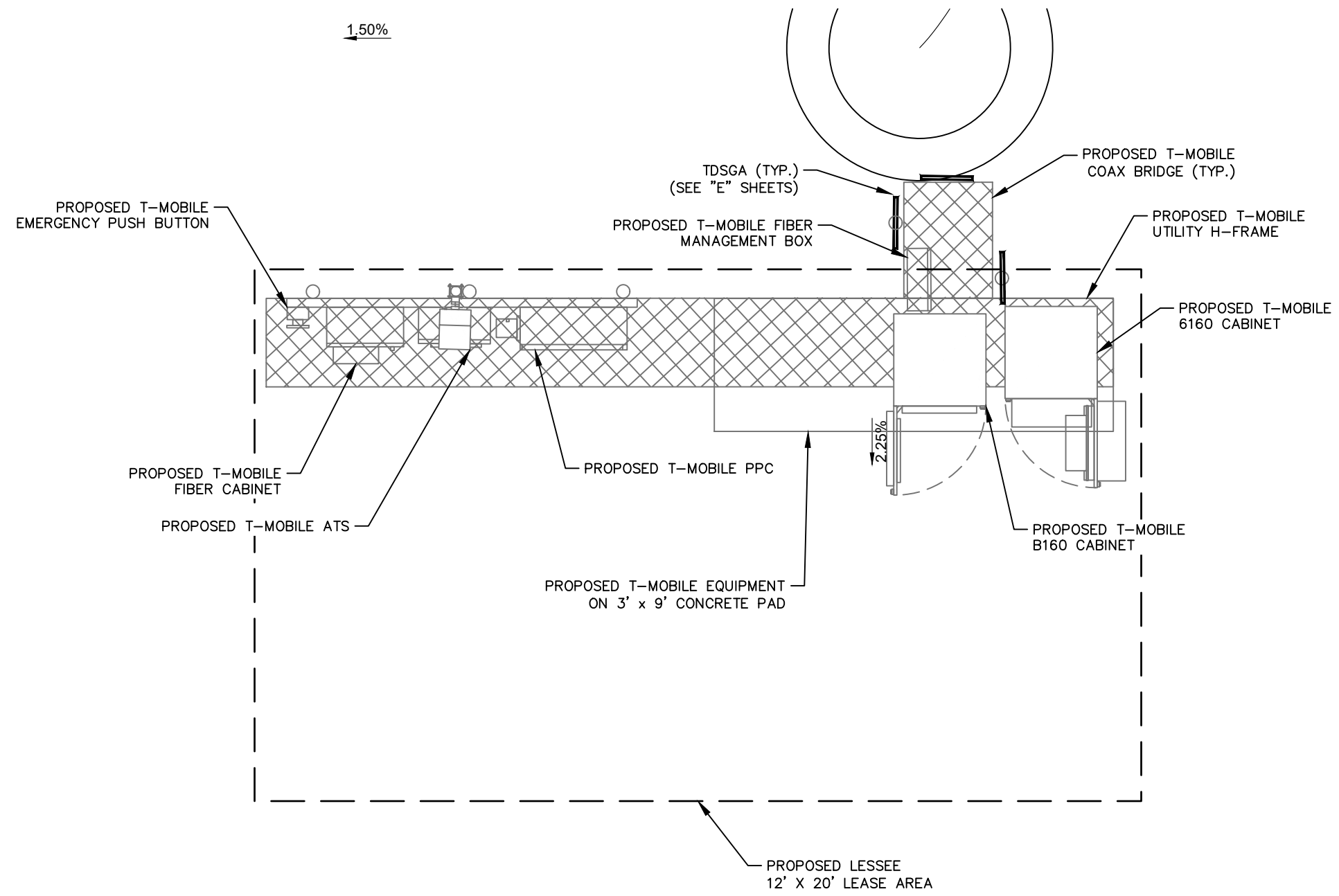
SITE PLAN

SHEET NUMBER:

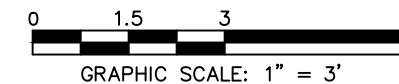
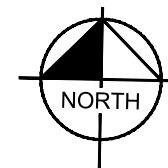
C2



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1 EQUIPMENT PLAN
C2.0 SCALE: 1" = 3'



PROJECT INFORMATION:

SITE NAME:
 HUNTERS RIDGE-FL391
 SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:

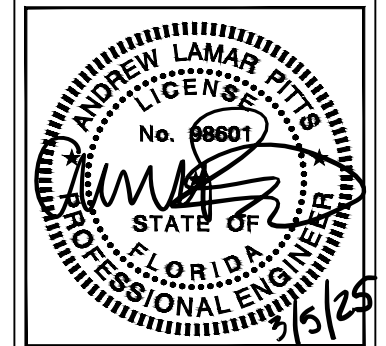


11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB

DMF

SHEET TITLE:

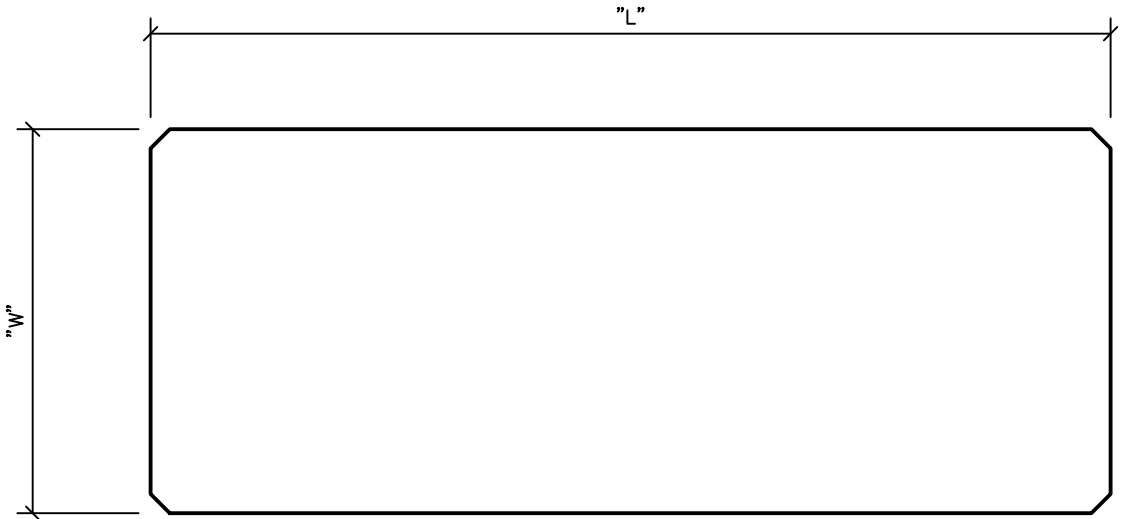
EQUIPMENT PLAN

SHEET NUMBER:

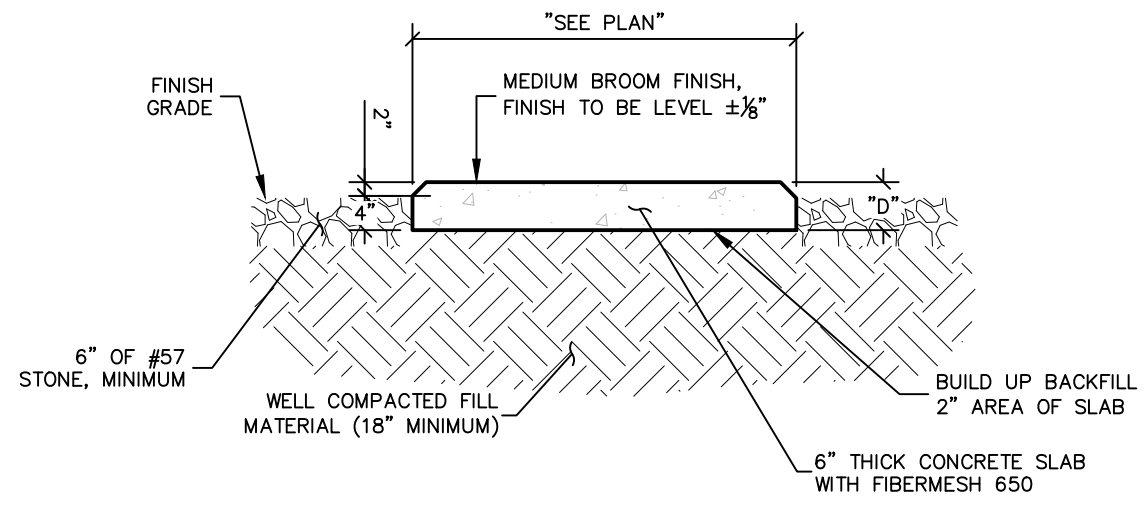
C2.0

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CONCRETE PAD SCHEDULE				
PAD TYPE	"L"	"W"	"D"	REINFORCEMENT
EQUIPMENT PAD	9'-0"	3'-0"	6"	SEE DETAIL 2/C6



1 CONCRETE PAD PLAN
C2.1 NOT TO SCALE



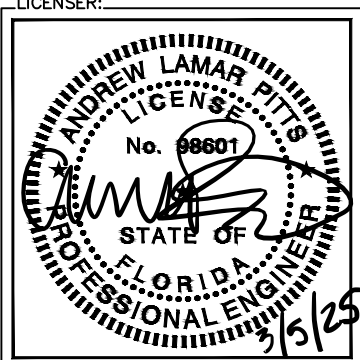
2 CONCRETE PAD FOUNDATION SECTION
C2.1 NOT TO SCALE



PROJECT INFORMATION:
 SITE NAME:
 HUNTERS RIDGE-FL391
 SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
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1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP

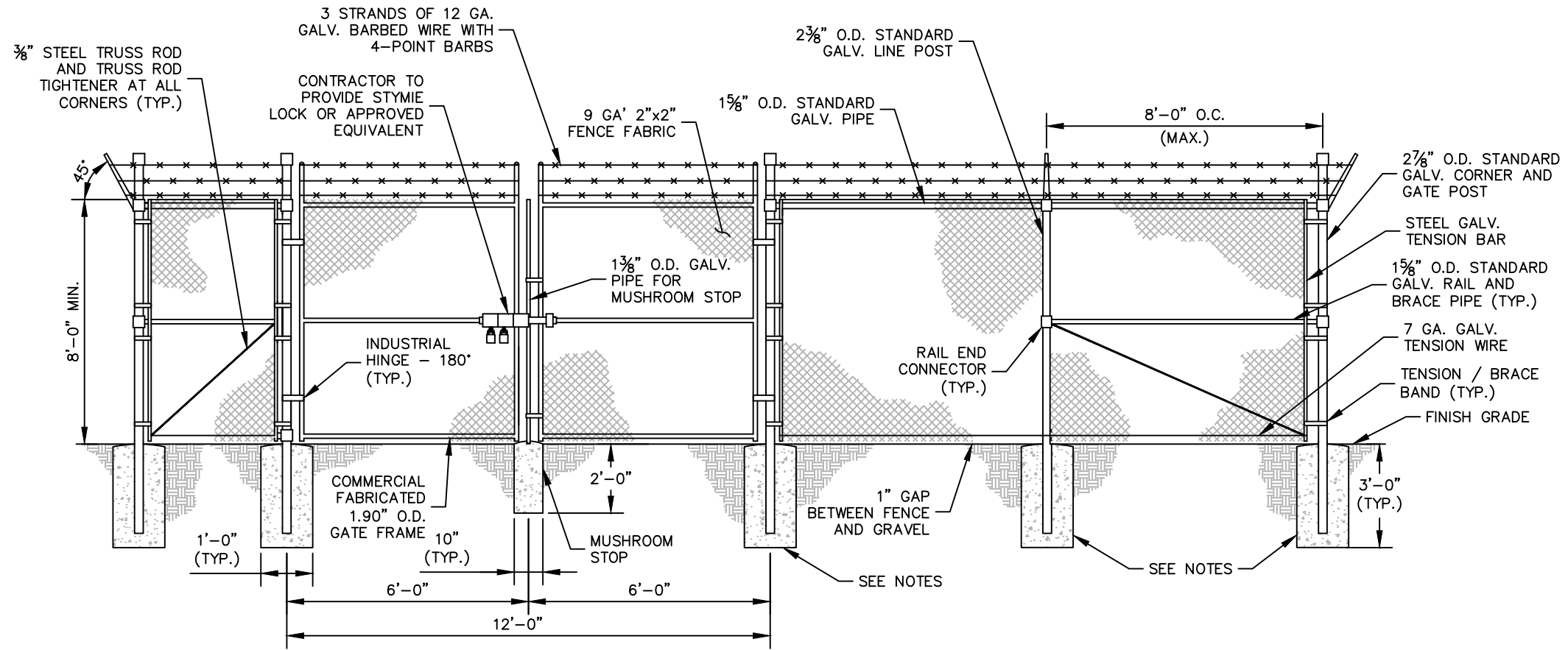


KHA PROJECT NUMBER:
 013541047
 DRAWN BY: WTB CHECKED BY: DMF

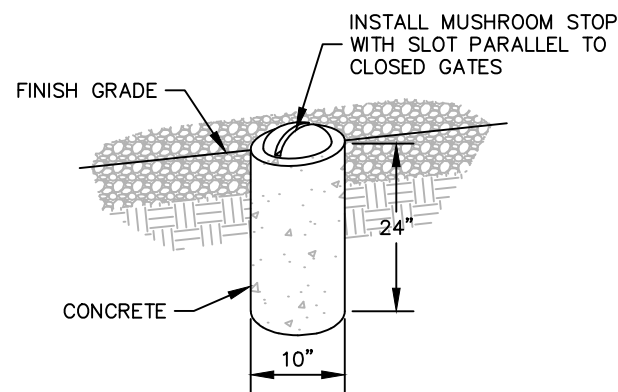
SHEET TITLE:
CONCRETE FOUNDATION DETAILS

SHEET NUMBER:
 C2.1

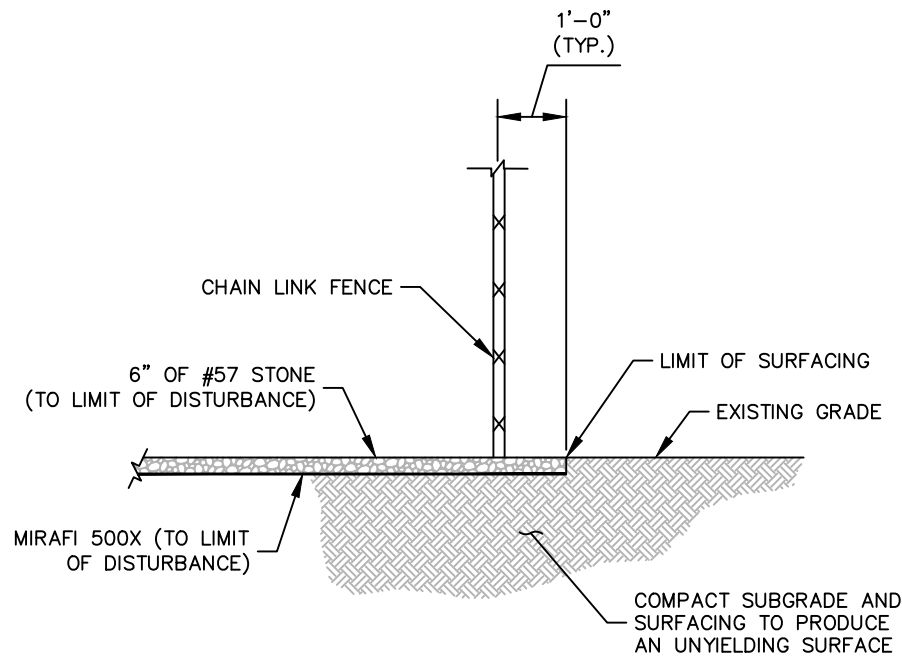
- FENCE NOTES:**
- USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
 - WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
 - ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
 - CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
 - PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
 - THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
 - CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
 - CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



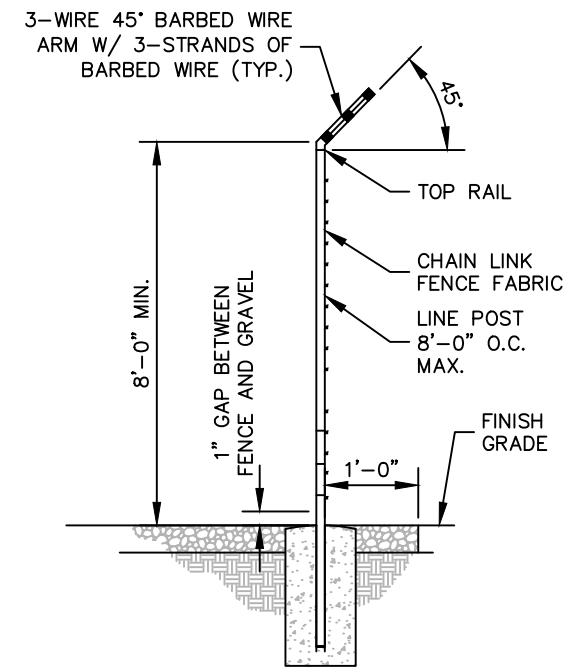
1 CHAIN LINK FENCE AND GATE ELEVATION
C3 NOT TO SCALE



2 MUSHROOM STOP
C3 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
C3 NOT TO SCALE



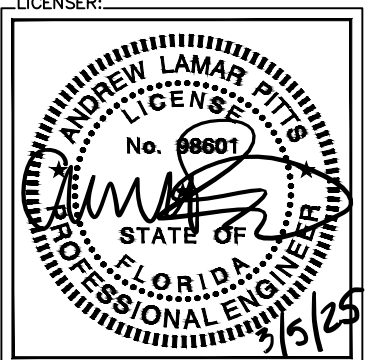
4 SECTION AT FENCE
C3 NOT TO SCALE



PROJECT INFORMATION:
 SITE NAME:
 HUNTERS RIDGE-FL391
 SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
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1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP



LICENSER:
 KHA PROJECT NUMBER:
 013541047
 DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:
C3

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PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

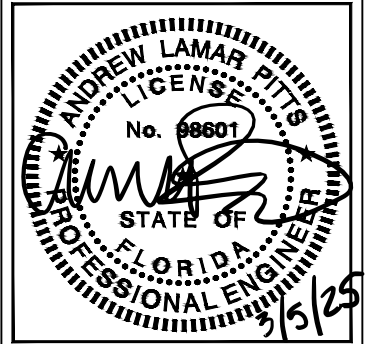
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
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LICENSER:



KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

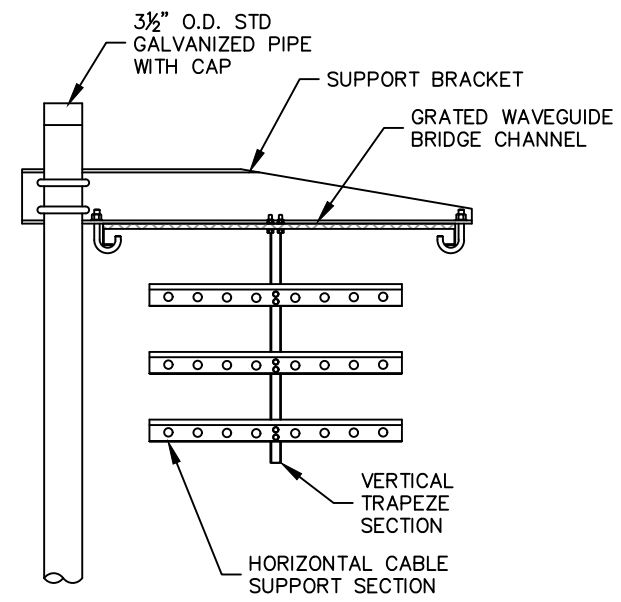
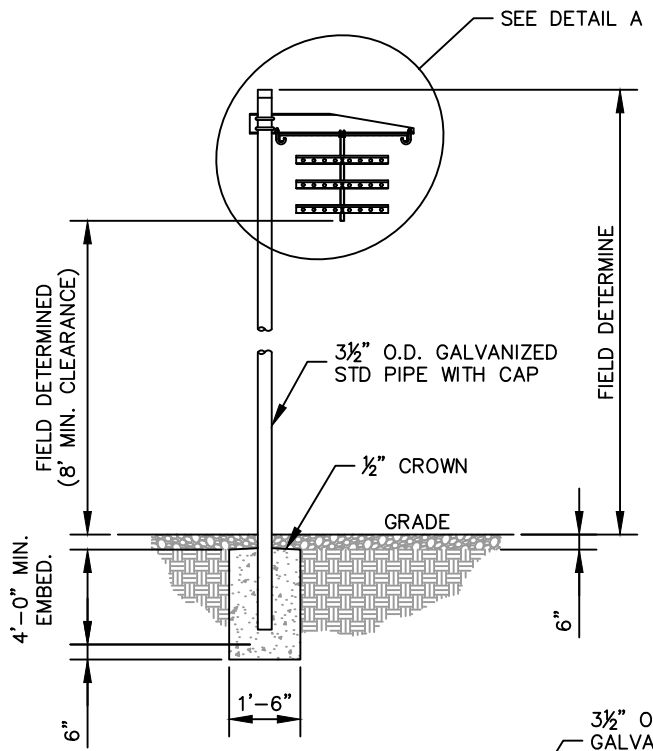
WTB DMF

SHEET TITLE:

**ICE BRIDGE
DETAILS**

SHEET NUMBER:

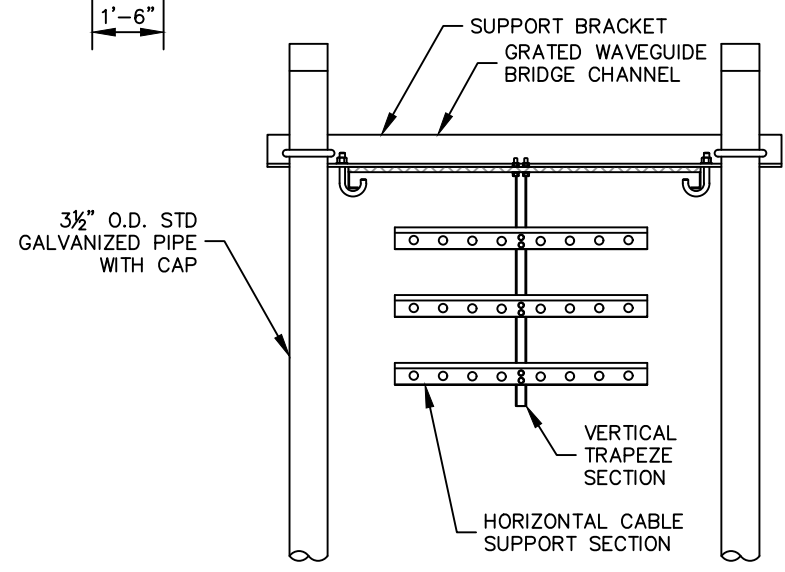
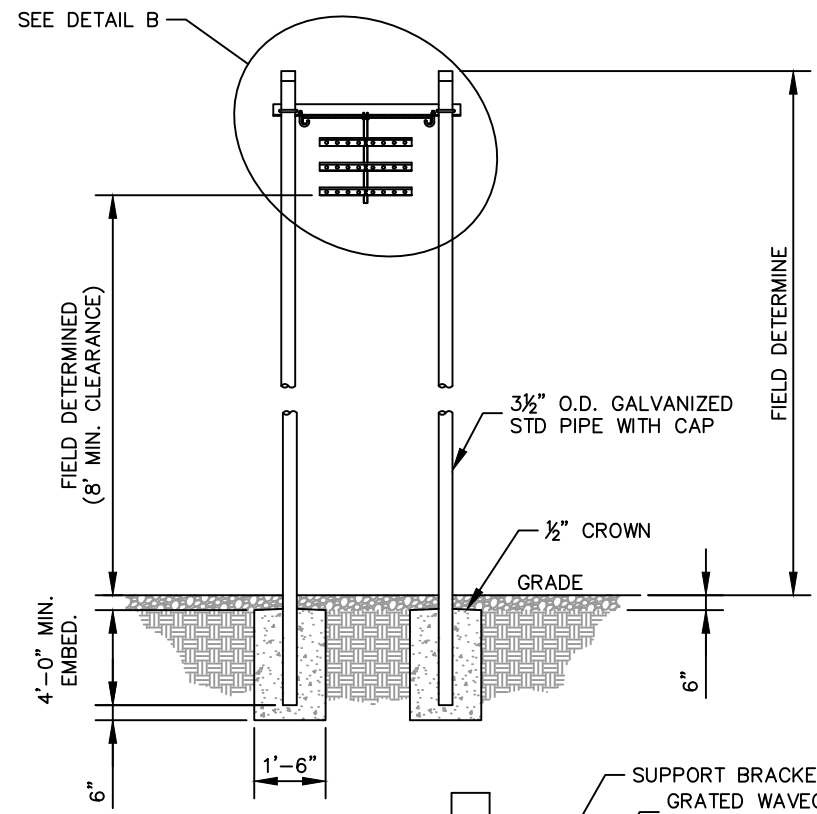
C3.1



DETAIL A

ANDREW 1 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K210-B15, OR APPROVED EQUIVALENT)

NOTE:
1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K410-B15, OR APPROVED EQUIVALENT)

NOTE:
1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL
C3.1 NOT TO SCALE

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)
C3.1 NOT TO SCALE

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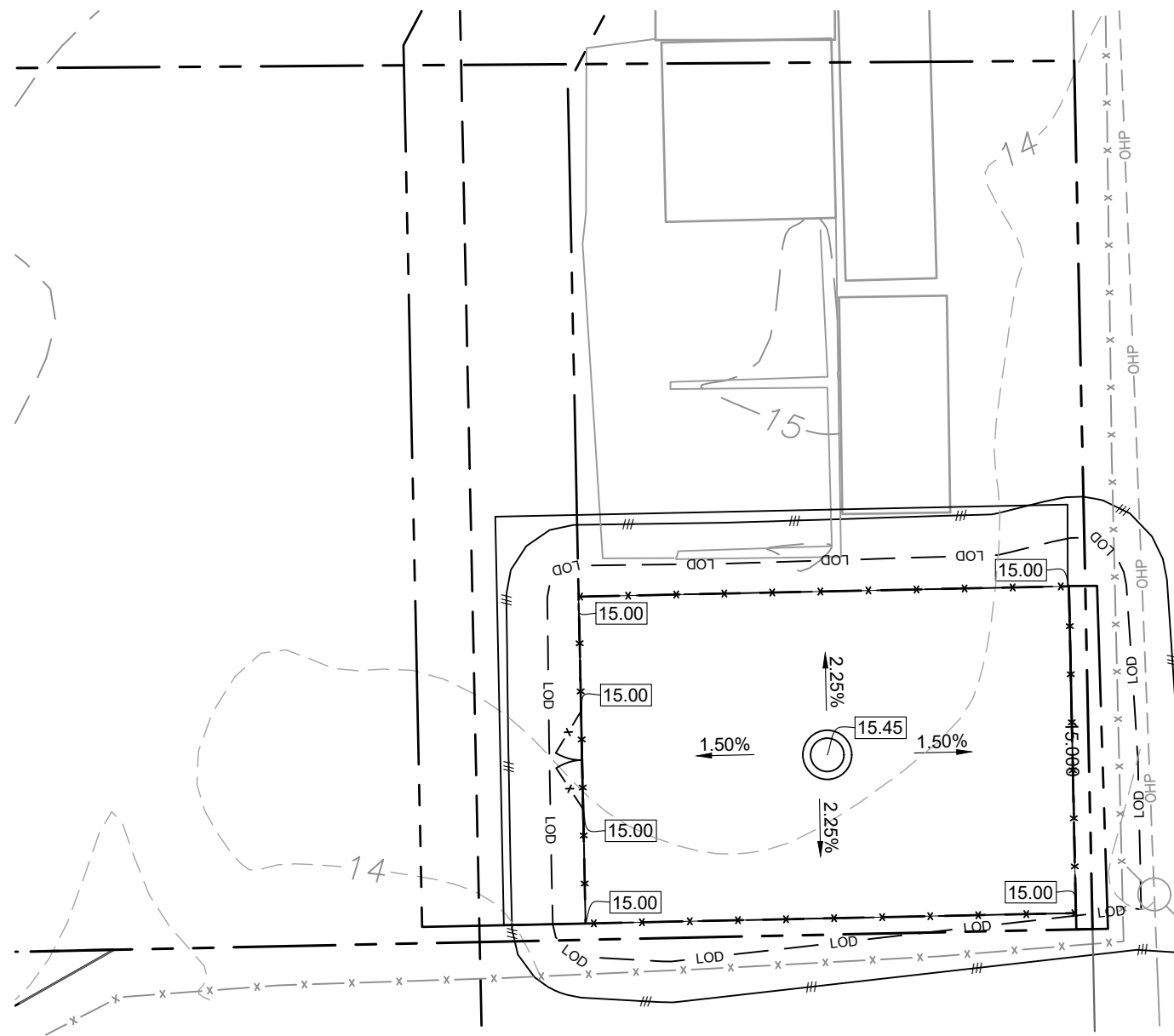
NOTE:
 CURRENT DESIGN ANTICIPATES APPROXIMATELY 3,338± SQ. FT. (0.076 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:

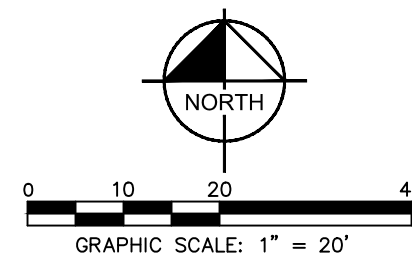
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING CONTOURS - - - - -
- PROPOSED CONTOURS _____
- LOD/SILT FENCE — — — LOD — — — ///
- TPF ————— TPF ————— TPF —————
- EXISTING SPOT ELEVATION x XXX
- PROPOSED SPOT ELEVATION ● XXX



1
C4 GRADING & EROSION CONTROL PLAN
 SCALE: 1" = 20'



PROJECT INFORMATION:

SITE NAME:
 HUNTERS RIDGE-FL391
 SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:

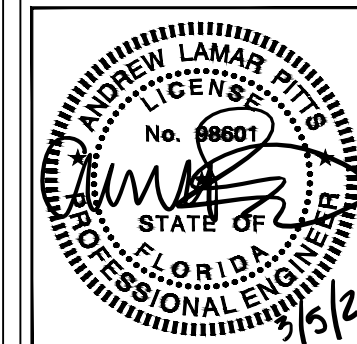


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 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	02/25/24	CONSTRUCTION	ALP
0	03/05/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB

DMF

SHEET TITLE:

GRADING AND
 EROSION
 CONTROL PLAN

SHEET NUMBER:

C4

EROSION CONTROL NOTES:

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.

SEEDING SCHEDULE FOR WINTER / SPRING CONSTRUCTION ACTIVITIES

SEEDING MIXTURE

Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

SEEDING DATES

Mountains-- Above 2500 ft:	Feb 15 - May 15
Below 2500 ft.:	Feb. 1 - May 1
Piedmont--Jan. 1 - May 1	
Coastal Plain--Dec. 1 - Apr. 15	

SOIL AMENDMENTS

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE

Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

SEEDING SCHEDULE FOR SUMMER CONSTRUCTION ACTIVITIES

SEEDING MIXTURE

Species	Rate (lb/acre)
Common Bermudagrass	40-80 (1-2 lb/1,000 sq. ft.)

SEEDING DATES

Coastal Plain--Apr. 1 - July
Piedmont--Apr. 15 - June 30

SOIL AMENDMENTS

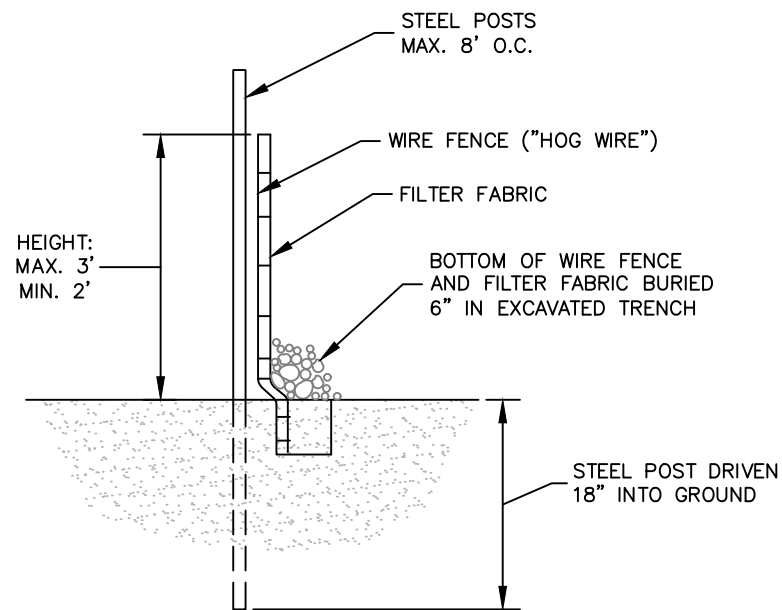
Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 fertilizer.

MULCH

Use jute, excelsior matting, or other effective channel lining material to cover the bottom of channels and ditches. The lining should extend above the highest calculated depth of flow. On channel side slopes above this height, and in drainages not requiring temporary lining, apply 4,000 lb/acre grain straw and anchor straw by stapling netting over the top.

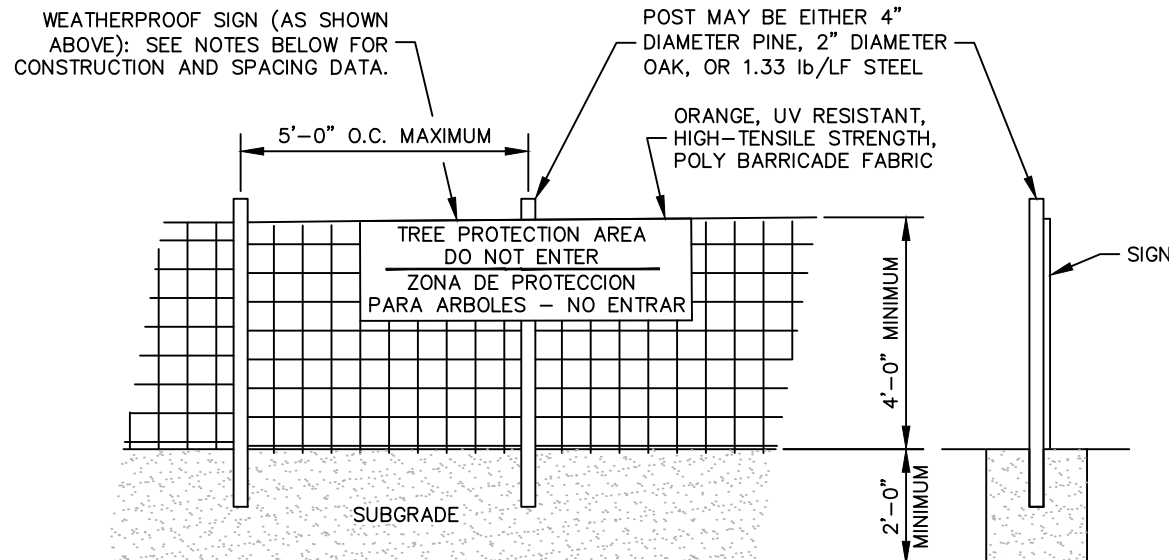
MAINTENANCE

A minimum of 3 weeks is required for establishment. Inspect and repair mulch frequently. Refertilize the following Apr. with 50 lb/acre nitrogen.



SECTION

1 SEDIMENT FENCE (SILT FENCE)
C5 NOT TO SCALE



NOTES

INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

2 TREE PROTECTION FENCE
C5 NOT TO SCALE



PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

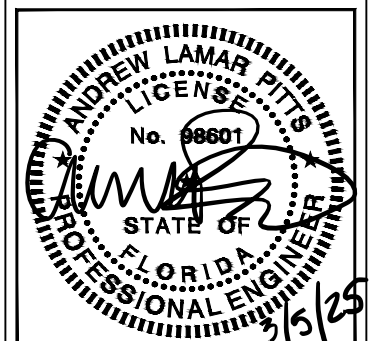
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

GRADING AND
EROSION
CONTROL DETAILS

SHEET NUMBER:

C5



PROJECT INFORMATION:

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HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

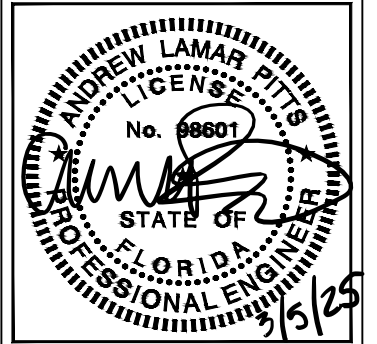
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KHA PROJECT NUMBER:

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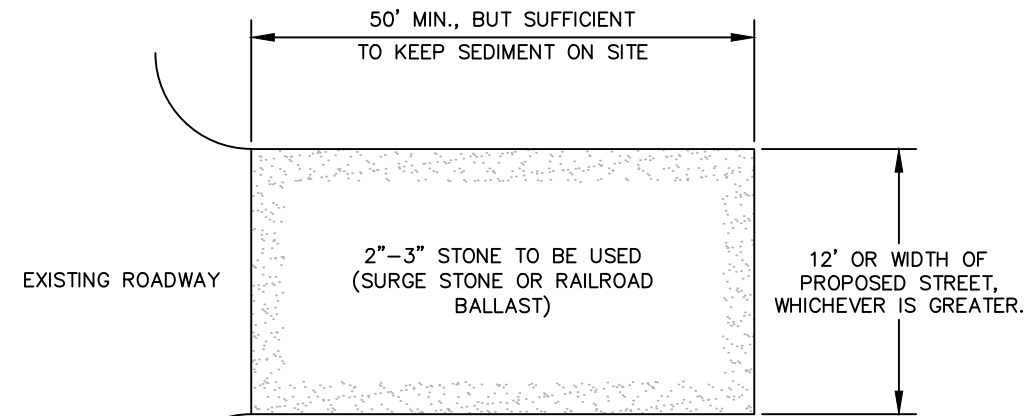
WTB DMF

SHEET TITLE:

ACCESS ROAD
DETAILS

SHEET NUMBER:

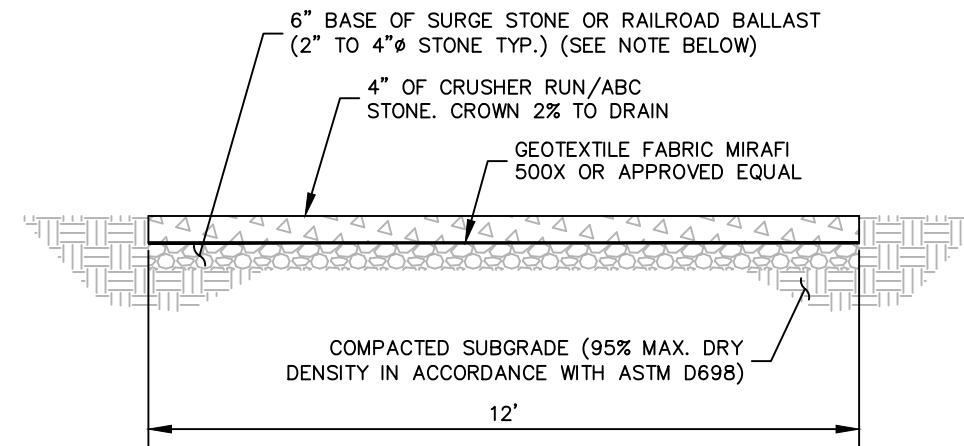
C6



PLAN

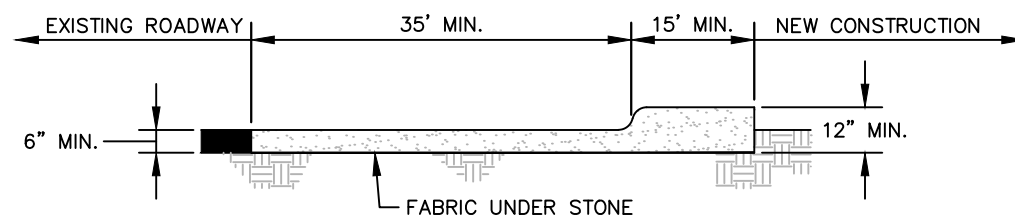
NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



NOTE:

IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE DIAMOND COMMUNICATIONS PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4" Ø STONE TYP.)

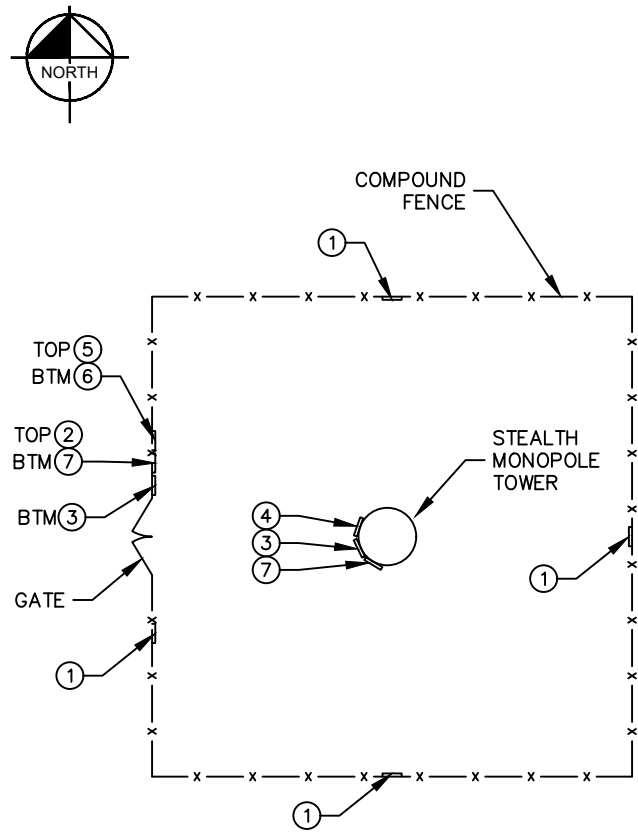


CROSS SECTION

1 CONSTRUCTION ENTRANCE
C6 NOT TO SCALE

2 STANDARD ACCESS ROAD AND TURN-AROUND DETAIL
C6 NOT TO SCALE

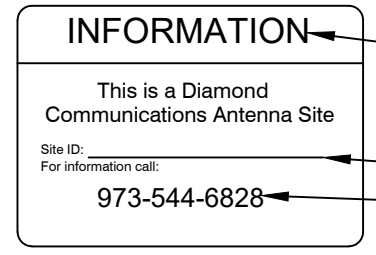
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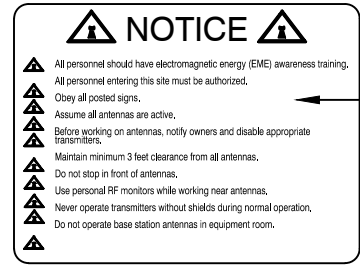
1 SIGN PLACEMENT PLAN VIEW
C7 NOT TO SCALE



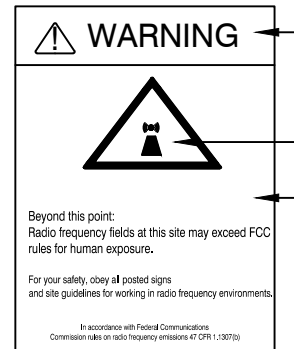
1 NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



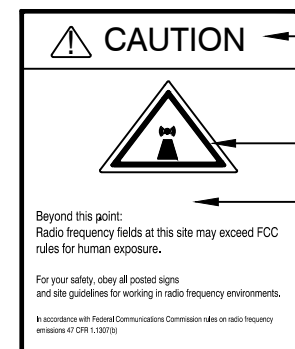
2 DIAMOND COMMUNICATIONS - SITE ID SIGN
15" HIGH X 23" WIDE
(OPERATIONS PROVIDED)



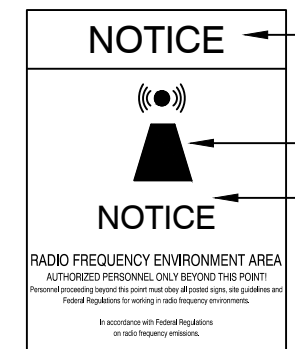
3 NOTICE-RFE SIGN
12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)



4 WARNING-RF SIGN (RED)
12" WIDE X 18" HIGH



5 CAUTION-RF SIGN (YELLOW)
12" WIDE X 18" HIGH

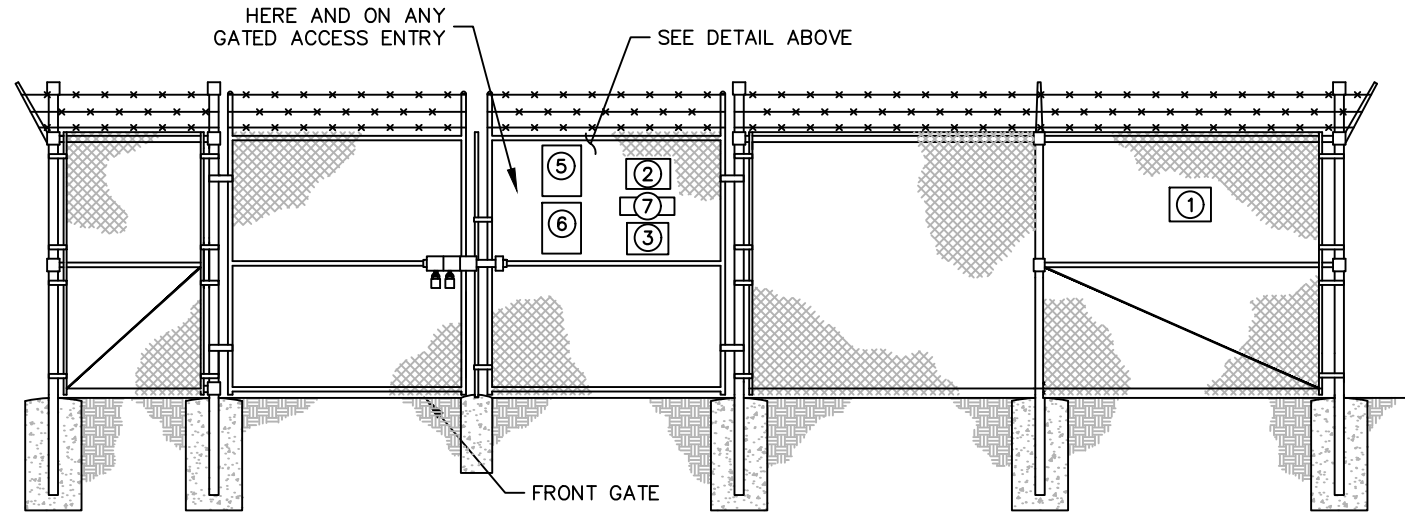


6 NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH



7 FCC REGISTRATION SIGN
20 WIDE X 4" HIGH

2 TYPICAL SIGNS AND SPECIFICATIONS
C7 NOT TO SCALE



3 SIGN PLACEMENT FRONT GATE VIEW
C7 NOT TO SCALE

SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



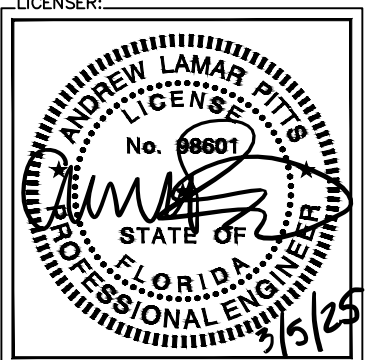
PROJECT INFORMATION:
SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM



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KHA PROJECT NUMBER:
013541047
DRAWN BY: _____ CHECKED BY: _____
WTB DMF

SHEET TITLE:
SITE SIGNAGE DETAILS

SHEET NUMBER:
C7



PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

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LICENSER:

FOR ILLUSTRATIVE
PURPOSES ONLY-
NO SIGNATURE
REQUIRED

KHA PROJECT NUMBER:

013541047

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WTB

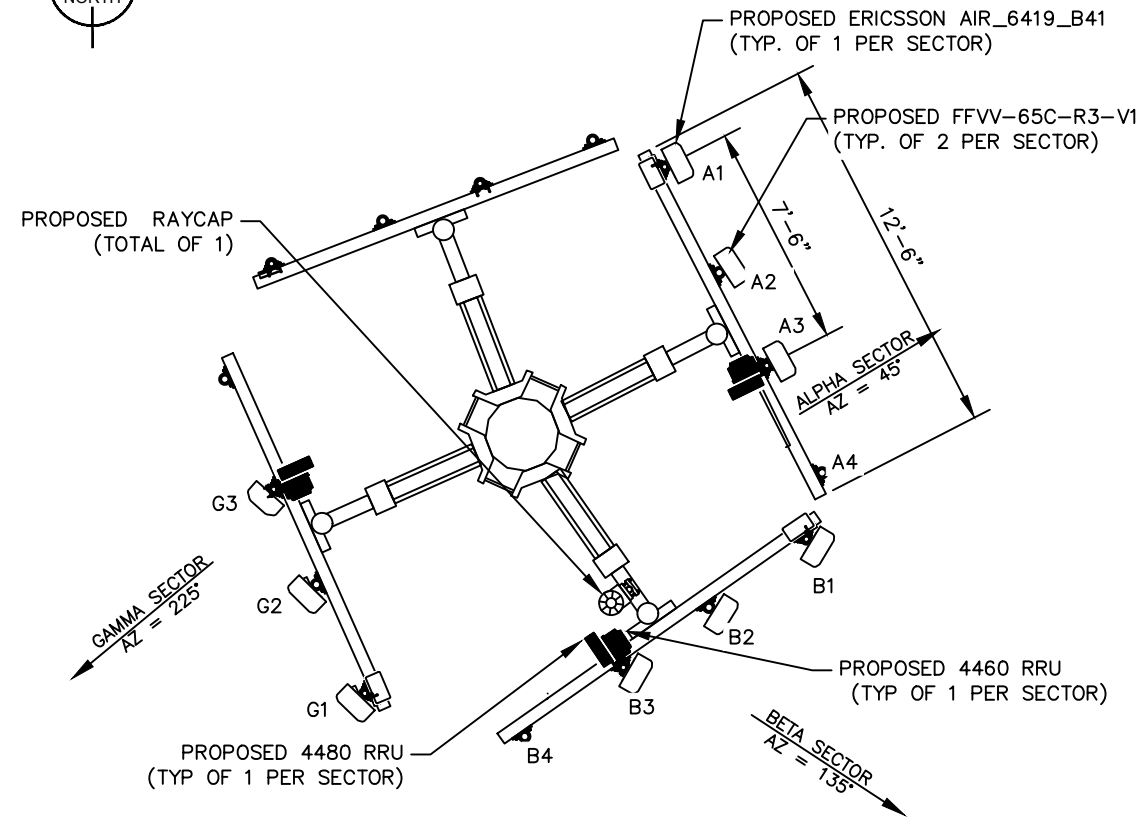
DMF

SHEET TITLE:

ANTENNA AND
TOWER ELEVATION
DETAILS

SHEET NUMBER:

C8

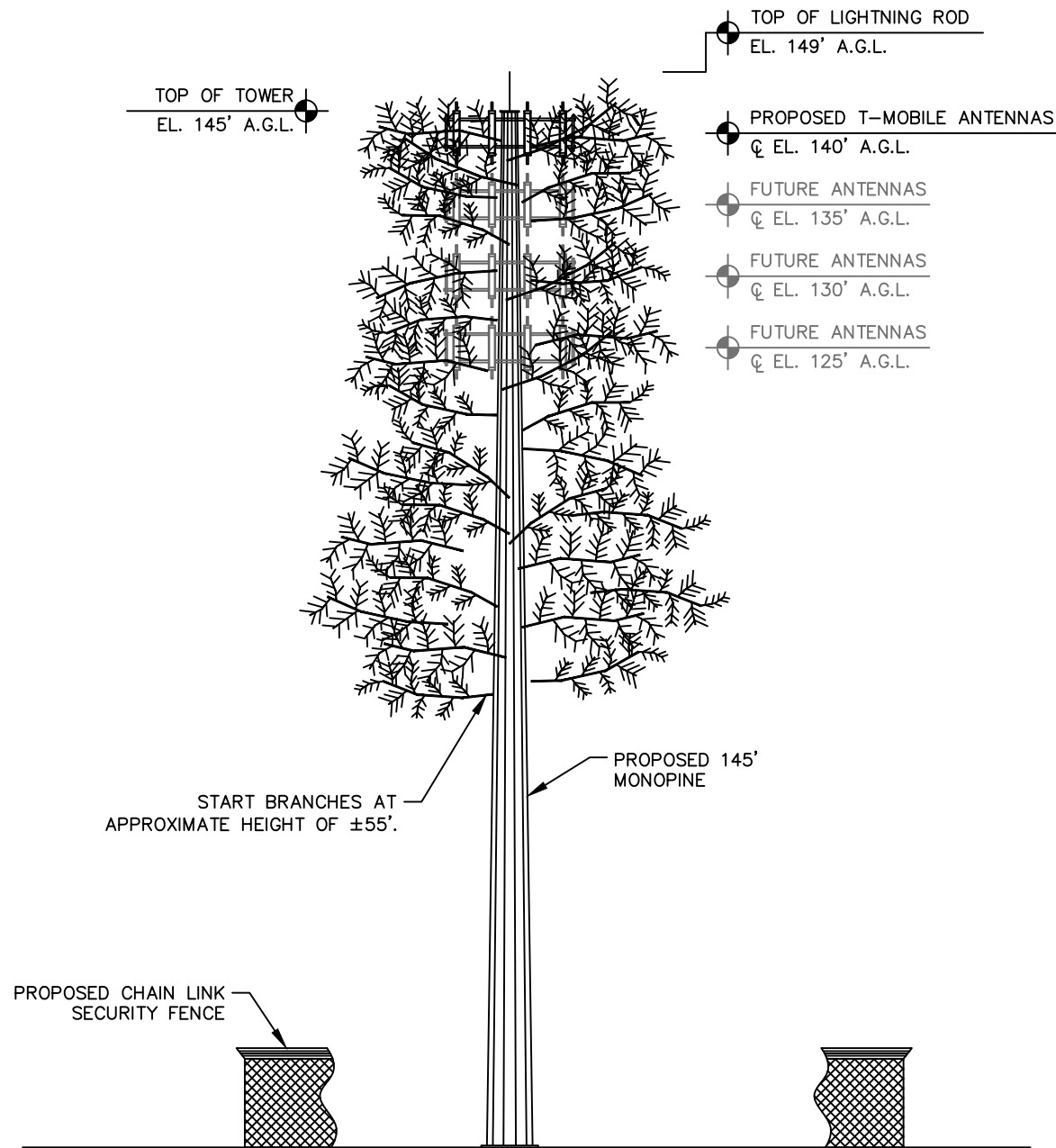


1 ANTENNA ORIENTATION PLAN
C8 SCALE: 1" = 6'

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY T-MOBILE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE T-MOBILE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, COAX CABLE INFORMATION, AND ANTENNA MOUNT.
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.
4. SEE MOUNT APPENDICES FOR MOUNT DETAILS PROVIDED BY T-MOBILE CONSTRUCTION MANAGER. CONTRACTOR SHALL CONTACT THE AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR MOUNT INFORMATION.

TOP OF TOWER
EL. 145' A.G.L.

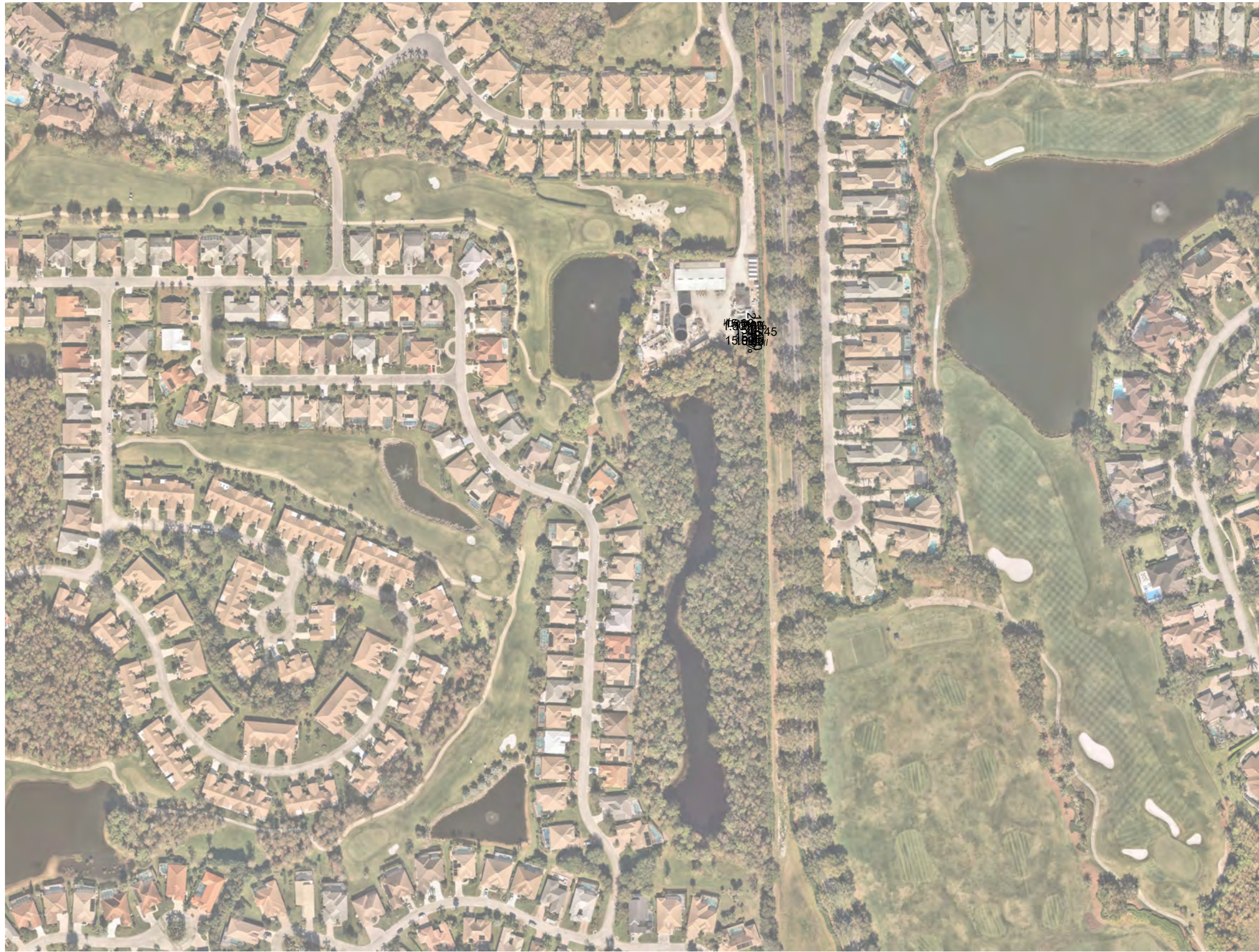


2 MONOPINE TOWER ELEVATION
C8 NOT TO SCALE

NOTES:

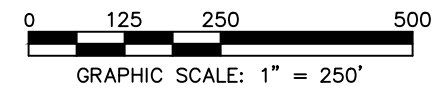
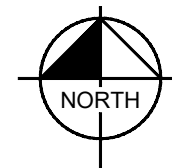
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.

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NOTE:
 SURFACE WATERS AND WETLAND
 INFORMATION PROVIDED BY NATIONAL
 WETLANDS INVENTORY

1 LANDSCAPE/BUFFER PLAN
L1 SCALE: 1" = 250'



PROJECT INFORMATION:

SITE NAME:
 HUNTERS RIDGE-FL391
 SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:

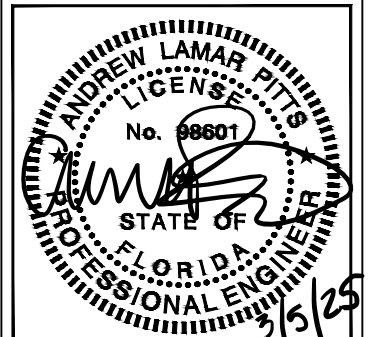


11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
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LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

LANDSCAPING &
 BUFFER PLAN

SHEET NUMBER:

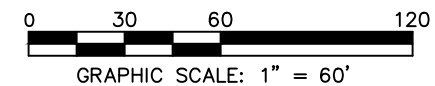
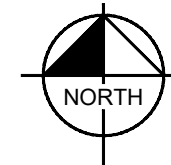
L1

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NOTE:
 10' WIDE NON-EXCLUSIVE LANDSCAPE
 BUFFER AREA TO NORTH AND WEST,
 TO BE USED IF PARENT PARCEL USE
 IS DISCONTINUED AND LOT CLEARED.

1 LANDSCAPE/BUFFER PLAN
L2 SCALE: 1" = 60'



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 HUNTERS RIDGE-FL391
 SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:

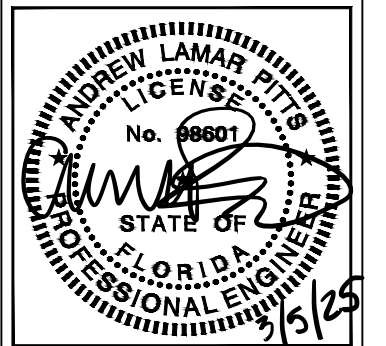


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KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

**LANDSCAPING &
 BUFFER PLAN**

SHEET NUMBER:

L2

ELECTRICAL NOTES

1.00 CODES, STANDARDS, & SPECIFICATIONS

- 1.01 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND LABOR RELATED DIRECTLY OR INDIRECTLY TO ALL ELECTRICAL WORK DOCUMENTED IN THESE DRAWINGS SHALL BE PROVIDED AND PERFORMED IN CONFORMANCE WITH ALL CURRENT GOVERNING CODES, STANDARDS, AND PROFESSIONAL STANDARD OF CARE TO INCLUDE THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), UNDERWRITERS LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN STANDARDS ASSOCIATION (ASA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND THE NATIONAL ELECTRICAL CODE (NEC).
- 1.02 MATERIALS SHALL BE NEW AND SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING STANDARDS ESTABLISHED FOR EACH ITEM BY ASTM, UL, NEMA, ASA, AND NFPA.
- 1.03 ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND MUNICIPAL CODES AND ORDINANCES, AS WELL AS ALL CURRENT GOVERNING STANDARDS AND PRACTICES AS REQUIRED BY NEC, NEMA, ANSI, NFPA, UBC, UL, IEEE, AND THE LOCAL UTILITY COMPANY.
- 1.04 ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE CURRENT EDITION OF THE NEC.
- 1.05 CONTRACTOR SHALL MAINTAIN UL LISTED FIRE RATINGS AT ALL WALL PENETRATIONS.
- 1.06 CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC. MINIMUM CLEARANCE SHALL BE OBSERVED FOR BOTH THE FRONT AND THE REAR OF THE METER H-FRAME RACK AND THE EQUIPMENT H-FRAME RACK.

2.00 GENERAL

- 2.01 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ASSOCIATED FEES RELATED TO THE PROJECT AND SHALL DELIVER A COPY OF ALL PERMITS TO THE DIAMOND COMMUNICATIONS REPRESENTATIVE.
- 2.02 CONTRACTOR SHALL SCHEDULE AND SHOULD ATTEND ALL INSPECTIONS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
- 2.03 CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC., FOR A COMPLETE WORKING ELECTRICAL INSTALLATION.
- 2.04 ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
- 2.05 CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR TO ORIGINAL CONDITION ANY ITEMS DAMAGED AS A RESULT OF THE WORK.
- 2.06 CONTRACTOR SHALL REPAIR ANY LANDSCAPING DISTURBED DURING CONSTRUCTION.
- 2.07 IF CONDUIT RUNS HAVE MORE THAN THREE (3) CONSECUTIVE 90 DEGREE TURNS, THE CONTRACTOR SHALL INSTALL PULL BOXES AS REQUIRED BY NEC.
- 2.08 CONTRACTOR SHALL INDICATE THE LOCATION OF ALL CAPPED UNDERGROUND SPARE CONDUIT ON THE RECORD DRAWINGS SUBMITTED TO THE OWNER.
- 2.09 CONTRACTOR SHALL COORDINATE EXACT ROUTING OF CONDUIT WITH OWNER. ALL CONDUIT SHALL BE ROUTED WITHIN 3 FEET, EITHER SIDE, OF PERIMETER FENCING.

3.00 MATERIALS

- 3.01 ALL EQUIPMENT AND MATERIALS SHOWN SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- 3.02 FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT SUPPLIED BY DIAMOND COMMUNICATIONS.
- 3.03 CONTRACTOR SHALL FIELD DETERMINE ACTUAL CONDUIT ROUTING AND SHALL OBTAIN APPROVAL FROM THE TOWER OWNER OF THE PROPOSED ROUTING PRIOR TO CONDUIT INSTALLATION.
- 3.04 ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION AND ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES CELSIUS.
- 3.05 ALL NEUTRAL CONDUCTORS SHALL HAVE WHITE INSULATION. ALL GROUND CONDUCTORS SHALL HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT PERMITTED.
- 3.06 CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN ENCLOSURE WITH CONDUIT SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.
- 3.07 CONDUIT RUNS SHALL HAVE A CONTINUOUS DOWNWARD SLOPE AWAY FROM ALL EQUIPMENT TO PREVENT WATER INFILTRATION.
- 3.08 ALL CONDUIT SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON THE PLANS. WHEN CONDUIT IS ROUTED UNDER A ROADWAY, SCHEDULE 80 PVC CONDUIT SHALL BE UTILIZED. MANUFACTURED BEND RADII SHALL BE PER NEC.
- 3.09 CONTRACTOR SHALL PROVIDE TWO (2) 200 POUND TEST POLYETHYLENE PULL CORDS IN ALL CONDUITS AND ALL INNERDUCTS. PULL CORDS SHALL BE SECURED AT EACH END OF CONDUIT RUNS. ALL SPARE CONDUIT ENDS SHALL BE CAPPED WITH MANUFACTURED PVC FITTINGS.
- 3.10 CONTRACTOR SHALL BOND EACH METALLIC CONDUIT ENTERING A METALLIC ENCLOSURE WITH A #8 MIN AWG INSULATED COPPER BONDING JUMPER PER NEC. CONTRACTOR SHALL BOND ALL ELECTRICAL EQUIPMENT TO THE H-FRAME RACK ON WHICH EQUIPMENT IS MOUNTED WITH #8 MIN AWG INSULATED COPPER BONDING JUMPERS PER NEC.
- 3.11 CONTRACTOR SHALL IDENTIFY THE END OF ALL SPARE UNDERGROUND CONDUITS AND PROVIDE AND INSTALL 90 DEGREE ELBOWS WITH VERTICAL CONDUIT EXTENSIONS TO EXTEND 3" ABOVE FINISHED CRUSHED AGGREGATE GRADE. CONTRACTOR SHALL TERMINATE CONDUITS WITH MANUFACTURED CONDUIT CAPS THAT THE CONTRACTOR HAS PAINTED ORANGE.

4.00 PRE-CONSTRUCTION COORDINATION

- 4.01 CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND NOTE EXISTING CONDITIONS THAT MIGHT AFFECT THEIR WORK. ALL SUCH CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID.
- 4.02 THE CONTRACTOR SHALL PROVIDE A UTILITY LOCATOR AND SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 4.03 CONTRACTOR SHALL VERIFY, PRIOR TO ROUGH-IN, THAT SITE CONDITIONS ALLOW FOR THE PLACEMENT OF THE ELECTRICAL EQUIPMENT AS SHOWN ON THE PLANS.
- 4.04 CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL UTILITY REGARDING THE EXACT LOCATION OF THE TRANSFORMER, ALL METERING REQUIREMENTS, AND CONDUIT ROUTING BETWEEN TRANSFORMER AND METER.
- 4.05 CONTRACTOR SHALL COORDINATE WITH LOCAL TELCO UTILITY REGARDING THE EXACT LOCATION OF THE TELCO SERVICE ENTRY POINT.
- 4.06 CONTRACTOR SHALL COORDINATE WITH AUTHORITY HAVING JURISDICTION REGARDING LOCAL FROST LINE REQUIREMENTS FOR RACEWAY MATERIAL SELECTION AND INSTALLATION.
- 4.07 CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS AT THE INTEGRATED LOAD CENTER AND PROVIDE ARC FLASH LABEL PER NEC.
- 4.08 ALL CIRCUIT BREAKERS AND EQUIPMENT SHALL HAVE A MINIMUM AIC RATING OF 10,000 AMPS. IF THE RATING OF THE UTILITY TRANSFORMER PROVIDING THE ELECTRICAL SERVICE IS GREATER THAN 75 KVA, THE CONTRACTOR SHALL PERFORM A SHORT CIRCUIT ANALYSIS TO DETERMINE THE REQUIRED AIC RATING FOR THE CIRCUIT BREAKERS AND EQUIPMENT. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT (AFC) AT THE UTILITY SERVICE POINT. PROVIDE MAX. AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT.



PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

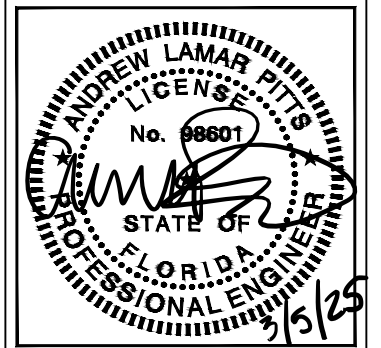


11720 AMBER PARK DRIVE, SUITE 600
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PHONE: 770-619-4280
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LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

ELECTRICAL
NOTES

SHEET NUMBER:

E1

KEY NOTES - ELECTRICAL EQUIPMENT

① TRAFFIC RATED TELCO VAULT LABELED "AT&T FIBER". (SPACED EVERY 500', AT MAJOR TRANSITIONS, AND AS NEEDED TO ALLOW DARK FIBER TO BE PULLED) (SEE NOTE 4.05 ON SHEET E1)

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

Ⓐ TWO (2) PVC CONDUITS FOR FIBER, FURNISHED AND INSTALLED BY GC. (APPROXIMATELY 560± LF).

NOTES:

PROPOSED DIAMOND TELCO VAULT WITHIN RIGHT OF WAY LOCATED APPROXIMATELY 26° 19' 14.20"N, 81° 44' 22.50"W BASED ON GOOGLE EARTH IMAGERY.



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SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

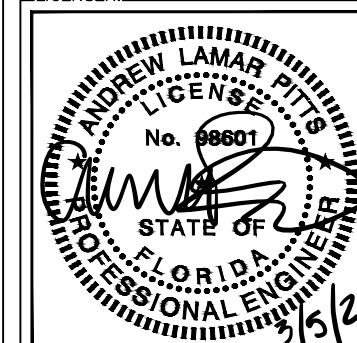


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SHEET TITLE:

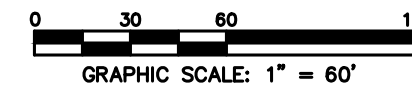
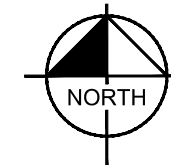
**OVERALL UTILITY
SERVICE ROUTING
PLAN**

SHEET NUMBER:

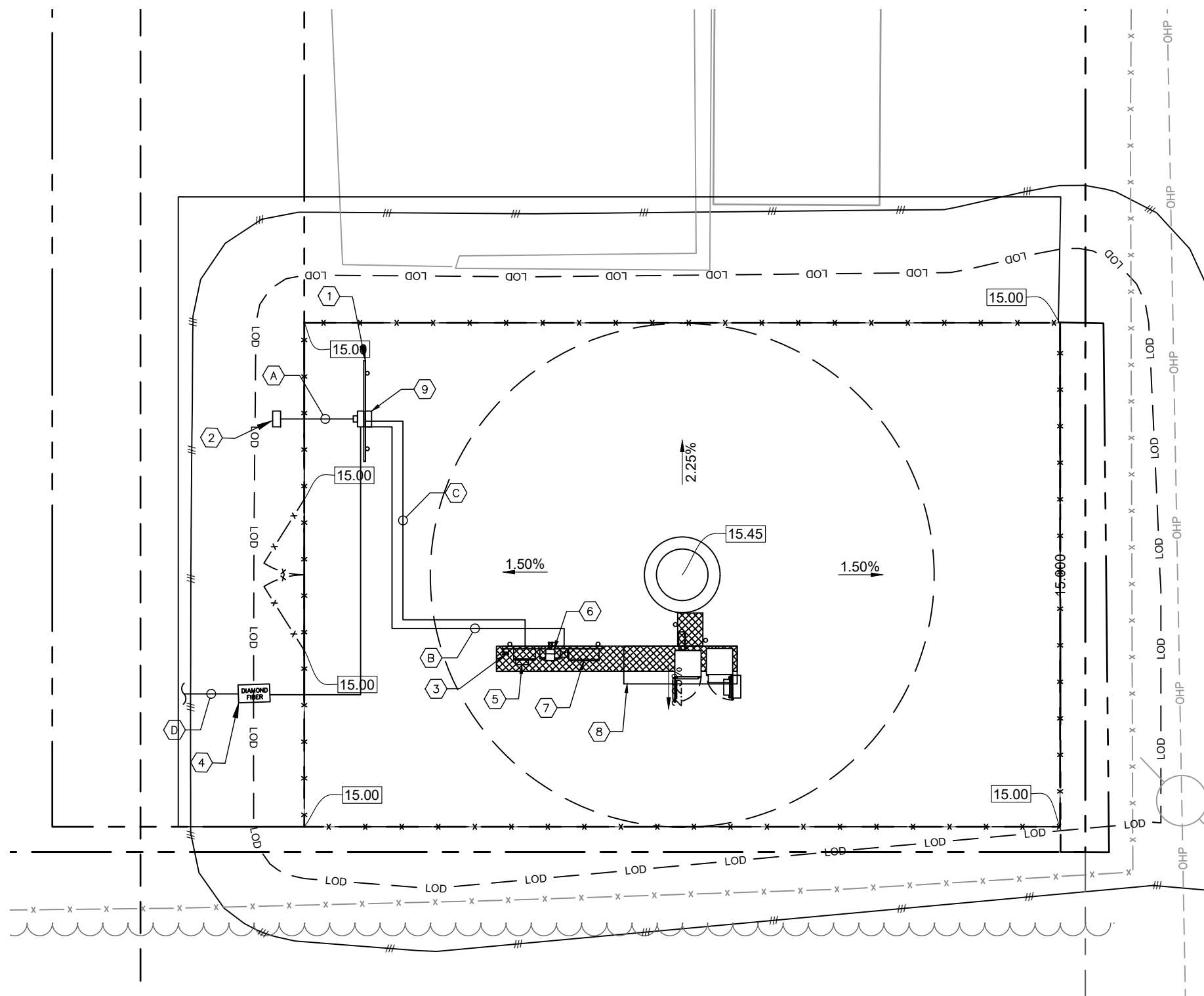
E2



① OVERALL UTILITY ROUTING PLAN
E2 SCALE: 1" = 60'



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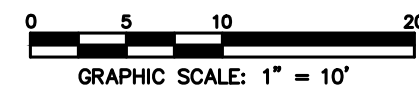
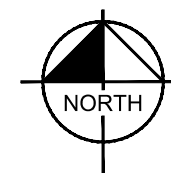
KEY NOTES - ELECTRICAL EQUIPMENT

- ① UTILITY METER H-FRAME (SEE DETAIL 1/E3).
- ② POWER STUB UP (SEE NOTE 4.04 ON SHEET E1).
- ③ T-MOBILE CONCRETE GENERATOR PAD (SEE SHEET C4).
- ④ TRAFFIC RATED TELCO VAULT.(SEE NOTE 4.05 ON SHEET E1)
- ⑤ T-MOBILE FIBER CABINET.
- ⑥ T-MOBILE AUTOMATIC TRANSFER SWITCH.
- ⑦ T-MOBILE PPC
- ⑧ T-MOBILE CONCRETE EQUIPMENT PAD (SEE SHEET C4).
- ⑨ NEMA BOX

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

- A TWO (2) 4" PVC POWER CONDUITS FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY (SEE TRENCH DETAIL 2/E6).
- B 2" PVC POWER CONDUIT FROM PROPOSED METER RACK TO EQUIPMENT RACK (SEE TRENCH DETAIL 2/E6).
- C TWO (2) 2" PVC TELCO CONDUITS, WITH TWO (2) PULL ROPES EACH (SEE TRENCH DETAIL 2/E6).
- D TWO (2) 2" PVC CONDUITS FURNISHED AND INSTALLED BY GC FROM RIGHT OF WAY W/TWO (2) PULL ROPES (SEE TRENCH DETAIL 2/E6 AND SHEET E2).

1 UTILITY SERVICE ROUTING PLAN
E2.1 SCALE: 1" = 10'



PROJECT INFORMATION:

SITE NAME:
 HUNTERS RIDGE-FL391
 SITE #: GA151
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:

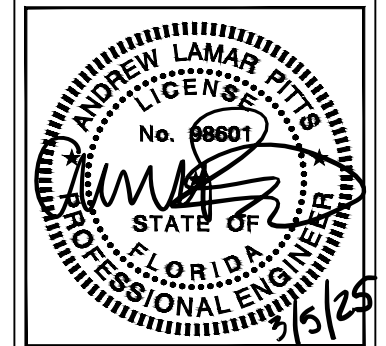


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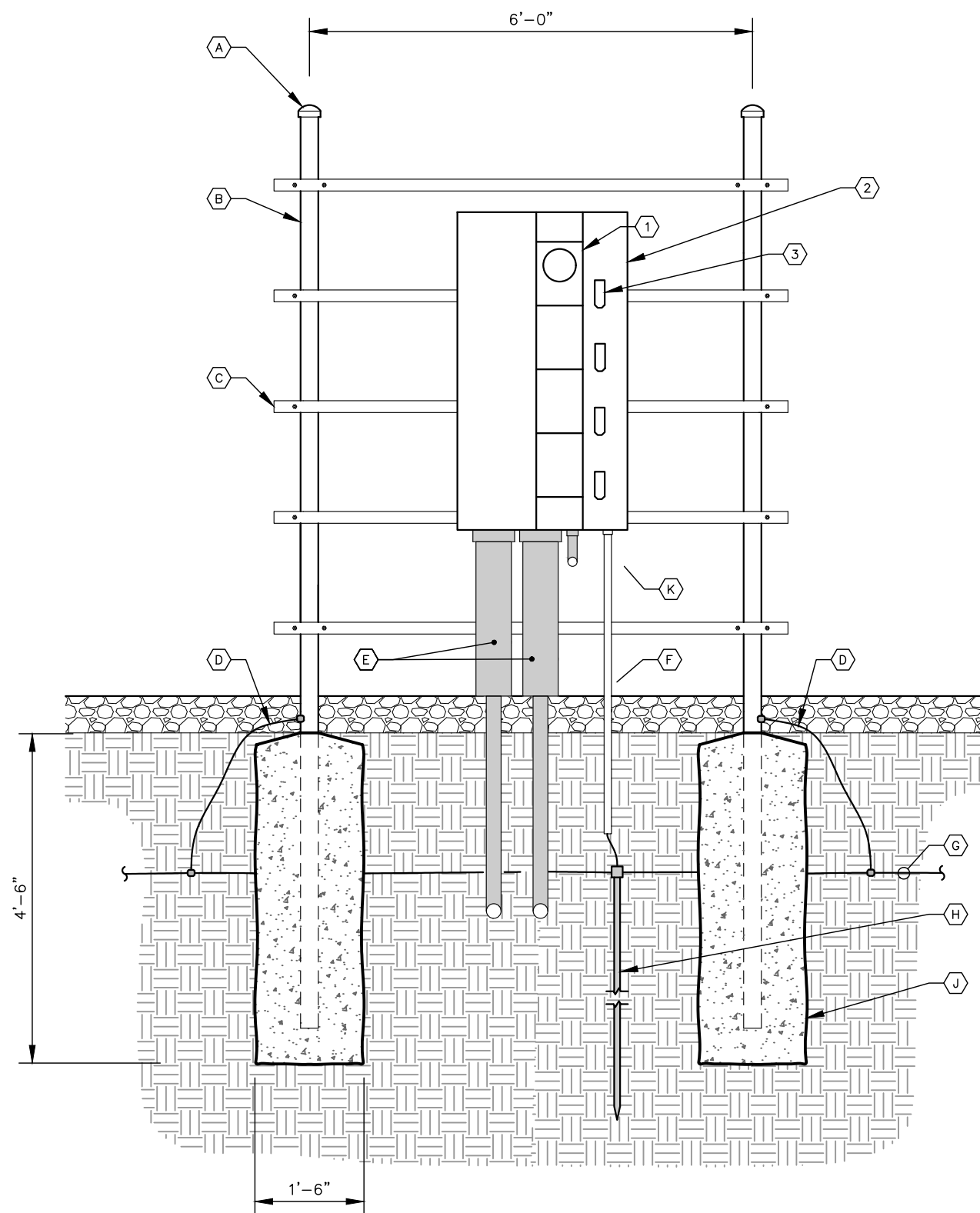
SHEET TITLE:

UTILITY SERVICE
 ROUTING PLAN

SHEET NUMBER:

E2.1

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1 METER RACK DETAILS - FRONT
E3 NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) GALVANIZED RIGID STEEL CAP, TYPICAL.
- (B) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- (C) 1-5/8" x 1-5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- (D) ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN 3/4" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- (E) 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- (F) 1" PVC WITH ONE (1) - 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- (G) GROUND RING (SEE SHEETS E6-E7).
- (H) GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- (J) CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- (K) 1/2" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

- (1) 200 AMP METER SOCKET IN NEMA 3R ENCLOSURE, TYPICAL OF 4.
- (2) FURNISH AND INSTALL SERVICE ENTRANCE RATED GANGED METER CENTER WITH FOUR (4) - 200 AMP (22KAIC), 120/240 VOLT SINGLE PHASE SERVICE POSITIONS IN NEMA 3R ENCLOSURE. COORDINATE SPECIFIC REQUIREMENTS WITH LOCAL UTILITY.
- (3) 200 AMP, 2 POLE (22KAIC) DISCONNECT CIRCUIT BREAKER FOR TOP METER ONLY. CONTRACTOR SHALL MOUNT THE METER CENTER SUCH THAT THE TOP CIRCUIT BREAKER IS NO MORE THAN 6' ABOVE GRADE.



PROJECT INFORMATION:

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12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
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PLANS PREPARED BY:

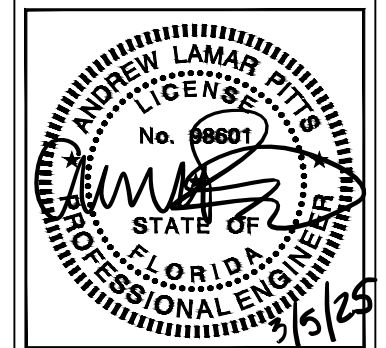


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KHA PROJECT NUMBER:

013541047

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SHEET TITLE:

METER RACK
DETAILS - FRONT

SHEET NUMBER:

E3

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

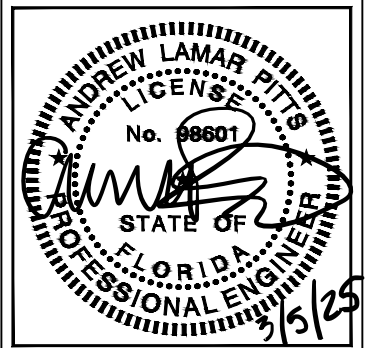
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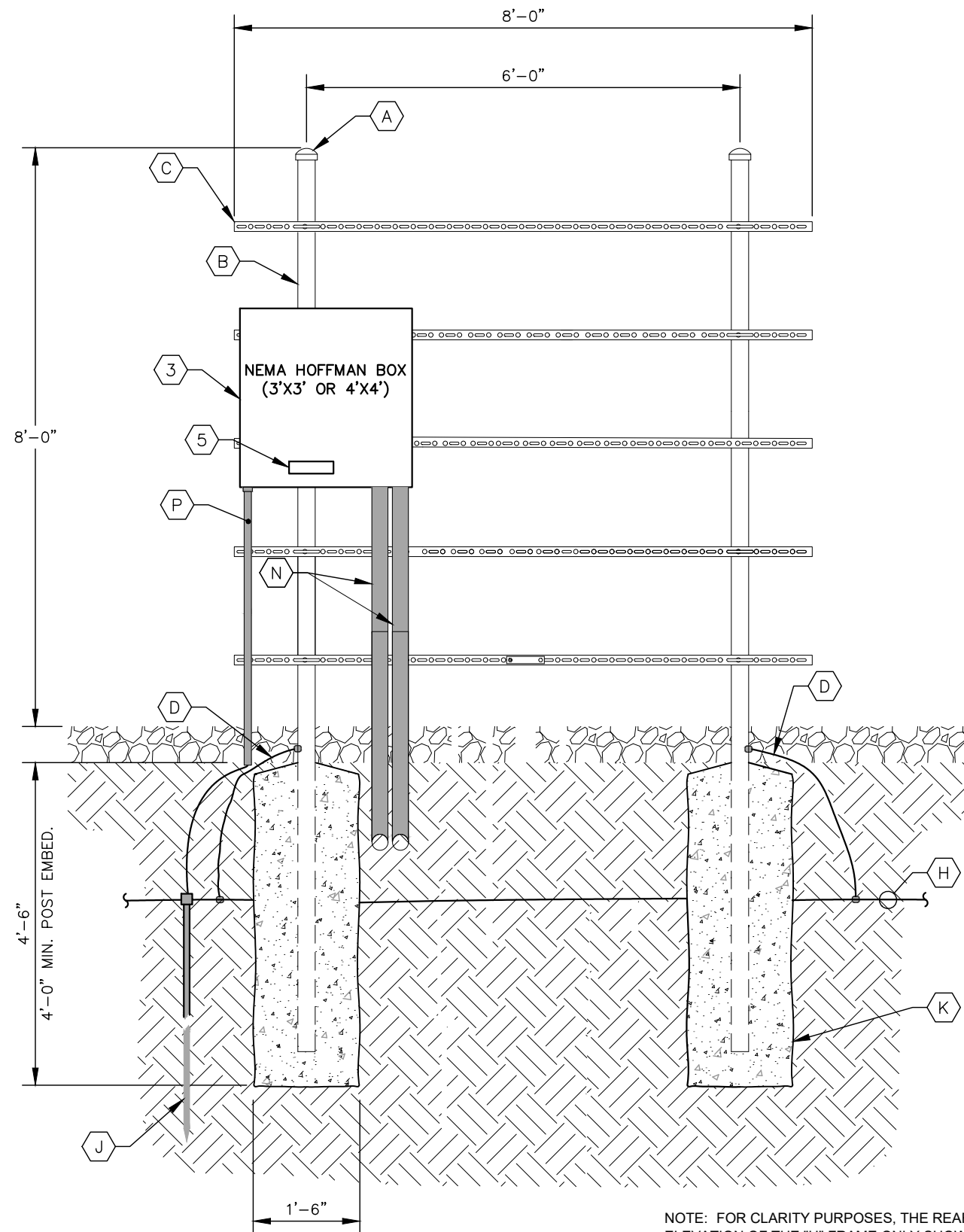
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SHEET TITLE:

**METER RACK
DETAILS - REAR**

SHEET NUMBER:

E3.1



NOTE: FOR CLARITY PURPOSES, THE REAR ELEVATION OF THE "H" FRAME ONLY SHOWS EQUIPMENT AND CONDUIT ASSOCIATED WITH THE REAR SIDE. SEE SHEET E4 FOR DETAILS ASSOCIATED WITH EQUIPMENT AND CONDUIT MOUNTED ON THE FRONT SIDE OF THE "H" FRAME.

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A GALVANIZED RIGID STEEL CAP, TYPICAL.
- B 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C 1 1/8" x 1 5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTORS (BC) FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E KEY NOTE NOT USED
- F KEY NOTE NOT USED
- G KEY NOTE NOT USED
- H GROUND RING (SEE SHEETS E6 & E7).
- J GROUND ROD, EXOTHERMIC WELD TO GROUND RING. (SEE DETAIL 2/E7).
- K CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. AND INCLUDE FIBERMESH 300-3E.
- L KEY NOTE NOT USED
- M KEY NOTE NOT USED
- N TWO (2) 2" CONDUIT TO OUTSIDE FENCED COMPOUND, STUBBED AND CAPPED.
- O KEY NOTE NOT USED
- P #2 SOLID TINNED IN 1/2" PVC CONDUIT, CAD WELDED TO GROUND BAR AND GROUND RING.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 KEY NOTE NOT USED
- 2 KEY NOTE NOT USED
- 3 HOFFMAN BOX IN NEMA 4X ENCLOSURE.
- 4 KEY NOTE NOT USED
- 5 ONE (1) 2" X 12" COPPER GROUND BAR.

1 METER RACK DETAILS - REAR
E3.1 NOT TO SCALE

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

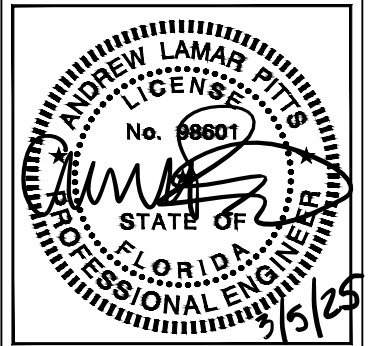
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
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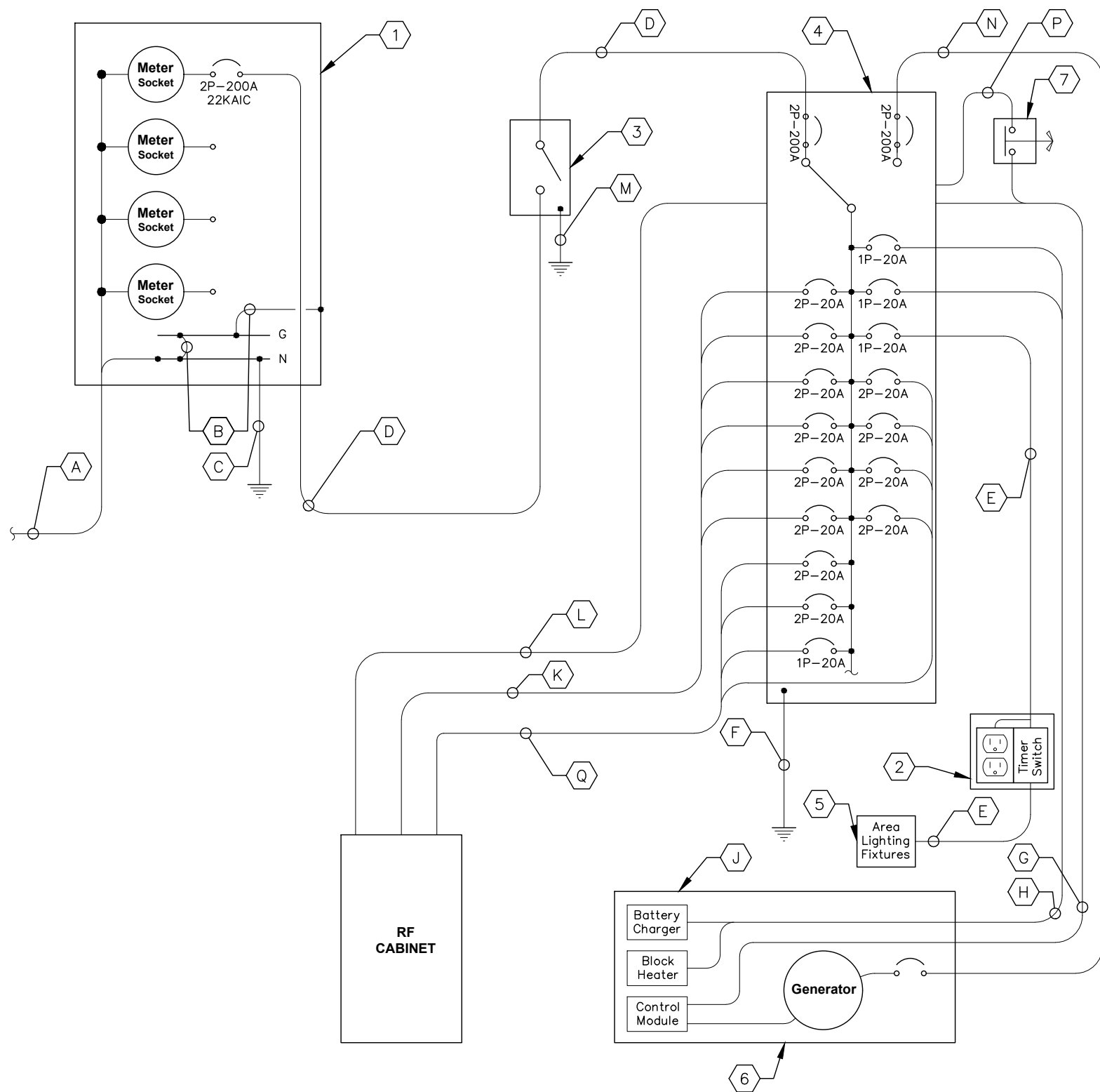
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SHEET TITLE:

**ELECTRICAL SINGLE
LINE DIAGRAM**

SHEET NUMBER:

E4



KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A TWO (2) 4" CONDUITS BY CONTRACTOR FOR INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR 800 AMP, 120/240 VOLT SINGLE PHASE SERVICE.
- B BOND GROUND BUS TO NEUTRAL BUS AND GROUND BUS TO ENCLOSURE WITH 2/0 BONDING JUMPERS.
- C ONE (1) 2/0 BARE STRANDED TINNED COPPER GEC TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- D THREE (3) 3/0 CONDUCTORS AND ONE (1) #6 AWG GROUND IN 2" CONDUIT.
- E TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- F ONE (1) #2 BARE TINNED COPPER FROM GROUNDING LUG IN ILC TO GROUND ROD, EXOTHERMIC WELD TO GROUND ROD.
- G AUTOMATIC TRANSFER SWITCH ALARM AND GENERATOR CONTROL CABLES IN 1" CONDUIT.
- H FOUR (4) #12 CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- J THE GENERATOR, WHEN UTILIZING A TWO POLE ATS WITH A SOLID NEUTRAL, IS NOT A SEPARATELY DERIVED SYSTEM. THEREFORE, DO NOT BOND THE NEUTRAL TO THE GROUND AT THE GENERATOR.
- K TWELVE (12) #10 AWG THHN CONDUCTORS AND THREE (3) #10 AWG EG IN 2" PVC CONDUIT.
- L ALARM CABLES IN 1" PVC CONDUIT.
- M ONE (1) - #2 BARE TINNED COPPER FROM GROUNDING LUG IN DISCONNECT SWITCH TO GROUND RING, EXOTHERMIC WELD TO GROUND RING.
- N THREE (3) 3/0 AWG CONDUCTORS AND ONE (1) #4 AWG EG IN 2" CONDUIT. VERIFY GENERATOR BREAKER DOES NOT EXCEED 200 AMPS.
- P 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE ILC TO THE EMERGENCY GENERATOR STOP SWITCH.
- Q TWELVE (12) #10 AWG THHN CONDUCTORS AND THREE (3) #10 AWG. FOR RECTIFIERS AND TWO (2) #10 THHN CONDUCTORS AND ONE (1) #10 AWG FOR CABINET MOUNTED GFI OUTLET, ALL IN ONE 2" PVC CONDUIT.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 FURNISH AND INSTALL 800 AMP, 3-WIRE, SINGLE PHASE, 120/240 VOLT, 22KAIC, FOUR-SPACE MULTI-GANG METER CENTER WITH 200 AMP RATED METER SOCKETS IN NEMA 3R ENCLOSURE, SE RATED. CONTRACTOR SHALL FURNISH AND INSTALL 200 AMP CIRCUIT BREAKER AT METER BASE IF NOT ALREADY EXISTING.
- 2 20 AMP GFCI DUPLEX OUTLET RECEPTACLE AND TIMER SWITCH, ENERLITES HET06 SERIES (OR APPROVED EQUIVALENT) IN LOCKABLE NEMA 3R ENCLOSURE.
- 3 FURNISH AND INSTALL SE RATED 240 V, 200 AMP, 2 POLE, NON-FUSED DISCONNECT IN NEMA 3R ENCLOSURE.
- 4 200 AMP, 120/240 VOLT, ILC WITH 42 SPACE PANEL AND AUTOMATIC TRANSFER SWITCH. ALL CIRCUIT BREAKERS SHALL BE RATED 10KAIC MINIMUM. ILC IS FURNISHED BY VZW AND INSTALLED BY GENERAL CONTRACTOR.
- 5 FURNISH AND INSTALL TWO (2) AREA LIGHTS, (LITHONIA HFR-250M-TA120-DNA-LP1), (OR APPROVED EQUIVALENT).
- 6 50 KW GENERATOR, CONTRACTOR SHALL COORDINATE SPECIFIC GENERATOR CONFIGURATION WITH OWNER AND INSTALL THE GENERATOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. GENERATOR BREAKER SIZED AND PROVIDED BY GENERATOR MANUFACTURER.
- 7 EMERGENCY GENERATOR STOP SWITCH IN NEMA 3R ENCLOSURE WILL BE FURNISHED BY VERIZON AND INSTALLED BY GC.

REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT

"WARNING: Shock hazard exists if grounding electrode conductor or bonding jumper connection in this equipment is removed while alternate source(s) is energized. Opening the equipment disconnect will cause the stand-by generator to start. To remove power entirely from the equipment, the generator must be turned OFF using emergency stop switch."

REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT & INTEGRATED LOAD CENTER

"NOTE: Emergency power is supplied by a stand-by generator located behind Verizon equipment rack."

1 SINGLE LINE DIAGRAM
E4 NOT TO SCALE

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PANEL SCHEDULE - VERIZON INTEGRATED LOAD CENTER

Voltage: 240/120 Volts
Phase, Wires: Single Phase, 3 Wire
Mounting Type: Surface
Enclosure Type: NEMA 3R

MCB Size: 200 Amps
AIC Rating: 10,000 Amps min
Bus Rating: 200 Amps
Neutral Rating: 100%

Load Served	Load (kVA)		Circuit Bkr Size	Ckt Nbr	Phase A B	Ckt Nbr	Circuit Bkr Size	Load (kVA)		Load Served
	A	B						A	B	
RECTIFIER 1	1.78		2P-20	1	A B	2	1P-20	0.58		AREA LIGHTS/GFCI
		1.78								4
RECTIFIER 2	1.78		2P-20	5	A B	6	1P-20	0.30		GEN BATTERY CHARGER
		1.78								8
RECTIFIER 3	1.78		2P-20	9	A B	10	1P-20	0.18		CAB DUPLEX OUTLET
		1.78								12
RECTIFIER 4	1.78		2P-20	13	A B	14	2P-20	1.78		RECTIFIER 9
		1.78								
RECTIFIER 5	1.78		2P-20	17	A B	18	2P-20	1.78		RECTIFIER 10
		1.78								
RECTIFIER 6	1.78		2P-20	21	A B	22	2P-20	0.00		RECTIFIER 11 (SPARE)
		1.78								
RECTIFIER 7	1.78		2P-20	25	A B	26	2P-20	0.00		RECTIFIER 12 (SPARE)
		1.78								
RECTIFIER 8	1.78		2P-20	29	A B	30	----	0.00		SPACE
		1.78								
SPACE	0.00		----	33		34	----	0.00		SPACE
SPACE		0.00	----	35		36	----	0.00		SPACE
SPACE	0.00		----	37		38	----	0.00		SPACE
TVSS (INTERNAL TO ILC)		0.00	2P-30	39	A B	40	----		0.00	SPACE
	0.00									
Sub-Total (kVA)	14.24	14.24						4.62	5.06	Sub-Total (kVA)

LOAD SUMMARY						
Load Description	Connected Load (kVA)		Demand Factor	Demand Load (kVA)		
	A	B		A	B	
RECTIFIERS/EQUIP	17.80	17.80	1.00	17.80	17.80	
LARGEST MOTOR	0.00	0.00	1.00	0.00	0.00	
ALL OTHER MOTORS	0.00	0.00	1.00	0.00	0.00	
LIGHTING	0.40	0.00	1.25	0.50	0.00	
DUPLEX RECEPTACLES	0.36	0.00	1.00	0.36	0.00	
TOTAL MISCELLANEOUS	0.30	1.50	1.00	0.30	1.50	
Total Power per Phase	18.96	19.30				kVA
Total Demand Current per Phase	158.00	161.00				Amps
Total Demand Power				38.26		kVA

*NOTE: CIRCUIT LOAD AND DEMAND FACTOR PROVIDED BY T-MOBILE.

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E4.1

PANEL SCHEDULE

NOT TO SCALE



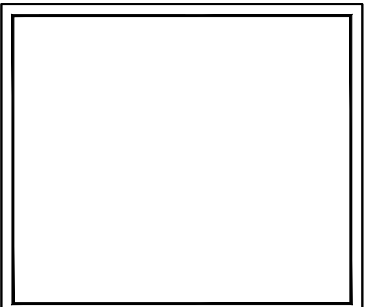
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12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

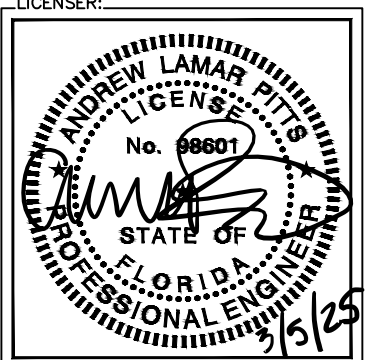
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SHEET TITLE:
PANEL SCHEDULE

SHEET NUMBER:
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LEE COUNTY

PLANS PREPARED BY:

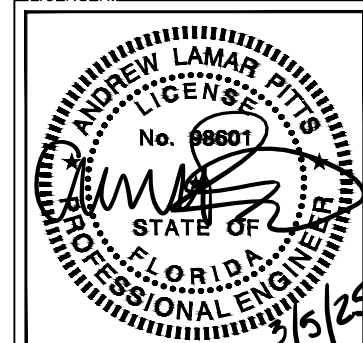
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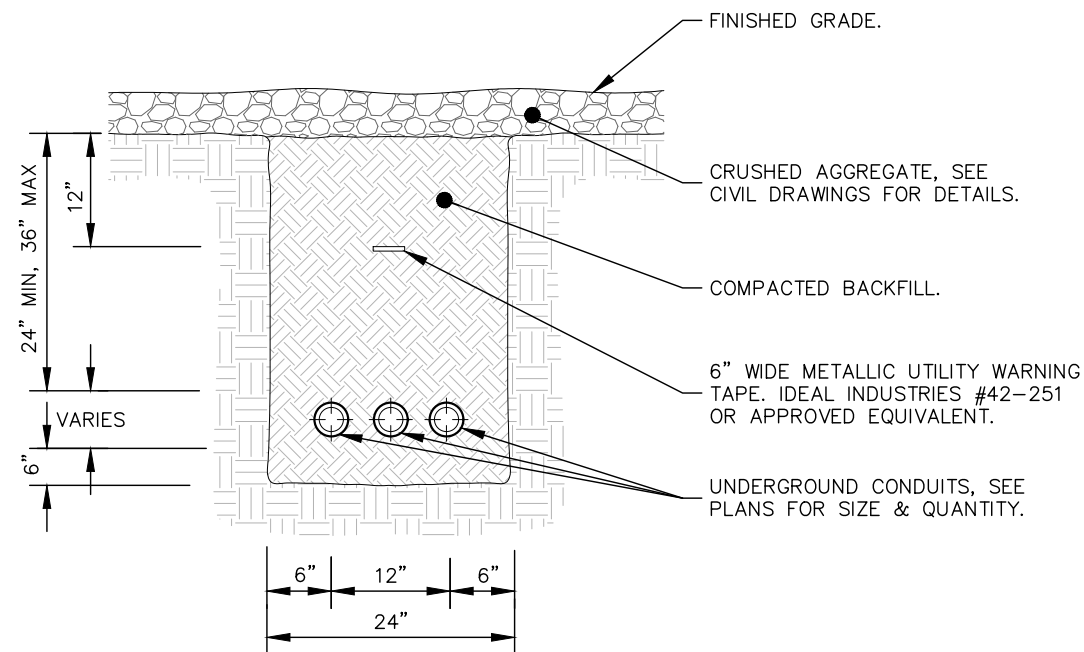
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SHEET TITLE:

**ELECTRICAL
DETAILS**

SHEET NUMBER:

E5



NOTES:

- IF GROUND SURFACE IS OTHER THAN NEWLY GRAVELED AREA. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION.
- PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
- PROVIDE SCHEDULE 40 OR SCHEDULE 80 PVC CONDUIT & ELBOWS AT STUB UP LOCATIONS (I.E. POLES, EQUIPMENT, ETC.)
- PROVIDE SCHEDULE 80 PVC CONDUIT BELOW PARKING LOTS AND ROADWAYS.

1 TYPICAL TRENCH DETAIL
E5 NOT TO SCALE

GROUNDING NOTES

1. THE GROUND RING SHALL CONSIST OF #2 AWG BARE SOLID TINNED COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROST LINE). LOCATE 24" MINIMUM AND 36" MAXIMUM FROM EQUIPMENT AREA AND FROM TOWER FOUNDATION. ALL CONNECTIONS SHALL BE MADE USING A PARALLEL TYPE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. INSTALL GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE 10FT MINIMUM AND 15FT MAXIMUM. TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD (CLAMPED CONNECTIONS TO GROUND ROD PER TOWER MANUFACTURERS DETAILS ARE ACCEPTABLE).
3. EQUIPMENT GROUND RING SHALL HAVE A MINIMUM OF 4 GROUND RODS, INSTALLED AT THE CORNERS OF THE GROUND RING PLUS ADDITIONAL RODS AS REQUIRED TO COMPLY WITH THE SPACING REQUIREMENTS. TOWER GROUND RING SHALL HAVE A MINIMUM OF 3 GROUND RODS, EXCEPT USE 4 RODS AT A MONOPOLE TOWER. WHERE SPREAD TOWER FOOTING WOULD PREVENT GROUND RODS FROM BEING DRIVEN INTO SOIL ADJACENT TO TOWER, PROVIDE VERTICAL 1" DIAMETER PVC SLEEVES EMBEDDED IN FOOTING TO ALLOW INSTALLATION OF GROUND RODS.
4. EQUIPMENT GROUND RING AND TOWER GROUND RING SHALL BE BONDED TOGETHER WITH TWO #2 STC GROUND LEADS, TYPICALLY ONE ON EACH SIDE OF ICE BRIDGE.
5. BOND TOWER TO TOWER GROUND RING AT THREE LOCATIONS WITH #2 STC GROUND LEAD. SELF SUPPORT TOWERS SHALL HAVE EACH LEG BONDED TO GROUND RING, MONOPOLES AND GUYED TOWERS SHALL HAVE GROUND LEADS EQUALLY SPACED AROUND TOWER. EXOTHERMICALLY WELD GROUND LEADS TO TOP OF BASE PLATES, OR ATTACH TO TOWER USING TOWER MANUFACTURER PROVIDED DETAIL.
6. PROVIDE #2 STC RADIALS FROM THE TOWER GROUND RING TO EACH FENCE CORNER POST. RADIALS SHALL HAVE GROUND RODS AS PER THE REQUIRED SPACING. THE GROUND ROD AT THE END OF EACH RADIAL SHALL BE 24" MAXIMUM FROM FENCE CORNER POST. EQUIPMENT AREA GROUND RING AND CONNECTING GROUND LEADS [BETWEEN EQUIPMENT AREA AND TOWER GROUND RINGS] MAY BE USED AS PART OF THE RADIAL GOING TO THE FENCE CORNER POST CLOSEST TO THE EQUIPMENT AREA.
7. MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 24" FOR TOWER GROUND RINGS AND EQUIPMENT PAD GROUND RINGS.
8. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE LUGS FOR CONNECTION TO FLAT METAL SURFACES. USE ONLY STAINLESS STEEL HARDWARE ON ALL MECHANICAL CONNECTIONS. CLEAN ALL SURFACES (AND STRIP PAINTED SURFACES) TO BARE BRIGHT METAL PRIOR TO MAKING GROUND CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO ALL CONNECTIONS. APPLY ZINC RICH PAINT (COLD GALV.) TO ALL EXOTHERMIC WELDS, AND TO ANY METAL EXPOSED BY CLEANING, STRIPPING, GRINDING, CUTTING OR DRILLING.
9. ALL GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BEGIN WITHIN 3/4" OF ABOVE GROUND CONNECTION POINT, SHALL EXTEND 24" BELOW GRADE MINIMUM, AND SHALL BE FILLED WITH SEALANT AT ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON VERTICAL RUNS AND EVERY 36" ELSEWHERE WITH NON-METALLIC TIES.
- 10A. AT GUYED AND SELF SUPPORT TOWERS MOUNT TDSCA-PA14 TOWER BOTTOM GROUND BAR ON DEDICATED POST DIRECTLY BELOW COAX CABLES COMING OFF TOWER. POST TO BE 3.5" OD GALVANIZED SCHEDULE 40 PIPE WITH GALVANIZED PIPE CAP. TOP OF POST TO BE 78" ABOVE GRADE. EMBED POST 30" MINIMUM IN 12" DIAMETER BY 36" DEEP MINIMUM CONCRETE FOOTING WITH TOP OF FOOTING 6" BELOW GRADE. IF TOWER FOUNDATION OBSTRUCTS AUGERED FOOTING, USE POST WITH 10" SQUARE GALVANIZED STEEL FLANGE PLATE WELDED TO BOTTOM AND BOLT FLANGE TO TOP OF CONCRETE TOWER FOOTING.
- 10B. AT MONOPOLE TOWERS CLAMP TDSCA-BC14 TOWER BOTTOM GROUND BAR DIRECTLY TO TOWER. IF RUNNING COAX INSIDE MONOPOLE, CLAMP ONTO BOTTOM LIP OF EXIT PORT. IF BANDING COAX TO OUTSIDE OF TOWER, CLAMP ONTO STEEL ANGLE WHICH IS Banded TO TOWER. BOND TDSCA-BC14 TO TOWER GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING.
11. AT EQUIPMENT AREA, INSTALL TDSCA-PA14 EXTERIOR GROUND BAR (THRU-BOLTED STYLE) AT BASE OF (2) INTERIOR H-FRAME POSTS AND AT TOP OF ICE BRIDGE POST WHICH IS NEAREST TO (BUT CLOSER TO TOWER THAN) THE COAX CABLE TERMINATION. MOUNT GROUND BAR TO H-FRAME POSTS AT 6" ABOVE GRAVEL AND TO ICE BRIDGE POST AT 6FT ABOVE GRAVEL.
12. ALL ICE BRIDGE SECTIONS ARE TO BE JUMPERED TOGETHER WITH #2 WIRE, EITHER BARE TINNED COPPER OR GREEN INSULATED STRANDED. ICE BRIDGE SHALL BE GROUNDED AT EACH END WITH #2 STC WIRE LUGGED TO ICE BRIDGE AND EXOTHERMICALLY WELDED TO UPPER PORTION OF NEAREST ICE BRIDGE POST. ICE BRIDGE SECTIONS ABOVE H-FRAME SHALL BE BONDED TO EACH OTHER WITH JUMPERS AT EACH END - THIS ASSEMBLY WILL BE CONSIDERED AS A SINGLE ICE BRIDGE SECTION FOR GROUNDING PURPOSES.
13. BOND EACH ICE BRIDGE POST, H-FRAME POST OR DEDICATED GROUNDING POST TO BURIED GROUNDING SYSTEM WITH #2 STC LEAD EXOTHERMICALLY WELDED TO POST BELOW TOP OF GRAVEL AND EXOTHERMICALLY WELDED TO GROUND RING. EACH POST TO HAVE SEPARATE GROUND LEAD DIRECTLY TO GROUND RING - DO NOT DAISY CHAIN POSTS TOGETHER.
14. BOND EACH RF CABINET TO EQUIPMENT GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND EXOTHERMICALLY WELDED TO GROUND RING. LUG TO CABINET BODY USING LOCATION AT WHICH STUDS ON CABINET CHASSIS HAVE DIRECT GROUND WIRE CONNECTION TO CABINET INTERNAL GROUND BAR. RUN CONDUIT AND CONDUCTOR ACROSS BACK OF CABINET (DO NOT RUN TOWARDS NEAREST CORNER OF CABINET AND THEN BEND GROUND WIRE SHARPLY), ACROSS CONCRETE PAD BELOW CABLE LADDER, THEN DOWN INTO GRAVEL AREA.
15. BOND EACH BATTERY CABINET TO GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND EXOTHERMICALLY WELDED TO GROUND RING. RUN GROUND LEAD IN FLEX CONDUIT ALONG BACK OF RBA72 CABINET, ACROSS CONCRETE PAD BELOW CABLE LADDER, THEN DOWN INTO GRAVEL AREA. CONNECT TWO HOLE LUG TO BACK OF CABINET AT FACTORY PROVIDED GROUNDING STUDS.
16. BOND GENERATOR TO GROUND RING WITH #2 STC AT TWO DIAGONALLY OPPOSITE LOCATIONS BY DRILLING AND BOLTING TWO HOLE LUG TO FINS ON GENERATOR BASE STRUCTURE. GROUND LEADS SHOULD TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING.
17. WHERE PROPANE TANK IS INSTALLED TO FUEL GENERATOR, BOND PROPANE TANK TO GROUND RING WITH A SINGLE #2 STC CLAMPED TO FILLER PIPE OF PROPANE TANK AND EXOTHERMICALLY WELDED TO GROUND RING. GROUND LEAD SHOULD RUN TO TANK SUPPORT AND TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING. IF PROPANE TANK FUEL LINE IS METALLIC AND CROSSES EQUIPMENT GROUND RING, BOND FUEL LINE TO EQUIPMENT GROUND RING WHERE THE TWO LINES CROSS WITH A SINGLE #2 STC CLAMPED TO FUEL LINE AND EXOTHERMICALLY WELDED TO GROUND RING.
18. BOND GPS ANTENNA and GPS ANTENNA MOUNT TO TDSCA GROUND BAR AT BOTTOM OF H-FRAME POST WITH #2 GREEN INSULATED STRANDED GROUND WIRE.
19. PROVIDE TWO GROUND RODS OUTSIDE GATES OF COMPOUND. DISTANCE BETWEEN GROUND RODS SHALL MATCH WIDTH OF GATE OPENING, AND DISTANCE FROM FENCE SHALL MATCH LENGTH OF LONGEST INDIVIDUAL GATE LEAF. BOND GATE POSTS TOGETHER WITH #2 STC LEAD WHICH RUNS PAST AND CONNECTS TO GROUND RODS OUTSIDE GATES.
20. BOND EACH GATE POST WITH #2 STC TO NEAREST PORTION OF GROUNDING SYSTEM INSIDE COMPOUND.
21. BOND EACH GATE TO GATE POST WITH FLEXIBLE INSULATED OR BRAIDED #4/0 COPPER STRAP. EXOTHERMICALLY WELD STRAP TO BOTH GATE AND GATE POSTS.
22. ANY METAL FENCE POST WITHIN 6FT OF A GROUNDED METAL OBJECT SHALL BE BONDED TO THE NEAREST GROUND RING. ANY METAL FENCE WITHIN 6FT OF A GROUND RING SHALL HAVE THE LINE POSTS BONDED TO THE GROUND RING AT 20FT MAXIMUM INTERVALS AS MEASURED ALONG THE LENGTH OF THE FENCE.
23. WHERE GROUND BASED RRU'S, RAYCAP OVP'S OR DIPLEXERS ARE INSTALLED AT THE EQUIPMENT AREA, BOND EACH COMPONENT TO NEAREST TDSCA GROUND BAR BELOW THE COMPONENT WITH #2 GREEN INSULATED STRANDED GROUND WIRE. SINGLE HOLE LUG OR RING TYPE CONNECTOR IS SUITABLE FOR CONNECTION TO GROUNDING STUD ON EACH COMPONENT.
24. NOTIFY CM TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL HIRE A 3RD PARTY TO PERFORM AN IEEE81 FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUND SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.
25. REFER TO TOWER GROUNDING DIAGRAM AND NOTES FOR GROUND SYSTEM REQUIREMENTS ON THE TOWER.
26. GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.



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SITE #: GA151
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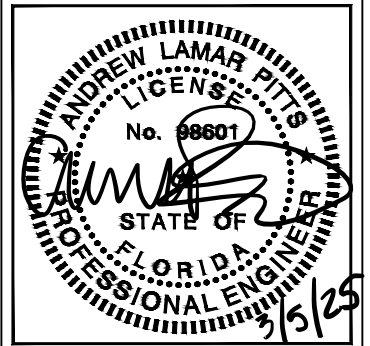


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SHEET TITLE:

GROUNDING NOTES

SHEET NUMBER:

E6

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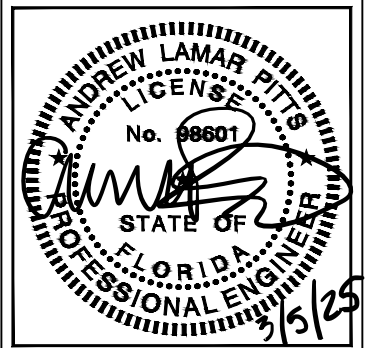
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GROUNDING PLAN

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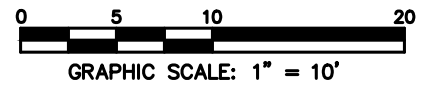
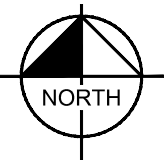
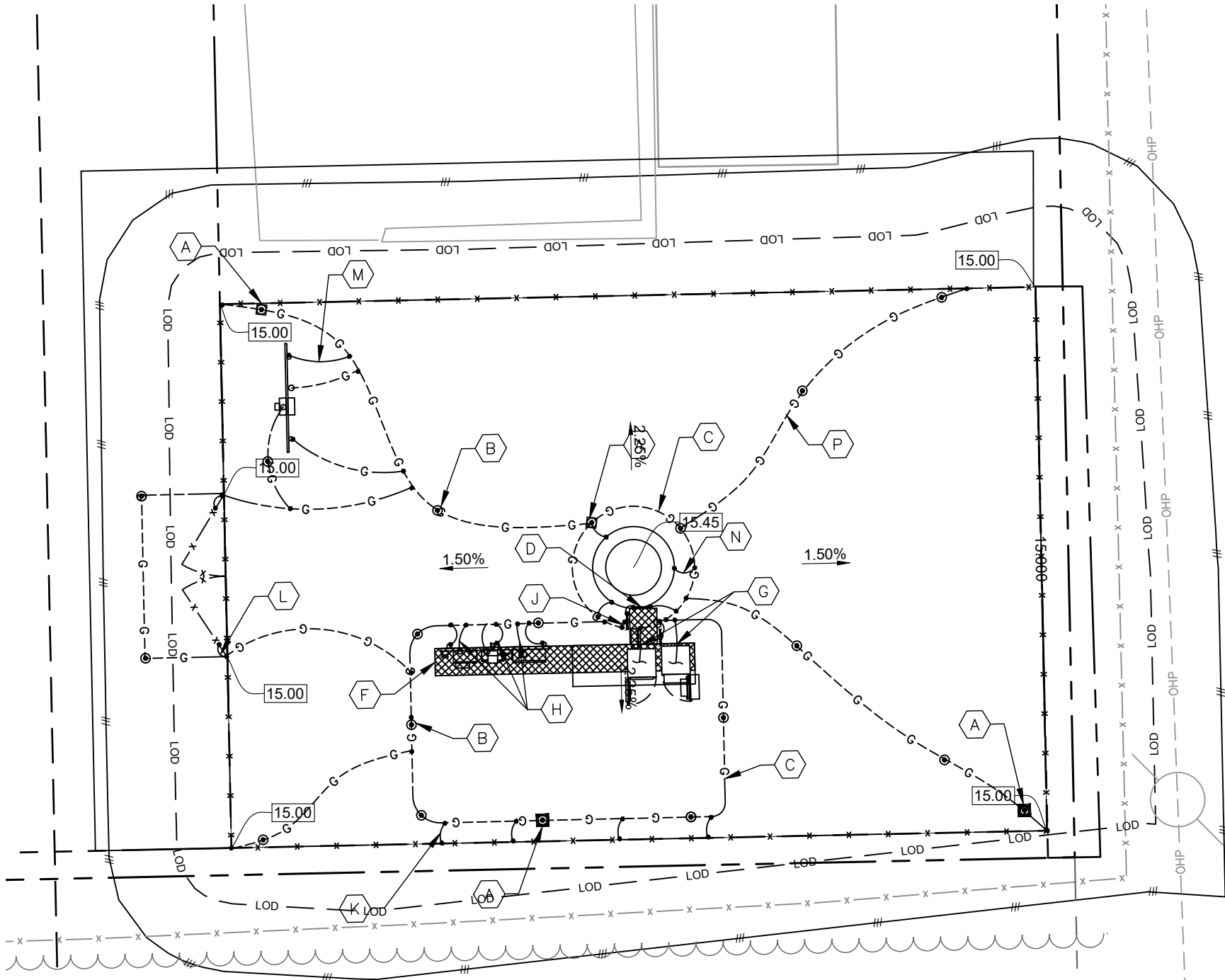
E7

KEY NOTES - GROUNDING EQUIPMENT

- (A) GROUND ROD TEST WELL (SEE DETAIL 1/E9).
- (B) GROUND ROD, TYPICAL (SEE DETAIL 2/E10 AND NOTES 2 AND 3 ON E6).
- (C) TOWER AND EQUIPMENT GROUND RING (SEE NOTES 1, 3, 4, 5, 6 AND 7 ON E6).
- (D) TDSGA-PA14 OR TDSGA-BC14 WHERE APPLICABLE (SEE NOTES 10 AND 11 ON E6 AND SHEET E10).
- (E) GENERATOR GROUNDING (SEE NOTE 16 ON E6).
- (F) GPS ANTENNA GROUNDING (SEE NOTE 18 ON E6).
- (G) RF CABINET GROUNDING (SEE NOTE 14 ON E6).
- (H) EQUIPMENT GROUNDING (SEE NOTE 23 ON E6).
- (J) ICE BRIDGE POST BOND TO GROUND RING, TYPICAL (SEE NOTES 12 AND 13 ON E6).
- (K) FENCE POST GROUNDING, TYPICAL (SEE NOTE 22 ON E6).
- (L) GATE GROUNDING, TYPICAL (SEE NOTES 19, 20 & 21 ON E6).
- (M) UTILITY H-FRAME GROUNDING, TYPICAL (SEE SHEET E3 AND NOTE 13 ON E6).
- (N) TOWER GROUNDING, TYPICAL (SEE NOTES 5, 6 & 25 ON E6).
- (P) GROUND RADIALS, TYPICAL (SEE NOTE 6 ON E6).
- (Q) HAZARD LIGHTING CONTROL PANEL GROUNDING (SEE DETAIL 1/E3.1 AND NOTES 6 AND 7 ON SHEET E6).
- (R) REFER TO SHEETS E6, E8, E9 & E10 FOR GROUNDING NOTES, DETAILS, AND SPECIFICATIONS.

LEGEND:

- G---G--- GROUND RING
- G---G--- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- EXOTHERMIC WELD
- ⊙ GROUND ROD TEST WELL (SEE DETAIL 1/E8)
- MECHANICAL CONNECTION

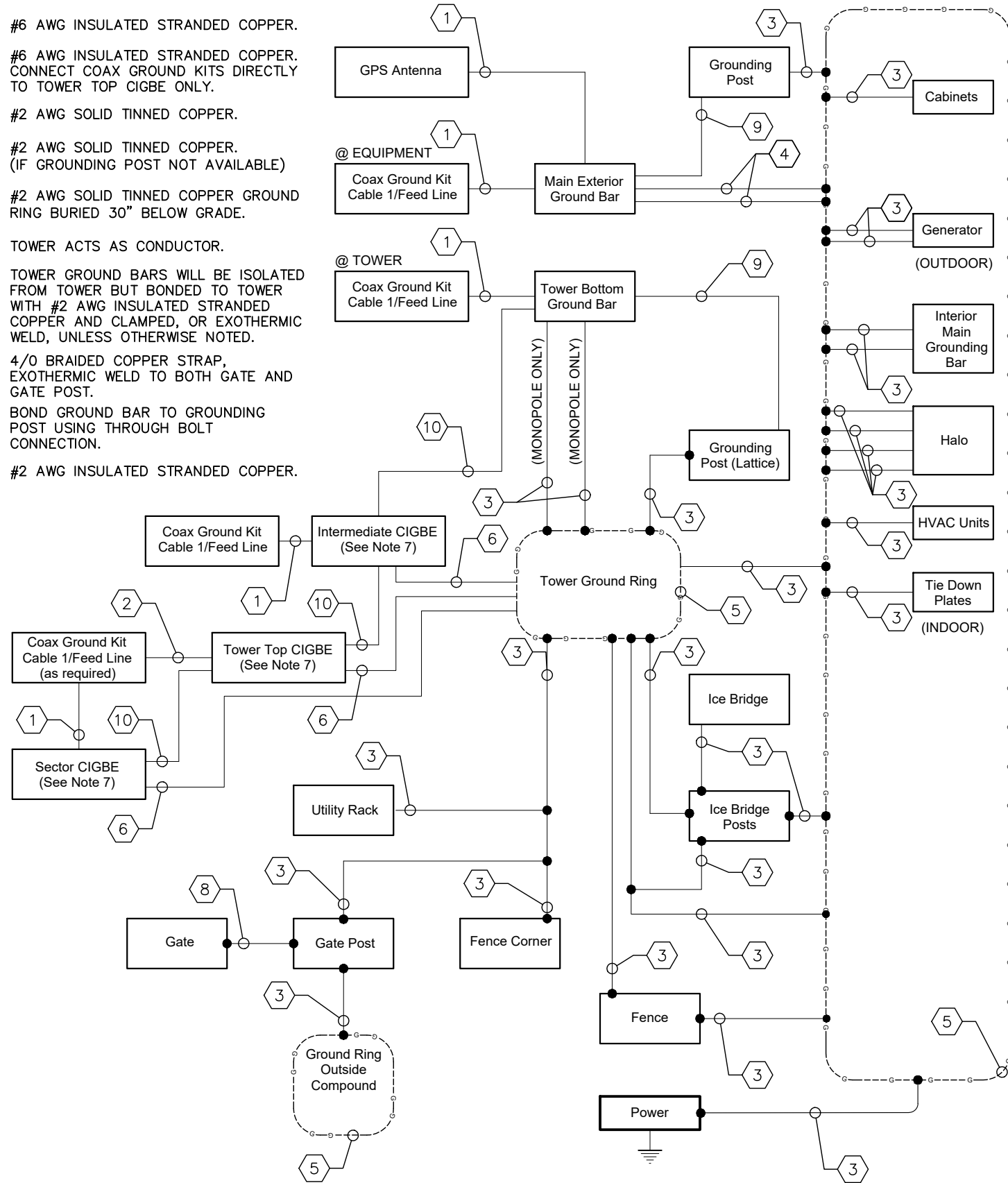


1 GROUNDING PLAN
E7 SCALE: 1" = 10'

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KEY NOTES - ELECTRICAL EQUIPMENT

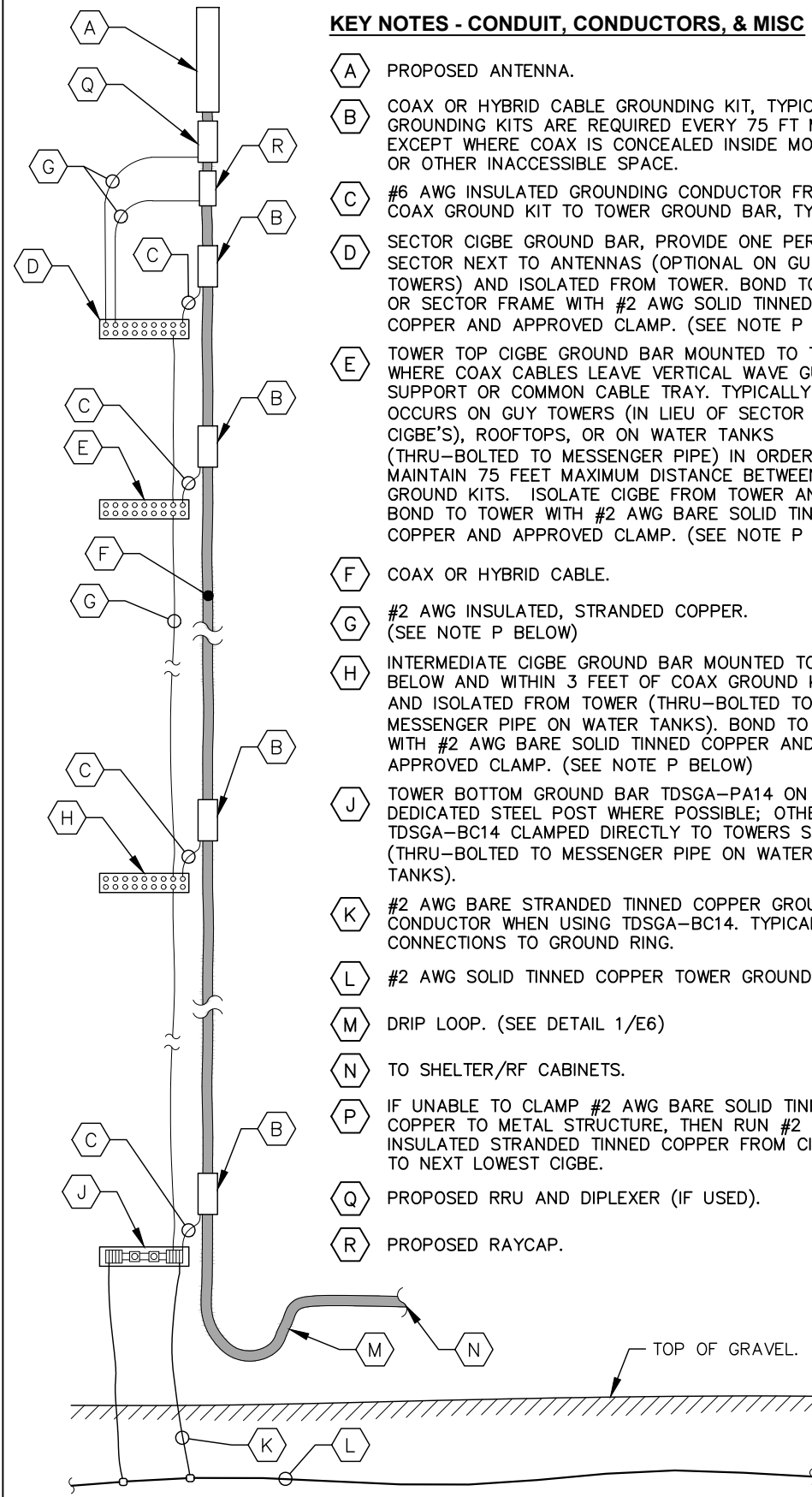
- 1 #6 AWG INSULATED STRANDED COPPER.
- 2 #6 AWG INSULATED STRANDED COPPER. CONNECT COAX GROUND KITS DIRECTLY TO TOWER TOP CIGBE ONLY.
- 3 #2 AWG SOLID TINNED COPPER.
- 4 #2 AWG SOLID TINNED COPPER. (IF GROUNDING POST NOT AVAILABLE)
- 5 #2 AWG SOLID TINNED COPPER GROUND RING BURIED 30" BELOW GRADE.
- 6 TOWER ACTS AS CONDUCTOR.
- 7 TOWER GROUND BARS WILL BE ISOLATED FROM TOWER BUT BONDED TO TOWER WITH #2 AWG INSULATED STRANDED COPPER AND CLAMPED, OR EXOTHERMIC WELD, UNLESS OTHERWISE NOTED.
- 8 4/0 BRAIDED COPPER STRAP, EXOTHERMIC WELD TO BOTH GATE AND GATE POST.
- 9 BOND GROUND BAR TO GROUNDING POST USING THROUGH BOLT CONNECTION.
- 10 #2 AWG INSULATED STRANDED COPPER.



1 GROUNDING SINGLE LINE DIAGRAM
E8 NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A PROPOSED ANTENNA.
- B COAX OR HYBRID CABLE GROUNDING KIT, TYPICAL. GROUNDING KITS ARE REQUIRED EVERY 75 FT MAXIMUM EXCEPT WHERE COAX IS CONCEALED INSIDE MONOPOLE OR OTHER INACCESSIBLE SPACE.
- C #6 AWG INSULATED GROUNDING CONDUCTOR FROM COAX GROUND KIT TO TOWER GROUND BAR, TYPICAL.
- D SECTOR CIGBE GROUND BAR, PROVIDE ONE PER SECTOR NEXT TO ANTENNAS (OPTIONAL ON GUYED TOWERS) AND ISOLATED FROM TOWER. BOND TO TOWER OR SECTOR FRAME WITH #2 AWG SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- E TOWER TOP CIGBE GROUND BAR MOUNTED TO TOWER WHERE COAX CABLES LEAVE VERTICAL WAVE GUIDE SUPPORT OR COMMON CABLE TRAY. TYPICALLY OCCURS ON GUY TOWERS (IN LIEU OF SECTOR CIGBE'S), ROOFTOPS, OR ON WATER TANKS (THRU-BOLTED TO MESSENGER PIPE) IN ORDER TO MAINTAIN 75 FEET MAXIMUM DISTANCE BETWEEN COAX GROUND KITS. ISOLATE CIGBE FROM TOWER AND BOND TO TOWER WITH #2 AWG BARE SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- F COAX OR HYBRID CABLE.
- G #2 AWG INSULATED, STRANDED COPPER. (SEE NOTE P BELOW)
- H INTERMEDIATE CIGBE GROUND BAR MOUNTED TO TOWER BELOW AND WITHIN 3 FEET OF COAX GROUND KITS AND ISOLATED FROM TOWER (THRU-BOLTED TO MESSENGER PIPE ON WATER TANKS). BOND TO TOWER WITH #2 AWG BARE SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- J TOWER BOTTOM GROUND BAR TDSCA-PA14 ON DEDICATED STEEL POST WHERE POSSIBLE; OTHERWISE TDSCA-BC14 CLAMPED DIRECTLY TO TOWERS STEEL (THRU-BOLTED TO MESSENGER PIPE ON WATER TANKS).
- K #2 AWG BARE STRANDED TINNED COPPER GROUNDING CONDUCTOR WHEN USING TDSCA-BC14. TYPICAL TWO CONNECTIONS TO GROUND RING.
- L #2 AWG SOLID TINNED COPPER TOWER GROUND RING.
- M DRIP LOOP. (SEE DETAIL 1/E6)
- N TO SHELTER/RF CABINETS.
- P IF UNABLE TO CLAMP #2 AWG BARE SOLID TINNED COPPER TO METAL STRUCTURE, THEN RUN #2 AWG INSULATED STRANDED TINNED COPPER FROM CIGBE TO NEXT LOWEST CIGBE.
- Q PROPOSED RRU AND DIPLEXER (IF USED).
- R PROPOSED RAYCAP.



2 COAX-TOWER GROUNDING SCHEMATIC
E8 NOT TO SCALE

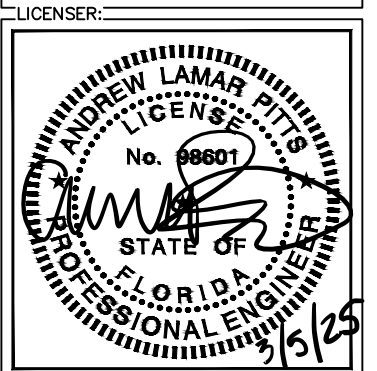


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SHEET TITLE:
GROUNDING SINGLE LINE DIAGRAM

SHEET NUMBER:
E8

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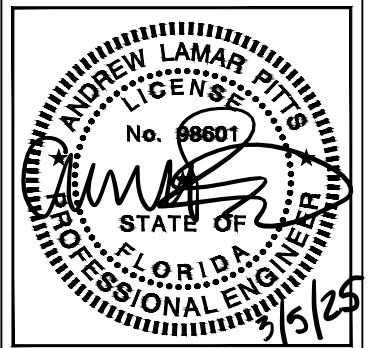


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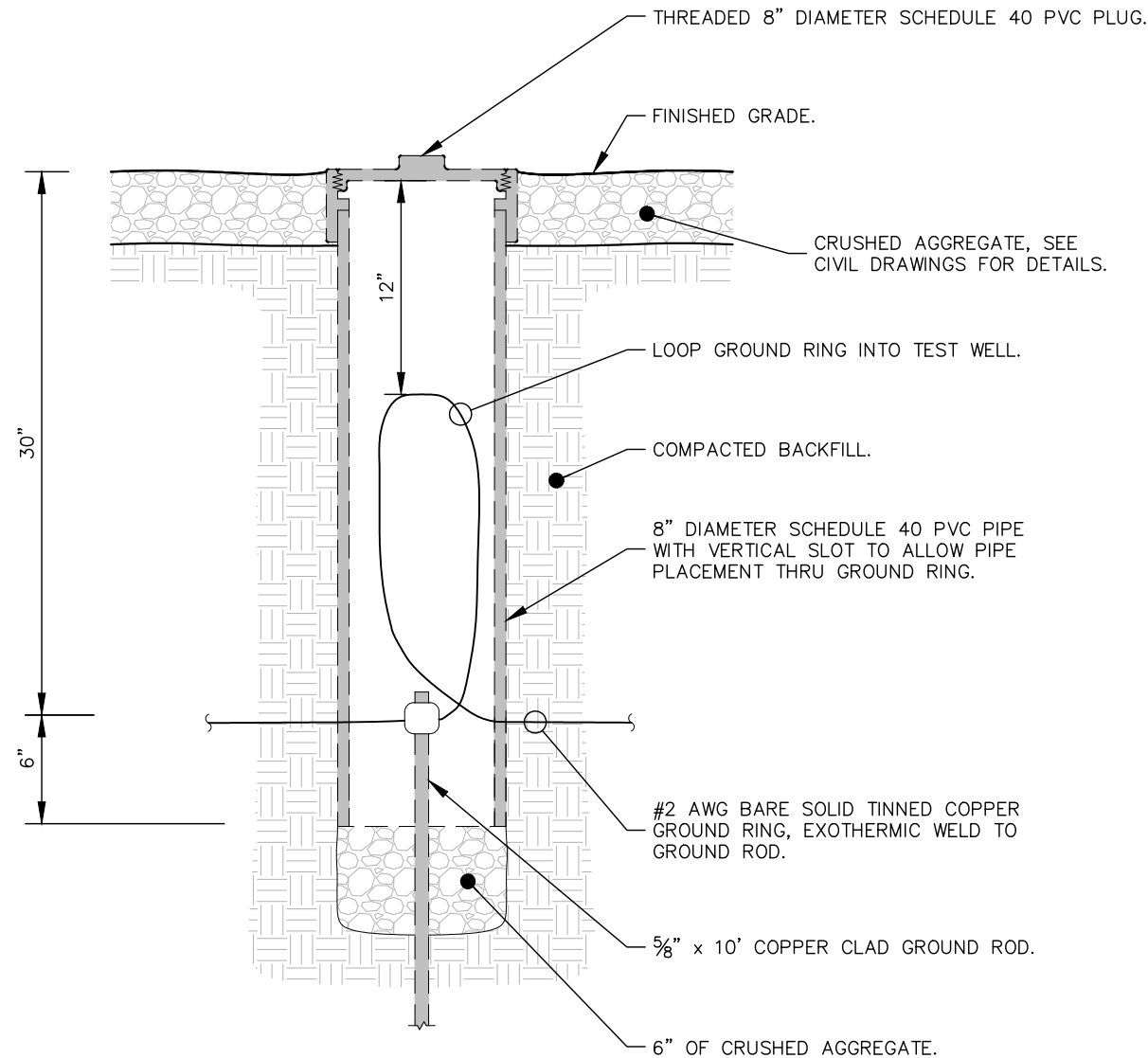
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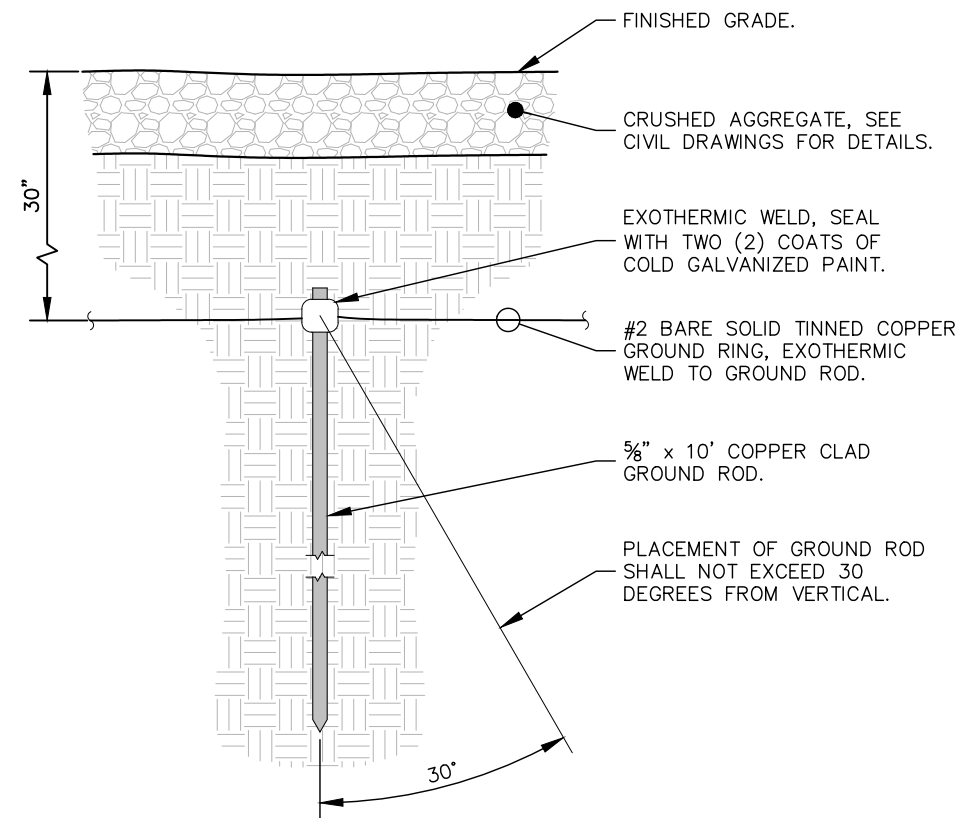
**GROUNDING
DETAILS**

SHEET NUMBER:

E9



1 GROUND ROD TEST WELL DETAIL
E9 NOT TO SCALE



2 GROUND ROD INSTALLATION DETAIL
E9 NOT TO SCALE



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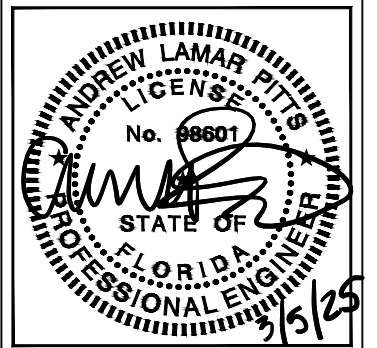
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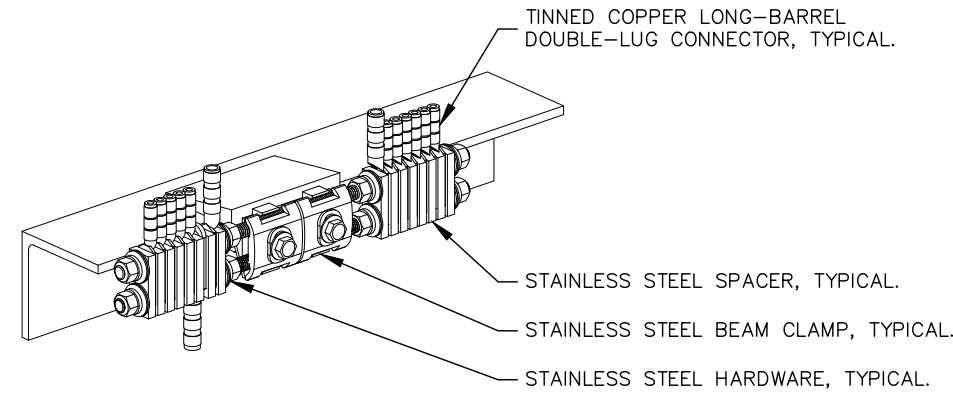
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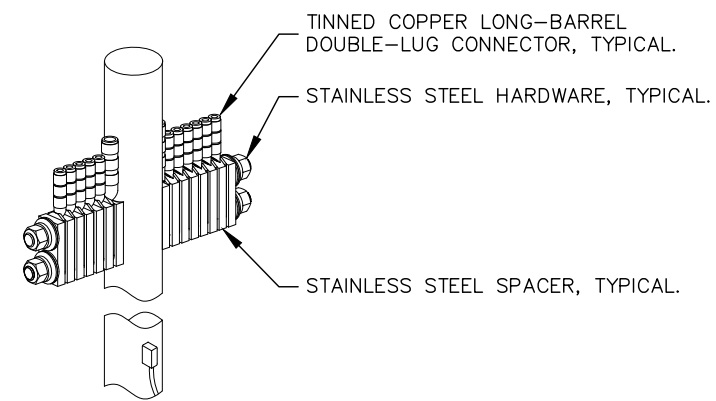
**GROUNDING
DETAILS**

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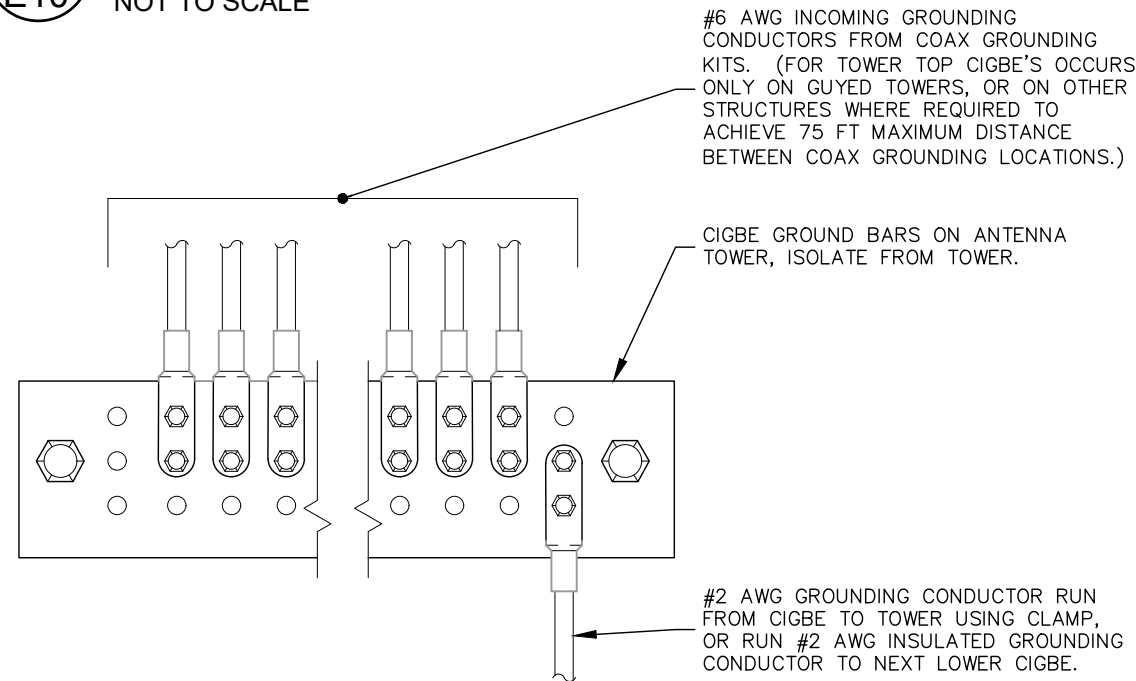
E10



1 BAR NONE GROUNDED BEAM CLAMP (TDSGA-BC14)
E10 NOT TO SCALE



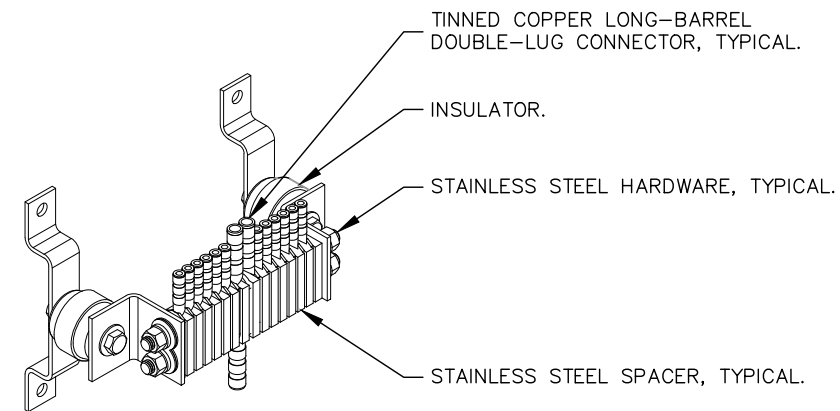
2 BAR NONE POST MOUNTED (TDSGA-PA14)
E10 NOT TO SCALE



3 ANTENNA GROUND WIRE INSTALLATION DETAIL
E10 NOT TO SCALE

NOTES:

1. ALL CIGBE GROUND BARS ON TOWER ARE TO BE ERICO TDSGA. TYPICALLY USE TDSGA-WB17 ISOLATED FROM UNISTRUT BRACKET.
2. IF CIGBE CANNOT BE CONNECTED TO TOWER WITH #2 AWG GROUNDING CONDUCTOR, VIA CLAMP OR EXOTHERMIC WELD, THEN RUN #2 AWG BLACK GROUND LEAD FROM CIGBE DOWN TO NEXT LOWER CIGBE. SECURE GROUND LEAD WITH NON-METALIC TIES AT SAME SPACING AS COAX SUPPORTS.



4 BAR NONE INSULATED (TDSGA-WB17)
E10 NOT TO SCALE

ATTACHMENT “A”

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: RPD, Maintenance Facility, Treatment Plant	Moderate Density Mixed Use Planned Development (Mod. Den MU/PD)
North*: RPD (Hunter’s Ridge), Residential	Mod. Den. MU/PD. 6-9du/ac
East: Bonita Grande Drive, Quail West RPD; Residential	Mod. Den MU/PD 6-9du/ac
South**: RPD (Hunter’s Ridge), Residential	Mod. Den MU/PD 6-9du/ac
West***: RPD (Hunter’s Ridge), Residential	Mod. Den MU/PD 6-9du/ac

*North of the Hunter’s Ridge RPD is a Mixed Use Planned Development (MPD)

**South of Hunter’s Ridge RPD is the Collier County portion of the Quail West RPD

***West of the Hunter’s Ridge RPD is Interstate 75

Planned Development/Special Exception Analysis

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation	Yes – The application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations
The request meets or exceeds performance and location standards set forth for the proposed uses	Yes – The 41-page site plan with associated conditions presented by Staff will meet the standards of the Land Development Code.
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan	Yes—there is no density associated with the requested amendment. Limited intensity associated with a cell tower—less than one trip per week.

<p>The request is compatible with existing or planned uses in the surrounding area</p>	<p>Mostly—The location chosen for the construction of the wireless facility is non-residential and has been since the development of the community. However, there are many residences that will be visually-impacted by the tower. The Applicant has provided a “Statement of Need” which is required in order to demonstrate the need for a facility in a particular location. A determination of whether the need outweighs the visual impacts is a decision for City Council. It is the Staff opinion that the Applicant has demonstrated a clear need for the facility.</p>
<p>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</p>	<p>Yes-- The proposed facility is a low traffic generator that will not burden the existing transportation network. Less than one trip per week is expected.</p>
<p>Will the request adversely affect environmentally critical areas and natural resources</p>	<p>No – The site is already developed with impervious surface.</p>
<p>Public facilities are, or will be, available and adequate to serve the proposed land use</p>	<p>Yes - Public facilities are available to the site.</p>
<p>Deviations needed to enhance or to achieve the objectives of the planned development</p>	<p>Not Applicable—No deviations are requested.</p>
<p>Deviations needed to preserve, promote and or protect the public health, safety and welfare</p>	<p>Not Applicable—No deviations are requested.</p>

Environmental

The site is already developed as the maintenance facility for the Hunter’s Ridge RPD. While PD applications typically include an environmental report, it was determined that one was not needed since the site has already been impacted. However, the Applicant has agreed to all associated conditions of approval of this zoning application, which includes a requirement to replace any landscaping (mature or otherwise) that is damaged or removed during the construction phase (Condition 3).

Stormwater

The Applicant has been placed on notice that a stormwater management plan will be required to be reviewed as part of the local development order (LDO) application. Submittal of an LDO would come following the approval of this application. It is the intention of the Applicant to maintain historic flows. Additional runoff onto neighboring properties either internal to Hunter's Ridge, or external, will not be permitted.

Traffic

Wireless facilities are not considered high traffic generators. The Applicant's narrative suggests the tower would be suitable for up to four carriers, each making approximately one maintenance trip per month. Access to the site would be by vehicle travel on Fox Ridge Drive within the Hunter's Ridge development. As part of the construction process, the Applicant will be required to show the locations of proposed work vehicles, construction materials, and a proposed method of maintaining traffic flow on this community street. No street or roadway improvements are required as part of the approval process. However, any damage done to roads or driveways as a result of tower construction will require repairs by the Applicant—as is the standard practice upon approval of a development order and building permit.

Comprehensive Plan

The property is located in the Moderate Density Mixed-Use Planned Development future land use category. This category is described as follows:

Policy 1.1.10: Moderate Density Mixed-Use/Planned Development - Intended to accommodate and provide continued flexibility of development within mixed use and residential planned developments of up to nine dwelling units per gross acre and approximately 8,671 acres of gross land area in the land use category, having been granted development orders prior to the adoption of the City's Comprehensive Plan.

- a. Appropriate uses within this category include the full range of residential uses; residential amenities such as private golf courses and other recreation facilities; limited commercial and light industrial uses; group homes and foster care facilities; schools and other public and semi-public uses.*
- b. Residential density shall be limited to not more than six units per gross upland acre and one unit per 20 gross acres of wetland, except as otherwise provided for under Policy 1.1.2 relating to transfer of density from freshwater wetlands. If affordable housing is provided, residential density may be increased by up to three additional units per acre of upland area.*
- c. In areas located within the Coastal Management Area (CMA), density may not be increased beyond that already approved prior to the adoption of this Comprehensive Plan.*

- d. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves.*
- e. *Residential uses may comprise up to 100% of the acreage in a planned development.*
- f. *In mixed-use planned developments:*
 - 1. *Residential uses shall comprise not less than 20% of the acreage;*
 - 2. *The aggregate of commercial and light industrial uses shall comprise not more than 45% of the total acreage;*
 - 3. *Light industrial uses shall comprise not more than 20% of the total acreage;*
 - 4. *Public and semi-public uses shall comprise not more than 65% of the total acreage; and*
 - 5. *For properties of less than two (2) acres, residential uses may be combined at various proportions with commercial and non-residential uses.*

This amendment does not contain a residential component and is not considered an intense or high-impact use of the property. The tower is proposed on an existing and developed non/residential site and does not necessitate a need for a change of land use.

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

With regards to the Traffic Element, the tower will be accessible through established and fully-constructed roadways within the Hunter's Ridge community. As an extremely low traffic generator, the site will average approximately one trip per month for each of the four carriers that could be on the tower. The highest number of trips will be during the construction phase and the Applicant will be responsible for providing a traffic plan to be reviewed by City Staff during the development order submittal. The purpose of the traffic plan is to assure adequate flow through the neighborhood and to limit the impact to the existing residential roadways.

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



ATTACHMENT B

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT VIA EMAIL ONLY

November 7, 2025

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

**RE: Diamond Communications, LLC. – FL391 Hunter’s Ridge
STRAP 06-48-26-B3-0010G.10CE
Planned Development Amendment Request for
149’ AGL Monopine Camouflage Wireless Facility**

Diamond agrees that the review shot clocks, contained in F.S. 365.172(13), 47 U.S.C. 332, Statute Section 166.033, and FCC Report and Order 18-133 do not begin running until after the publicly community meeting is completed.

Dear Mr. Fiigon:

On behalf of my client, Diamond Communications, LLC (Diamond) please find the included Planned Development Amendment application to allow a 149’ AGL monopine camouflaged Wireless Facility and support facility on STRAP 06-48-26-B3-0010G.10CE along with supporting documentation:

1. Narrative (This Letter)
2. Remaining Documents on File

Summary of Request

Diamond respectfully requests a Planned Development Amendment for STRAP 06-48-26-B3-0010G.10CE, to allow the construction of a 149’ AGL monopole style communication tower with pine tree type camouflage techniques (“Monopine”) and related fenced compound and power meter/telco rack. It will have a brown trunk and branches with green foliated canopy. All antennas that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy.

The site is situated on the West side of Bonita Grande Blvd. about 2100’ South of Worthington Way. The Monopine will be located within a golf course maintenance area that is surrounded by

mature trees on three sides. Further, mature vegetation exists through the area, which helps break up view sheds and buffer the Monopine from surrounding uses. Verizon will be the anchor tenant. The 2.66 Acre parcel is part of the Hunter's Ridge PD that is programmed as a support area for the golf course, which includes a maintenance compound and water tanks. Diamond's leased area consists of 1,600 square feet. The parent parcel currently carries a Moderate Density MU/PD Future Land Use designation and an RPD zoning designation.

Applicable Land Development Code

DIVISION 11. WIRELESS COMMUNICATION FACILITIES

...

Sec. 4-1216. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

...

Stealth wireless communications facility means a wireless communications facility, ancillary appurtenance, or equipment enclosure, designed in a manner not readily identifiable as such, and that is aesthetically compatible with nearby uses. A stealth facility must have, or appear to have, a concealing or separate function including, but not limited to, the following: church steeple, bell tower, spire, clock tower, cupola, light standard, flagpole with a flag, etc. A stealth facility may be an approved secondary use of other structures concealing the stealth facility.

While technically not a stealth wireless communications facility, Diamond respectfully proposes to construct a tower that will implement camouflaging techniques often found on stealth wireless communications facilities as the Monopine will be designed to look like a tall pine tree. Please see Sheet C8 as well as the enclosed Photo Simulations.

...

Sec. 4-1218. Permissible wireless facility locations.

Wireless communications facility may be permitted only as indicated below and in accordance with the provisions of this chapter. Regardless of the process required, the applicant must comply with all applicable submittal, procedural and substantive provisions of this chapter. Variances or deviations from the requirements of this division may be granted only in accordance with the requirements of section 4-1225 for a variance.

- (1) Antenna supporting structures shall only be approved in the locations and through the process indicated in Table 4-1221.

Diamond respectfully requests to construct the Monopine on a parent parcel zoned RPD and programed as a maintenance area for the development. Please see Sheets P2, C0, C1, C1.1, and C2.

(2) ...

(4) Wireless communications facilities are prohibited in wetlands.

N/A – The Monopine will be located within a golf course maintenance compound on the parent parcel. Please see Sheets C1, C1.1, and C2.

(5) Wireless communications facilities are prohibited in the density reduction groundwater resource (DRGR) future land use areas, environmentally critical zoning districts and the Downtown District, except for:

- a. Stealth wireless communication facilities;
- b. Surface-mounted and flush-mounted antennas on existing buildings or structures;
- c. Collocations on existing facilities.

The design of any facility proposed in these areas must be reviewed in accordance with the provisions of sections 4-1219 and 4-1221.

N/A – the Monopine is not proposed within the DRGR. That said, the Monopine will be a stealth wireless communication facility, designed to look like a pine tree. Please see Sheet C8, C0, and C0.1.

(6) Stealth wireless communications facilities must apply for administrative review as set forth in section 4-1219(c).

Diamond respectfully requests approval to construct a 149' AGL monopine style wireless communications facility on the parent parcel. Please see Sheet C8 as well as the Photo Simulations and the Code analysis below.

(7) ...

Sec. 4-1219. Development review process.

(a) *Preapplication conference.*

(1) ...

(b) *Expedited review.*

[Continued On Next Page]

- (1) *Sufficiency of application.* Upon receipt of an application for a wireless communication facility regulated by this division, the city shall notify the applicant in writing within 20 business days after the date the application is submitted, whether the application, for administrative purposes only, is properly completed and has been properly submitted. Such determination shall not be deemed as an approval of the application. Such notification shall indicate with specificity any deficiencies which, if cured, shall make the application properly completed. Failure to find the application properly completed or to provide the applicant a written notification specifying any deficiencies within the timeframe specified herein shall be deemed an automatic finding that the application is properly complete.

Noted. Diamond agrees that the review shot clocks, contained in F.S. 365.172(13), 47 U.S.C. 332, and FCC Report and Order 18-133 do not begin running until after the publicly noticed community meeting is completed.

- (2) *Placement of antennas and ancillary equipment.*
 - a. ...
- (3) *Applications for a new antenna-supporting structure or stealth wireless communication facility.*
 - a. *Administrative review.* Upon submission of a properly completed application for a new antenna-supporting structure that requires an administrative review or for a stealth wireless communication facility, the city shall conduct an administrative review and shall grant or deny a properly completed application within 90 business days after the date the properly completed application is initially submitted. Failure to grant or deny such application within the timeframe specified herein shall be deemed an automatic approval of the application.

Noted.

- b. *Special exception review.* Upon submission of a properly completed application for a new antenna-supporting structure that requires a special exception review, the city shall schedule the application for public hearing within 45 days before the zoning board. The city shall grant or deny a properly completed application within 90 business days after the date the properly completed application is initially submitted. Failure to grant or deny such application within the timeframe specified herein shall be deemed an automatic approval of the application.

Noted.

- (4) *Waiver.* To be effective, a waiver of the timeframes set forth in subsections (b)(1) through (3) of this section must be voluntarily agreed to by the applicant and the city. The city may request, but not require, a one-time waiver of the time frames set forth herein in the case of a declared local, state, or federal emergency that directly affects the administration of all permitting activities of the city.

Noted.

(c) *Zoning.*

- (1) *Administrative review.* Where provided by this division, an application will be reviewed by the director for compliance with this chapter. The director may attach conditions to any facility approved administratively if such conditions are reasonably necessary to effectuate the intent and purpose of this Code and other applicable regulations.
- (2) *Special exception.* Where, pursuant to Table 4-1221, a special exception is required, the application must be reviewed pursuant to the provisions of section 4-145(c) and this division. The city council decision constitutes final agency action.

Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD. In the spirit of a completeness, an analysis of Section 4-145(c) is provided below.

(3) *Final decision.*

- a. *Approval.* ...
- b. *Denial.* Decisions by the city to deny an application for a proposed wireless communications facilities must be in writing and supported by substantial competent evidence contained in a written record.
- c. *Building permits and development orders.* Building permits and development orders are required for all nonexempt wireless communication facilities in accordance with this chapter and chapters 3 and 6.

Noted.

Sec. 4-1220. Application submittal requirements.

- (a) *Minimum required information for all wireless communication facilities applications.* Unless an applicant can demonstrate to staff that the proposed change is nonsubstantial by meeting the exemptions pursuant to Subpart CC—State and Local Review of Applications for Wireless Service Facility Modification in § 1.40001 Wireless Facility Modifications, applications for wireless communication facilities must include the information specified below. However, upon written request, on a form prepared by the city, the director may modify the submittal requirements contained in this section where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request for a waiver or modification must be submitted to the director prior to submitting the application. A copy of the request and the director's written response must accompany the application and will become a part of the permanent file.
 - (1) *First antennas on existing or new structures (and the ancillary appurtenances and equipment enclosures).*
 - a. ...

(2) *Stealth or camouflaged wireless communication facilities.*

a. ...

(3) *New antenna-supporting structures.*

a. Documentation of authority and acceptance of responsibility for compliance with these regulations, executed by the property owner, the applicant, and, if different, the provider who will be placing antennas on the proposed antenna-supporting structure.

Please see the enclosed Ground Lease, making Diamond responsible for maintaining the Monopine and its compound. Additionally, please also see the enclosed Agent of Record Affidavits from the property owner and Diamond and Covenant of Unified Control.

b. The name, address, and telephone contact information for the owners of the proposed antenna-supporting structure; and an affidavit that such information will be updated annually or upon a change of ownership after the application is approved.

Please see Sheet T-1 as well as the enclosed Covenant of Unified Control.

c. A license (and for broadcast structures, a construction permit) issued by the FCC to transmit radio signals in the city.

Please see the enclosed FCC licenses for T-Mobile.

d. To determine the availability of existing structures that could be used as an alternative to constructing a new antenna-supporting structure:

1. A graphical representation and an accompanying statement of the site coverage area, design radius planned for the cell, and the geographic search area used to locate the proposed facility.
2. A radio frequency plot indicating the coverage of the provider's existing wireless communications sites adjacent to the proposed site.
3. A statement of the power levels of the facility.
4. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grade and sea-level.
5. A list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each.

Please see the enclosed RF package.

e. A letter or letters:

1. Demonstrating consent from the Lee County Port Authority if the wireless communications facilities is to be located within the county airspace notification limits of sections 34-1008 and 34-1010 of the Lee County Land Development Code and if the structure is over 125 feet, regardless of location, proof that a tall structures permit was issued by the Lee County Port Authority;

Please see the enclosed Lee County Port Authority Tall Structures Permit application. The permit will be supplemented into the file once received.

2. Confirming review and recommendation from the county mosquito control district, the county sheriffs department and the director of public safety or their respective designee, for any antenna-supporting structure exceeding 35 feet; and

Please see the enclosed Lee County Mosquito District Email for No Objection Letter. The letter will be supplemented into the file once received.

3. Confirming FAA compliance with Subpart C of the Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace.

Please see the enclosed Airspace Study, showing compliance with FAA regulations.

4. Letters of no objection from affected easement holders, not older than six months from the time of the application submittal.

N/A

[Continued on Next Page]

5. Letters of coordination, as defined in section 4-1216, with text of the required notice as follows:

"Pursuant to the requirements of the Bonita Springs Land Development Code, (name of applicant) is hereby providing you with notice of our intent to meet with the Bonita Springs Department of Community Development in a preapplication conference to discuss the location of a free-standing wireless communications facility that would be located at (location). We plan to construct an antenna-supporting structure of (number of) feet in height for the purpose of providing (type of wireless service). Please inform the city and us if either of the following applies:

- a. You intend to place additional wireless communications facilities within two (2) miles of our proposed facility; or
- b. You know of an existing building or structure that might accommodate the antennas associated with our proposed facility.

Please provide us with this information within ten (10) days following the receipt of this letter.

Sincerely, (applicant, wireless provider)"

Notice was already accomplished when Diamond sent out notices for the Community Meeting that was held on August 14, 2025.

- f. A survey of the subject property completed by a registered land surveyor which shows all existing conditions.

Please see the enclosed Survey.

- g. Photo-simulated post-construction renderings of the proposed antenna-supporting structure, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed antenna-supporting structure will be visible according to the balloon test and sight lines.

Please see the enclosed Photo-Simulations.

- h. Shared use plan or copy of an executed shared use plan for the existing facility.

Please see the enclosed Colocation Affidavit, committing to provide space for up to four carriers upon the Monopine.

- i. Floor plans, elevations, and cross sections at a scale no smaller than $\frac{1}{4} = 1$ (1:48) of any proposed accessory structure.

Please see the enclosed Site Plan Set.

- j. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility, signed and sealed by a professional engineer.

Please see the enclosed Site Plan Set.

- (b) *Additional required information for wireless communication facilities requiring a public hearing.* In addition to the submittals required by sections 4-194 and 4-195, and the requirements of subsection (a) of this section, the following information must be provided:
 - (1) *Lease required.* If the property owner is not a provider, the application must include a copy of an executed lease agreement or memorandum of lease between the applicant or property owner and a provider. Where no lease agreement has been executed, the applicant must include an affidavit signed by a provider attesting to the providers intent to make application for development order approval to place antennas on the wireless communications facility if the zoning application is approved.

Please see the enclosed Ground Lease.

- (3) Graphic results of the balloon test conducted by the applicant pursuant to the requirements set forth in subsection (d) of this section.

A balloon test will be conducted after the first round of staff comments have been issued.

- (c) *Information for wireless communication facilities required at time of application for a development order or building permit.* In addition to the submittals required by subsection (a) or (b) of this section, as applicable, the following information must be provided along with the application for a development order or building permit:
 - (1) A certificate of insurance as required by section 4-1222.

Please see the enclosed Certificate of Insurance.

- (4) Proof the wireless communications facility has been designed to withstand sustained winds in accordance with the state building code.

Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.

- (5) For new antenna-supporting structures, proof the antenna-supporting structure has been designed so that, in the event of structural failure, it will collapse within the boundaries of the leased area of the lot on which it is located.

Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.

- (6) A stamped or sealed structural analysis of the wireless communication facility prepared by a professional engineer indicating the proposed and future loading capacity of the facility and specifying the design structural failure modes of the proposed facility; or, where the wireless communication facility is to be mounted on an existing building or

structure, a stamped or sealed structural analysis prepared by a professional engineer showing the ability of the building or structure to carry the load of the wireless communication facility.

Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.

- (7) For new antenna-supporting structures and first antennas on antenna-supporting structures, a landscape plan prepared by and bearing the seal of a landscape architect, including a narrative and calculations to ensure that the proposed landscaping will be in compliance with this Code.

Diamond respectfully requests to use the existing vegetation around the parent parcel as the landscape buffer in this instance. Please see Sheet C1.1.

- (6) Surety for removal. For new antenna-supporting structures, a financial surety or other form of financial guarantee, payable to the city, to ensure timely removal of the structure in the event of abandonment, non-use or cessation of use. The surety must conform with the following requirements:
 - a. *Approval required.* The surety must be posted prior to issuance of a building permit or development order to guarantee the removal of the antenna-supporting structure. The amount of the surety must be acceptable to the director. Additionally, before any surety instrument is accepted by the director as to compliance with this section, the surety instrument must be reviewed and approved by the city attorney's office. Once approved and funded, the surety instrument must be filed with the city clerk.
 - b. *Types of surety.*
 1. Cash performance bond.
 2. Other types of security. The city clerk may accept letters of credit or escrow account agreements or other forms of security provided the reasons for not obtaining the bond are stated and the city attorney approves the document.
 - c. *Certified cost estimate required.* The amount of the surety will be based upon a professional engineer's certified cost estimate of all costs associated with removing the antenna-supporting structure from the site and properly disposing of the dismantled antenna-supporting structure. A revised certified cost estimate for removal and disposal must be submitted to the director every 36 months beginning from the date of the original certification and continuing until the structure is removed from the site and is properly disposed of.
 - d. *Initial amount of surety.* The required surety must be posted with the city clerk and made payable to the city in an amount equal to 110 percent of the full cost of removal and disposal of the antenna-supporting structure as set forth in the professional engineer's certified cost estimate.
 - e. *Surety to remain in effect.* The amount of the surety must be kept in full force and effect at all times. The approved surety, including any additional amounts required by the revised cost certification, must remain funded at 110 percent of the cost of removal and disposal until the antenna-supporting structure is removed from the site and properly disposed of.

- f. *City's use of surety funds.* The city may use the posted surety funds to remove or secure a wireless communication facility upon a determination of abandonment, non-use or cessation of use as set forth in section 4-1223. The city may use surety funds to pay for any and all costs associated with the removal and disposal of the structures. Contemplated costs may include, but are not limited to, costs incurred by any agency necessary to facilitate the safe removal and proper disposal of the structure, including traffic control, transportation of those at risk during the tower removal, temporary sheltering costs for evacuees, emergency services and utility disconnection, etc. In the event the posted amount of surety funds is insufficient to cover the full cost of removal, the city may file a lien on the site property for the amount of unpaid costs, including legal fees.
- g. *Exemption from surety requirement.* The director may, with approval from the city attorney's office, exempt the city or a governmental entity from the surety requirement.

Diamond will provide a tower removal bond in favor of the City in the amount of \$35,000.00 with the building permit application. Please see the enclosed signed and sealed Engineer's estimate of costs, which shows the cost to remove the Monopine.

- (d) *Balloon test.* A balloon test must be submitted prior to any application for an antenna supporting structure being deemed sufficient. The applicant must conduct the balloon test in accordance with the following regulations:
 - (1) Seven to 14 calendar days in advance of the first test date, the applicant must advertise, in a newspaper of general circulation in the city the dates (including a second date, in case of poor visibility on the initial date), times, and location of this balloon test. A copy of the ad and proof of publication must be provided to the director as part of the application.
 - (2) At least 14 calendar days in advance of this balloon test, the applicant must inform the director, in writing, of the dates and times of the test.
 - (3) The balloon must be flown for at least eight hours between 7:00 a.m. and 7:00 p.m. on the dates chosen.
 - (4) The applicant must provide photographs of the balloon taken from each sight line. The photographs must identify the sight lines and distances from the proposed antenna-supporting structure.
 - (5) The test is to be performed not more than six months prior to an application submittal.

A balloon test will be conducted after the first round of staff comments have been issued.

Sec. 4-1221. Development regulations.

- (a) The development regulations set forth herein apply to all wireless communications facilities as indicated.
 - (1) Where permissible, antenna-supporting structures.

TABLE 4-1221. PERMISSIBLE TOWER HEIGHTS, TYPES, LOCATIONS AND APPLICABLE REVIEW PROCESS

Land Use (Notes 1, 2, 3)	Tower Type	Maximum Height	Overall Allowed by	Overall Allowed by Exception (Note 4)	Height Allowed by Special Exception (Note 4)

		Administrative Approval	
Residential	Stealth	35 feet	35.1 feet—75 feet
	Camouflaged	35 feet	35.1 feet—75 feet
Commercial	Stealth	75 feet	75.1 feet—125 feet
	Camouflaged	65 feet	65.1 feet—110 feet
	Monopole	50 feet	50.1 feet—75 feet
Industrial	Stealth	100 feet	100.1 feet—149 feet
	Camouflaged	90 feet	90.1 feet—149 feet
	Monopole	80 feet	80.1 feet—149 feet
	Self-Support	75 feet	75.1 feet—149 feet
	Guyed	75 feet	75.1 feet—149 feet
	Lattice	75 feet	75.1 feet—149 feet
Other	Stealth	35 feet	Over 35 feet
	Camouflaged	35 feet	Over 35 feet
	Monopole	35 feet	Over 35 feet
	Self-Support	35 feet	Over 35 feet
	Guyed	35 feet	Over 35 feet
	Lattice	35 feet	Over 35 feet

(*emphasis* provided).

Notes:

1. Antenna supporting structures over 35 feet may be approved administratively in accordance with the above table only when located at least 500 feet, as measured from the property line, from any residentially-zoned property or property having a residential land use.
2. Additional regulations may apply (See section 4-1221(d)(2) regarding height).
3. See *Land Use* definition provided in section 4-1216.
4. Roof-mounted, flush-mounted and surface-mounted antennas on existing buildings or structures can be administratively approved, up to the maximum height allowed in the land use category or the height previously permitted for the building, provided that the antennas and any associated equipment is stealth or camouflaged in design, and architecturally and aesthetically compatible with the existing building or structure housing the antennas and equipment.

Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD.

(b) *District impacts minimized.*

- (1) *Generally.* Antenna-supporting structures must be located in a manner that is consistent with the city's interest in land use compatibility, within and between zoning districts, as set forth in section 4-399 et seq.

- (2) *Siting priorities.* In order to justify the construction of an antenna-supporting structure, the applicant must demonstrate that higher ranking alternatives in the following hierarchy, do not constitute reasonable, compatible or feasible alternatives. Such demonstration must include a statement of position, qualifications, and experience by a qualified radio frequency engineer.
- a. Surface-mounted antennas on existing facilities.
 - b. Roof-mounted antennas on existing facilities.
 - c. **Stealth wireless communication facility, or antennas collocated or combined with a stealth facility.**
 - d. Collocated or combined antennas.
 - e. Antenna-supporting structure, monopole. (**emphasis** supplied).

Diamond respectfully proposes to construct a monopole wireless communication facility, that employs tree type camouflaging techniques, to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed Photo Simulations as well as the enclosed RF Package.

- (3) *Proliferation minimized for nonexempt wireless facilities.*
- a. *Generally.* No antenna-supporting structure will be permitted, unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing building or structure or by construction of a stealth facility.

Diamond respectfully proposes to construct the Monopine to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed RF Package.

- b. *Additional documentation.* Additional documentation may also be submitted to demonstrate compliance with this section:
 1. That no existing buildings or structures within the geographic search area meets the applicant's radio frequency engineering requirements;
 2. That no building or structure within the geographic search area has sufficient structural strength to support the applicant's radio frequency engineering requirements; or
 3. That there are other radio frequency engineering factors that render stealth, surface-mounted, roof-mounted or collocated wireless communication facilities unfeasible.

Diamond respectfully proposes to construct the Monopine to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed RF Package.

- (4) *Land use priorities.* In order to justify locating a proposed antenna-supporting structure within a land use lower in the hierarchy below, the applicant must adequately

demonstrate that siting alternatives within higher ranked districts, beginning with subsection (2)a. of this section, are not reasonable or feasible. This demonstration must include the submission of a statement of position, qualifications, and experience by a qualified radio frequency engineer.

- a. Commercial.
- b. Industrial.
- c. **Mixed use/planned development.**
- d. Residential.
- e. Density reduction groundwater resource, resource protection, public/semi-public and the Downtown District. (**emphasis supplied**).

Diamond respectfully proposes to construct the Monopine on a parent parcel zoned RPD, in an area programmed as a golf course maintenance compound. There are no commercial or industrial zoned parcels that are known to be available and have adequate space within T-Mobile's search ring.

(c) *Visual impacts minimized.*

- (1) *Generally.* Antennas must be configured in a manner that is consistent with the character of the surrounding community and must be of a color that blends with the structure to which it is attached, so that adverse visual impacts on adjacent properties are minimized.

The Monopine will be designed to look like a large pine tree and located within a golf course maintenance area that is surrounded by mature trees on three sides. Mature trees exist throughout the area, breaking up viewsheds and providing context for the monopine camouflaging. Please see Sheets C1, C1.1, and C8 as well as the enclosed Photo Simulations.

- (2) *Antenna type priorities.* In order to justify the use of an antenna type lower in the hierarchy below, the applicant must adequately demonstrate that higher-ranked alternatives in the following hierarchy, beginning with subsection (2)a. of this section, are not reasonable or feasible.

- a. Flush-mounted.
 - b. **Panel.**
 - c. Whip.
 - d. Dish.
- (**emphasis provided**)

The Monopine will be equipped with panel antennas due to T-Mobile's network architecture that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy. Please see Sheet C8 as well as the enclosed Photo Simulations.

(3) *Stealth facilities.*

- a. No stealth facility may have antennas or ancillary equipment that are readily identifiable as wireless communications equipment.
- b. Stealth facilities must be designed so they are reasonably consistent with the surrounding built or natural environment. In order to determine compliance with this requirement, the city will consider the following criteria:
 1. Overall height;
 2. The compatibility of the proposed facility with surrounding built and natural features;
 3. Scale;
 4. Color;
 5. Extent to which the proposed facility blends with the surrounding environment;
 6. Extent to which the proposed facility has been designed to reasonably replicate a non-wireless facility; and

N/A

7. Extent to which the proposed facility is not readily identifiable as a wireless communications facility.

The Monopine will be the minimum height necessary to meet T-Mobile's RF Objectives. It will have a brown trunk and branches with green foliated canopy. All antennas that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy. It will be completely dark at night. The Monopine will be located within a golf course maintenance area that is surrounded by mature trees on three sides. Further, mature trees exist throughout the area, breaking up viewsheds and providing context for the monopine camouflaging. Please see Sheets C1, C1.1, and C8 as well as the enclosed Photo Simulations.

(4) *Camouflage, screening, and placement.*

- a. *Color.* Antenna-supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized gray finish or other contextual or compatible color as determined by the city, except as otherwise required by the FAA or FCC.

The Monopine will have a brown trunk and branches with green canopy foliage, all cabling will be internal to the Monopine itself and all antennas will be covered with vegetated socks and nestled within the canopy. Please see Sheet C8 as well as the enclosed Photo Simulations.

- b. *Fencing.* The developer of a wireless communication facility must install a fence or wall not less than eight feet and not more than ten feet in height from finished grade to enclose the base of the antenna-supporting structure and equipment enclosures associated with any wireless communication facility. Access to the antenna-supporting structure must be controlled by a locked gate. The fence must be constructed in

accordance with section 4-1465. Not more than three strands of barbed wire, spaced six inches apart, may be allowed above the fence.

The Monopine will comply. Please see Sheets C2 and C3.

c. *Landscaping.*

1. A landscaped buffer of at least ten feet in width must be planted along the entire exterior perimeter of the fence or wall required by subsection (c)(4)b of this section. Where the proposed antenna-supporting structure will be located adjacent to a residential or public recreational use, or a lot within a residential zoning district, the landscaped buffer must be at least 15 feet in width.
2. A buffer required by this section must contain sabal palms planted one foot on center, and a double hedge row of native shrubs. Section 3-422, planting standards, must be met. The hedge must be maintained at a minimum height equivalent to the fence height.
3. Where these regulations would require existing facilities to meet current landscaping requirements, the director may reduce or eliminate such requirements if the director determines that the requirements would be unreasonable, unfeasible or otherwise inequitable under the circumstances. The director's decision is discretionary and may not be appealed. Applicants may apply for a variance from the landscaping requirements herein.

Diamond respectfully requests to use the mature existing vegetation and landscaping around the golf course maintenance compound in lieu of a planted buffer. The compound's East and South sides abut mature existing vegetation and landscape buffers while the North and West sides of the compound are internal to the golf course maintenance area. As such, the sound planning objective of buffering would not be achieved in this instance by either planting landscaping that is internal to a maintenance area or removing existing mature vegetation in order to replace it with juvenile plantings. Please see Sheet C1.1.

(5) *Other facilities.*

a. ...

(d) *General property development regulations.*

(1) *Setbacks.*

a. *New facilities.* ...

c. *Stealth wireless communications facilities, ancillary appurtenances, and equipment enclosures.* Stealth wireless communications facilities, ancillary appurtenances, and equipment enclosures must meet the minimum setback requirements for the zoning district in which they are proposed. Setback requirements for stealth facilities may be reduced if necessary to reduce the visual impact or enhance the compatibility of the proposed facility on adjacent properties and the surrounding community.

The Monopine will comply. Please see Sheet C2.

(2) *Height.*

- a. All antenna-supporting structures must comply with the requirements of sections 34-1008 and 34-1010 of the Lee County Land Development Code.

Diamond will comply. Please see the enclosed Tall Structures Permit Application and Mosquito Control District Email.

- b. ...
- e. In all other cases, the overall height of an antenna-supporting structure approved in accordance with section 4-1219 may not exceed 149 feet, except as provided below:
 - 1. FCC approved AM broadcast antenna-supporting structures may not exceed 250 feet in overall height.
 - 2. All other FCC approved broadcast antenna-supporting structures may not exceed 500 feet.
 - 3. Stealth facilities must be consistent with the scale and aesthetic qualities of the proposed facility, and consistent with the character of the surrounding community.

The Monopine will be 149' AGL. Therefore, it will meet the height limitation. Please see Sheet C8.

- f. In no event may the provisions set forth in section 4-1873 apply to wireless communication facilities, except for stealth.

Noted.

- g. The overall height of ground-mounted equipment or equipment enclosures may not exceed 12 feet.

Diamond will comply.

- h. Private aircraft and helicopter landing facilities. Antenna-supporting structures proposed within a designated notification height boundary of a private aircraft or helicopter landing facility, as specified on the Airspace Notification Map, will be limited to the height specified by that boundary, according to the proposed facility's distance from the runway or landing facility.

Noted.

(e) *Construction.*

- (1) *Type of construction.* Broadcast facilities may utilize lattice or guyed antenna-supporting structures. All other wireless facilities must construct its towers in accordance with Table 4-1221.

The Monopine will comply. Please see Sheet C8.

(2) *Accommodation of future collocations.*

- a. Antenna-supporting structures should be designed to accommodate future collocations.
- b. The applicant must submit a shared use plan that commits the owner of the proposed antenna-supporting structure to accommodating future collocations where reasonable and feasible in light of the criteria set forth in this section.

The Monopine will be designed to support up to four carriers. Diamond will make the three extra collocations available at market rates. Please see Sheets C2 and C8, as well as the enclosed Colocation Affidavit.

(3) *Lighting.*

- a. Except for security lighting and site lighting, other types of lights, signals or illumination will only be permitted on an antenna-supporting structure or ancillary appurtenances where lighting is required by the FAA, FCC, the city, or the county mosquito control district.

The Monopine will be completely dark at night. Please see Sheet C8 as well as the enclosed airspace study.

- b. *Security lighting.* Security lighting and site lighting may be placed in association with an approved equipment enclosure. Site lighting must remain unlit, except when authorized personnel are present at the facility. Security lighting and site lighting must be shielded to prevent light trespass.

With the exception of technician lighting at the equipment cabinets that will be on timers when in use, the Monopine and its compound will be completely dark at night. Please see Sheet C8 as well as the enclosed airspace study.

c. *Required lighting.*

1. All antenna-supporting structures 150 feet or greater in height aboveground level must be artificially lighted and maintained pursuant to the technical requirements of the Federal Aviation Administration's current Advisory Circular 70/7460-1K, Obstruction Marking and Lighting, as amended, or other appropriate aviation authority, unless pre-empted by FAA or FCC regulations. All lighting must be approved in conjunction with the development order for the facility.
2. If the height of a structure under construction equals or exceeds the height at which permanent obstruction lights are required by the FAA, FCC or the division of development services, temporary high or medium intensity flashing lights must be installed at that level in accordance with Advisory Circular 70/7460-1K, Obstruction Marking and Lighting, as amended.

N/A – the Monopine will be 149' AGL. Please see Sheet C8.

- (4) *Notice of commencement of construction.* Forty-eight hours before commencing construction of an antenna-supporting structure, and within 48 hours after the antenna-supporting structure construction reaches its maximum height, the county port authority,

sheriff's office, emergency medical services, the local fire district and the county mosquito control district must be notified by the entity constructing the antenna-supporting structure. Notice must include the location of the antenna-supporting structure tied to the state plane coordinate system for the Florida West Zone (North American Datum of 1983/1990 Adjustment).

Diamond will comply.

- (5) *Floor area.* Floor area will be calculated based on the total impervious surface associated with an equipment enclosure. Floor area may not exceed 400 square feet per antenna array, not to exceed 2,500 square feet total area, without approval by special exception provided that the floor area meets all applicable setbacks and lot coverage requirements.

Diamond will comply. Please see Sheet C2.

(f) *Signage.*

- (1) Signs on antenna-supporting structures, ancillary appurtenances, equipment enclosures, or on any fence or wall are prohibited, unless permitted in accordance with this subsection.
- (2) If high voltage is necessary for the operation of proposed wireless communications facilities, "High Voltage-Danger" and "No Trespass" warning signs not greater than one square foot in area must be permanently attached to the fence or wall at intervals of not less than 40 feet and upon the access gate, or as otherwise required by the FAA or FCC.
- (3) A sign not greater than one square foot in area must be attached to the access gate that includes the following information:
 - a. Federal registration number, if applicable;
 - b. Name of property owner, facility owner, providers, and contact person; and
 - c. An emergency contact number for the contact person.

Diamond will comply. Please see Sheet C7.

Sec. 4-1222. Fees and insurance.

- (a) Antenna-supporting structures and wireless communications facilities must be insured by the owners against damage to persons and against damage to property. The owners must provide a certificate of insurance to the director annually.
- (b) Fees for antenna-supporting structures and wireless communications facilities permitting and renewal, monitoring of emissions and inspection of structures, and other fees will be established by city council by resolution.

Diamond will comply. Please see the enclosed Certificate of Insurance.

Sec. 4-1223. Discontinued use.

- (a) *Notice of discontinued use.* The owner of an antenna-supporting structure 75 feet or greater in height, the use of which has been discontinued for a period of one year, on an annual basis must provide the director with an affidavit of an intention to continue the use, including a description of the owners efforts to keep the facility in use. If the affidavit is not provided the

director may make a preliminary determination of discontinued use. For any other antenna-supporting structure, the use of which is discontinued for a period of 180 days, the director may make a preliminary determination of discontinued use. In making such a determination, the director may request documentation and affidavits from the property owners regarding the structure's usage, including evidence that use of the structure is imminent. The failure of a property owners to provide updated contact information on the owner of the antenna-supporting structure for two consecutive years will be presumptive evidence of discontinued use. If the director determines that the use of an antenna-supporting structure or antenna has been discontinued, the director will provide the property owner with a written notice of discontinued use by certified mail.

- (b) *Declaration of discontinued use.* If the property owner fails to respond to the notice of discontinued use or to adequately demonstrate that the use of the antenna or antenna-supporting structure is not discontinued within 90 days, such failure will be evidence of discontinued use. Based on the foregoing, or on any other relevant evidence before the director, the director may make a final determination of discontinued use, whereupon a declaration of discontinued use will be issued to the property owner by certified mail.
- (c) *Removal of facility.*
 - (1) Within 120 days of a declaration of discontinued use, the property owner must either:
 - a. Reactivate the use of the antennas or antenna-supporting structure as a wireless communications facility or transfer ownership of the antennas or antenna-supporting structure to another owner who will make use of the facility; or
 - b. Dismantle and remove the facility.
 - (2) If transfer of ownership occurs, the new owner must supply the director with an affidavit attesting that the antennas or antenna-supporting structure will be in use within 120 days of the transfer in accordance with subsection (c)(1) of this section. If the facility remains discontinued upon the expiration of 120 days, the city may enter upon the property and remove the facility, with all costs to be borne by the property owner. The city may use the funds posted in the surety for this purpose.

Noted. Please see Sheet N1.

Sec. 4-1224. Nonconforming antenna-supporting structures.

(a) ...

Sec. 4-1225. Special exception criteria; broadcast antenna supporting structure.

In order to grant a special exception for a wireless communication facility, the city council must make at least one of the following findings of fact:

- (1) Failure to grant the special exception would prohibit or have the effect of prohibiting the provision of personal wireless services;

Diamond respectfully submits that failure to approve the Monopine will prevent T-Mobile from resolving a significant gap in their service to the public in and around the Hunter's Ridge area. Please see the enclosed RF Package.

- (2) The special exception is necessary to ensure adequate public safety and emergency management communications;

Reliable wireless communications are a foundational part of our everyday life. Nowhere is this more true than when looking at 911 call statistics. In 2021, 89% of all 911 calls received in Orange County came from wireless numbers. This shows that reliable wireless service is no longer a luxury, it is a necessity for public safety. Please see the enclosed RF package and 911 Call Statistics.

- (3) The special exception or any required variance or deviation is the minimum necessary in order for the applicant to provide broadcast services pursuant to an FCC-issued license or construction permit (existence of an FCC license requiring a broadcast antenna at a given height will constitute a presumption that this requirement has been met);

The Monopine will be 149' AGL, T-Mobile's colocation will be at the top. This is the minimum height necessary for T-Mobile to resolve its significant gap in service to the area of Bonita Springs in and around Hunter's Ridge.

- (4) Failure to grant the special exception would prohibit or have the effect of prohibiting the provision of amateur radio services; or the special exception will obviate the need for additional antenna-supporting structures in the geographic search area.

Diamond respectfully submits that failure to approve the Monopine will prevent T-Mobile from resolving a significant gap in their service to the public in and around the Hunter's Ridge area. Please see the enclosed RF Package.

Sec. 4-302. Amendments to approved master concept plan.

- (a) Amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development.

Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD. The parent parcel zoned RPD, in an area programmed as a golf course maintenance compound. Please see Sheet P1.

- (b) Amendments that may be approved by the director include, in general, any change to the interior of the development which does not increase density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area), or decrease buffers or open space. The director may not approve a change which results in the substantial underutilization of public resources and public infrastructure committed to the support of the development. In addition, the director may not approve changes which result in a reduction of total open space, buffering, landscaping and preservation areas or which adversely impacts on surrounding land uses.

Noted.

- (c) All other requests for amendments to a master concept plan or its auxiliary documentation will be treated procedurally as minor planned developments, but with application information and materials specified by section 4-295(a)(7).

Noted.

- (d) Any application for an amendment that proposes a development which, taken by itself, would constitute a major planned development (development of city impact see sections 4-195(b) and 4-272(b)(1)) may not be treated as a minor planned development unless it clearly meets the criteria set forth in section 4-272(b)(2). Otherwise, it must proceed as a new and separate major planned development.

The Monopine will be unstaffed and require only power and telco connections. It will typically generate one trip per carrier per month, typically in a pickup truck sized vehicle.

- (e) Notice of a plan amendment must be recorded in the same manner as the approved master concept plan itself.

Noted.

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,



Mattaniah S. Jahn, Esq.
MSJ/vlc
Enclosures

6NC0424D

Hunters Ridge FL391 Diamond

Wireless Telecommunication Facility

Radio Frequency (RF) Engineering Report

Last Updated	02/28/25
Revision Number	V1.0

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I - Statement of Need

Statement of Need

To comply with FCC guidelines as defined in the Code of Federal Regulations Title 47, T-Mobile is deploying 4G and 5G services nationwide. To meet regulatory requirements and the increased customer demand, T-Mobile is committed to provide high-speed services throughout metro, suburban and rural areas.

General signal levels provided by existing T-Mobile facilities (sites) are reliable in most parts of the Naples area. The proposed facility is intended to cover gaps in about 1.5 mile radius. Mainly residential properties and communities.

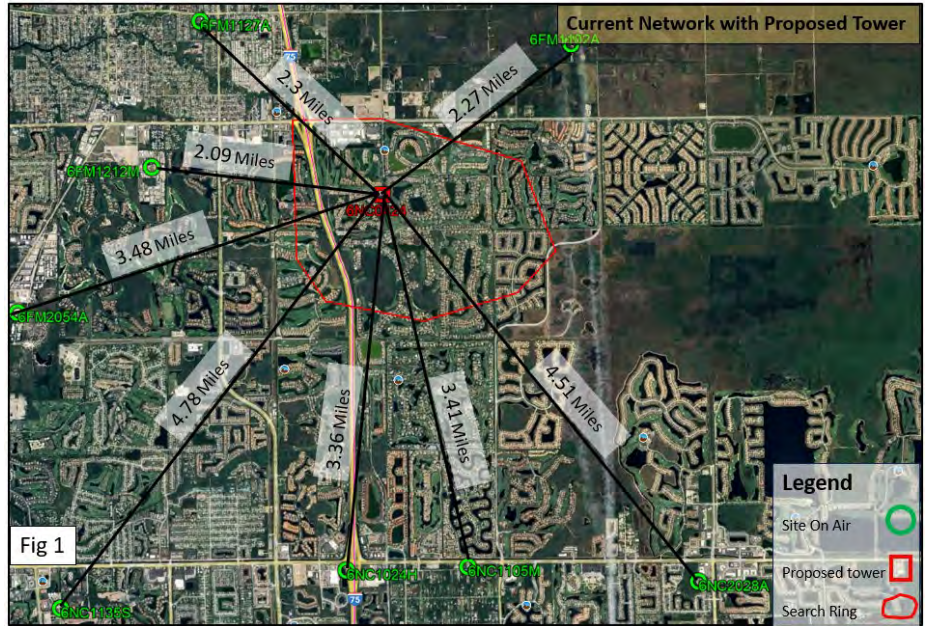
Device users in this area can experience an inordinate amount of dropped connections, failed attempts, slow data speeds or a combination of problems. Unreliable service can exist for a variety of reasons including low signal levels, as in this case, which are due to the distances between the active sites. (Fig 1, Table 1)

Predictive signal level maps presented in Fig 2 and Fig 3, demonstrate improvements when a new facility is added to the local area network. The predictions were calculated for a Monopine of ACL 140 feet.

Numerous upgrades and technology enhancements have been added to the network and surrounding facilities for at least the last ten years with measurable but insufficient improvements.

No viable structures of sufficient height were identified within the search ring radius. The proposed tower will mitigate and potentially eliminate performance issues around the area of concern.

The table below list the existing towers where T-Mobile is collocated and transmitting. Nothing else is available to provide adequate coverage in the search ring.

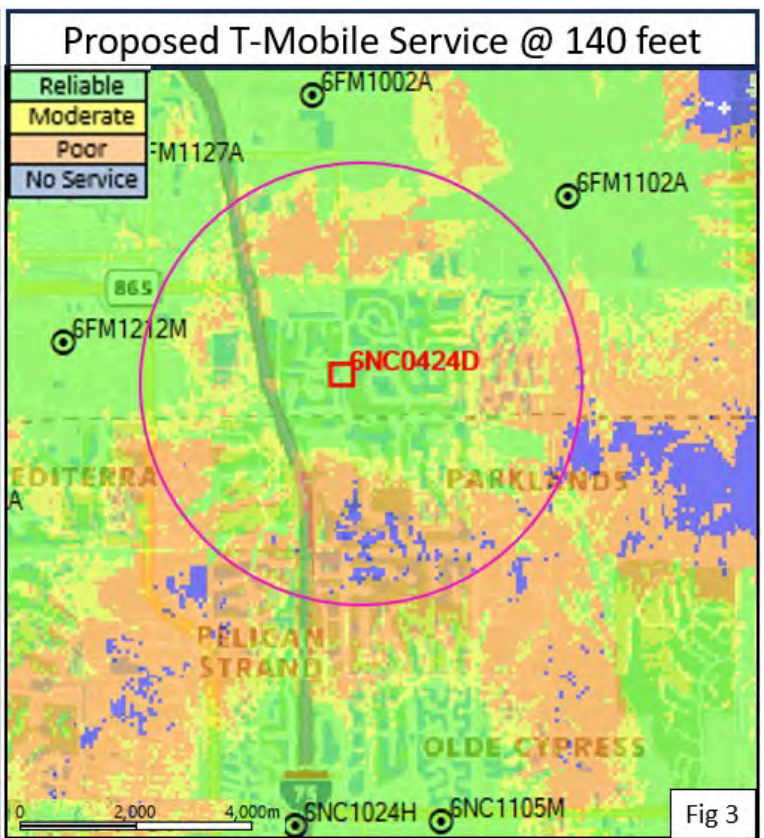
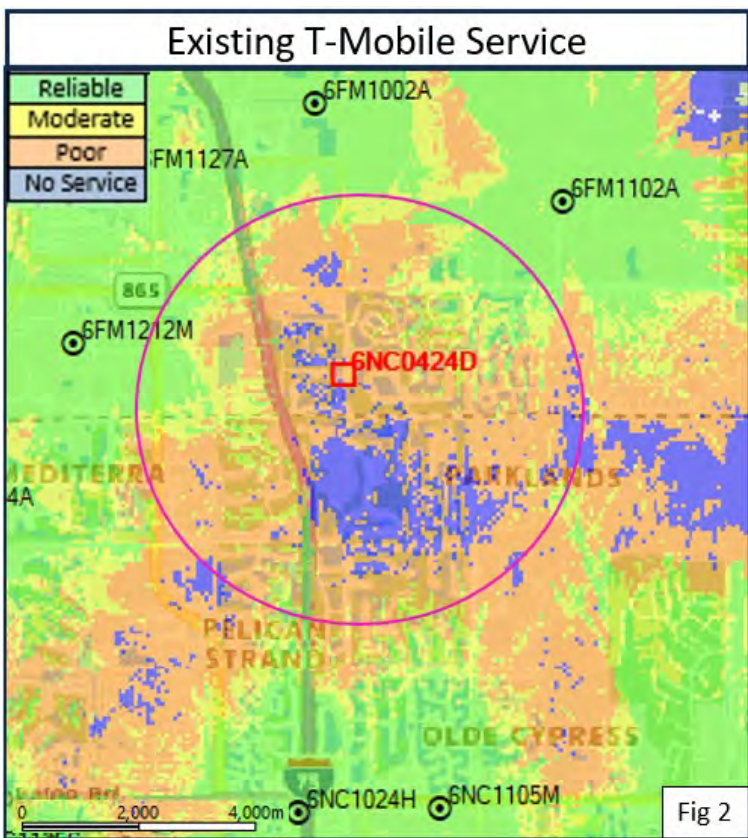


T-Mobile ID	Name	Class	Address	City	Antenna Elevation (ft)	Structure Height (ft)	Distance (mi)
6FM1102A	GLOBAL SIGNAL - BONITA SP	Guyed Tower	27100 Radio Tower Road	Bonita Springs	150	954	2.27
6FM1127A	Vertex Vision Baptist	Flagpole	11400 E. Terry Street	Bonita Springs	115	120	2.3
6FM1212M	SFL250 - 3_305 - Crown - Bonita Springs	Self Support Tower	10948 Enterprise Avenue	Bonita Springs	160	298	2.09
6FM2054A	Replacement for 6FM1054A	Self Support Tower	1173 Sun Century Rd.	Naples	180	180	3.48
6NC11355	6NC11355	Monopole	10500 GOODLETTE ROAD	Naples	140	144	4.78
6NC1024H	ATC EAGLES NEST	Monopole	5790 Immokalee Road	Naples	160	160	3.36
6NC1105M	SFL902 - 3_312 - ATT NAPLES FIRE STATION	Monopole	7010 Immokalee Rd	Naples	150	178	3.41
6NC2028A	Crown 830336	Monopole	15205 Collier Blvd	Naples	180	195	4.51
6NC0424D	Hunters Ridge FL391 Diamond	Monopine	12760 Fox Ridge Drive	Bonita Springs	140	150	0

Table 1

II - Coverage Predictions

Most Reliable Service	Moderate Service	Poor Service
Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data.	Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.	A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.



The current 4G-5G service in this part of the network is inadequate due to the distance of the 4G-5G towers to the coverage objective.

From Bonita Beach Rd. to Veterans Memorial Blvd. and from Livingston Rd. to Logan Blvd., the signal levels are too low to support reliable services. (Fig 2) In contrast, the addition of a Monopine facility at the new location drastically improves the coverage. (Fig 3)

III - Certification Statement of Non-interference

This letter provides information about the proposed T-Mobile transceiving equipment on an addition to a new facility in Naples and its potential interference with communication facilities located nearby; as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). T-Mobile shall comply with all FCC rules regarding interference to other radio services and T-Mobile shall comply with all FCC rules regarding human exposure to radio frequency energy. The proposed Monopole tower, and reception and transmission functions will not interfere with the visual and customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by surrounding properties.

The Federal Communication Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

Cellular transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise and other technical parameters. Cellular licensees like T-Mobile owns are required to use type-accepted equipment. The assignment of frequencies and FCC rules keep cellular radio signals from interfering with or being interfered with by other radio transmissions and provide guidelines outlining the limits for permissible human RF exposure. In the event of a complaint of interference or other concerns about cellular antenna facilities, the FCC has a resolution process to determine the source of interference and whether a facility follows FCC rules.

In the event of interference or other known issues with the transmission facility contact with the T-Mobile Network Operations Center (NOC) can be established 24 hours a day, 7 days a week 365/366 days per year at the following numbers: (877) 611-5868 (DAY), (877) 611-5868 (NIGHT)

Name Olga Maffeo

Title T-Mobile Sr XD Engineer, Radio Frequency

Signature *Olga Maffeo*



Florida RF Engineering
February 2, 2026

Hunters Ridge

Coverage and Capacity

Introduction

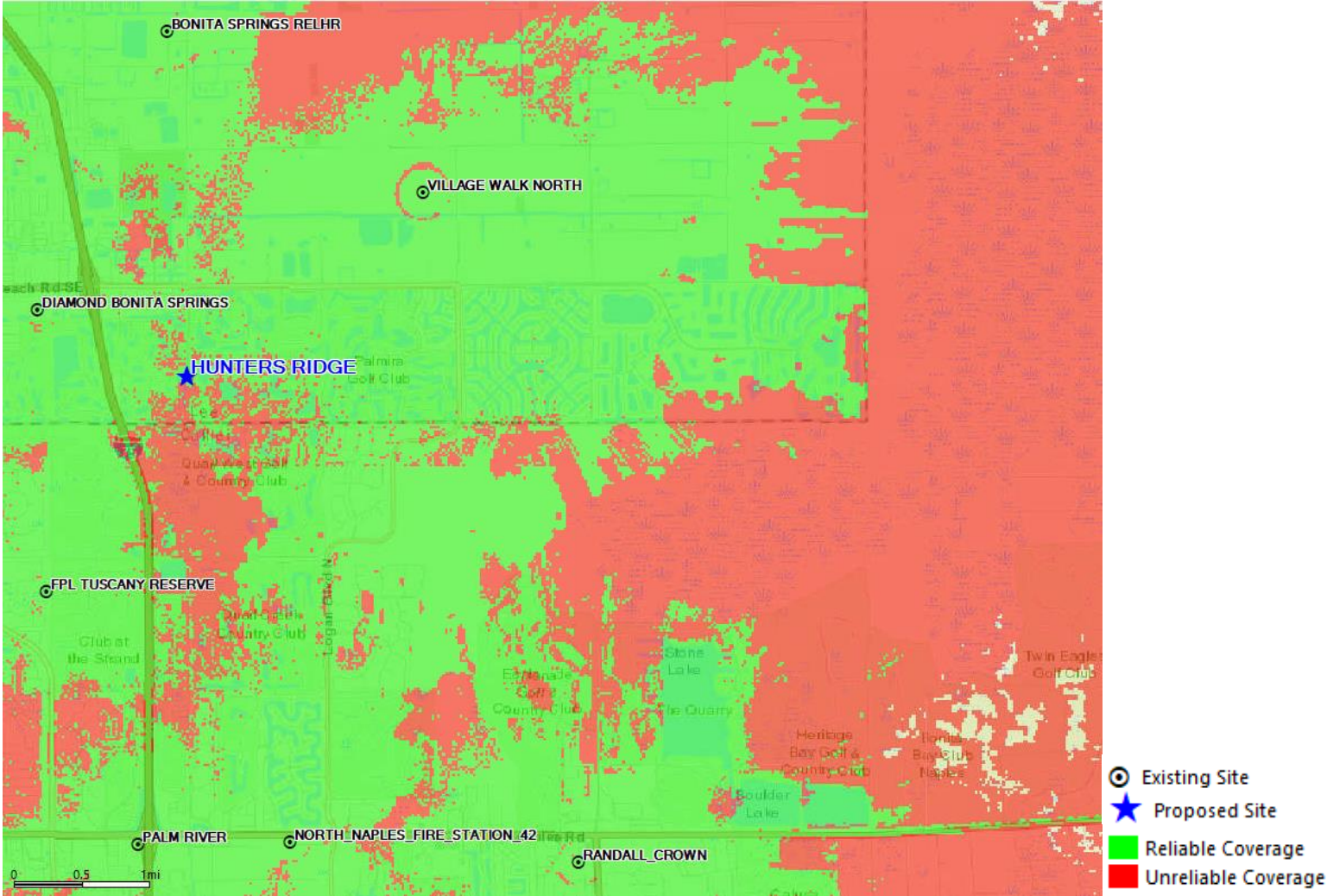
There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

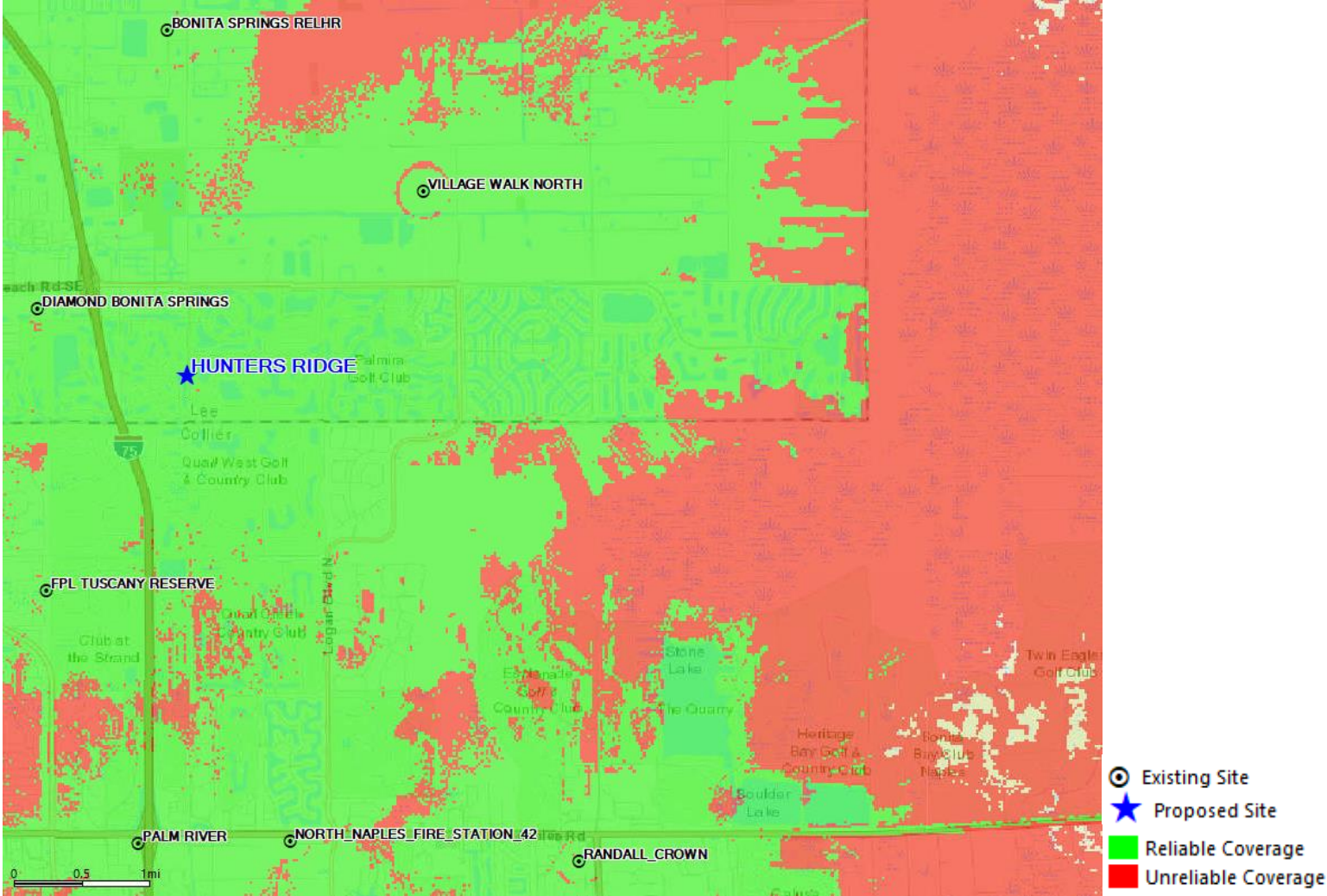
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

The area east of I-75 and south of Bonita Beach Rd SE in Bonita Springs, FL is both a **coverage and capacity** limited area. The proposed cell site will improve the **coverage** in the area and offload the **capacity** of the surrounding cell sites.

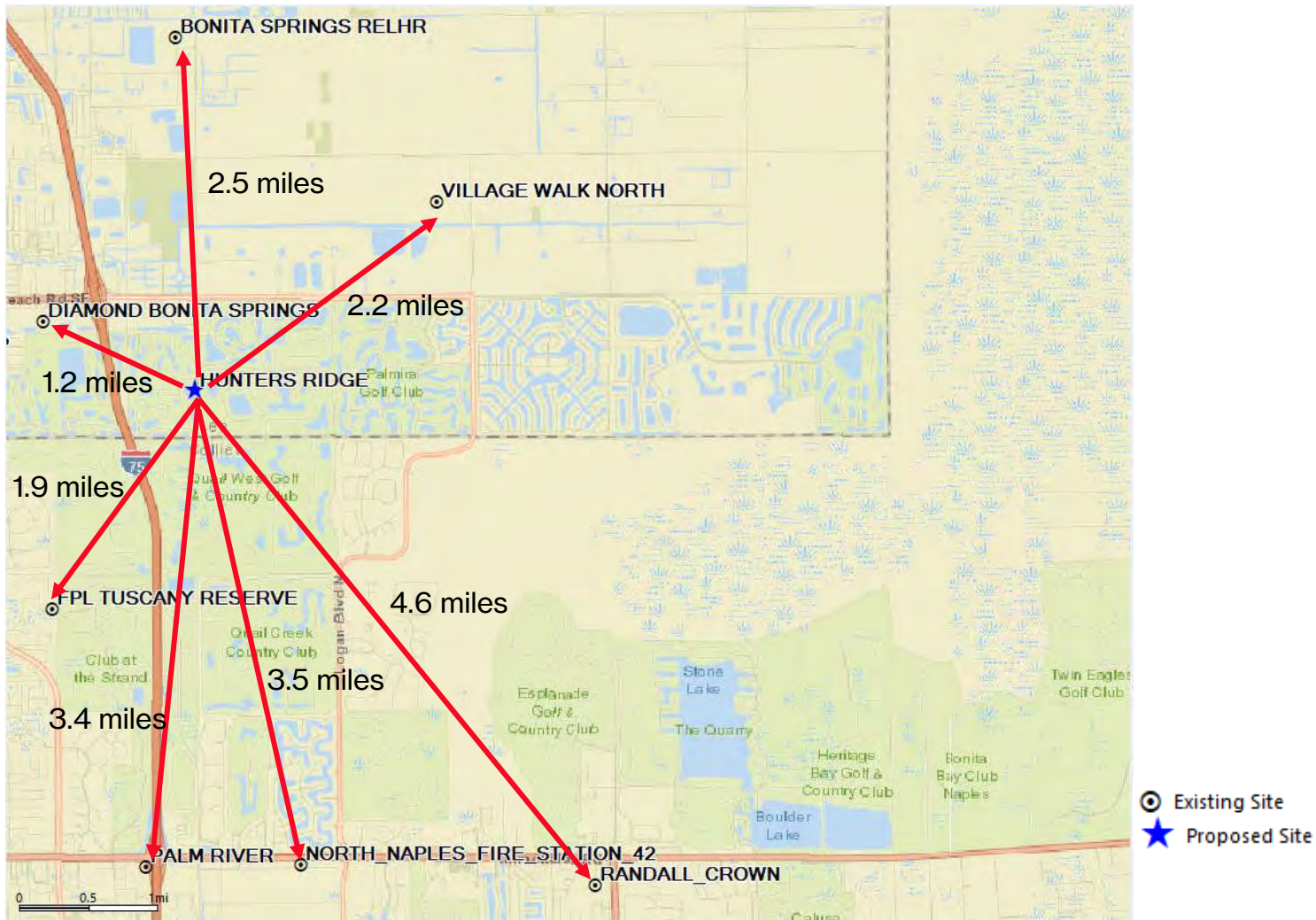
AWS LTE Current Coverage



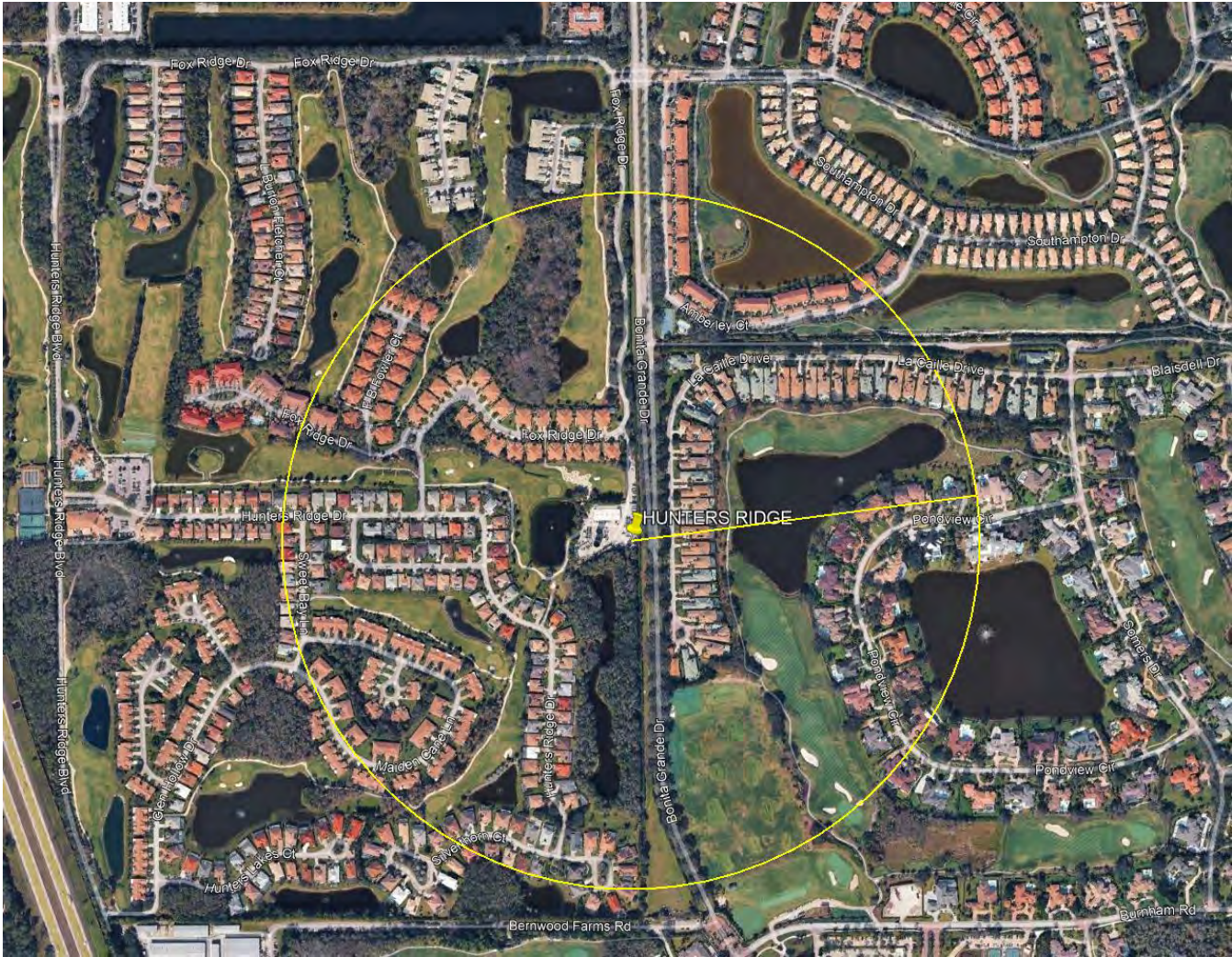
AWS LTE Proposed Coverage



Distance to Existing On Air Macro Verizon Sites



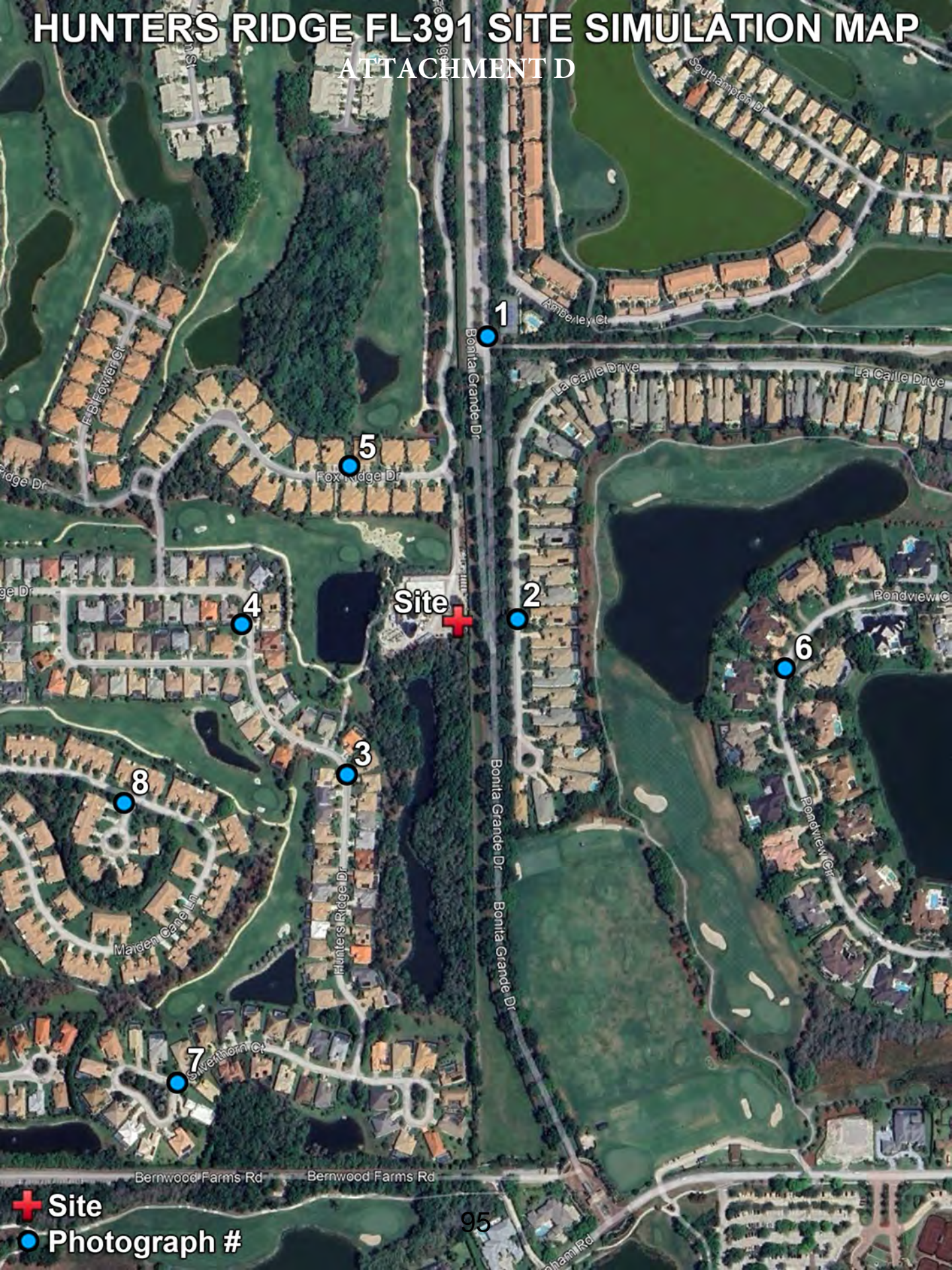
Verizon Search Ring





HUNTERS RIDGE FL391 SITE SIMULATION MAP

ATTACHMENT D





Diamond
Communications LLC

HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

**149ft. MONOPINE
NOT VISIBLE**

View #1 from Bonita Grande Drive
approximately 925ft. north of site



Diamond
Communications LLC

HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

**149ft. MONOPINE
SIMULATION**

View #2 from La Caille Drive
approximately 185ft. east of site



Diamond
Communications LLC

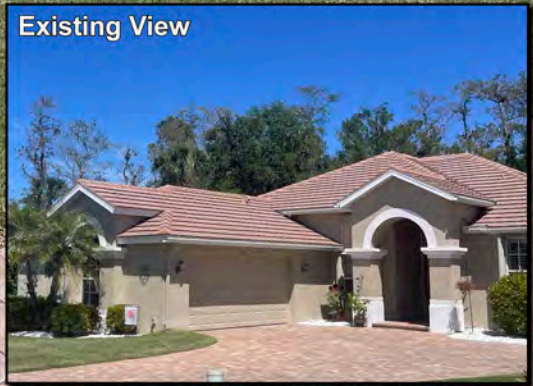
HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

**149ft. MONOPINE
SIMULATION**

View #3 from Hunters Ridge Drive
approximately 620ft. southwest of site

Existing View



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Diamond
Communications LLC

HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

**149ft. MONOPINE
SIMULATION**

View #4 from Hunters Ridge Drive
approximately 700ft. west of site

Existing View





Diamond
Communications LLC

HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

**149ft. MONOPINE
SIMULATION**

View #5 from Fox Ridge Drive
approximately 630ft. northwest of site

Existing View





Diamond
Communications LLC

HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

**149ft. MONOPINE
NOT VISIBLE**

View #6 from Pondview Circle
approx. 1,060ft. east-southeast of site

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Diamond
Communications LLC

HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

**149ft. MONOPINE
NOT VISIBLE**

View #7 from Silverthornr Court
approx. 1,740ft. southwest of site



Diamond
Communications LLC

HUNTERS RIDGE FL391
12760 Fox Ridge Dr, Bonita Springs, FL 34135
**149ft. MONOPINE
SIMULATION**
View #8 from Hunters Court
approx. 1,230ft. west-southwest of site



ATTACHMENT E

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/1/2026
NAME: Danckill + Ellen Strunk PHONE: 205-682-9872
ADDRESS: 12613 Glen Hollow Drive CITY/STATE/ZIP: Bonita Springs, FL 34135

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

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NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

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Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

IT SHOULD BE LOCATED AWAY FROM OUR HOUSES. THERE ARE ALTERNATE AREAS THAT WOULD BE MORE APPROPRIATE.

THANK YOU

DATE: 3/2/26

NAME: MR & MRS RICHARD BONIFER PHONE: 914-912-4683

ADDRESS: 12741 HUNTERS RIDGE DR CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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Bonita Springs, FL 34135
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Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-2-2026
NAME: MARK D FISHER PHONE: 219-508-4332
ADDRESS: 12667 BUTTON BUSH CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: NORMAN Jalbert PHONE: 901-529-2424
ADDRESS: 12810 Silverthorn Ct CITY/STATE/ZIP: Bonita Springs, FL 34135

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Support _____ Oppose ✓

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

FOR FOLLOWING REASONS

- 1) TOO CLOSE TO OUR HOME - WE ARE THE CLOSEST VILLA TO POLE*
- 2) NEGATIVE AFFECT ON ABILITY TO SELL PROPERTY AND REDUCE VALUE OF PROPERTY. WE PAID EXTRA FOR THIS LOCATION WHEN WE PURCHASED PROPERTY, POLE IS TOO HIGH - UNSIGHTLY!*
- 3) POTENTIALLY A HEALTH HAZARD*

DATE: MARCH 2, 2026

NAME: KEVIN KEANE

PHONE: 203 558 7815

ADDRESS: 12752 Fox Ridge DR.

CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS FL 34135
28803 HUNTERS CT
ROBERT JOSEPH G TR

Support *X* Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/1/2026
NAME: JOSEPH OBERT PHONE: 239-450-1345
ADDRESS: 28803 HUNTERS CT CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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Support _____ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

→ MD safetech.org/cell-tower 5G "cell towers" are absolutely not safe - radiofrequency illness, cancer, changes in biochemistry among many others.

- Also Pub Med, A Balmori, Environ Res. 2022 Nov
pubmed.ncbi.nlm.nih.gov/35843283 more + more scientific studies are being documented DAILY!

DATE: 2-26-26
NAME: Robert + Cynthia Shone PHONE: 412-480-7257
ADDRESS: 28622 La Caille Dr CITY/STATE/ZIP: Naples, FL 34119
Naples, FL 34119 (Quail West)

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2-19-26
NAME: Kaylyn Sievert PHONE: 719-314-8575
ADDRESS: 12727 Fox Ridge Dr CITY/STATE/ZIP: Bonita Springs, FL 34135

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS FL 34135
12723 MAIDEN CANE LN
SULLIVAN KATHLEEN TR

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2/24/2026
NAME: Kathleen Sullivan PHONE: 860-662-3179
ADDRESS: 12723 Maiden Cane Ln CITY/STATE/ZIP: Bonita Springs 06355

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Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: Feb 26, 2024
NAME: William Wehman PHONE: 330-329-5962
ADDRESS: 1221 Hunters Ridge Dr CITY/STATE/ZIP: Bonita Springs 34135
Bonita Springs 34135

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Cynthia Vargas

From: Carol Doak <qcarol@comcast.net>
Sent: Sunday, February 22, 2026 1:11 PM
To: Mike Sheffield
Subject: Public Hearing on March 17

Unfortunately I will not be able to attend the public hearing below. However, I am totally in favor of this cell tower and it is much needed in our area.

Placing and receiving calls is hit or miss. I would hate to think I would not be able to call for help and not be able to connect with services.

Thank you for your attention to this matter as it is very much needed.

Alan and Carol Doak
12941 Silverthorn Court
Bonita Springs, FL
Placing alls

Cynthia Vargas

From: Michael Fiigon
Sent: Wednesday, February 25, 2026 4:48 PM
To: Cynthia Vargas
Subject: Fwd: Notice of Public Hearing.

For the file please
Sent from my iPhone

Begin forwarded message:

From: Mike Sheffield
Date: February 25, 2026 at 4:43:13 PM EST
To: Michael Fiigon
Subject: FW: Notice of Public Hearing.

Mike - Public Comment Received today - Hunter's Ridge RPD amendment.

From: Mike Sheffield
Sent: Wednesday, February 25, 2026 4:38 PM
To: 'Ida Carlson'
Subject: RE: Notice of Public Hearing.

Good afternoon,

Your comment has been received and will be shared with members of the Planning & Zoning Board.

Thank you,



Mike Sheffield, CPM, CMC
City Clerk
9101 Bonita Beach Road
Bonita Springs, Florida 34135
O: 239-949-6248

From: Ida Carlson <pandi0624@yahoo.com>
Sent: Wednesday, February 25, 2026 4:04 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>
Subject: Fw: Notice of Public Hearing.

I support the addition of this tower in Hunters Ridge. We need the additional cell tower coverage. We have trouble with our phones during rush hour traffic going past our Hunters Ridge Community on I-75. With all of the traffic and drivers on their phones you can't receive calls or texts at peak times.

My best,

Ida Carlson
12921 Silverthorn Ct.
Bonita Springs, FL34135

Cynthia Vargas

From: Janice Morgando <jmorgando@outlook.com>
Sent: Monday, February 23, 2026 12:18 AM
To: Mike Sheffield
Subject: Comment for Case Number PD25-124697-BOS - Hunters Ridge
Planned Development Amendment- 3/17 City Planning and Zoning
Meeting

Dear Mr. Sheffield:

There will be a Planning and Zoning meeting on March 17, 2026 for the Hunters Ridge Planned Development Amendment for a monopoll cell tower and surrounding structure.

I will not be able to attend this meeting, however wanted to share my comments in favor of this project.

The area where the monopoll will service is in need of this new cell tower. The cell tower service is spotty for users in the area and this monopoll will help the residents in the surrounding area with less dropped calls.

The fact that the cell tower will be in the shape of a pine tree will also mask the stark nature of existing towers in the area and will blend more aesthetically to the golf course communities adjacent to the tower location.

This cell tower is very much needed for the Bonita Springs residents in this area.

Thank you for your consideration of this matter and I hope you and the planning commission will support the building of this needed structure.

Respectfully,

Janice T. Morgando, Resident
12751 Maiden Cane Lane
Bonita Springs, FL 34135

Cynthia Vargas

From: linda dworaczyk <lindadw10@hotmail.com>
Sent: Friday, February 20, 2026 2:46 PM
To: Mike Sheffield
Subject: Cell tower in Hunters Ridge

Follow Up Flag: Follow up
Flag Status: Flagged

I cannot attend the meeting due to a conflict. This proposed tower is desperately needed. Lots of dropped calls due to lack of enough bandwidth. Please Hurry.

Linda Dworaczyk
28861 Marsh Elder Ct
Bonita Springs, FL 34135
585-766-1176

RETURN TO:
City of Bonita Springs
Community Development Department
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9220 Bonita Beach Road, Suite 109
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mfiigon@cityofbonitaspringscd.org

Support X Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

I AM VERY MUCH IN FAVOR OF AND SUPPORT THIS
AMENDMENT TO HUNTERS RIDGE'S RPD. SUCH
INSTALLATION OF THE WIRELESS FACILITY WILL IMPROVE
COMMUNICATIONS FOR ALL RESIDENTS IN THE
IMMEDIATE AREA.

DATE: 2/20/2024
NAME: RICHARD DELOSTE PHONE: 508-817-7464
ADDRESS: 28509 FB FOWLER CT CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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NAME: _____ PHONE: _____ NOT APPLICABLE
ADDRESS: _____ CITY/STATE/ZIP: _____ Tds

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Support Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

Improving cell phone service in the area is a good
idea.

DATE: 2/20/2026
NAME: Rosdiane DeCoste PHONE: 508 817-5996
ADDRESS: 28509 FB Fowler CITY/STATE/ZIP: Bonita Springs, FL 34135

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**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD25-124697-BOS**

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mike Fiigon, Planner, at (239) 444-6151, or mfiigon@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

<http://cityofbonitasprings.org/cms/one.aspx?pagelid=13788499>

<p>Planning and Zoning Board: March 17th, 2026 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>	<p>City Council: April 1st, 2026 at 5:30am (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p> <p>April 15th, 2026 at 9:00am (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>
--	---

CASE NUMBER: PD25-124697-BOS

CASE NAME: Hunter’s Ridge Planned Development Amendment

REQUEST: An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.

LOCATION: The subject property is located at 12760 Fox Ridge Dr. Bonita Springs FL 34135. STRAPs: 06-48-26-B3-0010G.10CE.

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: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: Emile Mourad PHONE: (212)628-8316
ADDRESS: 12737 Hunters Ridge CITY/STATE/ZIP: Bonita Springs, FL 34135

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.

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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.

**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD25-124697-BOS**

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mike Fiigon, Planner, at (239) 444-6151, or mfiigon@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

<http://cityofbonitasprings.org/cms/one.aspx?pagelid=13788499>

<p>Planning and Zoning Board: March 17th, 2026 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>	<p>City Council: April 1st, 2026 at 5:30am (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p> <p>April 15th, 2026 at 9:00am (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>
--	---

CASE NUMBER: PD25-124697-BOS

CASE NAME: Hunter’s Ridge Planned Development Amendment

REQUEST: An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.

LOCATION: The subject property is located at 12760 Fox Ridge Dr. Bonita Springs FL 34135. STRAPs: 06-48-26-B3-0010G.10CE.

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: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: Francie Mourad PHONE: (239)405-4000
ADDRESS: 12737 Hunters Ridge CITY/STATE/ZIP: Bonita Springs, FL 34135

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

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-2-2026
NAME: Darrel Kopp PHONE: 630-547-4662
ADDRESS: 12668 Hunters Ridge Dr CITY/STATE/ZIP: Bonita Springs FL 34135

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**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD25-124697-BOS **CORRECTION****

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CASE NUMBER: PD25-124697-BOS

CASE NAME: Hunter's Ridge Planned Development Amendment

REQUEST: An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.

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City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2/27/2026
NAME: KENNETH HAMILTON PHONE: 860-751-9523
ADDRESS: 12911 SILVERTHORN CT. CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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

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Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-5-26
NAME: GARY PANCHIK PHONE: 724-525-2432
ADDRESS: 28782 WILD COFFEE CT CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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Attn: Mike Fiigon
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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS FL 34135
28795 HUNTERS CT
REILLY PATRICK W &

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-2-2026
NAME: MARGARET REILLY PHONE: 630-341-1011
ADDRESS: 28795 HUNTER CT CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ~~_____~~

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2-27-26
NAME: MARK Y WILSON PHONE: 856-220-9701
ADDRESS: 12699 HUNTERS RIDGE DR CITY/STATE/ZIP: 34135

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Support _____ Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

EYE SORE FOR A BEAUTIFUL COMMUNITY

CONCERNED ABOUT HEALTH RISK w/ HAVING A TOWER SO CLOSE TO SO MANY PEOPLE

DATE: 3-1-2026
NAME: GREGORY KRATZ PHONE: 860-508-0268
ADDRESS: 12621 HUNTERS RIDGE CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

IT will allow us to make calls w/o them dropping.

DATE: 3/1/26
NAME: Charles Flvm, Patti Blake-Flvm PHONE: 239-316-9611
ADDRESS: 28760 Sweet Bay Ln. CITY/STATE/ZIP: Bonita Springs FL 34135

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

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City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org



Support _____ Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/3/26
NAME: JOANNE SPROULL PHONE: 860-690-4698
ADDRESS: 28634 LA CAILLE DR CITY/STATE/ZIP: NAPLES, FL 34119

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

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Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support Ray Fiigon Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-4-26
NAME: Karen Greco PHONE: 719-651-9947
ADDRESS: 12727 Fox Ridge Dr CITY/STATE/ZIP: Bonita Springs, FL 34135

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DILLAN JOHN W & CAROL L
158 CROSSWYNDS DR
BEAVERFALLS PA 15010

Support Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: John W Dillon PHONE: 724 630 1259
ADDRESS: 12818 Maiden Lane Ln CITY/STATE/ZIP: Bonita Springs FL
34135

Florida Address

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I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: John Dillon PHONE: 724 630 1259
ADDRESS: 158 Crosswinds Dr CITY/STATE/ZIP: 12818 Maiden Lane Ln.
Beaver Falls PA Bonita Springs FL
15010 34135

North address

Florida address

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/8/26
NAME: Gwyla Wehman PHONE: 330-328-8600
ADDRESS: 12721 Hunter's Ridge Dr. CITY/STATE/ZIP: Bonita Springs, FL 34135

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

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Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

I AM STRONGLY OPPOSED TO THE AMENDMENT TO ALLOW THE CONSTRUCTION OF A CELL PHONE TOWER LOCATED AT 12760 FOX RIDGE DRIVE. THE SITE ALREADY CONTAINS A WASTE WATER TREATMENT PLANT WHICH WAS NOT DISCLOSED WHEN I PURCHASED THE PROPERTY A FEW YEARS AGO. THE ODS FROM THE PLANT AND THE PROPOSED 149 FOOT CELL TOWER WILL FURTHER DE-VALUE MY PROPERTY. CELL TOWERS CURRENTLY ARE NOT ALLOWED IN RESIDENTIAL NEIGHBORHOODS FOR A REASON, THERE SHOULD BE NO EXCEPTIONS.

DATE: 3/15/2026

NAME: SCOTT LABONTE

PHONE: 508-889-1871

ADDRESS: 12732 HUNTERS RIDGE DR.

CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 9 MARCH 2026
NAME: PAUL TETZLAFF PHONE: 416-209-6605
ADDRESS: 12739 FOX RIDGE DR. CITY/STATE/ZIP: BONITA SPRINGS FL 34135.

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.

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ADDRESS: _____	CITY/STATE/ZIP: _____

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

RECEIVED
CITY OF BONITA SPRINGS
MAR 17 2026
COMMUNITY DEVELOPMENT
DEPARTMENT

Support Oppose

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

THIS TOWER WILL BE IN OUR BACKYARD AND WHILE POTENTIALLY VISUALLY INTRUSIVE, IT IS NECESSARY TO MAINTAIN THE ESSENTIAL CELL SERVICE IN OUR AREA. WE ENTHUSIASTICALLY SUPPORT AND ENDORSE

DATE: 12 MARCH 2026
NAME: JOE AND BECKIE BASSO PHONE: 314-341-4095 / 239 4105 8138
ADDRESS: 12981 SILVERCROWN CT CITY/STATE/ZIP: BONITA SPRINGS 34135

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.

ITEM TITLE: Approve the partnership agreement between the City of Bonita Springs and the YMCA of Southwest Florida for the 2026 Summer Camp program and the 2026-27 afterschool program, to be held at the Bonita Springs Recreation Center.

REQUESTOR: Nicole Perino, Parks and Recreation Director

AGENDA SECTION: Consent

STRATEGIC PRIORITY: N/A

BACKGROUND:

In December 2017, the City entered into an agreement with Sky Family YMCA (now the YMCA of Southwest Florida) with the same terms and conditions as with the previous program administrator, Sports Club, Inc. This initial contract covered the remainder of the 2017-18 school year and the 2018 summer camp program. Subsequently, Council approved the continuation of this partnership agreement for seven school years (2018-19 through 2022-23, as well as 2024-25 and 2025-26) and for seven consecutive summer camp programs from 2019 to 2025, following all CDC guidelines for children's summer camp operations.

The YMCA of Southwest Florida would like to continue this partnership for the 2026 summer camp program as well as for the 2026-2027 school year to serve the children and families of the Bonita Springs community.

The YMCA of Southwest Florida has requested a \$5 increase in fees for the weekly Afterschool Program to \$80 per week per participant, and the daily afterschool program will increase to \$45 per day per participant. Additionally, the Summer Camp program will remain at the same rate as the previous summer of \$140 per week per participant.

STAFF RECOMMENDATION: Approve the agreement.

ATTACHMENT:

1. 2026-2027 YMCA of Southwest Florida Agreement
-

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Nicole Perino

AFTER SCHOOL AND SUMMER CAMP PROGRAM AGREEMENT

THIS AGREEMENT is made and entered into this ___ day of April, 2026, by and between the City of Bonita Springs, a Florida municipality whose mailing address is 9101 Bonita Beach Road, Bonita Springs, Florida 34135 (hereinafter, the "City"), and YMCA of Southwest Florida, a Florida non-profit corporation whose mailing address is 27200 Kent Road, Bonita Springs, Florida 34135 (hereinafter, the "YMCA").

WITNESSETH:

WHEREAS, the City desires to partner with the YMCA for the purpose of providing an after school program and a summer camp program for the children of Bonita Springs; and

WHEREAS, the YMCA has the necessary expertise, personnel, and desire to safely and efficiently provide such services on behalf of the City in accordance with the terms and conditions contained herein.

NOW THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

General Provisions:

1. The YMCA shall plan, organize, schedule, direct, coordinate, provide, and supervise instructional and recreational activities in order to provide an After School and Summer Camp Program (hereinafter, the "Program") at the Bonita Springs Recreational Center located at 26738 Pine Avenue, Bonita Springs, Florida 34135. A detailed Program Summary is attached hereto as Exhibit "A" and incorporated herein by reference.
2. The YMCA shall be solely responsible for the hiring, managing, and supervision of its employees and contractual services necessary for the performance of its obligations hereunder. The YMCA shall only employ qualified personnel over the age of eighteen (18) years old following appropriate background checks as required for the safe and efficient provision of services. Persons with criminal backgrounds shall not be hired. The YMCA shall submit the names and addresses of all employees hired for the Program and shall submit written notification to the City that all employees have undergone and passed a background check.
3. The YMCA shall hire and manage all employees necessary to maintain a maximum ratio of one (1) staff member per fifteen (15) registrants for the duration of the Program.
4. The YMCA shall ensure that the Program is operated in accordance with all applicable City, County, State, and Federal laws and that the YMCA obtains the Florida Department of Children and Families Child Care Facility license for both the afterschool and summer camp programs as well as any other necessary permits, licenses, or certifications required for such a program or for the facilities for the Program. The YMCA shall immediately notify the City should additional licensing or permitting become required in order to operate the Program.
5. At all times, the YMCA shall ensure that its insurance policies are current and include protection to the City against claims for bodily injury, personal injury, abuse claims, and property damage sufficient to the City's satisfaction.

6. The YMCA and its employees, contractors, and volunteers shall maintain the highest standards of customer service in the supervision and coordination of the Program and shall be further required to adhere to and implement the City's policies and procedures, including Standard Operating Procedures, nondiscrimination policies, and any other applicable governing policies.
 - a. Any complaint received by the City concerning the facilitation of the Program shall be formalized in writing and provided to the YMCA for review. The YMCA shall then provide the City with a written report detailing the circumstances of the complaint and the resolution (or attempted resolution) within ten (10) working days of receipt of the complaint.
 - b. Any complaint received by the YMCA relating to the Program shall be disclosed immediately to the city and shall be formalized in writing and provided to the City along with a written report detailing the circumstances of the complaint and the resolution (or attempted resolution) within ten (10) working days of receipt of the complaint.
7. The City and the YMCA shall be jointly responsible for the advertising, publication, and communication of the Program. The advertisement or publication shall be designed to solicit and encourage participation by the public, and the information shall clearly indicate that the Program is sponsored by the City. The City reserves the right to review and approve any advertisement, publication or communication, but shall not unreasonably delay the distribution of same.
8. The YMCA shall be responsible for all costs and expenses, including, but not limited to, permitting fees, staff compensation, instructor fees, equipment and maintenance, materials and supplies, transportation costs, and participant awards. The YMCA shall be solely responsible for the timely payment of its employee salaries and any contractual obligations and for all required reporting of its taxes and benefits.
9. The YMCA shall charge and collect all fees for participation in the Program. The City shall be compensated with 10% of the fees collected from each participant, and the YMCA shall retain the remaining 90% of the fees.
10. The YMCA shall make one (1) payment to the City within ten (10) days of the end of the school year and one (1) payment to the City within ten (10) days of the end of the Summer Camp portion of the Program. With each session payment, the YMCA shall submit to the City a list of participants and the fees paid by the participants for that session. Such payments shall be made in accordance with the YMCA registration records.
11. The City shall have the right to inspect and audit the YMCA's financial records relating to the Program during normal working hours.
12. The City shall not be held responsible for any damages occurring to the YMCA's property or equipment during the operation of the Program, unless such damage is caused by gross negligence or willful misconduct by the City, its agent, or its employees.

Miscellaneous Provisions:

1. Waiver of Subrogation. The City and the YMCA each hereby waive any and every claim for recovery from the other for any and all loss or damage to City or YMCA facilities, or to the contents thereof, during the delivery of the Program, which loss or damage is covered by valid and collectible property damage insurance policies, but only to the extent that such loss or damage is covered by valid and collectible property damage insurance policies. Inasmuch as this mutual waiver will preclude the assignment of any such claim by subrogation (or otherwise) to an insurance company (or any other person), the City and the YMCA each agree to give to each insurance company which has issued, or in the future may issue, its policies of physical damage insurance, written notice of the terms of its mutual waiver, and to have said insurance policies property endorsed, if necessary, to prevent the invalidation of said insurance coverage by reason of said waiver.
2. General Liability. The YMCA shall procure and maintain in effect from the date of this Agreement at all times until the end of the term (including any extension or renewal hereof) Broad Form Commercial General Liability insurance against claims for bodily injury, personal injury, and property damage, based upon or arising from its operation, management, or supervision of the Program. Such insurance shall be primary and shall include Broad Form Contractual liability insurance coverage insuring the YMCA's indemnity obligations under this Agreement. Such coverage shall have a minimum combined single limit of liability of at least \$1,000,000 in the aggregate. Such insurance shall not limit the YMCA's liability under any provision of this Agreement.
3. Worker's Compensation. The YCMA shall maintain worker's compensation insurance in accordance with Florida Statutes.
4. Indemnification of the City. The YMCA agrees to hold harmless, indemnify, and defend the City, its agents, officers, and employees from any and all claims, losses, damages, penalties, demands, judgments, costs and legal expenses arising directly or indirectly from or in connection with the services performed under this Agreement or by any person or corporation to whom any portion of services are subcontracted by the YMCA r by anyone for whom the YMCA is legally liable; except that the YMCA shall not be liable under this paragraph if the judgment arises out of gross negligence or willful misconduct by the City, its agents, officers or employees.
5. Indemnification of the YMCA. The City agrees, as limited by Florida statutes, to hold harmless, indemnify, and defend the YMCA and its agents, officer, and employees from any and all claims, losses, penalties, demands, judgments, costs and legal expenses arising directly or indirectly from or in connection with any gross negligence or willful misconduct by the City, its agents, officers, or employees in the performance of this Agreement.
6. Default. The occurrence of any of the following events ("Event(s) of Default") shall constitute a breach of this Agreement by the YMCA. Upon the occurrence of any Event of Default, the City shall provide written notice of termination of this Agreement to the YMCA, and such termination shall become effective not less than thirty (30) days after the date on which the notice is provided to the YMCA.
 - a. *Failure to Perform* shall be deemed an Event of Default when the YMCA materially defaults in the performance or delivery of the Program and fails to cure the default in reasonable time after demand by the City.

- b. *Insolvency* shall be deemed an Event of Default when the YMCA makes a general assignment for the benefit of its creditors, or admits in writing its inability to pay its debts as they become due, or files a petition for bankruptcy, or becomes adjudicated as bankrupt or insolvent, or files a petition in any proceeding seeking any reorganization, arrangement, composition, readjustment, or similar relief under any present or future statute, law, or regulation.
7. Termination. Either party may terminate this Agreement for convenience by providing written notice of such intent at least thirty (30) calendar days in advance of the effective date of termination. Any costs obligated or contracted by the YMCA beyond the 30 day notice period shall be approved by payment by the City to the extent that such costs and payments are related to the services incurred pursuant to this Agreement and otherwise eligible for payment hereunder. This provision for payment eligibility is only applicable to cost obligations having been transacted by the YMCA prior to the written notice of termination.
8. Cumulative Remedies. The rights and remedies under this Agreement are cumulative and are in addition to and not in substitution for any other rights and remedies available at law or in equity or otherwise.
9. Waiver. No waiver by any party of any of the provisions herein shall be effective unless explicitly set forth in writing and signed by the party so waiving. No waiver by any party shall operate or be construed as a waiver in respect of any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.
10. Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and addressed to the parties at the addresses set forth below. Such communications, if sent by mail, shall be deemed delivered three (3) days after deposit in the United States mail, or if delivered by hand or courier, at the time of delivery.

To the City:
Parks & Recreation Director
City of Bonita Springs
26740 Pine Avenue
Bonita Springs, FL 34135

To the YMCA:
Executive Director
27200 Kent Road
Bonita Springs, FL 34135

With copies to:
City Manager and City Attorney
City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, FL 34135

11. Term. The Program delivered pursuant to this Agreement shall commence on June 1, 2026, and shall conclude on June 2, 2027. Any extension must be executed upon the written Agreement of each party, and may be subject to competitive bidding in future years.
13. Relationship of the Parties. Nothing herein shall be construed to create a joint venture or partnership between the parties or an employee/employer or agency relationship. The YMCA shall serve as an independent contractor in the performance of its duties and obligations hereunder. Neither party hereto shall have any express or implied right or authority to assume or create any obligations on behalf of or in the name of the other party or to bind the other party to any contract, agreement, or undertaking with any third party.
14. Assignment. Neither party may assign any of its rights hereunder without the prior written consent of the other party. Such consent shall not be unreasonably withheld, conditioned, or delayed. Any purported assignment in violation of this section shall be null and void.
15. Amendment and Modification. No changes or modifications to this Agreement shall take effect unless the same is in writing and formally executed by both parties.
16. Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction

COVID-19 ACKNOWLEDGEMENT

1. Both the City and the YMCA acknowledge and understand the circumstances of the COVID-19 pandemic and will take all reasonable precautions, consistent with the applicable guidance issued by the Center for Disease Control (CDC) and the Florida Department of Health (FDOH) in order to limit the spread of COVID-19 and promote the health and safety of Program participants, parents, and staff.
2. The City and the YMCA acknowledge and understand that the circumstances of the pandemic create a fluid situation and that the guidance provided by the CDC and the FDOH may change during the term of this Agreement. Both parties shall monitor the situation closely and adjust operations as may become necessary.
3. In the event that any Order is issued by the City, by Lee County, by the Florida Governor, or by the President of the United States that affects this Agreement, such Order shall supersede. The City shall have the sole discretion as to whether the Agreement may endure any such Order, including, but not limited to, the suspension or cancellation of the Program.

This space left intentionally blank.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

CITY OF BONITA SPRINGS

YMCA OF SOUTHWEST FLORIDA

By: _____
Mayor

By: _____
YMCA Authorized Representative

ATTEST:

By: _____
City Clerk

APPROVED AS TO LEGAL FORM: _____
City Attorney

Exhibit A

After School and Summer Camp Program Summary

1. For the term of this Agreement, session fees shall be:

Full Week After School Session	\$80 per participant per week
Part-time After School Session	\$20 per participant per day
Full Day Afterschool Program	\$45 per participant per day
Full Week Summer Camp Session	\$140 per participant per week
Part-time Summer Camp Session	\$30 per participant per day
One-time Application/Processing Fee	\$30 per participant

*Parents are required to register the Thursday before each week (for both weekly and part-time participants) for both after school sessions and summer camp sessions. Parents may register at the Bonita Springs Recreation Center or at the Bonita Springs YMCA.

2. For the term of this Agreement, session hours shall be as follows:

After School Program: Monday – Friday 2:45 pm – 6:30 pm

- On weekdays with no school, the Program will be open 7:00 am – 6:30 pm.
- On weekdays with a half-day of school, the Program will be open from the time that school lets out until 6:30 pm.

Summer Camp Program: Monday – Friday 7:00 am – 6:30 pm.

Both Programs will be closed during holidays for which the Recreation Center is closed including, but not limited to the following:

- January 1
- As designated in January
- As designated in February
- Last Monday in May
- July 4
- First Monday in September
- November 11
- Fourth Thursday in November
- Day following Thanksgiving
- December 25
- New Year's Day
- Martin Luther King Day
- President's Day
- Memorial Day
- Independence Day
- Labor Day
- Veteran's Day
- Thanksgiving Day
- Friday After Thanksgiving
- Christmas Day

When a holiday falls on a Saturday, the preceding Friday shall be designated a substitute holiday and observed as the official holiday for that year. When a holiday falls on a Sunday, the following Monday shall be designated a substitute holiday.

3. The Program shall be continual, and shall follow the Lee County School District and Bonita Springs Charter School calendars. For example, Summer Camp Sessions shall commence the day immediately after the last day of school, unless the last day of school is on Friday.
4. Participants in the Program must be between the ages of five (5) to twelve (12) years old. During Summer Camp Sessions, there will also be a Teen Leadership Camp open to participants between the ages of thirteen (13) to fifteen (15) years old.
5. Each participant must be signed in upon arrival and signed out when leaving each session by a parent or guardian, and by the authorized staff member upon arrival at each After School Session. The YMCA shall ensure that a staff member is present to monitor the signing in and out of participants at all times.
6. The YMCA shall provide a Site Coordinator who shall remain on site at all times to supervise the Program participants and staff. The Site Coordinator should also be available to speak with parents during the signing in and out process of Program participants.
7. The YMCA shall ensure that the City has updated contact information, including but not limited to mobile phone numbers and email addresses, of the Site Coordinator and Program Director to allow for direct communication at all times that the Program is in session.

ITEM TITLE: Approve a Resolution awarding the East Terry Street Stormwater and Multi-Use Pathway Project (RFB 25-31) to the lowest responsive, responsible bidder, Quality Enterprises USA, Inc.

REQUESTOR: Elly McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Resiliency, 2) Improve Transportation Networks, 4) Environmental Protection

BACKGROUND: The City received U.S. Housing and Urban Development (HUD) Community Development Block Grant – Mitigation (CDBG-MIT) funds through Florida Commerce and Federal Highway Administration (FHWA) funds through Florida Department of Transportation for the project.

The City advertised Request for Bids (RFB 25-31) on January 7, 2026 for a contractor for East Terry Street Stormwater and Multi-Use Pathway Project. The City is partnering with Bonita Springs Utilities through a Joint Project Agreement to improve and replace water and wastewater facilities during construction.

The City received three (3) sealed bids on March 5, 2026. Proposals were received as follows:

- | | |
|---------------------------------|-----------------|
| • Quality Enterprises USA, Inc. | \$17,823,584.04 |
| • Pavement Maintenance | \$18,075,995.40 |
| • Wright Construction Group | \$19,059,802.37 |

Staff is recommending awarding the East Terry Street Stormwater and Multi-Use Pathway Project to the lowest responsive, responsible bidder, Quality Enterprises USA, Inc., for the total bid amount of \$17,823,584.04.

The project has been allocated in the FY2025-2026 budget in the Capital Improvement Project account number 30.250.541.5416364.54.63.54163.

STAFF RECOMMENDATION: Approve Resolution.

ATTACHMENTS:

1. Resolution
 2. Bid Comparison
-

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Mike Sheffield
Department Director: Matt Feeney

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION NO. 26 - XX

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING A RECOMMENDATION OF AWARD TO QUALITY ENTERPRISES USA, INC. FOR THE EAST TERRY STREET STORMWATER AND MULTI-USE PATHWAY PROJECT AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT WITH THE AWARDED FIRM.

WHEREAS, on March 5, 2026, the City received three (3) submittals in response to the City's Request for Bids for the East Terry Street Stormwater and Multi-Use Pathway Project (RFB 25-31); and

WHEREAS, on March 23, 2026, Public Works reviewed the bids submitted and recommended award to the lowest responsive, responsible bidder, Quality Enterprises USA, Inc. A summary of the responding firms, in no particular order, is attached hereto as Exhibit "A".

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

Section 1. The foregoing recommendation is hereby approved.

Section 2. Staff is hereby authorized to enter into an agreement with Quality Enterprises USA, Inc. for the East Terry Street Stormwater and Multi-Use Pathway Project as the lowest responsive, responsible bidder.

Section 3. This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 1st day of April, 2026.

AUTHENTICATION:

Mike Gibson, Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

EXHIBIT A

<u>Bidder</u>	<u>Bid Total</u>
<u>Wright Construction Group</u>	\$ <u>19,059,802.37</u>
<u>Pavement Maintenance</u>	\$ <u>18,075,995.40</u>
<u>Quality Enterprises USA, Inc.</u>	\$ <u>17,823,584.04</u>

ITEM TITLE: AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. 02-16, AS AMENDED; SO AS TO AMEND THE FUTURE LAND ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, PUBLIC PARTICIPATION, MONITORING, UPDATING AND EVALUATION PROCEDURES, TO REVISE AND UPDATE THE EXISTING GOALS, OBJECTIVES, AND POLICIES, AND DATA AND ANALYSIS IN ACCORDANCE WITH CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

REQUESTOR: Jacqueline Genson, Manager, Planning and Zoning

AGENDA SECTION: Public Hearings

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

On September 3, 2025, Council approved Task Order #3 of the Master Agreement with Portland State University to address the Florida Department of Commerce's technical assistance comment from 2023 legislation relative to changes in the required planning periods for comprehensive plans. That legislation, Chapter 2023-31, Laws of Florida, modified section 163.3177(S)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. This update requires the City to update certain goals, objectives, and policies within the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, and Public Participation, Monitoring, Updating, and Evaluation Procedures.

The Planning and Zoning Board, serving as the Local Planning Agency (LPA), heard the request on March 17, 2026 and motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and recommended approval to City Council; the motion carried 6-0.

STAFF RECOMMENDATION: Staff recommends that the City Council vote to transmit the proposed amendments as included in the Staff Report Transmittal Package Supplement (Exhibit A).

ATTACHMENTS:

- 1) Staff Report
- 2) Transmittal Package, last revised March 24, 2026
- 3) Planning and Zoning Board DRAFT Minutes

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	John Dulmer

CPA26-130023-BOS

**Bonita Plan
Planning Horizon**

Expedited State Review Process



**City Initiated Application
and Staff Analysis**

*City of Bonita Springs
Planning Division
9200 Bonita Beach Road, Suite 109
Bonita Springs, Florida
(239) 444-6150*

LPA Public Hearing Date: March 17, 2026
City Council Transmittal Date: April 1, 2026
City Council Adoption Date: To be determined
Project Name: Planning Horizon Amendments

City of Bonita Springs
Planning and Zoning Division
**STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
COORDINATED STATE REVIEW**

CPA26-130023-BOS

X **Text Amendment**

X **Map Amendment**

This Document Contains the Following Reviews:	
X	Staff Review
X	Local Planning Agency (LPA) Review and Recommendation
	City Council Hearing for Transmittal
	City Council Hearing for Adoption

STAFF REPORT PREPARATION DATE: March 10, 2026, Rev. March 24, 2026

PART I- BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. Applicant: City of Bonita Springs
2. Request: To amend the Bonita Springs Comprehensive Plan in compliance with comments provided by the FloridaCommerce, the State Land Planning Agency, as part of the previously approved Evaluation and Appraisal Review comprehensive plan amendments for the City of Bonita Springs (Amendment No. 24-01ER). The comment was for the City to update its comprehensive plan to take into account newer / current legislation that took effect in July 2023. That legislation, Chapter 2023-31, Laws of Florida, modified section 163.3177(S)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods.

This update will require the City to update certain goals, objectives, and policies within the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, and Public Participation, Monitoring, Updating, and Evaluation Procedures.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. Recommendation: Staff recommends that the City Council vote to transmit the proposed amendments as included in the Transmittal Package Supplement (Exhibit A).
2. Basis and recommended findings of fact:
 - Dr. Margaret Banyan will present the Data and Analysis (Attachment A) to support the comprehensive plan amendments (Exhibit A) to the Local Planning Agency (LPA) on March 17th and to the City Council on April 1, 2026.
 - The City Council authorized Staff to initiate the amendments in response to the FloridaCommerce comments received as part of the previously approved Evaluation and Appraisal Review comprehensive plan amendments for the City of Bonita Springs (Amendment No. 24-01ER).
 - The proposed amendments are limited to those as identified by the FloridaCommerce.
 - The amendments support and complement other goals and policies within the Bonita Springs Comprehensive Plan.

C. SUMMARY/BACKGROUND DISCUSSION:

1. EXISTING CONDITIONS

Due to changes in state legislation, the planning horizons incorporated into the current Bonita Springs Comprehensive Plan are inconsistent with state requirements and requires amendments.

2. AFFECTED ELEMENTS OF THE BONITA PLAN.

The amendments required to ensure that the Bonita Plan is consistent with state requirements affecting the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, and Public Participation, Monitoring, Updating, and Evaluation Procedures.

PART II- STAFF ANALYSIS

A. ANALYSIS

Please see the attached Transmittal Package Supplement (Attachment A).

CONSISTENCY WITH THE BONITA PLAN

Please see the attached Transmittal Package Supplement (Attachment A). The data and analysis to update the planning horizons is complete. Changes necessary for consistency with state statute and internal comprehensive plan consistency have been identified and proposed for changes (Exhibit A).

NOTICE OF PROPOSED ACTION:

This application and its appearance before the LPA and City Council was noticed for the public. The Planning and Zoning Board, serving as the Local Planning Agency (LPA), heard the request on March 17, 2026 and motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and recommended approval to City Council; the motion carried 6-0

CONCLUSIONS:

The Bonita Springs Comprehensive plan should be amended to be consistent with state requirements.

STAFF RECOMMENDATION

Commence the transmittal process for comprehensive plan amendments and if approved, transmit to the state's land planning agency through the Expedited State Review Process in accordance with Florida State Statute.

SUBJECT PROPERTY

ATTACHMENTS:

- A. Transmittal Package Supplement

EXHIBITS:

- A. Proposed Comprehensive Plan Amendments

Submitted by:

Jacqueline Genson, AICP
Planning and Zoning Manager

Date: March 24, 2026

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: March 17, 2026

- 1. RECOMMENDATION: For** Local Planning Agency to find the request consistent with the City of Bonita Springs Comprehensive Plan.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Planning and Zoning Board, serving as the Local Planning Agency (LPA), motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and recommended approval to City Council; the motion carried 6-0.

C. VOTE:

Chairman Ben Hershenson	<u> Aye </u>
Steve Lohan	<u> Aye </u>
Lynda Waterhouse	<u> Absent </u>
Robert Lombardo	<u> Aye </u>
Daniel Dhooghe	<u> Aye </u>
Raymond Townsend	<u> Aye </u>
Jack Brown	<u> Aye </u>

**PART IV – CITY COUNCIL
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: April 1, 2026

A. CITY COUNCIL REVIEW, RECOMMENDATION AND FINDINGS OF FACT SUMMARY

COUNCIL ACTION: For City Council to find the request consistent with the City of Bonita Springs Comprehensive Plan and transmit the amendment to the State Land Planning Agency.

BASIS AND RECOMMENDED FINDINGS OF FACT: To be completed after the transmittal hearing (first public hearing).

C. VOTE:

Mayor Mike Gibson _____

Jamie Bogacz _____

Jessee Purdon _____

Laura Carr _____

Chris Corrie _____

Nigel Fullick _____

Jim Fitzpatrick _____

**PART V – CITY COUNCIL
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: To be updated after the second public hearing.

REQUEST:

TRANSMITTAL:

AGENCY COMMENTS:

STAFF RECOMMENDATION:

B. CITY COUNCIL RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. COUNCIL ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

Mayor Mike Gibson _____

Jamie Bogacz _____

Jessee Purdon _____

Laura Carr _____

Chris Corrie _____

Nigel Fullick _____

Jim Fitzpatrick _____

Attachment A

City of Bonita Springs
Planning Horizon Update
Data and Analysis

SECTION I: BACKGROUND

On March 11, 2024, the City of Bonita Springs transmitted its Evaluation and Appraisal Review (EAR) – based amendments. The EAR-based amendments reflected legislation considered in the 2016-2022 legislative cycle (effective dates July 1, 2016-June 30, 2022). The 2024 amendments were submitted to FloridaCommerce and reviewed in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

On May 10, 2024, the FloridaCommerce completed its review of the proposed comprehensive plan amendments for the City of Bonita Springs (Amendment No. 24-01ER). As part of that review, FloridaCommerce offered a comment that the City of Bonita Springs update its comprehensive plan to take into account newer / current legislation that took effect in July 2023. That legislation, Chapter 2023-31, Laws of Florida, modified section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. As part of that process, the City is required to update the planning periods considering “1) the data and analysis of the permanent and seasonal population estimates and projections; and 2) coordination of and consistency between all of the elements of the Comprehensive Plan; and data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).”¹

On August 7, 2024, the City adopted the EAR-based amendments with the understanding that it would address the planning horizon over the next several years.²

SECTION II: POPULATION DEMOGRAPHICS

The purpose of this section is to provide the permanent population estimates and projections (data and analysis) that will, in part, form the basis for comprehensive plan updates to meet the required 10- and 20-year planning periods. The map and text changes also ensure coordination of and consistency between all of the elements of the City’s Comprehensive Plan; and the data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).

Population Demographics Overview

Legislative Requirements

The estimated population of the City of Bonita Springs is based on a number of sources that meet the standard established by Florida Statutes §163.3177 which states that, “(T)he comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those

¹ Stansbury, James D. 2024. Objections, Recommendations, and Comments Report Objections, Recommendations and Comments Report - Proposed Comprehensive Plan Amendment City of Bonita Springs 24-01ER. Memo and Report. FloridaCommerce: State of Florida.

² Subsequent to the 2024 adoption, the legislature adopted S.B. 180 on 6/26/2025, which prohibits more restrictive or burdensome amendments to a local government’s comprehensive plan or land development regulations until October 1, 2027. The proposed amendments make no changes that are more burdensome or restrictive.

published by the Office of Economic and Demographic Research (EDR)³ ⁴ or generated by the local government based upon a professionally acceptable methodology.”⁵ Section 163.3177 further states that, “Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.”⁶

Analysis Overview

Estimates and projections for Bonita Springs population are comprised of two separate, but related, estimates of the permanent and the seasonal population. Seasonal population estimates are also provided.

To ensure consistency with the 2023 statute for population projections, two planning periods for population and population estimates will be established: 2040 and 2050. These exceed the requirements set forth by statute. The population data upon which the analysis is based uses estimates and projections from the most recent data available (2025 estimates) and within the closest time frames projected (2040 and 2050).

³ “The Office of Economic and Demographic Research (EDR) is a research arm of the Legislature principally concerned with forecasting economic and social trends that affect policy making, revenues, and appropriations. ...EDR publishes all of the official economic, demographic, revenue, and agency workload forecasts that are developed by Consensus Estimating Conferences and makes them available to the Legislature, state agencies, universities, research organizations, and the general public. EDR, through a contract with the University of Florida, arranges for annual estimates of population of each city and county in Florida...” (see: <http://edr.state.fl.us/Content/about/index.cfm>).

⁴ The Bureau of Economic and Business Research (BEBR) at the University of Florida is the entity through which the official population estimates are produced (see <https://bebr.ufl.edu/about/>). For the purpose of this report and to comply with state requirements, EDR and BEBR provide the source for the permanent population data.

⁵ F.S., §163.3177(1)(f)(3).

⁶ Ibid.

Existing Permanent Population

The basis for these estimates and projections will be the current data available as of the writing of this analysis in 2026. The most recent data was published by the EDR or the Bureau of Economic and Business Research (BEBR) in Table 1 on October 17, 2025.⁷

The Lee County permanent population as published by the EDR and BEBR is estimated at **839,223**. The permanent population of the City of Bonita Springs is estimated to be **55,801**, as of April 1, 2025.^{8 9}

The City of Bonita Springs proportional share of the total county population is estimated at **0.06649** (or **6.649%** of the total Lee County population).

Table 1: Bonita Springs Proportionate Population Share

Lee County Population April 1, 2025	City of Bonita Springs Population as of April 1, 2025	Proportionate Share of Total County Population as of April 1, 2025 ¹⁰
839,223	55,801	0.06649

Permanent Population Projections

In addition to estimating current population, BEBR also estimates county-level population growth projections in 5-year increments.¹¹ BEBR provides low, medium, and high projections for growth. Standard practice is to utilize the medium range projections. BEBR does not provide specific municipal population growth projections. However, using guidance from Florida Statutes as described above, the proportion of Bonita Springs is applied to the Lee County projected growth. This yields the following estimates of the future population growth as shown in Table 2 below. The projections provided below reflect the population estimates and projections most recently provided by BEBR.¹²

⁷ BEBR has published its estimates and projections release dates as follows: Florida Population Projections by County: August 31, 2025; Florida Estimates of Population: October 17, 2025 (Table 1 only); and Florida Estimates of Population December 31, 2025 (Publication and additional tables). See: <https://bebr.ufl.edu/population/faq/>. Population projections for Lee County are available in the Projections of Florida Population by County, 2025–2050, with Estimates for 2024.

⁸ EDR and BEBR provide population estimates for Lee County. Published by: Florida Legislature Office of Economic and Demographic Research 111 W. Madison Street, Suite 574 Tallahassee, FL 32399-6588 (850) 487-1402 See: <http://edr.state.fl.us> and https://www.bebr.ufl.edu/wp-content/uploads/2025/12/estimates_2025.pdf. Most recent data available has been memorialized in a static document on file with the City. See also: <https://edr.state.fl.us/Content/population-demographics/data/index-floridaproducts.cfm>

⁹ This estimate of current population includes inmates as part of the estimate. BEBR reports inmate population for revenue sharing only.

¹⁰ The proportional share of the City of Bonita Springs to the total county population is smaller than previously estimated by BEBR and as was estimated in the 2023 EAR.

¹¹ Rayer, Stefan (2026). Projections of Florida Population by County, 2030-2050, with Estimates for 2025. University of Florida Bureau of Economic and Business Research Florida Population Studies. Vol. 59, Bulletin 203. February 2026. Retrieved 2/6/2026 from: <https://bebr.ufl.edu/population/population-data/>

¹² The projections for 2040 and 2050 using the proportionate share of Lee County are more conservative than estimates provided by the Shimberg Center for Housing Studies. The Shimberg Center projects population to be

Table 2: 2040 and 2050 City of Bonita Springs Permanent Population Projections

	2025 Estimate	2040 Projected Population	2050 Projected Population
Lee County	839,223	1,013,800	1,073,200
City of Bonita Springs Proportion (0.06649) ¹³	55,801	67,409	71,358

Seasonal Population

BEBR does not provide seasonal population estimates or projections as part of their standard processes. To conduct these estimates, the Florida Gulf Coast University Regional Economic Research Institute (RERI) at Florida Gulf Coast University has developed a seasonal estimating methodology. This information is available upon request in the Bonita Springs Seasonal Population Estimate document.¹⁴

The RERI estimation methodology developed a multiplier to apply to the current population and upon which the seasonal population can be based. For the current population, the RERI estimate is a seasonal population average of 21,602. The total population, including personal and seasonal residents is based on the Seasonal Population Multiplier (SPM), which was determined by RERI to be 1.39. This results in the following estimates of seasonal population for 2025, 2040 and 2050¹⁵ as shown in Table 3 below.

Table 3: City of Bonita Springs Seasonal Population Estimates: 2025, 2040, and 2050

2025 Seasonal Population Estimate	2040 Seasonal Population Estimate	2050 Seasonal Population Estimate
21,602 ¹⁶	26,289 ¹⁷	27,830

lower than the projections in Table 2: 2040 (64,714) and 2050 (66,977). For more information see: <http://flhousingdata.shimberg.ufl.edu/comprehensive-plan-data/results?nid=3505>

¹³ City of Bonita Springs proportion of Lee County population is precisely 0.0664912663261136, yielding slightly higher estimates due to rounding.

¹⁴ Neto, Amir, John Shannon, and Shelton Weeks. January 2026. Bonita Springs Seasonal Population Estimate. Florida Gulf Coast University Regional Economic Research Institute at the Lutgert College of Business.

¹⁵ The RERI document notes that a seasonal multiplier will only be accurate as long as the underlying economic relationships that existed during the data period remain constant. Therefore, as long as it is reasonable to assume that the underlying economic relationships continue to hold, applying this SPM to the permanent population of Bonita Springs should provide a reasonable estimate of average seasonal population.

¹⁶ Please note that there is a slight discrepancy between the RERI seasonal estimate and that applied as a result of using the multiplier on the current BEBR permanent population. This discrepancy accounts for a small difference of 160 seasonal visitors. These differences are due to the time at which estimates are generated and the variations between the 2020 census, population estimates from the EDR or BEBR, and the American Community Survey.

¹⁷ 2040 and 2050 projected seasonal population based on the proportionate share of population presented in Table 2 * .39 (RERI Seasonal Population Multiplier).

Population Estimate Summary

In summary, Table 4 below summarizes the overall estimates of the permanent and seasonal population based on the discussion above.¹⁸

Table 4: City of Bonita Springs Permanent and Seasonal Population Estimates and Projections

	2025	2040	2050
Permanent	55,801	67,409	71,358
Average Seasonal Visitors	21,602 ¹⁹	26,289	27,830
Total Population	77,563	93,698	99,188

¹⁸ Readers are cautioned that, while diligent efforts are made to estimate population reasonably and fairly, BEBR and RERI note that they are just that – estimates based on assumptions. Estimations can only model expected futures based on assumptions, despite the researchers’ best efforts to ensure sound and accurate logic.

¹⁹ For the purpose of this analysis, the current RERI seasonal estimate is reported, while future projections are based on the SPM and population projections from EDR and BEBR.

SECTION III: POPULATION ACCOMMODATION

The purpose of this section is to translate population into the land required to accommodate the permanent and seasonal population in a 10- and 20-year planning horizon. To better understand the development potential in the City, this analysis considers the amount of land required to accommodate population projections for a 10-year and 20-year planning period as required by §163.3177, F.S. This section covers the analysis of permanent population, followed by the seasonal estimates.

Permanent population and development potential

To conduct an analysis of housing units to accommodate the permanent population, there are several key pieces of information, including existing housing units and persons per household.

To provide the most current data available, the American Community Survey (ACS) 5-Year Estimates are used in the analysis.²⁰ The ACS data also shows the number of housing units that are vacant for seasonal use. These units are subtracted from the available units to accommodate the population. It shows the following:

- Total Housing Units: 39,895²¹
- Vacant for Seasonal Use: 11,877²²
- Average Persons Per Household 2.20²³

Total existing housing units

The total existing housing units in the City to accommodate permanent population is calculated by the following:

Total Housing Units – Vacant Units for Seasonal Use = Housing Units Available to Accommodate
Permanent Population

$$39,895 - 11,877 = 28,018$$

²⁰ The ACS data was compared with estimates from the Shimberg Center for Housing Studies at the University of Florida and were found to be consistent between the two sources.

²¹ U.S. Census American Community Survey Table B25001 – Housing Units 2024: ACS 5-Year Estimates Detailed Tables: Retrieved 2/7/2026 from

<https://data.census.gov/table/ACSDT5Y2024.B25001?q=Bonita+Springs+city,+Florida&t=Housing+Units>

²² Table B25004 of American Community Survey of the Census provides estimates of those units that are vacant, and for this analysis, those that are for seasonal, recreational, or occasional use. See U.S. Census American Community Survey Table B25004 – Vacancy Status 2024: ACS 5-Year Estimates Detailed Tables. Retrieved 2/6/2026 from: <https://data.census.gov/table/ACSDT5Y2024.B25004?q=bonita+springs+city&t=Housing>

²³ Table B25010 of American Community Survey of the U.S. Census: Average Household Size of Occupied Housing Units by Tenure: Retrieved 2/7/2026 from:

<https://data.census.gov/table/ACSDT5Y2024.B25010?q=bonita+springs+city&t=Housing>

Existing Population Accommodation

The housing units available to accommodate the current and projected population is calculated by the following:

$$\text{Current Housing Units Available to Accommodate Permanent Population} * \text{Average Persons per Household} = \text{Amount of Population Accommodated in the City's existing units}$$

$$28,018 * 2.20 = 61,640 \text{ population accommodated}$$

Existing Unit Supply and Population Accommodation

Table 5 below summarizes the population, population growth, and the residential units needed to accommodate the population by the year 2040 (10-year planning horizon). The Table also estimates what may be needed in the longer term (20-year) horizon. The unit deficiencies, or needs, are indicated in red font.

Table 5: Existing Units and Permanent Population Accommodation

	2025	2040	2050
Permanent Population	55,801	67,409	71,358
Residential Units Needed	25,364	30,640	32,435
Existing Residential Units	28,018	28,018	28,018
Unit Surplus / Deficiency	2,654	(2,622)	(4,417)

Seasonal population and development potential

To conduct the analysis regarding seasonal population, similar to the permanent population, there is a need to understand the units and/or accommodations available and how many visitors stay in those units. We also need to understand that seasonal visitors are occupying several types of units, including those residential units as defined in the Census and a number of other occupancy types that are available to accommodate the seasonal population. In other words, visitors do not solely stay in residential units, they also occupy hotels, motels, campgrounds, and other non-residential units.

The RERI research provided a better understanding of the units required to accommodate the seasonal population. Using data from multiple sources and focusing on occupancy rate and estimated residential units and available room night units for hotels, motels, resorts, B&B, Condos, Cottages and Vacation Homes, and for RV Parks and Campgrounds, RERI found that the City can support an average seasonal population of 130,634.²⁴

As a result of this discussion, this analysis assumes that the average yearly seasonal population that can be supported in short term units far exceeds the current and future seasonal population estimates. Therefore, the land supply and development potential needs summarized in the Future Unit Availability and Development Potential below does not include the seasonal population.

²⁴ According to the Lee County Visitors Convention Bureau for the period of 2016-2023 the average number of visitors for seasonal quarters (Q1 and Q4) is 65,074.

Table 6, below, summarizes the seasonal population accommodation needs based on the RERI Seasonal Population Multiplier of **1.39**.

Table 6: Future Seasonal Population Accommodation

	2025	2040	2050
Average Seasonal Population	21,602	26,289	27,830
Total Supported Seasonal Population Capacity	130,634	130,634	130,634
Surplus / Deficiency	109,032	104,345	102,804
Total Units Surplus (Average Party Size = 3.21)	33,966	32,506	32,026

Future Unit Availability / Development Potential

There are two components of development potential that supports the conclusion that the development potential in the City is sufficient to accommodate the population projected in the 10-year and 20-year planning periods as required by §163.3177, F.S. These components include an analysis of the existing vacant parcels as well as those developments that currently have a development order, are under construction, or have building permits in place.

Vacant Lands Capacity

Table 7 provides a breakdown of vacant acreage and remaining unit potential within each future land use designation. This is also accompanied by a vacant lands map that appears on page 11 of this document.

The table correlates the vacant acreage to the potential maximum density of each land use designation as documented in the City’s Comprehensive Plan. The analysis indicates there are approximately 1,326.30 acres of vacant land within the City boundaries for which there may be remaining development potential.

A snapshot of remaining unit potential is also shown on Table 7, which shows a future potential of 6,879 units.²⁵

Because this analysis is a snapshot of the current conditions in the City, it does not provide for scenarios wherein the future units available may increase. This analysis does not account for the considerable redevelopment potential that exists in the City. For example, a current single family home located in the Downtown District may represent an existing density of 4 dwelling units (DU) per acre. However, that same parcel may have a future redevelopment potential of 20 (DU) per acre.

²⁵ Please note that this analysis is based on the maximum allowable density as described in the Comprehensive Plan. The analysis does not include higher densities that may be approved as a result of bonus density. It also does not describe lower densities that may result from the development approval process. A more detailed description of the methodology and components of the analysis are available upon request.

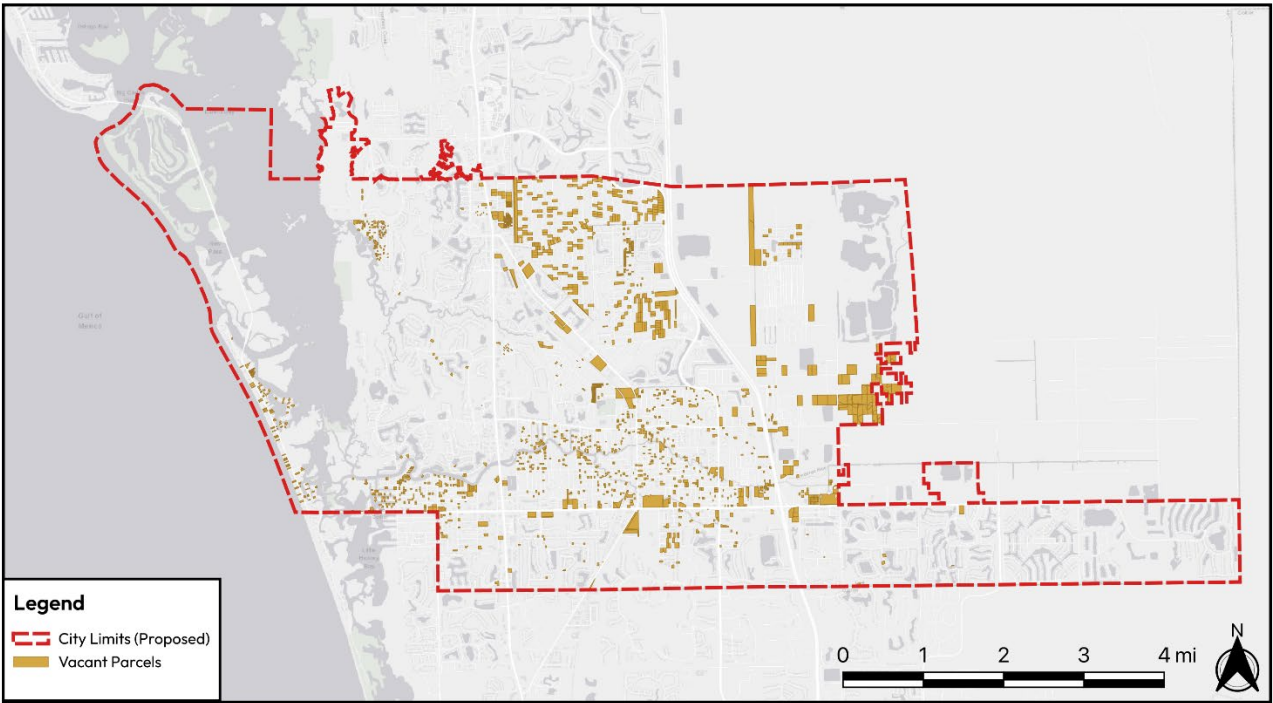
Table 7: Vacant Land by Future Land Use Category

Future Land Use Designation ²⁶	Vacant Acres	Allowable Density (DU/ac)	Vacant Remaining Unit Potential
Coconut Village	0.00	0.00	0.0
Conservation	0.00	0.00	0.0
Conservation Fringe	0.00	0.00	0.0
DRGR	228.62	0.10	22.9
Downtown District	81.75	20.00	1635.0
General Commercial	116.18	10.00	1161.8
High Density Residential	17.41	10.00	174.1
High Density-Mixed Use/Village Residential	0.62	10.00	6.2
Industrial	50.43	10.00	504.3
Interchange Commercial	63.97	10.00	639.7
Lee County FLUM: DRGR	0.00	0.10	0.0
Lee County FLUM: Outlying Suburban	0.00	3.00	0.0
Lee County FLUM: Resource Protection	0.00	0.10	0.0
Little Hickory Island MultiFamily Residential	0.86	10.00	8.6
Low Density Residential	334.05	1.30	434.3
Medium Density MultiFamily Residential	47.29	6.00	283.8
Medium Density Residential	92.47	11.60	1072.7
Moderate Density-Mixed Use/Planned Development	35.85	6.00	215.1
Moderate Density-Residential	123.15	5.80	714.3
Public/Semi-Public	4.47	0.00	0.0
Recreation	0.06	0.00	0.0
Resource Protection	129.12	0.05	6.5
Urban Fringe-Community District	0.00	2.77	0.0
TOTAL	1326.30		6879.3

Additional units in development

In addition to the vacant acres that have not yet been developed, there are currently 4,041 units for which approvals for residential units have been granted. These are in various stages of approval, such as in planning and zoning, approved development order, under construction, or approved building permits in place. These parcels are not captured in the U.S. Census residential units, or in the vacant lands analysis above.

²⁶ Previous tables in the 2023 EAR have noted a Suburban future land use category. However that future land use category carries no acreage and is not in the current inventory of lands.



City of Bonita Springs - 2026 Comprehensive Plan Update Vacant Land Parcels

Source data: City of Bonita Springs, Lee County, Center for Public Service
 CRS: NAD1983 Florida West (Feet) EPSG: 2882
 Imagery: ESRI Light Gray Basemap
 Prepared: P. Manson (March, 2026)



Figure 1: Vacant Land Parcels

Population Accommodation Summary

The conclusion of this analysis is that the Future Land Use Map and the Future Land Use categories are sufficient to accommodate the population projected in the 10-year and 20-year horizon. The table below summarizes the estimates, showing that there is capacity through 2050.

Table 8: Population Accommodation Summary

Planning Horizon Year	2025	2040	2050
Permanent Population	55,801	67,409	71,358
Residential Units Needed	25,364	30,640	32,435
Existing Residential Units	28,018	28,018	28,018
Additional Units in Development	4,041	4,041	4,041
Vacant Land Residential Unit Potential	6,879	6,879	6,879
Unit Surplus / Deficiency by Planning Horizon	13,574	8,298	6,503

SECTION IV: COMPREHENSIVE PLAN AMENDMENTS

To ensure that the City of Bonita Springs complies with 163.3177(5)(a), F.S., to increase the two required planning periods to 10-year and 20-year planning periods and to coordinate consistency between all of the elements of the Comprehensive Plan, amendments to the comprehensive plan are proposed:

Future Land Use Element

- Update Future Land Use Map

Transportation Element

- Update Policies 1.1.2 and 1.5.9 and projected LOS for state facilities
- Update Long Range Transportation Plan

Housing Element

- Policy 1.1.3

Intergovernmental Coordination Element

- Policy 1.6.2

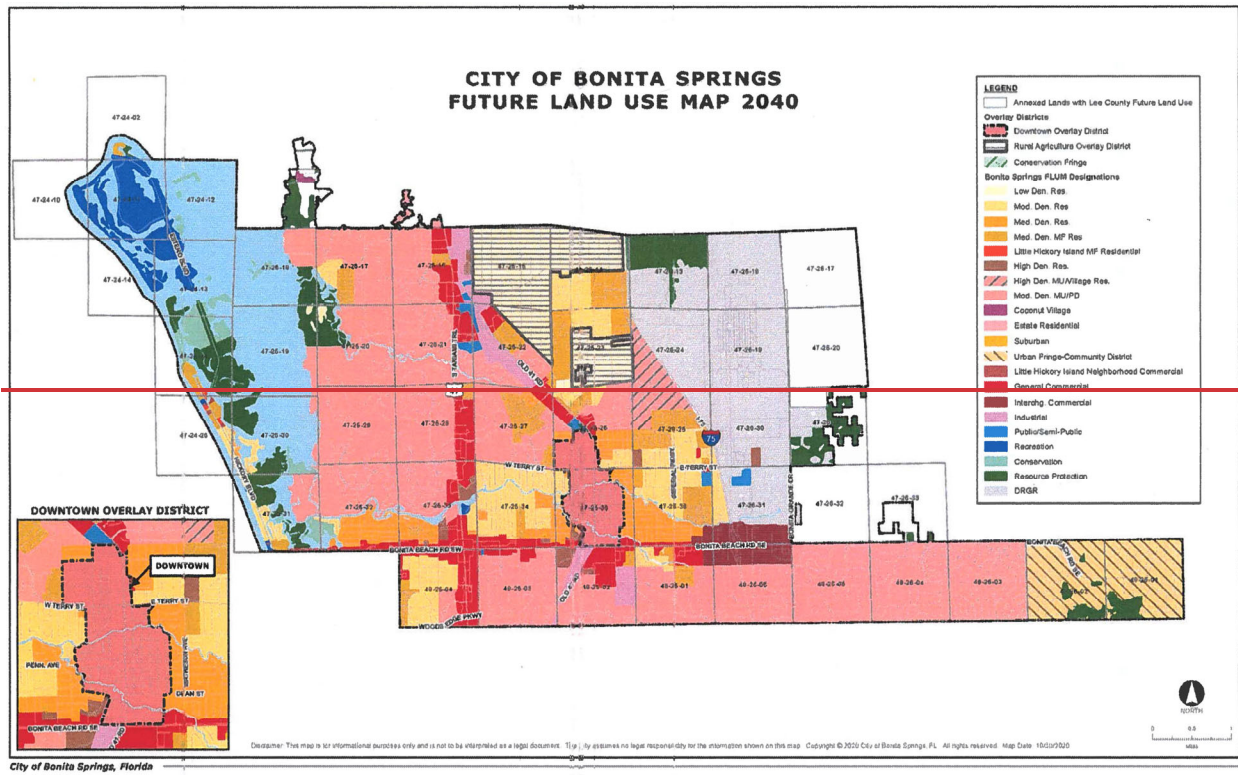
Public Participation Element

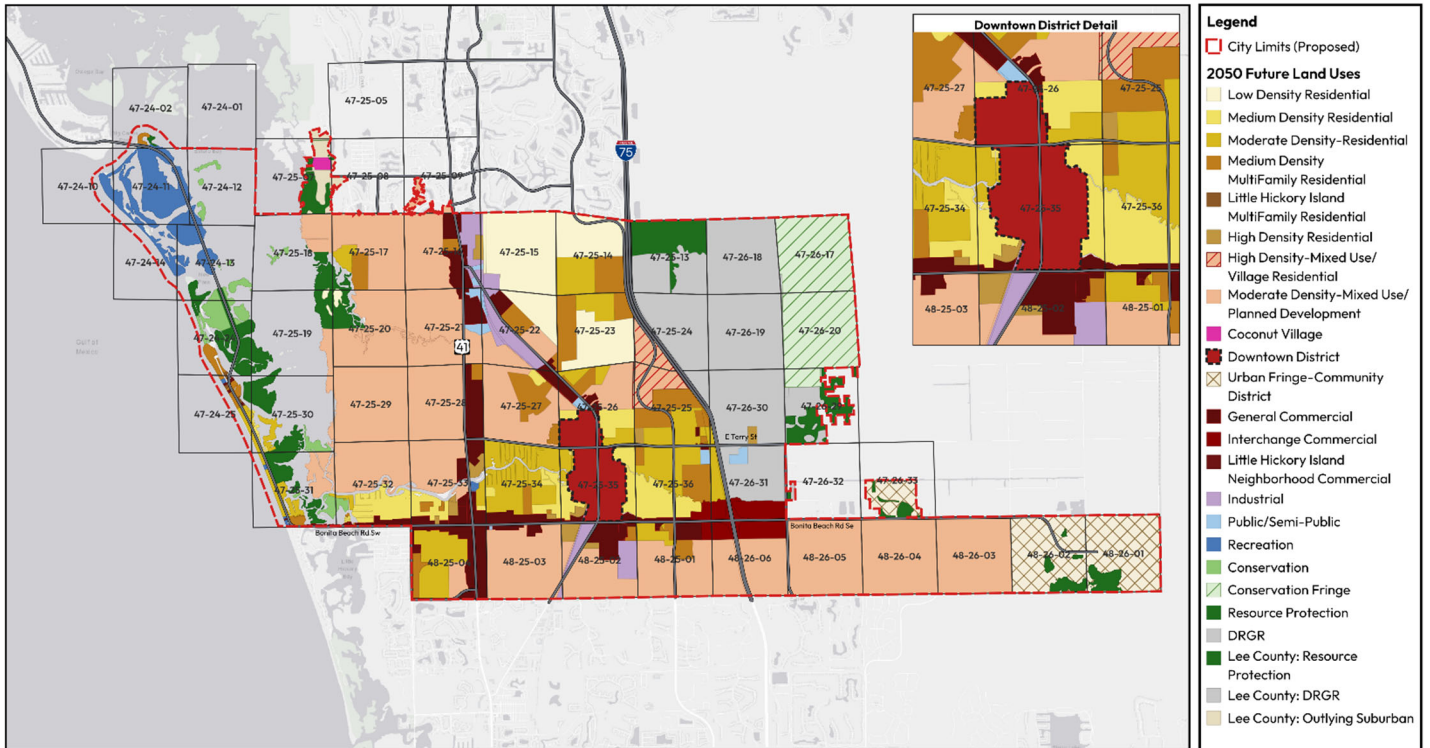
- Text

Exhibit B

City of Bonita Springs
Proposed Comprehensive Plan Amendments
City Council
April 1, 2026

Future Land Use Element





**City of Bonita Springs
Future Land Use Map**

Source data: City of Bonita Springs, Lee County, Center for Public Service
 CRS: NAD1983 Florida West (Feet) EPSG: 2882
 Imagery: ESRI Light Gray Basemap
 Prepared: P. Manson (March, 2026)



Transportation Element

Policy 1.1.2: The Lee County MPO's 2045-2050 Financially Cost Feasible Long Range Transportation Plan series is hereby incorporated as part of the Transportation Map series for this Element of the Comprehensive Plan. Changes to the City's Future Transportation Map series may be necessary from time to time, and the City will work with the MPO to ensure any necessary changes are incorporated into the MPO Plan so that the two plans remain consistent.

Policy 1.5.9: State facilities inside the City limits include I-75 and US 41, as provided in the most recent Lee County MPO Long Range Transportation Plan (LRTP). The Lee County MPO 2045-2050 LRTP proposes the addition of managed lanes on I-75 within the City limits. The Right-of-Way phase for the I-75 Managed Lanes project within the City limits is included in the FDOT Moving Florida Forward Infrastructure Initiative, FY 2026.

The projected LOS for State facilities with the City limits is as follows:

YEAR 2045 DAILY LOS ON STATE ROADWAYS

Roadway	From	To	2040 2045				
			No. of Lanes	City LOS Standard	Daily Capacity	Daily Volume ¹	Daily LOS
US 41	Collier County Line	CR 865/Bonita Beach Rd Terry St/Bonita Bay Blvd	6	E	56,805	62,711 62,617	F
	CR 865/Bonita Beach Rd	Terry St/Bonita Bay Blvd	6	E	56,805	62,536	F
	Terry St/Bonita Bay Blvd	CR 887/Old US 41 Rd/Pelican Landing	6	E	56,805	55,971	D
	CR 887/Old US 41 Rd/Pelican Landing	City Limits	6	E	56,805	71,179	F
I-75	Collier County Line	CR 865/Bonita Beach Rd	10	D	206,644	168,209	D
	CR 865/Bonita Beach Rd	City Limits	10	D	206,644	169,788	D

Source: ~~2022-2023~~ FDOT District 1 LOS Tables

1. 2045 Model volumes are based on 2045 Cost Feasible Model, District One Regional Planning Model
2. The daily capacities are based on FDOT LOS D standard from 2023 FDOT Multimodal Q/LOS Handbook

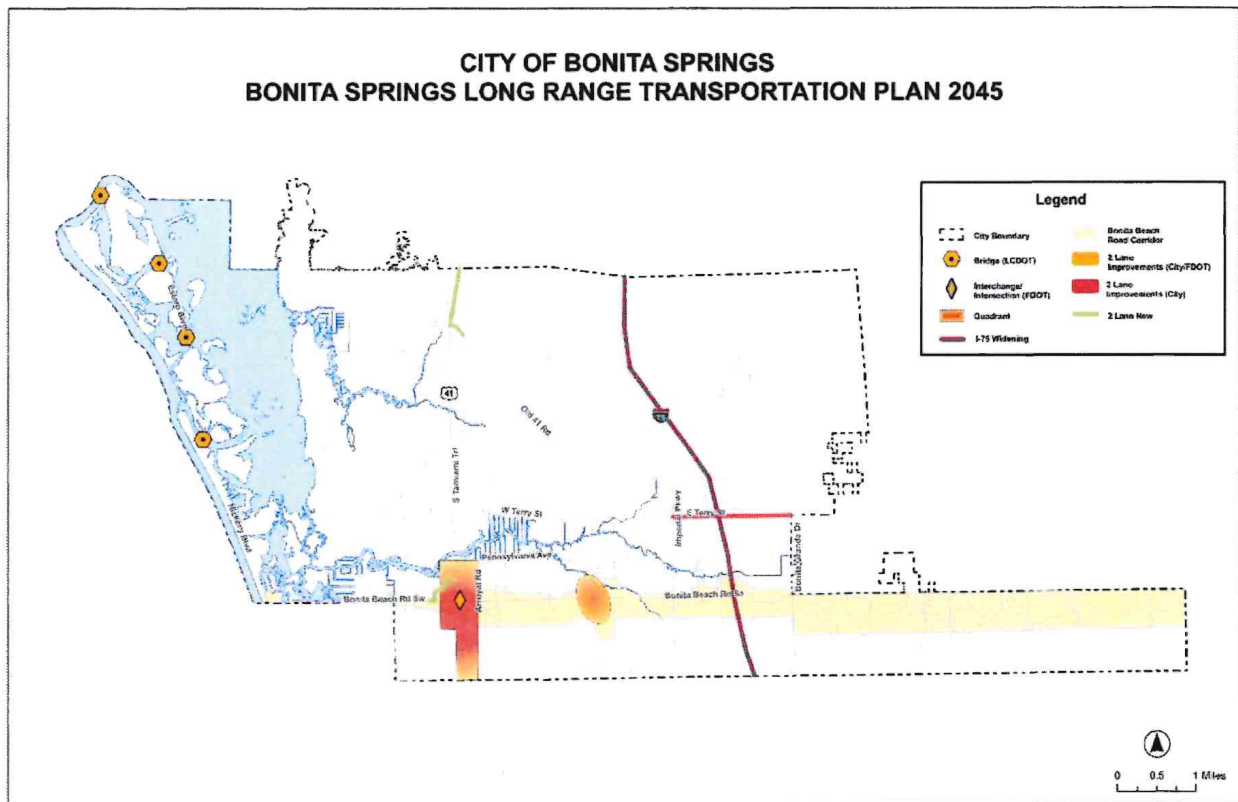
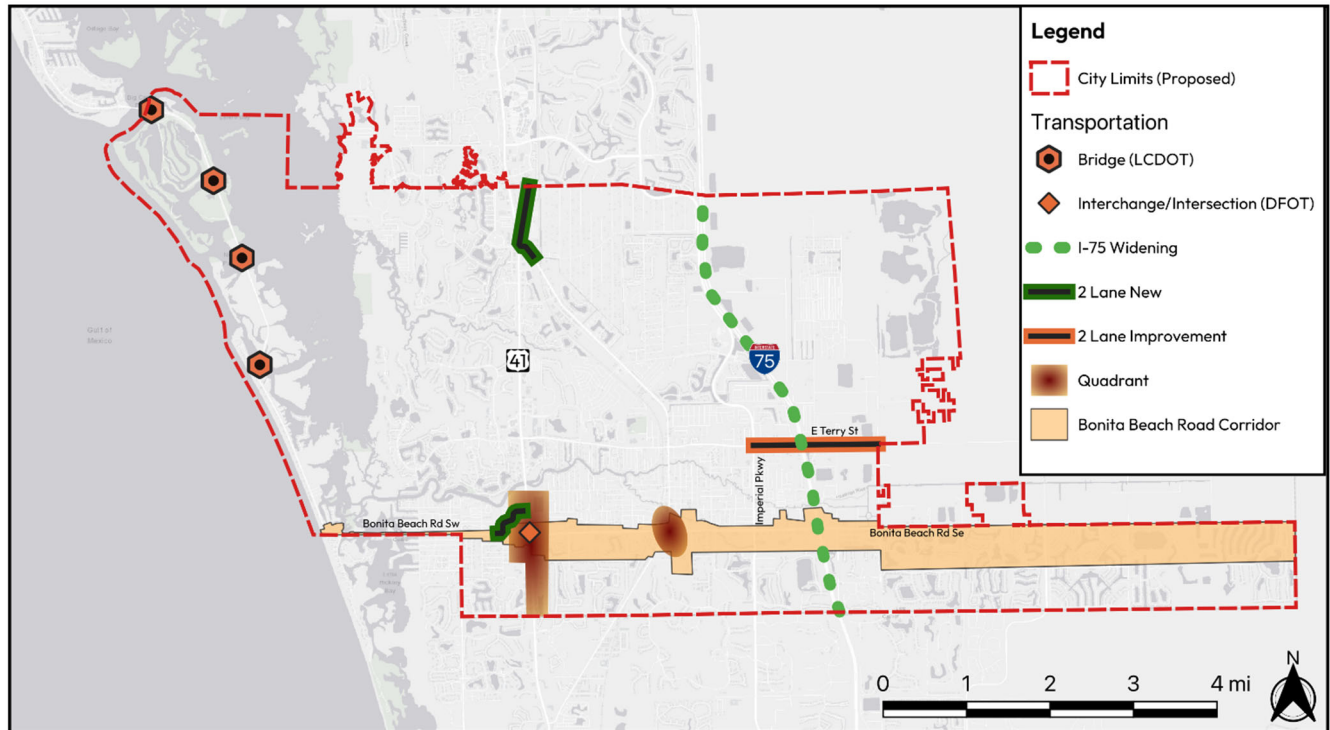


Figure 3: City of Bonita Springs Long Range Transportation Plan 2045



City of Bonita Springs
Long Range Transportation Plan

Source data: City of Bonita Springs, Lee County, Center for Public Service
 CRS: NAD1983 Florida West (Feet) EPSG: 2882
 Imagery: ESRI Light Gray Basemap
 Prepared: P. Manson (March, 2026)

Portland State
 Center for Public Service

Figure 3: City of Bonita Springs 2050 Long Range Transportation Map

Housing Element

Policy 1.1.3: The City shall utilize ~~minimum 10-year planning horizon two planning periods, one covering at least the first 10-year period and one covering at least a 20-year period~~ to forecast for housing needs.

Intergovernmental Coordination Element

Policy 1.6.2: The City shall provide the School District with its Comprehensive Plan, along with ~~the five-year Land Use its 10-year and 20-year and land use and~~ population projections, to facilitate development of school enrollment projections and shall annually update this information. The City shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long-range facilities plans to ensure consistency and compatibility between the District and the City plans.

Public Participation Element

The City will comply with §163.3191, F.S., requiring that at least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect ~~a two~~ planning periods, one covering at least the first 10-year period and one covering at least a 20-year period ~~minimum planning period of at least 10 years as provided in §163.3177(5)(a)~~ or to reflect changes in state requirements since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. This notification will be known as the evaluation and appraisal notification letter or EAR Notification Letter. The EAR Notification Letter will include a separate affidavit, signed by the mayor, attesting that all elements of the comprehensive plan comply with §163.3177(5). The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period ~~of 10 years~~, as provided in §163.3177(5), and must cite the source and date of the population projections used in establishing the ~~10-year~~ planning periods.



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs
Planning and Zoning Board
draft Meeting Minutes

March 17, 2026
9:00 am

1. **Call to Order:** *Chairman Hershenson called the meeting to order at 9:00 a.m.*

2. **Pledge of Allegiance**

3. **Roll Call by City Clerk**

Members Present: Hershenson, Brown, Dhooghe, Lohan, Lombardo, Townsend
Members Absent: Waterhouse (excused)

*Staff Present: Mike Sheffield, John Dulmer, Jacqueline Genson, Mike Fiigon,
Nathan Cochran (for Mr. Rooney)*

4. **Public Comment:**

Chairman Hershenson announced that public comment for each case will be heard following the presentations.

5. **Public Hearings (Not Quasi-Judicial)**

A. Case Name: PLANNING PERIOD COMPREHENSIVE PLAN AMENDMENTS (CPA26-130023 BOS)

AMENDMENTS TO THE COMPREHENSIVE PLAN TO ADDRESS THE 2023 FLORIDA DEPARTMENT OF COMMERCE TECHNICAL ASSISTANCE COMMENTS RELATIVE TO CHANGES IN THE REQUIRED PLANNING PERIODS (CPA26-130023-BOS)

Jacqueline Genson, Planning and Zoning Manager, introduced the item and then introduced Dr. Margaret Banyan who appeared and presented via Zoom. Dr. Banyan opened with an overview of the purpose and scope of the Comprehensive Plan, and explained how it aligns with other City plans and regulations. She then outlined the Evaluation and Appraisal Review (EAR) process and timeline, followed by an analysis of the proposed amendments and their scope. (Presentation on file in the City Clerk's office).

*Chairman Hershenson called for public comment. With no speakers coming forward, and no comments or questions from the Board, he motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and to recommend approval to City Council; Seconded by Member Lombardo. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

6. Public Hearings (Quasi-Judicial)

A. Case Name: HUNTER'S RIDGE PLANNED DEVELOPMENT AMENDMENT (PD25-124697-BOS)

AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO AMEND THE SCHEDULE OF USES TO ALLOW A 149 FT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE.

The City Clerk read the case title into the record and administered the oath to those individuals intending to provide testimony. Mike Fiigon, Senior Planner with Community Development, opened the item with an overview of the request, and then introduced Mattaniah Jahn, representing the applicant, Diamond Communications, LLC. Ms. Jahn's presentation included maps showing the proposed tower location, along with images of similar pine-camouflage style monopoles which she referred to as "monopine." Her presentation also reviewed the proposed tower elevation, the distance to the nearest residence (233 feet), the wireless carriers planning to co-locate on the facility, and the demonstrated need for the tower. (Applicant presentation on file in the Clerk's office).

Board members posed questions to Ms. Jahn regarding 9-1-1 emergency call routing, the appearance of the artificial branches, tower height (150 ft), and the need for a long-term maintenance and branch replacement schedule.

Mr. Fiigon then presented the staff analysis. Staff is recommending approval of the PD amendment. Mr. Fiigon noted the applicant met the standards of review requirements for both a special exception request (wireless facility over 35ft) and for the PD amendment (addition to the schedule of uses). His presentation included current coverage maps, the demonstrated need for the tower, and a review of the conditions of approval. He emphasized that, if approved, the amended schedule of uses is limited to this single wireless facility. (Staff presentation on file in the Clerk's office).

Chairman Hershenson called for public comment. The City Clerk announced six registered speakers, and called them in order, as follows:

Francie Morad - Spoke in opposition, citing the proximity of the tower to her home and neighborhood, and potential health and environmental impacts.

Don Huprich - General Manager at Hunter's Ridge, spoke in support, citing the need for the tower.

Adriana Bonifer - Spoke in opposition, citing the location of the tower and concerns over negative impacts to nearby homes.

Brad Wehman - Spoke in opposition, citing the location and concerns about potential impacts on health and property values.

Kevin Keane - Spoke in opposition, describing the proposed tower as an eyesore and citing concerns about potential health effects and impacts on property values.

Jack Wieland - Spoke in opposition, citing the location and proximity to homes.

The City Clerk called for any additional public comments. With no additional speakers coming forward, he invited the applicant to respond to comments made by the public speakers. Ms. Jahn provided rebuttal and introduced Cameron Lee, Project Manager with Diamond Communications, who addressed the site selection process and lease negotiations with the Hunter’s Ridge Homeowners Association.

*With no further questions from the Board, Member Townsend motioned to recommend approval of the PD amendment to City Council with the addition of a condition requiring a continual maintenance schedule; Seconded by Member Dhooghe. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

7. Election of a Vice-Chair

*Chairman Hershenson motioned to select Ray Townsend as Vice Chair; Seconded by Member Lombardo. Seeing no additional nominations, the Clerk conducted a roll-call vote. **The motion carried 6-0.***

8. Approval of Minutes from the Training Workshop held on March 5, 2026

*Chairman Hershenson motioned to approve the March 5, 2026 minutes; Seconded by Member Lombardo. **The motion carried 6-0.***

9. Adjournment: *With no further business, Chairman Hershenson adjourned the meeting at 10:33 a.m., and announced that the next meeting is tentatively scheduled for 9:00 a.m., April 14, 2026.*

Prepared and attested by:

Michael J. Sheffield, City Clerk

Approved by the Planning and Zoning Board

Date: _____

Dr. Ben Hershenson, Chairman

ITEM TITLE: (FIRST READING) AN ORDINANCE ORDERING AND CALLING FOR A BOND REFERENDUM ELECTION TO BE HELD ON AUGUST 18, 2026, IN THE CITY OF BONITA SPRINGS, FLORIDA TO DETERMINE IF THE QUALIFIED ELECTORS RESIDING IN THE CITY APPROVE THE ISSUANCE BY THE CITY OF GENERAL OBLIGATION BONDS PAYABLE FROM AD VALOREM TAXES LEVIED IN AMOUNTS SUFFICIENT TO PAY DEBT SERVICE ON SUCH BONDS ON ALL TAXABLE PROPERTY WITHIN THE CITY TO FINANCE THE ACQUISITION OF INACTIVE RAILROAD CORRIDOR PROPERTY AND THE DEVELOPMENT AND CONSTRUCTION OF CAPITAL IMPROVEMENTS THERETO FOR THE BONITA ESTERO RAIL TRAIL; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

REQUESTOR: Derek Rooney, City Attorney

AGENDA SECTION: Public Hearings

STRATEGIC PRIORITY: 3) Enhance Community Aesthetics, Parks and Facilities

BACKGROUND:

At the City Council Special Meeting on March 4, 2026, Council authorized staff to initiate a bond referendum seeking voter approval to borrow monies for the acquisition and potential construction of a rail-to-trail corridor, with a repayment term not to exceed 30 years.

Subsequently, on March 25, 2026, the City Council approved a Purchase and Sale Agreement with the Trust for Public Land for acquisition of the Seminole Gulf Railway corridor.

This agenda item is undertaken pursuant to Section 100.211, Florida Statutes, which requires the governing authority of a municipality to order a bond referendum and provide public notice of the election.

STAFF RECOMMENDATION: Move to second reading

ATTACHMENTS: Draft ordinance.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE ORDERING AND CALLING FOR A BOND REFERENDUM ELECTION TO BE HELD ON AUGUST 18, 2026, IN THE CITY OF BONITA SPRINGS, FLORIDA TO DETERMINE IF THE QUALIFIED ELECTORS RESIDING IN THE CITY APPROVE THE ISSUANCE BY THE CITY OF GENERAL OBLIGATION BONDS PAYABLE FROM AD VALOREM TAXES LEVIED IN AMOUNTS SUFFICIENT TO PAY DEBT SERVICE ON SUCH BONDS ON ALL TAXABLE PROPERTY WITHIN THE CITY TO FINANCE THE ACQUISITION OF INACTIVE RAILROAD CORRIDOR PROPERTY AND THE DEVELOPMENT AND CONSTRUCTION OF CAPITAL IMPROVEMENTS THERETO FOR THE BONITA ESTERO RAIL TRAIL; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, it is necessary and desirable and in the best interests of the City of Bonita Springs, Florida (the "City") to acquire approximately 5.8 miles of inactive railroad corridor property and to develop and construct capital improvements thereto for a recreational trail project generally known as the "Bonita Estero Rail Trail," as more particularly described in the plans and specifications on file with the City (collectively, the "Project"); and

WHEREAS, the most efficient and fair method of financing costs of the Project is through the issuance of general obligation bonds (the "Bonds") secured by and payable from the proceeds of ad valorem taxes levied without limit on all taxable property within the City (the "Ad Valorem Taxes"); and

WHEREAS, in accordance with the Constitution of the State of Florida, the question as to whether or not such Bonds should be issued to finance costs of the Project must be submitted to the qualified electors of the City at a primary, general or special election.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

Section 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and hereby made a part of this Ordinance and adopted as legislative findings.

Section 2. Referendum Election Called. A bond referendum election of the qualified electors in the City is hereby ordered and called to be held on August 18, 2026 (the "Referendum Election"), to determine whether or not the City shall issue the Bonds to finance costs of the Project. Such Bonds shall mature not later than _____ () years from their date of issuance, shall be issued in an aggregate principal amount of not

exceeding \$ _____, shall bear interest at a rate not in excess of the maximum lawful rate and shall be secured by and payable from the Ad Valorem Taxes. If the issuance of the Bonds is approved by the qualified electors voting at such Referendum Election, the specific provisions of the Bonds shall be set forth in a resolution or ordinance subsequently adopted by the City Council.

Section 3. Conduct of Referendum Election. The Referendum Election shall be conducted in accordance with applicable law at the same time and places as the primary election to be held on August 18, 2026, coordinated by the Supervisor of Elections of Lee County (the "Supervisor of Elections") and, to the extent required, the City Clerk.

The polling places, election officials, and hours of election for the Referendum Election will be as determined by the Supervisor of Elections in accordance with applicable Florida law.

Early voting and voting by mail will be utilized to the extent allowable by, and in accordance with, applicable law, and as determined and conducted by the Supervisor of Elections.

Section 4. Form of Ballot. The form of ballot to be used shall be in substantially the form attached hereto as Exhibit A. The ballots to be used in the Referendum Election, including any required sample ballots, shall be prepared and distributed by the Supervisor of Elections in accordance with applicable law. Electronic balloting may be utilized to the extent allowable by, and in accordance with, applicable law.

Section 5. Notice of Referendum Election. The City Clerk is directed to make this Ordinance available for inspection at the office of the City Clerk and available on the City's official website.

The City Clerk is directed to publish a notice of the Referendum Election in a newspaper of general circulation within the City at least thirty (30) days prior to the date of the election. The notice must be published at least twice, once in the fifth week and once in the third week prior to the week in which the Referendum Election is to be held, all in the manner and to the extent provided in Section 100.342, Florida Statutes. The notice shall be in substantially the form attached hereto as Exhibit B.

Section 6. Filing with Supervisor of Elections. Upon this Ordinance becoming effective, the City Clerk is directed to file a certified copy of this Ordinance with the Supervisor of Elections and is authorized and directed to coordinate with and through the Supervisor of Elections in carrying out the Referendum Election and the purposes of this Ordinance.

Section 7. Referendum Election Results. Returns of the votes cast at the Referendum Election shall be made as required by law.

If a majority of the votes cast for the referendum question is "YES – For Bonds," then the referendum question will be approved and the Bonds may be issued by the City following the certification of the Referendum Election results.

If less than a majority of the votes cast for the referendum question is “YES – For Bonds,” then the referendum question will be defeated and will not be effective or operative, and the Bonds may not be issued by the City.

Section 8. General Authority. The members of the Council of the City and the officers, attorneys and other agents or employees of the City are hereby authorized to do all acts and things required of them by this Ordinance, or desirable or consistent with the requirements hereof for the full punctual and complete performance of all the terms, covenants and agreements contained herein.

Section 9. Conflicts. In the event of any conflict between the provisions of this Ordinance and any other Ordinance, in whole or in part, the provisions of this Ordinance will prevail to the extent of the conflict.

Section 10. Severability. In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance which shall remain in full force and effect.

Section 11. Effective Date. This Ordinance shall become effective immediately upon its enactment.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida this 15th day of April, 2026.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Gibson	_____	Carr	_____
Bogacz	_____	Corrie	_____
Purdon	_____	Fullick	_____
		Fitzpatrick	_____

Date filed with City Clerk: _____

EXHIBIT A

**Official Ballot
City of Bonita Springs, Florida
Bond Referendum Election
August 18, 2026**

General Obligation Bonds for the Bonita Estero Rail Trail Project

To acquire railroad corridor property and construct capital improvements thereto for a recreational rail-to-trail project known as the "Bonita Estero Rail Trail," shall Bonita Springs issue general obligation bonds not exceeding \$_____ principal amount, maturing within ___ years of issuance, with interest not exceeding the maximum legal rate, and payable from ad valorem property taxes levied in amounts sufficient to pay debt service on such Bonds?

INSTRUCTIONS TO VOTERS:

YES - FOR BONDS

NO - AGAINST BONDS

EXHIBIT B

Notice to Electors of the City of Bonita Springs of a Bond Referendum Election to be held on August 18, 2026 Regarding the Bonita Estero Rail Trail Project

[Notice is hereby given that a bond referendum election will be held on August 18, 2026, to be conducted concurrently with the Lee County Primary Election, to determine whether the City of Bonita Springs may finance the acquisition of inactive railroad corridor property and construct capital improvements thereto for a recreational rail-to-trail project known as the "Bonita Estero Rail Trail," by issuing general obligation bonds not exceeding \$_____ principal amount, maturing within ___ years of issuance, with interest not exceeding the maximum legal rate, and payable from ad valorem property taxes levied in amounts sufficient to pay debt service on such Bonds on all taxable property within the City?]

As required by Ordinance No. _____, this Notice is given by publishing said Ordinance No. _____ in full as follows:

[copy Ordinance]

ITEM TITLE: Presentation and discussion on Transportation Impact Fees, and direction to staff.

REQUESTOR: Arleen Hunter, City Manager; John Dulmer, Director, Community Development

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: 2) Improve Vehicular and Multimodal Transportation Networks; 6) Government Transparency and Efficiency

BACKGROUND:

At the City Council meeting on September 3, 2025, Community Development staff provided an overview of the City of Bonita Springs Road impact fee code requirements and updates to recent and impending changes to state law. Staff was given direction to bring back road impact fees and other transportation fee alternatives for discussion purposes. Dr. Banyan will provide a presentation for discussion. Council may wish to provide direction to staff upon receiving the presentation.

STAFF RECOMMENDATION: Receive presentation and provide direction to staff

ATTACHMENTS: None

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	John Dulmer

ITEM TITLE: Update regarding the City’s opportunity to participate in the Lee County Opportunity Zone Incentive Program and direction to staff on providing a letter of support to Lee County regarding the designation.

REQUESTOR: Arleen Hunter, City Manger

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: Economic Development

BACKGROUND:

Currently, 15 Census tracts in Lee County are designated as Opportunity Zones. These zones are designed to incentivize new equity investments. New business investments in these areas may be eligible for preferential tax treatment.

Lee County Economic Development has informed City staff that certain areas within the city may be eligible for designation under the Lee County Opportunity Zone Incentive Program. One such area is identified on the Opportunity Zone–Redesignation Cycle Map as Area 29, shown in the red color-coded polygon (Attachment 1). This area includes a small portion of the Downtown Form-Based Code area located east of Old 41, just north of Bonita Drive, and slightly south of the O’Reilly Auto Parts store (Attachment 2).

According to Lee County Economic Development staff, the data and local characteristics make this area—and potentially other nearby census tracts—strong candidates for nomination into the Lee County Opportunity Zone Incentive Program. County staff indicated that a letter of support from the City Council would confirm the City’s interest and serve as part of the nomination process.

STAFF RECOMMENDATION: Receive update and provide direction to staff.

ATTACHMENTS: Lee County Opportunity Zone-Redesignation Cycle Map; Downtown Form-Based Code, Table 2.1-1. Regulating Plan with Area 29 identified

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	John Dulmer



Opportunity Zone---Redesignation Cycle

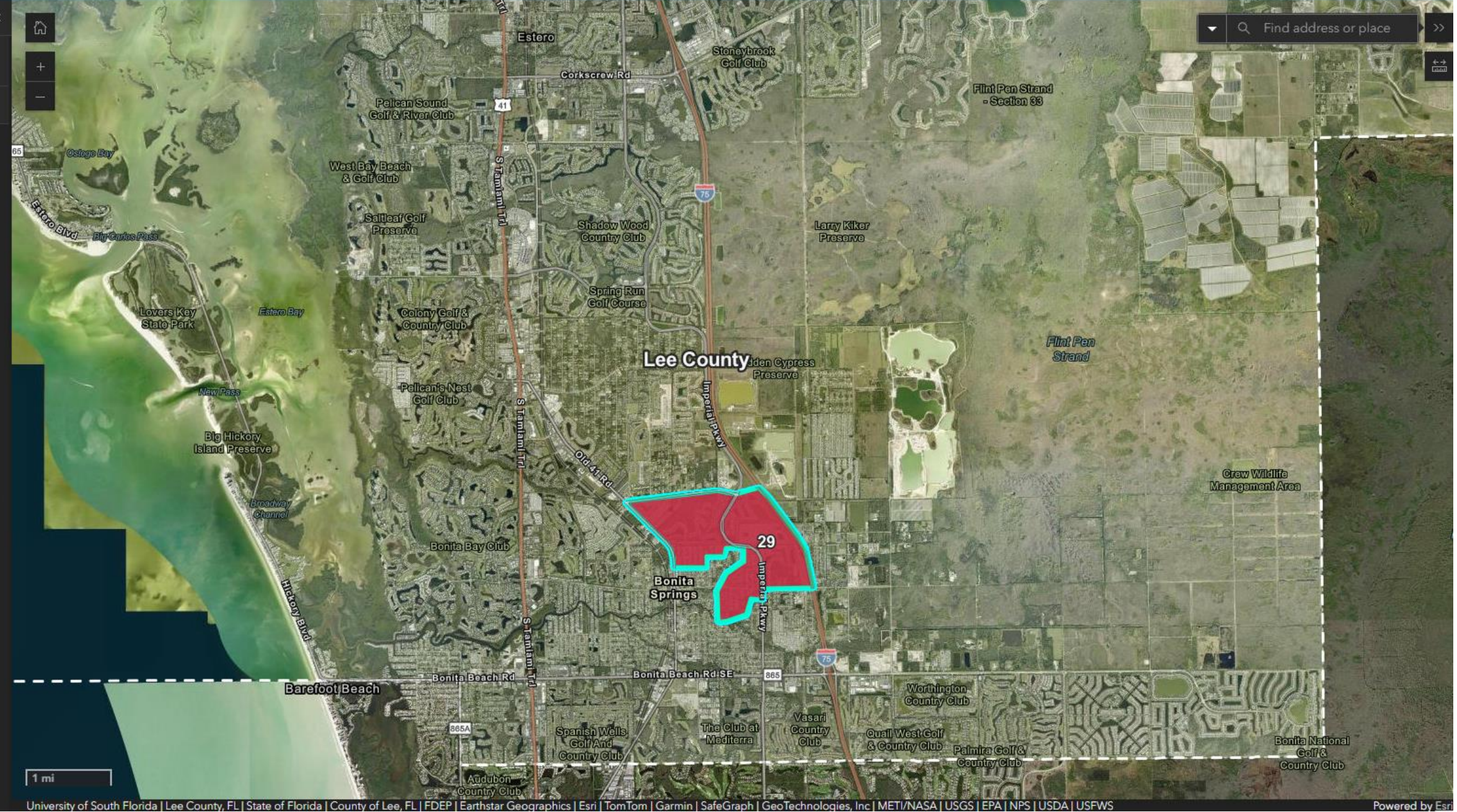


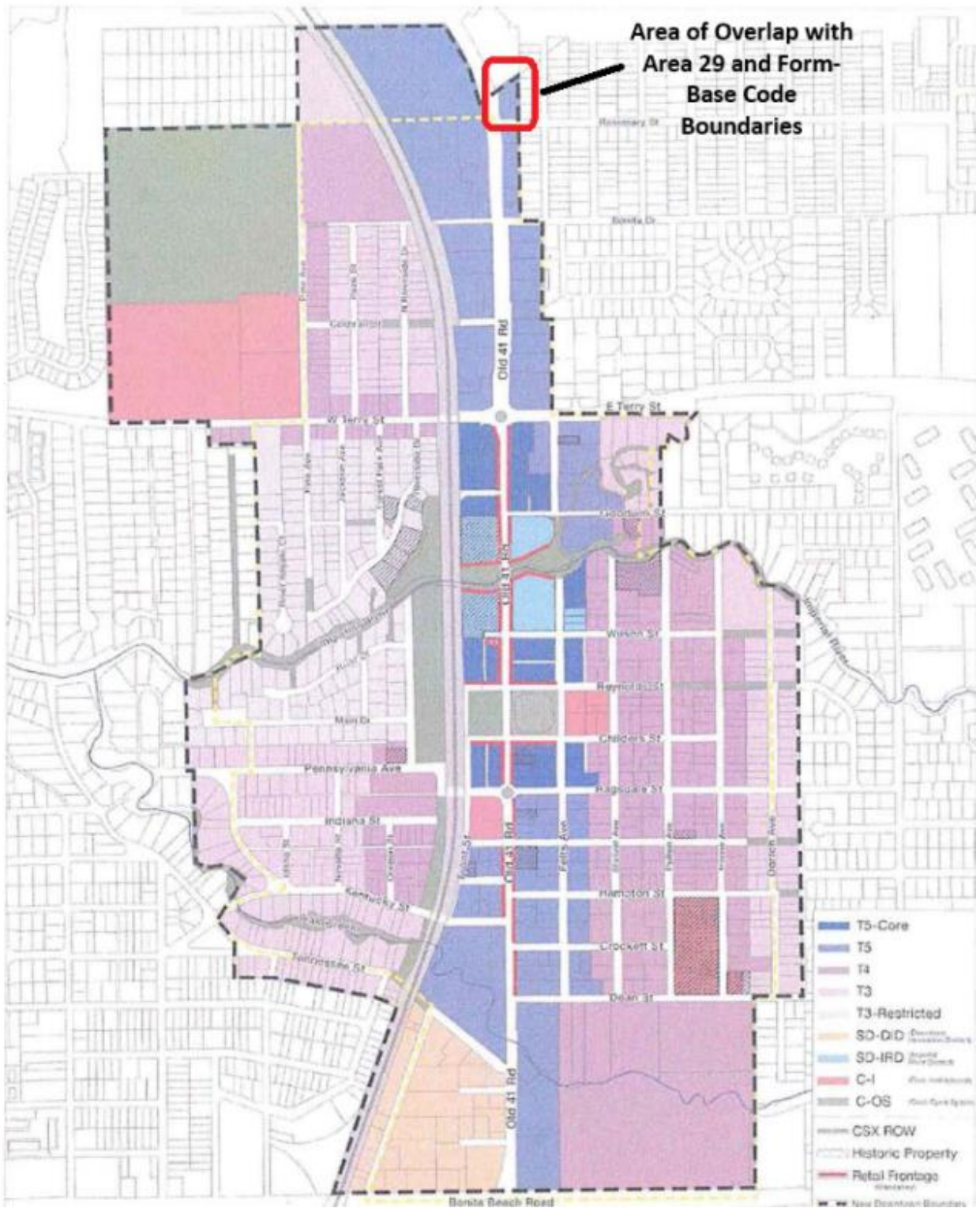
Info

Census Tract Eligible to Become Opportunity Zone

Zoom to

Map ID	29
Census Tract Name	504.02
Census Tract Population	6475
Number of Industrial/Commercial Buildings	12
Average Effective Year Built for those Commercial/Industrial Buildings	2005
Vacant Industrial/Commercial Acreage (Parcels 5 Acres Or Greater)	0
Utilities Available	UNSURE
New Market Tax Credit Present	NO
HUB Zone Present	YES
Brownfield Areas Present	NO





Downtown Form-Based Code, Table 2.1-1. Regulating Plan Area of Overlap for Area 29