

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00091

ADMINISTRATIVE AMENDMENT
CITY OF BONITA SPRINGS, FLORIDA

WHEREAS, Executive Development Corporation filed an application for administrative approval to a Commercial Planned Development on a project known as Imperial Bonita Plaza for replacing 25,000 square feet of Medical Office Space with 25,000 square feet of General Office Space on property located at the southeast corner of Imperial Street and Bonita Beach Road, described more particularly as:

LEGAL DESCRIPTION: In Section 01, Township 48 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was originally rezoned in case number Z-99-006 (with subsequent amendments in case numbers BZA-01-07); and

WHEREAS, the applicant has indicated the property's current STRAP number is 01-48-25-B2-00400.0050; and

WHEREAS, the property is zoned CPD; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the approved master concept plan, Resolution Z-99-006, permitted commercial uses of 220,000 square feet, with limitations on commercial uses and floor area in the development; and

WHEREAS, Resolution Z-99-006 limits the remaining 50,000 square feet of commercial use to no more than 25,000 square feet of medical office space and 25,000 square feet of professional office space; and

WHEREAS, the applicant desires to substitute General Office Space in lieu of Medical Office Space; and

WHEREAS, the change of allocation does not exceed the total overall square footage of 220,000 square feet; and

WHEREAS, the substitution of Medical Office Space with General Office Space does not negatively impact traffic as demonstrated by the trip generation comparison report prepared by Q. Grady Minor & Associates dated July 5, 2005 and stamped received by the permit counter and attached as Exhibit "B"; and

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

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

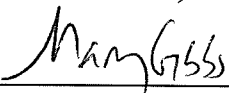
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, dated July 6, 1998 and last revised on July 1, 2005 (revise office sf) and received by the permit counter on July 5, 2005. Master Concept Plan for ADD2005-00091 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The Medical Office Space (not to exceed 25,000 square feet) and General Office Space (not to exceed 25,000 square feet) uses listed on the Schedule of Uses in Resolution #Z-99-006 from the Master Concept Plan shall be revised and replaced with the following language: Total Office Space (not to exceed 50,000 square feet) includes Medical Office Space (not to exceed 25,000 square feet).
3. The total square footage remains at 220,000 square feet.
4. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 14th day of July, A.D., 2005.

BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

ATTACHMENTS:

Exhibit A - Legal Description

Exhibit B - Trip Generation Comparison Report

SHEET
2
OF
3

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN SOUTH 01°13'45" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 88°44'56" EAST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERIN DESCRIBED; THENCE N.01°13'44"W., A DISTANCE OF 40.00 FEET; THENCE N.43°45'36"E., A DISTANCE OF 14.14 FEET; THENCE N.88°44'56"E., A DISTANCE OF 211.04 FEET; THENCE S.01°15'04"E., A DISTANCE OF 50.00 FEET; THENCE N.88°44'56"E., A DISTANCE OF 1073.90 FEET; THENCE S.01°15'59"E., A DISTANCE OF 1,194.29 FEET; THENCE S.88°55'26"W., A DISTANCE OF 660.37 FEET; THENCE N.01°14'52"W., A DISTANCE OF 179.11 FEET; THENCE N.75°32'54"W., A DISTANCE OF 29.18 FEET; THENCE S.80°38'16"W., A DISTANCE OF 38.76 FEET; THENCE S.89°21'11"W., A DISTANCE OF 41.82 FEET; THENCE N.87°18'25"W., A DISTANCE OF 29.10 FEET; THENCE N.79°03'19"W., A DISTANCE OF 17.42 FEET; THENCE N.89°02'46"W., A DISTANCE OF 31.20 FEET; THENCE S.83°07'43"W., A DISTANCE OF 20.18 FEET; THENCE N.74°59'29"W., A DISTANCE OF 18.61 FEET; THENCE S.89°59'23"W., A DISTANCE OF 29.57 FEET; THENCE S.41°52'15"W., A DISTANCE OF 26.76 FEET; THENCE S.70°15'04"W., A DISTANCE OF 34.77 FEET; THENCE N.89°19'40"W., A DISTANCE OF 30.84 FEET; THENCE S.88°45'20"W., A DISTANCE OF 29.87 FEET; THENCE N.66°59'56"W., A DISTANCE OF 31.07 FEET; THENCE N.21°09'38"W., A DISTANCE OF 32.77 FEET; THENCE N.54°18'09"W., A DISTANCE OF 26.25 FEET; THENCE N.73°05'00"W., A DISTANCE OF 34.13 FEET; THENCE S.84°07'56"W., A DISTANCE OF 20.09 FEET; THENCE N.84°02'31"W., A DISTANCE OF 50.03 FEET; THENCE N.77°06'55"W., A DISTANCE OF 52.48 FEET; THENCE N.66°45'35"W., A DISTANCE OF 18.96 FEET; THENCE N.86°48'47"W., A DISTANCE OF 34.71 FEET; THENCE N.01°13'45"W., A DISTANCE OF 69.54 FEET; THENCE S.88°52'49"W., A DISTANCE OF 30.00 FEET; THENCE N.01°13'45"W., A DISTANCE OF 328.82 FEET; THENCE N.88°50'11"E., A DISTANCE OF 25.00 FEET; THENCE N.01°13'44"W., A DISTANCE OF 532.68 FEET TO THE POINT OF BEGINNING. CONTAINING 1,435,902.8 SQUARE FEET OR 32.964 ACRES, MORE OR LESS.

Applicant's Legal Checked
by AMY ZOMAYOS

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NGS ADJUSTMENT OF 1999 (NAD 83 1999) AND ARE IN U.S. SURVEY FEET.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. THIS SHEET IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEET 2 OF 2.

Q. GRADY MINOR AND ASSOCIATES, P.A.
SIGNED, 5-18-05
STEPHEN V. BURGESS

P.S.M. #6408
STATE OF FLORIDA

SHEET: 1 OF 2
APPROVED: SB
DRAWN: RKP
JOB CODE: IBPL789
SCALE: N/A



Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL TO ACCOMPANY SKETCH
IMPERIAL-BONITA PLAZA PLAT
SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
DATE: MAY, 2005 DRAWING: B-2878

EXHIBIT A

ADD 2005-00091

RECEIVED
MAY 1 2005

P.O.C.
FOUND ALUMINUM DISK #3870 IN WEST
BOUND LANE BONITA BEACH ROAD
NORTHWEST CORNER OF THE NORTHEAST 1/4 OF
SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST
N = 726166.6280
E = 733903.4630
STATE PLANE, FLORIDA
WEST ZONE, 1999 ADJUSTMENT

P.O.B.

0' 100' 200' 400'
SCALE: 1" = 200'

RECEIVED
MAY 19 2005

NOTE:

THIS SHEET IS NOT VALID UNLESS
ACCOMPANIED BY SHEET 1 OF 2

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
F.I.R. ○ FOUND IRON ROD
S.I.R. ● SET 5/8" IRON ROD WITH CAP, L.B. #5151
F.C.M. □ FOUND CONCRETE MONUMENT

SHEET: 2 OF 2

APPROVED: SB

DRAWN: RKP

JOB CODE: ???

SCALE: 1" = 200'

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST
(BEARING BASIS)

SOUTHERLY R/W LINE
N88°44'56"E 211.04'
14.14'
N43°45'36"E

SOUTH R/W LINE

BONITA BEACH ROAD (C.R. 885)
R/W WIDTH VARIES

N = 726070.4784
E = 735225.7608
STATE PLANE, FLORIDA
WEST ZONE, 1999 ADJUSTMENT

N88°44'56"E 1073.90'

LOT 1

LOT 4

LOT 6

LOT 7

LOT 8

LOT 9

LOT 5

N = 726047.0320
E = 734152.1099
STATE PLANE, FLORIDA
WEST ZONE, 1999 ADJUSTMENT

LOT 2

LOT 5

LOT 3

IMPERIAL-BONITA PLAZA PLAT
(PLAT BOOK 88, PAGES 39 AND 40)
AREA = 32.984 ACRES±

IMPERIAL STREET
R/W WIDTH VARIES

1/4 SECTION LINE

N01°13'45"W 328.82'

N01°13'45"W 69.54'

S88°52'49"W 30.00'

N68°48'47"W 34.71'

N66°45'35"W 18.96'

N84°02'31"W 50.03'

S84°07'56"W 20.09'

N73°05'00"W 34.13'

N54°18'09"W 26.25'

N21°09'38"W 32.77'

N66°59'56"W 31.07'

S88°45'20"W 29.87'

N89°19'40"W 30.84'

S70°15'04"W 34.77'

S41°52'15"W 26.76'

S89°59'23"W 29.57'

N74°59'29"W 18.61'

S83°07'43"W 20.18'

N89°02'46"W 31.20'

N79°03'19"W 17.42'

N87°18'25"W 29.10'

S89°21'11"W 41.82'

S80°38'16"W 38.76'

N75°32'54"W 29.18'

N01°13'45"W 29.18'

OAK CREEK
Applicant's Legal Checked
by Ann Romayos

S88°55'26"W 660.37'

N = 724876.4761
E = 735252.1537
STATE PLANE, FLORIDA
WEST ZONE, 1999 ADJUSTMENT

EAST LINE N.W. 1/4, N.E. 1/4 SECTION 1-48-25
S01°15'59"E 1194.29'

SKETCH TO ACCOMPANY LEGAL

IMPERIAL-BONITA PLAZA PLAT
SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: MAY, 2005

DRAWING: B-2878

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**TRIP GENERATION COMPARISON
FOR
ELIAS BROTHERS OFFICE BUILDING**

Prepared by:

C. Dean Smith
7/5/05



Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS

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Bonita Springs, Florida 34134

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TRIP GENERATION COMPARISON ELIAS BROTHERS OFFICE BUILDING

The intent of the calculations presented in this report is to compare trip generation rates for general office use versus medical office use that are permitted under the approved zoning for the Imperial Bonita Plaza Planned Development.

Scope

The following items are included in this report:

1. Trip Generation Calculations for average weekday daily traffic including peak hour volumes for 25,000 square feet of General Office use and 25,000 square feet of Medical Office use.
2. Trip Generation Calculations for average weekday daily traffic including peak hour volumes for the total 50,000 square feet of General Office use proposed in lieu of Medical Office use.
3. Discussion and comparison of rates.

Trip Generation

The 7th Edition Trip Generation published by the Institute of Transportation Engineers (ITE) is used for trip generation calculations provided in this report. Land Use Code 710, General Office and Land Use Code 720, Medical-Dental Office are used for the project. Trip generation calculations are presented on Tables 1 and 2.

The previously proposed occupancy of General and Medical Office uses would generate 1,178 average annual daily trips, with 130 trip ends during the highest peak hour (PM). The currently proposed occupancy of General Office uses for the total 50,000 square feet will generate 551 average annual daily trips, with 78 trip ends in the highest peak hour (AM).

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Discussion

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In addition to Tables 1 and 2 that show summaries of the trip generation calculations for the two occupancy scenarios, Tables 3 and 4 provide a summary of the average trip generation rates for the two uses. A comparison of the rates shows that the General Office use is expected to generate less than one third of the trips that Medical Office use would on an average daily basis (11.01 trips/day vs. 36.13 trips/day). On a peak hour basis, the General Office rates are 62.5% and 40% of the Medical Office rates, respectively for the AM and PM peak hour periods.

The result of having 50,000 square feet of General Office occupancy in lieu of 25,000 square feet of General Office and 25,000 square feet of Medical Office results in a reduction in total projected trip generation of between 20% and 35% overall for the office uses.

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TABLE 1

Imperial Bonita Plaza
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
July 05, 2005

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	PM Pk Hour Exit	PM Pk Hour Enter	Exit
General Office Building						
	25 Th.Gr.Sq.Ft.	275	34	5	6	31
Medical-Dental Office Building						
	25 Th.Gr.Sq.Ft.	903	49	13	25	68
Total		1178	83	18	31	99

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

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TABLE 2

Imperial Bonita Plaza
Summary of Trip Generation Calculation
For 50 Th.Gr.Sq.Ft. of General Office Building
July 05, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	551
7-9 AM Peak Hour Enter	1.36	0.00	1.00	68
7-9 AM Peak Hour Exit	0.19	0.00	1.00	10
7-9 AM Peak Hour Total	1.55	1.39	1.00	78
4-6 PM Peak Hour Enter	0.25	0.00	1.00	13
4-6 PM Peak Hour Exit	1.24	0.00	1.00	62
4-6 PM Peak Hour Total	1.49	1.37	1.00	75
Saturday 2-Way Volume	2.37	2.08	1.00	119
Saturday Peak Hour Enter	0.22	0.00	1.00	11
Saturday Peak Hour Exit	0.19	0.00	1.00	10
Saturday Peak Hour Total	0.41	0.68	1.00	21

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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TABLE 3

Imperial Bonita Plaza
Summary of Trip Generation Calculation
For 25 Th.Gr.Sq.Ft. of Medical-Dental Office Building
July 05, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	36.13	10.18	1.00	903
7-9 AM Peak Hour Enter	1.96	0.00	1.00	49
7-9 AM Peak Hour Exit	0.52	0.00	1.00	13
7-9 AM Peak Hour Total	2.48	1.94	1.00	62
4-6 PM Peak Hour Enter	1.00	0.00	1.00	25
4-6 PM Peak Hour Exit	2.72	0.00	1.00	68
4-6 PM Peak Hour Total	3.72	2.50	1.00	93
Saturday 2-Way Volume	8.96	9.17	1.00	224
Saturday Peak Hour Enter	2.07	0.00	1.00	52
Saturday Peak Hour Exit	1.56	0.00	1.00	39
Saturday Peak Hour Total	3.63	1.93	1.00	91

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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TABLE 4

Imperial Bonita Plaza
Summary of Trip Generation Calculation
For 25 Th.Gr.Sq.Ft. of General Office Building
July 05, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	275
7-9 AM Peak Hour Enter	1.36	0.00	1.00	34
7-9 AM Peak Hour Exit	0.19	0.00	1.00	5
7-9 AM Peak Hour Total	1.55	1.39	1.00	39
4-6 PM Peak Hour Enter	0.25	0.00	1.00	6
4-6 PM Peak Hour Exit	1.24	0.00	1.00	31
4-6 PM Peak Hour Total	1.49	1.37	1.00	37
Saturday 2-Way Volume	2.37	2.08	1.00	59
Saturday Peak Hour Enter	0.22	0.00	1.00	6
Saturday Peak Hour Exit	0.19	0.00	1.00	5
Saturday Peak Hour Total	0.41	0.68	1.00	10

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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