

each limited to a maximum of 100,000 square feet) and a 150 room hotel or 145 bed assisted living facility, with the following conditions:

A. Conditions:

1. The development of this project must be consistent with the Master Concept Plan entitled "Horizon Park CPD," prepared by DeLisi Fitzgerald, stamped received April 7, 2017 (Attachment A), except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs Land Development Code (LDC) at time of local development order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Development is limited to a maximum of 150,000 square feet of commercial floor area (with retail and office development each limited to a maximum of 100,000 square feet) and a 150 room hotel or 145 bed assisted living facility.

2. The following limits apply to the project and uses:

a. Schedule of Uses

Accessory uses and structures

Assisted living facility (145 beds, Limited to Parcel 6 only)

Auto parts store

Automotive repair and service, Groups I & II (Group II limited to diesel repairs and tire stores, indoor only)

Automobile Service Station (Limited to Parcel 1)

Banks and financial establishments, Groups I

Building materials, sales

Business services, Groups I & II (Group II limited to work indoor only on Parcels 1, 2, 3 and 5)

Car wash

*Clothing stores, general

Consumption on premises, indoor, and outdoor

Contractors and builders, Groups I & II (any on-site work must be conducted indoor on parcels 1, 2, 3 and 5)

Cultural facilities

*Convenience food and beverage store (Limited to Parcels 1 and 2)

Day care center, child, adult

*Department Store

Drive thru facility for any permitted use

*Drugstore, pharmacy

Essential services

Essential service facilities, Group I

Excavation

Fences, walls

*Food stores, Group I

*Gift and souvenir shop

*Hardware store
Healthcare Facilities, Groups I-IV
Hobby, toy and game shops
Household and office furnishings, Groups I & II
Hotel, Motel (150-room, **Limited to Parcel 6 only**)
Laundry or dry cleaning, Group I
Lawn and garden supply stores
Mini-warehouse
Non-store retailers, All Groups
Parking: Accessory and Temporary
Personal services, All Groups (Excluding Steam or Turkish Baths and Escort Services)
Pet shop
Printing and Publishing
Recreation Facilities, Commercial, Groups I & IV
Repair shops, Groups I-III (Groups III limited to Parcel 4)
Restaurant, fast food
Restaurants, All Groups
Schools, commercial
Social Services, Groups I & II
Self-service fuel pumps (**Limited to Parcel 1**)
Signs
Specialty retail shops, All Groups (outdoor display limited to the internal road on the north side of Parcels 4 and 5 and south side of Parcels 1, 2 and 3.)
Studios
Temporary uses: Limited to construction trailers and storage units construction
Theater, indoor
*Used merchandise stores, Groups I & II (Outdoor display limited to the internal road on the north side of Parcels 4 and 5 and south side of Parcels 1, 2 and 3.)
*Variety store

*See condition 4 relative to Outdoor Display and Sale of Merchandise

b. Property Development Regulations:

- i. See Attachment A
- ii. **Parcels 4-6 are limited to a maximum height of 65' with 6 habitable floors.** Any building exceeding 45' shall demonstrate consistency with the line of site exhibit, Exhibit B.
- iii. **Parcels 1 – 3 are limited to a maximum height of 35' if the parcels are developed with auto-centric uses; all other uses are limited to a maximum height of 45'.**

3. Architectural