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

City of Bonita Springs
City Council
Meeting Agenda

May 6, 2026
5:30 p.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 1:00 p.m., May 6, 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. Ceremonial Proclamations and Presentations:

   A. Proclamation designating the week of May 10-16, 2026 as National Police Week in the City of Bonita Springs. (Sponsored by Deputy Mayor Purdon)

   B. Proclamation designating the week of May 16-22, 2026 as National Safe Boating Week in the City of Bonita Springs. (Sponsored by Mayor Gibson)

7. Public Hearings - Zoning and Land Use:

   A. Continued From 04/15/26 at Applicant's Request (SECOND 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 26-05-068)

8. Consent Agenda Items:

   A. Approve Minutes from the City Council Regular Meeting held on April 15, 2026.

   B. Approval of the State submitted funding agreement for "Bonita Beach Road/US41 Quadrant" in the amount of $700,000. (Green Sheet 26-05-070)

   C. Continue an Urban County Cooperation Agreement with Lee County regarding annual U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Annual Entitlement Funds allocation and authorize the Mayor to execute a Joint Resolution with Lee County for CDBG Entitlement Funds for FY2026-2028. (Green Sheet 26-05-071)

   D. Approve a Resolution awarding the River Park Boardwalks Hurricane Ian Repairs Project RFB 26-05 to Lee Marine Services. (Green Sheet 26-05-072)

   E. Approve a purchase agreement to acquire a property in the Quinn/Downs/Dean neighborhood utilizing FEMA Hazard Mitigation Grant Project-Covid (HMGP-COVID) Neighborhood Acquisition/Demolition funding. (Green Sheet 26-05-073)

   F. Approve a Special Assemblage Master Plan, located in the Downtown Innovation District (SD-DID) of the Downtown District, at 27950 Industrial Street. (Green Sheet 26-05-074)

   G. Approve a proposal submitted by American StructurePoint for Old 41 Crosswalk between Tennessee Street and Packinghouse Lane. (Green Sheet 26-05-075)

   H. Approve a Resolution authorizing staff to sign a Construction Agreement on behalf of the City with the Florida Department of Transportation (FDOT) for a project on Northwest Quadrant Road. (Green Sheet 26-05-076)

   I. Approve a Resolution authorizing the Café of Life to install artificial turf within the Leitner Neighborhood Park playground field, with the project fully funded and all required permits obtained by the Café of Life. (Green Sheet 26-05-077)

   J. Approve a Resolution awarding Disaster Recovery Services for Bonita Springs RFP 25-25 to CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor. (Green Sheet 26-05-078)

   K. Approve a Resolution awarding Disaster Recovery Services - Waterways for Bonita Springs RFP 25-27 to CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor. (Green Sheet 26-05-079)

   - Opportunity for City Council Comments on Consent Agenda

9. Public Hearings:

   A. (FIRST READING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA AMENDING CHAPTER 40 OF THE BONITA SPRINGS CODE; CREATING A NEW ARTICLE V - REGULATING THE OPERATION OF ELECTRIC BICYCLES, MOTORCYCLES, AND PERSONAL ELECTRIC POWERED DEVICES ON STREETS, SIDEWALKS, AND SIDEWALK AREAS; PROVIDING DEFINITIONS FOR THE TERM "ELECTRIC BICYCLE," "MOTORCYCLE," "MICROMOBILITY DEVICE," AND OFF HIGHWAY VEHICLES AND MOTORCYCLES; PROHIBITING THE OPERATION OF ELECTRIC POWERED DEVICES ON TRAILS, GREENWAYS, GREENBELTS, AND EASEMENTS IN THE CITY OF BONITA SPRINGS; PROVIDING A PENALTY FOR VIOLATION OF THIS SECTION; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 26-05-080)

10. City Attorney Items:

11. City Manager Items:

    A. Presentation of Community Development Activity Reports. (Green Sheet 26-05-081)

12. Mayor and Council Member Reports

13. Public Comment

14. Adjournment

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-068
May 6, 2026

ITEM TITLE: (SECOND 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—ZONING AND LAND USE

STRATEGIC PRIORITY:

BACKGROUND: This public hearing was continued from the April 15, 2026 meeting to May 6, 2026.

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 requirement (see Condition 4 in the draft ordinance).

The first reading and presentation was held in front of City Council on April 1, 2026 at 9:00 a.m. Staff and the Applicant are in agreement on the recommendation and associated conditions.

STAFF RECOMMENDATION: Approve, as conditioned

ATTACHMENTS:

1. Draft Ordinance (Prepared By City Attorney)
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 April 8, 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 OF BONITA SPRINGS
ZONING ORDINANCE NO. 26 -

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.

WHEREAS, Diamond Communications, LLC have filed an application to amend the existing Hunter's Ridge North (formerly known as Brentwood Estates) Residential Planned Development (RPD) zoning district; and

WHEREAS, the subject property is located 12760 Fox Ridge Drive, Bonita Springs, Florida, 34135, STRAP number 06-48-26-B3-0010G.10CE; and is described more particularly as:

See Exhibit "A"

WHEREAS, the subject 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 (ZAB-85-273); and

WHEREAS, a Public Hearing was advertised and heard on March 17, 2026 by the City of Bonita Springs Planning and Zoning Board ("P&Z"), who gave full consideration to the evidence available and recommended approval (6-0) of the applicant's request and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The Staff Report prepared by Community Development, and evidence submitted at the P&Z hearing is on file with the City Clerk; and

WHEREAS, the case was presented for First Reading for the City Council at their April 1, 2026, meeting; and

WHEREAS, City Council at their April 15, 2026, meeting considered the record of the Planning and Zoning Board on Case PD25-124697-BOS, and gave full consideration of the Staff Recommendation, the evidence and testimony.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to amend (with underlined language below) the existing Residential Planned Development

schedule of uses to allow a 149ft monopole wireless facility and related infrastructure. In so doing the City Council makes the following findings and conclusions, upon an analysis of the application and the standards for approval subject to the following conditions and deviations:

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 (monopole designed as pinetree) 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.

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

SECTION TWO: EFFECTIVE DATE

This Ordinance shall take effect immediately upon of adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 6th day of May, 2026.

AUTHENTICATION:

_____ _____

Mayor City Clerk

APPROVED AS TO FORM: _____

City Attorney

Vote: Carr Corrie
Purdon Fullick
Fitzpatrick Bogacz
Gibson

Date filed with City Clerk: _____

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.

DRAFT

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

DRAFT

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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:

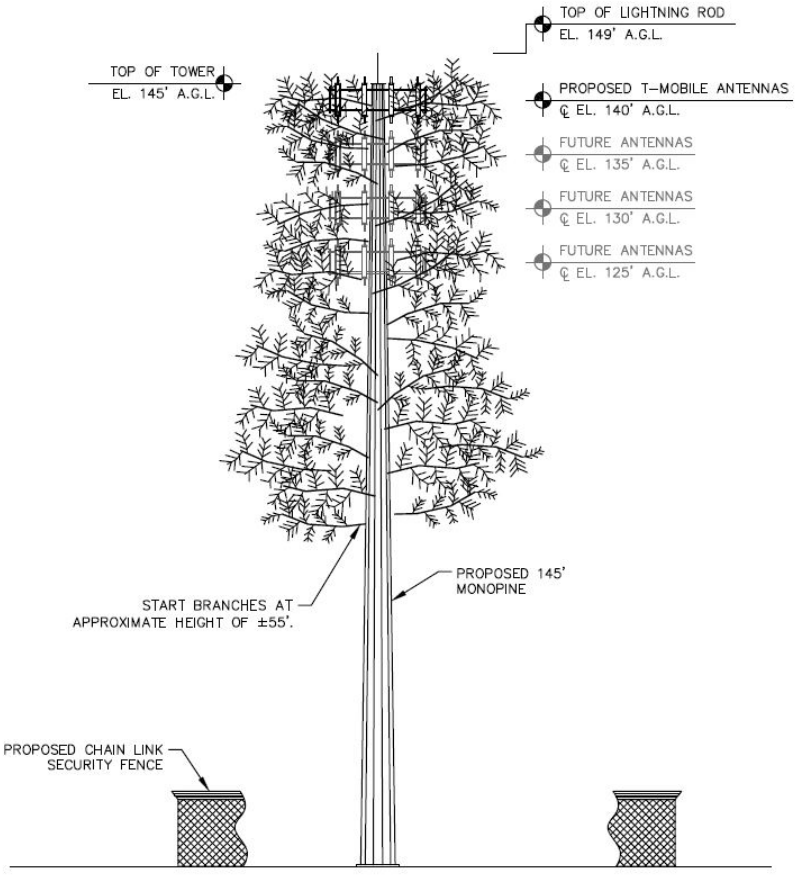
Common Recreational Uses, Private
Model Homes
Private Sewage Treatment Plant
Residential Accessory Uses
Residential Development Identification Signs
Single Family Homes

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)

EXHIBIT A

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.

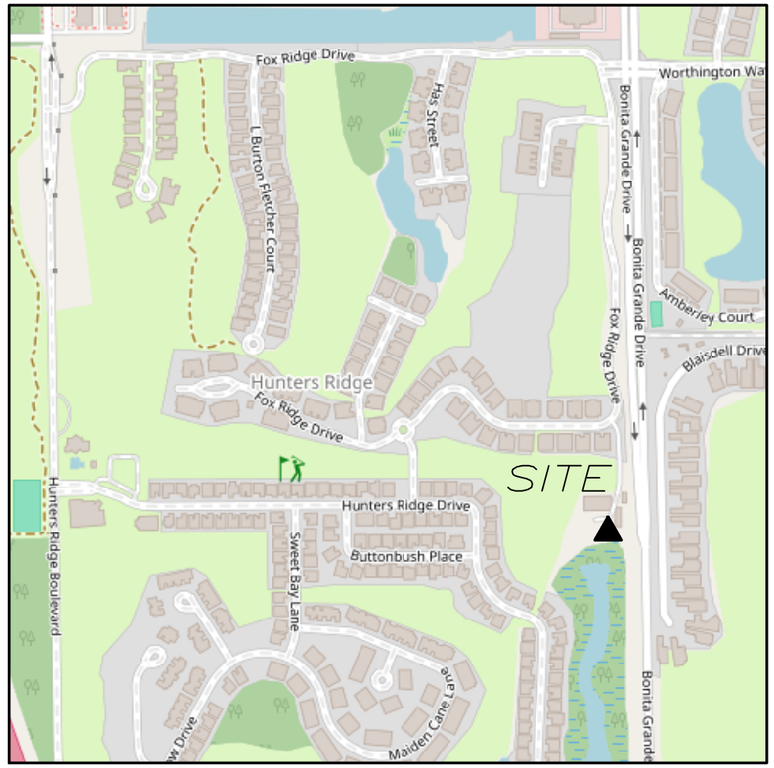
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES 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.

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811 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

EXHIBIT A

G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

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SPRINGFIELD, NJ 07081

HUNTERS RIDGE
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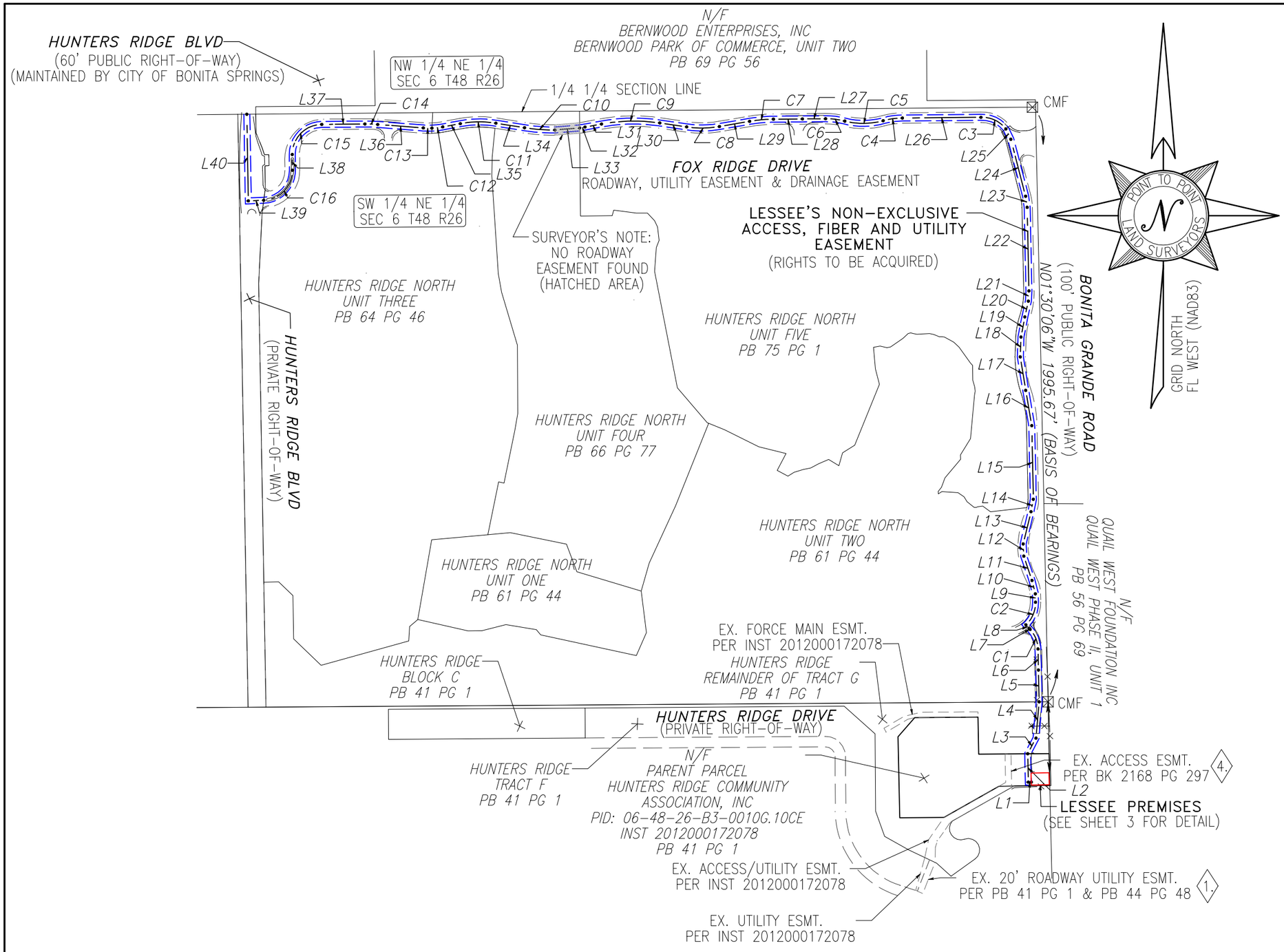
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SHEET: 1 OF 7

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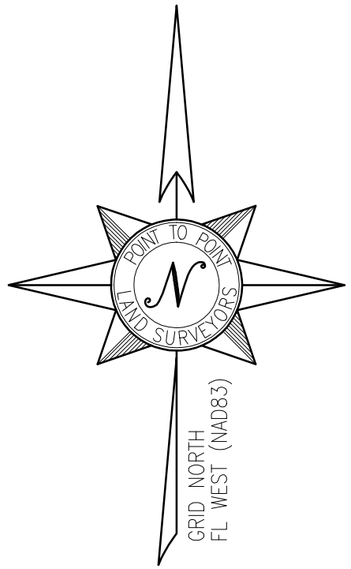
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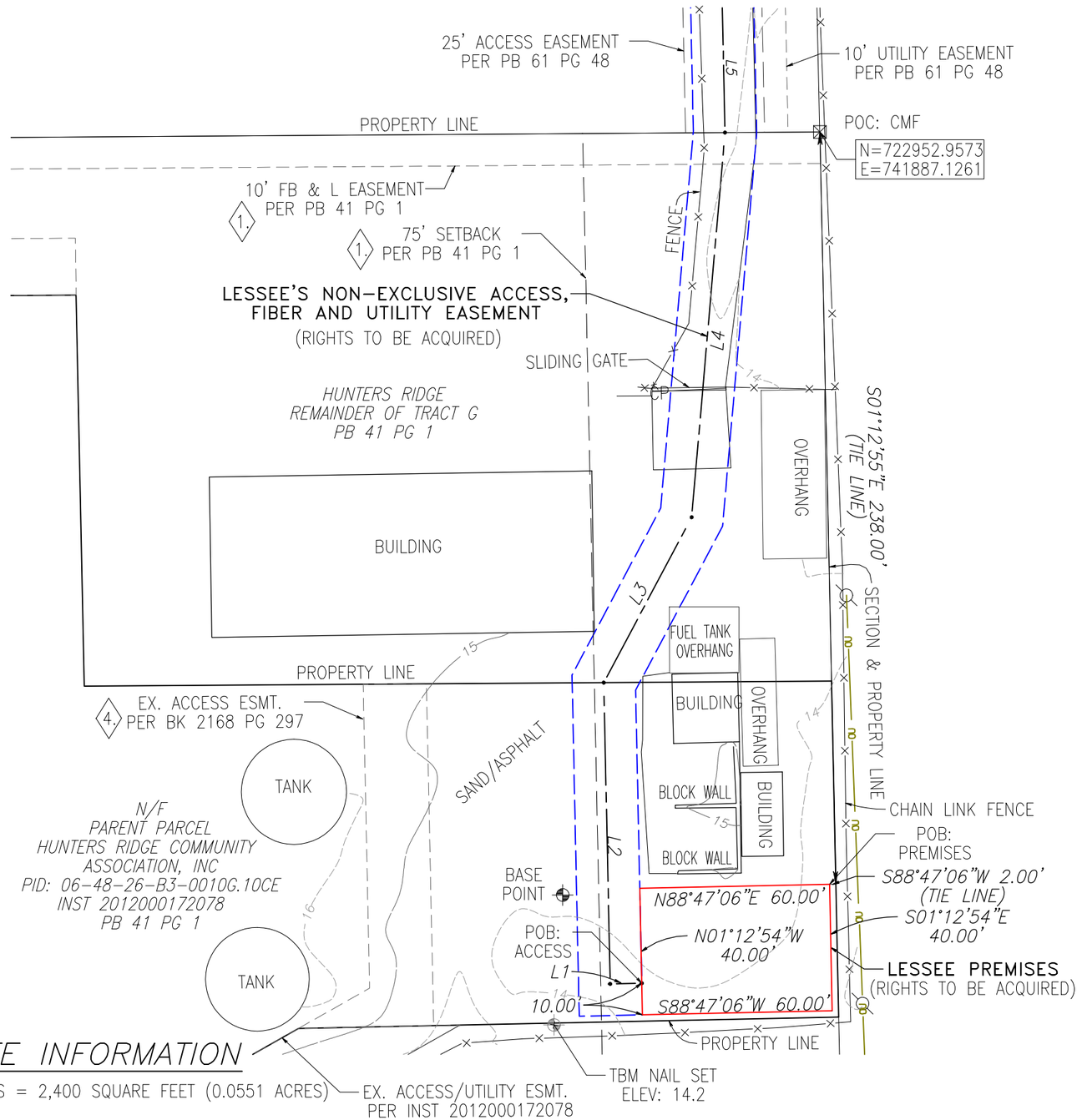
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LEGEND

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



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)

20 0 40 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 40' (11x17)

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SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
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P2P JOB #:241586FL

SHEET: 3 OF 7

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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'

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CHECKED BY: JKL
APPROVED: D. MILLER
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P2P JOB #:241586FL

SHEET: 4 OF 7

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SURVEY NOT VALID WITHOUT ALL SHEETS

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURACE 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 COENANTS, 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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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.

G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

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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

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:

POINT TO POINT P2P LAND SURVEYORS

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:

Diamond Communications LLC

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
1.	03/11/25	TITLE
2.	10/13/25	TEXT SIZE
3.	10/21/25	DIGITAL SIGN

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #:241586FL

SHEET: 6 OF 7

E:\Point To Point Dropbox\P2P Current Jobs\2024\241586FL-HUNTERS RIDGE\241586FL.pro

SURVEY NOT VALID WITHOUT ALL SHEETS

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,

G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

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(DIRECT) 678.565.4440 (FAX) 678.565.4497 (W) P2PLS.COM

SPECIFIC PURPOSE SURVEY PREPARED FOR:

Diamond Communications LLC

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
1.	03/11/25	TITLE
2.	10/13/25	TEXT SIZE
3.	10/21/25	DIGITAL SIGN

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #:241586FL

SHEET: 7 OF 7

E:\Point To Point Dropbox\P2P Current Jobs\2024\241586FL-HUNTERS RIDGE\241586FL.pro

SURVEY NOT VALID WITHOUT ALL SHEETS

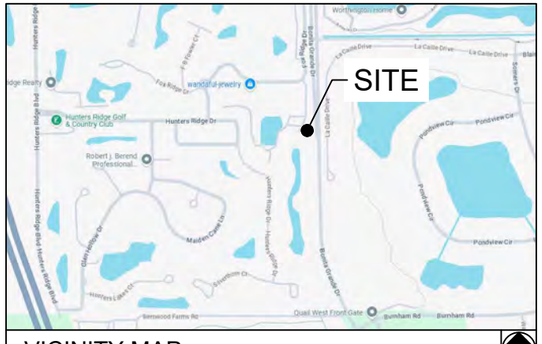
FLORIDA BUILDING CODE: FBC 2023, 8TH EDITION
ELECTRIC CODE: 2020 FEC
STRUCTURE CODE: TIA/EIA-222-H
2010 ADA GUIDELINES: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE, HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.
TRAFFIC: THE PROPOSED COMMUNICATION TOWER WILL BE UNSTAFFED AND WILL 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

Diamond Communications LLC

T-Mobile

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

EXHIBIT B

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

Diamond Communications LLC

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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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:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY:	CHECKED BY:
WTB	DMF

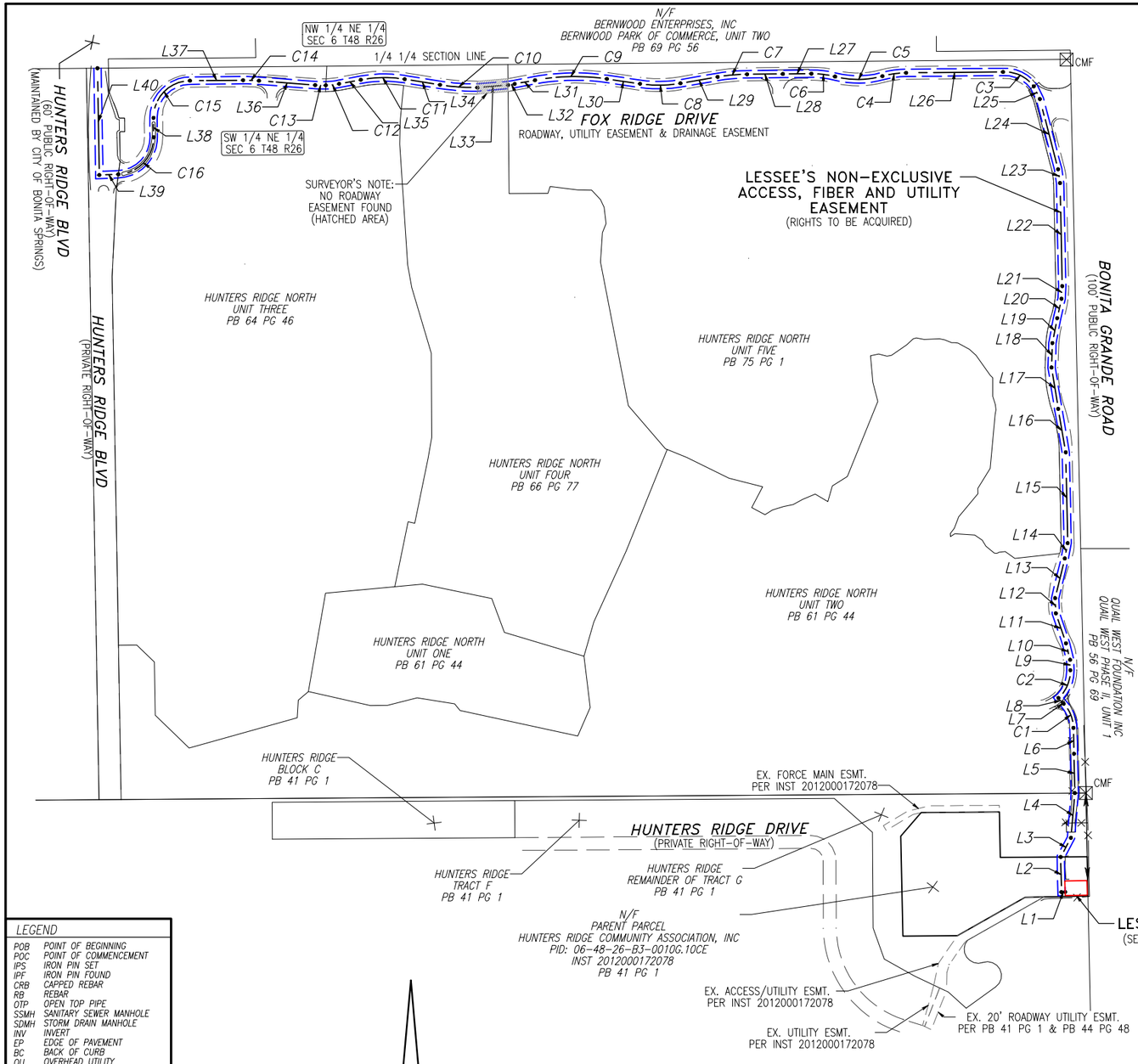
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

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

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LEGEND

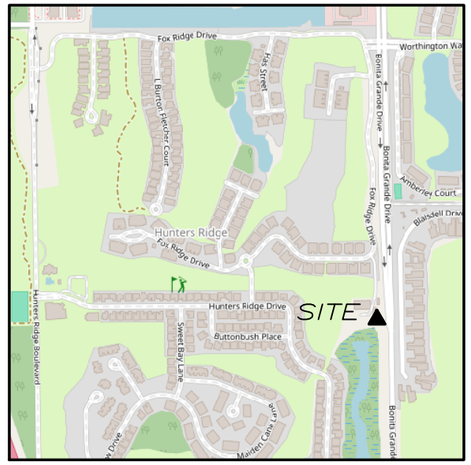
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
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
T	TELCO PEDESTAL
	UTILITY POLE
	GUY WIRE ANCHOR
	LIGHT POLE
	BENCHMARK

811 CALL BEFORE YOU DIG

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



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 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.

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.

G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT P2P LAND SURVEYORS

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:

Diamond Communications LLC

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

175 0 350 700
GRAPHIC SCALE IN FEET
SCALE: 1" = 350' (11x17)

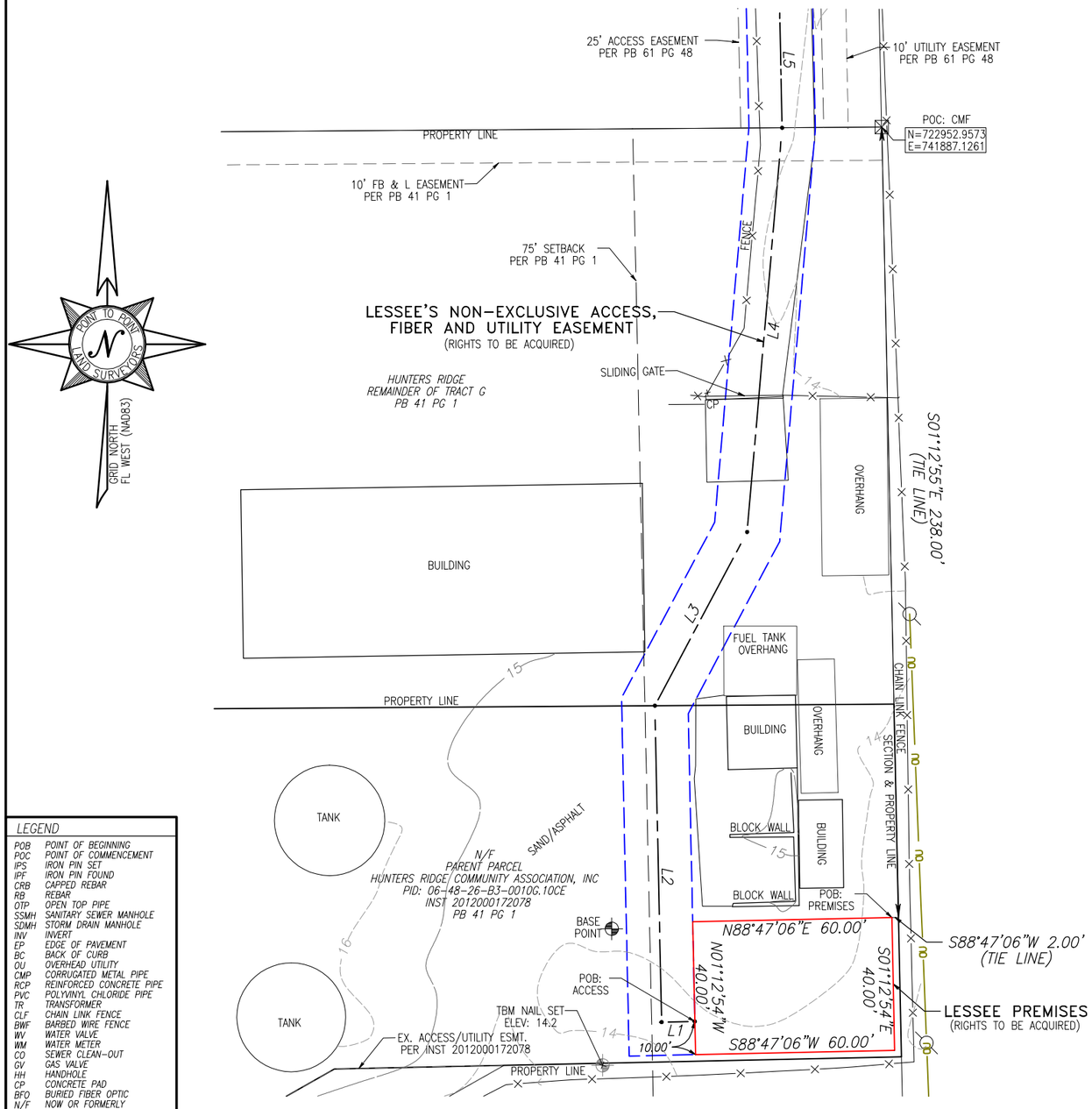
NO.	DATE	REVISION

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #: 241586FL

SHEET: 1 OF 3

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SURVEY NOT VALID WITHOUT ALL SHEETS



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'

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
T	TELCO PEDESTAL
	UTILITY POLE
	GUY WIRE ANCHOR
	LIGHT POLE
	BENCHMARK

G. DARRELL TAYLOR
License Number
6904
STATE OF FLORIDA
Professional Surveyor and Mapper

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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)

20 0 40 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 40' (11x17)

NO.	DATE	REVISION

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #: 241586FL

SHEET: 2 OF 3

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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.

G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

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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
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #: 241586FL

SHEET: 3 OF 3

E:\Point To Point Dropbox\P2P Current Jobs\2024\241586FL-HUNTERS RIDGE\241586FL.pro

SURVEY NOT VALID WITHOUT ALL SHEETS

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 CONTROLLEDBY 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 ALOWED ABOVE THE FENCE.

LIGHTING.
a. EXCEPT FOR SECURITY LIGHTING AND SITE LIGHTING, OTHER TYPES OF LIGHTS, SIGNALS OR ILUMINATION 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 TOTHE FENCE OR WALL AT INTERVALS OF NOT LESS THAN 40 FEET AND UPON THE ACCESS GATE, ORAS 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.

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Diamond Communications LLC

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
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LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB CHECKED BY: 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: Clara J. Wenck
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Manning
Chairman

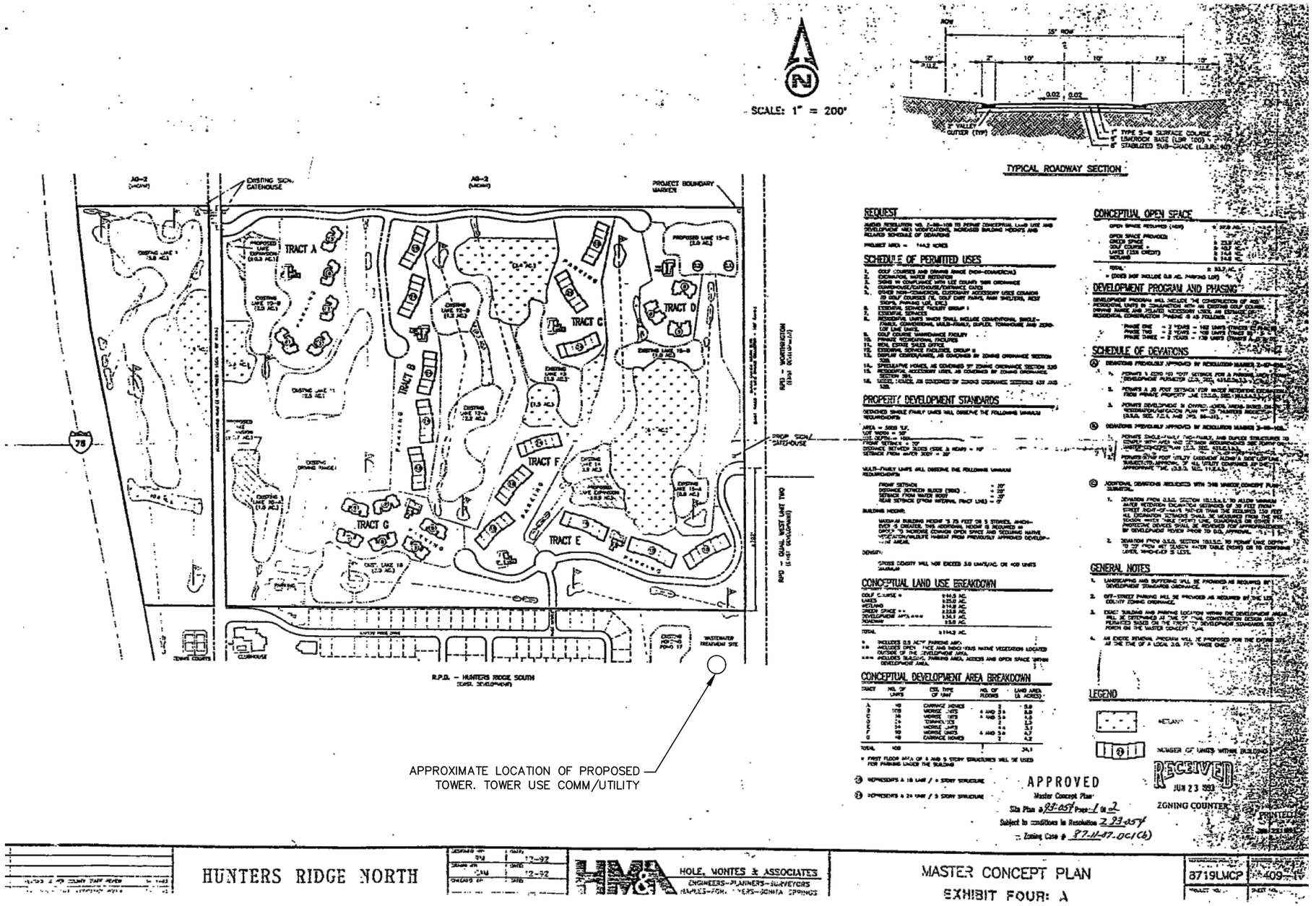
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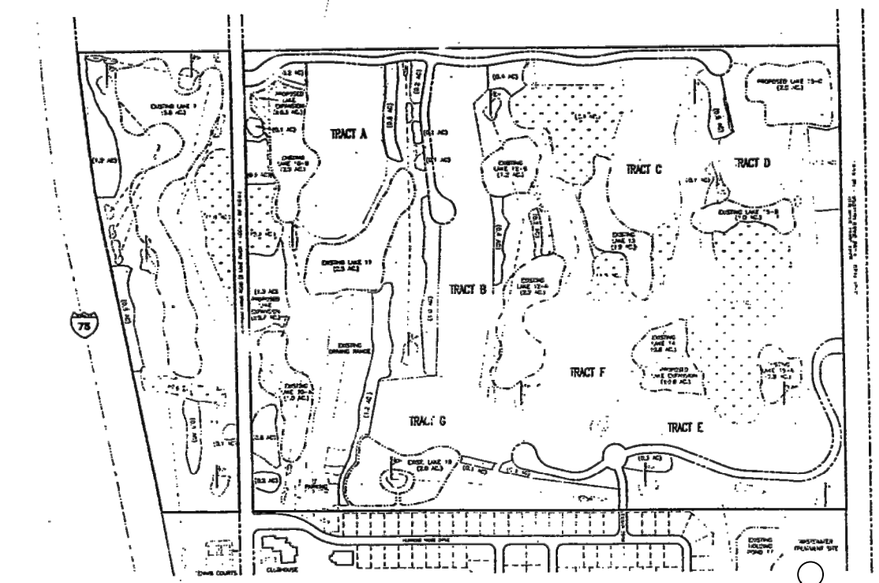
Donna Marie Collins
County Attorney's Office

FILED

OCT 13 1993

CLERK CIRCUIT COURT
BY CJW D.C.


SCALE: 1" = 200'
TYPICAL ROADWAY SECTION
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
EXISTING SIGN, GATEHOUSE
PROJECT BOUNDARY MARKER
PROPOSED LAKE 15-A
EXISTING LAKE 15-A
EXISTING LAKE 15-B
EXISTING LAKE 15-C
EXISTING LAKE 15-D
EXISTING LAKE 15-E
EXISTING LAKE 16
PROPOSED LAKE 16
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APPROXIMATE LOCATION OF PROPOSED TOWER. TOWER USE COMM/UTILITY

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SCALE: 1" = 200'

LEGEND

INDIGENOUS NATIVE VEGETATION

WETLAND

CONCEPTUAL INDIGENOUS NATIVE VEGETATION

NATIVE VEGETATION REQUIRED TO BE PRESERVED 8.28±0 AC.
(50% OF REQUIRED OPEN SPACE)

NATIVE VEGETATION PRESERVED:

WETLAND	± 14.6 AC.
INDIGENOUS NATIVE VEGETATION ①	± 13.3 AC.
INDIGENOUS NATIVE VEGETATION WITHIN TRACTS ②	± 0.8 AC.
TOTAL	± 28.8 AC.

NOTE: ① INCLUDES 25' BUFFER FOR AREAS THE NORTH OR LARGER ALSO INCLUDES UPLAND PRESERVE AREAS PREVIOUSLY SHOWN ON THE EXISTING CONDITIONS MAP (SEE ENC. 303-2)

② INDIGENOUS NATIVE VEGETATION TO BE PRESERVED WITHIN DEVELOPMENT AREAS.

APPROVED
Master Concept Plan
Site Plan # 79-059 Page 2 of 2
Subject to conditions in Resolution Z-79-059
Zoning Case # 77-1197-OCP(2)
PRINTED MAY 22 1980

HUNTERS RIDGE NORTH

HOLE, MONTES & ASSOCIATES
ENGINEERS-PLANNERS-SURVEYORS

INDIGENOUS NATIVE VEGETATION MAP
EXHIBIT FOUR B

REFERENCE NO.	DRAWING NO.
8719INDG	409-
PROJECT NO.	SHEET NO.
87.19L	2 OF

2 / P2 PUD PLAN
NOT TO SCALE

Diamond Communications LLC

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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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

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1 / C0 RPD - ZONING MAP

NOT TO SCALE

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Diamond Communications LLC

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:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

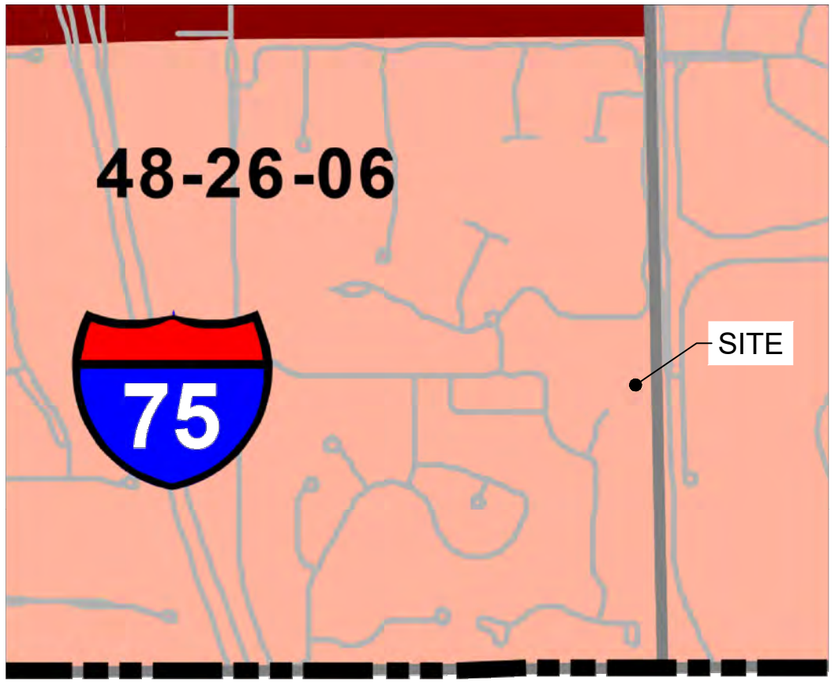
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SHEET TITLE:
ZONING MAP

SHEET NUMBER:
C0

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1 / C0.1 FLU - ZONING MAP

NOT TO SCALE

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Diamond Communications LLC

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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0	03/05/25	CONSTRUCTION	ALP

LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
ZONING MAP

SHEET NUMBER:
C0.1

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:

1. PER THE FCC ASR, THE NEA
   TELECOMMICATIONS TOWER IS
   APPROXIMATELY ±1.33 MILES
   ASR#1282038
2. OWNER: DIAMOND COMMUNIC
   LAT: 26° 19' 44.1" N
   LONG: 81° 45' 22.1' W

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.

1 / C1 OVERALL PARCEL PLAN

SCALE: 1" = 350'

NORTH

0 175 350 700

GRAPHIC SCALE: 1" = 350'

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KHA PROJECT NUMBER: 013541047

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE: OVERALL PARCEL PLAN

SHEET NUMBER: C1

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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 / C1.1 OVERALL SITE PLAN

SCALE: 1" = 150'

NORTH

0 75 150 300

GRAPHIC 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.

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No. 98601
STATE OF
FLORIDA
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3/5/25

KHA PROJECT NUMBER:
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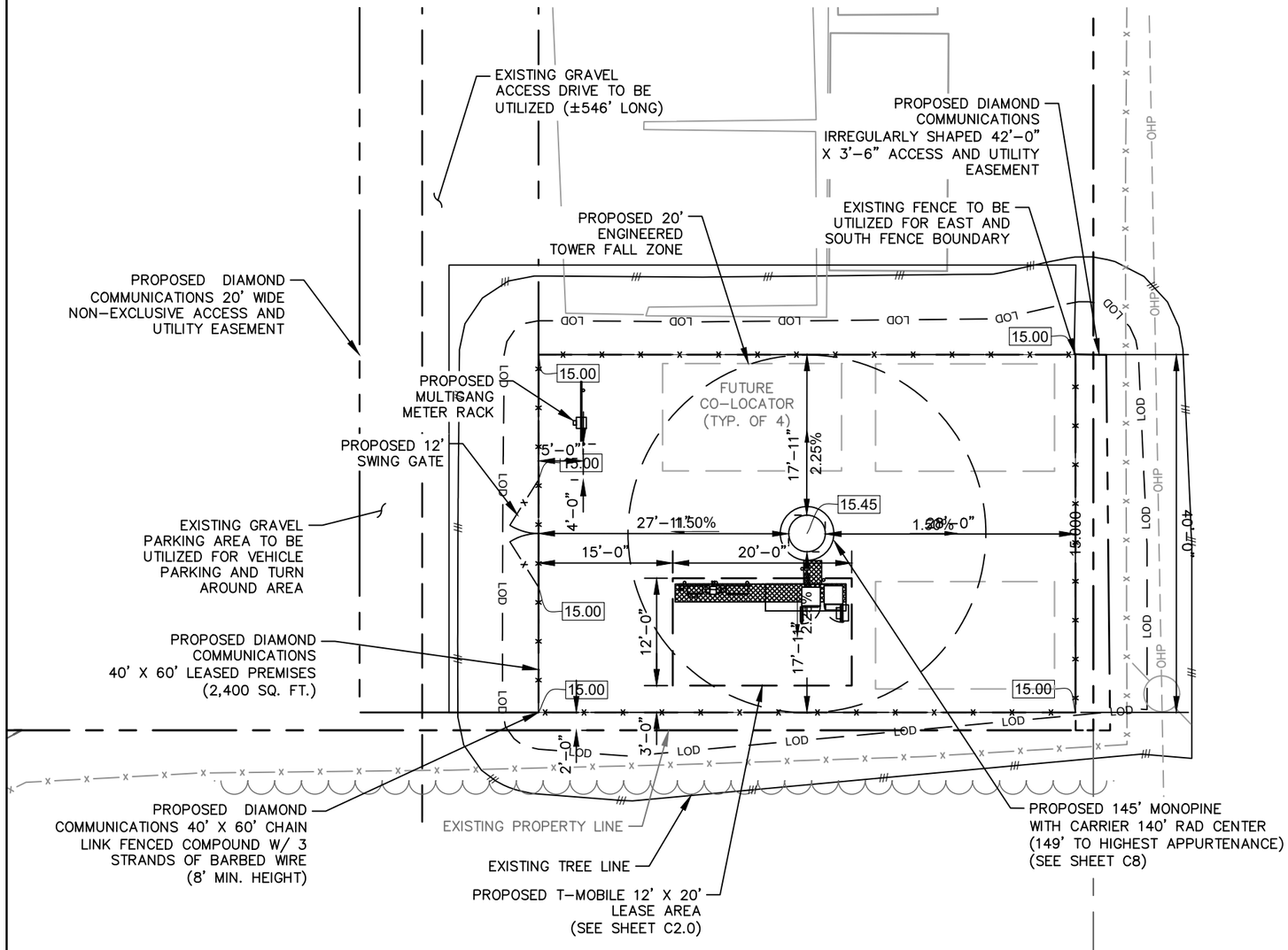
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OVERALL SITE PLAN

SHEET NUMBER:
C1.1

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1 / C2 SITE PLAN

SCALE: 1" = 15'



SITE NOTES:

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.
3. 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.
4. SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12071C0678F DATED 08/28/2008 WITHIN FLOOD ZONE X.

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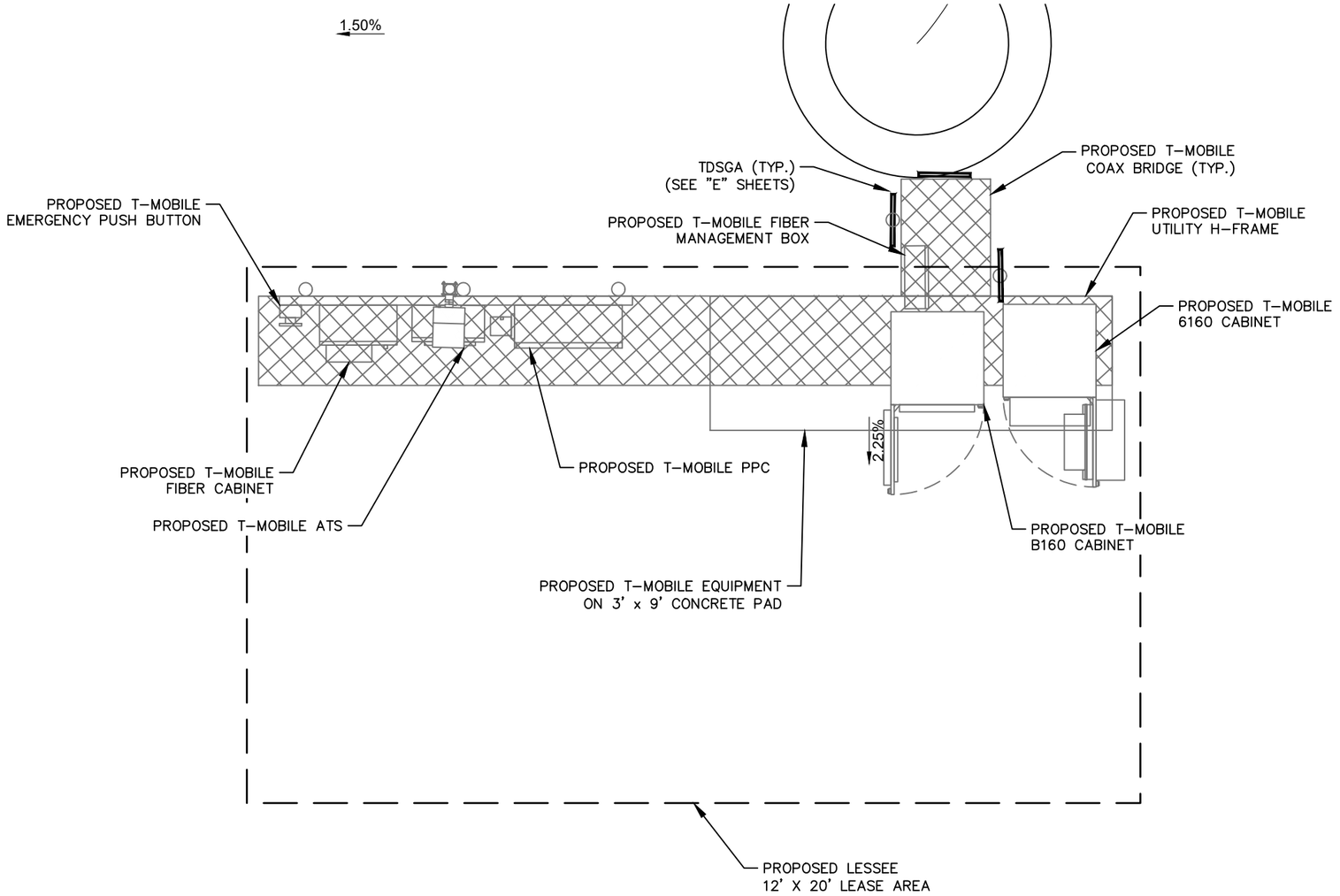
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SITE PLAN

SHEET NUMBER:
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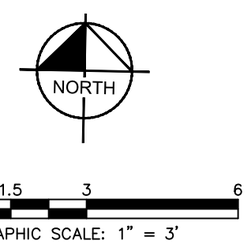
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1 / C2.0 EQUIPMENT PLAN

SCALE: 1" = 3'



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SITE #: FL391

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BONITA SPRINGS, FL 34135
LEE COUNTY

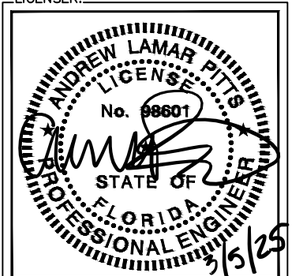
PLANS PREPARED BY:

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

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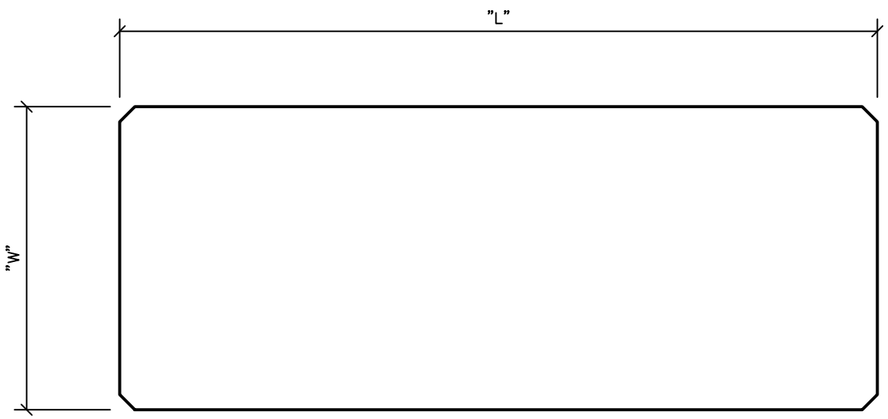
KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB | CHECKED BY: DMF

SHEET TITLE:
EQUIPMENT PLAN

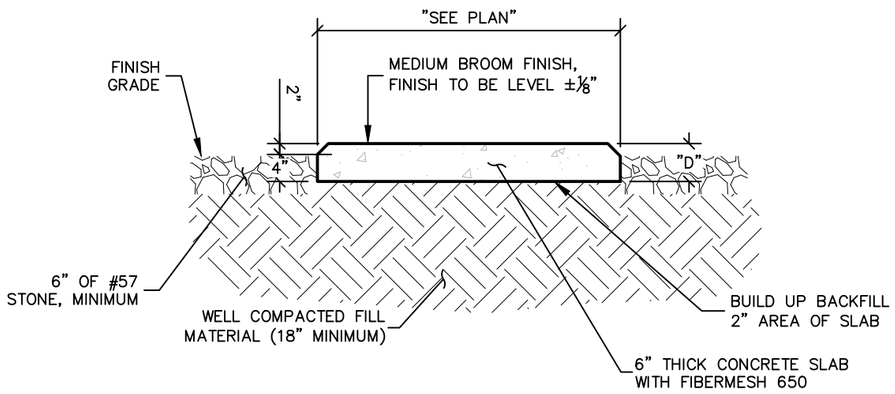
SHEET NUMBER:
C2.0

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



1 C2.1 CONCRETE PAD PLAN

NOT TO SCALE



2 C2.1 CONCRETE PAD FOUNDATION SECTION

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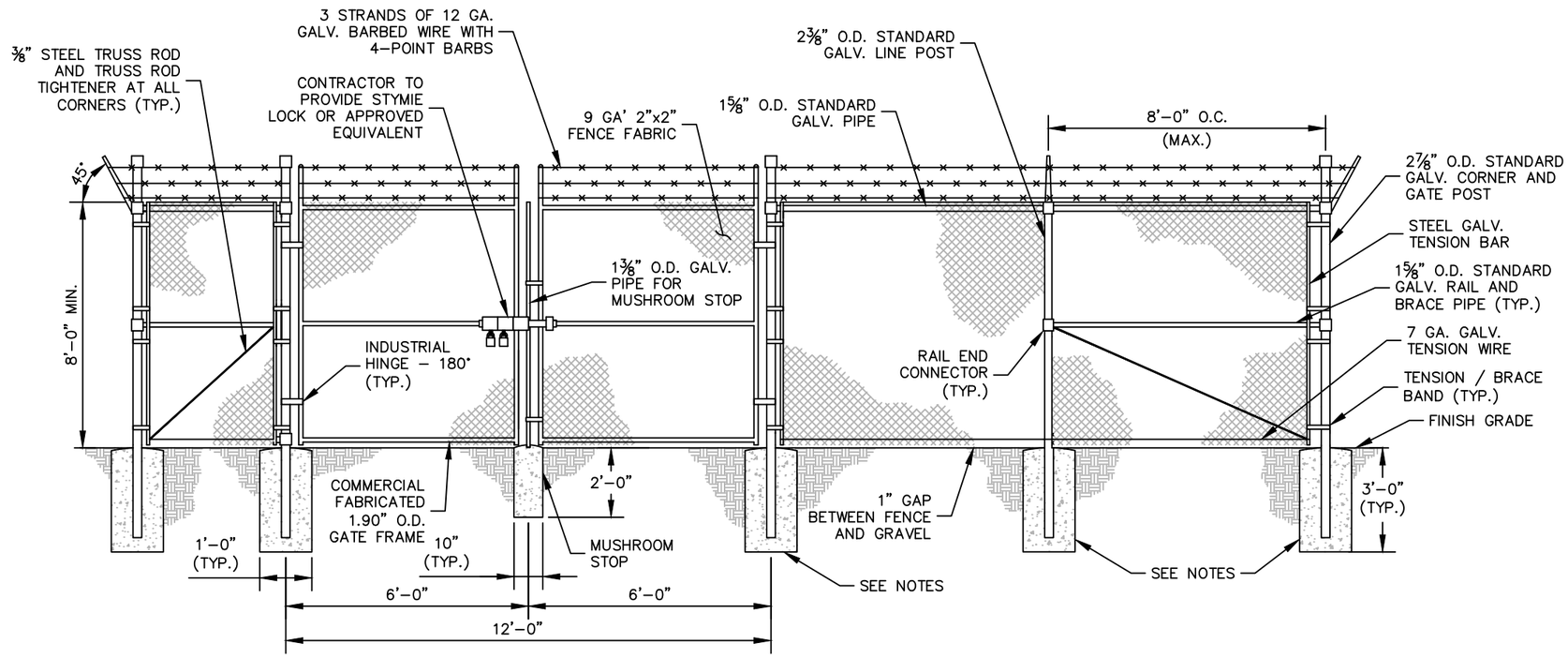
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SHEET TITLE:
CONCRETE FOUNDATION DETAILS

SHEET NUMBER:
C2.1

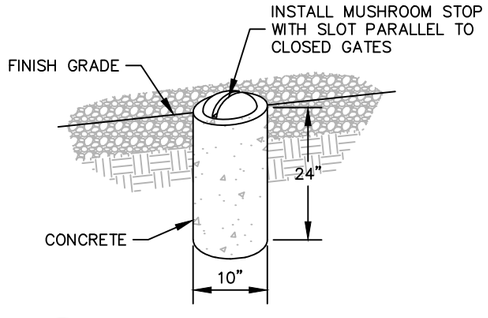
FENCE NOTES:

1. USE 3,000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. 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.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. 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.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



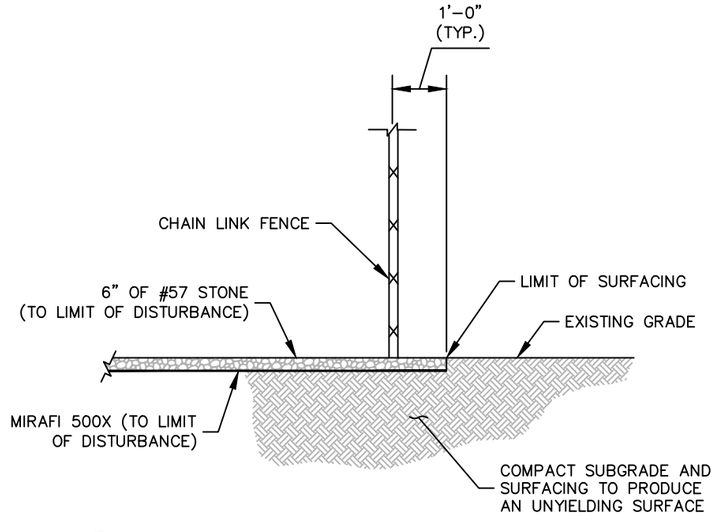
1/C3 CHAIN LINK FENCE AND GATE ELEVATION

NOT TO SCALE



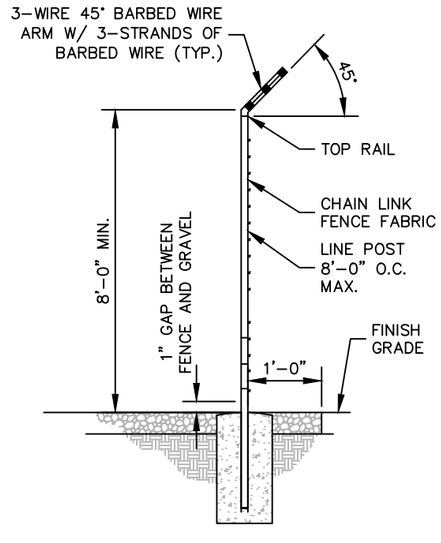
2/C3 MUSHROOM STOP

NOT TO SCALE



3/C3 SITE COMPOUND SURFACE DETAIL

NOT TO SCALE



4/C3 SECTION AT FENCE

NOT TO SCALE

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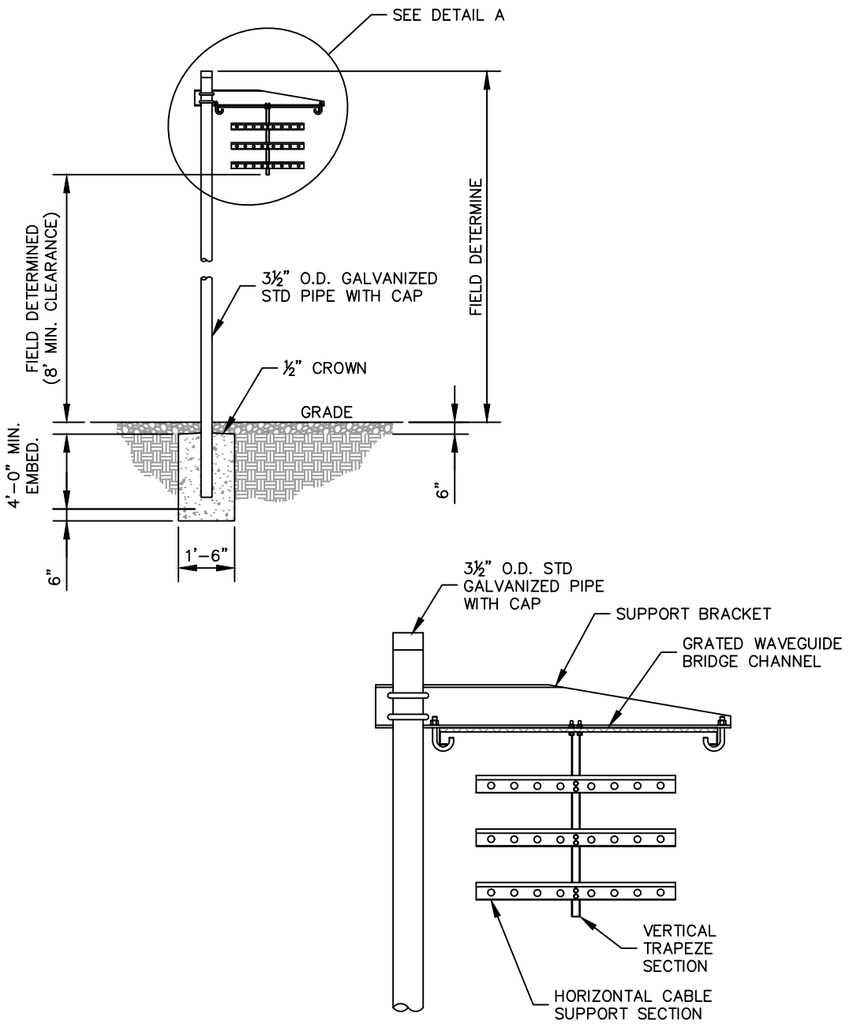
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3/5/25

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

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:
C3

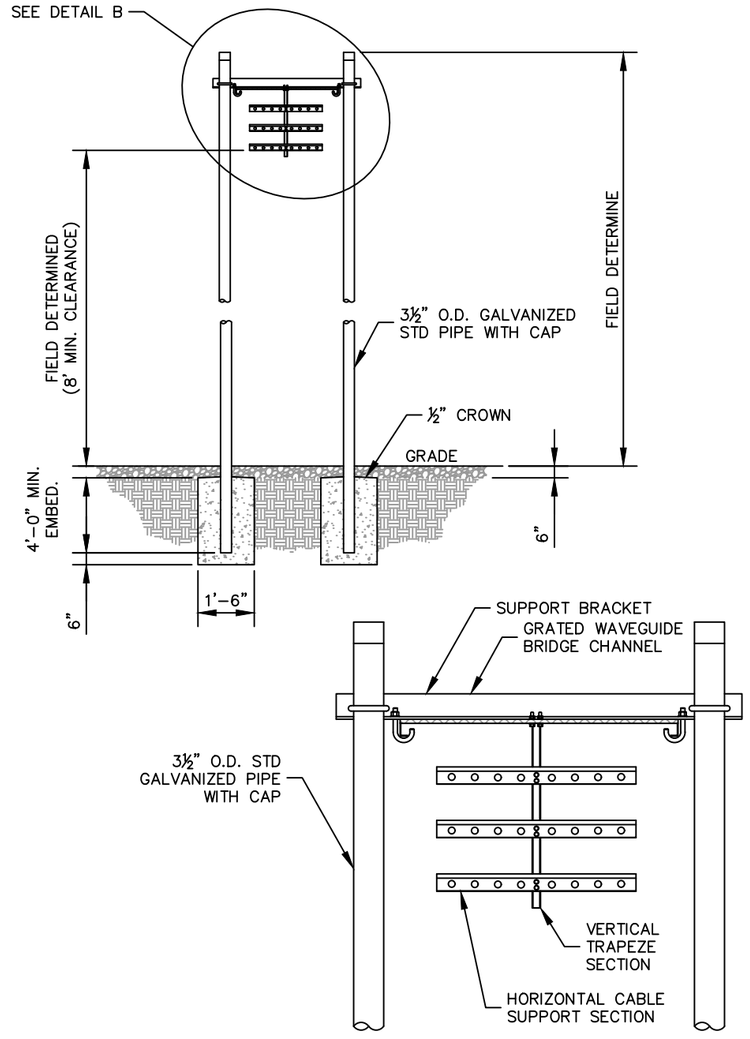


DETAIL A

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 C3.1 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE

2 C3.1 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE

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SHEET TITLE: ICE BRIDGE DETAILS

SHEET NUMBER: C3.1

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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

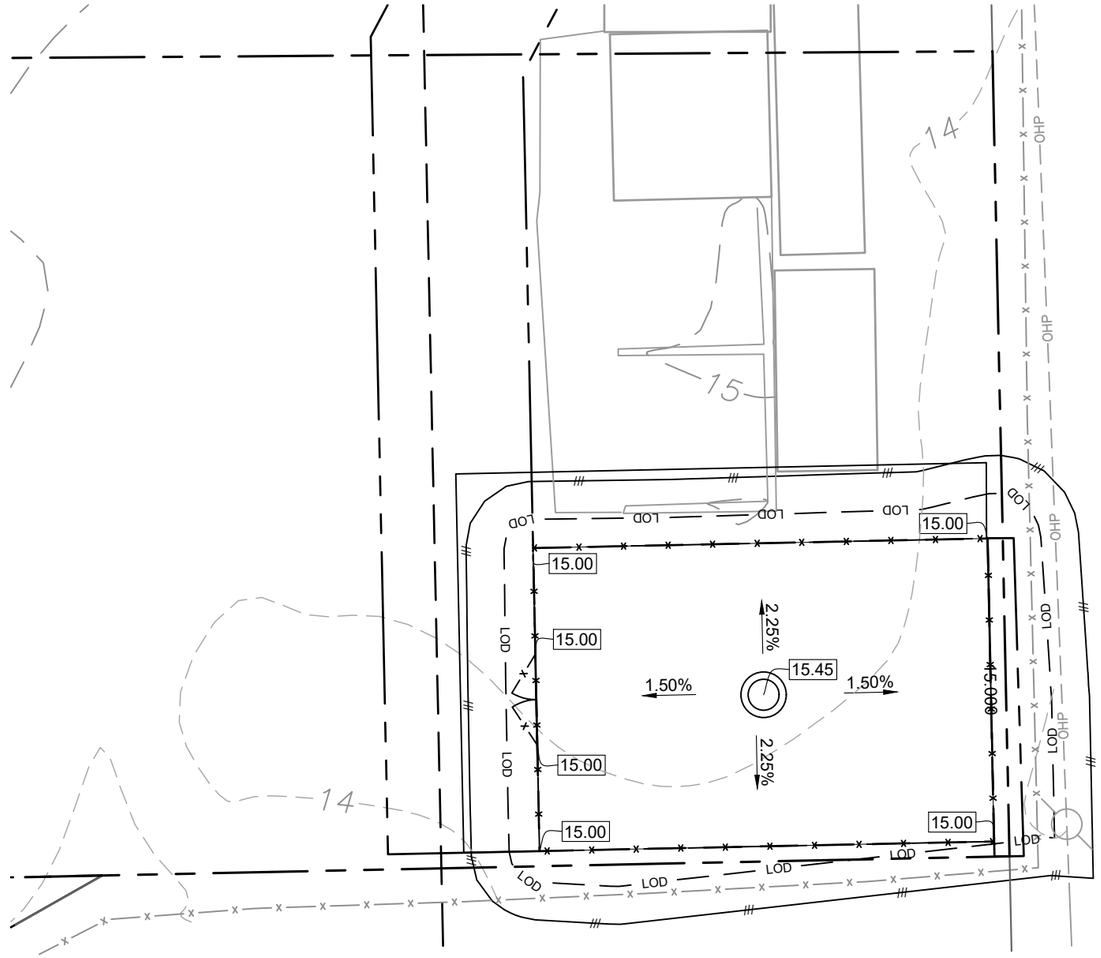
PROPOSED CONTOURS

LOD/SILT FENCE — LOD

TPF — TPF — TPF

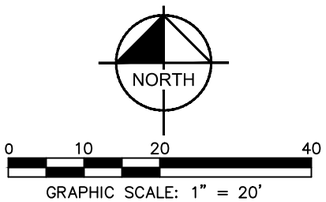
EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX



1 / C4 GRADING & EROSION CONTROL PLAN

SCALE: 1" = 20'



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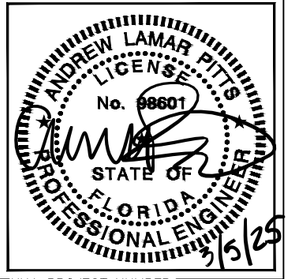
PLANS PREPARED BY:

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 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

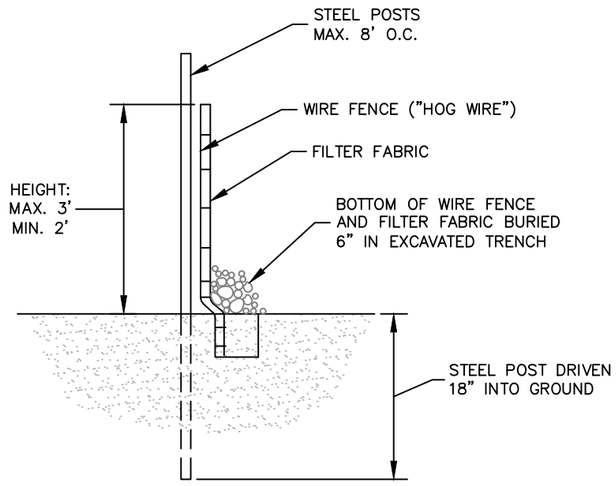
Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10–10–10 fertilizer.

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

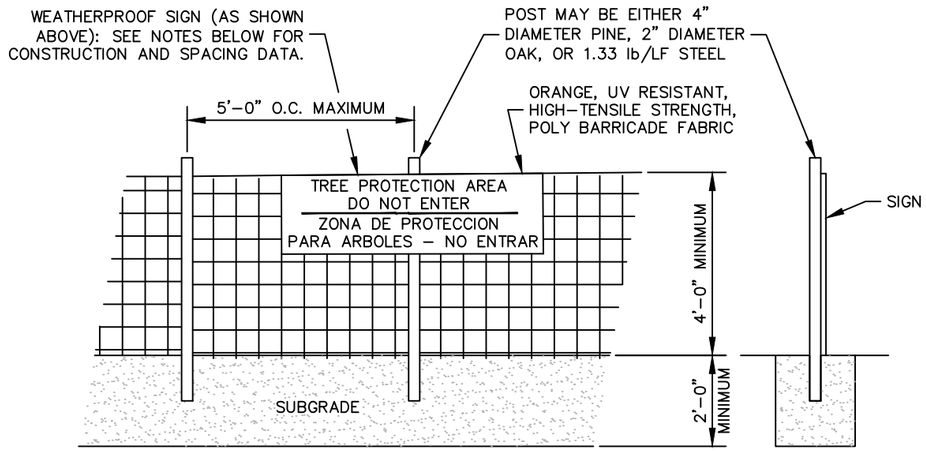
A minimum of 3 weeks is required for establishment. Inspect and repair mulch frequently. Refertilize the following Apr. with 50 lb/acre nitrogen.



SECTION

1 / C5 SEDIMENT FENCE (SILT FENCE)

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 / C5 TREE PROTECTION FENCE

NOT TO SCALE

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Diamond Communications LLC

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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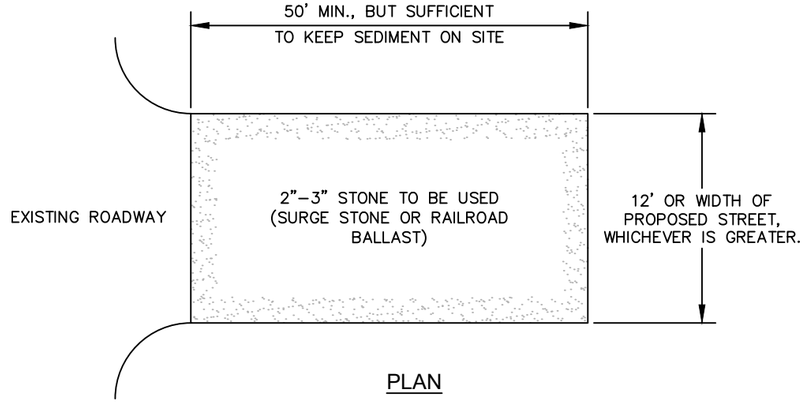
ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY:	CHECKED BY:
WTB	DMF

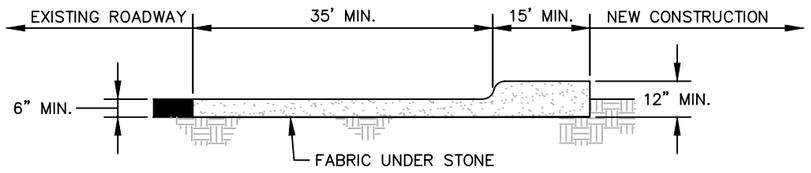
SHEET TITLE:
GRADING AND EROSION CONTROL DETAILS

SHEET NUMBER:
C5



PLAN

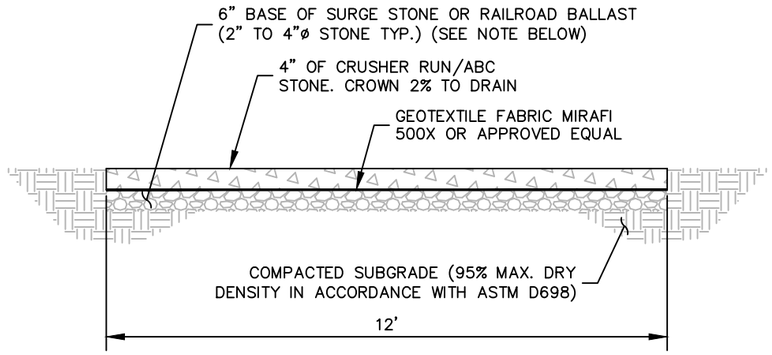
NOTES:
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES 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.



CROSS SECTION

1 / C6 CONSTRUCTION ENTRANCE

NOT TO SCALE



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.)

2 / C6 STANDARD ACCESS ROAD AND TURN-AROUND DETAIL

NOT TO SCALE

Diamond Communications LLC

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

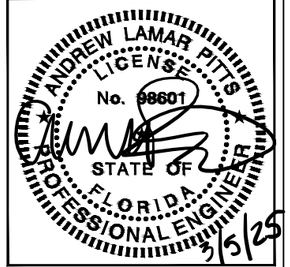
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KHA PROJECT NUMBER: 013541047

DRAWN BY: WTB | CHECKED BY: DMF

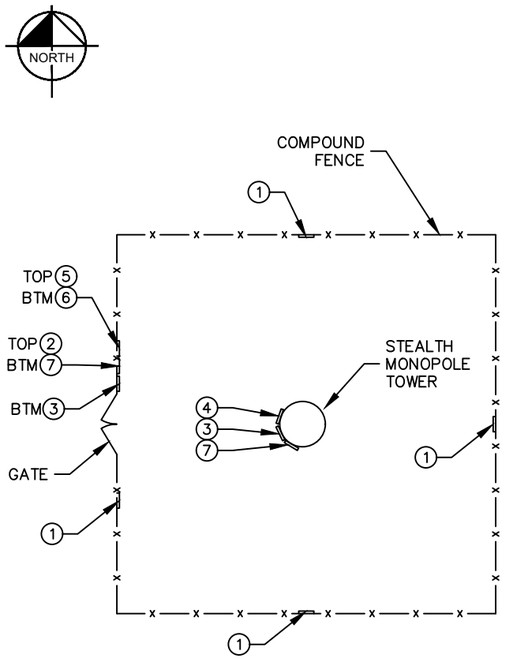
SHEET TITLE: ACCESS ROAD DETAILS

SHEET NUMBER: C6

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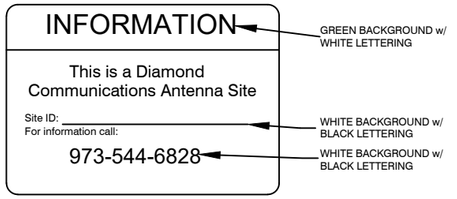
1 / C7 SIGN PLACEMENT PLAN VIEW

NOT TO SCALE



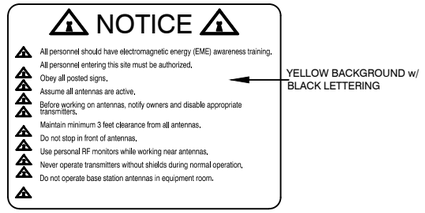
① NO-TRESPASSING SIGN

18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



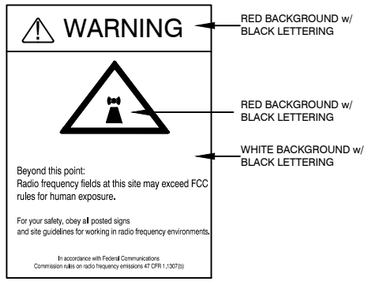
② DIAMOND COMMUNICATIONS - SITE ID SIGN

15" HIGH X 23" WIDE
(OPERATIONS PROVIDED)



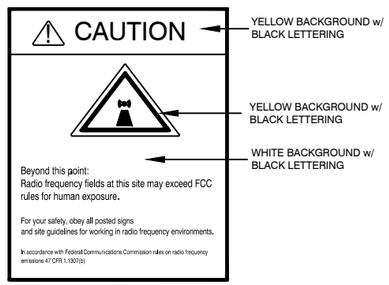
③ NOTICE-RFE SIGN

12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)



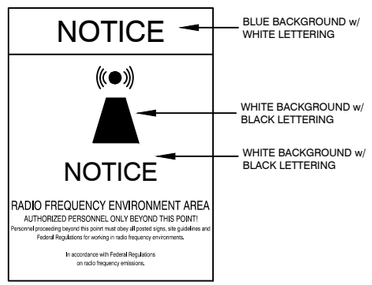
④ WARNING-RF SIGN (RED)

12" WIDE X 18" HIGH



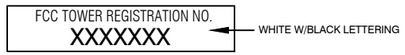
⑤ CAUTION-RF SIGN (YELLOW)

12" WIDE X 18" HIGH



⑥ NOTICE-RF SIGN (BLUE)

12" WIDE X 18" HIGH

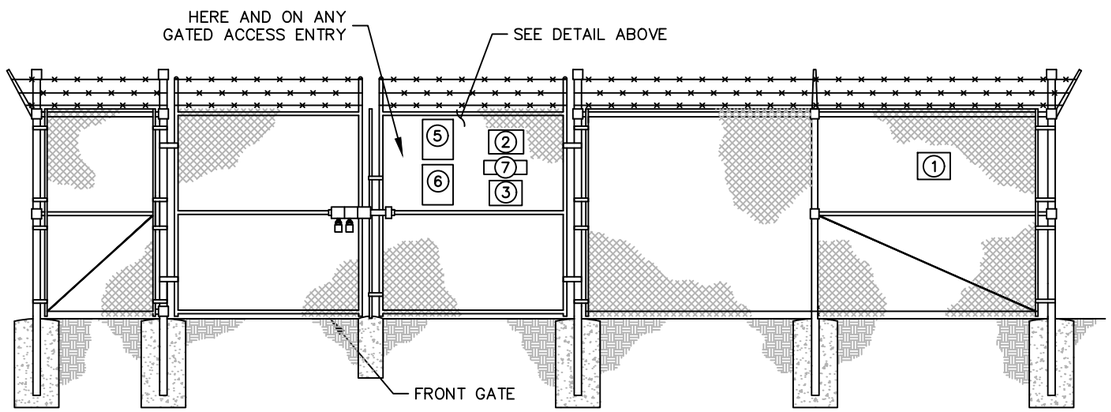


⑦ FCC REGISTRATION SIGN

20 WIDE X 4" HIGH

2 / C7 TYPICAL SIGNS AND SPECIFICATIONS

NOT TO SCALE



3 / C7 SIGN PLACEMENT FRONT GATE VIEW

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.

Diamond Communications LLC

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LEE COUNTY

PLANS PREPARED BY:

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ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB | CHECKED BY: DMF

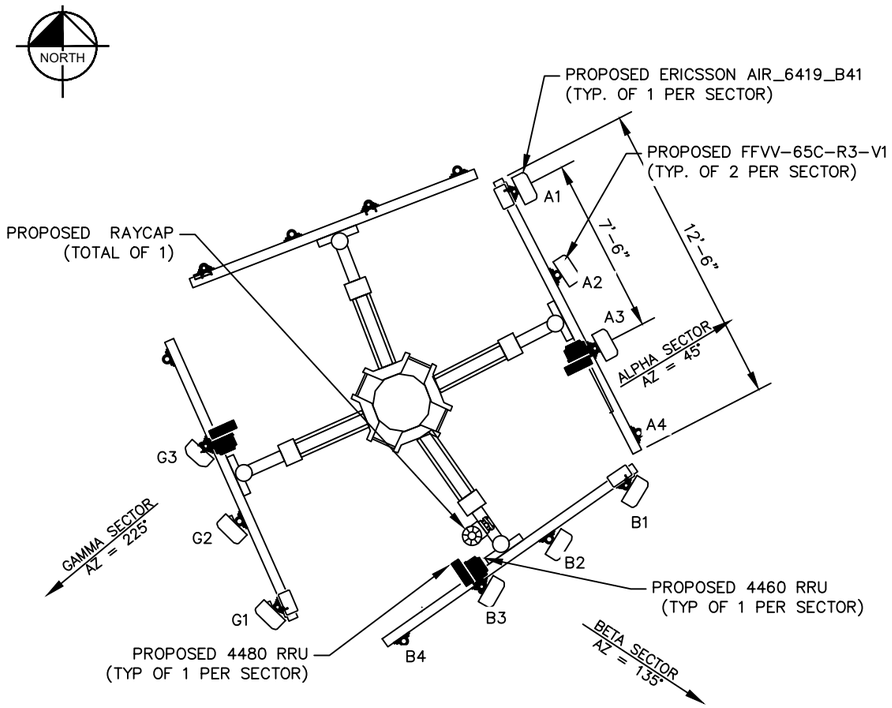
SHEET TITLE:
SITE SIGNAGE DETAILS

SHEET NUMBER:
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1 C8 ANTENNA ORIENTATION PLAN

SCALE: 1" = 6'

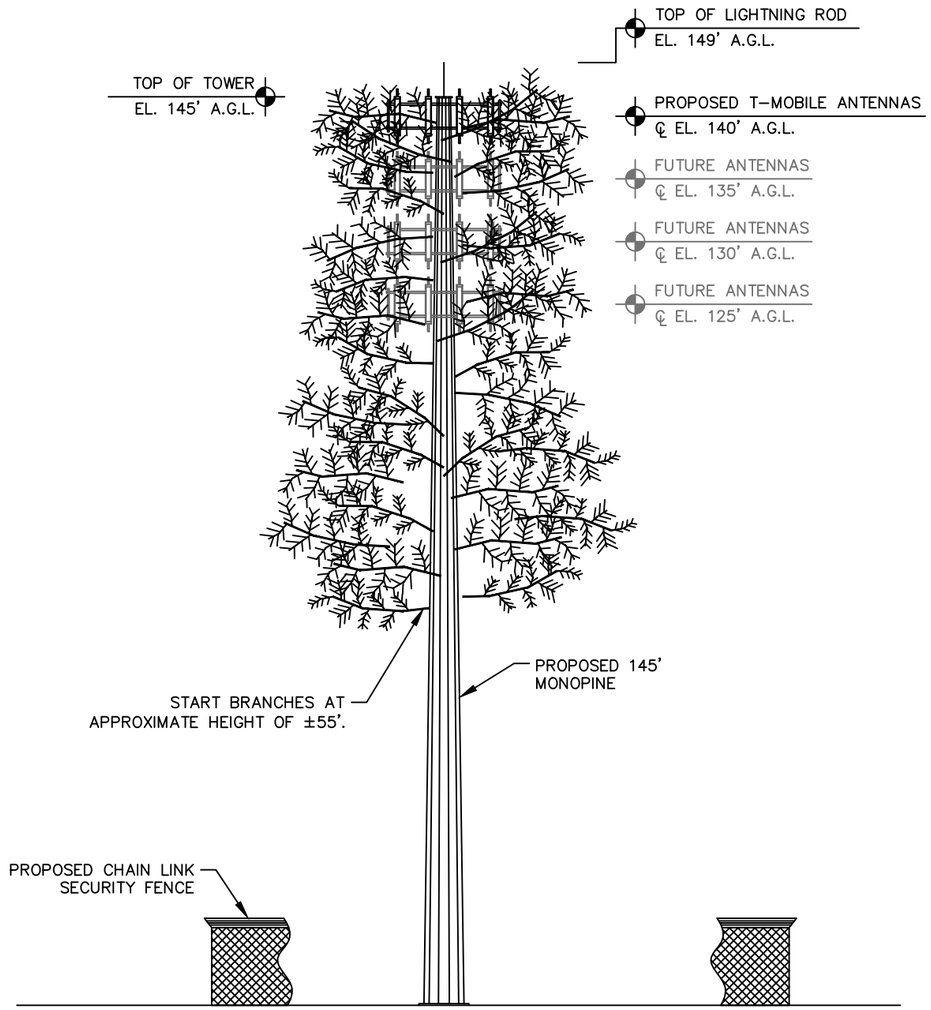
NOTES:

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.



2 C8 MONOPINE TOWER ELEVATION

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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LEE COUNTY

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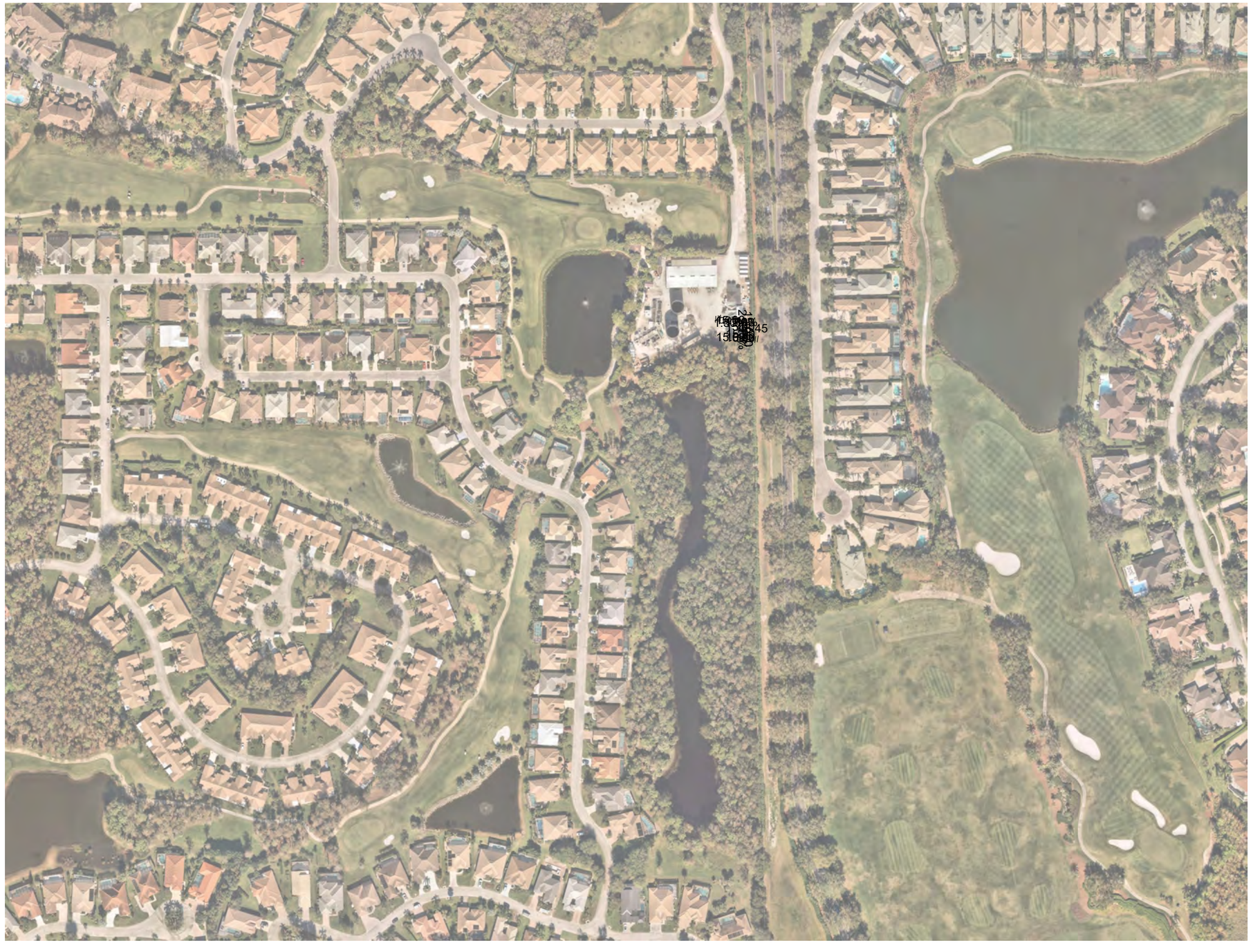
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WTB	DMF

SHEET TITLE:
ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:
C8



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

1 / L1 LANDSCAPE/BUFFER PLAN

SCALE: 1" = 250'

NORTH

0 125 250 500

GRAPHIC SCALE: 1" = 250'

Diamond Communications LLC

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PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

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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/L2 LANDSCAPE/BUFFER PLAN

SCALE: 1" = 60'

NORTH

0 30 60 120

GRAPHIC SCALE: 1" = 60'

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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.

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Diamond Communications LLC

PROJECT INFORMATION:

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

PLANS PREPARED BY:

Kimley»Horn
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LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

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.

(A) 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.



1/E2 OVERALL UTILITY ROUTING PLAN

SCALE: 1" = 60'

NORTH

0 30 60 120

GRAPHIC SCALE: 1" = 60'

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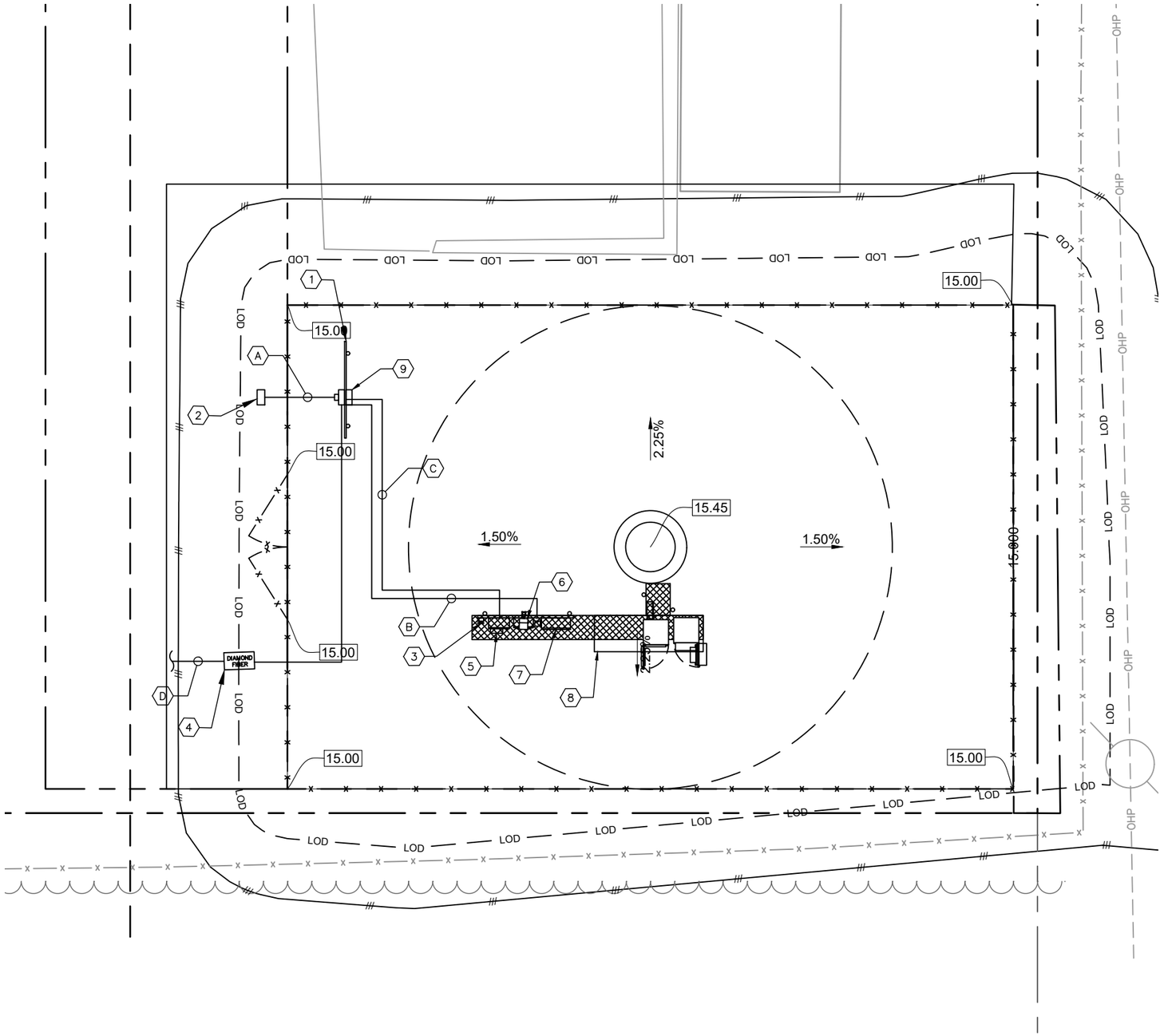
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SHEET TITLE:
OVERALL UTILITY SERVICE ROUTING PLAN

SHEET NUMBER:
E2

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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 / E2.1 UTILITY SERVICE ROUTING PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

GRAPHIC SCALE: 1" = 10'

Diamond Communications LLC

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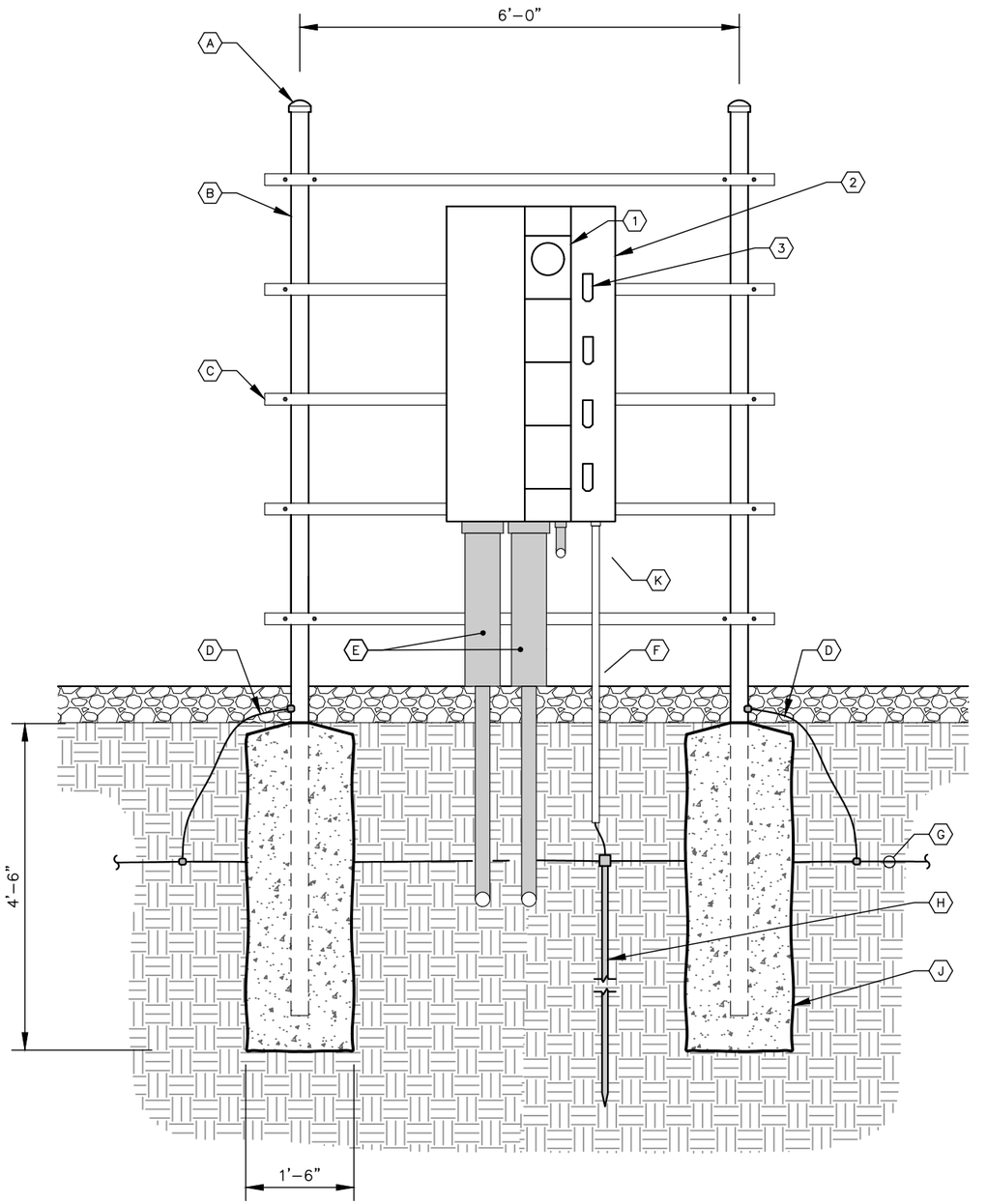
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UTILITY SERVICE ROUTING PLAN

SHEET NUMBER:
E2.1

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1 E3 METER RACK DETAILS - FRONT

NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) GALVANIZED RIGID STEEL CAP, TYPICAL.
- (B) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- (C) $1-\frac{5}{8}$" x $1-\frac{5}{8}$" 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 $\frac{3}{4}$" 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) 1½" 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.

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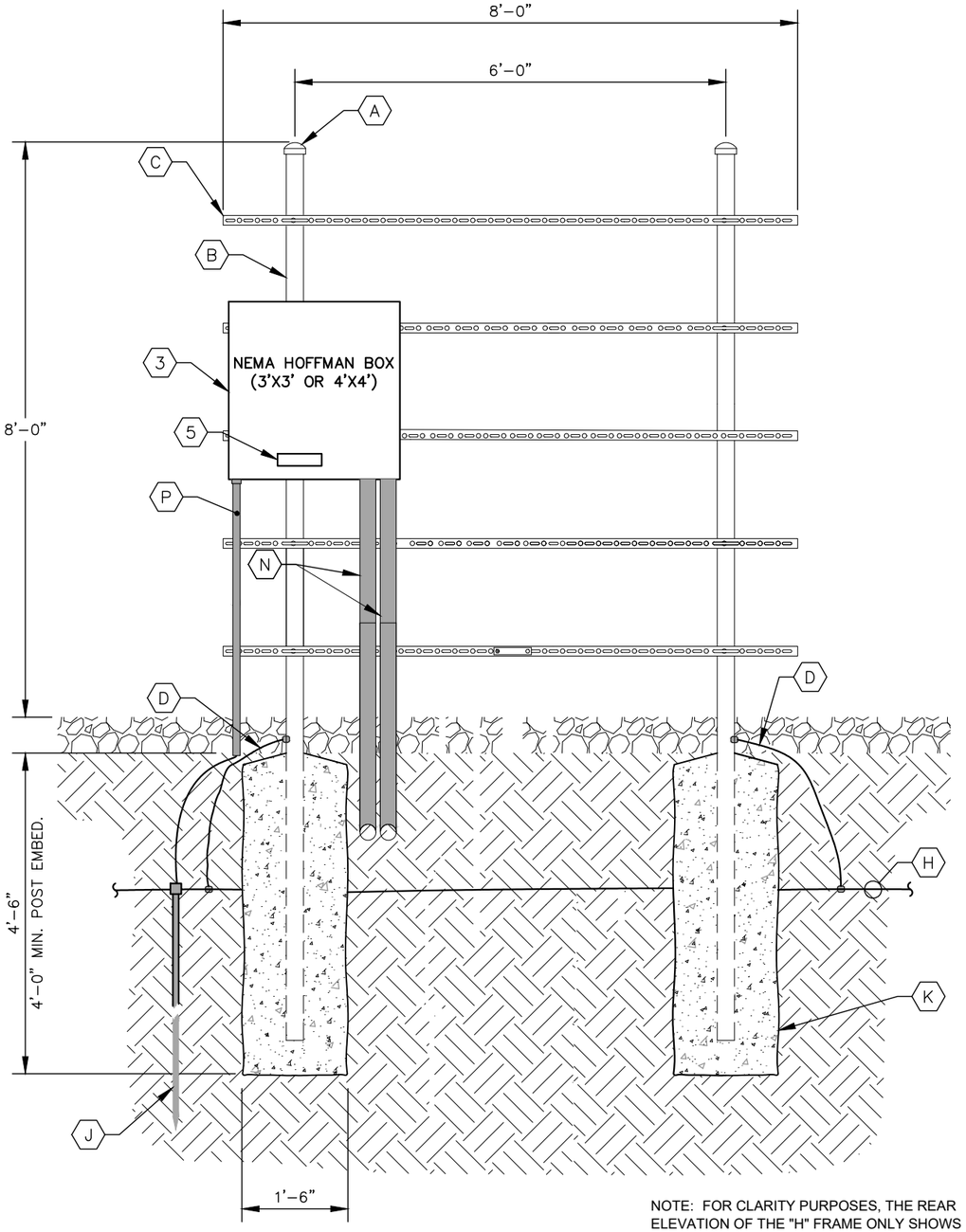
SHEET TITLE:
METER RACK DETAILS - FRONT

SHEET NUMBER:
E3

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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.

1 E3.1 METER RACK DETAILS - REAR

NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

(A) GALVANIZED RIGID STEEL CAP, TYPICAL.

(B) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.

(C) 1⅝" x 1⅝" 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 ½" 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.

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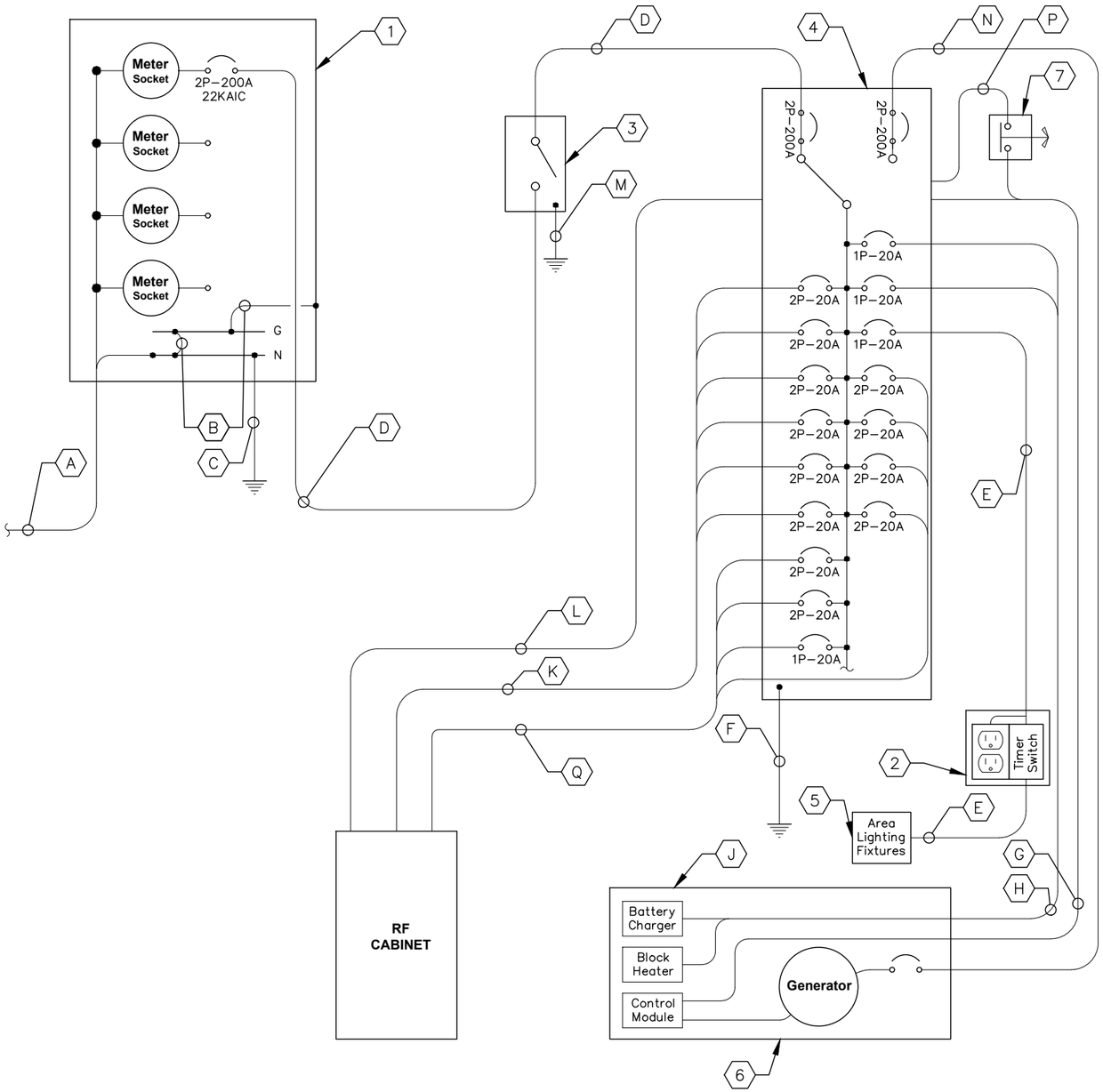
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METER RACK DETAILS - REAR

SHEET NUMBER:
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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/E4 SINGLE LINE DIAGRAM

NOT TO SCALE

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.

Diamond Communications LLC

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SHEET TITLE:
ELECTRICAL SINGLE LINE DIAGRAM

SHEET NUMBER:
E4

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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) A	Load (kVA) B	Circuit Bkr Size	Ckt Nbr	Phase A B	Ckt Nbr	Circuit Bkr Size	Load (kVA) A	Load (kVA) B	Load Served
RECTIFIER 1	1.78		2P-20	1		2	1P-20	0.58		AREA LIGHTS/GFCI
		1.78		3		4	1P-20		1.50	GEN BLOCK HEATER
RECTIFIER 2	1.78		2P-20	5		6	1P-20	0.30		GEN BATTERY CHARGER
		1.78		7		8	----		0.00	SPACE
RECTIFIER 3	1.78		2P-20	9		10	1P-20	0.18		CAB DUPLEX OUTLET
		1.78		11		12	----		0.00	SPACE
RECTIFIER 4	1.78		2P-20	13		14	2P-20	1.78		RECTIFIER 9
		1.78		15		16			1.78	
RECTIFIER 5	1.78		2P-20	17		18	2P-20	1.78		RECTIFIER 10
		1.78		19		20			1.78	
RECTIFIER 6	1.78		2P-20	21		22	2P-20	0.00		RECTIFIER 11 (SPARE)
		1.78		23		24			0.00	
RECTIFIER 7	1.78		2P-20	25		26	2P-20	0.00		RECTIFIER 12 (SPARE)
		1.78		27		28			0.00	
RECTIFIER 8	1.78		2P-20	29		30	----	0.00		SPACE
		1.78		31		32	----		0.00	SPACE
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		40	----		0.00	SPACE
	0.00			41		42	----	0.00		SPACE
Sub-Total (kVA)	14.24	14.24						4.62	5.06	**Sub-Total (kVA)**
								A	**B**	
								18.86	19.30	
								38.16		**Total Connected (kVA)**

LOAD SUMMARY

Load Description	Connected Load (kVA) A	Connected Load (kVA) B	Demand Factor	Demand Load (kVA) A	Demand Load (kVA) 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.

1 / E4.1 PANEL SCHEDULE

NOT TO SCALE

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
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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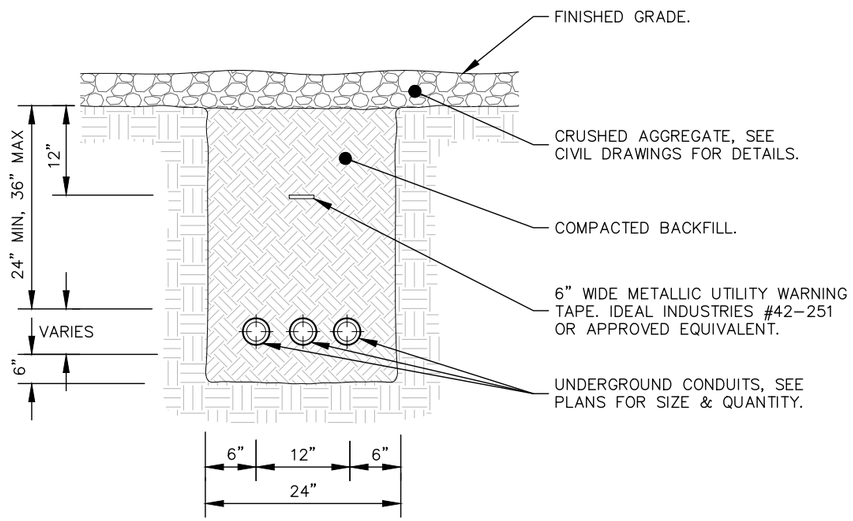
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KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB | CHECKED BY: DMF

SHEET TITLE:
PANEL SCHEDULE

SHEET NUMBER:
E4.1



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

1 / E5 TYPICAL TRENCH DETAIL

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SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:
E5

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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 TDSGA-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 TDSGA-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 TDSGA-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 TDSGA-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 TSDGA 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 TDSGA 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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Diamond Communications LLC

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SITE #: GA151
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
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KHA PROJECT NUMBER:
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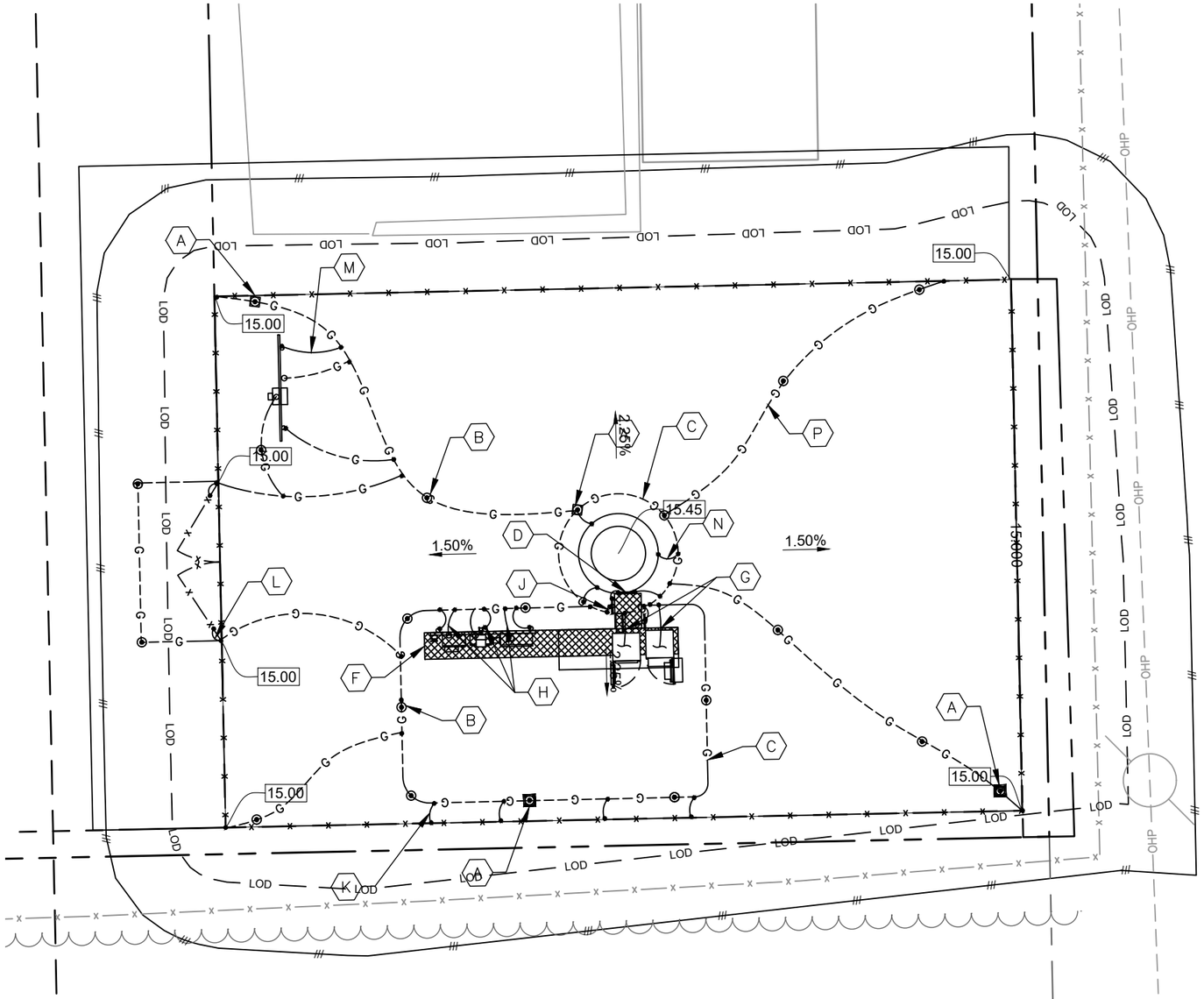
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GROUNDING NOTES

SHEET NUMBER:
E6

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1 / E7 GROUNDING PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

GRAPHIC SCALE: 1" = 10'

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:

GROUND RING

GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING

EXOTHERMIC WELD

GROUND ROD TEST WELL (SEE DETAIL 1/E8)

MECHANICAL CONNECTION

Diamond Communications LLC

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KHA PROJECT NUMBER: 013541047

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WTB	DMF

SHEET TITLE: GROUNDING PLAN

SHEET NUMBER: E7

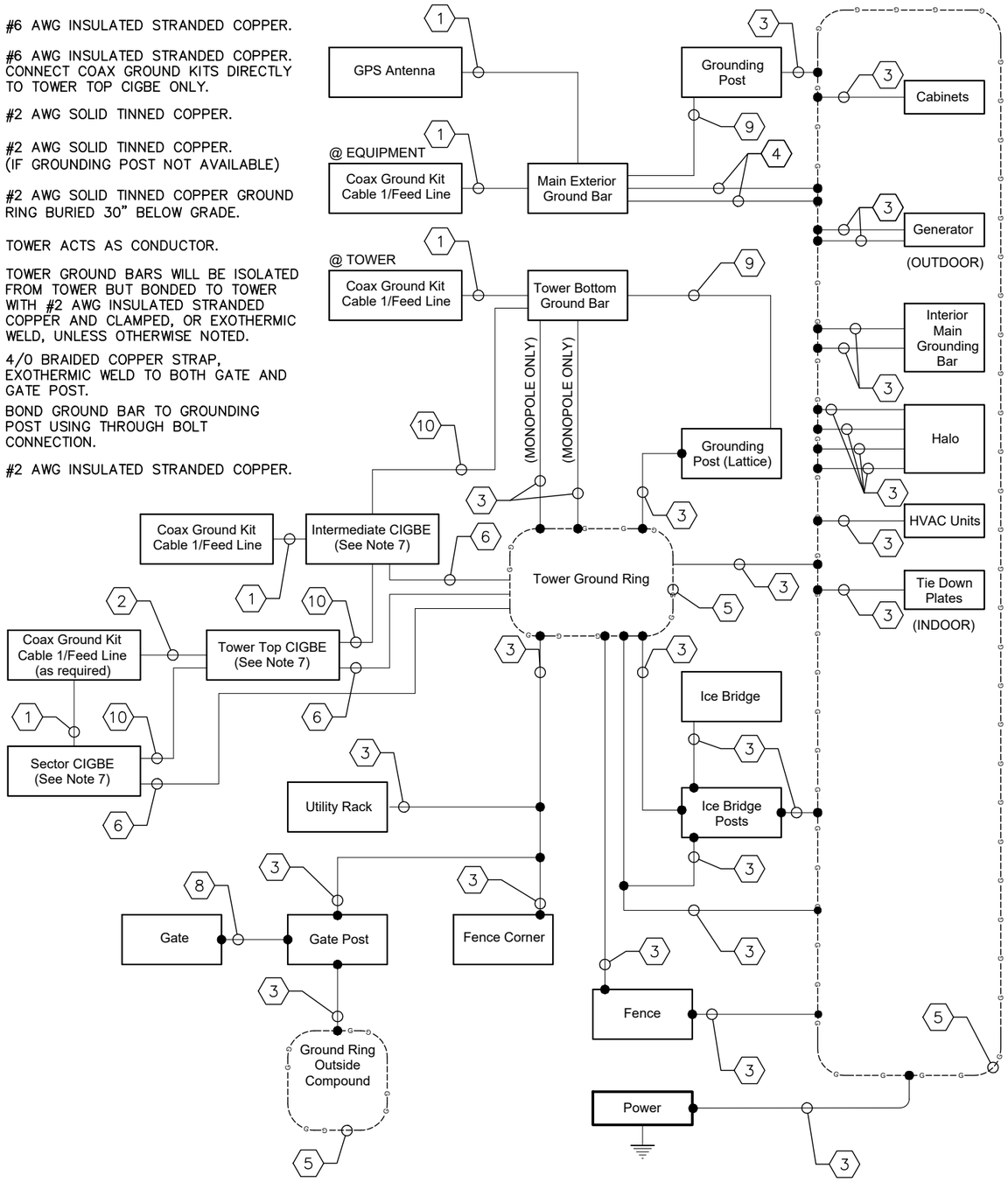
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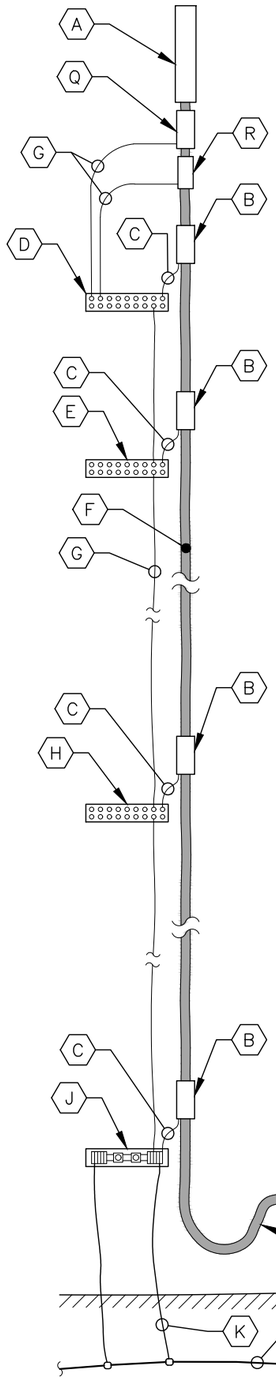
KEY NOTES - ELECTRICAL EQUIPMENT

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 / E8 GROUNDING SINGLE LINE DIAGRAM

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 TDSGA-PA14 ON DEDICATED STEEL POST WHERE POSSIBLE; OTHERWISE TDSGA-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 TDSGA-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 / E8 COAX-TOWER GROUNDING SCHEMATIC

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
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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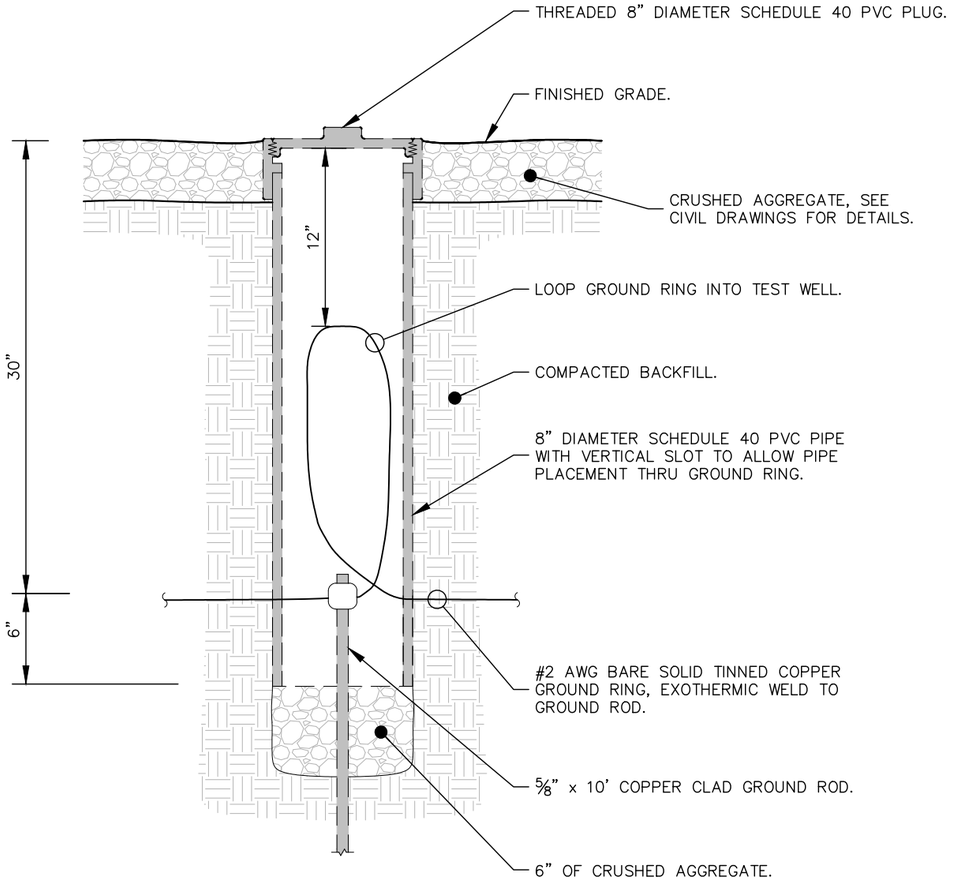
ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY:	CHECKED BY:
WTB	DMF

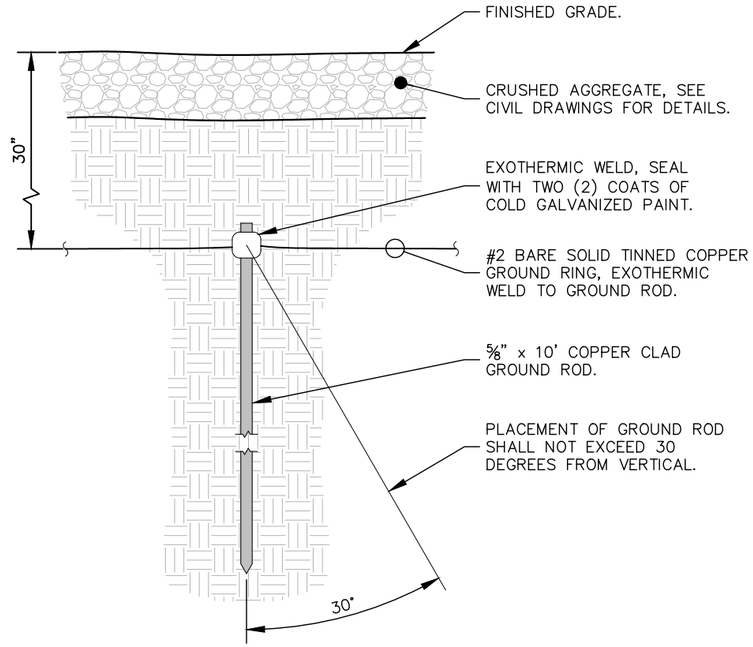
SHEET TITLE:
GROUNDING SINGLE LINE DIAGRAM

SHEET NUMBER:
E8



1 E9 GROUND ROD TEST WELL DETAIL

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2 E9 GROUND ROD INSTALLATION DETAIL

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PLANS PREPARED BY:

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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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LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

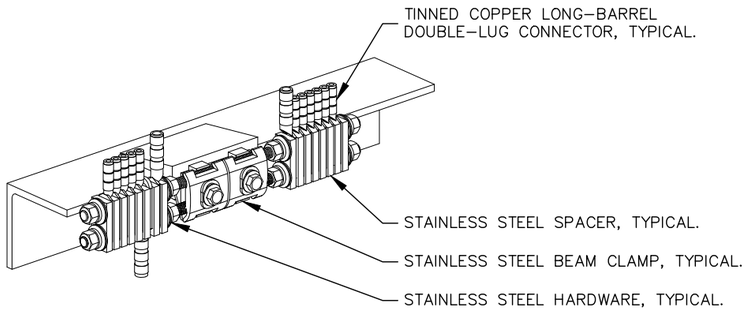
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SHEET TITLE:

GROUNDING DETAILS

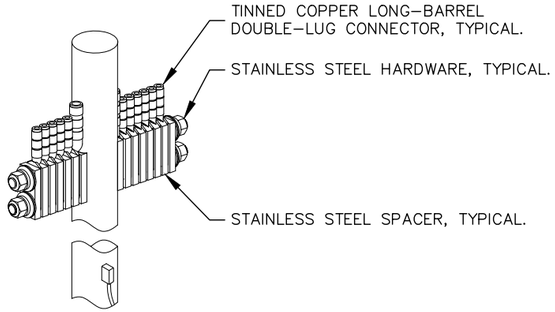
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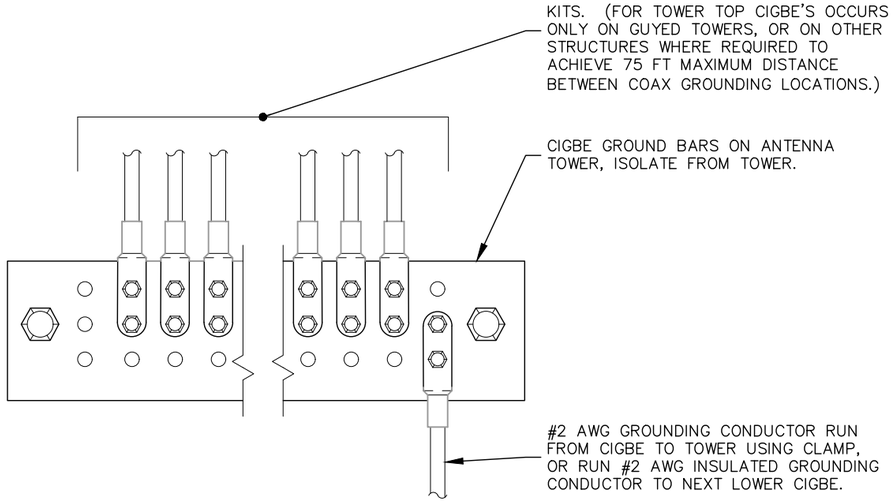
1 E10 BAR NONE GROUNDED BEAM CLAMP (TDSGA-BC14)

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2 E10 BAR NONE POST MOUNTED (TDSGA-PA14)

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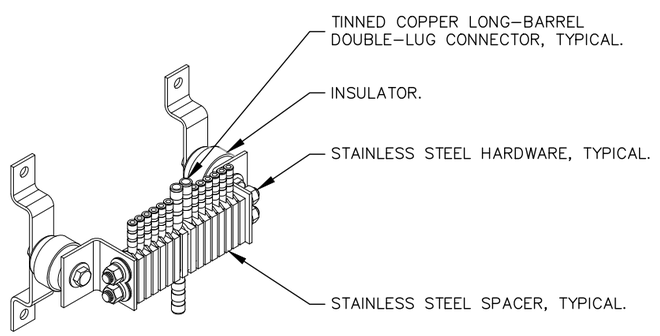
3 E10 ANTENNA GROUND WIRE INSTALLATION DETAIL

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 E10 BAR NONE INSULATED (TDSGA-WB17)

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LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER:
E10

ATTACHMENT "A"

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

Existing Zoning & Land Use	Future Land Use Map
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.

The request is compatible with existing or planned uses in the surrounding area	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.
Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development	Yes-- The proposed facility is a low traffic generator that will not burden the existing transportation network. Less than one trip per week is expected.
Will the request adversely affect environmentally critical areas and natural resources	No – The site is already developed with impervious surface.
Public facilities are, or will be, available and adequate to serve the proposed land use	Yes - Public facilities are available to the site.
Deviations needed to enhance or to achieve the objectives of the planned development	Not Applicable—No deviations are requested.
Deviations needed to preserve, promote and or protect the public health, safety and welfare	Not Applicable—No deviations are requested.

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, constructions 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.

LAW OFFICE OF
Mattaniah S. Jahn, P.A.

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 ¼ = 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 Overall Height Allowed by	Overall 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 feet 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 re-quirements 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 colocations 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 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

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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Statement of Need

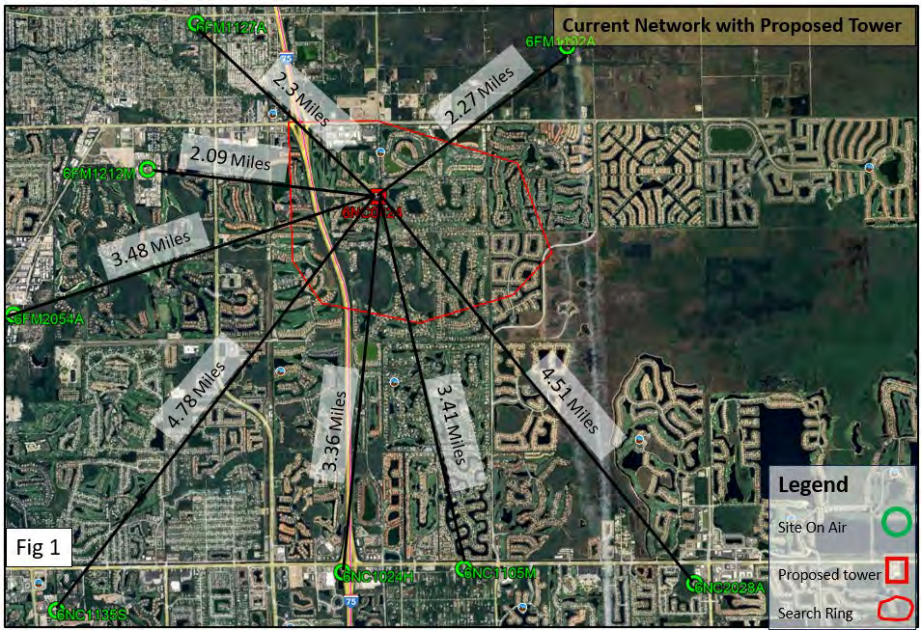


Fig 1

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
6NC1135S	6NC1135S	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.

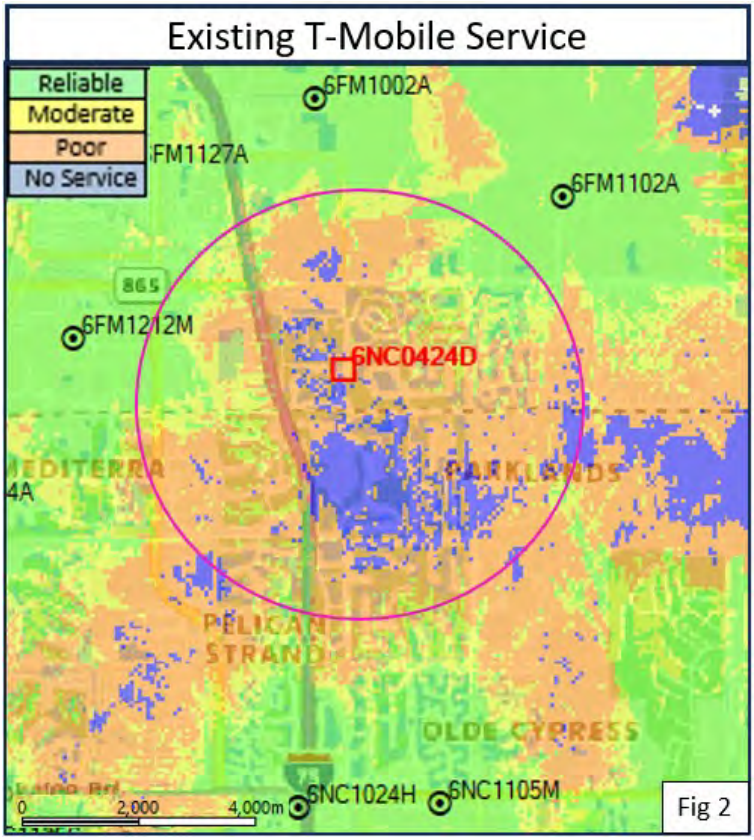


Fig 2

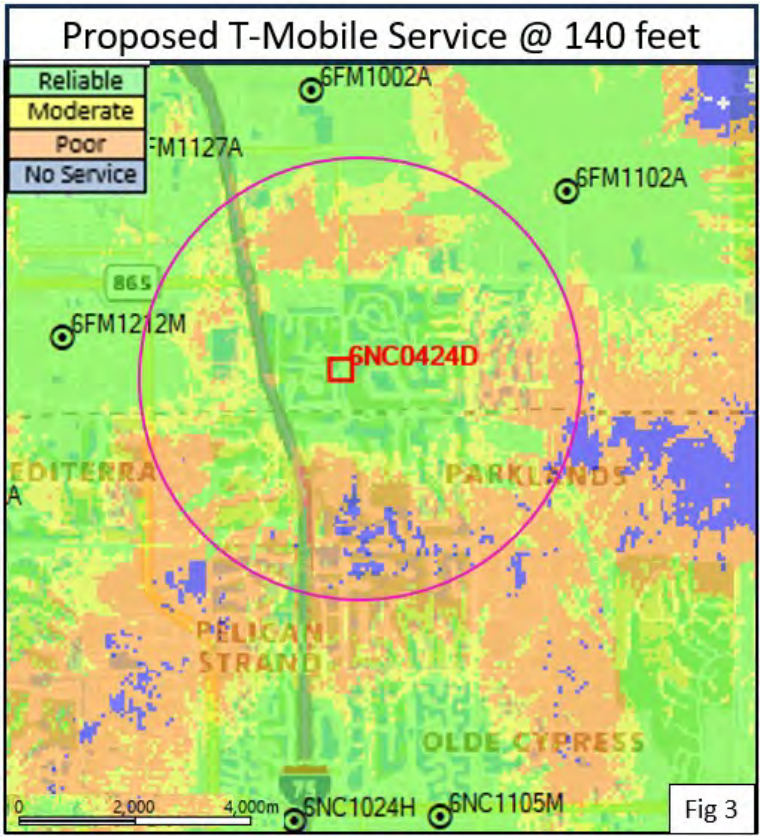


Fig 3

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

verizon

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.

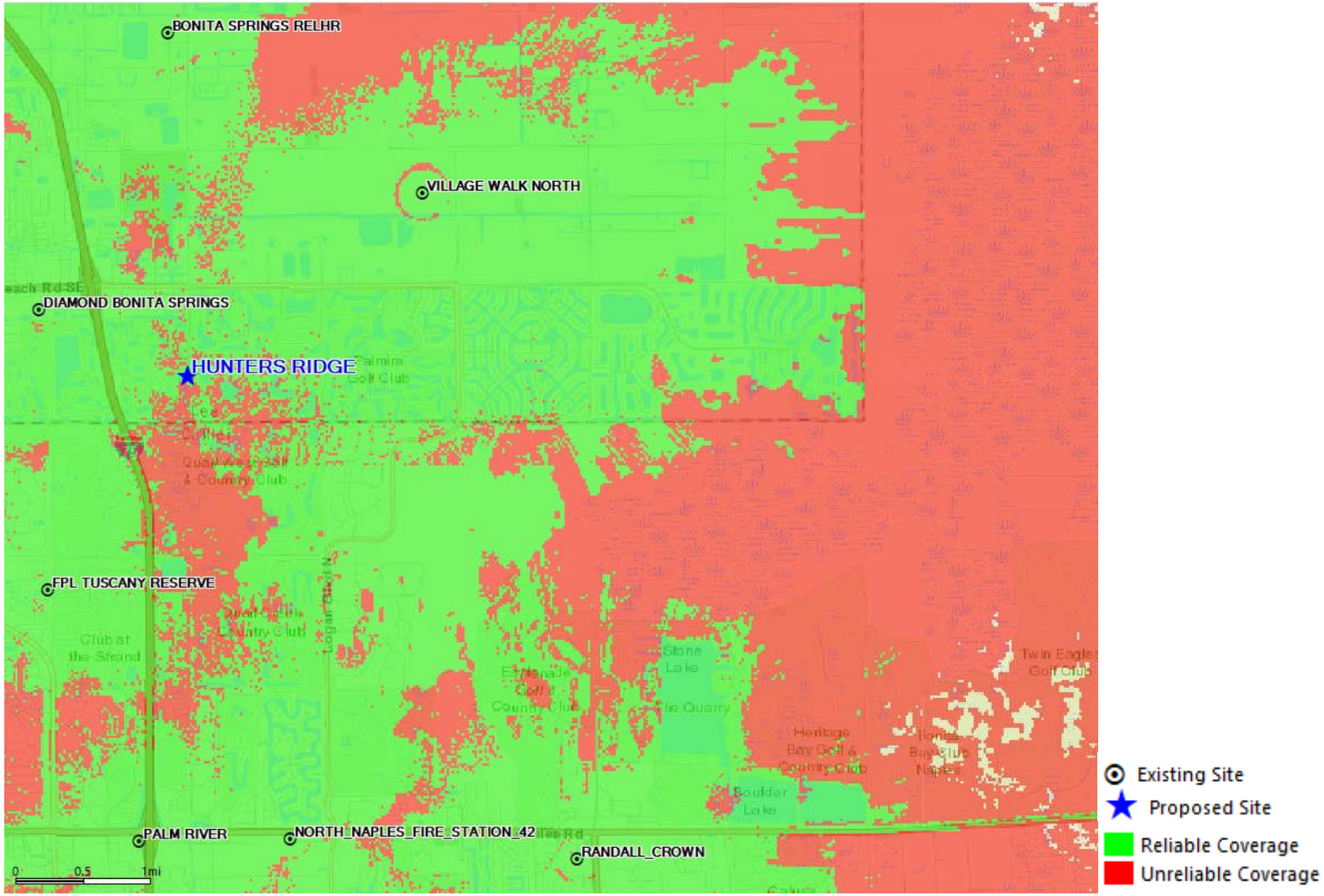
Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It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

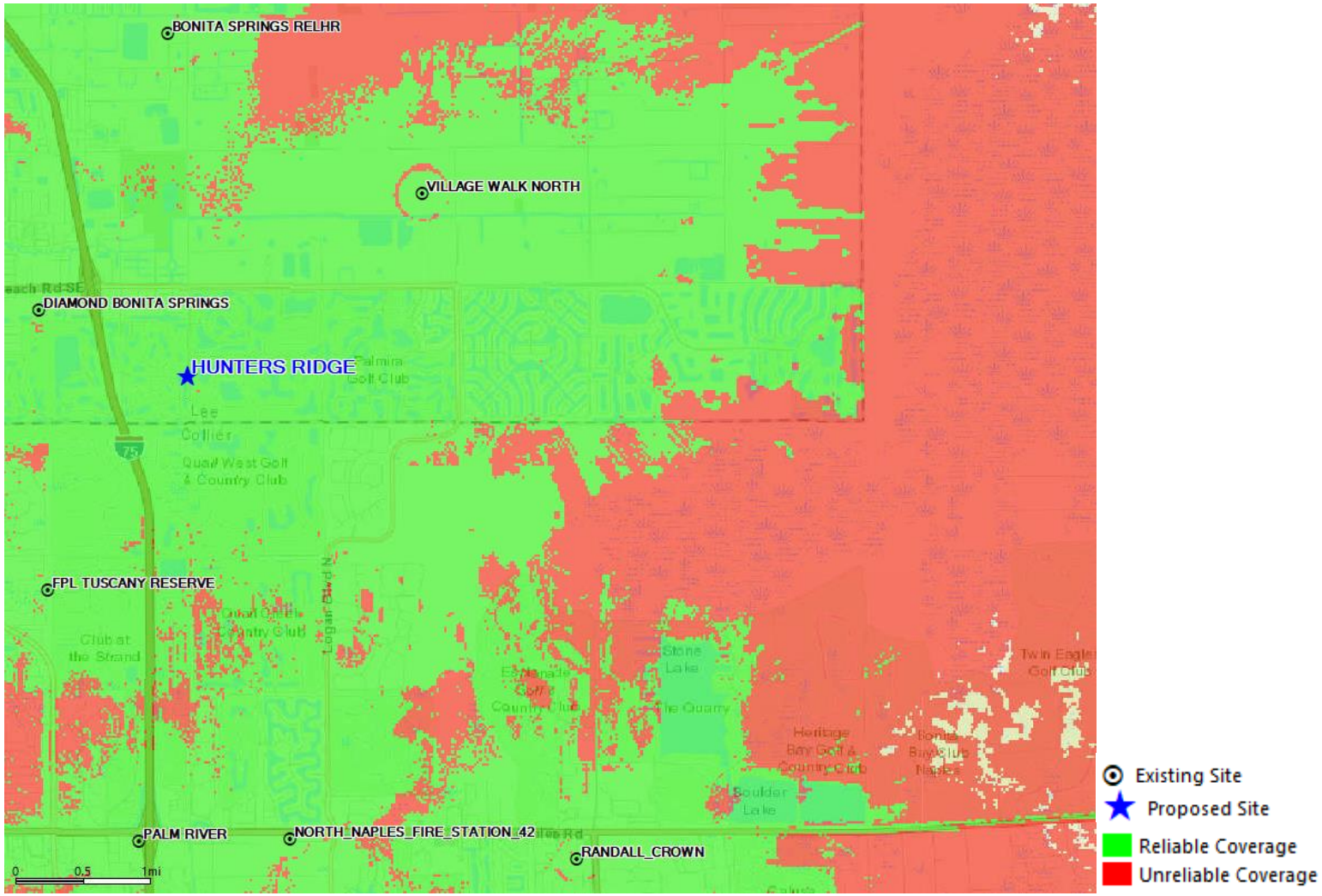
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

AWS LTE Current Coverage



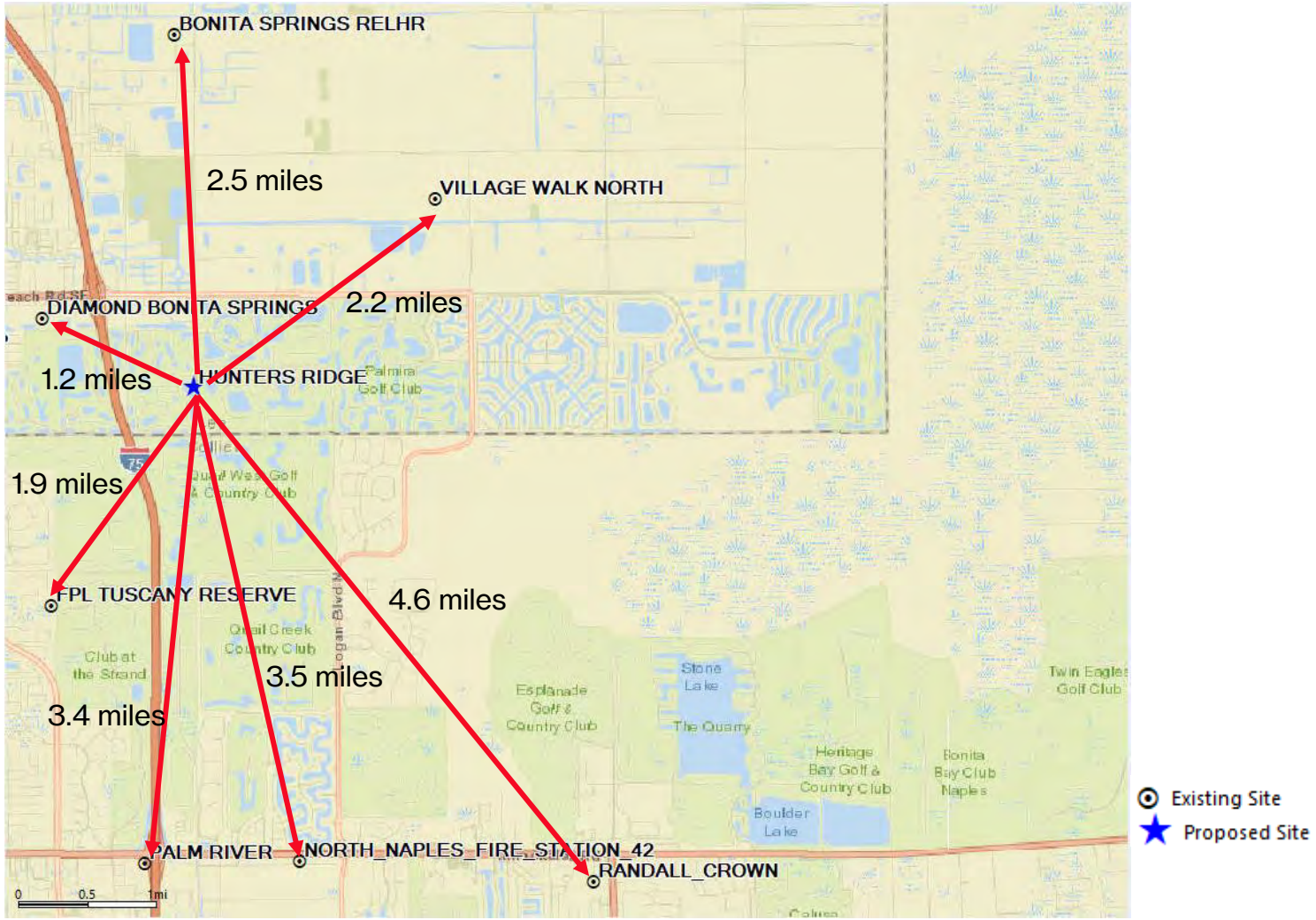
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AWS LTE Proposed Coverage



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Distance to Existing On Air Macro Verizon Sites



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Verizon Search Ring

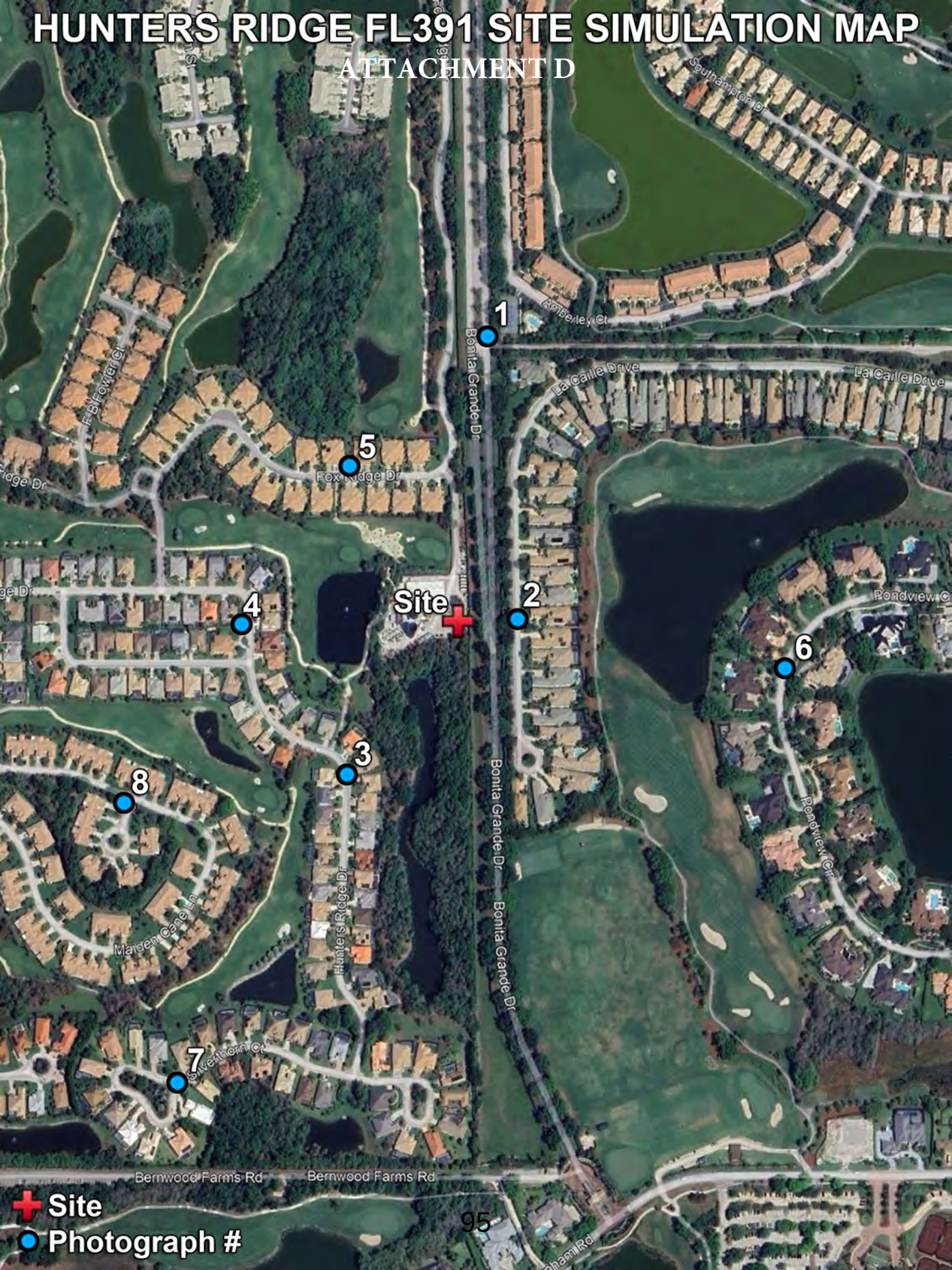


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HUNTERS RIDGE FL391 SITE SIMULATION MAP

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



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



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





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


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: Blanchard + Ellen Stronk 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.

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

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Bonita Springs, FL 34135
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Support _____ Oppose X

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

WE oppose any change in the zoning. 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
mfiigon@cityofbonitaspringscd.org

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 BUTTONBUSH CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspring scd.org

Support ✓ Oppose _____

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

DATE: 3/2/26
NAME: Norman Talbert PHONE: 401-529-0424
ADDRESS: 12810 Silverthorn Ct CITY/STATE/ZIP: Bonita Springs, FL 34135

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mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ✓

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

FOR FOLLOWING REASONS
1) TOO CLOSE TO OUR HOME - WE ARE THE CLOSEST UNIT TO POLE
2) NEGATIVE AFFECT ON ABILITY TO SELL PROPERTY AND REDUCED 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

OBERT JOSEPH G TR
28803 HUNTERS CT
BONITA SPRINGS FL 34135

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 X

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

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

- Also Pubmed, 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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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

SULLIVAN KATHLEEN TR
12723 MAIDEN CANE LN
BONITA SPRINGS FL 34135

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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Bonita Springs, FL 34135
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Support _____ Oppose X

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

DATE: FEB 26, 2026
NAME: William Wehman PHONE: 330-329-5962
ADDRESS: 12221 Hunters Ridge Dr CITY/STATE/ZIP: Bonita Springs 34135
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.

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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 desparately 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
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

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: 2/20/2026
NAME: RICHARD DECOSTE PHONE: 508-817-7464
ADDRESS: 28509 F B FOWLER CT CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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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: NOT APPLICABLE
ADDRESS: _____ CITY/STATE/ZIP: _____

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

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: 508 817-9996
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

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http://cityofbonitasprings.org/cms/one.aspx?pageId=13788499

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

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.

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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 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

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COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD25-124697-BOS

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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

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Support ✓ Oppose _____

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

DATE: 3-2-2026
NAME: Daniel Kopp PHONE: 630-542-4662
ADDRESS: 12668 Gold Fern Ridge Drive 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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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

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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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REILLY PATRICK W &
28795 HUNTERS CT
BONITA SPRINGS FL 34135

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 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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mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

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

DATE: 2-27-26
NAME: MARK T 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

EYESORE FOR A BEAUTIFUL COMMUNITY

CONCERNED ABOUT HEALTH RISK W/ HAVING A TOWER SO CLOSE TOO SO MANY PEOPLE

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

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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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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: 3/3/26
NAME: JOANNE SPROULL PHONE: 860-690-4698
ADDRESS: 28134 LA CAILLE DR CITY/STATE/ZIP: NAPLES, FL 34119

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Support ___ 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
BEAVER FALLS PA 15010

Support ✓ Oppose _____

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

DATE: 3/2/26
NAME: John W Dillan PHONE: 724 630 1259
ADDRESS: 12818 Maiden Cane 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 Dillan PHONE: 724 630 1259 Florida address
ADDRESS: 158 Crosswynds Dr CITY/STATE/ZIP: 12818 Maiden Cane Ln. Bonita Springs FL 34135
North address Beaver Falls PA 15010

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mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ✓

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

DATE: 3/8/26
NAME: Guyla Wehman PHONE: 330-328-8600
ADDRESS: 12721 Hunters Ridge Dr CITY/STATE/ZIP: Bonita Springs, FL 34135

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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 ODOR 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.

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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.

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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 REMEDIATE THE ABOMINABLE CELL SERVICE IN OUR AREA. WE ENTHUSIASTICALLY SUPPORT AND ENDORSE

DATE: 12 MARCH 2026
NAME: JOE AND BROOKE BASSO PHONE: 314-341-4095 / 239 405 8138
ADDRESS: 12981 SILVERTHORN 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.

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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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REILLY PATRICK W &
28795 HUNTERS CT
BONITA SPRINGS FL 34135

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 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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Support _____ Oppose X

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

DATE: 2-27-26
NAME: MARK T 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

EYESORE FOR A BEAUTIFUL COMMUNITY

CONCERNED ABOUT HEALTH RISK W/ HAVING A TOWER SO CLOSE TOO SO MANY PEOPLE

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

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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

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Support _____ Oppose ✓

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

DATE: 3/3/26
NAME: JOANNE SPROULL PHONE: 860-690-4698
ADDRESS: 28134 LA CAILLE DR CITY/STATE/ZIP: NAPLES, FL 34119

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Support ___ Oppose X

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DATE: 3-4-26
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Support ✓ Oppose _____

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ADDRESS: 12818 Maiden Cane 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 Dillan PHONE: 724 630 1259 Florida address
ADDRESS: 158 Crosswynds Dr CITY/STATE/ZIP: 12818 Maiden Cane Ln. Bonita Springs FL 34135
North address Beaver Falls PA 15010

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: 3/8/26
NAME: Guyla Wehman PHONE: 330-328-8600
ADDRESS: 12721 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.

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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 ODOR 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

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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.

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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 REMEDIATE THE ABOMINABLE CELL SERVICE IN OUR AREA. WE ENTHUSIASTICALLY SUPPORT AND ENDORSE

DATE: 12 MARCH 2026
NAME: JOE AND BROOKE BASSO PHONE: 314-341-4095 / 239 405 8138
ADDRESS: 12981 SILVERTHORN 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.

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RECEIVED
CITY OF BONITA SPRINGS
MAR 26 2026
COMMUNITY DEVELOPMENT
DEPARTMENT

Support ✓ Oppose _____

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

DATE: 3-16-26
NAME: RICH USELDINGER PHONE: 262-707-3400
ADDRESS: 28763 Wild Coffee Ct CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff

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: Mar 14, 2026
NAME: JOHN G DEMARIA PHONE: 303-886-4141
ADDRESS: 12735 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.

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

BIALOWAS FRANK +
110 W BROADWAY
JIM THORPE PA 18229

Support _____ Oppose ✓

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

DATE: 3/12/2026
NAME: Kathleen Detwiler PHONE: 610 529 7535
ADDRESS: 12817 Maiden Cane 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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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

ELLING SUSAN LAYER TR
12773 MAIDEN CANE LN
BONITA SPRINGS FL 34135

RECEIVED
CITY OF BONITA SPRINGS
MAR 30 2026
COMMUNITY DEVELOPMENT
DEPARTMENT

Support _____ Oppose X

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

DATE: March 25, 2026
NAME: SUSAN ELLING PHONE: 401-441-1033
ADDRESS: 12773 HAIDEN CANE 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 Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs
City Council Meeting
Draft Minutes

April 15, 2026
5:30 p.m.

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1. **Call to Order** – *Mayor Gibson called the meeting to order at 5:30 p.m.*

2. **Invocation** – *Provided by Pastor Russ Winn of the Springs of Bonita Outdoor Church*

3. **Pledge of Allegiance**

   Council Member Corrie motioned to allow Council Member Fitzpatrick to participate via zoom; Seconded by Council Member Fullick. ***The Motion passed 6-0.***

4. **Roll Call**

   Present: 6 — *Council Member Bogacz, Deputy Mayor Purdon, Mayor Gibson, Council Member Corrie, Council Member Fullick, Council Member Fitzpatrick via zoom*
   Absent: 1 — *Council Member Carr excused*

5. **Public Comment on Agenda Items**

   Dwight Esmon – Spoke on item #8E, commented on rent and future expansion
   Dave Jaye – Spoke against agenda Item #9A
   Dan Cornellie – Spoke on Item #9A, has traffic concerns and feels it should be an FDOT Project

6. **Ceremonial Presentations and Proclamations**:

   A. Proclamation recognizing April 24, 2026 as Arbor Day in the City of Bonita Springs.
   Accepted by Jack Brown, Chair of the Tree Advisory Board

7. **Public Hearings - Zoning and Land Use:**

   A. **(SECOND 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. (Green Sheet 26-04-059)**

   Mike Fiigon stated the applicant requests a continuance until May 6th Meeting at 5:30 p.m.

8. Consent Agenda Items: *Deputy Mayor Purdon motioned to approve the items on the consent agenda; Seconded by Council Member Bogacz.* ***The motion passed 6-0.***

A. Approve Minutes from the City Council Regular Meeting held on March 25, 2026.

B. Approve Minutes from the City Council Regular Meeting held on April 1, 2026.

C. Approve renewal of Microsoft Enterprise Enrollment Agreement with SHI International Corporation. (Green Sheet 26-04-060)

D. Approve contract agreement with Quality Enterprises USA, Inc., for the East Terry Street Stormwater and Multi-Use Pathway Project. (Green Sheet 26-04-061)

E. Approve proposal from Gilbane Building Company for design and preconstruction services for the new public safety facility. (Green Sheet 26-04-062)

F. Approve proposal from Weston & Sampson for design and preconstruction services for renovations and improvements at the Bonita Springs Recreation Center. (Green Sheet 26-04-063)

G. Approve the second amendment for Zap & Co contract for the production and management of the Fiesta Bonita event at Liles Hotel Plaza and allow a date change to September 19, 2026. (Green Sheet 26-04-064)

- Opportunity for City Council Comments on Consent Agenda

9. Public Hearings:

A. **(SECOND READING AND PUBLIC HEARING) 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 26-04-065)**

City Manager Hunter discussed two options; first option was discussed at the April 1st Council Meeting, and second option has a revision from TPL.

Council Member Corrie recommends the option with TPL's additional language regarding pedestrian safety.

Council Member Fitzpatrick questioned the "acquire land and build" language, does it cover construction down payment.

Deputy Mayor Purdon commented on the public speaker who stated this was a tax increase, it is not a tax hike.

Draft

Council Member Fullick is concerned with the untrue narrative going around

Council Member Corrie commented on Public Speaker Dave Jaye's comments and corrected issues he brought up.

Council Member Bogacz commented on posts and comments that she feels are untrue and upsetting.

Council Member Fullick expressed how much thought and work has been out into this and the benefit to nearby schools.

Deputy Mayor Purdon stated the Mayor is the most ethical person he knows and does not feel there is a conflict of interest.

Acting City Attorney Kaylee Tuck stated that the City Attorney's Office had conducted significant research and determined that the Mayor does not have a conflict of interest in this matter. (Acting Attorney Tuck's Memorandum on file in the City Clerk's office).

Council Member Corrie motioned to approve TPL's version with additional language regarding pedestrians; Seconded by Council Member Fullick. ***Motion passed 6-0.***

10. Mayor and Council Member Items:

A. Discussion regarding making a formal request to the West Coast Inland Navigation District to conduct a survey of the Imperial River. (Corrie, Green Sheet 26-04-067)

Council Member Corrie stated this is a request by Representative Adam Botana for dredging on the Imperial River near Brandon Cove

City Manager Hunter recommends staff send a letter of support to be signed by the Mayor.

Council Member Corrie motioned to make a formal request by letter of support; Seconded by Deputy Mayor Purdon. ***Motion passed 6-0.***

11. City Attorney Items:
Nothing to report

12. City Manager Items:

A. Presentation of the February Financial Report and accept Certificate of Achievement for Excellence in Financial Reporting to City of Bonita Springs. (Green Sheet 26-04-066)

Lisa Riggs Roth, Director of Finance and Administrative Services, presented the February financial report and went over Budget Calendar for September. (Presentation on file in the Clerk's office).

13. Mayor and Council Member Reports

Draft

Council Member Fitpatrick commented on the Financial Award the City received. He would also like to revisit the E-Bike discussion.

Council Member Fullick – Memorial Day Service on May 25th at the Liles Plaza with Ray Sandelli Speaking. Veterans Monument should be installed by next year. 11th Annual Film Festival is tomorrow night, April 16.

Council Member Corrie – Ditch fire behind the Wonder Gardens, feels TPL & Seminole Railways should remove dead plants along the tracks. Supporting Not-for-Profits. Acknowledging Jason Sheffield's service and eulogy, would like to organize help for the family.

Deputy Mayor Purdon – Open to discuss Not-for-Profit help, possible fees. Spoke on Jason Sheffield's service

Mayor Gibson – Attended the Hope City Church groundbreaking on Bonita Grande. Attended BERT membership meeting on April 16th. Spoke on Jason Sheffield's service and family.

14. Public Comment

Dwight Esmon – Criticism of City Council is uncalled for, disagrees with the misinformation going around, discussed the future of downtown.

15. Adjournment: There being no further business, the meeting adjourned at 6:21 p.m.

Prepared and attested by:

_____
Teresa Grimes for City Clerk

APPROVED BY CITY COUNCIL

Date: _____

_____
Mike Gibson, Mayor

Draft

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-070
May 6, 2026

ITEM TITLE: Approval of the State submitted funding agreement for "Bonita Beach Road/US41 Quadrant" in the amount of $700,000.

REQUESTOR: Matt Feeney, Assistant City Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #2 Improve Vehicular and Multimodal Transportation Networks

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BACKGROUND:

FDOT completed the US41 & Bonita Beach Road PD&E study in April 2024. The preferred alternative selected was a displaced left turn intersection on US41 with the addition of quadrant roads on the North and East quadrants of the intersection. The alternative utilizes the City's Northwest quadrant road with modifications and contemplates a new quadrant road in the Northeast, that connects US41 to Arroyal Road.

In 2025, FDOT solicited and selected a design engineer for the project. The City has programmed $700,000 in its Capital Improvement Plan Budget for the Fiscal Year 2025-26, CIP #30.250.541.6317 "Bonita Beach Road/US41 Quadrant", to serve as a local funding match to FDOT for design of the at-grade improvements.

STAFF RECOMMENDATION: Approve funding agreement with FDOT for the Bonita Beach Road/US 41 Quadrant

ATTACHMENTS:

1. Funding Agreement

REVIEWERS:

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

LOCALLY FUNDED AGREEMENT
BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AND
CITY OF BONITA SPRINGS

This is an Agreement between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (hereinafter, "DEPARTMENT") and the CITY OF BONITA SPRINGS, a political subdivision of the State of Florida, (hereinafter, "AGENCY") for the AGENCY to provide a lump sum deposit to the DEPARTMENT to support the design of SR 45 (US 41) at Bonita Beach Road.

W I T N E S S E T H

A. WHEREAS, the DEPARTMENT has included the work listed below in its Five-Year Work Program in Fiscal Year 2025/2026; and

B. WHEREAS, the AGENCY has agreed to contribute monies to the DEPARTMENT for:

The design phase of the State Road 45 (US 41) at Bonita Beach Road project.

C. WHEREAS, the DEPARTMENT and AGENCY desire to enter into this Locally Funded Agreement to set forth the terms and conditions upon which AGENCY shall provide funding **(**See **Exhibit "B", Estimated Schedule of Funding,** attached and incorporated by reference**)** for PROJECT; and

D. WHEREAS, the AGENCY, by Resolution dated the _____ day of _____, 20___, a copy of which is attached hereto and made a part hereof as **Exhibit A** has authorized the Mayor or Designee to enter into this Agreement.

NOW THEREFORE, in consideration of the mutual benefits to be derived from joint participation in this Agreement, the parties agree as follows:

1. The foregoing recitals are true and correct and are hereby adopted incorporated into and made a part of this Agreement by reference, as if fully set forth herein.

2. The AGENCY agrees that it will, at least fourteen (14) calendar days after the execution of this agreement, furnish the DEPARTMENT with a lump sum non-refundable deposit in the amount of **Seven Hundred Thousand Dollars ($700,000)** to be used for the estimated project cost for **locally funded project number #444321-2-32-01.** The Department will utilize this deposit for payment of the costs of the PROJECT.

3. As the deposit is non-refundable, the DEPARTMENT will not refund any monies in the event the project costs less than the deposit. In the event the project costs more than the deposited amount, the DEPARTMENT agrees to pay the difference.

4. If the actual cost of the project is less than the funds provided the excess will be applied to other phases of the project.

5. All deposits shall be made payable to the Florida Department of Transportation:

   Florida Department of Transportation
   OOC-GAO, LFA Section
   605 Suwannee Street, MS 42B
   Tallahassee, FL 32399

6. All notices under the Agreement shall be directed to the following contact persons:

TO DEPARTMENT:	TO AGENCY:
Zoe Giannopoulos	Matt Feeney
LAP Design Project Manager	Assistant City Manager
Florida Department of Transportation	City of Bonita Springs
801 N. Broadway Avenue	9101 Bonita Beach Road
Bartow, Florida 33830	Bonita Springs, Florida 34134
(863) 519-2916	Matt.Feeney@cityofbonitasprings.org
Zoe.Giannopoulos@dot.state.fl.us	(239)-949-6245

7. Failure of the AGENCY to deposit said amount shall be grounds for termination of this Agreement.
8. This Agreement shall continue in effect and be binding on the parties until the PROJECT is completed.
9. All tracings, plans, specifications, maps and/or reports prepared or obtained under this Agreement shall be considered works made for hire and shall become the property of the DEPARTMENT without restriction or limitation on their use.
10. The DEPARTMENT shall not be obligated or liable hereunder to any party other than the AGENCY. The AGENCY shall not be obligated or liable hereunder to any party other than the DEPARTMENT.
11. If any part of this Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by any other legally constituted body having the jurisdiction to make such determination, the remainder of this Agreement shall remain in full force and effect provided that the part of this Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Agreement.
12. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document and executed by both parties.
13. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

Docusign Envelope ID: C70A050A-FA4D-4587-91AB-D34191D9C657

IN WITNESS WHEREOF, the AGENCY has caused this Agreement to be executed in its behalf through its Mayor or its designee, as authorized by Resolution Number _____, and the FLORIDA DEPARTMENT OF TRANSPORTATION has caused this Agreement to be executed in its behalf through its District Secretary or authorized designee: This Agreement shall become effective on:

_____
Department to enter date.

LOCAL AGENCY

CITY OF BONITA SPRINGS

By: MAYOR OR DESIGNEE

By: _____

Date: _____

ATTEST:

By: _____
City Clerk

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST

EXECUTIVE SECRETARY (SEAL)

PRINT NAME DATE

BY:

DISTRICT SECRETARY OR DESIGNEE
DISTRICT ONE

PRINT NAME DATE

FLA. DEPT. OF TRANS. LEGAL REVIEW:

BY:

DATE

DS
DC

EXHIBIT "B"

ESTIMATED SCHEDULE OF FUNDING

Financial Management Number:
444321-2-32-01

SR 45 (US 41) at Bonita Beach Road

Construction	
Phase:	**Amount:**
32	**$700,00.00**
Total Contribution (Local Agency):	**$700,00.00**

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CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-071
May 6, 2026

ITEM TITLE: Continue an Urban County Cooperation Agreement with Lee County regarding annual U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Annual Entitlement Funds allocation and authorize the Mayor to execute a Joint Resolution with Lee County for CDBG Entitlement Funds for FY2026-2028.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 3) Community Aesthetics, 5) Strengthen City Finances, 6) Government Transparency and Efficiency

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BACKGROUND: U.S. Housing and Urban Development (HUD) recognizes Lee County as an Urban County in the Community Development Block Grant (CDBG) program. As such, the County is designated as the Lead Agency to implement yearly entitlement funds. Bonita Springs has partnered with Lee County through an Urban County Cooperation Agreement since 2004. The agreement funds on a three-year cycle with the current agreement effective from FY2023 to FY2025. The agreement is automatically renewed unless the City formally notices Lee County and HUD of the City's termination.

The City received an email from the HUD Jacksonville Office in September 2025 requesting a determination if the City wanted to maintain Lee County's Urban County Cooperation Agreement for FY2026-2028. Council reviewed HUD's request at the October 1, 2025 meeting and confirmed that the City would continue to participate with Lee County in the Urban County Cooperation Agreement for the upcoming three-year cycle.

The City received an email on April 16, 2026 from Lee County Human and Veterans Services outlining specific considerations and responsibilities for urban counties and the participating cities. The letter requires the City to respond to the County by May 7, 2026 whether the City will continue with the existing agreement or receive funding directly from HUD. Currently, Lee County has the full responsibility for all administrative execution of the CDBG requirements, following the Consolidated Plan and ensuring compliance with all applicable laws and regulations. To accomplish this, the County retains a small administrative fee for managing the program. The City receives a yearly project focused allocation from HUD through Lee County.

Should the Council decide to continue with the Urban County Cooperation Agreement, the FY2026-2028 Joint Resolution is attached for the Mayor's signature.

STAFF RECOMMENDATION: Continue an Urban County Cooperation Agreement with Lee County regarding annual U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Annual Entitlement Funds allocation

ATTACHMENTS:

1. Lee County Human and Veteran Services email request
2. FY2026-2028 Joint Resolution (Urban County Cooperation Agreement)
3. Draft letters to Lee County and HUD's Community Planning Miami Office joint partnership for the FY2026-2028 Urban County Cooperation Agreement

---

REVIEWERS:

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

From:	Martinson, Tara
To:	Elly McKuen
Cc:	Matt Feeney; Lisa Roth; Derek P. Rooney - Gray Robinson (Derek.Rooney@gray-robinson.com); Arleen Hunter; Condomina, Amanda; Harner, David; Usa, Kimberly; Jane Swanson; Fraser, Andrea; Boudreaux, Julie; Isley, Rae
Subject:	RE: Urban County Cooperation Agreement for FY 2026-2028 Notification - Bonita Springs
Date:	Monday, April 20, 2026 8:27:16 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png

Good afternoon Elly,

Thank you for your email. Yes, we can extend the deadline to May 7, 2026 to allow time for City Council guidance and approval.

We appreciate the City's interest in continuing its partnership with Lee County for CDBG entitlement funding and look forward to your response after the May 6, 2026 Council meeting.

Please let me know if you have any questions or need any additional information in the meantime.

Lee County
Southwest Florida

Tara Martinson, MBA | Grants Analyst

Lee County Human and Veteran Services

2440 Thompson St., Fort Myers, FL 33901
office: (239) 533-7964
email: tmartinson@leegov.com
web: www.leegov.com

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If you are with the media and would like to make a media request, please contact Lee County's Communications Department at 533-2221. Thank you.

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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Elly McKuen <elly.mckuen@cityofbonitasprings.org>

Sent: Thursday, April 16, 2026 3:49 PM
To: Martinson, Tara <TMartinson@leegov.com>
Cc: Matt Feeney <matt.feeney@cityofbonitasprings.org>; Lisa Roth <lisa.roth@cityofbonitasprings.org>; Derek P. Rooney - Gray Robinson (Derek.Rooney@gray-robinson.com) <derek.rooney@gray-robinson.com>; Arleen Hunter <arleen.hunter@cityofbonitasprings.org>; Condomina, Amanda <ACondomina@leegov.com>; Harner, David <DHarner@leegov.com>; Usa, Kimberly <KUsa@leegov.com>; Jane Swanson <jane.swanson@cityofbonitasprings.org>; Fraser, Andrea <AFraser@leegov.com>; Boudreaux, Julie <JBoudreaux@leegov.com>; Isley, Rae <RIsley2@leegov.com>
Subject: RE: Urban County Cooperation Agreement for FY 2026-2028 Notification - Bonita Springs

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Good afternoon Ms. Martinson,

Thank you for your email this morning to our City Manager, Arleen Hunter regarding the renewal of the FY2026-2028 Urban County Agreement. The City is interested in continuing our partnership with Lee County for CDBG entitlement funding but will require City Council guidance and approval before providing a definite answer.

Our next Council meeting is Wednesday, May 6, 2026. We would respectively request that the April 29, 2026 deadline be extended to May 7, 2026 if possible.

Please let me know if you have any questions or need more information. Thank you and your department for all you do for the City. It is greatly appreciated.

Thanks. Elly

Elly Soto McKuen
Senior Project Manager
Public Works Department
City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, FL 34135
Office: (239) 949-6262
Cell: (239) 980-2138

"*In this life we cannot always do great things. But we can do small things with great love.*" Mother Teresa

From: Arleen Hunter <arleen.hunter@cityofbonitasprings.org>
Sent: Thursday, April 16, 2026 3:18 PM
To: Derek P. Rooney - Gray Robinson (Derek.Rooney@gray-robinson.com) <derek.rooney@gray-robinson.com>
Cc: Matt Feeney <matt.feeney@cityofbonitasprings.org>; Elly McKuen <elly.mckuen@cityofbonitasprings.org>; Lisa Roth <lisa.roth@cityofbonitasprings.org>
Subject: FW: Urban County Cooperation Agreement for FY 2026-2028 Notification - Bonita Springs

Arleen M. Hunter, AICP
City Manager
City of Bonita Springs Florida
9101 Bonita Beach Road, Bonita Springs FL 34135
phone | (239) 949-6262
email | Arleen.Hunter@cityofbonitasprings.org
website | www.cityofbonitasprings.org

From: Martinson, Tara <TMartinson@leegov.com>
Sent: Thursday, April 16, 2026 10:39 AM
To: Arleen Hunter <arleen.hunter@cityofbonitasprings.org>
Cc: Isley, Rae <RIsley2@leegov.com>; Boudreaux, Julie <JBoudreaux@leegov.com>; Harner, David <DHarner@leegov.com>; Condomina, Amanda <ACondomina@leegov.com>; Fraser, Andrea <AFraser@leegov.com>; Usa, Kimberly <KUsa@leegov.com>
Subject: Urban County Cooperation Agreement for FY 2026-2028 Notification - Bonita Springs

Dear Ms. Hunter,

Please find enclosed Lee County's official Notification of Opportunity to Terminate Agreement regarding the Urban County Cooperation Agreement for the FY 2026–2028 CDBG Program.

The deadline to respond is April 29, 2026. If the City wishes to terminate the agreement, written notice must be submitted to both Lee County Human and Veteran Services and the HUD Field Office in Miami by that date. If no response is received, the agreement will automatically renew for FYs 2026–2028, and the Town will continue as a participating unit of general local government for the full three-year qualification period.

Please review the enclosed letter carefully, as it outlines all available options and the implications of each. If you have questions, you are welcome to contact Rae Isley, Fiscal Manager, at 239-533-7930 or risley2@leegov.com.

Sincerely,

Tara Martinson, MBA | Grants Analyst

Lee County Human and Veteran Services

2440 Thompson St., Fort Myers, FL 33901

office: (239) 533-7964
email: tmartinson@leegov.com
web: www.leegov.com

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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

April 16, 2026

Arlene Hunter, City Manager
City of Bonita Springs
9101 Bonita Beach Rd
Bonita Springs, FL 34135

RE: Notification of Opportunity to Terminate Agreement — Urban County Cooperation Agreement for FYs 2026–2028 CDBG Program

Ms. Hunter,

The U.S. Department of Housing and Urban Development (HUD) requires that counties with Urban County Cooperation Agreements notify participating units of general local government that their agreements will automatically renew for the upcoming qualification period, unless the unit of government notifies Lee County Human and Veteran Services and HUD in writing by April 29, 2026 that it intends to terminate the Cooperation Agreement.

This letter serves as that notification to the City of Bonita Springs. Your existing Urban County Cooperation Agreement with Lee County will automatically renew for Federal Fiscal Years (FYs) 2026, 2027, and 2028, unless the City provides written notice of termination by the deadline stated above.

Please be advised of the following:

- **If the City of Bonita Springs elects to terminate the agreement:** You must notify Lee County Human and Veteran Services and the HUD Field Office in writing of your intent to terminate. If you terminate, the City will be excluded from the Urban County for the entire FY 2026–2028 qualification period. The City may become eligible to apply for CDBG funding through the State of Florida's CDBG program or, if your jurisdiction qualifies, may apply to HUD directly as a Metropolitan City.
- **If the City of Bonita Springs chooses to remain a participating unit of general local government:** The agreement will renew automatically and the City will continue as a participant in Lee County's Urban County for all three years (FYs 2026–2028). Participation is binding for the full qualification period - the City may not withdraw from the Urban County during this time. The City will be ineligible to apply for funding directly from the State CDBG program during the qualification period.
- **HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs:** Because Lee County's Urban County receives HOME and ESG formula funding, continued participation also means the City of Bonita Springs will participate in both programs. The City may only receive HOME and ESG

formula funds through Lee County and may not create a HOME Consortium with other units of government. If the State of Florida permits, the City may apply for HOME or ESG funds from the state.

- **If the City does not respond:** Failure to respond to this letter by April 29, 2026 will be treated as the City's election to remain a participating unit of general local government in Lee County's Urban County, and the Cooperation Agreement will renew automatically for FYs 2026–2028.

If the City meets "metropolitan city" status, it may elect to defer such status and remain part of the Urban County, or accept such status and become a joint recipient with the Urban County. The City of Bonita Springs must notify the County and the HUD Field Office in writing by April 29, 2026 if it elects to defer its status or to accept its status and enter into a joint agreement with the Urban County.

If the City chooses to continue participating in the Urban County Cooperation Agreement with Lee County, the Agreement is for a minimum period of three years, and obligates the City to Civil Rights, Fair Housing and all other applicable regulations. Under this agreement, Lee County has full responsibility for execution of the CDBG program, following its Consolidated Plan, and meeting the requirements of all applicable laws.

If you intend to terminate, please notify Lee County Human and Veteran Services and the U.S. Department of Housing and Urban Development by mail, attention to the Office of Community Planning and Development, Brickell Plaza Federal Building, 909 SE First Avenue, Suite 500, Miami, FL 33131-3028, no later than April 29, 2026. If you do not meet this deadline, the Cooperation Agreement will renew automatically and Lee County will be in contact with you to complete the requalification process.

If you have any questions regarding this matter, please contact Rae Isley, Fiscal Manager, at 239-533-7930 or by email at risley2@leegov.com.

Sincerely,

Julie Boudreaux, Director
Lee County Human and Veteran Services

cc: Dave Harner, County Manager
Amanda Condomina, Assistant County Manager
Andrea Fraser, Deputy County Attorney
Rae Isley, Fiscal Manager, Human and Veteran Services
Kim Usa, Community Impact Manager, Human and Veteran Services

LEE COUNTY RESOLUTION NO. _____

A JOINT RESOLUTION OF THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS AND THE CITY OF BONITA SPRINGS PERTAINING THE MUNICIPALITY'S PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) PROGRAMS, FEDERAL FISCAL YEARS 2026, 2027, and 2028; PROVIDING FOR CERTAIN COMMITMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Housing and Community Development Act of 1974, as amended, makes provisions whereby counties may enter into cooperation agreements with certain units of government to carry out activities which will be funded from annual CDBG entitlement grant; and

WHEREAS, the cooperation of the City of Bonita Springs and County is essential for the successful planning and implementation of the CDBG, HOME and ESG Programs under an "Urban County" designation by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, this Resolution covers the period necessary to carry out activities which will be funded from appropriations for the federal fiscal years 2026, 2027, and 2028 for which Lee County is to qualify and from any program income generated from the expenditure of such funds, including such additional time as may be required for the expenditure of any such funds granted to the City of Bonita Springs; and

WHEREAS, the City of Bonita Springs, Florida and the Lee County Board of County Commissioners agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing; and

WHEREAS, the City of Bonita Springs agrees to use its powers in the carrying out of the essential activities in accordance with the Urban County's Program; and

WHEREAS, the Lee County Board of County Commissioners and the City of Bonita Springs agree to take all necessary actions to comply with the certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975, and other applicable laws; and

WHEREAS, The City of Bonita Springs has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and (2) a policy enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstration within its jurisdiction; and

WHEREAS, pursuant to 24 CFR 570.501(b), the City of Bonita Springs is subject to the same requirements applicable to subrecipients, including the requirement for a written agreement set forth in 24 CFR 570.503; and

WHEREAS, the City of Bonita Springs has opted to be included in the Urban County Program for three years and agrees to abide by the Urban County Cooperative Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Council of City of Bonita Springs Lee County, Florida and the Lee County Board of County Commissioners agree to participate in the CDBG, HOME and ESG Programs for Federal Fiscal Years 2026, 2027, and 2028.

a. The County agrees to allocate to the City of Bonita Springs the annual entitlement allocation for the City as determined by the Secretary of HUD for fiscal years 2026, 2027, and 2028.

b. The County shall authorize the City of Bonita Springs to use the aforementioned CDBG Funds to implement its CDBG program activities provided such activities are in accordance with the Lee County Consolidated Plan and HUD regulations. In conformance with the Lee County Consolidated Plan, the City of Bonita Springs will propose projects for inclusion in each year's Annual Plan which conform to 24 CFR 570 Subpart C and specifically, which conform to the following eligible activity types: Acquisition of Real Property (24 CFR 570.201(a)); Public Facilities and Improvements (24 CFR 570.201(c)); Clearance and Demolition (24 CFR 570.201(d)); Public Services (24 CFR 570.201(e) (The amount of CDBG funds used for Public Service activities cannot exceed 15% of the municipality's annual entitlement unless agreed to by the County); Construction of Housing (under limited circumstances as defined in regulations) (24 CFR 570.201(m)); Direct Homeownership Assistance (24 CFR 570.201(n)); Rehabilitation - Single Unit Residential (24 CFR 570.202); Rehabilitation - Multi Unit Residential (24 CFR 570.202); Acquisition - for Rehabilitation (24 CFR 570.202); Rehabilitation Administration (24 CFR 570.202); and Code Enforcement (24 CFR 570.202(c)). Projects identified for other eligible activity types must be agreed to by the County. Allocations of $20,000 or less must be allocated entirely to one activity, unless agreed to by the County.

c. The County has final responsibility for selecting CDBG, HOME and ESG program activities and annually filing the Final Statements with HUD. The County agrees to provide staff and technical assistance to the City of Bonita Springs for reasonable activities in the planning, implementation, administration, and reporting of CDBG projects. The County may charge the municipality a general administrative operating fee, not to exceed 20% of the City's

total entitlement. The general administrative operating fee will be based on the actual program administration rate of the County's previous fiscal year.

d. The County will notify the City of Bonita Springs by January 1 of each year, the estimated amount of the City's allocation and the general administrative operating fee for the upcoming October 1 fiscal year.

e. By May 1 of each year, the City of Bonita Springs shall send a list of proposed activities to the County for an eligibility determination.

f. By August 1 of each year, the City of Bonita Springs will officially notify the County in writing of how the funds will be allocated, in accordance item *b.*

g. The City of Bonita Springs agrees to expend funds from the yearly entitlement allocation within 18 months of the first day of October of each entitlement program year. If the City fails to expend funds within the 18-month time frame, the County has the right to expend these funds in accordance with HUD timeliness guidelines.

h. CDBG funds will be utilized through one of the following mechanisms:

1. A program or activity administered directly by the municipality.
2. A program or activity administered by a not for profit organization with IRS 501(c)3 status. The municipality must enter into a formal written agreement with the sub recipient, which includes all regulatory requirements found in 24 CFR 570.
3. A Memorandum of Understanding (MOU) to purchase services provided by Lee County such as housing rehabilitation. The municipality will enter into an MOU with the appropriate County department.

The County will enter into a contract with the City of Bonita Springs for programs or activities directly administered by the municipality or provided by a subrecipient. The

municipality and all subrecipients are subject to all CDBG regulatory and programmatic requirements. The City of Bonita Springs will provide all County and HUD-required documentation and designate a staff person responsible for meeting all HUD reporting and performance requirements.

i. The City of Bonita Springs is responsible for meeting all required timeframes as identified by the County in order for the County to report to HUD as required. Failure to provide required reporting documents to meet all required timeframes as designated by the County may result in the County assessing a fine. The County will be responsible for the overall administration including, but not limited to the HUD Consolidated Plan, performance reports, and management of the CDBG program in accordance with the applicable HUD regulations. Any disputes between the City of Bonita Springs and County regarding any other issues not required to meet the conformance of the HUD program may be resolved by the Board of County Commissioners and the Council of the City of Bonita Springs. In the event that the dispute cannot be resolved between the Board of County Commissioners and the Council of the City of Bonita Springs, Chapter 164, Florida Statutes regarding dispute resolution shall be applicable.

j. The City of Bonita Springs agrees to abide by all HUD regulations in regards to real property acquired or improved in whole or in part using the CDBG funds and to notify the County in writing prior to disposition of or transfer of real property. Any program income generated from the disposition or transfer of property shall be paid to the County.

k. The City of Bonita Springs will hold the County harmless for any expenditures that are made by the City of Bonita Springs or any subrecipient agency. The City of Bonita Springs will reimburse the County for any HUD entitlement funds that are expended by the City of

Bonita Springs or any subrecipient agency that does not conform to HUD or County guidelines along with any fines, penalties, or legal costs incurred as a result of such action. As required by Consolidated and Further Continuing Appropriations Act, 2016, Public Law 114-113, the City of Bonita Springs may not sell, trade or otherwise transfer all or any portion of funds to another metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credit or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

Section 2. The Mayor and /or Chairman is hereby authorized to sign this Joint Resolution and the City Clerk to attest to same.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, the County and the City have executed this agreement as of the date first written above.

CITY OF BONITA SPRINGS

BY: _____
Signature of Authorized Officer

_____
Printed Name

Title: Mayor
Date: _____

COUNTY: LEE COUNTY

BY: _____
Signature of Authorized Officer

_____
Printed Name

Title: Board of County Commissioners
Date: _____

ATTEST: CITY CLERK

BY: _____

Title: _____

Date: _____

APPROVED AS TO FORM:

BY: _____
City Attorney

_____
Printed Name

_____
Title

_____
Date

SEAL:

APPROVED AS TO FORM FOR THE RELIANCE OF LEE COUNTY ONLY:

BY: _____
County Attorney's Office

_____
Printed Name

_____
Title

_____
Date

SEAL:

City of Bonita Springs Florida
Small Town Charm. Big Bright Future.

9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
www.cityofbonitasprings.org

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

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

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

May 6, 2026

Ms. Julie Boudreaux, Director
Lee County Human and Veteran Services
P.O. Box 398
Fort Myers, FL 33902-0398

RE: FY2026-2028 Urban County Cooperation Agreement Participation

Dear Ms. Boudreaux:

The City of Bonita Springs is in receipt of your letter dated April 16, 2026 in which you inquired whether the City would continue participation in the Urban County Cooperation Agreement.

During the May 6, 2026 City Council meeting, the Council approved continuing as a partner with Lee County Human and Veteran Services by participating in the Urban County Cooperation Agreement for FY2026-2028. Once developed by the County, the City stands ready to execute the Lee County Joint Resolution finalizing the agreement for the next three (3) fiscal years.

Should you have any questions or require additional information, please do not hesitate to contact Elly Soto McKuen, Senior Project Manager at (239) 949-6262 or through email at Elly.McKuen@cityofbonitasprings.org.

Sincerely,

Mike Gibson
Mayor

Cc: Dave Harner, Lee County Manager
Amanda Condoomina, Assistant County Manager
Andrea Fraser, Deputy County Attorney
Rae Isley, Fiscal Manager, Human and Veteran Services
Kim Usa, Community Impact Manager, Human and Veteran Services
Arleen Hunter, City Manager
Matt Feeney, Assistant City Manager
Mike Sheffied, City Clerk
Lisa Roth, Finance Director
Brenda Reetz, Compliance Administrator
Derek Rooney, City Attorney
Elly Soto McKuen, Senior Project Manager

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Tel: (239) 949-6262
www.cityofbonitasprings.org

Mike Gibson
Mayor

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Council Member
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District Five

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Council Member
District Six

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Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

May 6, 2026

Alesia Scott-Ford, Acting Field Office Director
US Housing and Urban Development
Office of Community Planning and Development
Brickell Plaza Federal Building
909 SE First Avenue, Suite 500
Miami, FL 33131-3028

RE: Metropolitan City/Urban County Joint Recipients – FY 2026-2028 Urban County Cooperation Agreement

Dear Ms. Scott-Ford:

As a HUD designated "Metropolitan City" the City of Bonita Springs would like to continue as a partner with Lee County Human and Veteran Services with our continued participation in the Urban County Cooperation Agreement for FY 2026-2028.

The City's participation will still allow entitlement funds to flow to the City with the County providing program administrative oversight to our organization.

Should you have any questions or require additional information, please do not hesitate to contact City staff, Elly Soto McKuen, Senior Project Manager at (239) 949-6262 or through email at Elly.McKuen@Cityofbonitasprings.org.

Sincerely,

Mike Gibson
Mayor

Cc: Dave Harner, Lee County Manager
Amanda Condomina, Assistant County Manager
Andrea Fraser, Deputy County Attorney
Rae Isley, Fiscal Manager, Human and Veteran Services
Kim Usa, Community Impact Manager Human and Veteran Services
Tara Martinson, Grants Analyst, Human and Veteran Services
Arleen Hunter, City Manager
Matt Feeney, Assistant City Manager
Mike Sheffied, City Clerk
Lisa Roth Finance Director
Brenda Reetz, Compliance Administrator
Derek Rooney, City Attorney
Elly Soto McKuen, Senior Project Manager

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-072
May 6, 2026

ITEM TITLE: Approve a Resolution awarding the River Park Boardwalks Hurricane Ian Repairs Project RFB 26-05 to Lee Marine Services.

REQUESTOR: Nicole Perino, Parks and Recreation Director

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #3 Enhance Community Aesthetics, Parks and Facilities

---

BACKGROUND:

March 3, 2026 – City staff advertised for sealed bids for the River Park Boardwalks Hurricane Ian Repairs Project RFB 26-05.

April 9, 2026 – City received six (6) sealed bids for the project as follows:

- Superior Builders Group - $67,991.75
- Ark Marine Construction - $152,880.28
- Gulfshore Marine Construction - $90,125.00
- Infinite Construction - $99,347.14
- Lee Marine Service - $51,903.75
- Stokes Marine - $80,615.10

Staff is recommending award of the River Park Boardwalks Hurricane Ian Repairs Project RFB 26-05 to the lowest responsive, responsible bidder, Lee Marine Service.

Staff will be requesting reimbursement from FEMA and our insurance provider to the extent possible (13.709.525.36409).

STAFF RECOMMENDATION: Approve Resolution.

ATTACHMENTS:

1. Resolution with Bid Comparison

REVIEWERS:

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

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

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING A RECOMMENDATION OF AWARD TO LEE MARINE SERVICE FOR THE RIVER PARK BOARDWALKS HURRICANE IAN REPAIRS PROJECT AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT WITH THE AWARDED FIRM.

WHEREAS, on April 9, 2026, the City received six (6) submittals in response to the City's Request for Bids for the River Park Boardwalks Hurricane Ian Repairs Project (RFB 26-05); and

WHEREAS, on April 13, 2026, Parks reviewed the bids submitted and recommended award to the lowest responsive, responsible bidder, Lee Marine Service. 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 Lee Marine Service for the River Park Boardwalks Hurricane Ian Repairs 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 6th day of May, 2026.

AUTHENTICATION:

_____ _____
Mayor Mike Gibson City Clerk

APPROVED AS TO FORM: _____
City Attorney

EXHIBIT A

Bidder	Bid Total
Superior Builders Group	$67,991.75
Ark Marine Construction	$152,880.28
Gulfshore Marine Construction	$90,125.00
Infinite Construction	$99,347.14
Lee Marine Service	$51,903.75
Stokes Marine	$80,615.10

CITY OF BONITA SPRINGS **Green Sheet 26-05-073**
AGENDA ITEM SUMMARY **May 6, 2026**

ITEM TITLE: Approve a purchase agreement to acquire a property in the Quinn/Downs/Dean neighborhood utilizing FEMA Hazard Mitigation Grant Project-Covid (HMGP-COVID) Neighborhood Acquisition/Demolition funding.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Management and Resiliency, 4) Environmental Protection

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BACKGROUND: The City received a grant award notice on April 17, 2024 from the Florida Division of Emergency Management (FDEM) to purchase homes in the Quinn/Downs/Dean Neighborhood in the amount of $4,282,761.60 with the City's match of $475,862.40. The total project cost is $4,758,624 for the neighborhood acquisition/demolition project.

The focus of the program is to purchase properties located in floodways or within neighborhoods that experiences frequent flooding. The purchase agreement for the properties reflects the current market value of the property. Once the City purchases the property the structures will be demolished, and the land will be in the City's name in perpetuity. Agreement 2026-001 purchase price is $340,000. The purchases will be allocated from the adopted FY 2025-2026 budget line 30.250.538.5386109.53.61.53861 (HMGP-COVID Acquisition/Demolition Project).

Staff has redacted the homeowner's name and address as outlined in Senate Bill (SB) 966 adopted during the 2020 legislative session. SB 966 provides an exemption from public records requirements for personal identifying information for the purpose of disaster recovery assistance from a presidentially declared disaster. These properties were affected as a result of Hurricane Irma in 2017. Once the property has been transferred to the City's ownership the information will be made public.

STAFF RECOMMENDATION: Approve a purchase agreement to acquire a property in the Quinn/Downs/Dean neighborhood utilizing FEMA Hazard Mitigation Grant Project-Covid (HMGP-COVID) Neighborhood Acquisition/Demolition funding.

ATTACHMENTS:

1. Purchase Agreement 2026-001

REVIEWERS:

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

CITY OF BONITA SPRINGS, FLORIDA
FEMA HAZARD MITIGATION PROGRAM
COVID FUNDING

AGREEMENT FOR PURCHASE

THIS AGREEMENT is made this _____ day of _____, 2026, by and between the **City of Bonita Springs, FL,** a municipality incorporated in the State of Florida (hereinafter referred to as "BUYER" or "City") and [redacted] (hereinafter referred to as "SELLER"):

1. PROGRAM DESCRIPTION. The BUYER is acting under a Federal Emergency Management Agency (FEMA) grant from the U.S. Department of Homeland Security, administered by the BUYER and hereinafter referred to as the "Bonita Springs Acquisition/Demolition Project", to purchase certain property in the City of Bonita Springs, Florida in which the SELLER owns an improved property located at [redacted], Bonita Springs, FL 34135 hereinafter referred to as the "premises", and further described in Exhibit A which is attached hereto and made a part hereof.

   The SELLER acknowledges that the above-referenced property qualifies for the assistance being granted, and that the SELLER understands that any potential utilization of eminent domain by the City will not be implemented under this program. In the event the SELLER is not interested in selling their property, or if the SELLER and the BUYER cannot reach an amicable agreement for the purchase of the property, the BUYER will not pursue its acquisition under eminent domain.

   SELLER understands this is a voluntary transaction and that SELLER is not entitled to relocation benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and will not claim any such benefits.

2. OFFER AND DESCRIPTION. BUYER agrees to buy, and SELLER agrees to sell all of a certain piece, parcel or lot of land, and other interests buildings, structures and improvements thereon, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the SELLER' rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the City of Bonita Springs, State of Florida, to-wit more particularly described as follows:

   (See Exhibit A attached to this agreement)
   More commonly known as:
   [redacted]
   Bonita Springs, FL 34135

The SELLER agree that they have full right, power, and authority to convey, and that they will convey to the CITY the fee simple title together with legal and practical access thereto clear, free, and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

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3. CONSIDERATION. The SELLER acknowledges that the price to be paid for the property is the current Fair Market Value that was determined by a certified Florida Appraiser. The purchase price for the real estate property and improvements above described is Three Hundred Forty Thousand Dollars and Zero Cents ($340,000.00) to be paid at closing, minus any outstanding liens and transaction costs due from SELLER which are due and payable at the date of settlement.
    a. The SELLER agrees, so long as this offer remains in effect, not to sell, mortgage, encumber, or otherwise dispose of the property or any part thereof, or interest therein, except to the City.
    b. Loss or damage to the property by any cause shall be at the risk of the SELLER until title has been conveyed to the City.
    c. The SELLER agree to deliver a good and sufficient general warranty deed conveying marketable title.
    d. It is understood by all parties that the proceeds from the sale shall first be applied to all liens on the property which are due and payable at the date of settlement. It is further understood that FEMA funds being used for the purchase of the property, cannot and will not duplicate benefits that have been received for the same from any other funds. Duplication of Benefits (DOB) applies if the SELLER is currently receiving funds for temporary housing from local, state, or federal sources as the BUYER will provide relocation funding as described in the following paragraph (refer to Program Incentive). DOB includes any Small Business Administration (SBA) loan secured by the SELLER for relocation purposes. Additionally, SELLER shall resolve any and all outstanding claims and sign a Subrogation Agreement (Attachment A) which will require the return of any and all monies or payments to either the funding agency or the City related to this property which may be claimed by SELLER after settlement.

4. PROGRAM INCENTIVE. The SELLER's property does not qualify for a program incentive identified within the program regulations.

5. CONTINGENCIES.
    a. SELLER shall vacate the property *on or before the schedule closing outlined in Paragraph 16* from the date of this contract or by the settlement date, whichever is soonest. If SELLER does not vacate the property, the BUYER shall have the right to void this contract, unless an extension has been agreed upon between SELLER and the BUYER. The property shall be delivered at settlement free of any tenant or occupancy whatsoever.

    b. SELLER must work with BUYER to identify displaced tenants prior to closing on the property with provisions identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

    c. BUYER shall have the right to perform any and all inspections on the property up until the day of closing (settlement date). If BUYER's inspections are not satisfactory to the BUYER, the BUYER shall have the right to void this contract. BUYER shall also have the right to void this contract if the City's intended use of the property is a violation of any restrictive covenants on the property that cannot be modified.

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d. BUYER and SELLER acknowledge that the purchase of the property is with U.S. Department of Homeland Security Federal Emergency Management Agency funds. The SELLER acknowledges that this Contract does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory approval by the City of Bonita Springs City Council of the purchase, and receipt and release of funds from FEMA.

e. 1031 Exchange. SELLER may structure this transaction as part of a like-kind exchange. Each party shall reasonably cooperate with the other (at no cost or liability to the cooperating party) in effectuating said like-kind exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, including signing such documents as may be reasonably and customarily necessary to accomplish such exchange.

6. TRANSACTION COSTS. BUYER's Transaction Costs include appraisal fee, BUYER's attorney fees, deed preparation, title search, and title insurance and all recording fees, if applicable. SELLER's Transaction Costs include payoff fees. BUYER shall be responsible for BUYER's transaction costs and SELLER's transaction costs. SELLER shall be responsible for any costs necessary to deliver a marketable title (including recording of loan satisfaction). If SELLER is represented by a realtor or attorney, the SELLER is responsible for all realtor and attorney fees.

7. REAL ESTATE TAXES. SELLER shall provide a paid tax receipt for the most recent tax bill 5 days prior to closing. BUYER shall be responsible for the pro-rata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the CITY, or the effective date of possession of such real property by the same, whichever is earlier. It shall be the obligation of the SELLER to pay all taxes and assessments outstanding as liens at the date title vests of record in the CITY, whether or not such taxes and assessments are then due and payable.

8. ADJUSTMENTS. NONE.

9. CONVEYANCE DATE OF CLOSING/POSSESSION. Conveyance will be made subject to all easements and covenants of record (provided they do not make the title unmarketable or prohibits the City of Bonita Springs from its desired use of the property) and to all governmental statutes, ordinances, rules, and regulations. The SELLER expressly agree herein to furnish to the CITY any documents in SELLER's possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title, if needed. SELLER agrees to convey by marketable title with a general warranty deed, free of encumbrances. The deed will be prepared in the name of the City of Bonita Springs, FL or as otherwise stipulated by BUYER, and delivered to stipulated place of closing. The Closing Agent shall be authorized to disburse the sales proceeds at the time of settlement. This transaction will be closed *on or before* Ninety (90) days of the signing of this contract.

10. ACKNOWLEDGEMENTS. The SELLER acknowledges that it has had an opportunity to review this Agreement and that it has had an opportunity, if needed, to contact an attorney of its choice

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to review this Agreement, and the SELLER enters into this Agreement fully understanding the nature thereof and saves and holds harmless the City and its agents as a result of this Agreement or anything incident to the sale of the referenced real property.

11. FIXTURES AND PERSONAL PROPERTY. At the time of closing (settlement date), this sale includes all property, fixtures, equipment, and improvements of any kind left on the premises. Personal property, such as fixtures, can be removed from the property prior to Vacancy Inspection so long as this removal does not cause health or safety concerns on the premises. After the Vacancy Inspection date, SELLER shall not be allowed to remove any personal property, fixtures or other items otherwise agreed upon between City and the SELLER.

12. VACANCY INSPECTION. The SELLER acknowledges and agrees that on the Vacancy Inspection date, the City will require the premises, including all external doors and windows to be secure. If the property is not secure, the Vacancy Inspection and closing may be required to be rescheduled for a later date. The Vacancy Inspection will need to be completed within twenty-four (24) hours prior to closing, unless otherwise agreed upon between the City and the SELLER.

13. RADON. Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county health department.

14. SELLER CLOSING ACTION ITEMS. The SELLER agrees that all utilities are turned off on or before the Vacancy Inspection date. SELLER shall be responsible for the payment of all utilities up to the date of closing. Attachment B has a number of tips to ensure the necessary steps for the closing process have been completed.

15. EXPIRATION OF OFFER. This offer from BUYER will be withdrawn at **11:59 o'clock PM**. (Eastern Standard Time) *on or before* **July 31 , 2026** unless accepted or countered by SELLER in written form prior to such time. If SELLER or BUYER requires an extension to the time and date stated above to accept or counteroffer the offer presented by the SELLER/BUYER, a written request with reasoning needs to be submitted to and approved by the SELLER/BUYER prior to the expiration date.

16. ENTIRE AGREEMENT. This agreement supersedes any and all understandings and agreements between the parties and constitutes the sole and entire agreement between the parties. No oral agreement or representations prior hereto shall be included herein unless set forth in writing. Any change to this Contract shall be in writing.

17. The SELLER shall close any open building permits or code enforcement proceedings prior to closing.

18. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the SELLER and the BUYER has signed this Agreement.

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Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

IN WITNESS WHEREOF, the SELLER have hereunto signed their names and affixed their respective seals, as applicable, and therefore the SELLER for and in consideration of the Ten Dollars ($10.00) hereinabove acknowledge as received, have, and do hereby grant unto the CITY or its authorized representative, or any other office or agent of the CITY authorized to purchase said lands, the option and right to enter into this Agreement and to purchase said lands as herein provided.

Seller/ [redacted]

Signature

4/27/2026
Date

BUYER/ CITY: CITY OF BONITA SPRINGS, FLORIDA

ATTEST: Michael J. Sheffield, Clerk

By: _____
Clerk

_____
Michael S. Gibson, Mayor

(Seal)

Date: _____

APPROVED AS TO FORM: _____
City Attorney's Office

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Exhibit A

Legal Description

[redacted], Lee County, Florida

Parcel Identification Number: [redacted]

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Attachment A

PROGRAM SUBROGATION AGREEMENT

Federal law prohibits any person, business, or other entity from receiving Federal funds for any part of such loss as to which they have received financial assistance under any other program, or from insurance or any other source. A duplication of benefits ("DOB") occurs when a beneficiary receives assistance, the assistance is from multiple sources, and the assistance amount exceeds the need for a particular recovery purpose. The DOB prohibition applies to federally funded programs providing financial assistance as a result of a major disaster or emergency.

To comply with federal law, the undersigned SELLER of benefits under the FEMA Hazard Mitigation Grant Program – COVID funding (the "Program") being administered by the City of Bonita Springs (the "City") as a subrecipient of the Florida Division of Emergency Management ("FDEM") grant, the SELLER hereby assigns to the City all of their future rights to reimbursement and all payments that may be received, or have been previously received and not disclosed, under any Federal Emergency Management Agency ("FEMA") program, Small Business Administration ("SBA") program relating to temporary housing provided through the Program relating to the disaster or emergency for which these HMGP-COVID funds are awarded.

The City's rights under this Agreement regarding Proceeds or DOB shall be subject to the following:

A. If Proceeds are received by the SELLER between the date of the signed Duplication of Benefits Certification and the date of completion of Program participation (closing), that have not been previously disclosed to the Program, then the SELLER must repay the City the difference between (i) the total amount of Program disbursements as of the date the Proceeds were received, and (ii) the total amount that would have been made if such Proceeds had been included in the original DOB calculation.

B. If Proceeds are received by the Recipient after the date of completion of Program participation, then the SELLER must turn over to FDEM the total amount of the Proceeds up to, but not exceeding, the amount received under Program benefits.

The SELLER agrees to assist and cooperate with the City should the City elect to pursue any of the claims the Recipient has or may have for benefits or reimbursement under any Federal, State, or private sources. The SELLER's assistance and cooperation shall include allowing suit to be brought in the name(s) of the SELLER, giving depositions, providing documents, producing records and other evidence, testifying at trial, and any other form of assistance and cooperation reasonably requested by the City or FDEM or FEMA.

If requested by the City, the SELLER agree to execute such further and additional documents and instruments as may be requested to further and better assign to the City the Proceeds and/or any rights thereunder as contemplated by this Agreement, and to take, or cause to be taken, all

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actions and to do, or cause to be done, all things requested by the City to consummate and make effective the purposes of this Agreement.

The SELLER explicitly allows the City to request any company or entity with which the Recipient held policies, or FEMA, or the SBA, or any other entity from which the SELLER has applied for or is receiving Proceeds, any nonpublic or confidential information determined to be reasonably necessary by the City to monitor and/or enforce its interest in the rights assigned to it under this Agreement and gives the SELLER's consent to such company or entity to release said information to the City.

The SELLER agrees that any lawyer or claims adjuster representing the Recipients in connection with Program benefits or services are authorized and instructed to communicate with the City regarding the nature and status of claims and to share information with the City relating to the claims. The lawyer and claims shall protect the interest of the State in any proceeds resulting from the claim upon receipt of notice of this subrogation.

If the SELLER hereafter receives any Proceeds for the same purpose as the Program, the SELLER agree to promptly pay such Proceeds, or an equivalent amount of funds, to the City in accordance with the terms of this Agreement.

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In any proceeding to enforce this Agreement, the City shall be entitled to recover all costs of enforcement, including actual attorneys' fees

Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

OWNER [redacted]

[redacted]

Print Name

PROGRAM STAFF

[redacted]

Signature

Elly Soto McKuen

Print Name

EQUAL HOUSING OPPORTUNITY

Attachment B

STEPS TO A SUCCESSFUL CLOSING

A City of Bonita Springs representative will assist you through the closing process. Please review the following tips to ensure the necessary steps for the closing process are completed.

The Vacancy Inspection is an important step in the process and is required before the City can take possession of your property.

Please complete the following items before the Vacancy Inspection:

1. **You or your authorized representative need to be present at the vacancy inspection the day before the scheduled closing.**

2. **All utilities need to be turned off.** This includes, but is not limited to, electrical, gas, plumbing, cable, and any other recurring services at the property. Please advise the utility company that the property will be demolished.

3. **All personal property, fixtures, and/or any other items on the premises need to be removed from the property.** This includes, but is not limited to vehicles and vessels, personal items, and items in the household the current owner wishes to keep. After the Vacancy Inspection is complete, all items remaining on the property will become the City's property.

4. **The property needs to be completely vacated.** At the time of the Vacancy Inspection, no individuals can be living on the property.

5. **The property needs to be secured and inaccessible to the public.** This includes, but is not limited to, confirming that all doors and windows lock. If windows or doors are not secured, the necessary steps need to be taken to secure the building (such as placing boards over the windows).

6. **Please ensure that all hazardous items have been removed from the household and properly disposed of.** This includes, but is not limited to, household cleaners, paints, oils, and batteries.

7. **Provide all property keys to the City**: Please bring your property keys to the closing. If the closing will be accomplished remotely, please ensure the property keys are surrendered to the City as prearranged by closing.

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CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-074
May 6, 2026

ITEM TITLE: APPROVE A SPECIAL ASSEMBLAGE MASTER PLAN, LOCATED IN THE DOWNTOWN INNOVATION DISTRICT (SD-DID) OF THE DOWNTOWN DISTRICT, AT 27950 INDUSTRIAL STREET, BONITA SPRINGS, FLORIDA, 34135.

REQUESTOR: Mike Fiigon, Senior Planner

AGENDA SECTION: Consent

STRATEGIC PRIORITY: Community Aesthetics

BACKGROUND: Pursuant to LDC 4-876, properties located in special transect zones of the Downtown District are required to go through a site plan approval process prior to the issuance of development permits. The proposed site plan, elevations and draft administrative approval are required to be ratified by City Council as a consent agenda item, pursuant to LDC 4-875(c)(8).

The proposed redevelopment project is for a vet clinic, located at 27950 Industrial Street, located in the Downtown Innovation District (SD-DID).

The building was constructed in the 1970's but has been vacant for almost a decade. The owner/applicant is proposing a full site remodel, complete with landscaping, parking, sidewalks, and architectural elevations that are intended to promote the spirit of the downtown redevelopment.

The approval of this plan is required in order for the owner/applicant to obtain local development order approval, which they have applied for, pursuant to LDO23-97961-BOS.

STAFF RECOMMENDATION: Approve, as conditioned

ATTACHMENTS:

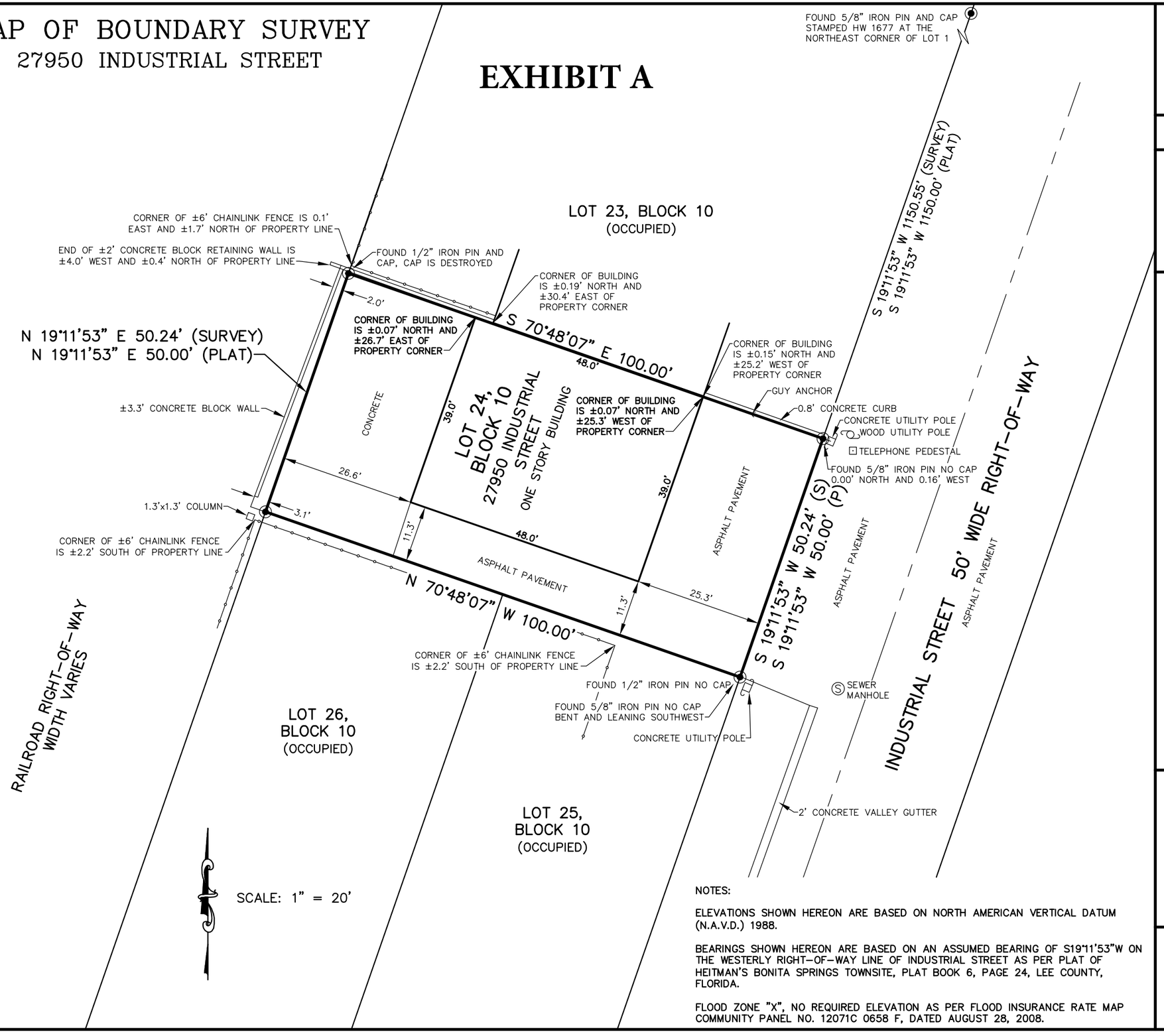
1. Boundary Survey
2. Site Plan, Drainage Plan, & Architectural Elevations
3. Draft Administrative Approval and Application

REVIEWERS:

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

MAP OF BOUNDARY SURVEY
27950 INDUSTRIAL STREET

EXHIBIT A



NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S19°11'53"W ON THE WESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL STREET AS PER PLAT OF HEITMAN'S BONITA SPRINGS TOWNSITE, PLAT BOOK 6, PAGE 24, LEE COUNTY, FLORIDA.

FLOOD ZONE "X", NO REQUIRED ELEVATION AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12071C 0658 F, DATED AUGUST 28, 2008.

DAVID C. HOLMAN, P.S.M., L.L.C.
8384 LAUREL LAKES BOULEVARD
NAPLES, FLORIDA 34119
PHONE: (239) 289-6210 FAX: (239) 352-0018
EMAIL: dchpsm6279@gmail.com

CLIENT: HAKIM AND LOTFIA HAMICI

LEGAL DESCRIPTION

LOT 24, BLOCK 10 OF
HEITMAN'S BONITA SPRINGS TOWNSITE

A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFICATION

I HEREBY CERTIFY TO:

Hakim and Lotfia Hamici;

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

_____P.S.M., DATE: 02/12/2020
DAVID C. HOLMAN, P.S.M. No. 6279

5J-17.051(3)(b)4 – NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5J-17.051(3)(b)6 – ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISIONS:
02/12/2020 – UPDATE SURVEY

SURVEY DATA

DATE OF SURVEY: 02/12/2016
FIELD BOOK: PAGE: SCALE: 1"=20'
DRAWN: D.C.H. CHECKED: D.C.H.
JOB No.: 2016.016 ACAD REFERENCE/2016.016

EXHIBIT B

ABBREVIATIONS

ARCH - ARCHITECTURAL
B - BOTTOM
BLDG - BUILDING
BM - BEAM
BAL - BALANCE
CH - CHANNEL
CIP - CAST IN PLACE
CJ - CONTROL JOINT
℄ - CENTERLINE
CL - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONT - CONTINUOUS
DBL - DOUBLE
DTL - DETAIL
DIA Ø - DIAMETER
DIM - DIMENSION
DN - DOWN
DWG - DRAWING
EA - EACH
EF - EACH FACE
EJ - EXPANSION JOINT
EL - ELEVATION
ELEV - ELEVATOR
EQ - EQUAL
EW - EACH WAY
EPC - EPOXY COATED REINF
(E) - EXISTING
EXP - EXPANSION
EE - EACH END
FF - FINISH FLOOR
FND - FOUNDATION
FS - FAR SIDE
FT - FOOT
FTG - FOOTING
FL - FULL LENGTH
GA - GAGE
GALV - GALVANIZED
HORIZ - HORIZONTAL
HI - HIGH
INFO - INFORMATION
INT - INTERIOR
JT - JOINT
CJ - CONSTRUCTION JOINT
L - ANGLE
LW - LONG WAY
LE - LEFT END
MAX - MAXIMUM
MECH - MECHANICAL
MTL - METAL
MIN - MINIMUM
MISC - MISCELLANEOUS
(N) - NEW
NS - NEAR SIDE
NTS - NOT TO SCALE
O.C. - ON CENTER
OPNG - OPENING
PL - PLATE
PLF - POUNDS PER LINEAR FOOT
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
PT - PRESURE TREATED
R - RADIUS
REINF - REINFORCING
REQ'D - REQUIRED
SCHED - SCHEDULE
SECT - SECTION
SIM - SIMILAR
SQ - SQUARE
STD - STANDARD
STL - STEEL
STRUCT - STRUCTURAL
T/O - TOP OF
T/S - TOP OF SLAB
T/ - TOP
TEMP - TEMPERATURE
T/S - TOP OF STEEL
TYP - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
VERT - VERTICAL
W/ - WITH
WWF - WELDED WIRE FABRIC

PROJECT LOCATION

HAMICI HAKIM + LOTFIA New Clinic

FLORIDA BUILDING CODE 2020 TO INCLUDE THE RESIDENTIAL BUILDING CODE 2020ULTIMATE DESIGN WIND SPEED: 170 MPH
NOMINAL DESIGN WIND SPEED: 132 MPH
RISK CATAGORY: III
IMPORTANCE FACTOR: 1.0
EXPOSURE CATAGORY: C
INTERNAL PRESSURE COEF: +-0.18
ENCLOSED STRUCTURE

THE STRUCTURAL COMPONENTS OF THIS PLAN ARE IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES
ROOF LIVE 20 PSF
FLOOR LIVE 40 PSF
LEVEL 3 ALTERATION

FLORIDA BUILDING CODE 2020 MECHANICAL

IN ACCORDANCE WITH F5471.003 THE MECHANICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2020 ELECTRICAL

IN ACCORDANCE WITH F5471.003 THE ELECTRICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2020 PLUMBING

IN ACCORDANCE WITH F5471.003 THE PLUMBING PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

Scope of Work:

- Renovate Clinic
- Build a drainage system on both sides

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
0	Cover
SP	SITE PLAN
D1	Clinic Contour
D2	Clinic Profiles I
D3	Clinic Profiles II
D4	NOTES
D5	DRAINAGE DETAILS
E1	ELECTRIC
E2	ELEC NOTES
F1	FIRE PLANS
F2	FIRE NOTES
M1	AC PLANS
M2	AC DETAILS
M3	AC NOTES
LS1	IRRIGATION
LS2	LANDSCAPE
G001	PLAN VIEW
A101	PLAN VIEWS & Schd
A201	ELEVATION VIEWS
S1	STRUCTURAL
S2	STRUCTURAL VIEWS
S3	STRUCTURAL DETAILS
GN	GENERAL NOTES

DESIGN PARAMETERS

APPLICABLE CODES:

BUILDING CODE= 2020 FLORIDA BUILDING CODE MECHANICAL CODE= FLORIDA BUILDING CODE, MECHANICAL 2020 PLUMBING CODE= FLORIDA BUILDING CODE, PLUMBING 2020 ELECTRICAL CODE= N.E.C. 2018 LIFE SAFETY CODE= 2020 FLORIDA FIRE PREVENTION CODE 7th ADDITION ACCESSIBILITY CODE= FLORIDA BUILDING CODE, BUILDING 2020 ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2020

BASIC WIND SPEED:
☒ 170 MPH (3-SECOND GUST)= 132 MPH (FASTEST MILE)
☐ 150 MPH (3-SECOND GUST)= 116 MPH (FASTEST MILE)
☐ 140 MPH (3-SECOND GUST)= 108 MPH (FASTEST MILE)

RENOVATION LEVEL: ☐ NEW
☒ LEVEL I ☐ LEVEL II ☐ LEVEL III

BUILDING OCCUPANCY CLASSIFICATION:
☐ GROUP A - ASSEMBLY
☐ GROUP B - BUSINESS
☐ GROUP D - DAY CARE CENTER
☐ GROUP E - EDUCATIONAL
☐ GROUP F - FACTORY INDUSTRIAL
☐ GROUP H - HAZARDOUS
☐ GROUP I - INSTITUTIONAL
☐ GROUP M - MERCANTILE
☒ GROUP R - RESIDENTIAL
☐ GROUP S - STORAGE
☐ GROUP U - UTILITY/MISC.

BUILDING CONSTRUCTION TYPE:
☐ TYPE I ☐ TYPE IV
☐ TYPE II ☒ TYPE V-B
☐ TYPE III

EXPOSURE CATAGORY:
☐ A ☒ C
☐ B ☐ D

WINDBORNE DEBRIS REGION:
☐ NO
☒ YES
☐ IMPACT RESISTANT GLAZING
☐ IMPACT RESISTANT COVERING
☒ COMBINATION OF IMPACT RESISTANT GLAZING / COVERING

INTERNAL PRESSURE COEFFICIENTS:
☐ 0.00 (OPEN)
☒ + 0.18, -0.18 (ENCLOSED)
☐ + 0.55, -0.55 (PARTIALLY ENCLOSED)

NOTES:

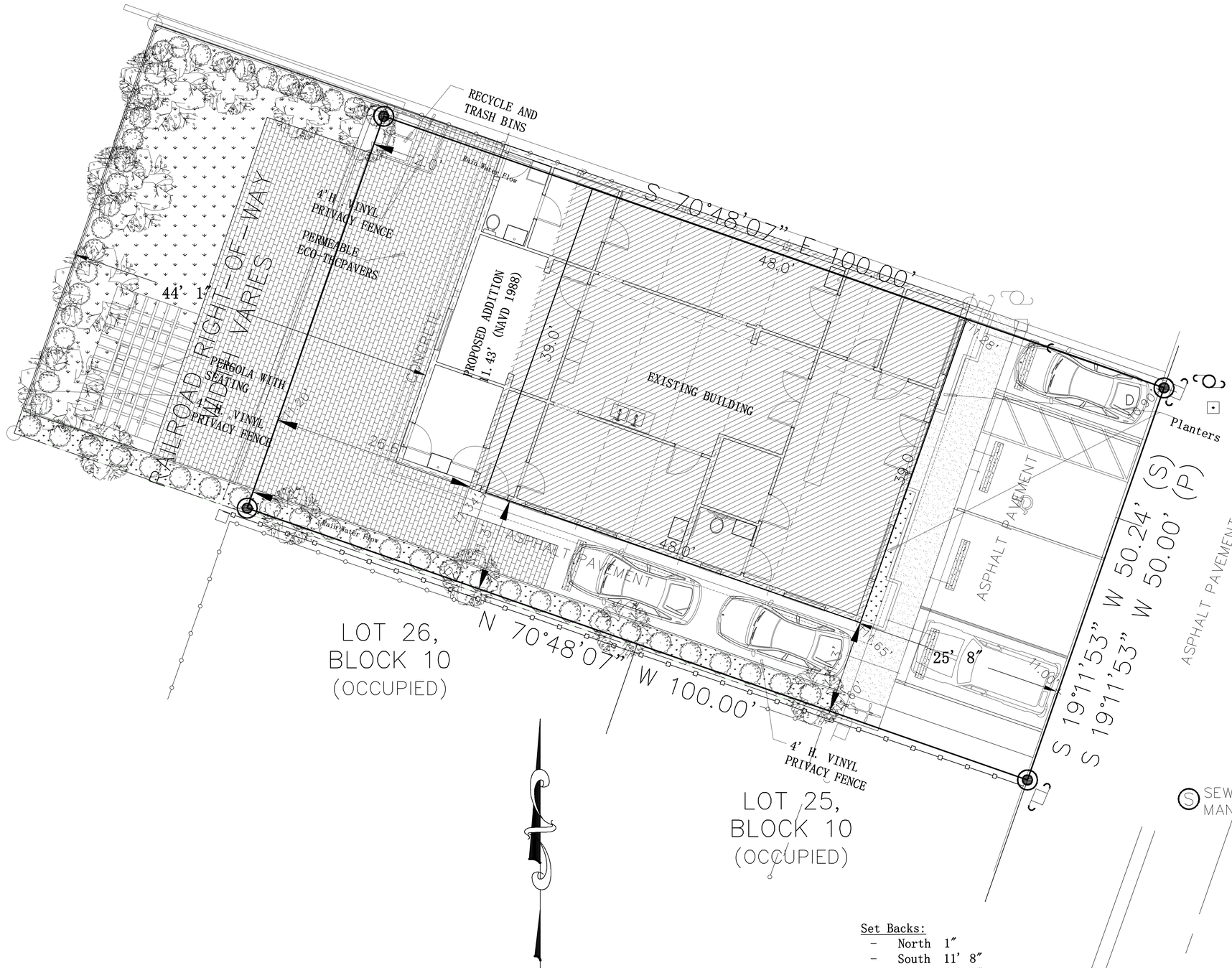
Dr. Haytham Mahmoud
PE # 78453
CGC # 1524574
CCC # 1332935
Phone: 239-405-5159
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29002 Alessandria cir, Bonita Springs, FL 34135
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HAMICI HAKIM + LOTFIA New Clinic
27950 INDUSTRIAL ST
BONITA SPRINGS FL 34135

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Date:

Revisions			
No.	Date	No.	Date
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2			

Sheet 1 COVER
1 of 23



Set Backs:

- North 1″
- South 11' 8″
- East 25' 8″
- West 44' 9″

Scale 1″:9' 1″

Phone: 239-405-5159

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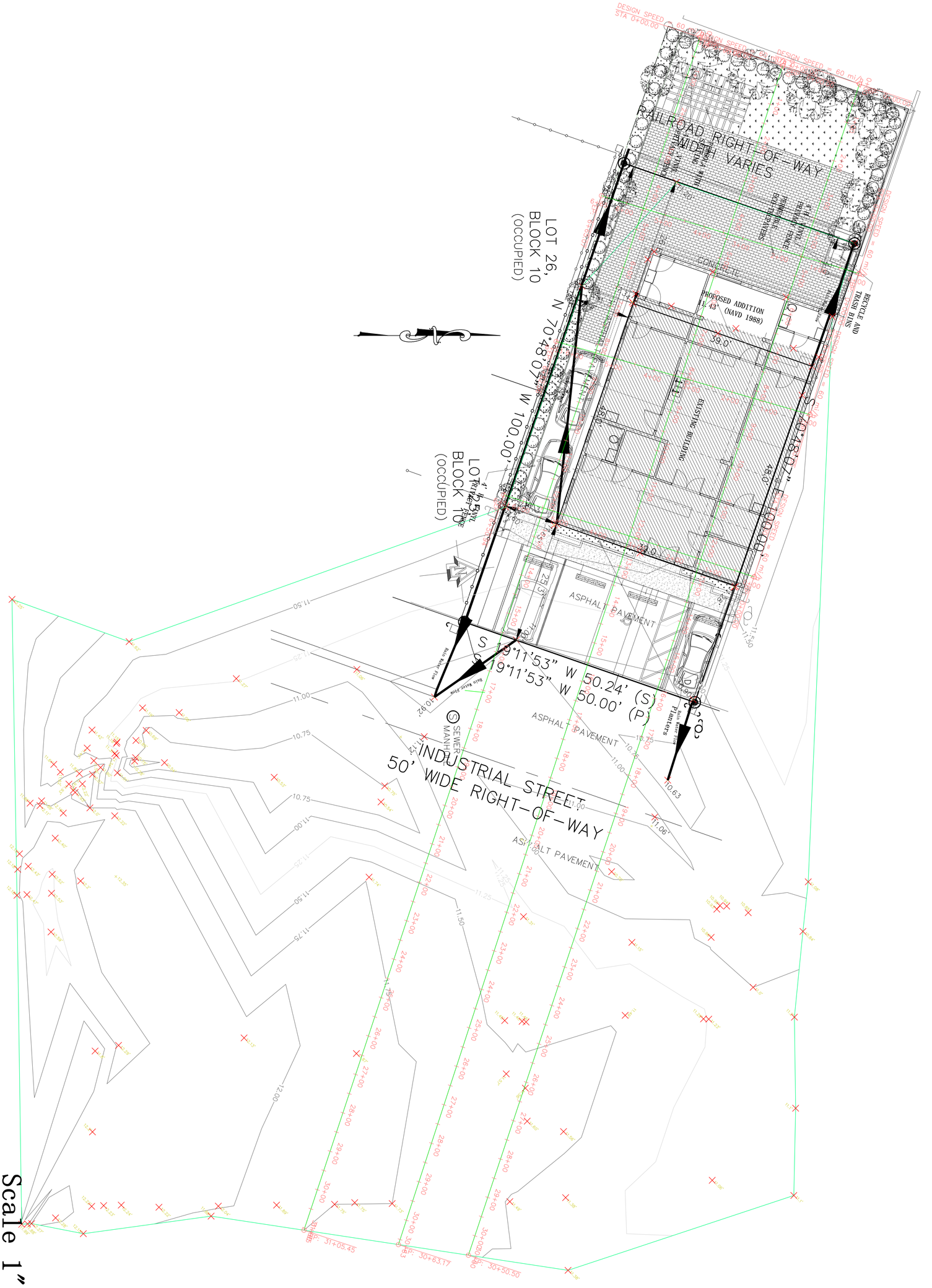
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Scale 1":9' 1"

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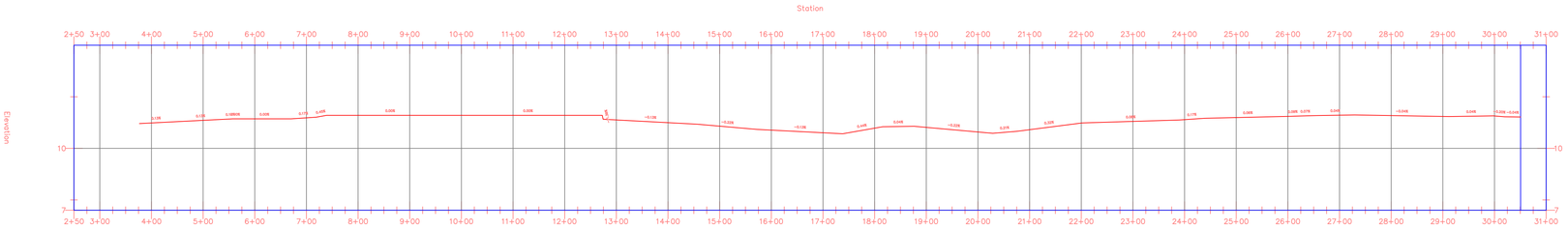
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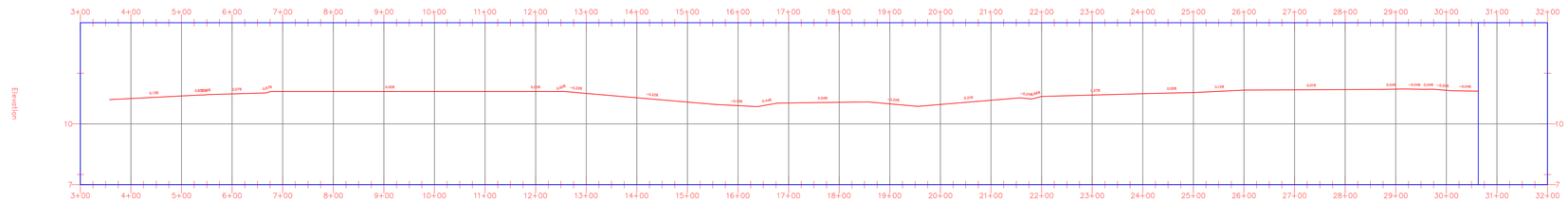
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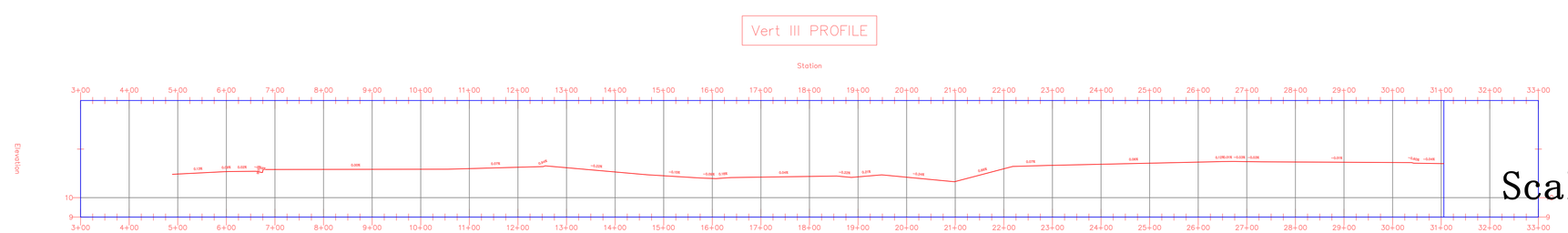
Vert I PROFILE



Vert II PROFILE



Vert III PROFILE



Scale 1″:11’2″

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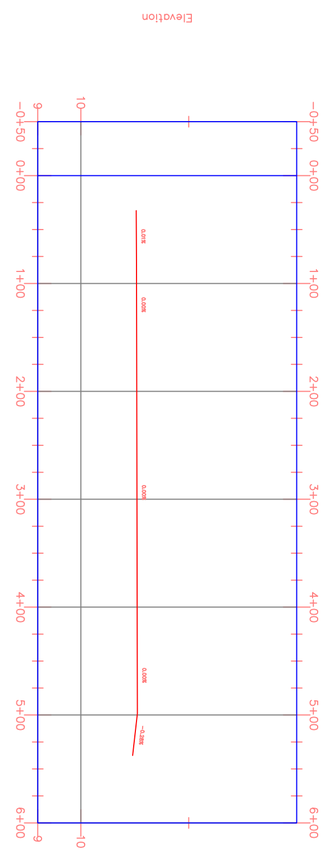
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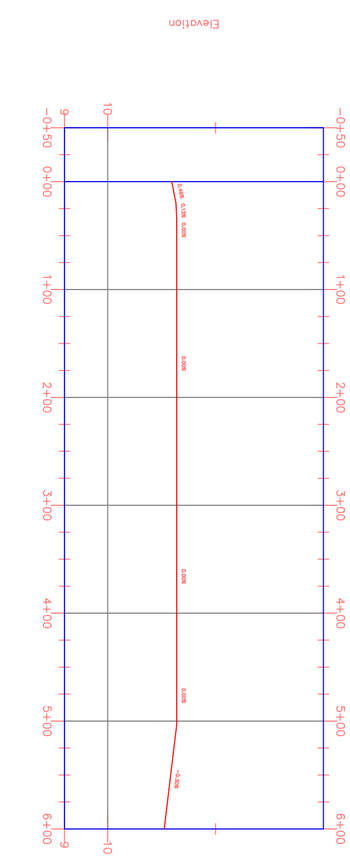
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Date:
Job No:
Project No: ----

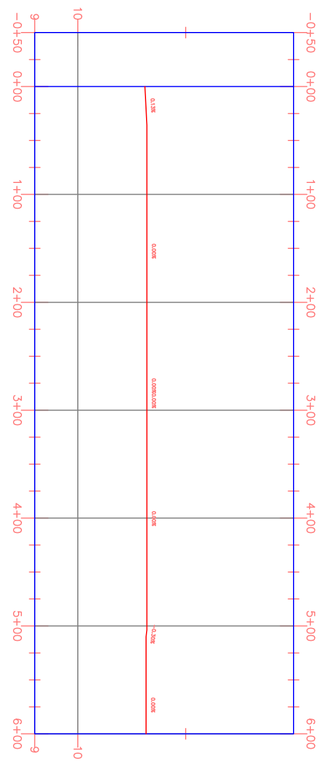
Sheet D2 Of 23



Horz I PROFILE



Horz II PROFILE



Horz III PROFILE

Scale 1":8' 3"

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Job No:	Date:

Revisions

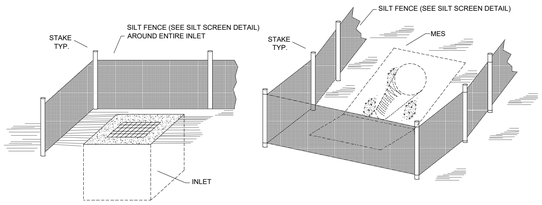
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Sheet 5 of 23 D3

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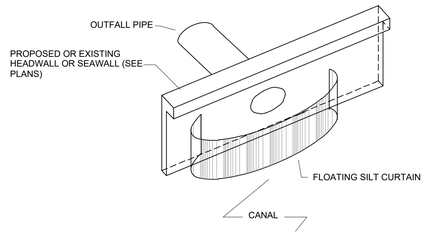
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CCC # 1332935



SILT FENCE PLACEMENT
INLET AND MES LOCATION

N.T.S.

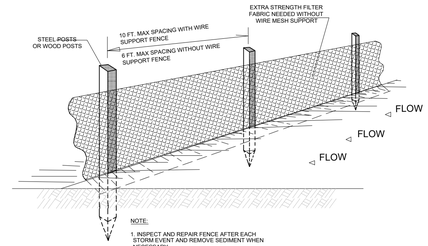


THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE APPROVED TURBIDITY SCREENS IN PLACE DURING ANY AND ALL CLEARING, EXCAVATING, JETTING AND BACKFILLING OPERATIONS WHICH TOTALLY ENCLOSES THE CONSTRUCTION SITE. SCREENS ARE TO REMAIN IN PLACE 24 HOURS MINIMUM AFTER CONSTRUCTION ON A SPECIFIC DRAINAGE BASIN CEASES OR UNTIL TURBIDITY LEVEL IS 20 NTU ABOVE THE PRE-CONSTRUCTION TURBIDITY LEVEL.
SCREENS MUST EXTEND FROM THE WATER SURFACE TO THE BOTTOM AND BE ADEQUATELY WEIGHED TO KEEP THEM IN PLACE DURING ALL OPERATIONS. THERE SHALL BE ADEQUATE FLOTATION AT THE SURFACE TO PREVENT OVERFLOW. THIS FLOTATION MUST BE BRIGHTLY COLORED TO MAXIMIZE VISIBLITY.

TURBIDITY CONTROL SILT SCREEN

DR-SILT.dwg (2007)

N.T.S.

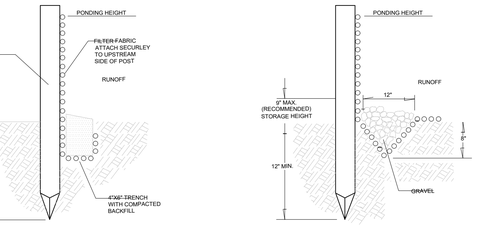


SILT SCREEN PLACEMENT

N.T.S.

EROSION CONTROL NOTES

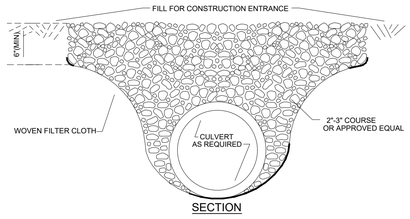
1. THE CONTRACTOR SHALL ADHERE TO THE SEQUENCE OF OPERATIONS FOR EROSION CONTROL IMPLEMENTATION HERON. ANY DEVIATION FROM THIS SEQUENCE DEEMED NECESSARY BY THE CONTRACTOR SHALL BE APPROVED BY THE OWNER.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH THE CONSTRUCTION ACTIVITIES RELATED TO EROSION CONTROL AS SHOWN OR NOTED HEREON SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AS WELL AS THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR THIS SITE, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
4. OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
5. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
6. ALL CITY RIGHT-OF-WAYS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE PERMANENTLY SODDED PRIOR TO THE COMPLETION OF THE PROJECT.
7. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION AREAS HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED OR SODDED, AS SHOWN ON THE ATTACHED PLAN, WITHIN FOURTEEN DAYS.
8. ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION SITE PRIOR TO EXITING.
9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPT REMOVAL OF ALL ACCUMULATED SILT IN THE STORM SEWER SYSTEM AND ALONG SILT FENCES.
11. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THIS SITE.
12. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH THE U.S.E.P.A.; FLORIDA DEP AND CITY OF CAPE CORAL STORM WATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.
13. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL SURFACES.
14. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THE PLANS.
15. WHENEVER DIRT, ROCK OR OTHER MATERIALS ARE EXPORTED FOR USE OFF OF THE PRIMARY CONSTRUCTION SITE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORMWATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO ANY EXPORT OF MATERIALS, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A WRITTEN AGREEMENT WITH ANY LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THE SITE WILL BE PROPERLY PERMITTED WHEN REQUIRED AND DESCRIBE THE EROSION CONTROL MEASURES WHICH WILL BE USED. AT A MINIMUM, EROSION CONTROL MEASURES MUST CONSIST OF PERIMETER CONTROLS (SYNTHETIC HAY OR SILT FENCES) ON ALL DOWNSLOPE AND SIDESLOPE BOUNDARIES OF ANY DISTURBED AREAS, PLUS PROVISIONS FOR RE-VEGETATION AFTER THE FILL MATERIALS ARE IN PLACE.
16. PRIOR TO CONSTRUCTION, FILTER FABRIC, SILT SCREENS, STRAW BALES OR OTHER APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED ACROSS THE SWALE AT THE LOWEST DISTURBED POINT TO PREVENT EROSION MATERIAL FROM LEAVING THE CONSTRUCTION AREA, INCLUDING ANY VACANT AREAS USED FOR INGRESS AND EGRESS.
17. ALL AFFECTED STORMWATER PIPES, INLETS AND CATCH BASINS SHALL BE PROTECTED BY EROSION CONTROL DEVICES TO PREVENT CONSTRUCTION RELATED EROSION MATERIAL FROM ENTERING THE STORMWATER SYSTEM.
18. THE EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION PROCESS AND SHALL REMAIN IN PLACE UNTIL STABILIZED WITH SOD AND THE VACANT AREAS ARE SEEDED AND MULCHED.
19. ALL DEWATERING SHALL BE IN ACCORDANCE WITH S.F.W.M.D. SHORT TERM DEWATERING CRITERIA.



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

FILTER FABRIC SILT FENCE



SECTION

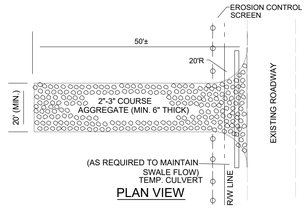
NOTE:

1.) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R/W. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2.) WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC R/W.

3.) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED W/ CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENTTRAP OR SEDIMENT BASIN.

N.T.S.



PLAN VIEW

TEMP. CULVERT @ CONSTRUCTION ENTRANCE

N.T.S.

Scale 1″:8’6″

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CGC # 1524574
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Sheet D4 of 23

DRAINAGE NOTE DURING CONSTRUCTION PERIOD:

EROSION / SEDIMENT CONTROL

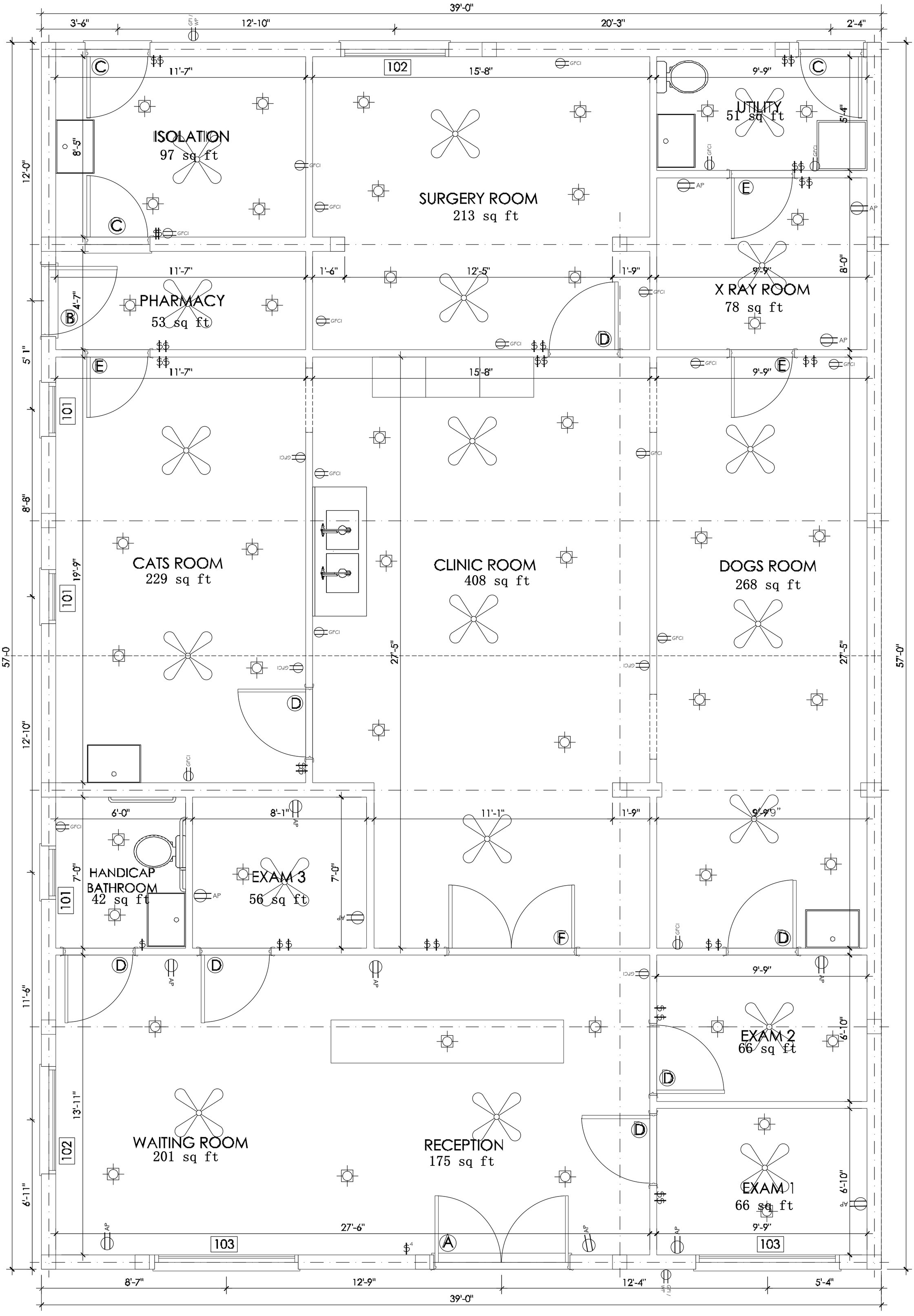
THE CONTRACTOR SHALL INSTALL EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT WATERWAYS / WATER RETAINING STREETS, FLOWING WATERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW BALES OR CUTTER SUITABLE SEDIMENTATION BARRIER AT ALL STORM SEWER INLETS AND OUTLETS AS DIRECTED BY THE ENGINEER AND/OR LOCAL AUTHORITIES. EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

BEST MANAGEMENT PRACTICES FOR POND & SWALE RETENTION AREAS:

1. INSPECT BANKS AND SLOPES FOR CONFORMANCE WITH DESIGN, SHAPE AND SIZE. RE-GRADE IF REQUIRED, TO MAINTAIN DESIGN CONFIGURATION.
2. MOW RETENTION AREAS REGULARLY TO MAINTAIN WEED AND OVERGROWTH CONTROL. DO NOT MOW BOTTOM AREAS OF WET RETENTION SYSTEMS.
3. INSPECT RETENTION AREAS PERIODICALLY FOR ACCUMULATION OF DEBRIS AND TRASH AND REMOVE AS REQUIRED.
4. PERIODICALLY INSPECT RETENTION AREA BOTTOMS FOR DEPOSITS OF SAND AND/OR SILT ACCUMULATION AND REMOVE SAME, IF FOUND TO EXIST.
5. PERCOLATION PERFORMANCE SHALL BE EVALUATED ON AN ANNUAL BASIS WITHIN EACH DRY RETENTION AREA. DRY RETENTION AREAS SHALL PERCOLATE WITHIN 72 HOURS AFTER THE END OF THE STORM. IN THE EVENT OF INADEQUATE PERCOLATION, RETENTION AREAS BOTTOM MAINTENANCE SHALL BE PERFORMED BY EXERCISING THE FOLLOWING PROCEDURES:
   A. REMOVE 4 TO 6 INCHES OF RETENTION AREA BOTTOM MATERIAL AND SCARIFY EXCAVATED BOTTOM.
   B. REPLACE EXCAVATED MATERIAL WITH CLEAN SAND MATERIAL TO DESIGN GRADE AND SOD OR SEED AND MULCH PER ORIGINAL.

E.P.A. POLLUTION PREVENTION PLAN:

1. **EROSION CONTROL PLAN** – ANY MODIFICATIONS TO THE PLAN MUST BE NOTED AND SEALED BY A PROFESSIONAL ENGINEER REPRESENTING THE CONTRACTOR. THE ENGINEER-OF-RECORD SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE PLAN AND THE PERMITTING AGENCY. NO CONTRACT DELAYS WILL BE ALLOWED FOR IMPLEMENTATION OF THIS PLAN.
2. **OUTFALL PROTECTION** – PROJECT POND AND STORM MANHOLES W/O GRATE OUTFALLS SHALL BE INSPECTED DAILY FOR POSSIBLE SEDIMENT BUILDUP OR PROBLEMS. OUTFALLS SHALL BE INSPECTED THROUGH OUT CONSTRUCTION. CONTROL MEASURES TO BE IMPLEMENT TO CONTAIN ANY SEDIMENT BUILDUP. ANY SEDIMENT BUILDUP SHALL BE REMOVED AT THE END OF EACH WORK DAY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR / THE CONTRACTOR SHALL USE APPROPRIATE MATERIALS AS DIRECTED BY THE PROJECT ENGINEER FOR OUTFALL PROTECTION.
3. **SLOPE PROTECTION** – ANY DISTURBED OR EXPOSED SLOPES 3:1 OR GREATER SHALL BE APPROPRIATELY PROTECTED FROM EROSION THROUGH THE USE OF MULCHING, SEEDING AND/OR SOD, PERMANENTLY STABILIZED. SUCH SLOPES SHALL NOT BE LEFT UNPROTECTED MORE THAN 72 HOURS OR DURING PLANTING SEASON.
4. **HAY BALES** – THESE SHALL BE PLACED AT THE BASE OF ANY SLOPE WHERE A SIGNIFICANT EVENT COULD ERODE A SLOPE AND TRANSPORT SEDIMENTS OFF SITE.



PROPOSED FLOOR PLAN ELECTRIC

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

Project No: ----	Drawn/Checked By: ### ###
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ELECTRICAL LEGEND

	HANGINGLIGHT FIXTURE
	WALL SCONCE LIGHTING
	WALL MOUNT LIGHTING
	SPOT LIGHTS
	STEP LIGHT
	EXHAUST FAN
	INTERNET ACCESS
$	TYP. SWITCH
$D	DIMMER SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
	SINGLE 110 OUTLET
	UNDER COUNTER 110 OUTLET
	110 OUTLET
	HALF HOT DUPLEX 110 OUTLET
	220 OUTLET
GFCI	110 G.F.I.
GFI / WP	110 G.F.I. W.P. OUTLET
	A/C DISCONNECT
	PUSH BUTTON
TV	CABLE T.V.
	PHONE
S.D./C.D.	SMOKE DETECTOR / CARBON MONOXIDE COMBO
C.D.	CARBON MONOXIDE DETECTOR
	DOOR CHIME
	FIRE SPRINKLER

ELECTRICAL LEGEND

	CEILING FAN
	CEILING FAN W/ LIGHT
	24" X 48" FLOUR.FIXTURE
	12" X 48" FLOUR.FIXTURE
	12" X 12" FLOUR.FIXTURE
	UNDER CABINET LED LIGHTING (UCI)
	LED TOE KICK FOOT LIGHTING (TKL)
	TRACK LIGHT
	HOLLYWOOD LIGHTING
	LED ROPE LIGHTING
	LED RECESS / SQ.
	PENDANT HANGING LIGHT
	RECESS LIGHTING
V	RECESS LIGHTING W/ VAPOR BARRIER
	POOL LIGHT
	SCONCE LIGHT FIXTURE
	150 AMP ELECTRICAL PANEL
	ELECTRICAL METER
J	" J" BOX

ELECTRICAL NOTE

- ALL ELECTRICAL TO MEET N.E.C. 2016
- TIE INTO EXISTING ELECTRICAL PANELS IN RESIDENCE CONTRACTOR TO CONFIRM LOCATION PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO PROVIDE ALL WIRING
- CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL TYPES & LOCATIONS W/ G.C. PRIOR TO COMMENCEMENT.
- AFCI PROTECTION IS REQUIRED FOR ALL 125 VOLT, SINGLE PHASE, 15 + 20 AMP RECEPTACLES IN ALL ROOMS BY USING AFCI CIRCUIT BREAKERS OR AFCI RECEPTACLES
- AFFIX TERMITE CERTIFICATE IN THE ELECTRICAL PANEL
- 200 AMP SERVICE METER LOCATION TO BE DETERMINED CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

ELECTRICAL NOTE

- ONLY NEW ELECTRICAL SHOWN ON PLANS
- ADDITIONAL ELECTRICAL DOES NOTE EXCEED 30 AMPS
- ELECTRICAL PLAN SHOW MIN. ELECTRICAL REQUIRED PER ELECTRICAL CODE N.E.C. 2008 CONTRACTOR OR OWNER TO VERIFY PRIOR TO START OF CONSTRUCTION.
- PROVIDE G.F.I. OUTLET AT KITCHENS, BATHROOMS, & COUNTER TOP AREAS WHERE REQUIRED BY N.E.C. 2008
- PROVIDE SMOKE DETECTORS POWERED BY HOUSE ELECT. WITH BATTERY MONITORED BACKUP, SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE HALL OR IMMEDIATELY OUTSIDE EACH SLEEPING AREA, AND ON THE HIGHEST CEILING POINT OF EACH ADDITIONAL STORY OF THE RESIDENCE. ALL SMOKE DETECTORS SHALL BE INTER-CONNECTED SO THE ACTIVITY OF ANY ONE DEVICE WILL CAUSE ALL TO SOUND.

SMOKE ALARM NOTES

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE INSTALLED AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARM AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS IN THE EVENT THE FIRE ALARM PANEL IS REMOVED OR THE SYSTEM IS NOT CONNECTED TO A CENTRAL STATION.

- SMOKE DETECTORS ARE NOT PERMITTED WITHIN 3'-0" OF A BATH DOOR OR ANY A/C SUPPLY OUTLET & CEILING FAN BLADES

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

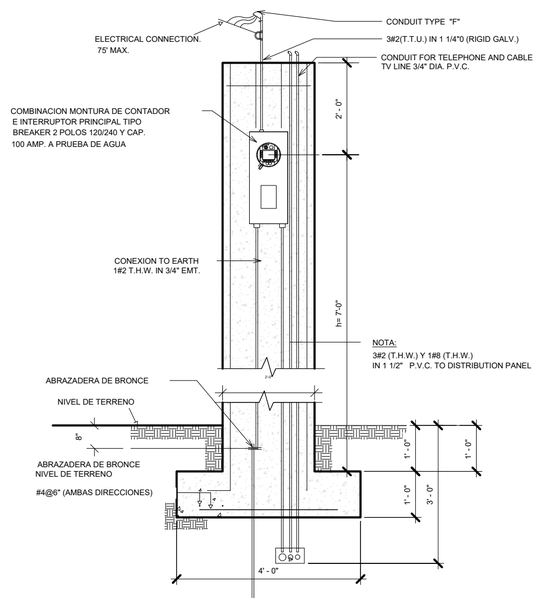
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS,

A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

SEE "SECTION R313 SMOKE ALARMS" FBC FOR ADD'L NOTES.

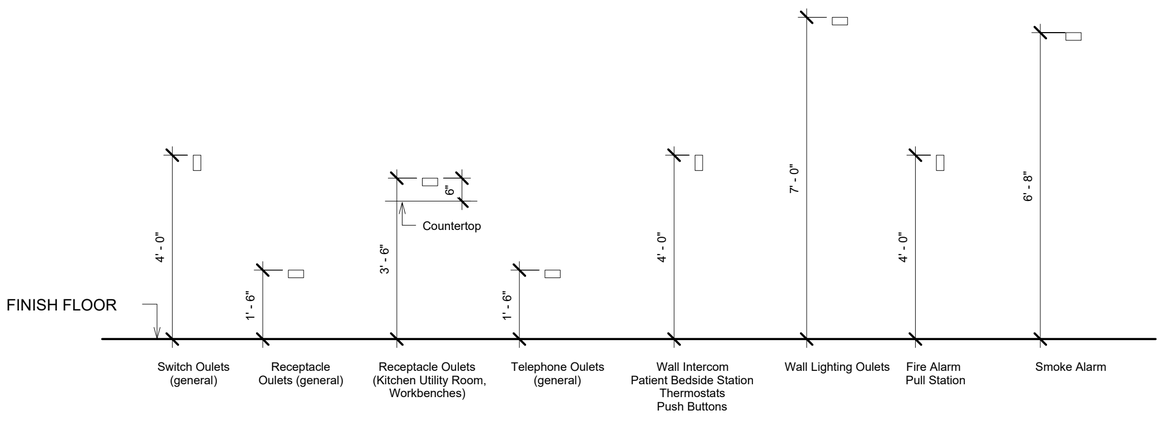
CO ALARM NOTE

DWELLINGS WITH FOSSIL-FUEL-BURING APPLIANCES, FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE APPROVED OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES



ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH NEC AND SHALL COMPLY WITH LOCAL RULES & ORDINANCES.
2. PREWIRE FOR SECURITY SYSTEM AND INTERCOM SYSTEM.
3. INSTALL RG-6 COAXIAL CABLE AND CAT-6 TWISTED PAIR WIRE THROUGHOUT THE ENTIRE HOUSE.
4. MINIMUM WIRE SIZE SHALL BE #14 AWG. EXCLUDING CONTROL WIRING. UNLESS OTHERWISE INDICATED ALL CONDUCTORS SHALL BE COPPER WITH TW INSULATION FOR SIZES #6 & SMALLER. CONDUCTORS LARGER THAN #6 SHALL HAVE THW INSULATION. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID, ALL THOSE #8 AND LARGER SHALL BE STRANDED.
5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
7. CONTRACTOR SHALL GUARENTEE ALL MATERIALS AND WORKMANSHIP FREE OF DEFECT FOR A PERIOD OF NO LESS THAN TWO YEARS FROM THE DATE OF ACCEPTANCE.
8. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR DURATION OF WORK.
9. FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING AND CONNECTION OF MECHANICAL EQUIPMENT. CONTROLS ARE TO BE SUPPLIED BY THE MECHANICAL CONTRACTOR AND INSTALLED AND CONNECTED BY THE ELECTRICAL CONTRACTOR FOLLOWING MANUFACTURERS RECOMMENDATIONS.
10. COORDINATE SWITCHING OF EXTERIOR LANDSCAPE, DECK & POOL LIGHTING. COORDINATE REQUIREMENT FOR POOL EQUIPMENT WITH SEPARATE POOL CONTRACTOR FOR POOL DESIGN.
11. COORDINATE INSTALLATION AND DESIGN OF SECURITY SYSTEM WITH SEPARATE CONTRACTOR.
12. ALL ELECTICAL SERVICE EQUIPMENT SHALL BE MOUNTED ABOVE FLOOD PLANE.
13. ELECTRICAL CONTRACTOR AND OR SECURITY SYSTEM CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DECIBELS AT 10 FEET, PER THE REQUIREMENTS DESCRIBED IN FLORIDA STATUTES SECTIONS 515.21 - 515.37, THE RESIDENTIAL SWIMMING POOL SAFETY ACT.



Sheet E2 of 23 (6)

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Job No:	Date:

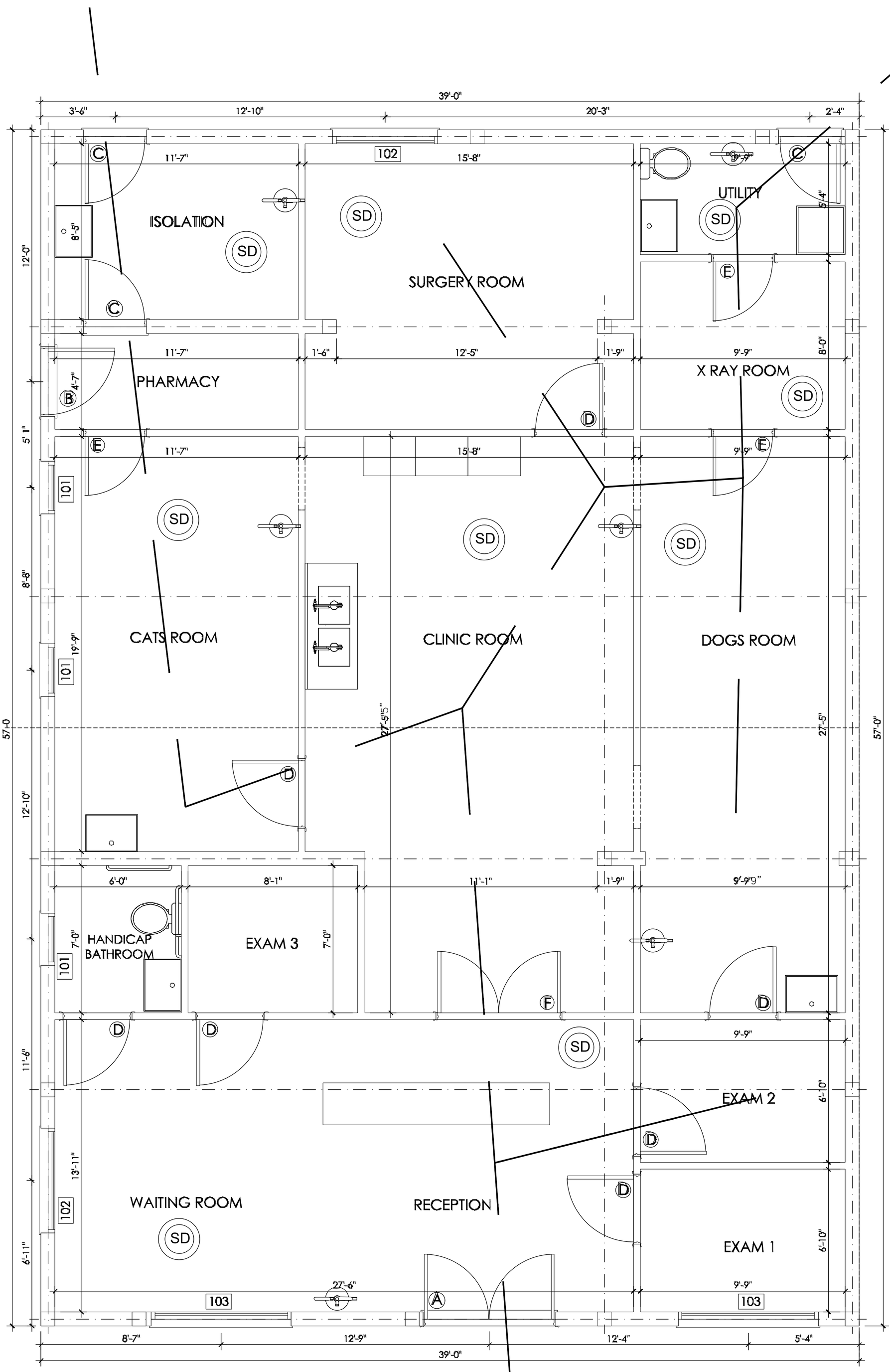
Revisions

No.	Date	No.	Date
1			
2			

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CCC # 1332935



PROPOSED FLOOR PLAN FIRE

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

Fire Escape Route

Fire Extinguisher

SD Smoke Detector

Sheet F1 of 10 (23)

Project No: ----	Drawn/Checked By: ### ###
Job No:	Date:

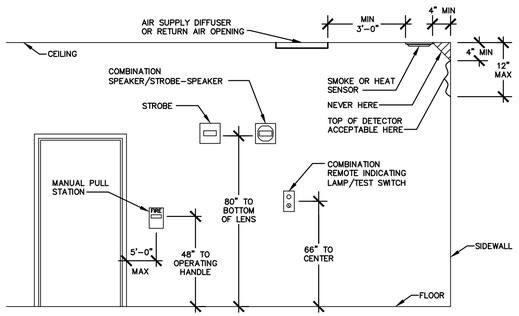
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TYPICAL MOUNTING HEIGHTS FOR WALL MOUNTED DEVICES

NO SCALE

FIRE ALARM RISER DIAGRAM

NO SCALE

FIRE ALARM RISER DIAGRAM GENERAL NOTES:

1. ALL WIRING AND CONDUIT SIZES AND QUANTITIES SHALL BE IN ACCORDANCE WITH THE FIRE ALARM SYSTEM MANUFACTURER'S RECOMMENDATIONS, NFPA 70 AND NFPA 72. COORDINATE ALL WORK WITH THE SPRINKLER, MECHANICAL, AND ELEVATOR CONTRACTORS.
2. FIRE ALARM RISER DIAGRAM IS DIAGRAMMATIC. RUNS OF CONDUIT AND MANNER OF CONNECTION SHALL BE DETERMINED BY THE FIRE ALARM/ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH THE FIRE ALARM SYSTEM MANUFACTURER'S RECOMMENDATIONS, NFPA 70, NFPA 72, AND THE CONTRACT SPECIFICATIONS.
3. ALL FIRE ALARM WIRING SHALL BE INSTALLED 3/4" CONDUIT (MINIMUM).
4. SEE FLOOR PLAN DRAWINGS FOR THE FIRE ALARM SYSTEM INITIATING AND NOTIFICATION APPLIANCE DEVICE LOCATIONS AND QUANTITIES.

FIRE ALARM RISER DIAGRAM DRAWING NOTES: (APPLIES TO THIS SHEET ONLY)

1. TO ADDRESSABLE NOTIFICATION APPLIANCE (SPEAKER/STROBE AND STROBE) DEVICES.
2. EXTEND ALL ASSOCIATED SPEAKER AND STROBE CIRCUIT WIRING AND CONDUIT AND CONNECT TO EXISTING CIRCUITS PRESENTLY SERVING THIS AREA.

FIRE ALARM LEGEND

(DEMOLITION)

SYMBOL	DESCRIPTION
SD	DISCONNECT AND RELOCATE EX FIRE ALARM ADDRESSABLE COMBINATION AUDIO/VISUAL (SPEAKER/STROBE) DEVICE

(ETR)

SYMBOL	DESCRIPTION
	ETR SPECIAL CABINET – TYPE AS INDICATED
P	ETR FIRE ALARM MANUAL PULL STATION
S	ETR SMOKE SENSOR – PHOTOELECTRIC TYPE
SD	ETR FIRE ALARM ADDRESSABLE COMBINATION AUDIO/VISUAL (SPEAKER/STROBE) DEVICE
WF	ETR WATERFLOW/PRESSURE SWITCH WITH MONITOR MODULE
VS	ETR VALVE TAMPER SUPERVISORY SWITCH WITH MONITOR MODULE
AIM	ETR ADDRESSABLE MONITOR MODULE

(NEW WORK)

SYMBOL	DESCRIPTION
C 15,30, 75,110 15,30, 75,110	FIRE ALARM ADDRESSABLE VISUAL (STROBE) DEVICE MOUNTING HEIGHT 80" UNLESS NOTED OTHERWISE SUPERSCRIPT 'C' DENOTES CEILING TYPE SUBSCRIPT '15, 30, 75, 110' DENOTES CANDELA RATING
C	FIRE ALARM ADDRESSABLE AUDIO (SPEAKER) DEVICE MOUNTING HEIGHT 80" UNLESS NOTED OTHERWISE SUPERSCRIPT 'C' DENOTES CEILING MOUNTED
C 15,30, 75,100	FIRE ALARM ADDRESSABLE COMBINATION AUDIO/VISUAL (SPEAKER/STROBE) DEVICE MOUNTING HEIGHT 80" UNLESS NOTED OTHERWISE SUPERSCRIPT 'C' DENOTES CEILING MOUNTED SUBSCRIPT '15, 30, 75, 110' DENOTES CANDELA RATING
J	JUNCTION BOX WITH FIRE PLATE – SIZE AS REQUIRED
#	DRAWING NOTE NUMBER
	FIRE ALARM/SPRINKLER ZONE BOUNDARY

CODE REFERENCES:

ALL REFERENCES TO IBC SHALL MEAN THE 2021 EDITION.
ALL REFERENCES TO IMC SHALL MEAN THE 2021 EDITION.
ALL REFERENCES TO NFPA 1 SHALL MEAN THE 201ᵗʰ EDITION.
ALL REFERENCES TO NFPA 70 SHALL MEAN THE 201ᵗʰ EDITION.
ALL REFERENCES TO NFPA 72 SHALL MEAN THE 201ᵗʰ EDITION.
ALL REFERENCES TO NFPA 90A SHALL MEAN THE 201ᵗʰ EDITION.
ALL REFERENCES TO NFPA 101 SHALL MEAN THE 201ᵗʰ EDITION.
ALL REFERENCES TO NFPA 241 SHALL MEAN THE 201ᵗʰ EDITION.
ALL REFERENCES TO NFPA 1221 SHALL MEAN THE 201ᵗʰ EDITION.

ABBREVIATIONS

A	AMPERE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ATC	AUTOMATIC TEMPERATURE CONTROL
BCFD	BALTIMORE CITY FIRE DEPARTMENT
BLDG	BUILDING
C	CONDUIT
EX	EXISTING
ETR	EXISTING TO REMAIN
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAPB	FIRE ALARM POWER BOOSTER PANEL
FAGAP	FIRE ALARM GRAPHIC ANNUNCIATOR PANEL
GRD	GROUND
IBC	INTERNATIONAL BUILDING CODE
IMC	INTERNATIONAL MECHANICAL CODE
MAX	MAXIMUM
MSA	MARYLAND STADIUM AUTHORITY
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
ø	PHASE
P	POLE (1P,2P,3P)
RTU	ROOF TOP UNIT
RX	REMOVE EXISTING
TYPE	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
W	WIRE
W/	WITH

FIRE ALARM SPECIFICATIONS

SECTION 283111 – FIRE ALARM AND DETECTION SYSTEM

1. THIS SECTION INCLUDES, BUT NOT LIMITED TO: FIRE ALARM SYSTEMS, INCLUDING MODIFICATIONS TO THE EXISTING CONTROL PANEL, EXISTING AMPLIFIER PANEL(S), GRAPHIC WORK STATION, ADDRESSABLE NOTIFICATION APPLIANCES, SIGNAL EQUIPMENT, CONTROLS AND DEVICES.
2. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT, MATERIAL, DESIGN, HARDWARE, SOFTWARE, PROGRAMMING AND LABOR TO MODIFY THE EXISTING FIRE ALARM CONTROL PANEL (MANUFACTURER: SIMPLEXGRINNELL, MODEL 4100ES) TO INCORPORATE NEW ADDITIONAL ZONES, AND ADDRESSABLE NOTIFICATION APPLIANCE DEVICES AS REQUIRED BY THE CONTRACT DOCUMENTS. PROVIDE STANDBY BATTERY CALCULATIONS ON THE REVISED FIRE ALARM SYSTEM AND REPLACE EXISTING BATTERIES OF SUFFICIENT SIZES INDICATED BY THE STANDBY CALCULATIONS.
3. THE FIRE ALARM/ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND COSTS TO PERFORM A COMPLETE FUNCTIONAL TEST, AND CERTIFY THE EXISTING ADDRESSABLE FIRE ALARM SYSTEM. THIS TEST SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER. PROVIDE WRITTEN DOCUMENTATION OF THE TEST RESULTS AND SUBMIT THEM TO THE OWNER. COSTS DO NOT INCLUDE THE REQUIRED COSTS TO REPAIR THE EXISTING SYSTEM COMPONENTS.
4. EXISTING FIRE ALARM EQUIPMENT: SHALL BE MAINTAINED FULLY OPERATIONAL UNTIL THE NEW EQUIPMENT HAS BEEN TESTED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION. AS NEW EQUIPMENT IS INSTALLED, IT SHALL BE LABELED "NOT IN SERVICE" UNTIL THE NEW EQUIPMENT IS ACCEPTED. REMOVE TAGS FROM NEW EQUIPMENT WHEN PUT INTO SERVICE AND TAG EXISTING FIRE ALARM EQUIPMENT "NOT IN SERVICE" UNTIL REMOVED FROM BUILDING.
5. EQUIPMENT REMOVAL: AFTER ACCEPTANCE OF THE NEW FIRE ALARM SYSTEM, DISCONNECT AND REMOVE THE EXISTING FIRE ALARM EQUIPMENT AND RESTORE DAMAGED SURFACES. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF THE EXISTING MATERIAL.
6. THE FIRE ALARM AND DETECTION SYSTEM SHALL CONSIST OF ALL NECESSARY HARDWARE EQUIPMENT AND SOFTWARE PROGRAMMING TO PERFORM THE FOLLOWING FUNCTIONS:
   A. FIRE ALARM AND DETECTION SYSTEM OPERATIONS.
   B. OFF-PREMISE NOTIFICATION.
7. ALL EQUIPMENT, DEVICES, AND CONNECTED WIRING WHICH FORM THE SPECIFIED SYSTEM TOGETHER WITH INSTALLATION AND MAINTENANCE SERVICE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY UNDERWRITER'S LABORATORIES, INC.
8. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING TO MATCH THE EXISTING SYSTEM:
   A. SIMPLEXGRINNELL.
9. FIRE ALARM CONTROL PANEL.
   A. PROVIDE ALL NECESSARY EQUIPMENT, MATERIAL, DESIGN, HARDWARE, SOFTWARE, PROGRAMMING AND LABOR TO MODIFY THE EXISTING FIRE ALARM CONTROL PANEL (MANUFACTURER: SIMPLEXGRINNELL, MODEL: 4100ES SERIES) TO INCORPORATE NEW ADDITIONAL ZONES, AND INITIATING AND ADDRESSABLE NOTIFICATION APPLIANCE DEVICES AS REQUIRED BY THE CONTRACT DOCUMENTS. THE FIRE ALARM INSTALLER SHALL PROVIDE STANDBY BATTERY CALCULATIONS ON THE REVISED FIRE ALARM SYSTEM AND REPLACE EXISTING BATTERIES OF SUFFICIENT SIZE INDICATED BY THE STANDBY BATTERY CALCULATIONS.
10. FIRE ALARM AMPLIFIER PANEL
    A. PROVIDE ALL NECESSARY EQUIPMENT, MATERIAL, DESIGN, HARDWARE, SOFTWARE, PROGRAMMING AND LABOR TO MODIFY THE EXISTING FIRE ALARM AMPLIFIER PANEL (MANUFACTURER: SIMPLEXGRINNELL) TO INCORPORATE NEW ADDITIONAL ADDRESSABLE NOTIFICATION APPLIANCE (SPEAKER AND STROBE) DEVICES AS REQUIRED BY THE CONTRACT DOCUMENTS. THE FIRE ALARM INSTALLER SHALL PROVIDE STANDBY BATTERY CALCULATIONS ON THE REVISED FIRE ALARM SYSTEM AND REPLACE EXISTING BATTERIES OF SUFFICIENT SIZE INDICATED BY THE STANDBY BATTERY CALCULATIONS.
11. FIRE ALARM GRAPHIC WORKSTATION
    A. PROVIDE ALL NECESSARY EQUIPMENT, MATERIAL, DESIGN, HARDWARE, SOFTWARE, PROGRAMMING AND LABOR TO MODIFY THE EXISTING FIRE ALARM GRAPHIC WORKSTATION (MANUFACTURER: SIMPLEXGRINNELL) TO INCORPORATE NEW ADDITIONAL ADDRESSABLE DEVICES AS REQUIRED BY THE CONTRACT DOCUMENTS. THE FIRE ALARM INSTALLER SHALL PROVIDE STANDBY BATTERY CALCULATIONS ON THE REVISED FIRE ALARM SYSTEM AND REPLACE EXISTING BATTERIES OF SUFFICIENT SIZE INDICATED BY THE STANDBY BATTERY CALCULATIONS.
12. NOTIFICATION APPLIANCES
    A. DESCRIPTION: EQUIP FOR MOUNTING AS INDICATED AND HAVE SCREW TERMINALS FOR SYSTEM CONNECTIONS.
       1. COMBINATION DEVICES: FACTORY-INTEGRATED AUDIBLE AND VISIBLE DEVICES IN A SINGLE-MOUNTED ASSEMBLY.
    B. VISIBLE ALARM DEVICES: XENON STROBE LIGHTS LISTED UNDER UL 1971 WITH CLEAR POLYCARBONATE LENS. MOUNT LENS ON AN ALUMINUM FACEPLATE. THE WORD "FIRE" IS ENGRAVED IN MINIMUM 1-INCH- (23-MM-) HIGH LETTERS ON THE LENS.
       1. RATED LIGHT OUTPUT: AS INDICATED ON THE CONTRACT DRAWINGS.
       2. STROBE LEADS: FACTORY CONNECTED TO SCREW TERMINALS.
       3. CEILING AND WALL MOUNTED.
       4. MOUNTING: RECESSED-MOUNTED ON OUTLET BOX. SEE CONTRACT FLOOR PLAN DRAWINGS FOR MOUNTING TYPE LOCATION.
    C. VOICE/TONE SPEAKER:
       1. LOW-RANGE UNITS: RATED 1/8 TO 2 W.
       2. CEILING AND WALL MOUNTED.
       3. MOUNTING: RECESSED-MOUNTED ON OUTLET BOX. SEE CONTRACT FLOOR PLAN DRAWINGS FOR MOUNTING TYPE LOCATION.
       4. MATCHING TRANSFORMERS: TAP RANGE MATCHED TO THE ACOUSTICAL ENVIRONMENT OF THE SPEAKER/LOCATION.
13. BATTERY: CELLED ELECTROLYTE, SEALED, MAINTENANCE FREE TYPE. PROVIDE SUFFICIENT CAPACITY TO OPERATE THE COMPLETE ALARM SYSTEM IN NORMAL OR SUPERVISORY (NON-ALARM) MODE FOR A PERIOD OF 24 HOURS. FOLLOWING THIS PERIOD OF OPERATION ON BATTERY POWER, THE BATTERY SHALL HAVE SUFFICIENT CAPACITY TO OPERATE ALL COMPONENTS OF THE SYSTEM, INCLUDING ALL ALARM INDICATING DEVICES IN ALARM OR SUPERVISORY MODE FOR A PERIOD OF 15 MINUTES.
14. THE CONTRACTOR SHALL COMPLETE AND SUBMIT A RECORD OF COMPLETION AND MAINTENANCE RECORD, INSPECTION, AND TESTING TO THE ENGINEER IN ACCORDANCE WITH NFPA 72.
15. MANUFACTURER'S FIELD SERVICES: PROVIDE SERVICES OF A FACTORY AUTHORIZED SERVICE REPRESENTATIVE TO SUPERVISE THE FIELD ASSEMBLY AND CONNECTION OF COMPONENTS AND THE PRETESTING, TESTING, AND ADJUSTMENTS OF THE SYSTEM.
16. MINIMUM SYSTEM TESTS: TEST THE SYSTEM ACCORDING TO THE PROCEDURES OUTLINED IN NFPA 72. MINIMUM REQUIRED TESTS ARE AS FOLLOWS:
    A. VERIFY THE ABSENCE OF UNWANTED VOLTAGES BETWEEN CIRCUIT CONDUCTORS AND GROUND.
    B. TEST ALL CONDUCTORS FOR SHORT CIRCUITS UTILIZING AN INSULATION-TESTING DEVICE.
    C. VERIFY THE CONTROL UNIT IS IN THE NORMAL CONDITION AS DETAILED IN THE MANUFACTURER'S OPERATING AND MAINTENANCE MANUAL.
    D. TEST EACH INITIATING DEVICE AND FOR ALARM OPERATION AND PROPER RESPONSE AT THE CONTROL UNIT. TEST SMOKE DETECTORS WITH ACTUAL PRODUCTS OF COMBUSTION.
    E. TEST THE SYSTEM FOR ALL SPECIFIED FUNCTIONS ACCORDING TO THE MANUFACTURER'S OPERATING AND MAINTENANCE MANUAL. SYSTEMATICALLY INITIATE SPECIFIED FUNCTIONAL PERFORMANCE ITEMS AT EACH STATION INCLUDING MAKING ALL POSSIBLE ALARM AND MONITORING INITIATIONS AND USING ALL COMMUNICATIONS OPTIONS. FOR EACH ITEM, OBSERVE RELATED PERFORMANCE AT ALL DEVICES REQUIRED TO BE AFFECTED BY THE ITEM UNDER ALL SYSTEM SEQUENCES. OBSERVE INDICATING LIGHTS, DISPLAYS, SIGNAL TONES, AND ANNUNCIATOR INDICATIONS.
    F. TEST BOTH PRIMARY POWER AND SECONDARY POWER. VERIFY, BY TEST, THE SECONDARY POWER SYSTEM IS CAPABLE OF OPERATING THE SYSTEM FOR THE PERIOD AND IN THE MANNER SPECIFIED.
17. TEST THE SYSTEM AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY. DEMONSTRATE THAT THE SYSTEM MEETS THE SPECIFICATIONS AND COMPLIES WITH APPLICABLE STANDARDS. THIS FINAL TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE AUTHORITY HAVING JURISDICTION AND A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE.
18. AS-BUILT DRAWINGS IN CONFORMANCE WITH THE PROVISIONS OF NFPA 72 SHALL BE PROVIDED PRIOR TO THE ACCEPTANCE TEST. DRAWINGS PROVIDED SHALL BE REPRODUCIBLE MYLAR WITH A MINIMUM SCALE OF 1/8-INCH EQUAL TO 1 FOOT. THREE SETS OF MAINTENANCE MANUALS AND A COMPLETE ACCEPTANCE TEST REPORT SHALL BE PROVIDED WITHIN 4 WEEKS OF COMPLETION OF ALL TESTING.
19. THE CONTRACTOR SHALL PROVIDE THE SERVICES OF A FACTORY-AUTHORIZED EMPLOYED REPRESENTATIVE TO DEMONSTRATE THE SYSTEM AND TRAIN THE OWNER'S MAINTENANCE DEPARTMENT PERSONNEL. THE FIRE ALARM SYSTEM SHALL BE COMPLETELY INSTALLED AND OPERATIONAL PRIOR TO THE SCHEDULING OF ANY TRAINING. THE TRAINING SHALL BE AS SPECIFIED BELOW:
    A. TRAIN OWNER'S MAINTENANCE PERSONNEL IN THE PROCEDURES AND SCHEDULES INVOLVED IN OPERATING, TROUBLESHOOTING, SERVICING, AND PREVENTIVE MAINTENANCE OF THE SYSTEM. PROVIDE A MINIMUM OF 8 HOURS TRAINING.
    B. SCHEDULE TRAINING WITH THE OWNER AT LEAST SEVEN DAYS IN ADVANCE.
20. WARRANTY
    A. ALL FIRE ALARM WORK ASSOCIATED WITH THE SOUTH WAREHOUSE 5TH FLOOR IT SERVER ROOM SHALL NOT VOID THE EXISTING FIRE ALARM WARRANTY.

FIRE ALARM/ELECTRICAL GENERAL NOTES:

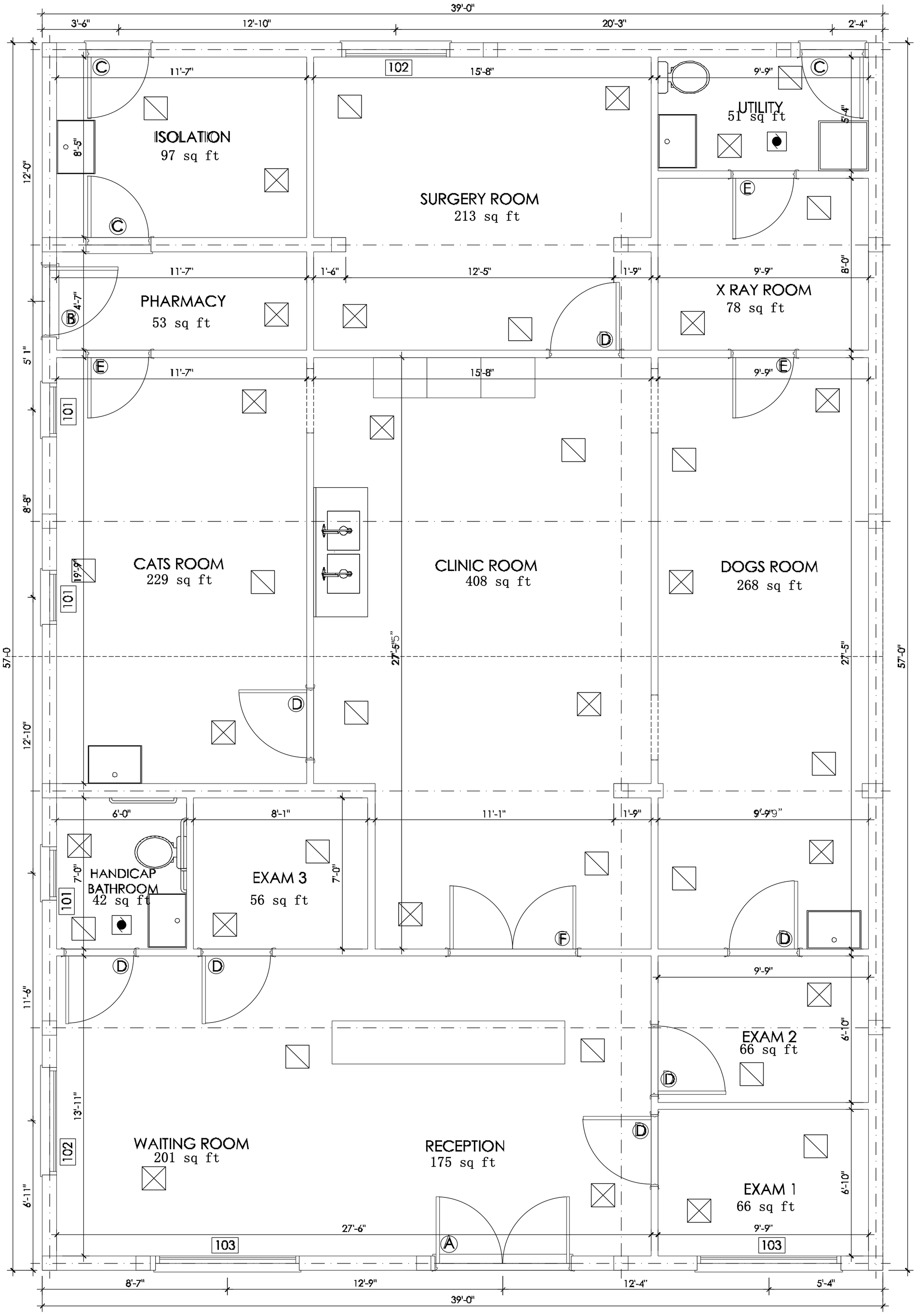
1. THE GENERAL SCOPE OF THIS FIRE ALARM PROJECT SHALL CONSIST OF MODIFICATIONS TO THE EXISTING DIGITAL/ADDRESSABLE FIRE ALARM CONTROL PANEL (MANUFACTURER: SIMPLEXGRINNELL, MODEL: 4100ES SERIES) AND SELECTIVE DEMOLITION OF THE EXISTING FIRE ALARM SYS- AND THE INSTALLATION OF NEW DEVICES FOR THE FIFTH FLOOR IT SER ROOM RENOVATION AREAS. ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS AND APPENDIX OF NFPA 1, 70, 72, 90A, 101, 241, 1221, IBC, IMC, LOCAL AUTHORITY AND THE SPECIFICATIONS.
2. WHEN THE EXISTING FIRE ALARM SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24 – HOUR PERIOD, THE AHJ SHALL BE NOTIFIED AND THE BUILDING SHALL BE EVACUATED OR AN APPROVED FIRE WATC SHALL BE PROVIDED BY THE FIRE ALARM/ELECTRICAL CONTRACTOR. TH RULE SHALL APPLY UNTIL THE FIRE ALARM SYSTEM HAS BEEN RETURN TO SERVICE, AND DETERMINED ACCEPTABLE BY THE AHJ.
3. THE EXISTING FIRE ALARM SYSTEM INITIATING AND NOTIFICATION APPLIA DEVICES SHALL REMAIN IN SERVICE UNTIL THE NEW FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, TESTED, AND ACCEPTED BY THE AHJ AND OWNER. THEN REMOVE THE EXISTING FIRE ALARM SYSTEM AS INDICATED.
4. THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN AN OCCUPIED BUILDIN
5. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL COORDINATE WITH TH OWNER (MSA) FOR ACCESS INTO TENANT SPACES. THE OWNER (MSA) REQUIRES 1 WEEK NOTICE PRIOR TO GAINING ACCESS INTO TENANT SPACES.
6. THE FIRE ALARM/ELECTRICAL CONTRACTOR TO NOTIFY THE OWNER (MSA OF ANY STATUS CHANGE OR GROUND FAULT CONDITION ON THE EXISTIN SYSTEM PRIOR TO CONSTRUCTION AND UP TO FINAL ACCEPTANCE OF T NEW SYSTEM. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL PROVID DAILY WRITTEN "TROUBLE LOG" TO THE OWNER THROUGHOUT CONSTRUC
7. CHECK, COORDINATE AND FIELD VERIFY ALL DIMENSIONS, ELEVATIONS A CONSTRUCTION DETAILS BEFORE STARTING WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT TO COORDINATE CORRECTION PRIOR TO FABRICATION OR CONSTRUCTION.
8. VERIFY DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. IN GENERAL, LARGE DRAWINGS GOVERN OV SMALL SCALE DRAWINGS, WRITTEN NOTES GOVERN OVER GRAPHIC REPRESENTATION AND SPECIFICATIONS GOVERN OVER DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION.
9. EXISTING CONDITIONS MATERIALS AND/OR DIMENSIONS WHERE SHOWN O DESCRIBED ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE REMOVAL OF THE EXISTING WORK TO THE EXTENT INDICATED OR REQUIRED WHETHER OR NOT THE EXISTING MATEP DESIGNATIONS, CONFIGURATION AND/OR DIMENSIONS ARE INCORRECTLY SHOWN.
10. WORKMANSHIP TO COMPLY WITH INDUSTRY STANDARDS AND APPROVED METHODOLOGIES SET DOWN IN APPLICABLE TRADE HANDBOOKS AND MANUALS, CONTRACT DOCUMENTS AND DIRECTIONS OF THE ARCHITECT.
11. ALL MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S AND FABRICATOR'S SPECIFICATIONS, RECOMMENDATION AND PRINTED WARNINGS FOR THE HANDLING AND INSTALLATION OF ALL PRE-MANUFACTURED PRODUCTS, THE CONTRACT DOCUMENTS AND DIRECTIONS OF THE ARCHITECT.
12. CONTRACTOR SHALL MAINTAIN A NEAT AND DEBRIS FREE SITE. UPON COMPLETION OF ANY CONSTRUCTION OPERATION (INCLUDING END OF SH OR END OF TEMPORARY ACTIVITY), THE WORK AREA SHALL BE POLICED AND DEBRIS SHALL BE REMOVED AT THE END OF EACH WORK DAY. TH TOTAL SITE SHALL BE BROUGHT TO A BROOM-CLEANED CONDITION.
13. THE CONTRACTOR SHALL LOCATE ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED OR MAINTAINED IN FULLY ACCESSIBLE POSITION. MINOR DEVIATIONS FROM THE DRAWINGS MAY BE MADE TO ALLOW FOR BETTER ACCESSIBILITY WHEN ACCEPTED BY THE ARCHITECT.
14. MAINTAIN ALL EXISTING ELECTRICAL, MECHANICAL, FIRE PROTECTION, PLUMBING AND LIFE SAFETY SYSTEMS IN WORKING ORDER AT ALL TIMES
15. THE CONTRACTOR SHALL PROVIDE SUFFICIENTLY STRONG AND SAFE RAM LADDERS, SCAFFOLDS AND TEMPORARY HOISTS AND GUARD RAILS REQUIRED TO ACCOMPLISH WORK.
16. CONTRACTOR SHALL PATCH AND REPAIR, TO MATCH EXISTING, ALL ITEM DAMAGED DUE TO DEMOLITION AND NEW CONSTRUCTION.
17. EXCEPT AS OTHERWISE SPECIFICALLY NOTED, ALL ELEMENTS OF THE WO ARE INTENDED TO BE A COMPLETED PRODUCT, WHETHER SPECIFICALLY INCLUDED IN THE CONSTRUCTION DOCUMENTS OR NOT. ALL INCIDENTAL COMPONENTS NECESSARY FOR PROPER CONSTRUCTION (ADHESIVES, SEALANTS, BOND BREAK MATERIAL, ETC.) SHALL BE INCLUDED AND PROPERLY INSTALLED IN THE WORK.
18. EXCEPT AS OTHERWISE NOTED, CRAFTSMANSHIP SHALL ACHIEVE THE PUBLISHED STANDARDS OF RECOGNIZED CONSTRUCTION INDUSTRY ORGANIZATIONS. EXCEPT WHEN STRICTER TOLERANCES ARE REQUIRED B THE CONSTRUCTION DOCUMENTS, TOLERANCES SHALL ACHIEVE THOSE ESTABLISHED PUBLICATIONS. IN ALL CASES MINIMUM TOLERANCES SHAL ACHIEVE THOSE REQUIRED BY THE MANUFACTURER OF THE CONSTRUCT PRODUCT BEING INSTALLED.
19. WALL MOUNTED FIRE ALARM DEVICES SHALL BE RECESSED MOUNTED WI CONDUIT CONCEALED IN WALLS AND ABOVE CEILINGS.
20. PROVIDE SYNCHRONIZATION FOR AUDIO (SPEAKER) AND VISIBLE (STROB NOTIFICATION APPLIANCE DEVICES WHERE THERE ARE MORE THAN TWO DEVICES WITHIN A FIELD OF VIEW TO COMPLY WITH THE REQUIREMENTS NFPA 72.
21. ALL FIRE ALARM SYSTEM WIRING SHALL BE INSTALLED IN 3/4-INCH CONDUIT MINIMUM. CONDUCTORS FOR THE FIRE ALARM SYSTEM DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70. THE CONDUCTORS SHALL NOT BE INSTALLED IN CONDUIT, JUNCTION BOXES OR OUTLET BO WITH CONDUCTORS OF LIGHTING OR POWER SYSTEMS. THE SUM OF THE CROSS-AREAS OF INDIVIDUAL CONDUCTORS SHALL NOT EXCEED 40 PERCENT OF THE INTERIOR CROSS-SECTIONAL AREA OF THE CONDUIT.
22. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL NOT DRILL OR CUT IN EXISTING WOOD BEAMS.
23. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXA LOCATION OF CEILING MOUNTED FIRE ALARM SYSTEM DEVICES INCLUDING THE ROUTING OF CONDUIT ABOVE CEILINGS WITH LIGHT FIXTURES, CONDUITS, DUCTWORK, DIFFUSERS, PIPING AND ANY OTHER OBSTRUCTIO
24. ALL CEILING, FLOOR, AND WALL PENETRATIONS REMAINING AFTER REMO OF EXISTING AND INSTALLATION OF FIRE ALARM DEVICES AND EQUIPMEN SHALL BE FILLED AND SECURED WITH UL LISTED FIRE STOP MATERIAL I ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
25. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING ITEM DAMAGED IN CONJUNCTION WITH ALL WORK. THE F ALARM/ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CORE DRILLING, CUTTING, PATCHING, AND REFINISHING OF EXISTING WALLS, CEILINGS OR FLOORS AS REQUIRED IN THE CONTRACT SPECIFICATIONS. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL REPLACE ALL CEILING TILES DAMAGED IN CONJUNCTION WITH ALL WORK. ASSUME AT LEAST 25 PERCENT OF THE EXISTING CEILING TILES HANDLED SHALL NEED TO BE REPLACED DUE TO DAMAGE FROM ALL NEW WORK.
26. CEILING GRIDS SHALL NOT BE REMOVED. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL WORK THROUGH GRIDS OF SUSPENDED ACOUSTICAL TILE CEILINGS. THE FIRE ALARM/ELECTRICAL CONTRACTOR SHALL REMO CEILING TILES AS NEEDED, AND THE TILES SHALL BE REINSTALLED AT END OF EACH WORK SHIFT.
27. ALL FLOOR AND WALL PENETRATIONS SHALL BE CORE DRILLED AND SH BE COORDINATED WITH EXISTING STRUCTURAL SYSTEMS. TYPICAL EXIST FLOOR IS 6" THICK CONCRETE. TYPICAL WALL CONSTRUCTION IS GYPSU WALL BOARD WITH VINYL WALL PAPER OR PAINTED, CLAY TILE/BLOCK WALLS AND BRICK. PRIOR TO CORE DRILLING, THE FIRE ALARM/ELECTRI CONTRACTOR SHALL X-RAY OR GPR THE FLOORS.
28. PROVIDE ACCESS PANELS AS REQUIRED. SEE ELECTRICAL SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
29. THE TERM "PROVIDE" MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE.
30. THE ARCHITECT/ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE DISCOVERY OR REMOVAL OF ASBESTOS AND LEAD PAINT IN THIS PROJECT. MSA WILL RETAIN A COMPETENT CONSULTANT WITH KNOWLEDG AND EXPERIENCE IN THE DETECTION OF ASBESTOS AND LEAD PAINT TO DETERMINE WHETHER ASBESTOS AND LEAD PAINT IS PRESENT AT THE PROJECT SITE. MSA'S CONSULTANT WILL RECOMMEND METHODS FOR REMOVAL AND DISPOSITION OF ANY ASBESTOS AND LEAD PAINT. THE CONTRACTOR SHALL NOTIFY MSA IF ASBESTOS AND LEAD PAINT IS DISCOVERED OR SUSPECTED.

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Job No:	Date:	No.	Date	No.	Date
		1			
		2			

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All supply
Vents 50 CFM

All Return
Vents 50 CFM

PROPOSED FLOOR PLAN AC

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

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Job No:	Date:

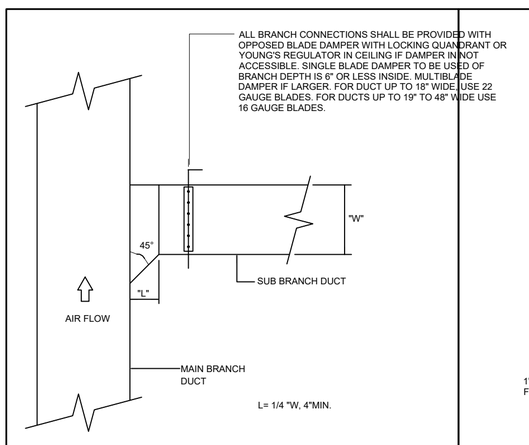
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2			

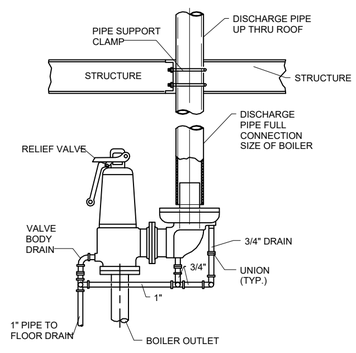
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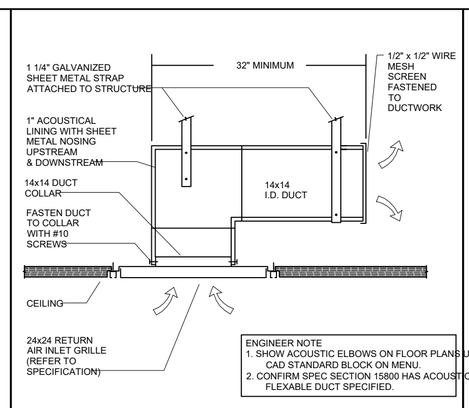
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1 BRANCH DUCT
NOT TO SCALE



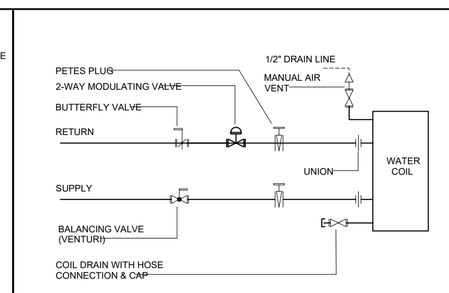
1 BOILER RELIEF VALVE
NOT TO SCALE



ENGINEER NOTE
1. SHOW ACOUSTIC ELBOWS ON FLOOR PLANS USING CAD STANDARD BLOCK ON MENU.
2. CONFIRM SPEC SECTION 15800 HAS ACOUSTIC FLEXABLE DUCT SPECIFIED.

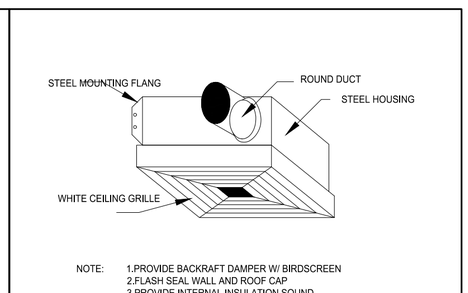
NOTES:
1. WHERE TIGHT CONDITION OBSTRUCTS INSTALLATION SHOWN, USE 24x24 RETURN AIR INLET GRILLE WITH 14" DIAMETER COLLAR AND 14" DIAMETER ACOUSTICAL FLEXIBLE DUCT APPROXIMATELY 4'-0" LONG. SUPPORT FLEXIBLE DUCT RIGIDLY IN PLACE.
2. PROVIDE WHERE SHOWN ON DRAWINGS.

1 ACOUSTIC ELBOW ON RA GRILLES
1/8" = 1'-0"



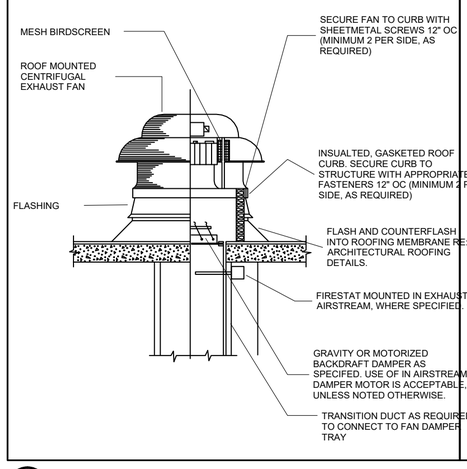
NOTE:
WATER PIPING SHALL BE SCHEDULE 40, ASTM-120 BLACK STEEL. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OR TYPE L HARD DRAWN COPPER TUBING. INSULATE ALL PIPING, VALVES, FITTINGS & ACCESSORIES WITH FIBERGLASS INSULATION (1" CHW, 1/2" DRAIN) WITH FACTORY APPLIED WHITE VAPOR BARIER, FACTORY APPLIED PRESSURE SENSITIVE TAPE CLOSURE SYSTEM AND MATCHING BUTT STRIPS. INSULATION SHALL BE MANVILLE MICRO-LOK APT, OWENS-CORNING ASJ/SSL OR CERTAINTEED SNAP-ON ASJ/SSL. INSTALL TEST PLUGS IN EASILY ACCESSIBLE LOCATIONS WITH MINIMUM OF 12" CLEARANCE IN FRONT.

1 2-WAY COIL PIPING DETAIL
1/8" = 1'-0"

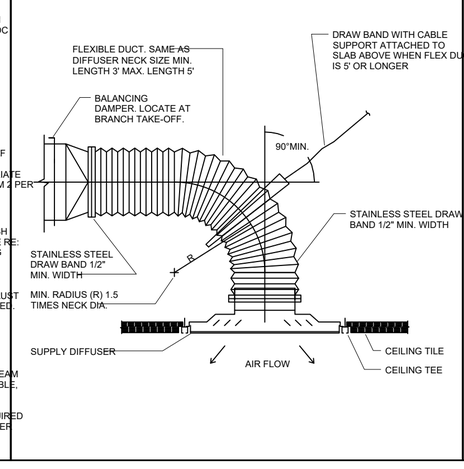


NOTE: 1.PROVIDE BACKRAFT DAMPER W/ BIRDSCREEN
2.FLASH SEAL WALL AND ROOF CAP
3.PROVIDE INTERNAL INSULATION SOUND INSULATION
4. SUPPORT FAN FROM STRUCTURE

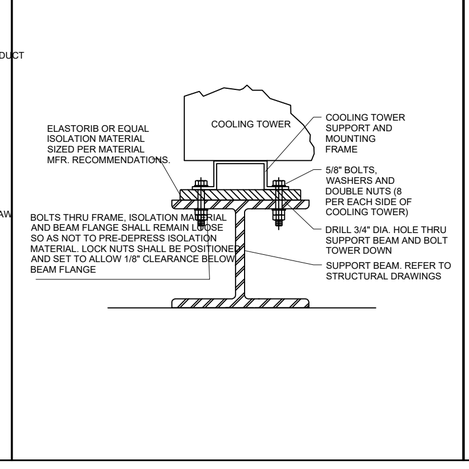
1 CABINET EXAUST DETAIL
1/8" = 1'-0"



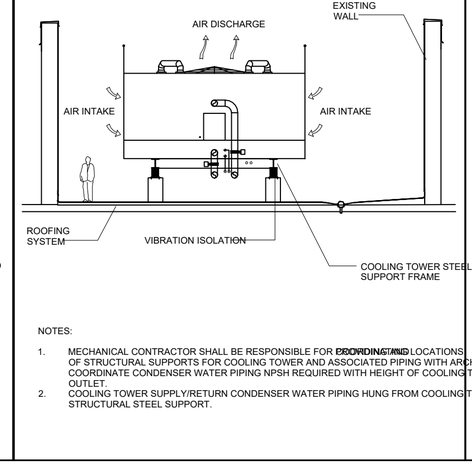
1 TYPICAL ROOF EXHAUST FAN
1/8" = 1'-0"



1 DIFFUSER CONNECTION DETAIL
1/8" = 1'-0"

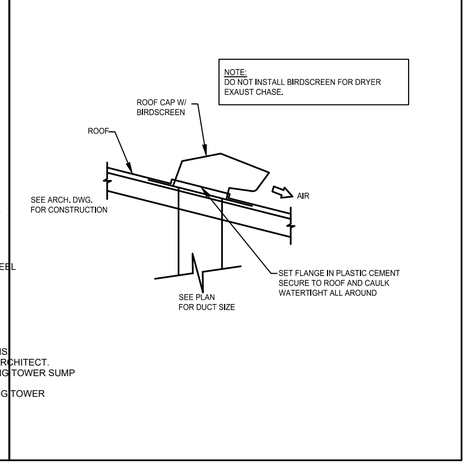


1 COOLING TOWER SUPPORT
NOT TO SCALE

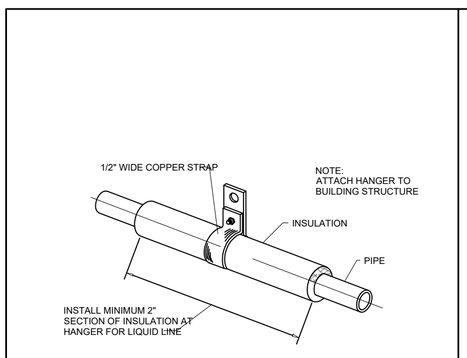


NOTES:
1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND LOCATIONS OF STRUCTURAL SUPPORTS FOR COOLING TOWER AND ASSOCIATED PIPING WITH ARCHITECT. COORDINATE CONDENSER WATER PIPING NPSH REQUIRED WITH HEIGHT OF COOLING TOWER SUMP OUTLET.
2. COOLING TOWER SUPPLY/RETURN CONDENSER WATER PIPING HUNG FROM COOLING TOWER STRUCTURAL STEEL SUPPORT.

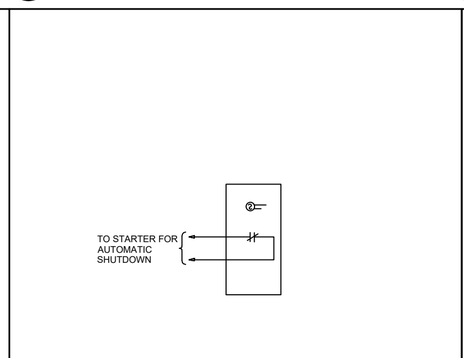
1 COOLING TOWER DETAIL
1/8" = 1'-0"



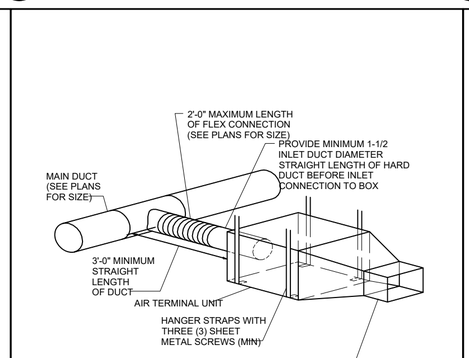
1 PITCHED ROOF CAP DETAIL
NTS



1 REFRIGERANT PIPING HANGER
NOT TO SCALE

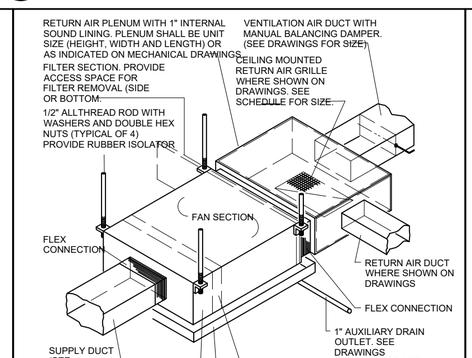


1 DUCT SMOKE DETECTOR WIRING FOR AHU SHUTDOWN
1/8" = 1'-0"

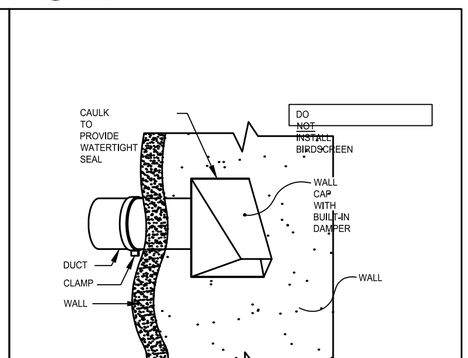


NOTE:
FLEXIBLE DUCTWORK SHALL NOT PASS THROUGH WALLS-TO-DECK.

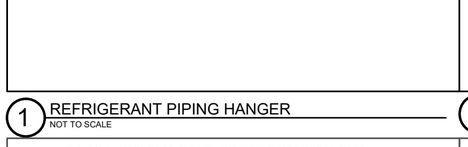
1 DUCT CONNECTION TO AIR TERMINAL UNIT
NOT TO SCALE



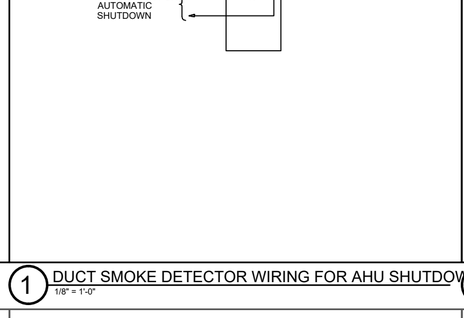
1 DUCT CONNECTION AT FAN COIL UNIT
NOT TO SCALE



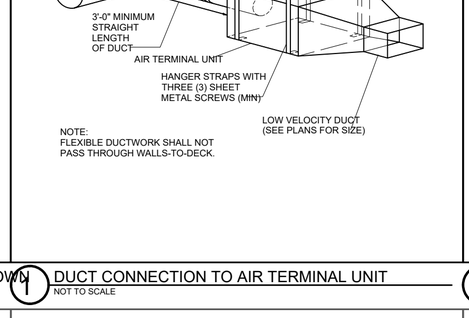
1 DRYER WALL CAP DETAIL
NTS



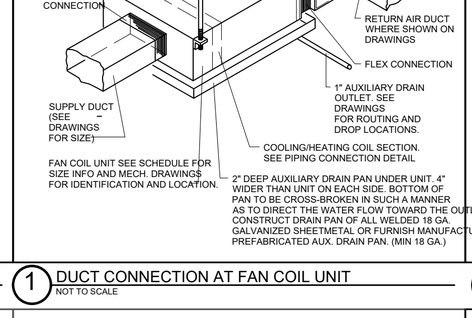
1 LOW PRESSURE DUCTWORK CONNECTION TO RETURN/EXHAUST GRILLE
NOT TO SCALE



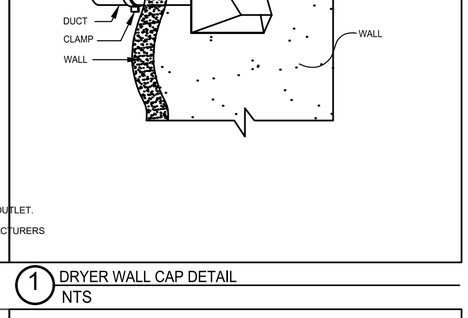
1 CEILING EXHAUST FAN
NOT TO SCALE



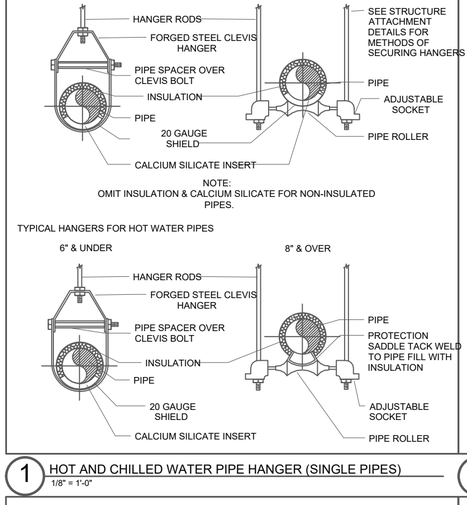
1 IN-LINE CIRCULATING PUMP
NOT TO SCALE

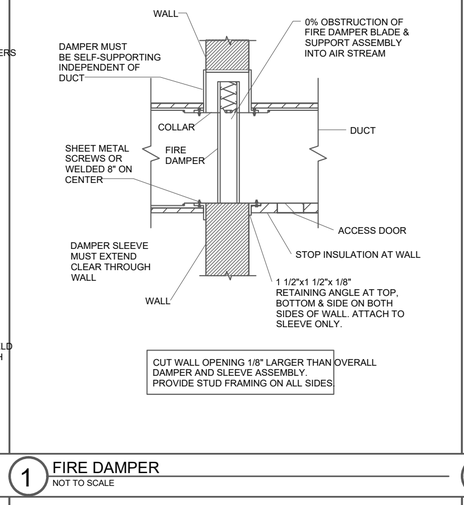


1 HOT WATER BOILER
NOT TO SCALE



1 PAD MOUNTED CONDENSING UNIT INSTALLATION DETAIL
NTS

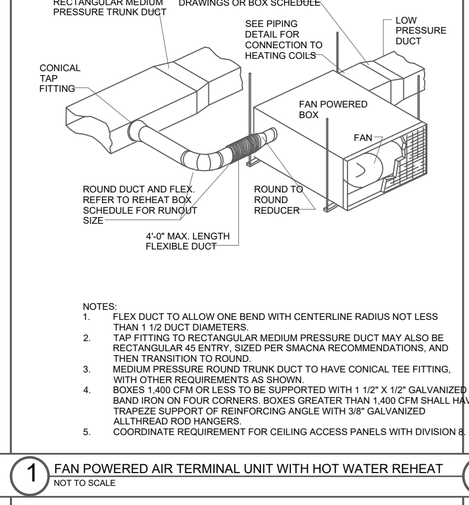




FLAT OVAL EQUIVALENT ROUND	
ROUND ⌀	FLAT OVAL INCHES
6"	4x9
7"	5x10
8"	6x11
10"	6x11
12"	7x20
14"	8x22
16"	8x30

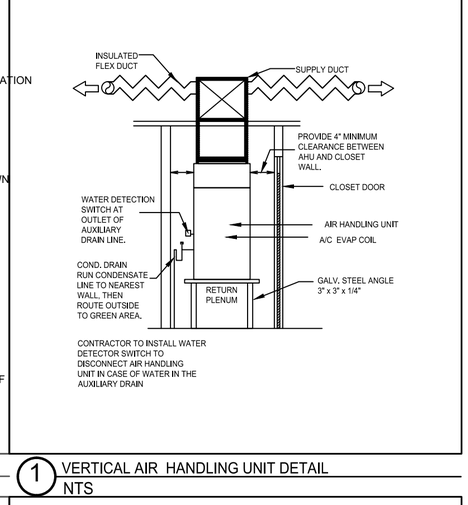
ROUND TAP TO RECTANGULAR MAIN (TAP LARGER THAN MAIN)

1 LOW PRESSURE BRANCH DUCT CONNECTIONS
1/8" = 1'-0"



NOTE:
1. PROVIDE ADEQUATE SEISMIC BRACING TO RESIST ALL LATERAL MOTION.
2. REFER TO SMACNA SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS.

1 IN-LINE FAN SUPPORT
1/8" = 1'-0"



1 TYPICAL CONDENSATE DRAIN TRAP DETAIL
NTS

Sheet 13 of 23
M2

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Job No:	Date:

Revisions

No.	Date	No.	Date
1			
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MECHANICAL SPECIFICATIONS

1. SCOPE OF WORK
A. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.

B. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH FLORIDA BUILDING CODE 2017, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.

C. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.

D. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.

2. PERMITS
A. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.

3. SHOP DRAWINGS
A. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT
TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL #
SUBMIT (5) FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY
LABELED.

4. FLEXIBLE TYPE DUCT
A. SHALL BE OF TWO ELEMENT SPIRAL CONSTRUCTION COMPOSED OF A #
CORROSION RESISTANT METAL SUPPORTING SPIRAL AND COATED FABRIC
WITH A MINERAL BASE. FLEXIBLE DUCT CONNECTORS SHALL BE
LISTED BY U.L., CLASS 1 DUCTS, AND SHALL HAVE A FLAME SPREAD
RATING NOT EXCEEDING 25 AND A SMOKE DEVELOPED RATING NOT
EXCEEDING 50.

B. CONTRACTOR SHALL BE CAREFUL SO AS NOT TO KINK OR COLLAPSE
FLEXIBLE DUCT.

5. REFRIGERANT PIPING
A. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN
ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND
IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY
POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH
ARMOUR-FLEX TYPE INSULATION.

B. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER
TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER.

6. DUCTWORK
A. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE
"NAIMA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW
VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.

B. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL AND VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.

C. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.

D. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED
THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.

E. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.

F. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.

G. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.

1. DRAINAGE PIPING (CONDENSATE)
A. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.

2. HVAC CONTROLS
A. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED,

3. ELECTRICAL
A. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.

4. PIPE SUPPORTS
A. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.

11. GAS PIPING
A. NOT USED

12. MISCELLANEOUS
A. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.

B. COORDINATE INSULATION OF ALL ROOF FLASHING AT ROOF PENETRATION.

C. DO NOT SCALE THE DRAWINGS FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.

D. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURER'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.

13. TESTING AND BALANCING
A. CONTRACTOR SHALL BALANCE AIR FLOWS IN ACCORDANCE - WITH PLANS.

14. GUARANTEE
A. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR
A PERIOD OF (1) ONE YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.

B. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

MECHANICAL NOTES

1. **DO NOT SCALE THE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.**
2. **COORDINATE EXACT LOCATION OF ALL DIFFUSERS AND RETURNS WITH ARCHITECTURAL REFLECTED CEILING PLAN.**
3. **ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING AND MECHANICAL CODE, NFPA-90A, AND LOCAL CODE AMENDMENTS.**
4. **ALL OUTSIDE AIR DUCTS OR INTAKES SHALL HAVE DAMPERS.**
5. **ALL VENTILATION DUCTS SHALL BE SHEET METAL, INSTALLED, SEALED AND SUPPORTED IN ACCORDANCE WITH THE LATEST EDITION OF "SMACNA" LOW VELOCITY DUCT CONSTRUCTION STANDARDS AND DETAILS ON THESE PLANS.**
6. **ALL EXHAUST DUCT SHALL BE SHEET METAL, INSTALLED, SEALED AND SUPPORTED IN ACCORDANCE WITH THE LATEST EDITION OF "SMACNA" LOW VELOCITY DUCT CONSTRUCTION STANDARDS AND DETAILS ON THESE PLANS.**
7. **AIR CONDITIONING SUPPLY & RETURN DUCTS SHALL BE FIBERGLASS, TYPE 800 EI INSTALLED, SEALED AND REINFORCED IN ACCORDANCE WITH THE LATEST EDITION OF "NAIMA" FIBROUS GLASS DUCT CONSTRUCTION STANDARDS AND DETAILS ON THESE PLANS. 0-1" STATIC PRESSURE CLASS, (+ / -), UNLESS OTHERWISE NOTED.**
8. **ALL AIR CONDITIONING DUCTWORK SHALL BE RIGID FIBERGLASS DUCT BOARD, INSTALLED IN ACCORDANCE WITH NAIMA, FIBROUS GLASS DUCT MANUAL. ALL DUCT IN ATTIC SPACE SHALL BE R-6.0 MINIMUM. DUCT WORK BETWEEN FLOOR OR CONDITIONED SPACE SHALL BE R - 4.2 MINIMUM. FLEX DUCT R - 4.2 / 6.0 SHALL BE USED IF THERE IS LIMITED SPACE.**
9. **REFRIGERANT PIPING SHALL BE COPPER, REFRIGERATION GRADE, SOFT TEMPER, SEALED AT THE MILL. INSULATE SUCTION PIPE INDOORS: WITH 3 / 8" IMCOA POLYOLEFIN INSULATION; OUTDOORS: 3 / 4" IMCOA POLYOLEFIN INSULATION. CIRCULATE DRY NITROGEN TROUGH PIPING WHEN SOLDERING. TEST FOR LEAKS PRIOR TO CHARGING SYSTEM WITH R- 22 REFRIGERANT.**
10. **CONDENSATE DRAINS SHALL BE SCHEDULE 40 PVC PIPING OR COOPER IF LOCATED IN A RETURN AIR PLENUM. INSOLATE WITH 1 / 2 " ARMAFLEX SELF - SEAL.**

HVAC LEGEND

X"ø	TYPICAL AIR DUCT UP / DOWN FLEXIBLE ROUND DUCT
	THROW PATTERN TYP.\
	EXHAUST FAN
	EXHAUST DUCT
	RETURN DUCT
	SUPPLY DUCT
FS	FIRESTAT
SD	SMOKE DETECTOR
T	THERMOSTAT NEW OR EXISTING
H	HUMIDISTAT
	SUPPLY AIR DIFFUSER
	RETURN AIR DIFFUSER
	ROUND DUCT
	CONCENTRIC REDUCER
A.H.U.	AIR HANDLING UNIT
C.U.	CONDENSING UNIT
EF	EXHAUST FAN
R.T.U.	ROOF TOP UNIT
U.D.	UNDER CUT DOOR 3 / 4"
A CFM	NEW SUPPLY / RETURN DIFFUSER SEE SCHEDULE
	NEW OR EXISTING TAP
X"ø	NEW FLEXIBLE ROUND DUST
	NEW DUCT WORK

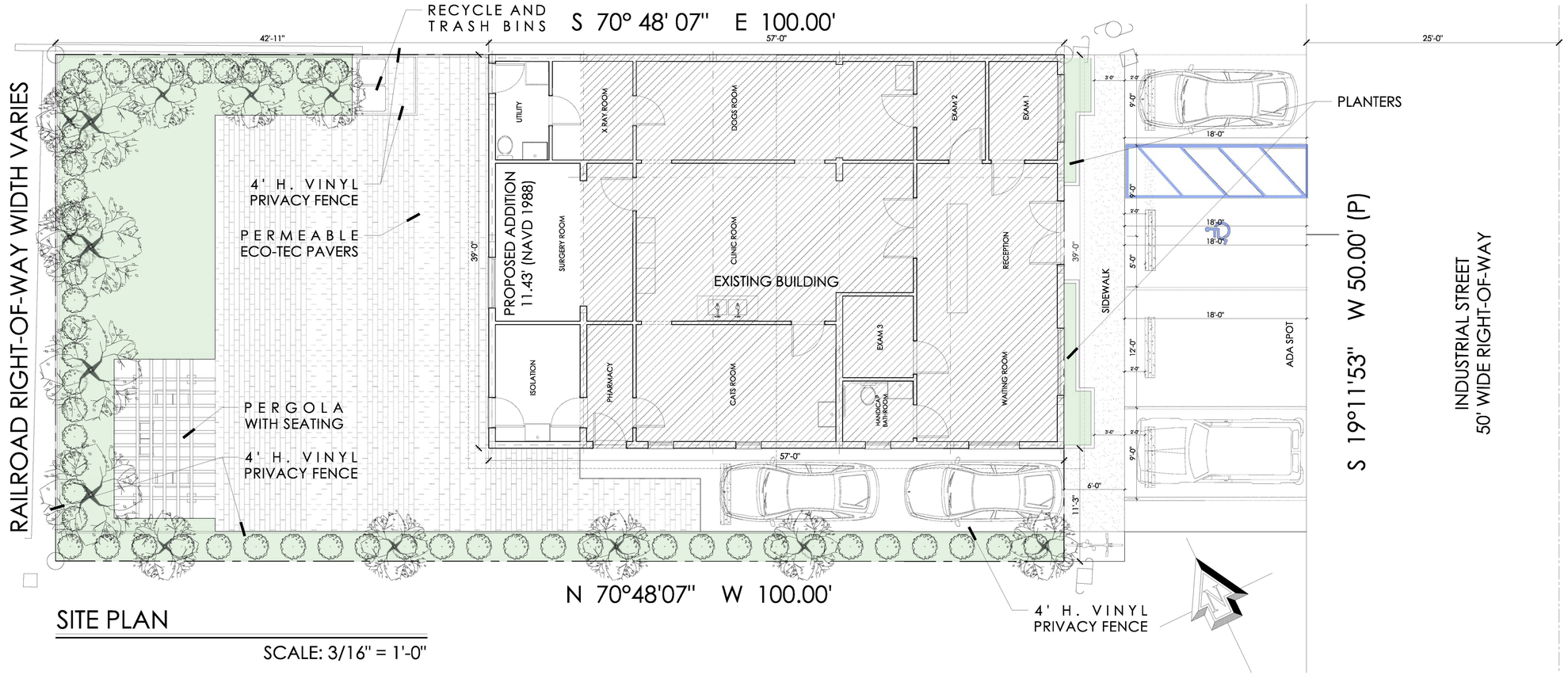
Dr. Haytham Mahmoud
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CGC # 1524574
CCC # 1332935
Phone: 239-405-5159
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HAMICI HAKIM + LOTFIA New Clinic
27950 INDUSTRIAL ST
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Date:

Revisions			
No.	Date	No.	Date
1			
2			

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Of
23



SITE PLAN

SCALE: 3/16" = 1'-0"

ROOM SCHEDULE		
ROOM NAME	AREA	OCCUPANCY
RECEPTION	226 SF	WAITING
WAITING ROOM	156 SF	WAITING
EXAM 1	66 SF	OUTPATIENT
EXAM 2	66 SF	OUTPATIENT
EXAM 3	56 SF	OUTPATIENT
HANDICAP BATHROOM	42 SF	BATHROOM
CLINIC ROOM	405 SF	OUTPATIENT
CATS ROOM	228 SF	OUTPATIENT
DOGS ROOM	267 SF	OUTPATIENT
PHARMACY	52 SF	OUTPATIENT
SURGERY ROOM	210 SF	OUTPATIENT
X-RAY ROOM	77 SF	STORAGE
UTILITY	51 SF	STORAGE
ISOLATION	96 SF	OUTPATIENT
TOTAL ROOM AREA	1,998 SF	

SHEET LIST:

G001: COVER SHEET/SITE PLAN
A101: PROPOSED FLOOR PLAN
A201: ELEVATIONS

DESIGN PARAMETERS

APLICABLES CODES:

BUILDING CODE= FLORIDA BUILDING CODE 2023 AND SECTION 1609
MECHANICAL CODE= FLORIDA BUILDING CODE 2023
PLUMBING CODE= FLORIDA BUILDING CODE 2023
ELECTRICAL CODE= NEC 2020
LIFE SAFETY CODE= NFPA ACCESSIBILITY CODE= FLORIDA BUILDING CODE, BUILDING 2023
ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2023
COMMERCIAL BUILDING CODE 2023

BASIC WIND SPEED: WV=170 ALT. 132 NOM.
RISK CAT.= 2
EXP = C
LOW-RISE BUILDING, ENCLOSED

BUILDING OCCUPANCY CLASSIFICATION:

- ☐ GROUP A - ASSEMBLY
- ■ GROUP B - BUSINESS
- ☐ GROUP D - DAY CARE CENTER
- ☐ GROUP E - EDUCATIONAL
- ☐ GROUP F -FAOCTORY INDUSTRIAL
- ☐ GROUP H - HAZARDOUS
- ☐ GROUP I - INSTITUTIONAL
- ☐ GROUP M - MERCANTILE
- ☐ GROUP R - RESIDENTIAL
- ☐ GROUP S - STORAGE
- ☐ GROUP U - UTILITY/MISC.

BUILDING OCCUPANCY CLASSIFICATION:

- ☐ TYPE I ☐ TYPE IV
- ☐ TYPE II ☐ TYPE V ☐ TYPE V-A
- ■ TYPE III ☐ TYPE VI ☐ TYPE V-B

EXPOSURE CATEGORY:

- ☐ A ■ C
- ☐ B ☐ D

WINDBORNE DEBRIS REGION:

- ☐ NO
- ■ YES

- ☐ IMPACT RESISTANT GLAZING
- ☐ IMPACT RESISTANT COVERING
- ■ COMBINATION OF IMPACT RESISTANT GLAZING / COVERING

INTERNAL PRESSURE COEFFICIENTS:

- ☐ 0.00 (OPEN)
- ■ + 0.18, -0.18 (ENCLOSED)
- ☐ + 0.55, -0.55 (PARTIALLY ENCLOSED)

NOTE:
PROTECTION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS. ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 AIR CONDITIONING MUST BE ELEVATED TO AT LEAST BASE FLOOR ELEVATION PLUS 1 FOOT. ALL EQUIPMENT MUST BE LOCATED AT OR ABOVE BFE+1

FEMA: FLOOD INFORMATION

F.I.R.M. Date: 11/17/2022
Flood Zone: X-500
Crown of road: 11.09'
Existing Elevation: 11.43' (NAVD)
Proposed Elevation: 11.43' (NAVD)
Community: 12071C_12740
Panel: 12071C0658G
Suffix: F

ThinLine GROUP DESIGN OFFICE 239.316.4100

Data: DECEMBER 2025
Designed by: ThinLine Group LLC
Drawn: C.K. Check by: CAB
Scale: 3/16" = 1'-0"

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND CONFIRM THE DESIGN OF THIS STRUCTURE, VERIFYING DIMENSIONS AND DETAILS THAT CONTRIBUTE TO OWNER SPECIFICATIONS.
ANY DISCREPANCIES ARE TO BE RELAYED TO DESIGNER AND ENGINEER OF RECORD. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY & ALL COSTS RELATED TO CORRECTIONS OF THE PLANS.

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239 405 5159 Pe.Gc.3Da@Gmail.com
OSHA Trainer CSU Professor
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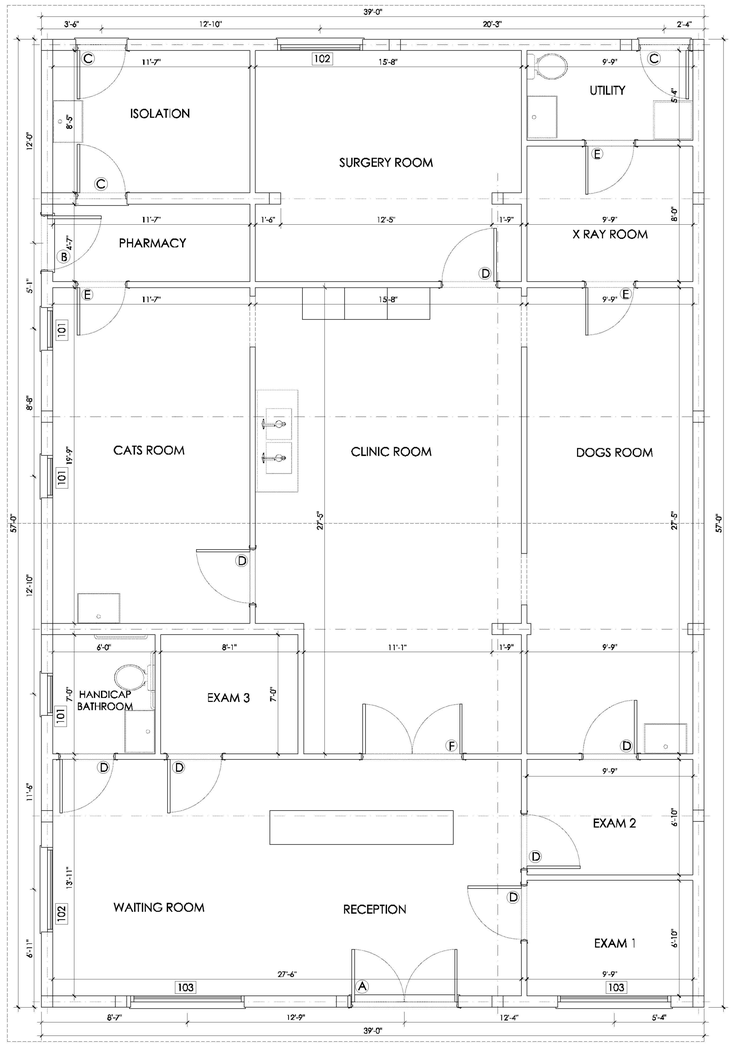
Sign & Seal

Location: PROPOSED ADDITION/ALTERATION 27950 INDUSTRIAL STREET BONITA SPRINGS, FL, 34135

Revision

Page: G001

COVER SHEET/SITE PLAN



PROPOSED FLOOR PLAN

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

WINDOW SCHEDULE

NO.	STYLE	SIZE		MATERIAL	PROTECTION	REMARKS
		WIDTH	HEIGHT			
101	SINGLE HUNG	30"	46"	ALUM.	IMPACT	
102	SINGLE HUNG	60"	46"	ALUM.	IMPACT	
103	SINGLE HUNG	80"	60"	ALUM.	IMPACT	

DOOR SCHEDULE

NO.	STYLE	SIZE		MATERIAL	PROTECTION	REMARKS
		WIDTH	HEIGHT			
A	DOUBLE SWING-EXT	6'-4"	6'-8"	FIBERGLASS	IMPACT	w/glass insert
B	SWING DOOR-EXT	3'-4"	6'-8"	FIBERGLASS	IMPACT	
C	SWING DOOR-EXT	3'-0"	6'-8"	FIBERGLASS	IMPACT	
D	SWING DOOR	3'-4"	6'-8"	FIBERGLASS		
E	SWING DOOR	3'-0"	6'-8"	FIBERGLASS		
F	DOUBLE SWING	6'-0"	6'-8"	FIBERGLASS		

ThinLine GROUP
DESIGN OFFICE
239.315.4100

Data
DECEMBER 2025

Designed by
ThinLine Group LLC

Drawn: C.K.
Check by: CAB

Scale
1/4" = 1'-0"

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Sign & Seal

Location
PROPOSED ADDITION/ALTERATION
27950 INDUSTRIAL STREET
BONITA SPRINGS, FL, 34135

Revision

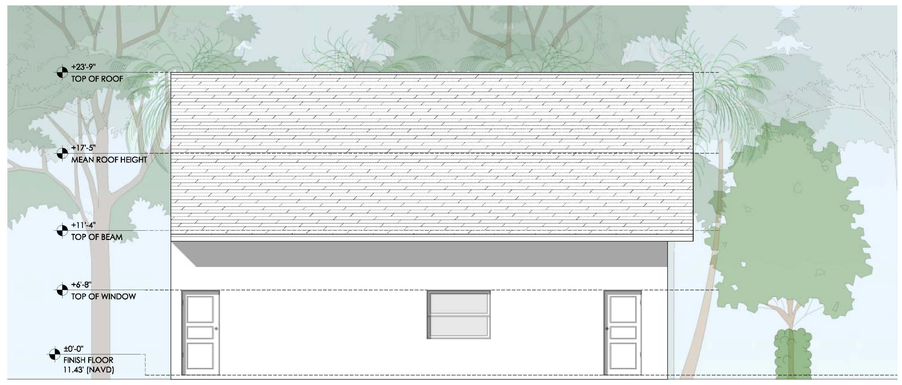
A101

Page
PROPOSED FLOOR PLAN



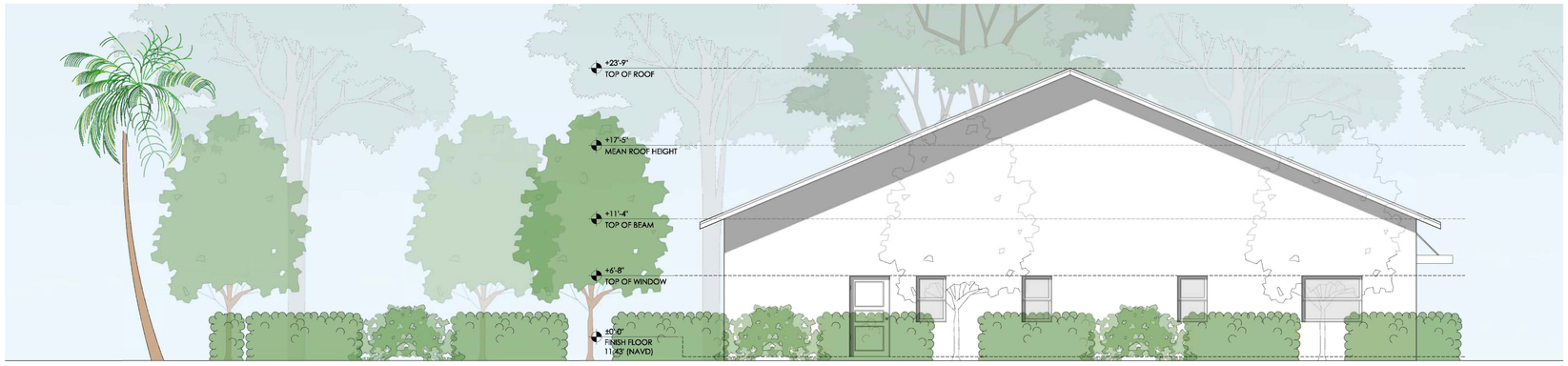
FRONT ELEVATION

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



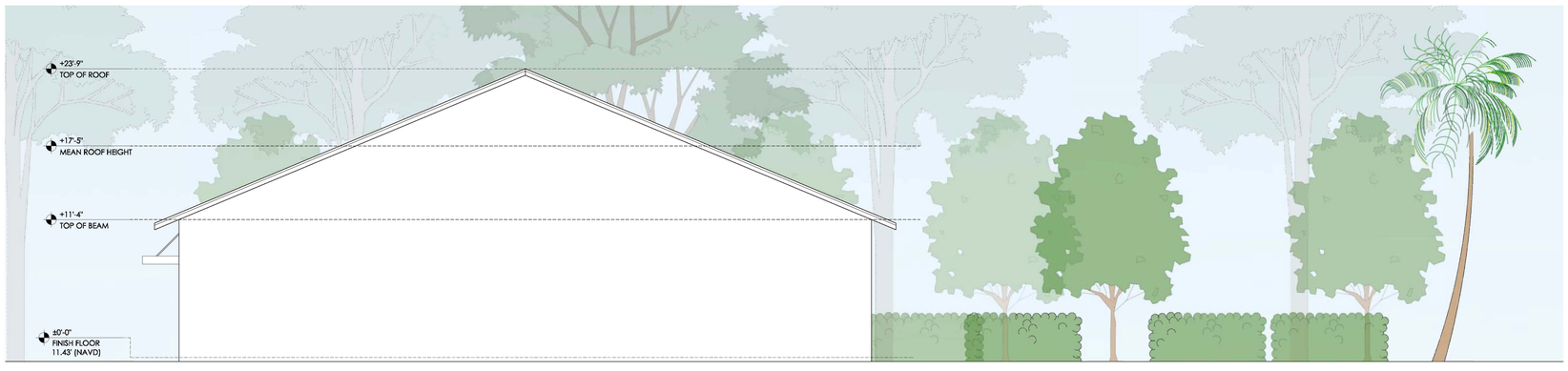
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

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Scale
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Location

PROPOSED
ADDITION/ALTERATION
27950 INDUSTRIAL STREET
BONITA SPRINGS, FL, 34135

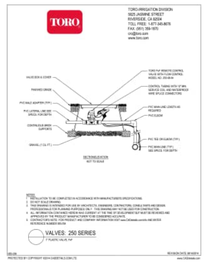
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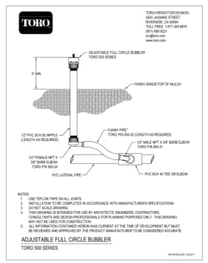
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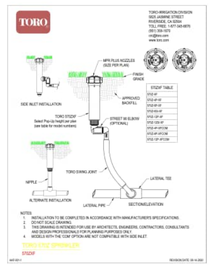
ELEVATIONS

1" Toro electric valve or equal installed
in 10" amtex valve box as shown in diagram



Toro 570 TFB 100 PC
Adjustablefull circle Bubbler

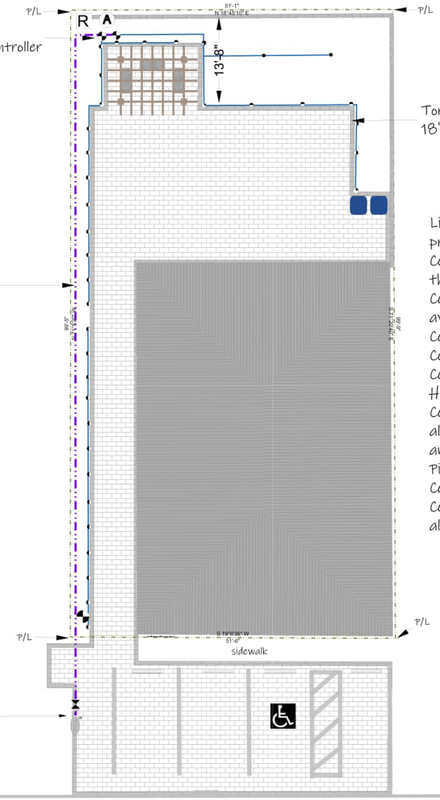




3/4" Vacum Breaker
1 1/4" Backflow Preventer
1/1/4" Brass Shut off valve
1" Water Meter by other

Mini-Clik Rain Sensor
3 - 1" Control Valves
6 station Hunter X-2 Controller
with moisture sensor

1 1/4" PVC sch 40
Main Line



overhead powerlines

*Note to Contractor

Licensed Contractor shall obtain permits and
provide proof of insurance.
Contractor responsible for obtaining locations of utilities
through no cuts.
Contractor shall guarantee 100 % coverage to all landscape areas
avoiding any contact to buildings, walks and drives.
Contractor to install or locate chaseways
Contractor to gaurantee all parts and labor from 1 year of installation.
Contractor may substitute heads, valves and controller with Rainbird,
Hunter or Toro.
Contractor will use sch 40 1 1/4" PVC for main line
all heads on poly tube swing arms. pipe to heads will be 1" sch 160 PVC
and 3/4" for laterals and planters
Pipe sizing will be sized as to prevent water flow less than 5fps
Contractor shall keep site clean and safe
Contractor will provide an asbuilt to owner
along with a written guarantee upon completion

START 100' R.O.W.

INDUSTRIAL STREET 50' WIDE RIGHT OF WAY

BONITA BEACH RD 100' RIGHT OF WAY

overhead powerlines

Landscaping Betterment & Irrigation Plans
Hakim Hamici
27950 Industrial St.
Bonita Springs FL 34125
Landscape Design by C. Michael Vance refined 1/26/26

Dr. Haytham Mahmoud
PE # 78453
CGC # 1524574
CCC # 1332935
Phone: 239-405-5159
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HAMICI HAKIM + LOTFIA New Clinic
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Revisions			
No.	Date	No.	Date
1			
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Sheet
LS1
18
Of
23

(4) Florida Royal Palm
Roystonea regia

(16) Bahama senna
Senna mexicana var. chapmanii

(6) Pigeon Plum
Coccoloba diversifolia

(33) Small Leaf Clusia
Clusia guttifera

Railroad easments vary here

(28) Small Leaf Clusia
Clusia guttifera

(225) Ecoturf Perennial Peanut
Arachis hypogaea

(3) Green Buttonwood
conocarpus erectus

Pergola With Seating

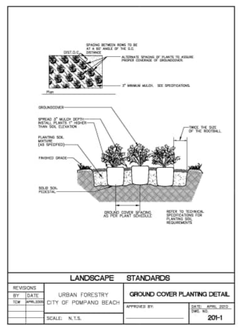
Permeable Eco - Tec Pavers

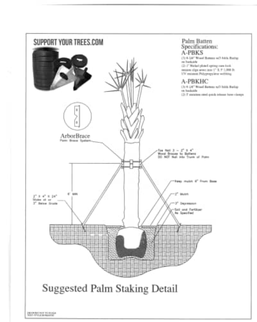
4' Vinyl privacy fence
Recycle and Trash Bins

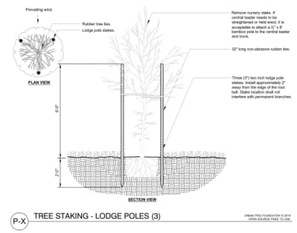
Bicycle Parking

overhead powerlines

*NOTES Contractor to call No Cuts 811 for utilities location
All exotic vegetation to be removed and property maintained to prevent future infestation. all Plant materials are Native to Florida. Royal Palms and trees must be Florida Fancy All other plant materials to be grade # 1 or better. All Plant materials to be protected while transporting and in holding areas.Mulch should be grade A coco brown 3" thick.







START 100' R.O.W.

INDUSTRIAL STREET 50' WIDE RIGHT OF WAY

BONITA BEACH RD 100' RIGHT OF WAY

Symbol	Qty	Common	Botanical	Size
	16	Bahama senna	Senna mexicana var. chapmanii	24" minimum
	227	Ecoturf Perennial Peanut	Arachis hypogaea	1 gallon full to pot
	4	Florida Royal Palm	Roystonea regia	8 ft GW 20' oa
	3	Green Buttonwood	conocarpus erectus	10' x 4 with 2" cal
	6	Pigeon Plum	Coccoloba diversifolia	10' x 4' with 2" cal
	60	Small Leaf Clusia	Clusia guttifera	24" full

*Total Space 6,005.3
total green space 943.3
15.70%

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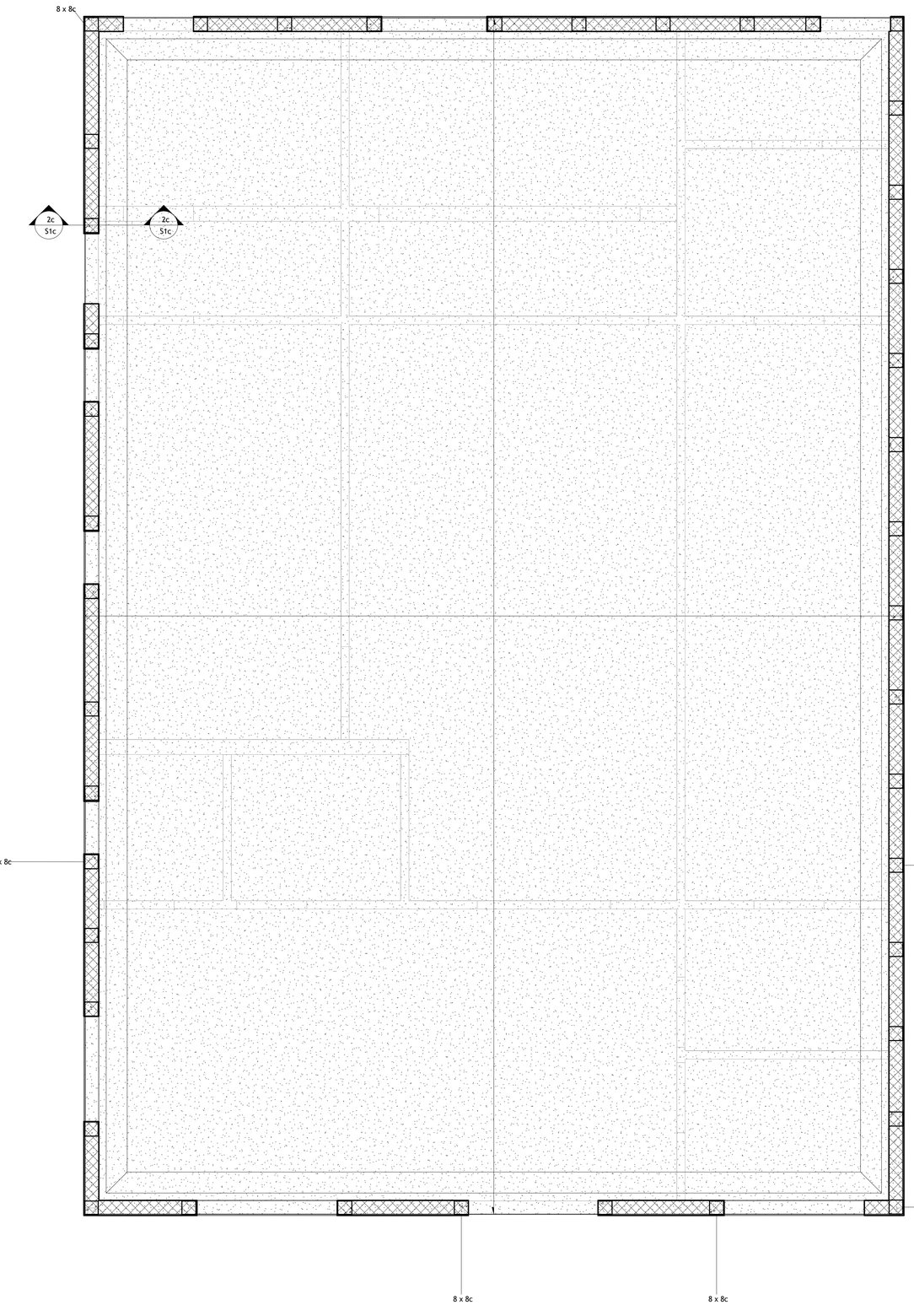
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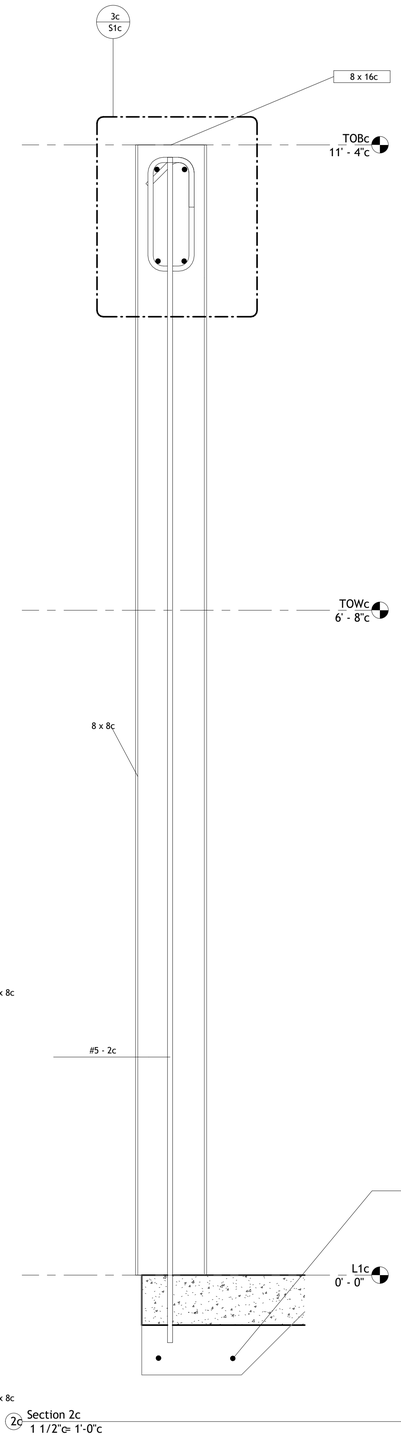
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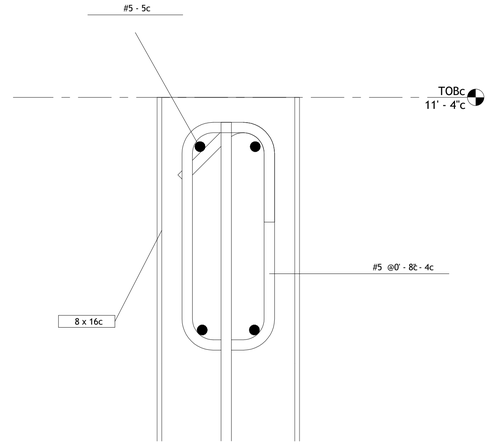
Sheet
LS2
19
Of
23



1c First Floor Structural Framing Planc
3/8"c= 1'-0"c



2c Section 2c
1 1/2"c= 1'-0"c



3c Section 2 - Callout 1c
3" = 1'-0"

DR. HAYTHAM MAHMOUD, 9
PE, CGC, CCC9
PE # 784539
CGC # 15245749
CCC # 13329359

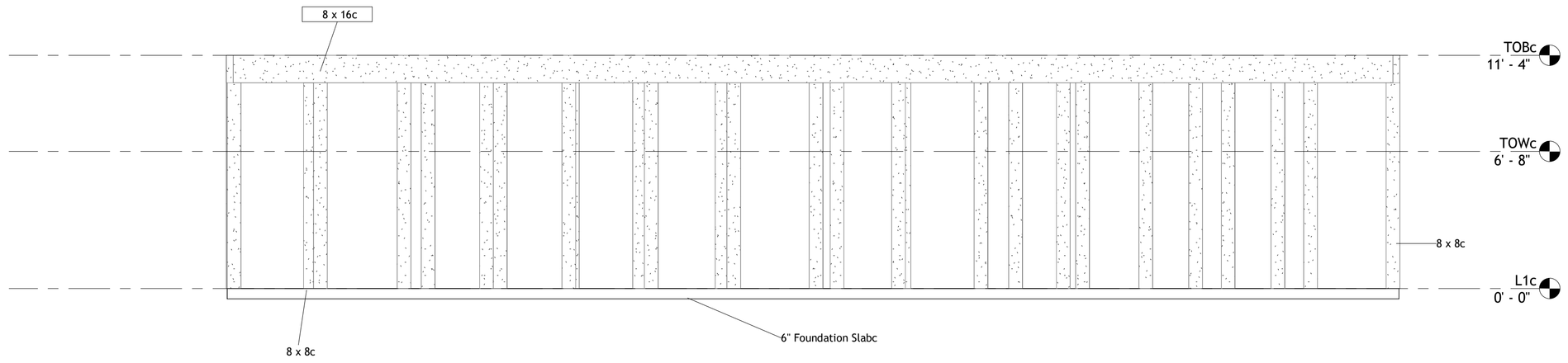
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HAKIM + LOFTIA9
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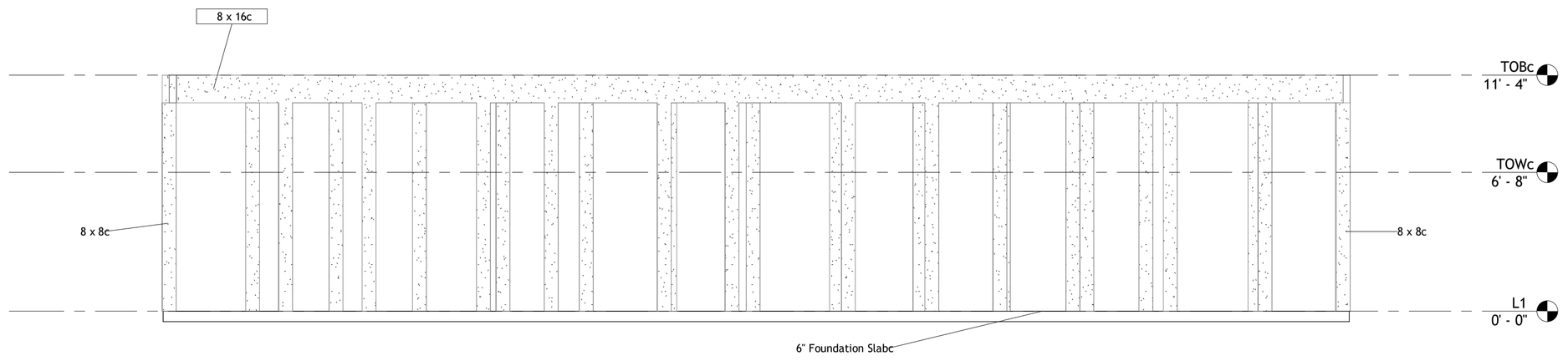
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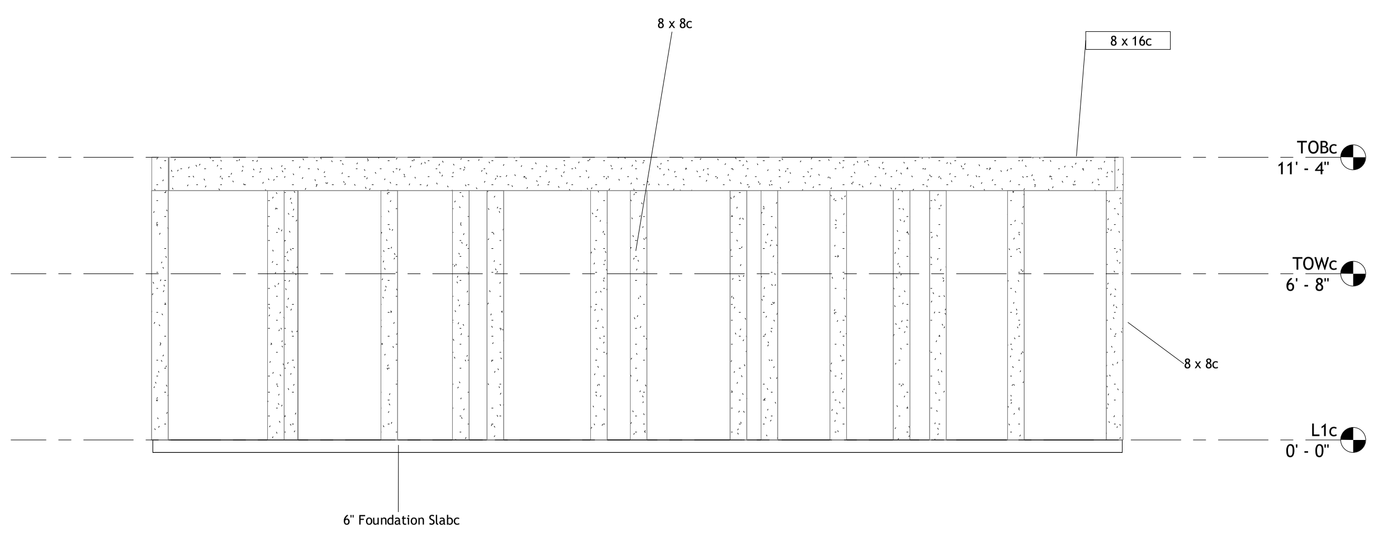
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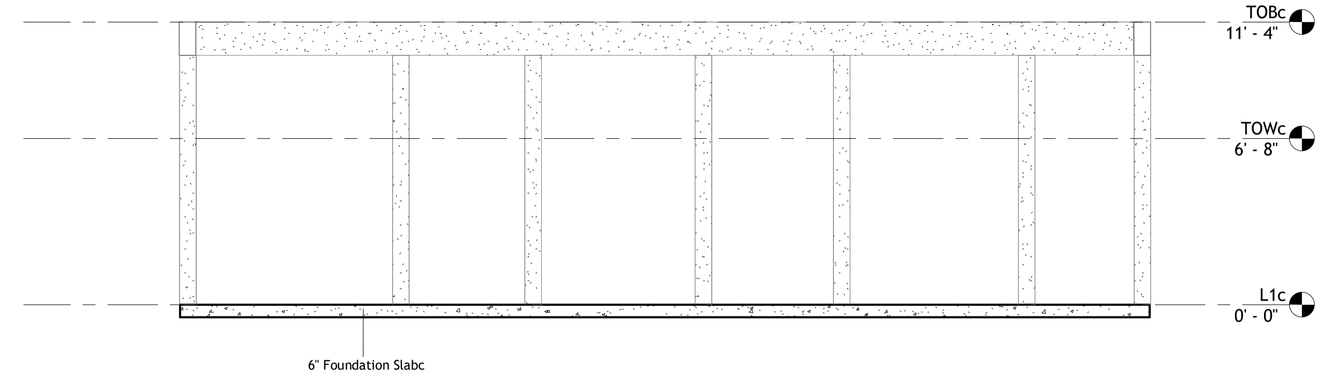
1c East Architectural Building Elevationc
1/4" = 1'-0"



4c West Architectural Building Elevationc
1/4" = 1'-0"



3c South Architectural Building Elevationc
1/4" = 1'-0"



2c North Architectural Building Elevationc
1/4" = 1'-0"

TABLE 1609.3.1WIND SPEED CONVERSIONS											
V_{ult}	100	110	120	130	140	150	160	170	180	190	200
V_{asd}	78	85	93	101	108	116	124	132	139	147	155

For SI: 1 mile per hour = 0.44 m/s.
a.Linear interpolation is permitted.
b.Vasd = nominal design wind speed applicable to methods specified in Exceptions 1 through 5 of Section 1609.1.1.
c.Vult = ultimate design wind speed determined from Figure 1609.3(1), 1609.3(2), 1609.3(3) or 1609.3(4).

GENERAL NOTE

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND CONFIRM THE DESIGN OF THIS STRUCTURE VERIFYING DIMENSIONS AND DETAILS THAT CONTRIBUTE TO OWNER SPECIFICATION, ANY DISCREPANCIES ARE TO BE RELAYED TO DRAFTSMAN AND OR ENGINEERING COMPANY PRIOR TO ANY WORK BEING EXECUTED. FAILURE TO DO SO PLACES THE COMPLETE RESPONSIBILITY ON THE GENERAL CONTRACTOR FOR ANY ISSUES THAT MIGHT ARISE WITH CONSTRUCTION OR WITH COUNTY OR CITY REJECTIONS.

- THE EXISTING STRUCTURE IS ADEQUATE TO SUSTAIN LOADS GENERATED FROM NEW ADDITION. THE NEW CONSTRUCTION COMPLIES WITH FBC 2017 SECTION 1003 TO INCLUDE EXISTING BUILDING CODE.

GLASS NOTE

ALL MITERED OR BUTT GLAZING SHALL BE SECURED WITH AN APPROVED STRUCTURAL SILICONE ADHESIVE AS RECOMMENDED BY THE MANUFACTURER REFER TO THE ATTACHED SPEC. FOR AN APPROVED SEALANT.

TYPICAL DOOR NOTES

- ALL EXTERIOR DOORS SHALL BE 1-3/4" - ALL INTERIOR DOORS SHALL BE 1-3/8" UNLESS OTHERWISE NOTED OR SELECTED BY OWNER.

GLASS NOTE

ALL GLASS IN WINDOWS OR DOORS THAT ENCROACH BELOW 60" FROM FINISHED FLOOR MUST COMPLY WITH FBC 2406.3 AND FBC R308.4 TEMPERED GLASS IN HAZARDOUS LOCATIONS

SQ. FT. AREA

First Floor Under Air	4001 SF
Second Floor Under Air	1051 SF
Garage	1503 SF
Patio	393 SF
Balcony	306 SF
Stairs	139 SF
TOTAL AREA	7393 SF

FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL HAVE A MIN. EXTREME FIBER STRESS IN BENDING (FB)=1200 PSI
3. UNLESS NOTED OTHERWISE THE FOLLOWING MIN. LUMBER GRADES SHALL BE USED:
A= STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE-#2 OR BETTER
B= STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE-STUD GRADE
C= STRUCTURAL JOISTS AND PLANKS SIZE 2" TO 4" THICK X 5" AND WIDER -#2 OR BETTER.
4. PLYWOOD SHEATHING SHALL BE APA STRUCTURAL,1 GROUP,1 SIZE AND SPAN RATED AS SHOWN. NAIL W/8D NAILS 6" OC. ALONG PANEL EDGES AND 12" OC. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SUITED FOR EACH APPLICATION.
7. ALL METAL CONN. AND FABRICATIONS SHALL COMPLY WITH AISC SPECS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PRE-FABRICATED TRUSSES SHALL COMPLY WITH NFPA FOR WOOD CONSTRUCTION, TPI DESIGN SPECS. FOR METAL PLATE CONNECTED WOOD TRUSSES AND AITC 100,
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANFG. ENGINEER.
11. CONTRACTOR SHALL CORRELATE W/TRUSS MANF. TO ENSURE ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUF. SHALL SUBMIT SHOP DRAWINGS TO CONTRACTOR AND DESIGNER FOR REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND VERIFICATION.
13. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76

GENERAL NOTES:

1.IT IS THE INTENT OF THE DESIGNER THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER BEFORE COMMENCING WORK. THE DESIGNER'S RESPONSIBILITIES EXTEND ONLY TO CHANGING THE DRAWINGS AND UP TO THE VALUE OF SAID DRAWINGS.
3. THE CONTRACTOR SHALL SUPPLY,LOCATE, AND BUILD INTO THE WORK ALL INSERTS,ANCHORS, ANGLES,PLATES,OPENINGS,SLEEVES,HANGERS, SLAB DEPRESSIONS,AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN

5c Windc
3/8" = 1'-0"

DR. HAYTHAM MAHMOUD, 9
PE, CGC, CCC9
PE # 784539
CGC # 15245749
CCC # 13329359

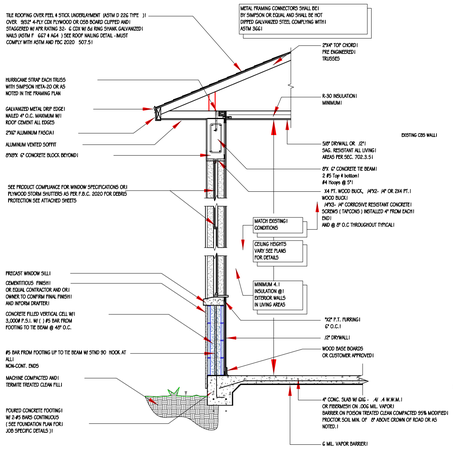
GLOBAL GUARANTEED GOODS & SERVICES INC.9
29002 Alessandria cir. Bonita Springs, Fl. 34135
Phone: 239-405-5159
PE.Gc.3Gs@Gmail.com

HAKIM + LOFTIA9
27950 INDUSTRIAL ST BONITA SPRINGS
FL 34135

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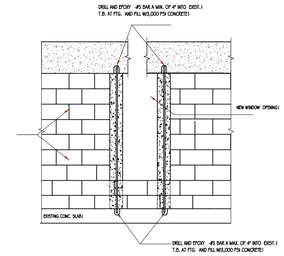
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TYPICAL ANTILEVERED WALL SECTION I

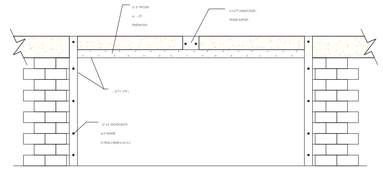
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NEW WINDOW OPENING DETAIL I

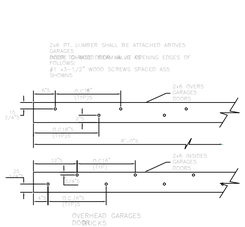
AT MASONRY WALL I

SCALE: N.T.S.



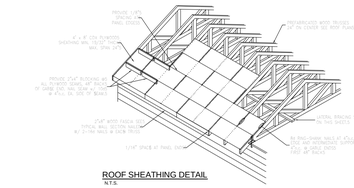
OVERHEAD DOOR BUCKS

SCALE : N.T.S. I



OVERHEAD GARAGE DOOR I BUCKS ATTACHMENT

SCALE : N.T.S. I



ROOF SHEATHING DETAIL

N.T.S.

Roof Sheathing Notes5

Roofed roof sheathing shall have a net thickness of not less than 15/32 inch for spans 24 inches or less and 19/32 inch for spans more than 24 inches, when the span is not more than 24 inches, when these supports are spaced not more than 24 inches on center and shall have two or more spans with their grain perpendicular to supports. Roof sheathing shall be continuous over two or more supports and shall be end matched or supported by framing members or blocking to support panel edges, with edge clips and spacing in accordance with manufacturer's specifications. For a distance of least four feet from each gable end, the allowable spans for wood panel sheathing identified in Table R 803.2 Footnote [b] shall be used. Fastening of roof sheathing shall be in accordance with Table R 602.3(3). Wood structural panels shall be identified by the grade mark or certificate of inspection issued by an approved agency. Sheathing shall be installed with its long dimension at right angles to rafters or trusses and shall be continuous over two spans. Sheathing ends shall occur over framing members and shall be staggered or shall be supported by framing members or blocking. Sheathing panel edges shall be spaced 1/8 inch apart. Sheathing panels shall be installed with the face grain perpendicular to supports and shall be continuous over two spans. Sheathing panels shall be staggered or shall be supported by framing members or blocking. Sheathing panel edges shall be spaced 1/8 inch apart. Roof sheathing panels shall be installed with the face grain perpendicular to supports and shall be continuous over two spans. Roof sheathing panels shall be staggered or shall be supported by framing members or blocking. Roof

1. STRUCTURAL GENERAL NOTES:

A. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OD ANY FIELD CONDITIONS WHICH MAY NOT BE IN ACCORDANCE WITH THE DESIGN CONDITIONS AND CRITERIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONSTRUCTION SAFETY. REFER TO ARCHITECTURAL PLANS FOR FINISHED FLOOR ELEVATIONS, SLOPES, STEPS AND RECESS. REFER TO THE MECHANICAL AND MECHANICAL SLEEVES AND OPENINGS. THE ARCHITECT & ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURE OR THE SAFETY PRECAUTIONS INCIDENT THERETO.

B. STRUCTURAL DRAWINGS SHALL BE COORDINATED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

C. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYP. AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE DIFFERENT DETAIL IS SHOWN.

D. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE EFFECTED PART OF THE WORK.

E. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETHING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.

F. THE CONTRACTOR SHALL SUPPLY THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND 'SLAB ON GRADE' THICKNESS TO HANDLE CONSTRUCTION LOADS.

2. CODES

FBC 2020

ROOF LOADS:

TOP CHORD LIVE LOAD	=	30 PSF
TOP CHORD DEAD LOAD	=	20 PSF
BOTTOM CHORD LIVE LOAD	=	10 PSF
BOTTOM CHORD DEAD LOAD	=	10 PSF
TOTAL ROOK LOADS	=	70 PSF

FLOOR LOADS:

LIVE LOAD	=	40 PSF
SUPER IMPOSED DEAD LOAD	=	25 PSF
TOTAL FLOOR LOADS	=	65 PSF

WIND LOADS:

A. CHAPTER 6 OF ASCE 7-22
B. HIGH VELOCITY HURRICANE ZONE
C. ENCLOSED BUILDING
D. WIND SPEED - 3 SEC. GUEST, 170 MPH @ 25'-0" A.F.G.
E. EXPOSURE: CATEGORY 'C'
F. IMPORTANCE FACTOR = 1.0
G. COMPONENT & CLADDING: H 60'-0"
INTERNAL PRESSURE COEFFICIENT = +/- 0.18
H. MRH = 35'-0"
I. DESIGN PRESSURE:

ZONE 4 & 5	- (+) 68.6 PSF
ZONE 4	- (-) 63.3 PSF
ZONE 5	- (-) 71.0 PSF

4. DESIGN LIVE LOAD:

APARTMENT / RESIDENTIAL:	40 PSF
STAIRS, CORRIDORS:	100 PSF
BLACONIES:	60 PSF
ATTICS WITH STORAGE:	30 PSF
BATH TUB AREAS:	60 PSF

5. CONCRETE:

A. CONCRETE DESIGN PER ACI.318.08 CONCRETE SHALL ATTAIN THE FOLLOWING STRENGTHS IN 28 DAYS. W/C = 0.5, SLUMP = 5" ± 1

B. FOUNDATIONS:	4,000 P.S.I.
SLAB ON GRADE:	4,000 P.S.I.
COLUMNS:	3,000 P.S.I.
2nd FLOOR CONCRETE BEAMS:	4,000 P.S.I.
2nd FLOOR BEAMS & ROOF BEAMS:	3,000 P.S.I.
STRUCTURAL SLABS:	4,000 P.S.I.

ALL CONCRETE WORK SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRE

COLUMNS:	1.50"
SLABS NOT EXPOSED TO THE WEATHER:	0.75"
SLABS EXPOSED TO THE WEATHER:	1.50"

E. CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT FOR REVIEW OF A/E, CONCRETE SLUMP SHALL NOT EXCEED 5" +/- 1" PRIOR TO THE ADDITION OF PLASTICIZER

F. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENT OF ACI-301 AND ASTM C-94 FOR MEASURING, MIXING,TRANSPORTING, ECT. CONCRETE TICKETS SHALL BE WHEN TIME STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED INTO MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY SUCH THAT THE BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL BE DISCARDED. ITS SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNERS REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH ABOVE.

6. REINFORCING STEEL NOTES:

G. REBAR SHALL BE ASTM A-615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 X BAR #, UNLESS OTHERWISE NOTED UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW.

H. PROVIDE 36" x 36" CORNER BARS LAPPED AND TIED TO EACH BEAM REBAR, TYPICAL AT ALL CORNERS. THESE CORNER BARS SHALL BE THE SAME SIZE AS LONGITUDAL BEAM BARS. SEE DETAIL FOR ADDITIONAL INFORMATION.

I. WELDED WIRE MESH SHALL BE ASTM A-185, GRADE S5, FREE FROM OIL, SCALE AND RUST, AND SHALL BE PLACED IN ACCORDANCE WITH ACI TYPICAL DETAILS MINIMUM LAP SHALL BE ONE SPACE PLUS 2"

7. MASONRY NOTES:

A. THE UNIT MASONRY AND REINFORCING IS DESIGNED IN ACCORDANCE WITH AIC 530/530.1-05, TMS 402-05, ACI530-05, ASCE5-05 BUILDING CODE REQUIREMENTS. ALL THE MASONRY UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION TMS602-05, ACI530.1-05, ASCE6-08.

B. CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90 (f'm=1500 psi)

C. TYPE 'S' MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-207. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS THAT ARE TO BE FILED. ALLOW MIN. 72 HOURS MORTAR TO CURE PRIOR TO GROUTING CELLS.

D. BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.

E. ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.

F. THE MINIMUM CONTINUOUS UNOBSTRUCTED CELL AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 2"x3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO GROUTED.

G. HORIZONTAL MORTAR JOINTS SHALL BE REINFORCED WITH STANDARD 9 GAUGE LADDER TYPE DUR-O-WALL (ASTM CLASS B-2, HOT DIPPED GALVANIZED) AT ALTERNATE COURSES (16" ON CENTER) UNLESS OTHERWISE NOTED. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MINIMUM OF 8".

H. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 26 DAYS; GROUT SLUMP SHALL BE AS INDICATED IN THE PROJECT SPECIFICATIONS.

I. GROUT FOR FILLED CELLS SHALL BE POURED OR PUMPED IN LIFTS NOT TO EXCEED EIGHT (8) FEET IN HEIGHT, AND SHALL BE CONSOLIDATED AT TIME OF POURING BY RODDING OR VIBRATING f'c=3,000 psi W/C=0.50 SUMP=8" WITH PLASTICIZERS.

J. PROVIDE KNOCKOUT CMU AT BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.

K. VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF ½" TO INSIDE FACE. VERTICAL BAR LAP = 48 x BAR DIAMETER. VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192 x BAR DIAMETER NOR 10 FT.

L. GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED (1 1/2 ") BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.

M. SEE FOUNDATION PLANS FOR ALL VERT REINFORCING. ALL VERTICAL REINFORCING TO EXTEND INTO UPPER MOST BEAM OR PARAPET TOP BLOCK.

N. TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

O. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A CERTIFIED STRUCTURAL MASONRY CONTRACTOR. THE SUPERVISION OF THE MASONRY PORTION OF THE PROJECT SHALL BE A CERTIFIED STRUCTURAL MASONRY CONTRACTOR OR CERTIFIED STRUCTURAL MASON AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FS&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORKER IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE (FC&PA) TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

P. MINIMUM CONTROL FOR JOINT SPACING FOR CONCRETE MASONRY UNITS

Q. PROVIDE FILLED PRECAST U-LINTELS AT ALL OPENINGS WHERE CONCRETE BEAMS ARE NOT SHOWN OR NOTED.

8. **CONCRETE WATERPROOFING:**

A. CONCRETE SLABS EXPOSED TO ELEMENTS AND/OR ADJACENT TO AN A/C AREA SHALL HAVE A WATER TO CEMENT RATIO OF 0.45 TO 0.50 WITH AN f'c OF 5,000 PSI.

B. CONCRETE SLABS EXPOSED TO ELEMENTS AND/OR ADJACENT TO AN A/C AREA SHALL BE TREATED WITH WATERPROOFING AGENT 'PHEONMIX 235' OR AN APPROVED EQUAL.

C. ALL BALCONIES AND CONCRETE SLABS EXPOSED TO ELEMENTS SHALL RECEIVE FLEXIBLE CEMENTITIOUS COATING "MASTER SEAL 550" OR APPROVED EQUAL PRIOR TO INSTALLATION OF FINISH SURFACE.

9. **WATERPROOFING BY GENERAL CONTRACTOR:**

A. PROVIDE WATERPROOFING FOR HYDROSTATIC THRUST WHICH INCLUDES DRAINS TO RELEASE HYDROSTATIC THRUST ON ALL EXTERIOR WALLS BELOW GROUND ELEVATION AND SUBMIT SHOP DRAWINGS METHOD OF APPLICATION AND SPECIFICATIONS FOR APPROVAL BY A/E. SEE ADDITIONAL WATERPROOFING NOTES.

10. **FORM WORK AND SHORING:**

A. FORM WORK, SHORING AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI-347, "RECOMMEND PRACTICE FOR CONCRETE FORM WORK"

11. SHOP DRAWING NOTES:

A. SHOP DRAWINGS SHALL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS ECT.. ENGINEER TO REVIEW.

B. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL TO THE ARCHITECT / ENGINEER. DRAWING SUBMITTED WITHOUT REVIEW SHALL BE RETURNED UNCHECKED. TRACT DOCUMENTS ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED. UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

12. **TIMBER - SOUTHERN PINE SELECT STRUCTURAL OR NO.2**

A. BENDING Fb = 1200 PSI SINGLE MEMBERS, 1400 PSI REPETITIVE MEMBERS.
HORIZONTAL SHEAR Fy = 90 PSI
COMPRESSION PERPENDICULAR TO GRAIN = 405 PSI
MODULUS OF ELASTICITY E = 1,700,000 PSI
WET CONDITIONS OF SERVICE (SURFACED DRY, 19% MAX M.C.)

13. **ROOF SHEATING NOTES:**

A. 19/32" OR GREATER A.P.A. EXTERIOR EXPOSURE I, C-D SHEATHING GRADE PLYWOOD SHEATHING, INSTALLED CONT. MIN. OVER 3 ROOF TRUSSES (2 SPANS) AND PERPENDICULAR TO ROOF FRAMING TRUSSES WITH PANEL END JOINTS STAGGERED. SHEATHING SHALL BE NAILED TO ROOK TRUSSES W/8d COMMON NAILS x2 ½" LONG SPACING @ 6" O.C. @ PANEL EDGES AND @ 4" O.C. INTERMEDIATE SUPPORTS.

B. GABLE ENDS, NAILED TO ROOF TRUSSES W/8d COMMON NAILS x2 ½" LONG SPACED @ 4" O.C. PANEL EDGES AND INTERMEDIATE SUPPORTS FOR CONT. 6'-0" WIDE STRIP. ADD 2x4 BLOCKING FOR 2-SPACING OF TRUSSES & NAILED AT EACH END W/2-16d NAILS @ PLYWOOD JOINTS. NAIL THE PLYWOOD TO THE BLOCKING W/8d NAILS @ 4" O.C. - SEE DETAIL INFORMATION SHEET.

C. PERMANENT BRACING: 2x4 CONT. BOTTOM CHORD HORIZONTAL LATERAL BRACING @ 6'-0" O.C. TO EACH TRUSS W/2-16d NAILS STIFFENED MIN. (3) TRUSSES W/DIAGONAL 2X4 CROSS-BRACING NOT TO EXCEED @ 20'-0" O.C. FOR OPEN AREAS, W/1X4 CONT.

1c GNc
1 1/2c= 1c0c

R. HAY9HAM MAHMOU9, 9
P9, CGC, CCC9
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CGC # 15245749
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27950 INDUSTRIAL ST BONITA SPRINGS

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ADMINISTRATIVE ACTION
SPECIAL ASSEMBLAGE PLAN
VET CLINIC REMODEL
CITY OF BONITA SPRINGS, FL 34135
ADD24-117188-BOS

ADMINISTRATIVE ACTION
BONITA SPRINGS, FLORIDA

WHEREAS, Hakim Hamici, owner, has filed for administrative action for a special assemblage plan approval within the Downtown District to remodel a site; and

WHEREAS, the subject property is located at 27950 Industrial Street; and

WHEREAS, the subject property has a STRAP number of 35-47-25-B4-00210.0240, more particularly described as;

> LOTS 24, BLOCK 10 OF HEITMAN'S BONITA SPRINGS TOWNSITE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 24, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the subject property is located within the Downtown District according to the Future Land Use Map of the City of Bonita Springs Comprehensive Plan; and

WHEREAS, the subject property is located within a special transect zone known as the Downtown Innovation District (SD-DID); and

WHEREAS, properties within this district are required to obtain zoning approval by applying for a special assemblage master plan, pursuant to LDC 4-876; and

WHEREAS, the Applicant has provided the necessary application and documentation for consideration pursuant to LDC 4-875(c)(8), Special Assemblage Plans; and

WHEREAS, the Applicant has also filed for local development order approval, pursuant to permit LDO23-97961-BOS; and

WHEREAS, the local development order cannot be approved prior to the Applicant obtaining approval for this special assemblage plan; and

WHEREAS, the Applicant has provided a boundary survey (Exhibit A) and a site plan with architectural renderings (Exhibit B), as required; and

WHEREAS, the project was reviewed and approved by City Council at their public meeting held on May 6, 2026, as required by LDC 4-875(c)(8)(c); and

DRAFT

WHEREAS, the subject application and plans have been reviewed by the City of Bonita Springs Community Development Department in accordance with the applicable regulations for compliance with all terms of the administrative approval procedures including the provision of innovative design techniques; and

WHEREAS, it is found that the proposed project is compliant with LDC 4-875 of the Downtown District; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for a special assemblage master plan is **APPROVED subject to the following conditions:**

1. The project shall be generally consistent with the site plan and renderings provided as Exhibit B, as well as LDO23-97961-BOS.

2. If the proposed parking plan leads to a hinderance in site functionality, the Applicant shall pursue a joint parking agreement or evaluate other options.

3. This approval does not cover any proposed signage, which will be reviewed in accordance with LDC Chapter 6 and LDC 4- 872 and will require sign permits where applicable.

4. Any changes or alterations proposed within the Industrial Street right-of-way, no matter how small or large, will require review and approval from the City of Bonita Springs Public Works Department.

5. Any changes not covered by this approval may require a new special assemblage plan application packet.

6. Approval of this action does not guarantee local development order approval.

DULY signed this _____ day of _____, A.D., 2025

BY: _____

Jacqueline Genson, AICP
Planning & Zoning Manager
Department of Community Development

DRAFT

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

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

ADMINISTRATIVE ACTION REQUEST (2024)

PART I
ACTION REQUEST INFORMATION

1. Applicant/Owner's Authorized Representative Name: Dr. Haytham Mahmoud, PE, CGC, CCC

   Mailing Address: 29002 Alessandria Cir

   City: Bonita Springs State: FL Zip: 34135

   Phone Number: 239 405-5159 Ext: _____ E-mail Address: Pe.Gc.3Gs@Gmail.com

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

2. Applicant relationship to property: ☐ Owner ☐ Trustee ☐ Option holder ☐ Lessee ☐ Contract Purchaser
   ☒ Other (indicate): Contractor

3. **Type of Request** (please check one):

   - ☐ Administrative Variance (requires supplement A)
   - ☐ Commercial Lot Split (requires supplement B)
   - ☐ Consumption on Premises (requires supplement C)
   - ☐ Minimum Use Determination (requires supplement D)
   - ☐ Ordinance Interpretation (requires supplement E)
   - ☐ Relief for Designated Historic Resources (requires supplement F)
   - ☐ Easement Encroachment (requires supplement G)
   - ☐ Administrative Amendment to a PUD or Planned Development (requires supplement H)
   - ☐ Administrative Deviation from Chapter 3 of the LDC (requires supplement I)
   - ☐ Placement of Model Home/Unit or Model Display Center (requires supplement J)
   - ☐ Dock & Shoreline Structure (requires supplement K)
   - ☐ Post Disaster Administrative Relief (requires supplement L)
   - ☐ Community Gardens (requires supplement M)
   - ☐ Joint Use of Parking (requires supplement N)
   - ☐ Wireless (requires supplement O)
   - ☐ Bed and Breakfast (requires supplement P)
   - ☐ Remedy from a Temporary Moratorium (requires supplement Q)
   - ☐ Downtown District Administrative Variance (requires supplement R)
   - ☒ Final Plan Approval and Special Assemblage Plans (no supplement)

4. **Nature of Request** (please print): Special Assemblage for new Veterinary Clinic by way of remodel existing building and add 2nd floor.

5. Project Name: Vet Clinic

PART II
PROPERTY INFORMATION

Is this request specific to a particular tract of land? ☐ NO ☐ YES If yes, please complete the following:

1. **Is this action being requested as a result of a violation notice?** ☐ NO ☐ YES
   a. If yes, date of notice: _____
   b. Specific nature of violation: _____
2. Property Owner Name: HAMICI HAKIM + LATFIA
   Mailing Address: 10980 CITRUS DR.
   City: Bonita Springs State: FL Zip: 34135
   Phone Number: 239 207-0094 Ext: _____ E-mail Address: Hakim Hamici <amin-hakim1@hotmail.com>
3. **Legal Description**: Is property description clearly shown within a platted subdivision recorded in the official Plat Books of Lee County?
   ☐ NO Attach a legible copy of the legal description and certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code.
   ☐ YES Property is identified as:
   Subdivision Name: Heitman's Bonita Springs
   Plat Book 6 Page 24 Unit _____ Block 10 Lot 24
   Instrument Number: _____
4. **STRAP Number**: 35-47-25-B4-00210.0240
5. **Property Dimensions**:
   a. Area: 5000 ☒ square feet ☐ acres
   b. Width along roadway: 50 feet
   c. Depth: 100 feet
6. **Property Location Address**: 27950 Industrial St.
   City: Bonita Springs State: FL Zip: 34135
7. **General Location of Property**: North of Bonita Beach Rd., west of Old 41 and east of Railroad Tracks.
   From US41 drive east on Bonita Beach Road to Industrial Street, turn left (north) to subject property on West side of Industrial Street.

PART III
OWNERSHIP/AUTHORIZED AGENT AFFIDAVIT

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

***** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC *****

STATE OF: FLORIDA COUNTY OF: LEE

Signature: _____

Signatory's Printed Name: HAKIM HAMICI

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 12 (day) of December, (month) 2023 (year), by Hakim Hamici (name of person making statement).

Signature of Notary Public - State of Florida: Dorene Clark

Name of Notary Typed, Printed, or Stamped: Dorene Clark

Personally Known ☒ OR Produced Identification ☒

Type of Identification Produced: FL Drivers License

Notary Public State of Florida
Dorene Clark
My Commission
HH 202233
Exp.11/28/2025

PART IV
LETTER OF AUTHORIZATION
TO CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 27950 Industrial St., Bonita Springs, FL and legally described in exhibit A attached hereto.

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

(Signature of Owner*)	Hakim Hamici (Printed Name of Owner)
(Signature of Owner*)	Lotfia Hamici (Printed Name of Owner)
(Signature of Owner*)	(Printed Name of Owner)
(Signature of Owner*)	(Printed Name of Owner)

***** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC *****

STATE OF: FLORIDA COUNTY OF: LEE

Signature of Owner:

Signatory's Printed Name: Hakim Hamici

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 12 (day) of December, (month) 2023 (year), by Hakim Hamici (name of person making statement).

Signature of Notary Public - State of Florida: Dorene Clark

Name of Notary Typed, Printed, or Stamped: Dorene Clark

Personally Known ☒ ~~OR~~ **AND** Produced Identification ☒

Type of Identification Produced: FL Drivers License

Notary Public State of Florida
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PART IV
LETTER OF AUTHORIZATION
TO CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

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

(Signature of Owner*)	Hakim Hamici (Printed Name of Owner)
(Signature of Owner*)	Lotfia Hamici (Printed Name of Owner)
(Signature of Owner*)	(Printed Name of Owner)
(Signature of Owner*)	(Printed Name of Owner)

***** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC *****

STATE OF: FLORIDA COUNTY OF: LEE

Signature of Owner:

Signatory's Printed Name: Lotfia Hamici

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 12 (day) of December, (month) 2023 (year), by Lotfia Hamici (name of person making statement).

Signature of Notary Public - State of Florida: Dorene Clark

Name of Notary Typed, Printed, or Stamped: Dorene Clark

Personally Known ☒ **AND** ~~OR~~ Produced Identification ☒

Type of Identification Produced: FL Drivers License

Notary Public State of Florida
Dorene Clark
My Commission
HH 202233
Exp.11/28/2025

GENERAL EXPLANATORY NOTES

1. Applications for an Administrative Setback Variance from Chapter 4 (Zoning) of the Land Development Code must include this form plus the Administrative Action Request Supplement A form.
2. Applications for a Commercial Lot Split must include this form plus the Administrative Action Request Supplement B form.
3. Applications for an Administrative Approval for Consumption-On-Premises permit must include this form plus the Administrative Action Request Supplement C form.
4. Applications for a Minimum Use Determination must include this form plus the Administrative Action Request Supplement D form.
5. Applications for an Interpretation of the Land Development Code must include this form plus the Administrative Action Request Supplement E form.
6. Applications for Administrative Relief for Designated Historic Resources must include this form plus the Administrative Action Request Supplement F form.
7. Applications for Relief for Easement Encroachment must include this form plus the Administrative Action Request Supplement G form.
8. Applications for Administrative Amendment to a PUD or Planned Development must include this form plus the Administrative Action Request Supplement H form.
9. Applications for an Administrative Deviation from Chapter 2 (Development Standards) of the Land Development Code must include this form plus the Administrative Action Request Supplement I form.
10. Applications for Administrative Approval for the Placement of a Model Home/Unit or Model Display Center must include this form plus the Administrative Action Request Supplement J form.
11. Applications for Administrative Approval for the Placement of Docks and Shoreline Structures must include this form plus the Administrative Action Request Supplement K form.
12. Applications for Administrative Approval to Utilize Post Disaster Administrative Relief Regulations must include this form plus the Administrative Action Request Supplement L form.
13. Applications for Administrative Approval to for the Placement of a Community Garden must include this form plus the Administrative Action Request Supplement M form.
14. Applications for Administrative Approval for the Joint Use of Parking must include this form plus the Administrative Action Request Supplement N form.
15. Applications for Administrative Approval for Wireless Communication Facilities must include this form plus the Administrative Action Request Supplement O form.
16. Applications for Administrative Approval for a Bed and Breakfast must include this form plus the Administrative Action Request Supplement P form.
17. Applications for Administrative Approval seeking Remedy a Temporary Moratorium must include this form plus the Administrative Action Request Supplement Q form.
18. Applications for Administrative Approval for a Downtown District Administrative Variance must include this form plus the Administrative Action Request Supplement R form.
19. All Applicants must pay the Application Fee set forth in the City External Fees and Charges Manual.

EXPLANATORY NOTES FOR PART I

1. Applicant's Name: Application may be by the landowner or his authorized agent.
2. Relationship of applicant to owner. If the applicant is not the owner of the property, a notarized authorization form from the owner to the applicant must be submitted.
3. Agent's Name: If the applicant will have other people representing him in processing this application, please indicate their name, address, and phone number.
4. Place check mark next to type of administrative action being requested.
5. State in general terms, the purpose of the requested action.

EXPLANATORY NOTES FOR PART II

Part II must be completed for all applications in which a particular tract or parcel of land is involved. **Applications for administrative interpretations of the ordinance which do not affect a particular parcel of land do not need to complete this part.**

1. If the request is due to a violation notice, please indicate the date it was issued, the type of notice (i.e. building code, zoning, etc.,) and what the violation was.
2. Relationship of applicant to owner: If the applicant is not the owner of the property, please state the relationship such as option holder, contract purchaser, lessee, trustee, agent, etc. A **notarized** authorization form from the owner to the applicant must be submitted.
3. If the applicant is the owner, write "same".
4. If the property is not fully described as a lot or lots in a platted subdivision, a complete, legible, legal description and certified sketch of description (as set out in Chapter 61G 17-6.006 Florida Administrative Code) must be submitted which is sufficiently detailed so as to be able to locate said property on city/county maps or aerial photographs. If the application includes multiple contiguous parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different requests are made on individual parcels. The Director may reject any legal description which is not legible or sufficiently detailed so as to locate said property.
5. If more than one parcel is involved, list all STRAP numbers. If the property is within an unofficial recorded subdivision, submit a copy of the O.R. Book and Page where the unofficial recorded subdivision is recorded.
6. Please provide a description of how to get to the property referenced to major streets.

EXPLANATORY NOTES FOR PART III

1. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by the submittal of inaccurate or incomplete information will be the responsibility of the applicant.
2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.
3. All attachments and exhibits submitted must be of a size that will fit or conveniently fold to fit into a letter size (8 ½" x 11") folder.
4. The Department staff will review this application for compliance with requirements of the Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.

EXPLANATORY NOTES FOR PART IV

Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

1. It is not required that both husband and wife initiate the application on private real property owned by them.
2. Where the property is subject to a land trust agreement, the trustee may initiate the application.
3. Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
4. Where the fee owner is a partnership, the general partner may initiate the application.
5. Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
6. Where the property is a condominium or time-share condominium, refer to Sec. 4-201(a)(1)b. for rules.
7. Where the property is a subdivision, refer to Sec. 4-201(a)(1)c. for rules.
8. Rezoning initiated by the City of Bonita Springs on property not owned by the city.

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-075
May 6, 2026

ITEM TITLE: Approve proposal submitted by American StructurePoint for Old 41 Crosswalk between Tennessee Street and Packinghouse Lane.

REQUESTOR: Matt Feeney, Assistant City Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #2 Improve Vehicular and Multimodal Transportation Networks

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BACKGROUND:

On March 4, 2026, City Council directed staff to solicit an agreement with one of its existing engineering firms to evaluate and design a crosswalk on Old 41, South of the Oak Creek Bridge in-between Tennessee Street and Packinghouse Lane.

Under the City's pre-existing CN 23-13 Miscellaneous Roadway and Bridge contract, staff received a proposal from American StructurePoint in the amount of $62,500 and recommends approval. Funding is available in the FY25-26 CIP budget 30.250.541.5416300.54.63.54163 Minor Road and Drainage Improvements.

STAFF RECOMMENDATION: Consent

ATTACHMENTS:

1. American StructurePoint Proposal

REVIEWERS:

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

Mr. Matt Feeney
Assistant City Manager
City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

Re: Fee Proposal for Old 41 Rd. near Ceremony Brewing Midblock Crossing Study and Design Project – Miscellaneous Traffic Engineering Service, CN 23-16, Task Order #1

Dear Matt:

Thank you for giving American Structurepoint, Inc. (ASI), the opportunity to provide a proposal for completing the study and design of a midblock along Old 41 Road (Old 41) near Ceremony Brewing for the City of Bonita Springs (City). Our proposed scope of services on this project will be performed per the fees and schedule defined in this proposal.

PROJECT UNDERSTANDING

Based on discussions with you, it is our understanding the City has identified a need to provide justification through a warrant study followed by design of a pedestrian crossing on Old 41 Road in the vicinity of Tennessee Street and Packinghouse Ln. due to increased activity of pedestrians crossing Old 41 near Ceremony Brewing.

Below is our understanding of the scope of services required outside to complete this requested task for the City.

SERVICES PROVIDED

A. Midblock Crossing Warrant Analysis Study: ASI will perform a midblock warrant analysis study near the Old 41 Road & Tennessee Street intersection to determine the need and location for a potential signal. The proposed study will follow the Florida Traffic Engineering Manual (TEM) and Manual on Uniform Traffic Studies (MUTS) standards.

- Data Collection – Turning Movement Counts (12-hour including pedestrian/bicycle counts)
- Pedestrian and Bicycle Crash Review
- Traffic Engineering Manual Criteria Review
- Deliverable - Technical Memorandum
- Coordination and meetings with the City, including one City Council presentation

Upon completion and acceptance of the study, ASI will coordinate with the City prior to moving to the next steps of the design efforts.

B. Midblock Crossing Survey and Design: ASI will prepare design, construction plans, special provisions for the specifications, and other submittal documents in accordance with the accepted standards for such work except as modified by the supplemental specifications, if any, and in accordance with the following: the American Association of State Highway and Transportation Officials A Policy on Geometric Design of Highways and Streets; Manual of Uniform Traffic Control Devices; and the Florida Department of Transportation's Standard Specifications.

- Perform topographic survey and utility locate designations
- One (1) project verification site visit will be conducted to verify the existing conditions. The project verification site visit will be completed by the engineer and will include a visual inspection of the existing roadway and any visible obstructions, site distance issues or utilities. A project walk through is not anticipated, and traffic control to complete the site verification is not anticipated.
- Coordinate with local utility agency owners (UAOs) to determine existing services and potential conflicts to avoid.

- Perform subsurface utility exploration for identified utility facilities potentially in conflict with proposed improvements.
- Prepare roadway, temporary traffic control plan (TTCP), utility adjustment sheets, plan sheets, notes, and details. The plans shall include the following sheets necessary to convey the intent and scope of the project for the purposes of construction:
- Prepare and submit construction plans for 60% and Final Plans (100%).
- Plans will be drawn at 40 scale on 11" x 17" sheets.
    i. Key Sheet.
    ii. Signature Sheet.
    iii. General Notes/Pay Item Notes.
    iv. Roadway Plans
    v. Signing and Pavement Marking Plans
    vi. Lighting Plans
    vii. Special Details
    viii. Temporary Traffic Control Plans (TTCP).
    ix. Utility Adjustment Sheets.

C. **Post Design Services:** ASI will review the contract bid package, will answer contractor questions, and issue addenda as appropriate.
    - ASI will review all shop drawings for this contract during construction. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto, or accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, coordination of the work with other trades, all of which are the sole responsibility of the Contractor.

ASSUMPTIONS & EXCLUSIONS

The following items are not included in this fee proposal and can be provided by ASI for additional fee as requested by the City.

- Permitting Services: It is assumed that the proposed improvements will be exempt from environmental resource permitting (ERP) requirements, and no other permits will be required by the City or third-party agency to construct the project. The cost of efforts related to the development and direct fees for permit applications are not included in this fee proposal.
- Structural Analysis and Design: It is assumed that all proposed elements (signalization, lighting, signing, etc.) will be standard according to applicable specifications and standards. It is also assumed that the proposed improvements will not require retaining walls necessitating a structural design. As such the cost of efforts for structural analysis and design of existing and proposed structures is not included in this fee proposal.
- Geotechnical Services: Due to assumptions made regarding structural analysis and design above, the cost of efforts related to geotechnical investigations are not included in this fee proposal.
- Utility Design: It is assumed that if there is a required utility facility relocation, the design of the relocation will be performed by the UAO, so the cost for efforts related to utility design are not included in this fee proposal.
- Public Engagement: It is assumed that there will not be a public meeting associated with this project, so the cost for public engagement activities (website, mailings, equipment/venue rentals, etc.) is not included in this fee proposal.

PROJECT DELIVERABLES & SCHEDULE

The Midblock Crossing Warrant Analysis Study (Task 1) will be completed within 45 business days of the date of a notice to proceed provided by the City. Upon the City's approval of Task 1 and authorization to proceed the Midblock Crossing Survey and Design (Task 2), will be completed within 60 business days.

COMPENSATION

Compensation for services rendered will be as indicated below on a lump sum basis.

Task 1 – Midblock Crossing Warrant Analysis Study	$15,000
Task 2 – Midblock Crossing Survey and Design	$47,500
Total Fee	$62,500

The services listed above represent the total scope of services as we understand them at this time. If the terms and conditions of this proposal meet with your approval, please provide the City's supplemental agreement forms for execution.

We greatly appreciate this opportunity and look forward to working with you on this project. If you have any questions, please feel free to contact us at (813) 579-5841.

Very truly yours,
American Structurepoint, Inc.



Nick Harrison, PE
Vice President/Principal-In-Charge

NOH:res

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-076
May 6, 2026

ITEM TITLE: Approve a Resolution authorizing Staff to sign a Construction Agreement on behalf of the City with the State of Florida Department of Transportation (FDOT) for a project on Northwest Quadrant Road.

REQUESTOR: Matt Feeney, Assistant City Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #2 Improve Vehicular and Multimodal Transportation Networks

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BACKGROUND:

The State of Florida Department of Transportation (FDOT) requires Construction Agreements for all work done in their right-of-way. The City of Bonita Springs Northwest Quadrant Road will require work on US 41. To obtain a permit with the State of Florida for this project, 2025-C-192-00005 SR45 City of Bonita Springs Signal, the City will need to approve a resolution permitting The Assistant City Manager to sign a Construction Agreement with the State

STAFF RECOMMENDATION: Consent

ATTACHMENTS:

1. Construction Agreement with the State of Florida
2. Resolution

REVIEWERS:

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

Construction Agreement No.: 2025-C-192-00005

THIS CONSTRUCTION AGREEMENT ("Agreement") is made and entered into by and between the State of Florida, Department of Transportation, 801 N Broadway Ave, Bartow, FL 33830 (hereinafter referred to as the "DEPARTMENT") and City of Bonita Springs 9101 Bonita Beach Road, Bonita Springs Fl 34135 (hereinafter referred to as the "Construction Coordinator").

WITNESSETH:

WHEREAS, the DEPARTMENT is authorized and required by Section 334.044, Florida Statutes, to coordinate the planning, development, and operation of the State Highway System; and

WHEREAS, pursuant to Section 20.23(6), Florida Statutes, the DEPARTMENT is authorized to contract with local governmental entities and with the private sector under specific circumstances; and

WHEREAS, Section 339.282, Florida Statutes, provides incentives to private sector entities that finance, construct, and improve public transportation facilities; and

WHEREAS, pursuant to Section 334.175(2), Florida Statutes, the DEPARTMENT is required to review the Project's design plans for compliance with Department design standards; and

WHEREAS, the Construction Coordinator proposes to construct certain improvements to SR 45 Section 12010 Subsection 000 from Begin MP 0.995 to End MP 1.372 Local Name Tamiami Trail located in Lee County (hereinafter referred to as the "Project"); and

WHEREAS, the parties desire to enter into this Agreement for the Construction Coordinator to make improvements within the DEPARTMENT'S right of way to construct the Project, which will become the property of the DEPARTMENT upon acceptance of the work.

NOW, THEREFORE, based on the premises above, and in consideration of the mutual covenants contained herein, the parties hereby agree that the construction of the Project shall proceed in accordance with the following terms and conditions:

1. The recitals set forth above are specifically incorporated herein by reference and made a part of this Agreement. The Construction Coordinator is authorized, subject to the conditions set forth herein, to enter the DEPARTMENT'S right of way to perform all activities necessary for the construction of _____. **2025-C-192-00005 SR45 CITY OF BONITA SPRINGS SIGNAL**
2. The Project shall be designed and constructed in accordance with the latest edition of the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction ("FDOT Standard Specifications"), FDOT Standard Plans and FHWA Manual on Uniform Traffic Control Devices ("MUTCD"). The following guidelines shall apply as deemed appropriate by the DEPARTMENT: the FDOT Structures Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, AASHTO LRFD Bridge Design Specifications, the FDOT Design Manual, Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the "Florida Greenbook") and the FDOT Traffic Engineering Manual. The Construction Coordinator will be required to submit any construction plans required by the DEPARTMENT for review and written approval prior to any work being commenced. Should any changes to the plans be required during construction of the Project, the Construction Coordinator shall be required to notify the DEPARTMENT of the changes and receive written approval from the DEPARTMENT prior to the changes being constructed. The Construction Coordinator shall maintain the area of the Project at all times and coordinate any work needs of the DEPARTMENT during construction of the Project.
3. In its sole discretion, the DEPARTMENT may reject designs which do not meet DEPARTMENT standards. The DEPARTMENT may also, in its sole discretion, allocate DEPARTMENT-managed resources, including structures engineers and/or project managers, to projects involving complex design structures and other design structures not commonly used by the DEPARTMENT. In addition, all complex bridges and bridge types not commonly used by the DEPARTMENT constructed via this Agreement will be monitored and inspected by DEPARTMENT personnel.
4. The Construction Coordinator shall provide the DEPARTMENT a minimum of 2 business days' notice before beginning construction within DEPARTMENT right of way. The Construction Coordinator shall notify the DEPARTMENT should construction be suspended for more than 5 working days.
5. Pursuant to Section 7-13 of the FDOT Standard Specifications, the Construction Coordinator is required to possess a general liability insurance naming the DEPARTMENT as an additional insured and insuring the DEPARTMENT and the Construction Coordinator against any and all claims for injury or damage to persons and property, and for the loss of life or property that may occur (directly or indirectly) by reason of the Construction Coordinator accessing DEPARTMENT right of way and the Construction Coordinator's performance of the Project. Such amount shall be carried in a minimum amount of not less than zero and 00/100 Dollars ($ 0.00) for bodily injury or death to any one person or any number of persons in any one occurrence, and not less than zero and 00/100 Dollars ($ 0.00) for property damage, or a combined coverage of not less than zero and 00/100 Dollars ($ 0.00). Additionally, the Construction Coordinator shall supply the DEPARTMENT with a payment and performance bond in the amount of the estimated cost of construction, provided by a surety authorized to do business in the State of Florida, payable to the DEPARTMENT. The bond and insurance shall remain in effect until completion of construction and acceptance by the DEPARTMENT. Prior to commencement of the Project and on such other occasions as the DEPARTMENT may reasonably require, the Construction Coordinator shall provide

the DEPARTMENT with certificates documenting that the required insurance coverage is in place and effective. If the Construction Coordinator is a governmental entity, they will be exempt from these requirements.

6. The Construction Coordinator shall be responsible for monitoring construction operations and Temporary Traffic Control (TTC) throughout the course of the Project in accordance with the latest edition of the FDOT Standard Specifications, Section 102, Maintenance of Traffic, and FDOT Standard Plans, 102-600 series. The Construction Coordinator is responsible for the development of a TTC Plan and making any changes to that plan as necessary. Any TTC plan developed by the Construction Coordinator that deviates from the FDOT Standard Plans must be signed and sealed by a professional engineer. TTC plans will require written approval by the DEPARTMENT prior to implementation.
7. The Construction Coordinator shall be responsible for locating all existing utilities, both aerial and underground, and for ensuring that all utility locations are accurately documented on the construction plans. All utility conflicts shall be fully resolved directly with the applicable utility.
8. The Construction Coordinator will be responsible for obtaining all permits that may be required by other agencies or local governmental entities.
9. The Construction Coordinator shall take emergency steps to close any public road whenever there is a risk to life, health and safety of the travelling public. The safety of the travelling public is the DEPARTMENT'S first priority. If lane or road closures are required to ensure the life, health, and safety of the travelling public, the Construction Coordinator must notify the District Maintenance Engineer and District Traffic Operations Engineer immediately once the travelling public are not at imminent risk. The DEPARTMENT expects professional engineering judgement be applied in all aspects of locally or privately delivered projects. Defect management and supervision of Project bridge structures components must be proactively managed, monitored, and inspected by DEPARTMENT prequalified structures engineer(s). The District Maintenance Engineer must be notified immediately of defect monitoring that occurs in the Project construction, whether or not the defects are considered an imminent risk to life, health, or safety of the travelling public. When defects, including but not limited to, structural cracks, are initially detected during bridge construction, the engineer of record, construction engineering inspector, design-build firm, or local agency that owns or is responsible for the bridge construction has the authority to immediately close the bridge to construction personnel and close the road underneath. The Construction Coordinator shall also ensure compliance with the DEPARTMENT Construction Project Administration Manual, Section 9.1.8 regarding actions for maintenance of traffic and safety concerns.
10. It is hereby agreed by the parties that this Agreement creates a permissive use only and all improvements resulting from this agreement shall become the property of the DEPARTMENT. Neither the granting of the permission to use the DEPARTMENT right of way nor the placing of facilities upon the DEPARTMENT property shall operate to create or vest any property right to or in the Construction Coordinator, except as may otherwise be provided in separate agreements. The Construction Coordinator shall not acquire any right, title, interest, or estate in DEPARTMENT right of way, of any nature or kind whatsoever, by virtue of the execution, operation, effect, or performance of this Agreement including, but not limited to, the Construction Coordinator's use, occupancy, or possession of DEPARTMENT right of way. The parties agree that this Agreement does not, and shall not be construed to, grant credit for any future transportation concurrency requirements pursuant to Chapter 163, Florida Statutes.
11. The Construction Coordinator shall perform all required testing associated with the design and construction of the Project. Testing results shall be made available to the DEPARTMENT upon request. The DEPARTMENT shall have the right to perform its own independent testing during the course of the Project.
12. The Construction Coordinator shall exercise the rights granted herein and shall otherwise perform this Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards, and permits, as the same may be constituted and amended from time to time, including, but not limited to, those of the DEPARTMENT, applicable Water Management District, Florida Department of Environmental Protection, Environmental Protection Agency, the Army Corps of Engineers, the United States Coast Guard, and local governmental entities.
13. The Construction Coordinator is responsible for the provision of Construction Engineering Inspection (CEI) services. The DEPARTMENT reserves the right to require the Construction Coordinator to hire a DEPARTMENT pre-qualified consultant firm that includes one individual that has completed the Advanced Maintenance of Traffic Level Training. Notwithstanding any provision of law to the contrary, design services and CEI services may not be performed by the same entity. Administration of the CEI staff shall be under the responsible charge of a State of Florida Licensed Professional Engineer who shall provide the certification that all design and construction for the Project meets the minimum construction standards established by DEPARTMENT. The DEPARTMENT shall have the right to approve the CEI firm. The DEPARTMENT shall have the right, but not the obligation, to perform independent assurance testing during the course of construction of the Project. Subject to the written approval of the DEPARTMENT, a local government agency may choose to satisfy the requirements set forth in this paragraph by either hiring a DEPARTMENT prequalified consultant firm or utilizing local government staff that meet the requirements of this paragraph, or a combination thereof.
14. If the DEPARTMENT determines a condition exists which threatens the public's safety, the DEPARTMENT may, at its discretion, cause construction operations to cease and immediately have any potential hazards removed from its right of way at the sole cost, expense, and effort of the Construction Coordinator. The Construction Coordinator shall bear all construction delay costs incurred by the DEPARTMENT.
15. All work and construction shall be completed within 365 days of the date of the last signature affixed to this agreement. If construction is not completed within this time, the DEPARTMENT may make a claim on the bond. The DEPARTMENT may terminate this

Agreement at any time, with or without cause and without DEPARTMENT liability to the Construction Coordinator, by providing sixty (60) days' prior written notice of termination to the Construction Coordinator.

16. The Construction Coordinator shall be responsible for maintaining and restoring all features that might require relocation within the DEPARTMENT right of way.
17. The Construction Coordinator will be responsible for clean up or restoration required to correct any environmental or health hazards that may result from construction operations.
18. Upon completion of construction, the Construction Coordinator will be required to submit to the DEPARTMENT final as-built plans and an engineering certification that construction was completed in accordance with the Plans. Prior to the termination of this Agreement, the Construction Coordinator shall remove its presence, including, but not limited to, all of the Construction Coordinator's property, machinery, and equipment from DEPARTMENT right of way and shall restore those portions of DEPARTMENT right of way disturbed or otherwise altered by the Project to substantially the same condition that existed immediately prior to the commencement of the Project.
19. If the DEPARTMENT determines that the Project is not completed in accordance with the Provisions of this Agreement, the DEPARTMENT shall deliver written notification of such to the Construction Coordinator. The Construction Coordinator shall have thirty (30) days from the date of receipt of the DEPARTMENT'S written notice, or such other time as the Construction Coordinator and the DEPARTMENT mutually agree to in writing, to complete the Project and provide the DEPARTMENT with written notice of the same (the "Notice of Completion"). If the Construction Coordinator fails to timely deliver the Notice of Completion, or if it is determined that the Project is not properly completed after receipt of the Notice of Completion, the DEPARTMENT, within its discretion may: 1) provide the Construction Coordinator with written authorization granting such additional time as the DEPARTMENT deems appropriate to correct the deficiency(ies); or 2) file a claim against the payment and performance bond with the Surety for correction of the deficiency(ies) and completion of the contract; or 3) correct the deficiency(ies) at the Construction Coordinator's sole cost and expense, without DEPARTMENT liability to the Construction Coordinator for any resulting loss or damage to property, including, but not limited to, machinery and equipment. If the DEPARTMENT elects to correct the deficiency(ies), the DEPARTMENT shall provide the Construction Coordinator with an invoice for the costs incurred by the DEPARTMENT and the Construction Coordinator shall pay the invoice within thirty (30) days of the date of the invoice. If no payment is received within thirty (30) days from date of invoice submittal, the DEPARTMENT will file a claim against the bond for all expenses incurred, including services incidental to collecting losses.
20. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the DEPARTMENT'S sovereign immunity protections, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes. The DEPARTMENT'S liability for breach of this Agreement is limited in amount and shall not exceed the limitations of liability for tort actions as set forth in Section 768.28(5), Florida Statutes.
21. All formal notices, proposed changes and determinations between the parties hereto and those required by this Agreement, including, but not limited to, changes to the notification addresses set forth below, shall be in writing and shall be sufficient if mailed by regular United States mail, postage prepaid, to the parties at the contact information listed below. Electronic means of communication shall be sufficient if emailed to the parties at the contact information listed below.
22. The Construction Coordinator shall not cause any liens or encumbrances to attach to any portion of DEPARTMENT right of way.
23. This Agreement shall be governed by the laws of the State of Florida in terms of interpretation and performance. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement shall lie exclusively in a state court of appropriate jurisdiction in Leon County, Florida.
24. The Construction Coordinator may not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the DEPARTMENT'S District Secretary or his/her designee. The DEPARTMENT has the sole discretion and authority to grant or deny proposed assignments, with or without cause. Nothing herein shall prevent the Construction Coordinator from delegating its duties hereunder, but such delegation shall not release the Construction Coordinator from its obligation to perform this Agreement.
25. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations, or remedies upon any other person or entity except as expressly provided for herein.
26. This instrument, together with the attached exhibits and documents made part hereof by reference, contain the entire agreement of the parties and no representations or promises have been made except those that are specifically set out in this Agreement. All prior and contemporaneous conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of this Agreement, and any part hereof, are waived, merged herein and superseded hereby.
27. By their signature below, the parties hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in this Agreement and forever waive the right to object to or otherwise challenge the same.
28. The failure of either party to insist on one or more occasions on the strict performance or compliance with any term or provision of this Agreement shall not be deemed a waiver or relinquishment in the future of the enforcement thereof, and it shall continue in full force and effect unless waived or relinquished in writing by the party seeking to enforce the same.
29. No term or provision of this Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.
30. If any section, paragraph, clause or provision of this Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of this Agreement shall remain in full force and effect and the parties shall be bound thereby so long as principal purposes of this Agreement remain enforceable.
31. A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement. Modifications to the Agreement shall be included in Appendix B.

32. The Construction Coordinator agrees to promptly indemnify, defend, save and hold harmless the DEPARTMENT and all of its officers, agents and employees from and pay all demands, claims, judgments, liabilities, damages, fines, fees, taxes, assessments, penalties, costs, expenses, attorneys' fees and suits of any nature or kind whatsoever caused by, or arising out of or related to the performance or breach of this Agreement by the Construction Coordinator, including, without limitation, performance of the Project within the DEPARTMENT'S right of way. The term "liabilities" shall specifically include, without limitation, any act, action, neglect or omission by the Construction Coordinator, its officers, agents, employees or representatives in any way pertaining to this Agreement, whether direct or indirect, except that neither the Construction Coordinator nor any of its officers, agents, employees or representatives will be liable under this provision for damages arising out of injury or damages directly caused or resulting from the sole negligence, intentional or wrongful acts of the DEPARTMENT or any of its officers, agents or employees. The Construction Coordinator shall notify the DEPARTMENT in writing immediately upon becoming aware of such liabilities. The Construction Coordinator's inability to evaluate liability, or its evaluation of liability, shall not excuse performance of the provisions of this paragraph. The indemnities assumed by the Construction Coordinator shall survive termination of this Agreement. The insurance coverage and limits required in this Agreement may or may not be adequate to protect the DEPARTMENT and such insurance coverage shall not be deemed a limitation on the Construction Coordinator's liability under the indemnities granted to the DEPARTMENT in this Agreement.
33. The Construction Coordinator shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Construction Coordinator during the term of the contract; and
34. The Construction Coordinator shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.
35. The Construction Coordinator shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Construction Coordinator in conjunction with this Agreement. Specifically, if the Construction Coordinator is acting on behalf of a public agency the Construction Coordinator shall:
    A. Keep and maintain public records that ordinarily and necessarily would be required by the DEPARTMENT in order to perform the services being performed by the Construction Coordinator.
    B. Provide the public with access to public records on the same terms and conditions that the DEPARTMENT would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
    C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
    D. Meet all requirements for retaining public records and transfer, at no cost, to the DEPARTMENT all public records in possession of the Construction Coordinator upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DEPARTMENT in a format that is compatible with the information technology systems of the DEPARTMENT. Failure by the Construction Coordinator to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the DEPARTMENT. The Construction Coordinator shall promptly provide the DEPARTMENT with a copy of any request to inspect or copy public records in possession of the Construction Coordinator and shall promptly provide the DEPARTMENT a copy of the Construction Coordinator's response to each such request.

IF THE CONSTRUCTION COORDINATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSTRUCTION COORDINATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

Central Office
850-414-5355
COprcustodian@dot.state.fl.us
Office of the General Counsel
Florida Department of Transportation
605 Suwannee Street, MS 58
Tallahassee, FL 32399-0458

CONSTRUCTION COORDINATOR CONTACT INFORMATION:

Name Matt Feeney Title Assistant City Manager

Office No. 239-949-6262 Cell _____ Email Matt.Feeney@cityofbonitasprings.org

Address _____

DEPARTMENT CONTACT INFORMATION:

Name Erik Harris Title Permits Coordinator

Office No. 239-985-7814 Cell 239-770-3086 Email Erik.Harris@dot.state.fl.us

Address 2981 NE Pine Island Rd, Cape Coral Fl 33909

IN WITNESS WHEREOF, Construction Coordinator and the DEPARTMENT have executed this Agreement for the purposes herein expressed on the dates indicated below.

CONSTRUCTION COORDINATOR

By: _____ (Signature)

Matt Feeney (Print Name)

Assistant City Manager (Title)

_____ (Date)

DEPARTMENT OF TRANSPORTATION

By: _____ (Signature)

Jonathan M. Sands, P.E. (Print Name)

District Maintenance Engineer (Title)

_____ (Date)

Legal Review:

_____

CITY OF BONITA SPRINGS, FLORIDA

RESOLUTION NO. 26-

A RESOLUTION AUTHORIZING THE ASSISTANT CITY MANAGER TO EXECUTE ON BEHALF OF THE CITY AN AGREEMENT BETWEEN THE CITY OF BONITA SPRINGS AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORATION FOR A CONSTRUCTION AGREEMENT.

WHEREAS, the City of Bonita Springs and the State of Florida Department of Transportation hereto mutually recognize the need for entering into an Agreement pursuant to Section 334.044(13) and Section 339.282, Florida Statutes, designating and setting forth the responsibilities of each party in regards to a Construction Agreement for the Northwest Quadrant Road.

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

1. The above recitals are incorporated herein and form a factual basis for the passage of this Resolution

2. The City of Bonita Springs City Council authorizes the Assistant City Manager to execute and enter into a Construction Agreement with State of Florida Department of Transportation, and any subsequent amendments and other documents specifically related to said Agreement in the form attached hereto as Exhibit A.

3. Any Resolution in conflict herewith is hereby repealed but only in the extent of the conflict and as required in order to give this Resolution full force and effect.

4. This Resolution shall take effect immediately upon passage.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this ___ day of _____, 2026.

AUTHENTICATION:

_____ _____

Mayor City Clerk

APPROVED AS TO FORM:_____

City Attorney

Vote:

Bogacz	Fullick
Purdon	Fitzpatrick
Carr	Gibson
Corrie	

Date filed with City Clerk: _____

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-077
May 6, 2026

ITEM TITLE: Approve a Resolution authorizing the Café of Life to install artificial turf within the Leitner Neighborhood Park playground field, with the project fully funded and all required permits obtained by the Café of Life.

REQUESTOR: Arleen M. Hunter, City Manager; Nicole Perino, Director, Parks & Recreation

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 3) Improve Community Aesthetics, Parks and Facilities

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BACKGROUND:

On February 20, 2013, the City Council adopted Ordinance 13-03, authorizing a Public-Private Partnership Lease Agreement with the Café of Life for the use of Leitner Park as a meal service center during designated hours. The Lease Agreement was subsequently renewed for an additional ten-year term on April 5, 2023, through City Council's adoption of Ordinance 23-01.

Under Section 3 of the Lease Agreement, the Café of Life is responsible for installing and maintaining all site improvements at its own expense, as well as for maintenance of Leitner Neighborhood Park.

On April 27, 2026, the City received a written request from the executive director of the Café of Life requesting approval to install a 50-foot by 120-foot section of artificial turf within the playground area of Leitner Neighborhood Park. The proposed improvement is intended to enhance the appearance of the playground and increase its functionality for park users.

Consistent with the Lease Agreement, the Café of Life will fully fund the project at a cost of $46,323.64 and will apply for and secure all required permits.

RECOMMENDATION: Approve a Resolution authorizing the Café of Life to install artificial turf within the Leitner Neighborhood Park playground field, with the project fully funded and all required permits obtained by the Café of Life.

ATTACHMENTS:

1. Letter from Café of Life
2. 2023 Lease Agreement
3. Resolution

REVIEWERS:

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

CAFÉ of LIFE

CARING... SHARING... SERVING

Cafe of Life, Inc.
MAILING: P.O. Box 367794 Bonita Springs FL, 34136
LOCATION: 10540 Childers Street Bonita Springs, FL 34135

Tel: 239-495-9325
WEB: cafeoflife.org
facebook.com\CaringSharingServing

April 24, 2026

City of Bonita Springs
ATTN: City Manager
9101 Bonita Beach Rd SE
Bonita Springs, FL 34135

Subject: Leitner Neighborhood Park Capital Improvement

The purpose of the letter is to request your approval for the Café of Life to make a capital improvement to Leitner Neighborhood Park by adding a 50-foot x 120-foot section of Artificial Turf to the playground field as shown in attachment. The Café of Life will provide all the funding and will apply for all necessary building permits. This action has been discussed with Nicole Perino and Mayor Gibson.

Due to the amount of activity on the playground field we have been unable to maintain grass and we believe artificial turf is the best solution. The field is not fenced on all sides which precludes us from closing it off for maintenance/recovery. Artificial Turf will enhance the appearance and make the field much more functionable for park users. Currently, the area is nothing but sand, and the sand shifts around and must be raked back periodically to keep the field relatively level.

We thank you for your consideration and look forward to your reply.

Please advise of any additional information the City may require.

Sincerely,

Jeff Nichols
Executive Director
Attachments
Improvement quote
Picture of current field
Sketch of proposed area

APR 27 2026 BY CBE

United Way Partner Agency

2701 NW 107th Ave/ 506 commerce way
Miami, FL, 33172/Jupiter FL, 33458

Proposal #21853

Created: 01/22/2026
From: Andrew Huber

Proposal For

Riley E Grandell
26724 Nomad Dr
Bonita Springs, FL 34135

main: (239) 839-3351
mobile: (239) 839-3351
rgrandell@comcast.net

Location

26724 Nomad Dr
Bonita Springs, FL 34135

This job requires a deposit of $23161.82

Financing available via SimpleDirect. Apply for Financing

26724 Nomad Dr 34135

Terms
Due on receipt

ITEM DESCRIPTION	QTY	RATE	TOTAL
1) Coastal Turf description Naples/ Ft Myers Turf Product : Vista pet Square Footage : 6000 50x120 Soccer practice field • Present sod and soil will be removed, and the site graded to accommodate up to 3" of crush aggregate and a top layer of compacted screening sand whenever necessary (more material could be used to create desired undulations) • Installation of heavy duty weed blocker fabric • Installation of concrete perimeter along entire edge • The turf is placed, cut, and seamed according to manufacturer specifications. • All perimeter edges and seams are glued down using heavy-duty adhesive to cement border • Add a top coat of Silica sand infill as required. ** Enviorfill ** Hydrochill for an added cost Note: Total square footage includes waste. Coastal is not responsible for obtaining permits	1	$ 46,323.64	$ 46,323.64

** 3.5% Credit Card fee to be added to total invoice if paying with a Credit Card**
***Financing Available :
Terms are from 2 years to 20 years.
Rates are from 3.99% APR to 35.99% APR.
0% APR for credit scores above 700
(Rates are generally based on credit scores)
Term loans with stable monthly payment.
No pre-payment penalties.
Coastal will collect 75% deposit before work start and 25% upon completion for financed projects

LEITNER NEIGHBORHOOD PARK PLAYGROUND FIELD



Artifical Turf
Retention
Playground
Patio
Serving
Kitchen
Pavilion
5' sidewalk
Nomad Drive

Public Private Partnership Lease Agreement

THIS AGREEMENT is made and entered into this ____ day of January, 2023, between the City of Bonita Springs, a Florida municipal corporation, whose address is 9101 Bonita Beach Road, Bonita Springs, FL 34135, ("City") and the Café of Life, a Florida non-profit corporation, whose mailing address is P.O BOX 367794 Bonita Springs FL 34136, ("Lessee" or "Café").

RECITALS

WHEREAS, on October 17, 2012, City Council provided direction for city staff to request from Lee County the property acquired on Nomad Drive in the Leitner Creek Area as part of the Imperial Parkway construction; and

WHEREAS, on March 22, 2013, the City of Bonita Springs ("City") entered into a lease agreement with the Cafe of Life, Inc. ("Lessee") for a public / private partnership to create a turnkey city park built by Cafe of Life, Inc., for a portion of that facility to be used by Cafe of Life, Inc., for operation of its meal center during defined hours with the remainder of the time the facility operated as a city park (the "Agreement"); and

WHEREAS, the Agreement provided for a term of ten (10) years with the option to renew for an additional five (5) years; and

WHEREAS, on March 14, 2022, the City received written correspondence requesting renewal of the Agreement for an additional term of ten (10) years.

In consideration of the matters described above, and of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

1. **Grant and Description of Lease.** City grants to Lessee, and Lessee accepts from City, the non-exclusive privilege of operating a public facilty referred to as Leitner Neighborhood Park in accordance with and subject to the terms of this Agreement. The legal description of the parcel is as follows:

   A tract or parcel of land located in Section 25, Township 47 South, Range 25 East, Lee County, Florida and more particularly described as follows:

   Lots 42 – 49, Block 1, Leitner Creek Manor Unit 2, according to the plat thereof recorded in Plat Book 30, Pages 79 and 80, filed in the Public Records of the Clerk of Courts of Lee County, Florida, less and except the Three Oaks Parkway / Imperial Parkway "maintained road right-of-way". A copy of the survey is attached as Exhibit A.

BSC-23-04-091

2. **Duration of Lease; Renewal**. This Lease Agreement shall remain in full force and effect for ten (10) years from its effective date, and will be renewed for additional five year terms as set forth herein, provided that at least six (6) months prior to the expiration of the current term. Cafe shall notify City of its intent to renew for an additional five year term. Within sixty (60) days of such notice, City will schedule at a regular public meeting, the decision as to whether or not to renew. In the event the City decides not to renew, this Lease Agreement shall terminate after the expiration of the last five year period approved by Council. This provision is not intended to in any way limit the ability of the City and Café of Life to otherwise extend this Lease Agreement by mutual written agreement between them, or shorten the term in the event Café of Life ceases operations.

3. **Improvements.** The Master Concept Plan (MCP) depicting the improvements constructed by Lessee is attached to this Agreement as Exhibit B. Lessee shall install and maintain all improvements at their own costs in substantial compliance with Exhibit B, subject to the following:
    a. The City will reserve to itself naming rights of Leitner Neighborhood Park, with Café having the right to name portions of the facilities that it constructed for its fundraising endeavors, subject to Council approval.
    b. Lessee will be responsible for all site improvements, including but not limited to, obtaining all local, state and federal permitting.
    c. Lessee will solely be responsible of maintaining Leitner Neighborhood Park at their expense.
    d. Lessee will only plant native plantings and shall only fertilize the area in accordance with the City of Bonita Springs Fertilizer Ordinance.
    e. Lessee shall maintain signage on the exterior indicating that this is a public park open to the public for their use, subject to the City of Bonita Springs Parks and Recreation rules.

4. **Right of Entry.** City reserves the right to enter the Premises at any reasonable time to insure compliance with the covenants of this agreement. City also reserves the right of ingress and egress to investigate and survey the Premises as deemed necessary, and reserves the right to perform any work of any nature necessary for preservation, maintenance and operation of this facility as open for public use as a park.

    Lessee shall be liable for all expenses incurred by City for all work done by City in order to preserve, maintain and operate the public park when the work is the result of Lessee's negligence or noncompliance with the covenants of this agreement.

5. **Use of Premises.** Lessee may use the property, subject to the public's right of use as a park facility with limitation only during the hours of operation for the meal center, subject to the terms below:
    a. Café may operate its meal center from 9 a.m. to 12 p.m., Monday through Friday and on Christmas Eve / Day (when they fall on a week-

end day). Café shall instruct and enforce the earliest arrivals and latest departures of its participants. The public may not use the facility during this specified time.

b. Café will be responsible for scheduling activities at the Park, ensuring that activities do not interfere with other scheduled activities.
c. City will be able to program activities on site in coordination with Café.
d. Café will be responsible for maintaining all areas of property under this Lease, including the lands and structure.
e. Café will use its best efforts to control the ingress and egress of its participants through the adjacent neighborhoods. Café staff shall not leave the premises until all participants have left the neighborhood, and Café staff will be responsible for making sure the streets located throughout the adjacent neighborhoods do not have participants loitering as defined under Florida Statutes §856.021 before, during or after the operation of the meal center. Café may restrict client access for failure to comply with this rule.
f. So as to enforce the terms of responsibilities in this Lease, City grants Café authorization to file trespass charges on any participant consistent with Florida Statutes §810.09. In doing so, Café will follow City rules for its Parks and Recreation facilities, pursuant to Bonita Springs Ordinance No. 09-08, as it may be amended.
g. Any use of the property after hours by Cafe will require a City special events permit in accordance with the City's rules in effect at the time of permitting.

6. **Meal Center Food Preparation**. The Parties acknowledge that Café of Life will be serving food on premises in the Pavillion to its participants. Café of Life is excluded from public food service establishment pursuant to Florida Statutes §509.013(5)(a) because certain uses are excluded, including those found in §509.013(5)(b)2 "any eating place maintained and operated by a church or a religious, non-profit fraternal, or non-profit civic organization ... for the use of members and associates...". In the event Café of Life changes its practices or there is a change in law or a change in interpretation by the Florida Department of Business and Professional Regulation, the parties agree that Café of Life will need to conform to state law requirements. The City of Bonita Springs is not responsible for any inspections and / or enforcement of food criteria as regulated by the State of Florida.

7. **Exterior Premise Maintenance.** Lessee will adequately maintain (at a minimum, to the standards of normal maintenance for City Parks maintained by the City of Bonita Springs) all landscaping, hardscaping and furnishings installed by Lessee, including the security system, parking lot, and outdoor lighting. Lessee will maintain the playground up to normal wear and tear. Any playground constructed must meet the applicable standards found in the Americans with Disabilities Act, the American

Society for Testing and Materials standards, and CPSC Public Playground Safety Handbook (publication #325).

8. **Insurance.** Lessee shall provide the City with an inventory of all improvements, which will be insured by Lessee, naming the City of Bonita Springs as an additional insured, in the minimum of one million for general liability and property damage. The inventory will be updated by the Lessee annually and at any time there is a change in improvements. This insurance policy will not be cancelled or reduced without 30 days prior written notice to the City.

9. **Maintenance, Repairs and Replacements**. Lessee shall be responsible for repair and replacement of all structural and mechanical components and equipment permanently attached to the premises, including walls, foundations, plumbing (irrigation) and electrical systems. Lessee shall be responsible for the repair and maintenance of the walking area. Lessee will maintain all exterior landscaping, including mowing, within the surrounding premises. City may, but is not required to, replace the playground as it would for any other park.

10. **Construction.** Lessee shall not enter into any construction or repair projects of any kind on or in the Premises without written permission from City.

11. **Utilities.** Lessee shall be responsible for all utilities within the Leased area and will promptly pay all charges for utility services, including hook-ups and monthly charges. Lessee is responsible for providing adequate water, gas (if available in the future) and electricity during the terms of this Lease. Except for emergencies physically related to the facilities, Lessee may not turn off water, sewer or electricity when the facility is not in use without permission of the City.

12. **Sanitation and Garbage**: Lessee shall keep the Premises and the equipment and furnishings located there in a sanitary condition at all times, in conformity with applicable federal, state, county and city laws. The City may inspect the premises periodically and Lessee agrees to comply with the City's recommendations. Lessee shall provide all janitorial supplies and gardening services required to properly clean and operate the Premises and the equipment and furnishings. Café must keep the restrooms locked when the Pavilion is not being used by Café or for any of the scheduled programs. City staff will install a garbage can and pick-up garbage and litter that are contained in the garbage can on the same schedule of other City park facilities. Café is responsible for removal of all garbage that is on the premises resulting from its meal center operation and is not located in the garbage can (e.g., where people or animals have disturbed the garbage).

13. **Indemnification.** Lessee covenants and agrees that it will fully indemnify, hold harmless, protect and defend at its own cost and expense, the City, its City Council and each member of the Council, its officers, employees and agents and each of them harmless from any risks, suits, damages, expenses or claims (including court costs and reasonable attorney's fees) which the City, its City Council and each member of the Council,, may incur or become liable for as a result of the injury or death of any person(s), or the loss or damage of any property in connection with the operation of this Lease by Lessee or any of its employees, agents, invitees or any other person acting on behalf of the Lessee.

14. **Bills.** No contractors liens or mortgages or other equitable interests may be recorded on the property. Lessee agrees to pay promptly all bills arising from the operation of the Premises in accordance with this Lease.

15. **Nondiscrimination.** Lessee agrees to comply fully with the federal Equal Employment Opportunities Act and with all applicable state and federal laws, and Lessee agrees that no person shall be denied or refused access or other full or equal use of the Leased facilities, as a result of race, creed, color, religion, sex, national origin or ancestry, age, physical or mental handicap.

16. **Employees and/or Volunteers.** Lessee agrees to operate the Premises personally or to employ sufficient and qualified personnel to operate the Premises in a business-like manner. The Premises shall be operated by an employee authorized to act and represent Lessee in all matters pertaining to the operation of this Agreement. Lessee agrees that it and its employees shall be clean and neat in appearance and shall be courteous at all times to users of property.

17. **Signs.** Lessee will submit for approval to the City Manager or designee samples of any signs advertising the Premises, prior to their erection. All signs erected by Lessee shall be the responsibility of Lessee and will be kept in good condition by Lessee.

18. **Non-Assignability.** This Lease shall not be assigned in whole or in part, nor shall the Leased premises, or any part of the premises be sublet or leased, nor shall any right or privilege granted here to Lessee be sold, transferred or assigned to anyone other than Café of Life.

19. **Changes or Amendments to Lease.** This Lease sets forth all agreements between the parties. No modification or amendment shall be valid unless set forth in writing and signed by City and Lessee.

20. **Cancellation.** Café may be considered in default of this agreement if it fails to comply with the terms of this Agreement. In that event, the City may:

a. Declare Cafe in default, notify Cafe in writing, and give Cafe fifteen (15) calendar days from receipt of notice to make substantial efforts towards curing the default. If Cafe fails to make substantial efforts towards curing such default within fifteen (15) calendar days, such Agreement shall be terminated accordingly; or
b. The parties may exercise dispute mediation regarding the alleged breach without waiving or being estopped from subsequently pursuing the breach as a matter of law.
c. Any final decision on a cancellation will be held during a regular City Council meeting. While formal rules of evidence do not apply, City may only cancel, notwithstanding an expiration of a term under paragraph 2, if the evidence of the breach is clearly shown.
d. Following cancellation, Café's remedies are specified under paragraph 23, Remedies, below.

21. **Destruction, Loss or Damage by Fire or Other Causes.** In the event the Premises are damaged by fire or other casualty to an extent that in City's sole opinion the continued operation of the premises by Lessee is not desirable, City may immediately terminate this Lease. City may, but is not obligated to, repair or rebuild the Premises and, in that event, if after the repairs or rebuilding are completed to City's satisfaction, any portion of the original Lease period remains, upon notice from City, Lessee immediately shall resume operation of the premise in accordance with this agreement.

22. **Notices**. All notices required under the terms of this Lease shall be sent to the City Manager on behalf of the City, and to Bruce Wheatley, Vice Chair on behalf of the Café of Life at the addresses written above, or to such other person or address as any Party may designate from time to time in writing.

23. **Remedies**. Any material breach of this Agreement may be enforced by either Party as against the other by appropriate action in law or equity filed in a court of competent jurisdiction; provided, however, no such action may be brought until the defaulting Party has been given notice and ninety (90) days in which to cure the default. If the default cannot reasonably be cured within the ninety (90) day period, such period shall be extended if the cure is commenced within such ninety (90) days and the defaulting Party is proceeding with due diligence for such period of time reasonably required to complete such cure.

24. **Attorney Fees and Costs**. In the event of any litigation between the parties arising out of this Lease, the prevailing parties shall be entitled to recover all costs incurred, including, without limitation, reasonable attorney and/or paralegal fees and costs, whether such fees and costs are incurred before, after, or at trial, on appeal or any bankruptcy arbitration or administrative proceedings.

25. **Entire Agreement**. This Lease constitutes the entire understanding between the parties with respect to the transaction contemplated hereby and all prior Leases, understandings, representations and statements, oral or written, are merged into this Lease. No provision hereof may be waived, modified, amended, discharged, or terminated except by a written instrument signed by the parties hereto.

26. **Severability.** If any provision of this Lease is deemed invalid or unenforceable by a Court of competent jurisdiction, such provision shall be invalid to the extent of such invalidity or unenforceability only without invalidating the remainder of such provision or other remaining provisions of this Lease.

27. **Governing Law:** This Lease shall be governed by an interpreted in accordance with the laws of the State of Florida. Any Court at the venue for any court action will be Lee County, Florida.

IN WITNESS WHEREOF, the parties have executed this document with the understanding that the effective date of this Lease Agreement is coterminous with the Ordinance.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

CAFÉ OF LIFE

By: _____
Signature

Name: Jeff Nichols

Title: Exec. Director

Maria E. Reszel
First Witness Signature

MARIA E. RESZEL
Printed Name First Witness

Second Witness Signature

LUCY G. BROOKS
Printed Name Second Witness

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 19TH day of APRIL, 2023 by JEFF NICHOLS, Chair of Café of Life, a Florida nonprofit corporation. She is personally known to me or has produced _____ as identification.

_____
Notary Public

LETICIA SANTOS
(Print Name)

My Commission Expires:

LETICIA SANTOS
Commission # GG 936002
Expires March 29, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit A
Legal Description

Exhibit "A"

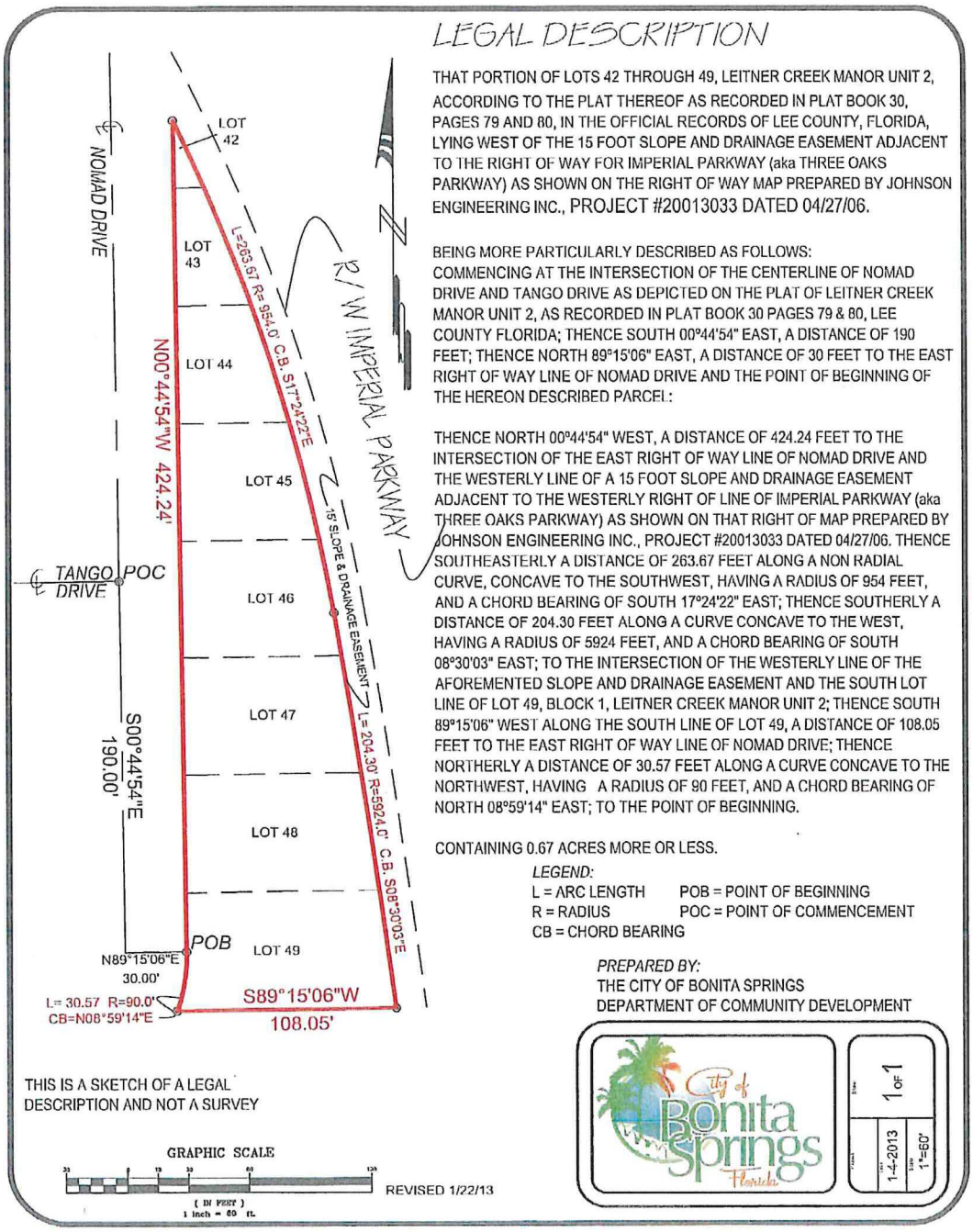
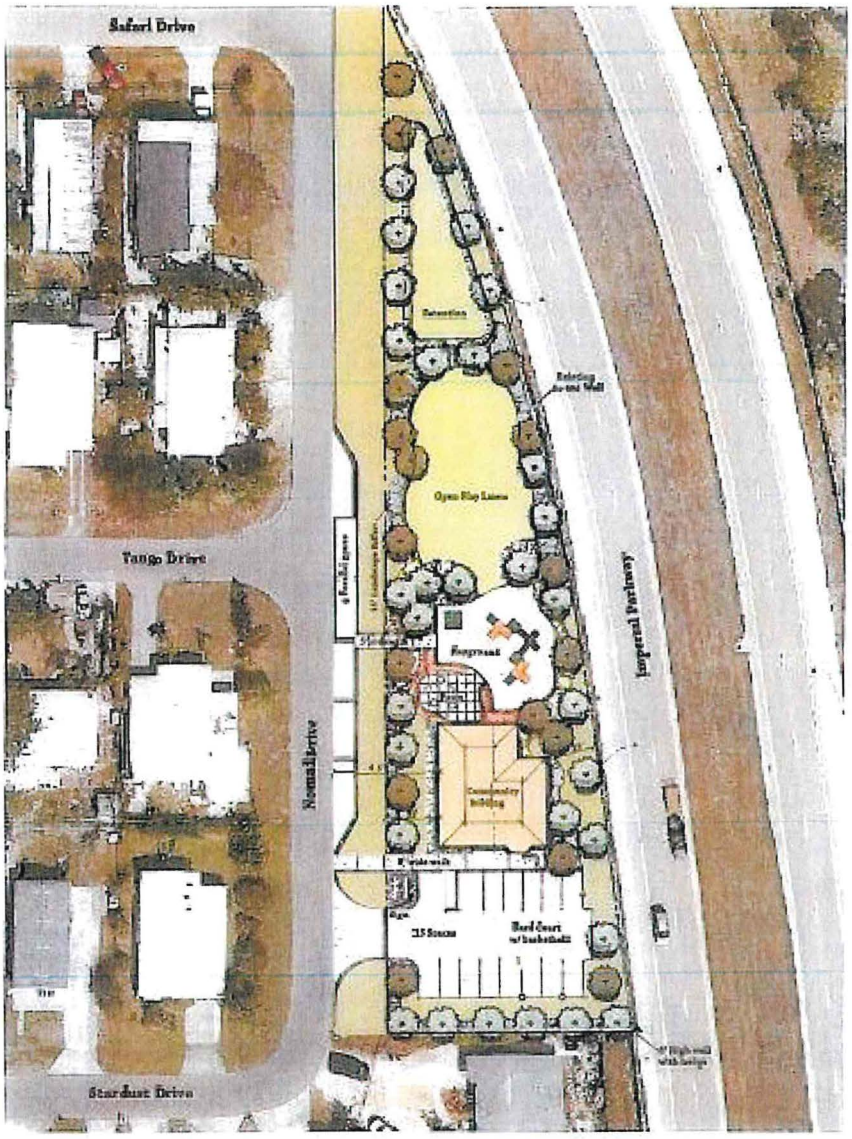


Exhibit B
Master Concept Plan

EXHIBIT "B"



Bonita Springs Leitner Creek Neighborhood Park
Bonita Springs Florida
Preliminary Site Plan 1" = 40' @ 11"x17"

North

GradyMinor
Civil Engineers, Land Surveyors, Planners, Landscape Architects

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 23- 01

AN ORDINANCE OF THE CITY OF BONITA SPRINGS AUTHORIZING THE LEASE OF A PORTION OF REAL PROPERTY WITHIN LEITNER NEIGHBORHOOD PARK TO CAFÉ OF LIFE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 27(e) of the City of Bonita Springs City Charter requires an ordinance for the conveyance or lease of any City real or personal property; and

WHEREAS, on March 22, 2013, the City of Bonita Springs ("City") entered into a lease agreement with the Cafe of Life, Inc. ("Lessee") for a public / private partnership to create a turnkey city park built by Cafe of Life, Inc., for a portion of that facility to be used by Cafe of Life, Inc., for operation of its meal center during defined hours with the remainder of the time the facility operated as a city park (the "Agreement"); and

WHEREAS, the Agreement provided for a term of ten (10) years with the option to renew for an additional five (5) years; and

WHEREAS, on March 15, 2022, the City received written correspondence requesting renewal of the Agreement for an additional term of ten (10) years.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

Section 1. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby authorizes the renewal of the lease agreement, attached hereto as Exhibit "A", for an additional term of ten (10) years.

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

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Florida this 5 day of April, 2023.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM:

City Attorney's Office

Vote:

Steinmeyer	Corrie
Bogacz	Fullick
Purdon	Forbes
Carr	

CITY OF BONITA SPRINGS

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY OF BONITA SPRINGS APPROVING THE INSTALLATION OF ARTIFICIAL TURF WITHIN THE LEITNER NEIGHBORHOOD PARK PLAYGROUND BY THE CAFÉ OF LIFE, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Bonita Springs is the owner of Leitner Neighborhood Park, including all facilities, structures, and fixtures located thereon; and

WHEREAS, the City and the Café of Life are parties to a Public-Private Partnership Lease Agreement authorizing the Café of Life's use of Leitner Neighborhood Park for meal-service operations during designated hours; and

WHEREAS, Section 3 of the Lease Agreement, entitled Improvements, requires the Café of Life to install and maintain site improvements at its own expense and to obtain all necessary permits for such improvements; and

WHEREAS, on April 27, 2026, the City received a request from the Café of Life to install a 50-foot by 120-foot section of artificial turf within the playground area of Leitner Neighborhood Park to enhance the appearance, functionality, and usability of the play space; and

WHEREAS, the Café of Life will fully fund the project, and will obtain all required permits in accordance with the Lease Agreement; and

WHEREAS, the City Council of Bonita Springs finds the proposed project to be consistent with the public's best interest and the Master Concept Plan of Leitner Neighborhood Park.

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

Section 1. The request of the Café of Life to install a 50-foot by 120-foot section of artificial turf within the Leitner Neighborhood Park playground is hereby approved.

Section 2. The Café of Life shall be responsible for all project costs and for obtaining all required permits associated with the installation.

Section 3. This Resolution shall take effect immediately upon its adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 6'th day of May, 2026.

AUTHENTICATION:

_____ _____

Mayor City Clerk

APPROVED AS TO FORM: _____

City Attorney

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-078
May 6, 2026

ITEM TITLE: Approve a Resolution awarding Disaster Recovery Services for Bonita Springs RFP 25-25 to CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor.

REQUESTOR: Lisa Griggs Roth, Director of Financial and Administrative Services

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

---

BACKGROUND:

On February 2, 2026, City staff advertised for sealed two-step proposals for Disaster Recovery Services for Bonita Springs RFP 25-25 and on March 3, 2026, the City received ten (10) sealed proposals for the project.

On April 26, 2026, the Selection Committee met to evaluate the ten (10) proposals and short-listed CrowderGulf Joint Venture, Phillips Environmental, and DRC Emergency Services to proceed to Step Two where pricing would be opened and considered. The Step Two Pricing was opened for CrowderGulf Joint Venture, DRC Emergency Services, and Phillips Environmental and disseminated to the Selection Committee for review and consideration.

On April 30, 2026, the Selection Committee met to evaluate pricing and total rankings and recommended award to two firms in the following order:

- Primary: CrowderGulf Joint Venture - $4,159,475.00*
- Secondary: DRC Emergency Services - $4,512,483.72*

*Pricing is based on Section A of the Proposal which includes the most frequently required services. Categories B, C, and D as well as Section 2 for services and equipment that may be needed were also included as price items within the RFP; thus, award of these Categories and Section at the prices in each vendor's proposal is also requested as part of this recommendation and Resolution.

Staff is recommending awarding Disaster Recovery Services for Bonita Springs RFP 25-25 to CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor.

STAFF RECOMMENDATION: Approve Resolution

ATTACHMENTS:

1. Resolution
2. Price Comparison

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Lisa Griggs Roth

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

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING A RECOMMENDATION OF AWARD TO CROWDERGULF JOINT VENTURE AS THE PRIMARY VENDOR AND DRC EMERGENCY SERVICES AS THE SECONDARY VENDOR FOR DISASTER RECOVERY SERVICES FOR BONITA SPRINGS AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENTS WITH THE AWARDED FIRMS.

WHEREAS, on March 3, 2026, the City received ten (10) submittals in response to the City's Request for Two-Step Proposals for Disaster Recovery Services for Bonita Springs (RFP 25-25); and

WHEREAS, on April 28 and April 30, 2026, the Selection Committee reviewed the Step One and Step Two proposals submitted and recommended award to CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor. A summary of the two 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 agreements with CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor for Disaster Recovery Services for Bonita Springs.

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 6th day of May, 2026.

AUTHENTICATION:

_____ _____
Mayor Mike Gibson City Clerk

APPROVED AS TO FORM: _____
City Attorney's Office

EXHIBIT A

Proposer	Grand Total – Section A
CrowderGulf Joint Venture	$4,159,475.00
DRC Emergency Services	$4,512,483.72

NOTE: Categories B, C, and D as well as Section 2 for services and equipment that may be needed were also included as price items within the RFP; thus, award of these Categories and Section at the prices in each vendor's proposal is also requested as part of this Resolution.

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-079
May 6, 2026

ITEM TITLE: Approve a Resolution awarding Disaster Recovery Services - Waterways for Bonita Springs RFP 25-27 to CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor.

REQUESTOR: Lisa Griggs Roth, Director of Financial and Administrative Services

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

---

BACKGROUND:

On February 11, 2026, the City staff advertised for sealed two-step proposals for Disaster Recovery Services - Waterways RFP 25-27 and on March 12, 2026, the City received seven (7) sealed proposals for the project.

On April 28, 2026, the Selection Committee met to evaluate the seven (7) proposals and short-listed CrowderGulf Joint Venture, DRC Emergency Services, and Ceres Environmental Services to proceed to Step Two where pricing would be opened and considered. The Step Two Pricing was opened for CrowderGulf Joint Venture, DRC Emergency Services, and Ceres Environmental Services and disseminated to the Selection Committee for review and consideration.

On April 30, 2026, the Selection Committee met to evaluate pricing and total rankings and recommended award to the two firms in the following order:

- Primary: CrowderGulf Joint Venture - $4,159,475.00*
- Secondary: DRC Emergency Services - $4,522,733.72*

*Pricing is based on Section A of the Proposal which includes the most frequently required services. Categories B, C, and D as well as Section 2 for services and equipment that may be needed were also included as price items within the RFP; thus, award of these Categories and Section at the prices in each vendor's proposal is also requested as part of this recommendation and Resolution.

Staff is recommending awarding Disaster Recovery Services – Waterways RFP 25-27 to CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor.

STAFF RECOMMENDATION: Approve Resolution

ATTACHMENTS:

1. Resolution
2. Price Comparison

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Lisa Griggs Roth

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

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING A RECOMMENDATION OF AWARD TO CROWDERGULF JOINT VENTURE AS THE PRIMARY VENDOR AND DRC EMERGENCY SERVICES AS THE SECONDARY VENDOR FOR DISASTER RECOVERY SERVICES - WATERWAYS AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENTS WITH THE AWARDED FIRMS.

WHEREAS, on March 12, 2026, the City received seven (7) submittals in response to the City's Request for Two-Step Proposals for Disaster Recovery Services - Waterways (RFP 25-27); and

WHEREAS, on April 28 and April 30, 2026, the Selection Committee reviewed the Step One and Step Two proposals submitted and recommended award to CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor. A summary of the two 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 agreements with CrowderGulf Joint Venture as the primary vendor and DRC Emergency Services as the secondary vendor for Disaster Recovery Services - Waterways.

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 6th day of May, 2026.

AUTHENTICATION:

_____ _____
Mayor Mike Gibson City Clerk

APPROVED AS TO FORM: _____
City Attorney's Office

EXHIBIT A

Proposer	Grand Total – Section A
CrowderGulf Joint Venture	$4,159,475.00
DRC Emergency Services	$4,522,733.72

NOTE: Categories B, C, and D as well as Section 2 for services and equipment that may be needed were also included as price items within the RFP; thus, award of these Categories and Section at the prices in each vendor's proposal is also requested as part of this Resolution.

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-080
May 6, 2026

ITEM TITLE: (First Reading) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA AMENDING CHAPTER 40 OF THE BONITA SPRINGS CODE; CREATING A NEW ARTICLE V - REGULATING THE OPERATION OF ELECTRIC BICYCLES, MOTORCYCLES, AND PERSONAL ELECTRIC POWERED DEVICES ON STREETS, SIDEWALKS, AND SIDEWALK AREAS; PROVIDING DEFINITIONS FOR THE TERM "ELECTRIC BICYCLE," "MOTORCYCLE," "MICROMOBILITY DEVICE," AND OFF HIGHWAY VEHICLES AND MOTORCYCLES; PROHIBITING THE OPERATION OF ELECTRIC POWERED DEVICES ON TRAILS, GREENWAYS, GREENBELTS, AND EASEMENTS IN THE CITY OF BONITA SPRINGS; PROVIDING A PENALTY FOR VIOLATION OF THIS SECTION; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUESTOR: Derek Rooney, City Attorney

AGENDA SECTION: Public Hearings

STRATEGIC PRIORITY: 2) Improve Vehicular and Multimodal Transportation Networks

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BACKGROUND: Since their widespread adoption, the incidence of electric bicycle and alternative micromobility devices has become prevalent on streets and sidewalks throughout the City. As a result of increased incidence of conflicts between electric vehicles and pedestrians, particularly in the downtown, the City Council is seeking to regulate the behavior of such vehicles within the City, with a particular emphasis on safety and speed.

The proposed draft ordinance addresses the behavior of operators in lieu of the machines themselves, requiring operators to travel at limited speeds (15 mph), utilize proper safety equipment (increased for minors), and to yield to pedestrian in passing. The draft covers all applicable right-of-way, additional changes could be made to extend to pedal only zones if directed.

STAFF RECOMMENDATION: Move to second reading.

ATTACHMENTS: Draft ordinance.

REVIEWERS:

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

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 26 – __

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA AMENDING CHAPTER 40 OF THE BONITA SPRINGS CODE; CREATING A NEW ARTICLE V - REGULATING THE OPERATION OF ELECTRIC BICYCLES, MOTORCYCLES, AND PERSONAL ELECTRIC POWERED DEVICES ON STREETS, SIDEWALKS, AND SIDEWALK AREAS; PROVIDING DEFINITIONS FOR THE TERM "ELECTRIC BICYCLE," "MOTORCYCLE," "MICROMOBILITY DEVICE," AND OFF HIGHWAY VEHICLES AND MOTORCYCLES; PROHIBITING THE OPERATION OF ELECTRIC POWERED DEVICES ON TRAILS, GREENWAYS, GREENBELTS, AND EASEMENTS IN THE CITY OF BONITA SPRINGS; PROVIDING A PENALTY FOR VIOLATION OF THIS SECTION; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bonita Springs, Florida is the governing body of Bonita Springs; and

WHEREAS, pursuant to Chapter 316, Florida Statutes, otherwise known as the "Florida Uniform Traffic Control Law," and specifically Section 316.006, municipalities have original jurisdiction to exercise traffic control over streets and highways within their boundaries; and

WHEREAS, Section 316.2065, 316.20655, and 316.2068, Florida Statutes, allows the municipalities, through the exercise of its powers under Section 316.008, Florida Statutes, to adopt an ordinance governing the operation of bicycles, electric bicycles, and electric mobility devices on streets, highways, sidewalks, and sidewalk areas and regulating the operation of an electric bicycle on a bicycle path, multiuse path, greenways, or trail networks; and

WHEREAS, City of Bonita Springs has a significant government interest in pedestrian and bicyclist safety, and this ordinance regulates conduct for the purpose of promoting pedestrian and bicyclist safety; and

WHEREAS, there has been a noticeable increase in the operation of electric bicycles, electric motorcycles, and similar personal electric powered machines on public sidewalks and upon public right of ways in City, which presents enhanced opportunities for crashes and injuries with other pedestrian and persons with standard and electric mobility devices upon those sidewalks, due in part to the steady accelerated speed with which electric bicycles and motorcycles can maintain as compared to manually operated

bicycles; and

WHEREAS, the City maintains sufficient jurisdiction and authority pursuant to Sections 316.006 and 316.008, Florida Statutes, other relevant state and federal laws, and the Bonita Springs Code (the "Code") to regulate the activities subject to this ordinance; and

WHEREAS, pursuant to Article VIII of the Florida Constitution, the City of Bonita Charter and Section 166.021, Florida Statutes, the City Council is authorized to adopt ordinances necessary for the exercise of its powers in for health, safety, and general welfare; and

WHEREAS, the Board finds that amending Chapter 40 of the Code as provided below is narrowly tailored to impose specific regulations to protect the health, safety, and welfare of City's residents, guests, and visitors by reducing the likelihood of serious bodily injury or death that results from conflicts between vehicular traffic, bicyclists, and pedestrians progressing on the sidewalks, crosswalks, intersections, bicycle paths, multiuse paths, greenways, and trail networks in the incorporated areas of the City.

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

Section 1. Recitals Adopted.

That each of the above stated recitals is hereby adopted as legislative findings of the City Council and confirmed as being true, and the same are hereby incorporated as a part of this Ordinance.

Section 2. Amending the City of Bonita Code

The Bonita Springs City Code is hereby amending the pertinent provisions of Chapter 40, with deletions depicted with ~~strikethroughs~~ and underlined language as additions, as provided and further depicted in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. Severability

The provisions of this Ordinance are severable, and it is the intention to confer the whole or any part of the powers herein provided for. If any part of this Ordinance is found to be invalid, preempted, or otherwise superseded, the remainder shall nevertheless be given full force and effect to the extent permitted by the severance of such invalid, preempted, or superseded part as if adopted with such part had not been included herein.

Section 4. Conflicts of Law

This Ordinance shall supersede any ordinances in conflict herewith to the extent that such conflict exists. Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of the requirements of state of federal law, the more restrictive shall apply.

Section 5. Codification and Scrivener's Errors

It is the intention of the City Council that the provisions of this Ordinance shall become and be made part of the Bonita Springs Code; that sections of this Ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article", or such other appropriate word or phrase in order to accomplish such intention; and that any typographical errors which do not affect the intent may be authorized by the City Manager without need of public hearing, by filing a corrected copy with the City Clerk. It is further the intent of the City Council that the provisions of this Ordinance may be modified as a result of consideration that may arise during public hearing(s) and that such modifications shall be incorporated into the final version.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL of the City of Bonita Springs, Florida this _____ day of _____, 2026.

Attest: **CITY OF BONITA SPRINGS, FLORIDA**

By: _____ By: _____
City Clerk Mayor

Reviewed for legal sufficiency:

By: _____
City Attorney

Vote:

Gibson	Corrie
Purdon	Fullick
Fitzpatrick	Bogacz
Carr	

Date filed with City Clerk: _____

EXHIBIT "A"

ARTICLE V. REGULATING THE OPERATION OF ELECTRIC BICYCLES, MOTORCYCLES, AND PERSONAL ELECTRIC POWERED DEVICES ON STREETS, SIDEWALKS, AND SIDEWALK AREAS

Sec. 40-65. Operation of electric bicycles, electric motorcycles, and other electric-powered devices in the City.

(a) *Applicability*. This Ordinance applies to lands in the incorporated boundaries of the City of Bonita Springs, Florida.

(b) *Definitions*. For purposes of this section, the following words and phrases shall have the meanings ascribed to them:

Electric Bicycle (all classes) shall mean the term "electric bicycle" as defined in Section 316.003, Florida Statutes, as amended from time to time.

Electric Personal Assistive Mobility Device shall have the same meaning as defined in Section 316.003, Florida Statutes, as amended from time to time.

Micromobility Device shall have the same meaning as defined in Section 316.003, Florida Statutes, as amended from time to time.

Motorcycle shall mean the term "motorcycle" as defined in Section 316.003, Florida Statutes, as amended from time to time, and shall include all motor vehicles, pocket bikes or similar devices, that are manufactured without pedals and have not been modified to have pedals, therein defined notwithstanding the means of propulsion of such vehicle, including but not limited to the use of gasoline, electricity, battery, or other fuels or systems as a means of propulsion.

Motorized Scooter shall have the same meaning as defined in Section 316.003, Florida Statutes, as amended from time to time.

Off-Highway Vehicle or Motorcycle shall have the same meaning as defined in Section 261.03, Florida Statutes, as amended from time to time.

Bicycle Lane, Bicycle Path, Crosswalk, Intersection, Median, and *Sidewalk* shall have the same meaning as defined in Section 316.003, Florida Statutes, as amended from time to time.

Multi-Use Path or Shared Path or Shared-Use Path shall mean a physically separated, hard-surfaced or shell or rock trail or path for non-motorized traffic which is wider than a sidewalk and are designed for the use of bicyclists and pedestrians at the same time and may provide access to destinations with limited exposure to motor vehicles.

Greenway and Trail or Trail Network shall have the same meaning as defined in Section 260.013, Florida Statutes, as amended from time to time.

(c) Operation on Public Sidewalks, Crosswalks, Intersections, and Multi-Use Pathways.

(1) Authorization: Bicycles, electric bicycles, electric motorcycles, electric personal assistive mobility devices, micromobility devices, motorized scooters, or similar electric devices are allowed pursuant to law upon the public sidewalks, crosswalks, intersections, multi-use pathways, and designated bicycle paths within the incorporated areas of City of Bonita Springs over which the City has traffic control jurisdiction.

(2) Speed: All bicycles, electric bicycles, electric motorcycles, electronic personal assistive mobility devices, micromobility devices, motorized scooters, or similar personal electric devices shall travel no more than 15 miles per hour on any public sidewalk, crosswalk, intersection, multi-use path, and designated bicycle paths.

(3) Safety Equipment: A rider or passenger of any of the electric vehicles or devices regulated under this Article who is under 16 years of age must wear at least a helmet that is properly fitted and is fastened securely upon the passenger's head by a strap and that meets the federal safety standard for helmets pursuant to law. As used in this subsection, the term "passenger" includes a child who is riding in a trailer or semitrailer attached to an electronic vehicle/device.

(4) Lighting: Any of the above defined electronic vehicles/devices shall, between dusk and dawn, be equipped with a lamp on the front exhibiting a white light visible from a distance of at least 500 feet to the front and a lamp and reflector on the rear each exhibiting a red light visible from a distance of 600 feet to the rear. An electronic vehicle/device or its rider may be equipped with lights or reflectors in addition to those required by this section.

(5) Yielding Right of Way: A person operating an electronic vehicle/device, as defined in this section, upon and along a sidewalk, or across a roadway upon and along a crosswalk or intersection, shall yield the right-of-way to any pedestrian and shall give an audible signal before overtaking and passing such pedestrian.

(6) Applicable Laws: Any person operating an electronic vehicle/device as defined in this section upon and along any public sidewalk, crosswalk, intersection, and designated bicycle path shall abide by all applicable laws with respect to pedestrian and bicycle regulations as defined in Chapter 316, Florida Statutes.

(d) Operation on Public Roadways and Bicycle Lanes.

(1) Authorization: Bicycles, electric bicycles, electric motorcycles, electric personal assistive mobility devices, micromobility devices, motorized scooters, or similar electric devices are allowed pursuant to law upon the public roadways and bicycle

lanes within the incorporated areas of City of Bonita Springs over which the City has traffic control jurisdiction.

(2) Speed: All bicycles, electric bicycles, electric motorcycles not registered under Chapter 320, Florida Statutes, electronic personal assistive mobility devices, micromobility devices, motorized scooters, or similar personal electric devices shall travel no more than the posted speed limit or statutory speed limit on any public roadway or bicycle lane.

(3) Safety Equipment: A rider or passenger of any of the above electric vehicles/devices who is under 16 years of age must wear at least a helmet that is properly fitted and is fastened securely upon the passenger's head by a strap and that meets the federal safety standard for helmets and otherwise required pursuant to law. As used in this subsection, the term "passenger" includes a child who is riding in a trailer or semitrailer attached to an electronic vehicle/device.

(4) Lighting: Any of the above defined electronic vehicles/devices shall, between dusk and dawn, be equipped with a lamp on the front exhibiting a white light visible from a distance of at least 500 feet to the front and a lamp and reflector on the rear each exhibiting a red light visible from a distance of 600 feet to the rear. An electronic vehicle/device or its rider may be equipped with lights or reflectors in addition to those required by this section.

(e) *Operation on Trails, Greenways, and Greenbelts Prohibited*. Motor vehicles, bicycles, electric bicycles, motorcycles or electric motorcycles, off-highway vehicles or motorcycles, electric personal assistive mobility devices, micromobility devices, motorized scooters, or similar electric vehicles/devices are not allowed upon the trails, greenways, and greenbelts within the incorporated areas of the City of Bonita Springs over which the City has jurisdiction, unless otherwise posted by the City.

(f) Official use of motorcycles, electric bicycles, or electric vehicles and devices by duly licensed law enforcement officers performing authorized duties are exempt from prohibitions described in this section. Utility company workers or their authorized contractors are exempt from section (e) when they are performing authorized duties.

(g) *Signage authorized*. The City may install such signage as is necessary and appropriate to designate or prohibit operation in areas as described in this section.

(h) *Enforcement*. The Sheriff of Lee County and any certified Law Enforcement Officer of the State of Florida has the authority to enforce this section.

(i) *Penalties*. Any person violating any of the provisions of this section is subject to at least a non-moving penalty as defined in Florida Statute 318. Nothing in this section prohibits law enforcement from effecting an arrest, towing of the violating vehicle, or any other appropriate action as defined in Chapters 316, 318, 320 and 322, Florida Statutes, as amended from time to time.

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CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-05-081
May 6, 2026

ITEM TITLE: Presentation of Community Development Activity Reports.

REQUESTOR: John Dulmer, Director, Community Development Department

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: 5) Strengthen City Finances; 6) Government Transparency & Efficiency

BACKGROUND:

John Dulmer, Director, Community Development Department, will present the following reports and updates:

- Monthly Report for March 2026
- Quarterly Report FY 26 Q2, January-March

STAFF RECOMMENDATION:

Receive reports.

ATTACHMENTS:

1. Monthly Activity Report, March 2026
2. Quarterly Activity Report, Q2 January - March 2026

REVIEWERS:

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

Monthly Report

Community Development

Prepared for:

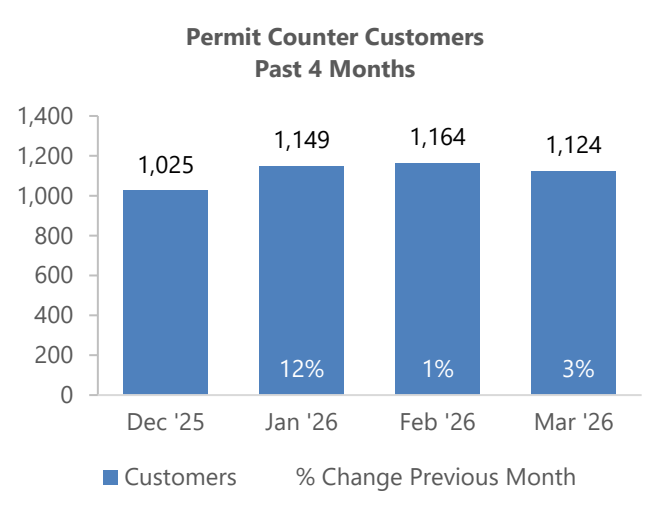
City of Bonita Springs Florida

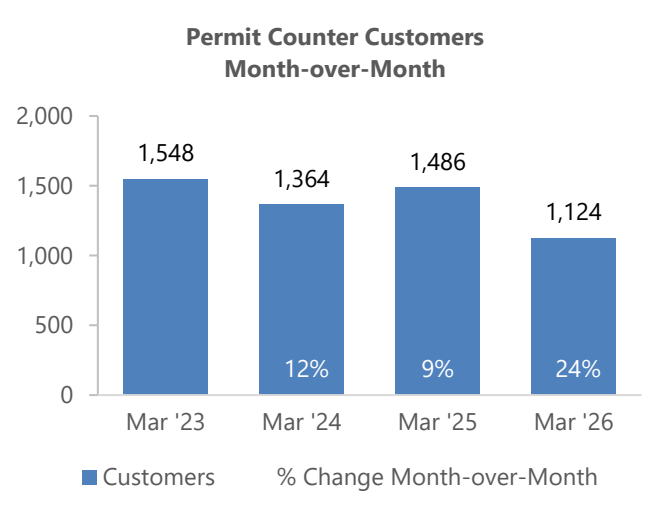
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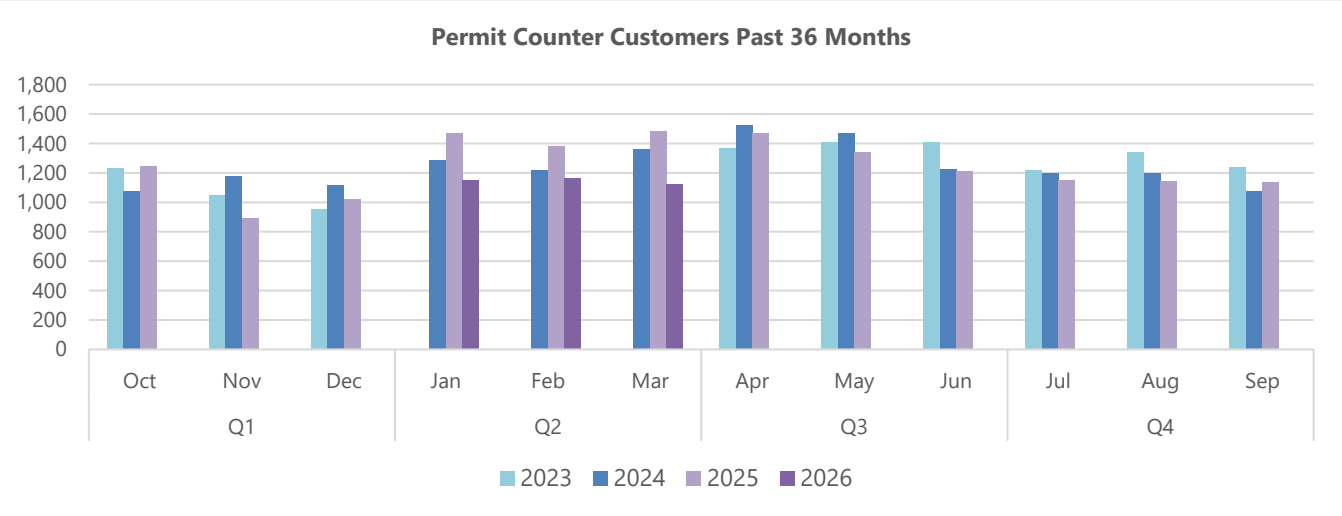
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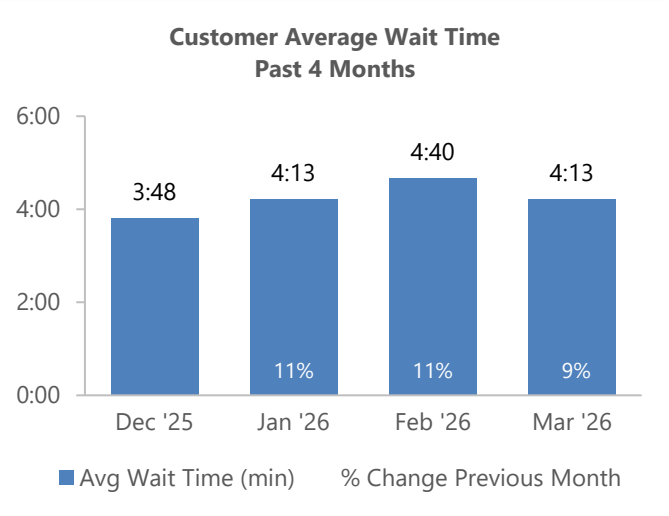
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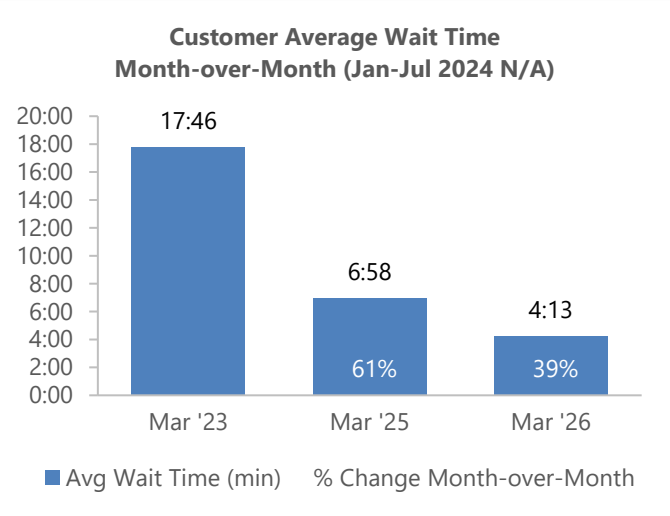
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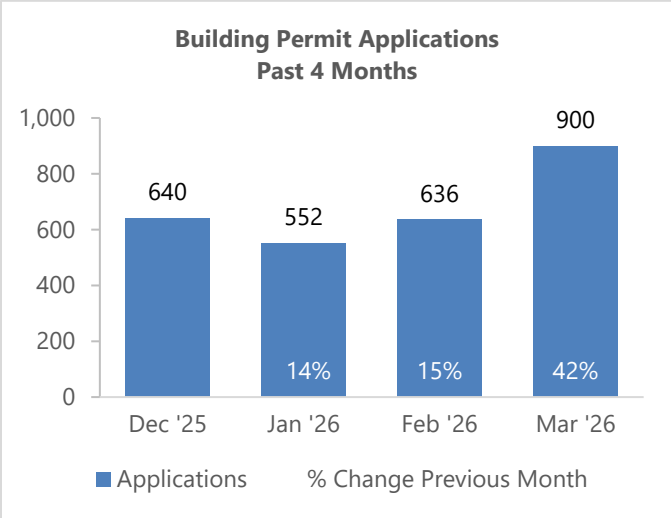


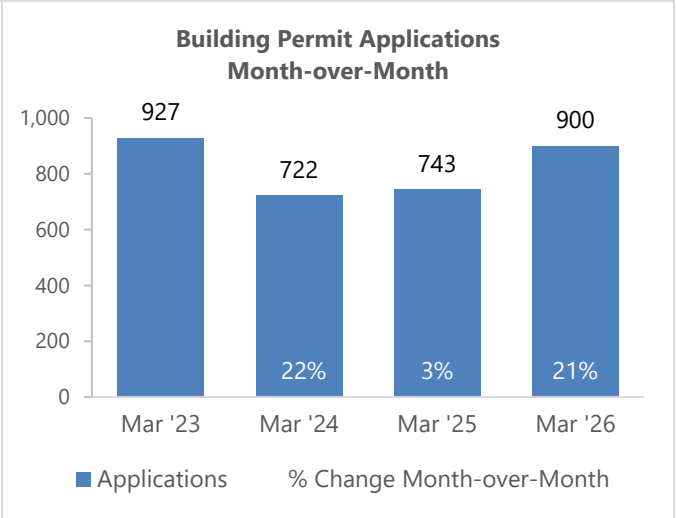


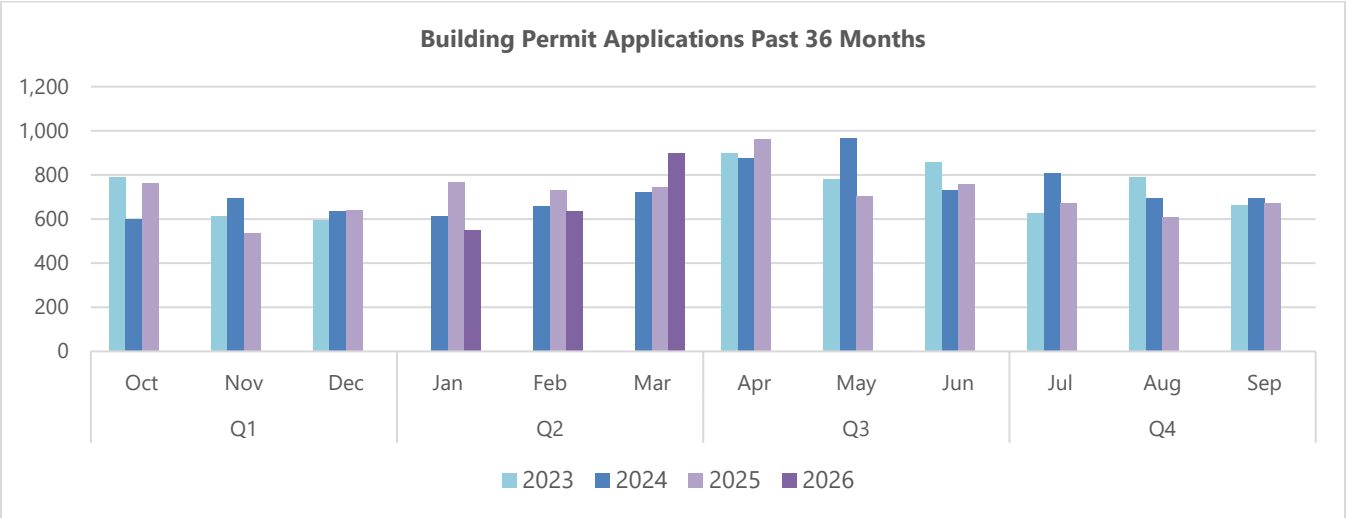


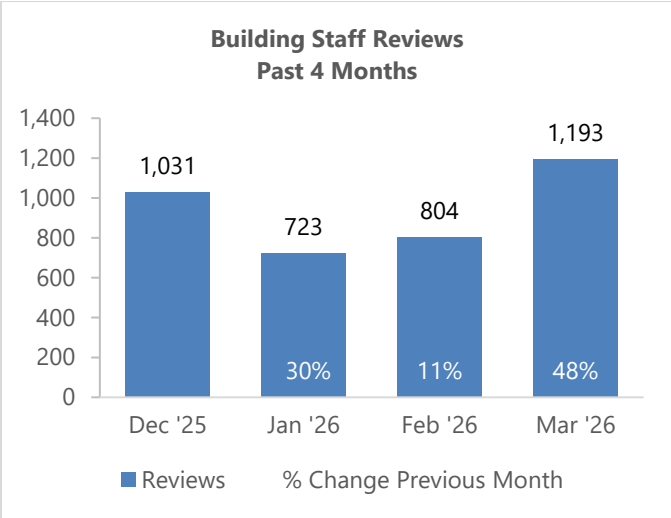
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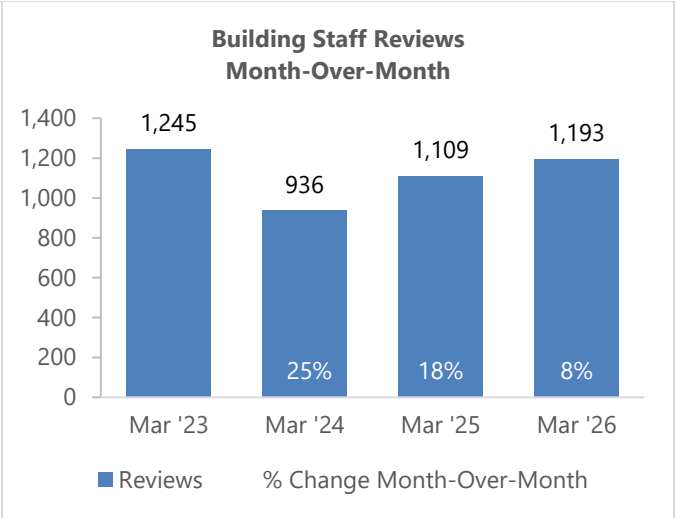
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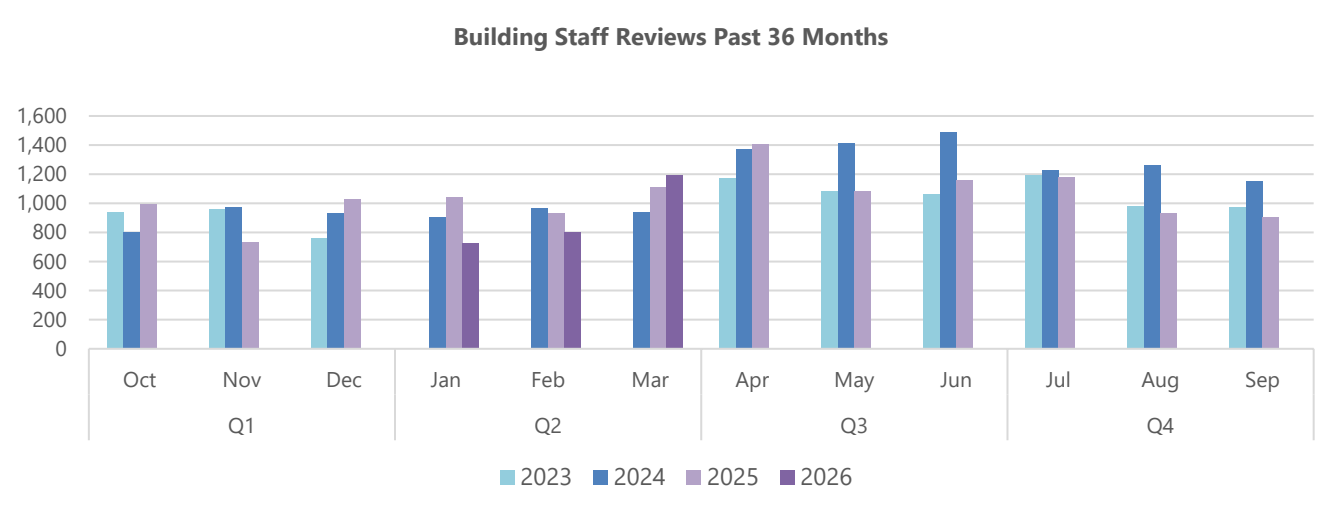


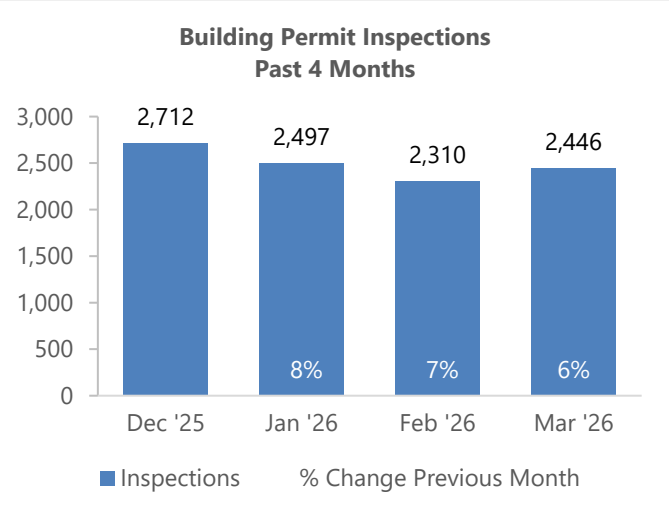


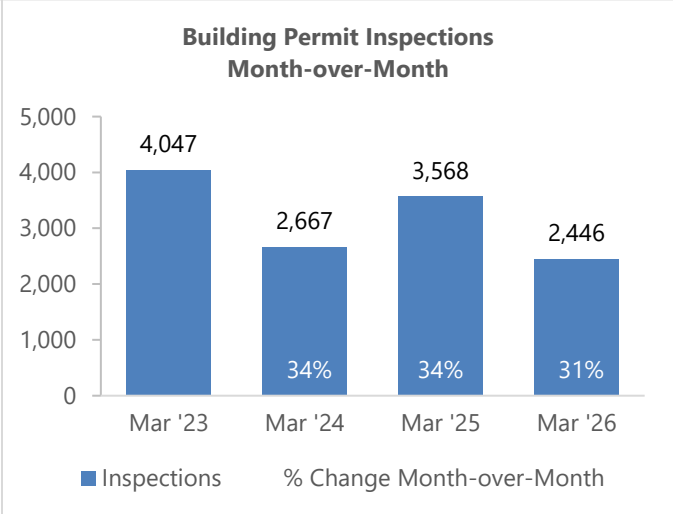


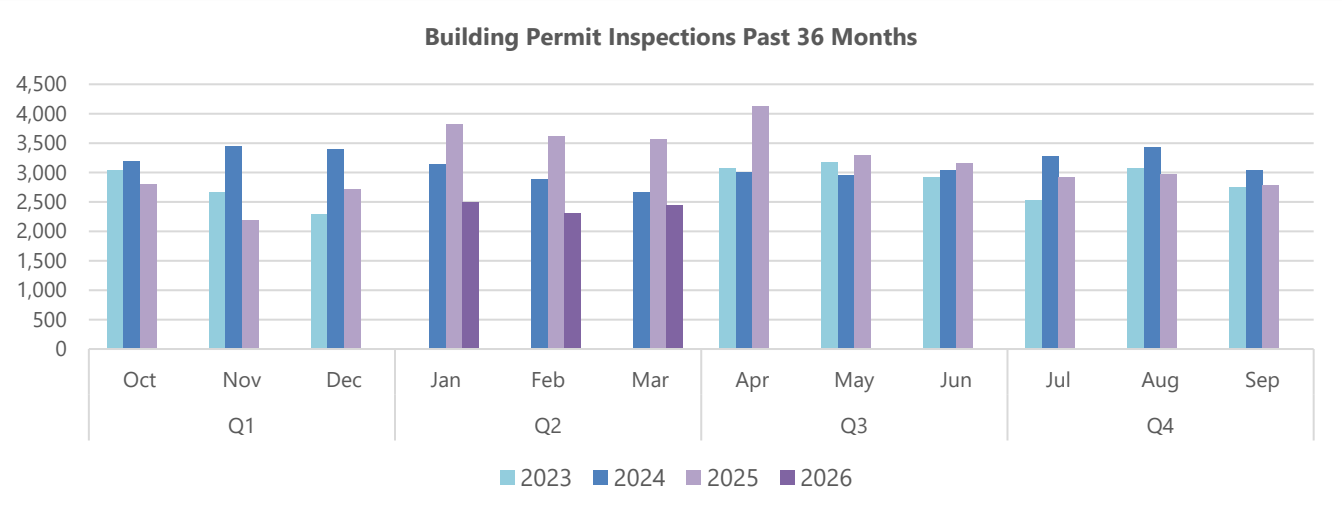


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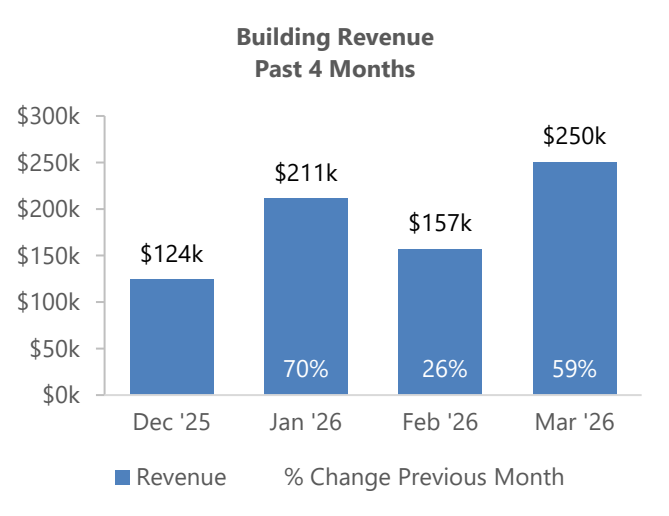


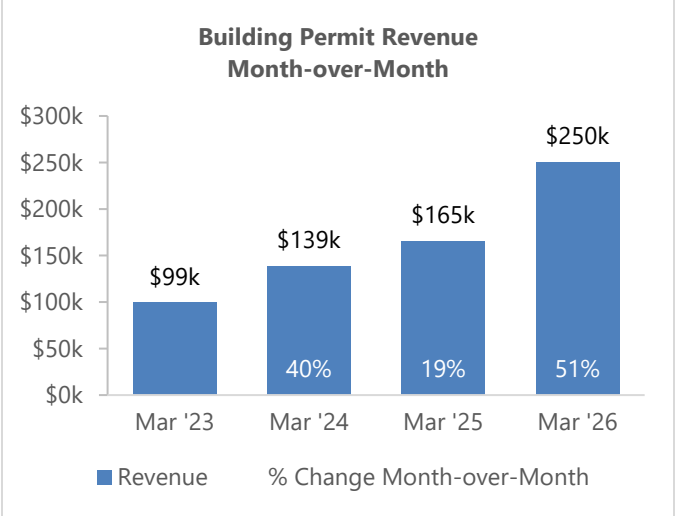


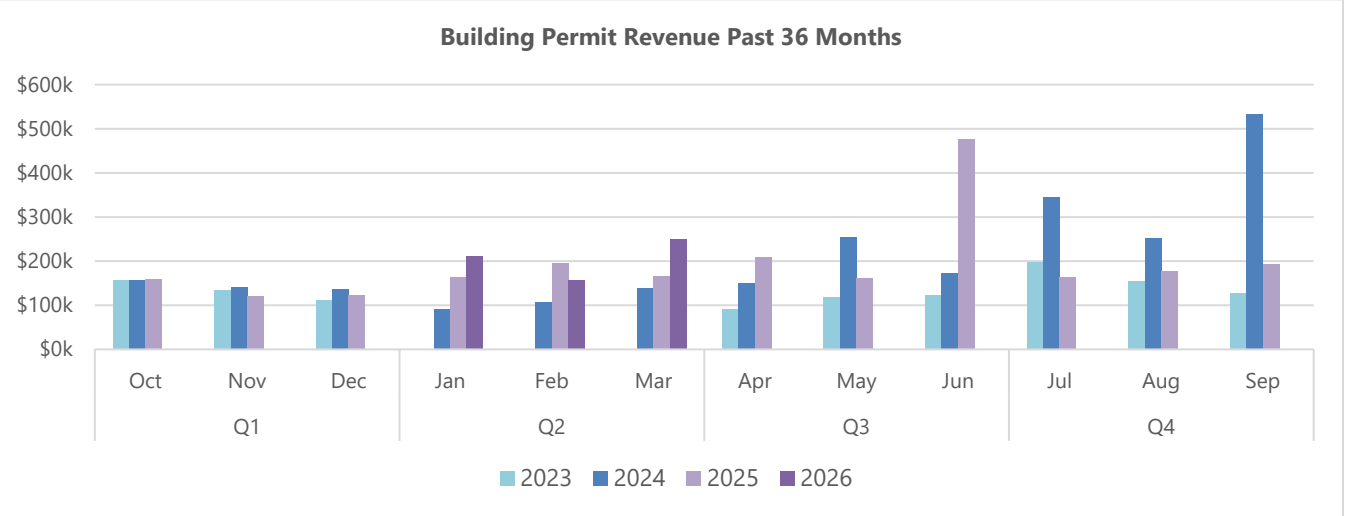




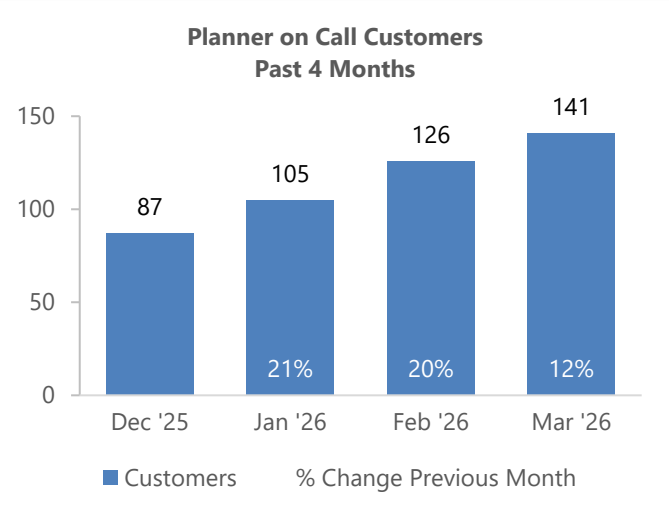
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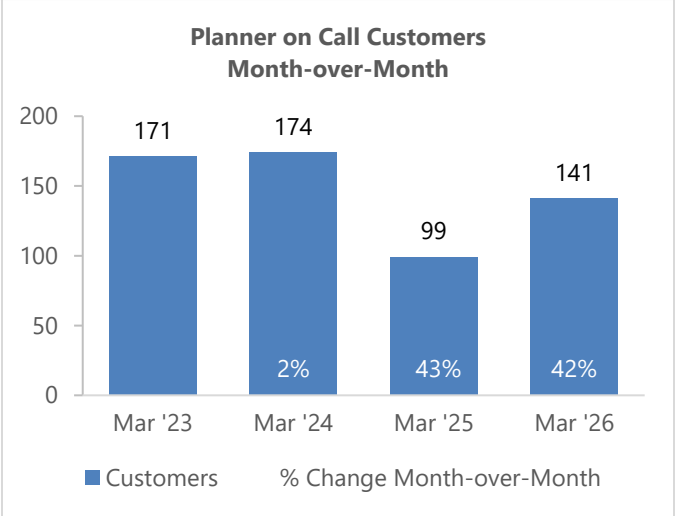




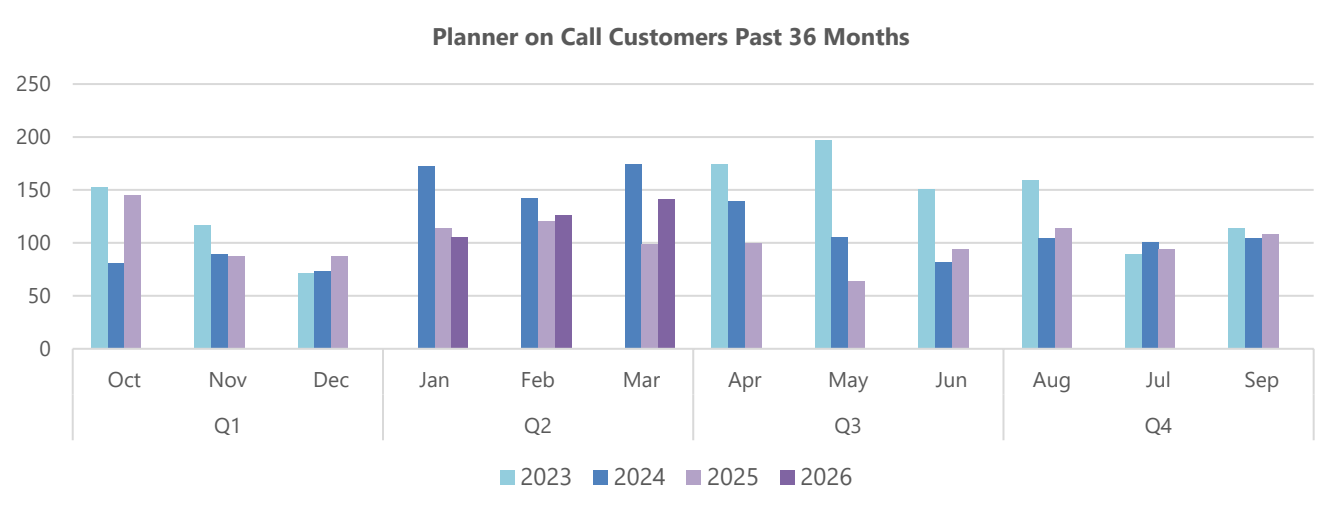


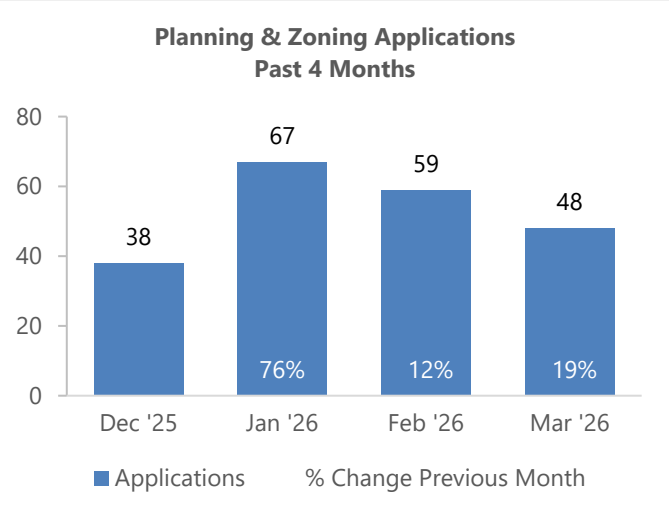
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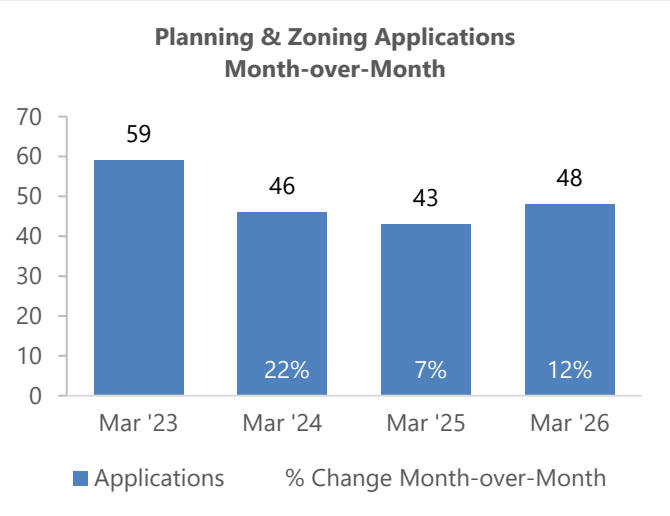


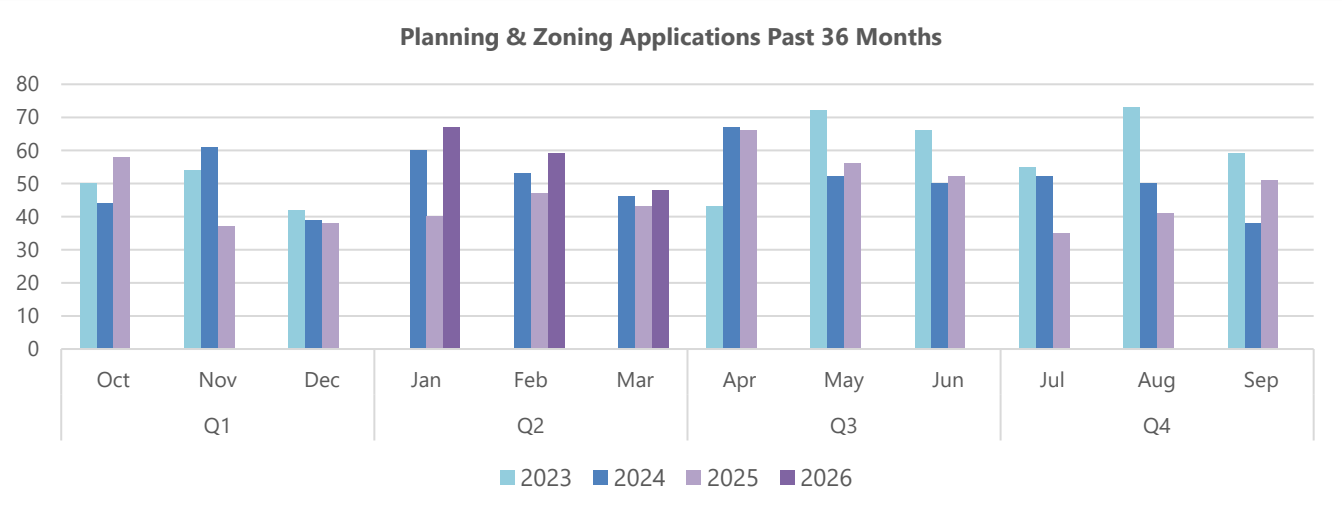


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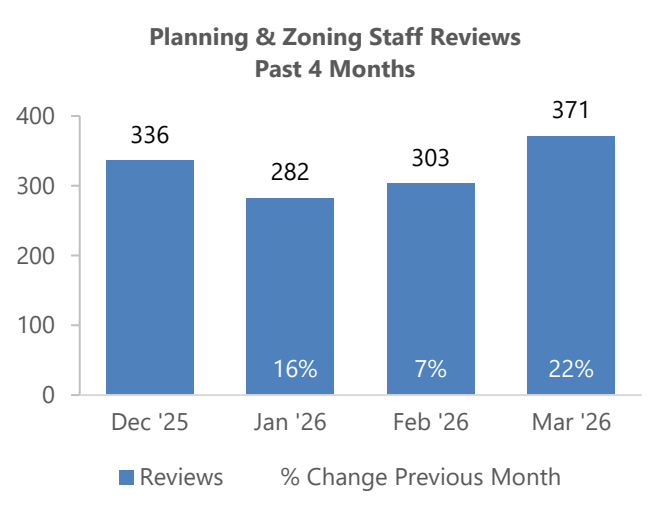


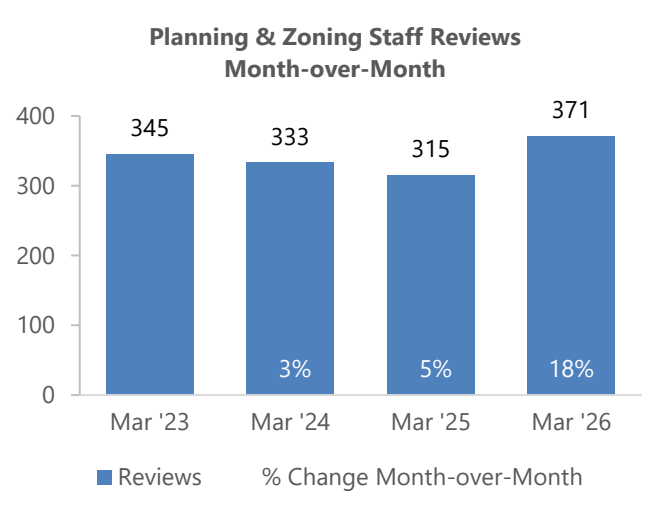


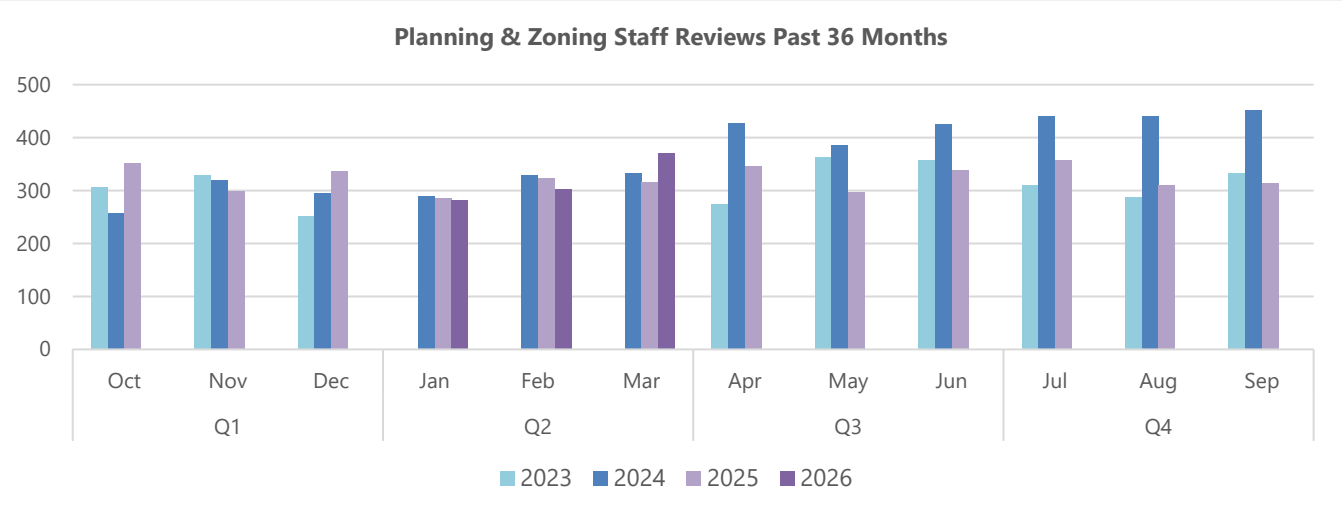




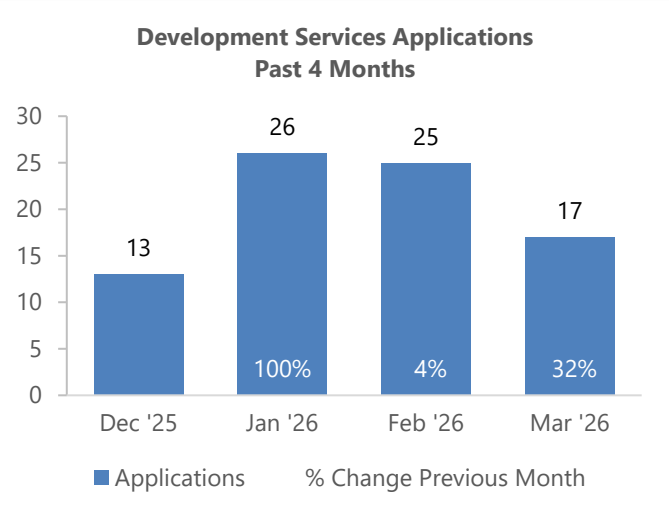
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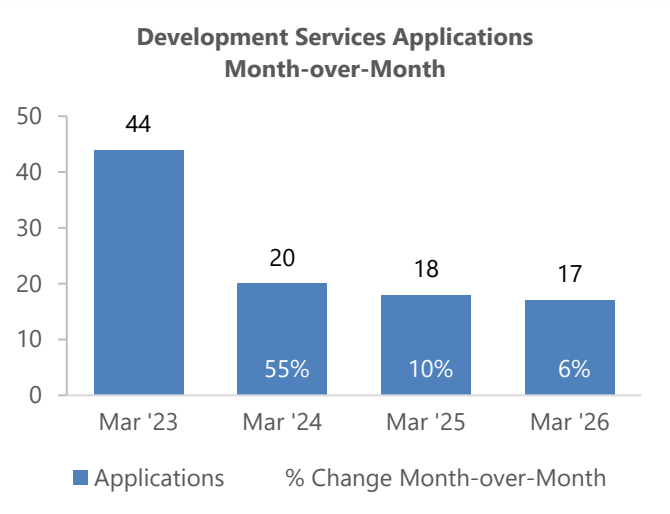




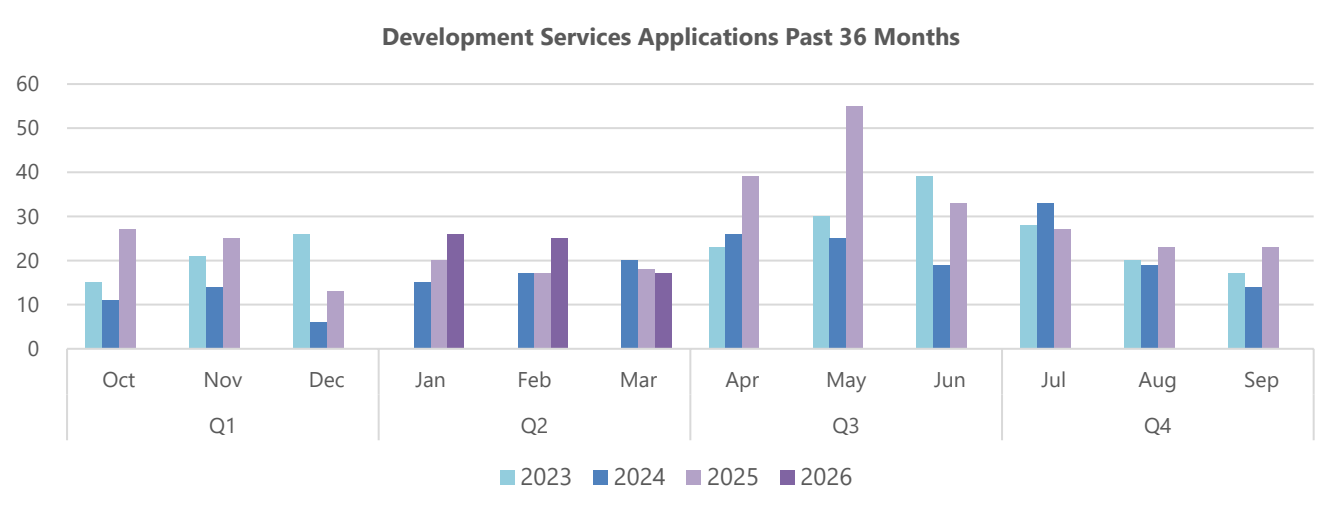


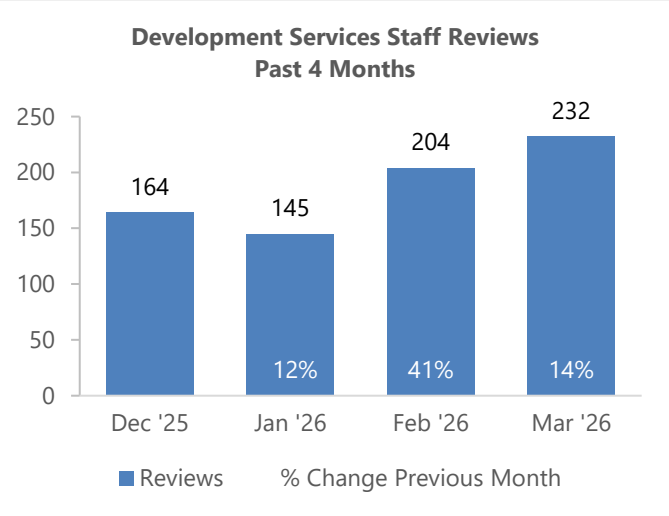
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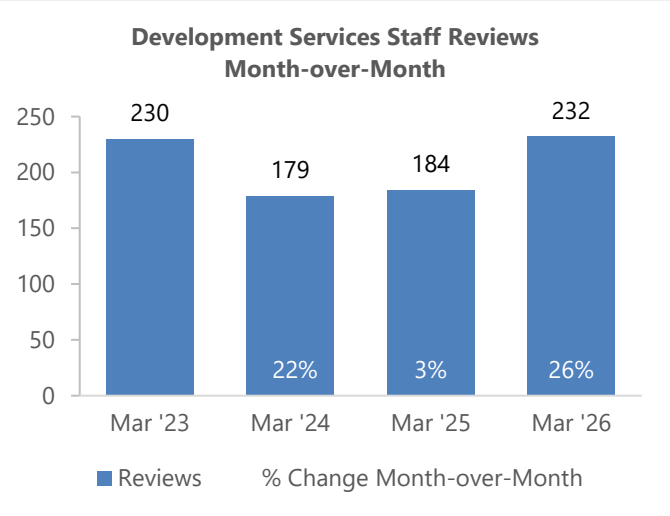


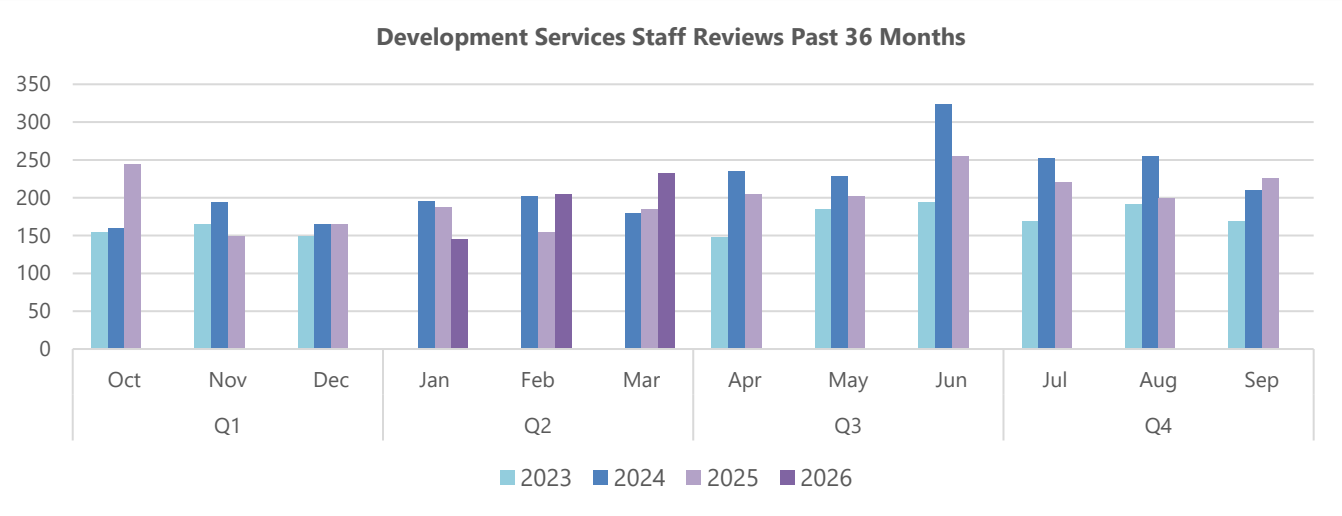


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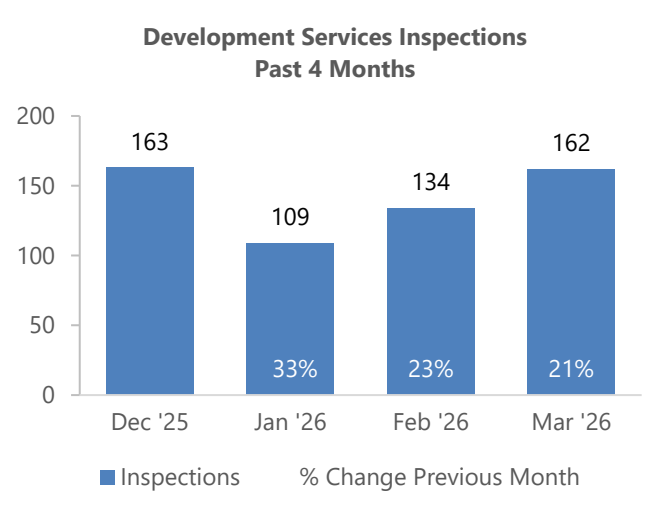


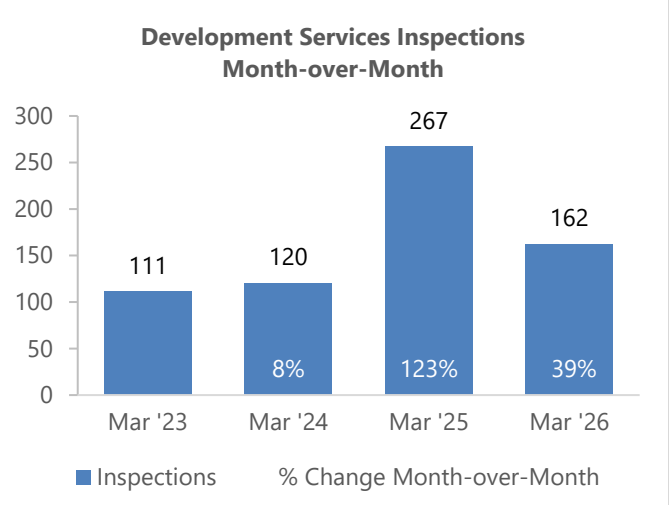


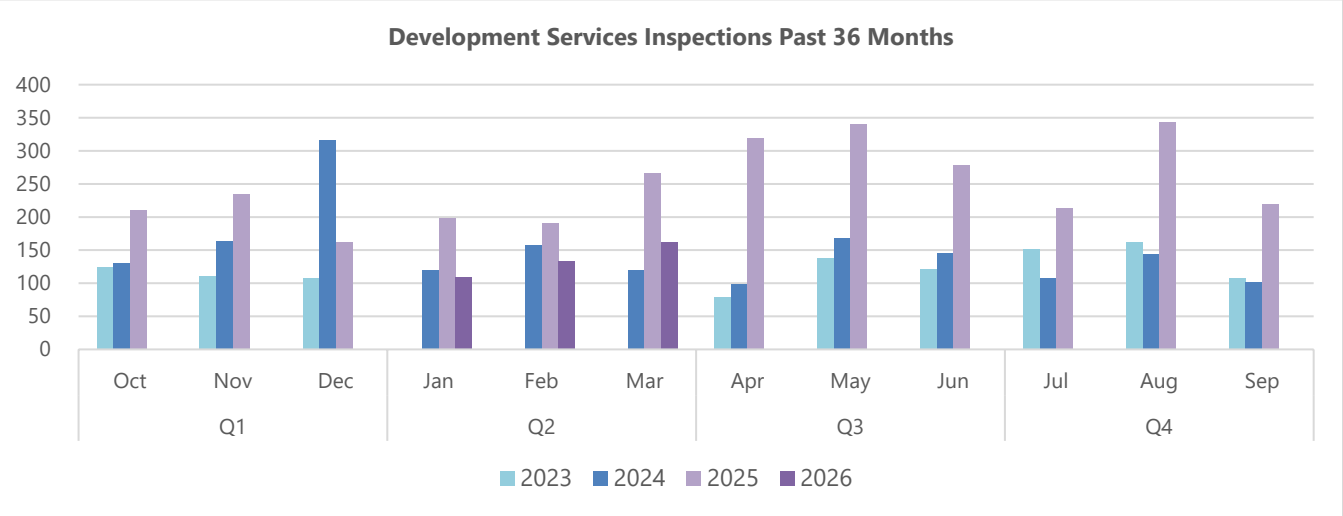




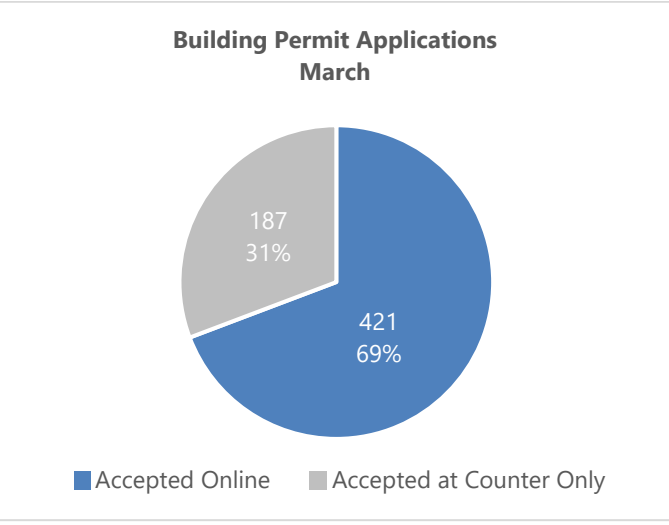
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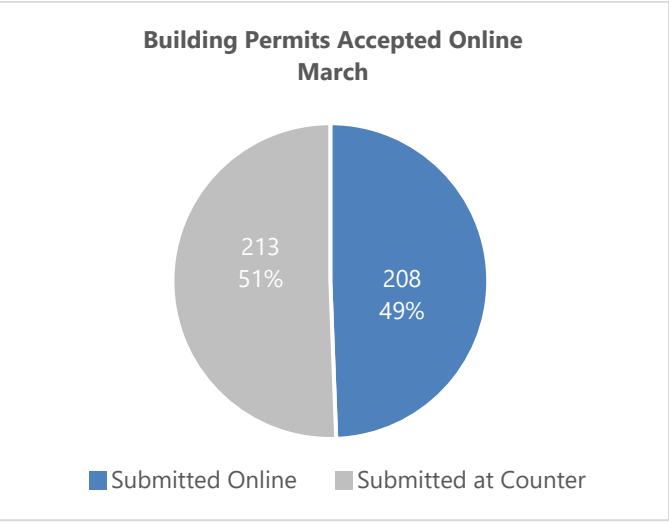






E. Online Permitting





Quarterly Report

Community Development

Prepared for:

City of Bonita Springs Florida

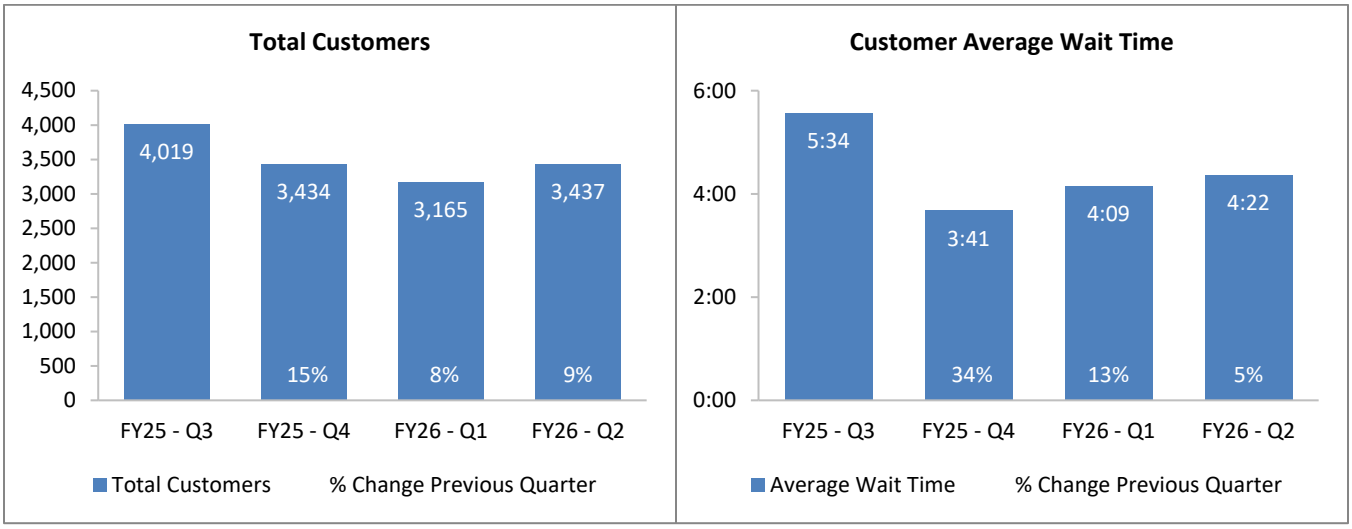
January – March

FY26 Q2

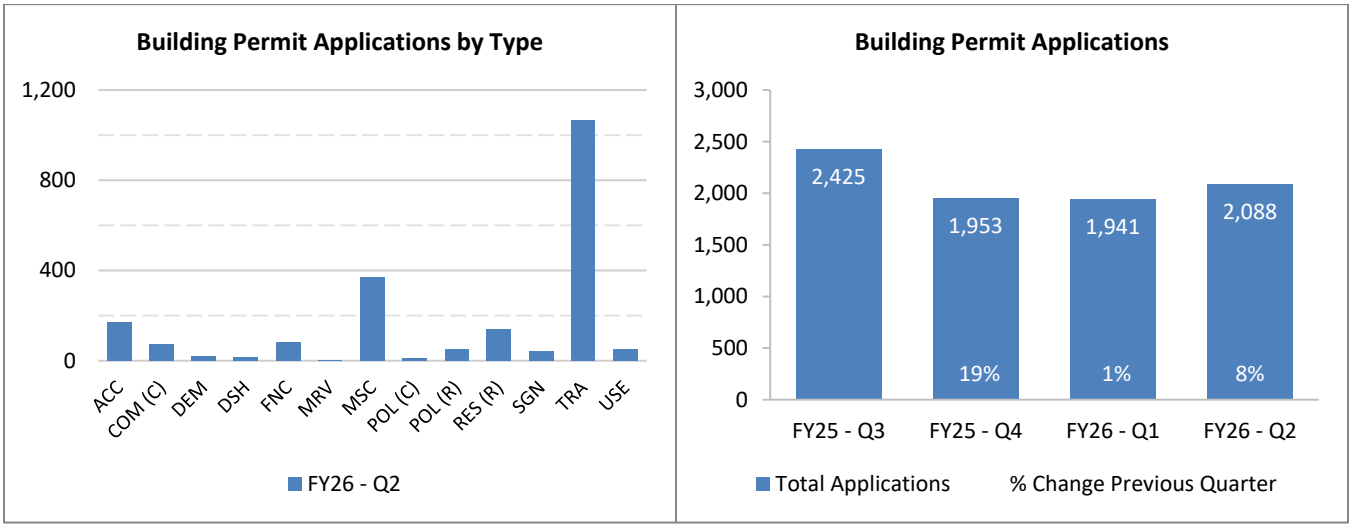
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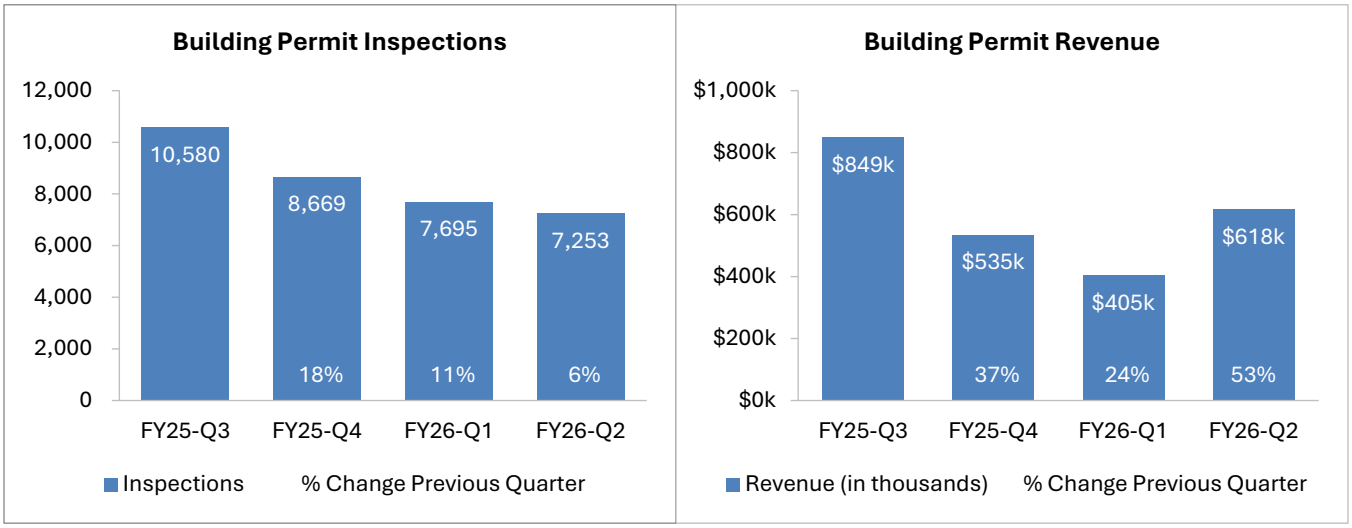
JACOBS

A. PERMIT COUNTER

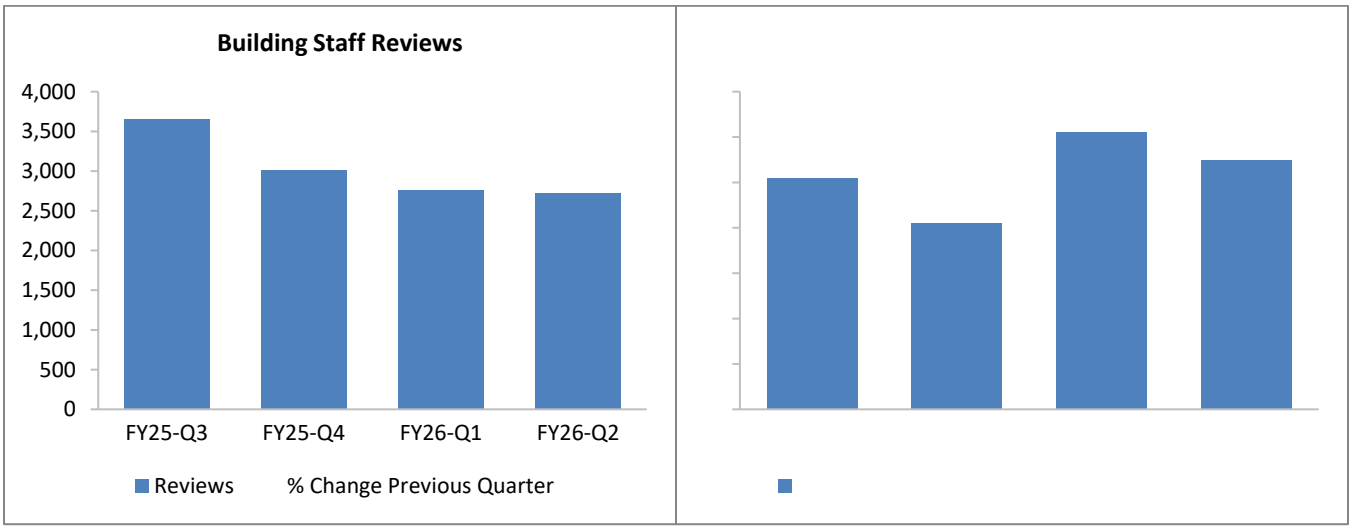


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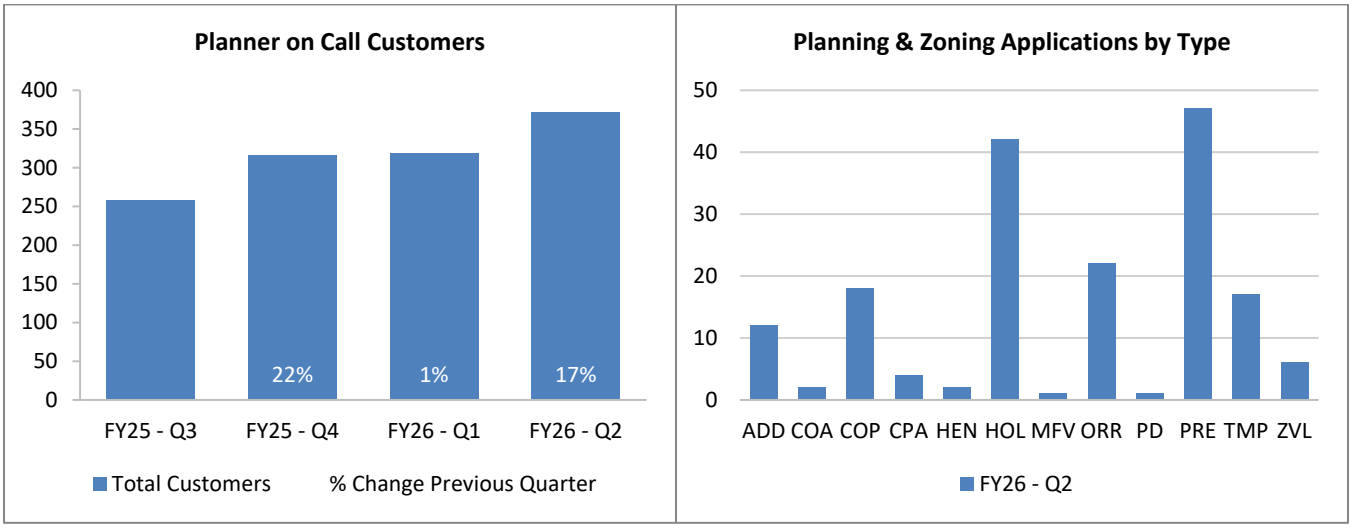


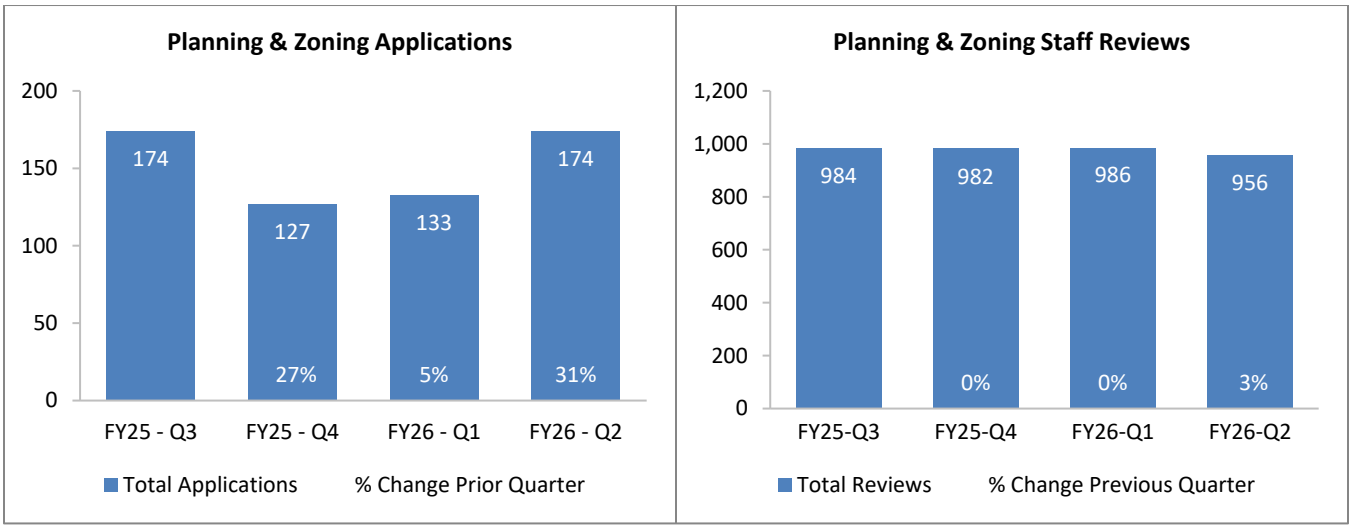


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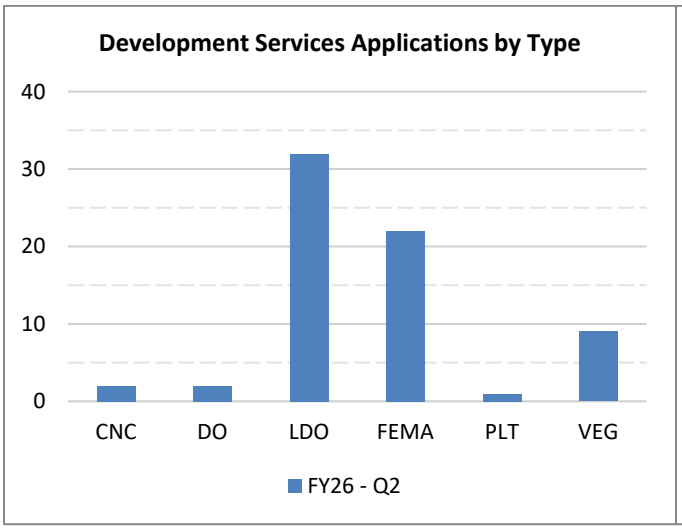
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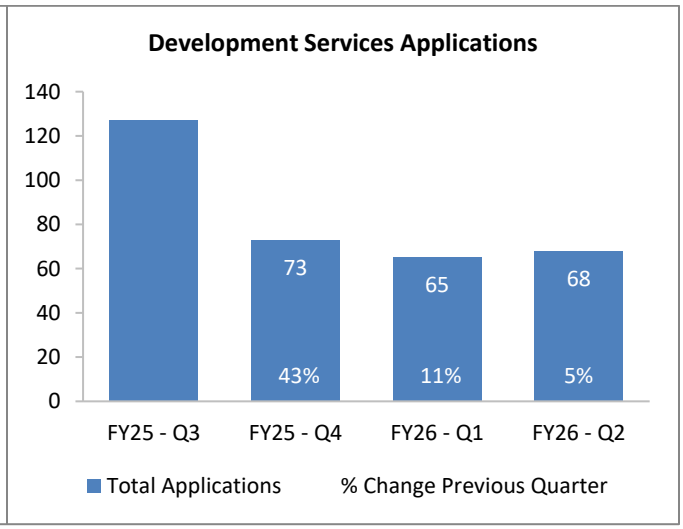


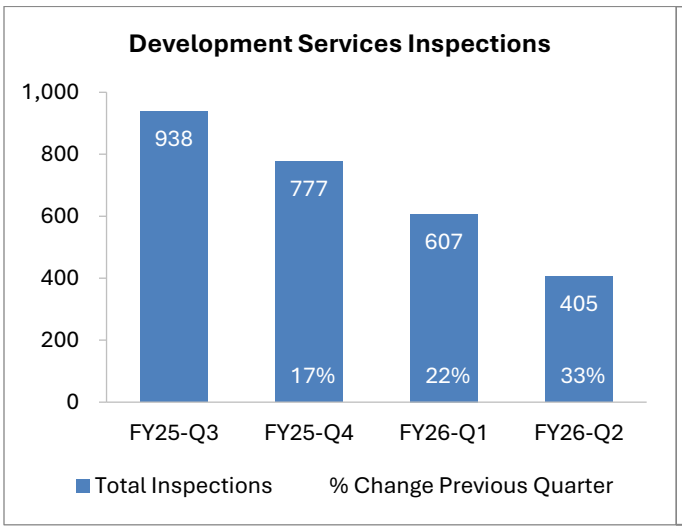


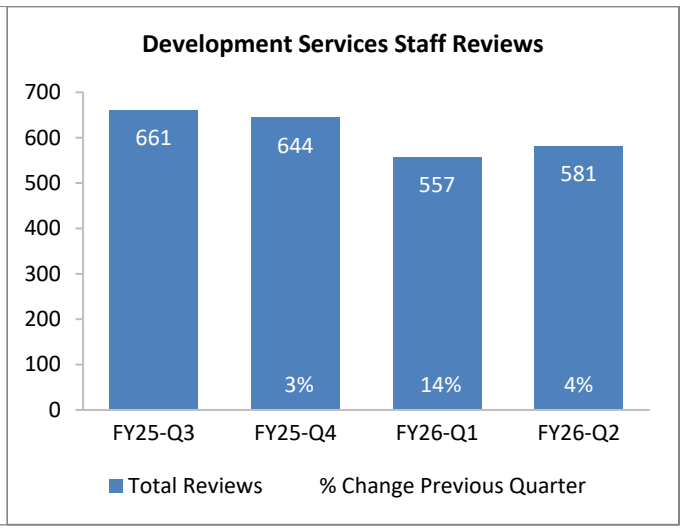
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D. DEVELOPMENT SERVICES DEPARTMENT









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E. LIST OF PERMIT TYPE ABBREVIATIONS

PREFIX	NAME
ACC	BLD - Accessory
COM	BLD - Building (C)
RES	BLD - Building (R)
DEM	BLD - Demolition
DSH	BLD - Dock & Shoreline
FNC	BLD - Fence
MSC	BLD - Miscellaneous
MRV	BLD - Mobile Home
POL	BLD - Pool & Spa (C)
POL	BLD - Pool & Spa (R)
SGN	BLD - Sign
TRA	BLD - Trade
USE	BLD - Use
CPL	DEV - Compliance Agreement
CNC	DEV - Concurrency
DOS	DEV - Development Order
BLST	DEV - Development Order - Blasting
LDO	DEV - Development Order - Limited Review
FEMA	DEV - FEMA
PLT	DEV - Plat
BCH	ENV - Beach and Dune
VEG	ENV - Vegetation Removal
EXT	EXT - Legislative Extension
FIRE	FIRE - Bonita Springs Fire
FIRE	FIRE - Estero Fire

PREFIX	NAME
ADD	PNZ - Administrative Decision
ANX	PNZ - Annexation
ARC	PNZ - Architectural Review
COA	PNZ - Certificate of Appropriateness
CTD	PNZ - Certificate to Dig
COL	PNZ - Color Palette
CPA	PNZ - Comprehensive Plan Amendment
COP	PNZ - COP
DVA	PNZ - Development Agreement
DRI	PNZ - DRI
HEN	PNZ - Hen
HST	PNZ - Historical Designation
HOL	PNZ - Home Occupational License
IMP	PNZ - Impact Fee Credit Account
LDC	PNZ - Land Development Code Amendment
MFV	PNZ - Mobile Food Vendor
ORR	PNZ - Open Records Request
PD	PNZ - Planned Development
PDA	PNZ - Planning Determination Appeals
PRE	PNZ - Pre-Application
RZN	PNZ - Rezoning
SPE	PNZ - Special Exception
STA	PNZ - Statutory Agreement
TMP	PNZ - Temporary Use
VAC	PNZ - Vacation
VAR	PNZ - Variance
ZVL	PNZ - Zoning Verification Letter