

**TABLE OF CONTENTS FOR CASE PD18-46808-BOS**  
**City of Bonita Springs, FL**

|  |     |
|--|-----|
| STAFF REPORT_____                            | 2   |
| LEGAL DESCRIPTION & SKETCH_____              | 14  |
| MASTER CONCEPT PLAN_____                     | 16  |
| NEIGHBORHOOD MEETING TRANSCRIPT/SUMMARY_____ | 18  |
| BACKGROUND AND INFORMATIONAL ANALYSIS_____   | 57  |
| APPLICATION_____                             | 59  |
| TRAFFIC REPORT_____                          | 144 |
| ENVIRONMENTAL REPORT_____                    | 202 |
| LEE COUNTY COMMENT LETTER_____               | 211 |
| CITIZEN RESPONSES_____                       | 212 |
| ARCHITECTURAL RENDERINGS_____                | 214 |

**BONITA SPRINGS, FLORIDA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**ZONING DIVISION**  
**STAFF REPORT**

**TYPE OF CASE:** REZONE – MIXED USE PLANNED DEVELOPMENT

**CASE NUMBER:** PD18-45808-BOS

**HEARING DATE:** 17 March 2020

**PLANNER:** Jay Sweet *PSM AICP*

**APPLICATION SUMMARY:**

- A. Applicant: Barefoot Beach Florida, LLC.
- B. Agent: Waldrop Engineering, Alexis Crespo AICP
- C. Request: To rezone approximately 4.75 acres from the CC Community Commercial district to a Mixed Use Planned Development (MPD) to allow a 202 room hotel, 42 multi-family dwellings and 11,130 square feet of commercial space.
- D. Location: North side of Bonita Beach Road, west of Imperial River Road and east of Okeana Street.
- E. Future Land Use: General Commercial (allows Residential up to 10 du/ac)
- F. Current Zoning: CC Community Commercial and CS Commercial
- G. Current Land: Vacant

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:**

- A. ***Location:*** This proposed Mixed Use Development is located on the North side of Bonita Beach Road between Imperial River Road and Okeana Street. The uses abutting this parcel are: Single and Two-Family dwellings to the North; Vacant commercial zoned property to the East; Bonita Beach Road and Collier

County Commercial property, to the South: and the approved but unconstructed Bonita Breeze Commercial Planned Development (CPD) to the West.

**Uses:** The Applicant proposes the following uses be allowed within this Mixed Use Planned Development:

1. Accessory uses and structures
2. Administrative offices
3. ATM (Automatic Teller Machine)
4. Banks and financial Establishments: Group I
5. Bar or cocktail Lounge
6. Broadcast studio commercial radio and television
7. Business services: Group I (excluding bail bonding and blood donor stations)
8. Clothing stores, general
9. Clubs: Country, Commercial, Fraternal, membership organization, Private
10. Convenience food and beverage store
11. Cultural facilities
12. Consumption on premises – limited to private club or restaurant use
13. Day care center, child, adult
14. Dwelling units: Multiple-family building(s) – limited to 42 dwelling units
15. Entrance gates and gatehouse
16. Essential services
17. Essential service facilities: Group I
18. Excavation: Water retention
19. Fences, walls
20. Food and beverage service, limited
21. Food stores: Group I
22. Hardware store
23. Health care facilities, Group I
24. Hobby, toy and game shops
25. Home occupation
26. Hotel/motel – limited to 202 hotel rooms
27. Household and office furnishings, (4-408(c)(21)), all groups
28. Laundry or dry cleaning: Group I
29. Package Store
30. Paint, Glass and Wallpaper
31. Parking lot: Accessory, Commercial Garage, public and private parking  
Temporary
32. Parks: Group I
33. Personal services: Group I, II, and III (excluding massage establishment, escort services, palm readers, fortune teller or card reader, and tattoo parlors, except massage may be permitted within a health or beauty spa).
34. Pet services
35. Pet shop
36. Pharmacy

- 37. Recreation facilities: Personal or Private—On site
- 38. Real estate sales office
- 39. Rental or leasing establishment: Group I, and II
- 40. Repair shops: Groups I, and II
- 41. Research and development laboratories: Group I, II, III, IV
- 42. Residential accessory uses
- 43. Restaurant, fast food (includes outdoor seating) Restaurant: Groups I, II, and III (including outdoor COP and seating)
- 44. Schools: Commercial
- 45. Specialty retail shops: Group I, II, and III
- 46. Storage: Indoor only
- 47. Studios
- 48. Signs in accordance with Chapter 6
- 49. Temporary uses
- 50. Used merchandise stores, Groups I and II Variety Store

**Property Development Regulations:** The Applicant proposes the following property development standards:

Minimum Lot Area: 4.75 Acres

Maximum Lot Coverage: 85%

Minimum Setbacks:

|                            | <u>Building 1</u><br><u>Retail/Hotel</u> | <u>Building 2</u><br><u>(Hotel/MF)</u> | <u>Building 3</u><br><u>(Parking Garage)</u> |
|----------------------------|--|--|--|
| <b>Front (BBR)</b>         | 13 feet                                  | 150 feet                               | 250 feet                                     |
| <b>Side</b>                | 20 feet                                  | 50 feet                                | 25 feet                                      |
| <b>Rear</b>                | 80 feet                                  | 100 feet                               | 25 feet                                      |
| <b>Max. Height: (eave)</b> | 45 feet                                  | 75 feet                                | 31 feet                                      |

**Deviations:** The Applicant has requested five (5) deviations.

1. REQUEST: Relief from LDC Section 4-741(e)(1)(a), which requires a deviation for buildings and structures exceeding exceed 55 feet in height subject to increased setbacks for the Bonita Beach Road Corridor west of US 41, to permit a maximum building height of 75' & 50' minimum side yard setbacks as shown on the proposed Master Concept Plan (MCP).

JUSTIFICATION: The proposed deviation applies to the centrally located mixed-use hotel building, which serves as the focal point of the proposed MPD. While relief is needed from the above referenced section of the LDC, the development program proposes a graduated transition in height from the middle of the site to the northern boundary where the project abuts existing single-family homes. The parking garage structure, which directly abuts the northern property line is only

31 feet in height, which is below the maximum permitted height for property west of US 41 along Bonita Beach Road.

As shown on the illustrative architectural renderings, the Applicant is proposing substantial building design features, articulation, and enhanced building perimeter plantings to offset the overall height and scale of the building. For these reasons, the proposed deviation will not negatively impact public health, safety and welfare and will result in quality, infill development on an impacted site where urban levels of development are encouraged by the LDC and Comprehensive Plan.

2. REQUEST: Relief from LDC Section 3-418(d)(6), which requires if roads, drives, or parking areas are located less than 125' from an existing residential subdivision or residential lots. a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet; to allow for the side of the parking garage to be provided in lieu of the wall. The parking garage will be 31 feet in height and will be constructed 25' from the abutting property and landscaped between the wall and the abutting property with a minimum of five trees and 18 shrubs per 100 lineal feet.

JUSTIFICATION: The proposed site design of placing the parking garage along the northern property line effectively provides the opaque visual screen between parking areas and residential uses, as intended by this section of the LDC. The parking garage wall will be further screened by plantings to enhance views from adjacent properties. Please refer to the enclosed illustrative architectural renderings.

The proposed design will allow the developer to maximize the area on-site to provide public beach parking, in addition to building area and supportive infrastructure.

For these reasons, the proposed deviation will not negatively impact public health, safety and welfare and will result in quality, infill development on an impacted site where urban levels of development are encouraged by the LDC and Comprehensive Plan.

3. REQUEST: Relief from LDC Section 3-417, which requires the minimum 20% of the development area to serve as open space; to allow for 15% of the site to serve as open space.

JUSTIFICATION: The site is an infill project in the urbanized area of the City, west of US 41, in walking distance of the key tourist node of Bonita Beach, and well-served by existing and planned public infrastructure and services. In order to

maximize this investment in public infrastructure by the City and Lee County, the Applicant is proposing reduced on-site open space in exchange for on-site public parking to accommodate beach patrons and tourists.

The site will contain attractive native vegetation via the landscaped buffers and building perimeter plantings. Additionally, the enhanced architectural design will ensure attractive development patterns, as intended by this code.

4. REQUEST: Relief from LDC Section 3-417(b)(1)(a), which requires the minimum 50% of the required open space as indigenous vegetation, to allow for off-site mitigation or a payment-in-lieu of the required indigenous preserve areas.

JUSTIFICATION: The site is an infill project in the urbanized area of the City, west of US 41, in walking distance of the key tourist node of Bonita Beach, and well-served by existing and planned public infrastructure and services. In order to maximize this investment in public infrastructure by the City and Lee County, the Applicant is proposing to mitigate for the required native vegetation requirements off-site or via a payment in lieu. This approach has been deemed acceptable in other projects and recognizes the high cost of land in this area of the City, which is highly demanded for development potential. The deviation will allow the City to effectuate its goals for clustered green space and open areas in more appropriate locations of the municipality, as deemed suitable by Staff. The site will contain attractive native vegetation via the landscaped buffers and building perimeter plantings.

It is important to note the existing native vegetation is in relatively poor health based upon inspection by the Applicant's environmental consultant. The Tree Advisory Board also recommended approval of the Applicant's proposal to remove the on-site native trees.

5. REQUEST: Relief from LDC Section 3-418(d)(4), which requires a 15-foot wide type "D" buffer where proposed commercial development abuts public rights-of-way; to allow for a modified 10-foot wide landscape buffer between the proposed parking area and Bonita Beach Road and eliminate the landscape buffer between the commercial liner building and Bonita Beach Road.

JUSTIFICATION: The deviation is intended to achieve a more urban, pedestrian-oriented development pattern along Bonita Beach Road as intended by the Vision Study and subsequent LDC changes. The proposed plantings will screen the parking area as intended by the LDC without creating a suburban retail appearance from the roadway. Furthermore, the elimination of the buffer between the right-of-way and the proposed liner building will allow for a pedestrian-scale built environment as illustrated in the enclosed architectural renderings. The proposal has been reviewed and recommended for approval by DPZ, the City's outside consultant for urban design items.

## **CONCLUSIONS:**

The following conclusions are based upon the applicant's application being reviewed for compliance with the City's Code of Ordinances, Comprehensive Plan and the application of sound planning, engineering, surveying, and environmental practices. Attachment "B," which is attached hereto and made a part hereof, demonstrates the type of analysis that was done. The property development regulations (shown in the recommendation section of the report) along with the enhanced landscape standards and environmental preservation conditions are the basis for accepting the requested deviations.

## **RECOMMENDATION:**

Staff recommends **APPROVAL** of Petition PD18-46808-BOS, which proposes to rezone the subject property to a Mixed Use Planned Development (MPD). This recommendation of approval is subject to the following conditions:

### **Conditions:**

1. Except as modified by conditions or deviations herein, the proposed project must comply with the Bonita Springs Land Development Code, the Lee County Land Development Code (for any work done within the right-of-way of Bonita Beach Road), or any other applicable codes or regulations at time of local development order.
2. The project shall be consistent with the Master Concept Plan titled "*BONITA BEACH - MPD MIXED USE HOTEL/RETAIL 4200 BONITA BEACH ROAD SW*" prepared by RMC LLC., consisting of 2 sheets, having a date stamp of 02/27/2020, attached hereto and made a part hereof (Exhibit "B"), and as modified by the conditions set forth herein.
3. Approved Uses: Staff recommends deletion of uses that are inconsistent with the Bonita Beach Road Corridor Beach Zone (shown as stricken-thru).
  1. Accessory uses and structures
  2. Administrative offices
  3. ATM (Automatic Teller Machine)
  4. Banks and financial Establishments: Group I
  5. Bar or cocktail Lounge
  6. Broadcast studio commercial radio and television
  7. Business services: Group I (excluding bail bonding and blood donor stations)
  8. Clothing stores, general
  9. ~~Clubs: Country, Commercial, Fraternal, membership organization, Private~~
  10. ~~Convenience food and beverage store~~
  11. Cultural facilities

12. Consumption on premises – limited to private club or restaurant use
13. Day care center, child, adult
14. Dwelling units: Multiple-family building(s) – limited to 42 dwelling units
15. Entrance gates and gatehouse
16. Essential services
17. Essential service facilities: Group I
18. Excavation: Water retention
19. Fences, walls
20. Food and beverage service, limited
21. Food stores: Group I
22. Hardware store
23. Health care facilities, Group I
24. Hobby, toy and game shops
25. Home occupation
26. Hotel/motel – limited to 202 hotel rooms
27. Household and office furnishings, (4-408(c)(21)), all groups
28. Laundry or dry cleaning: Group I
29. Package Store
30. Paint, Glass and Wallpaper
31. Parking lot: Accessory, Commercial Garage, public and private parking  
Temporary
32. Parks: Group I
33. Personal services: Group I, II, and III (excluding massage establishment, escort services, palm readers, fortune teller or card reader, and tattoo parlors, except massage may be permitted within a health or beauty spa).
34. Pet services
35. Pet shop
36. Pharmacy
37. Recreation facilities: Personal or Private—On site
38. Real estate sales office
39. Rental or leasing establishment: Group I, and II
40. Repair shops: Groups I, and II
41. Research and development laboratories: Group I, II, III, IV
42. Residential accessory uses
43. ~~Restaurant, fast food (includes outdoor seating)~~ Restaurant: Groups I, II, and III (including outdoor COP and seating)
44. Schools: Commercial
45. Specialty retail shops: Group I, II, and III
46. ~~Storage: Indoor only~~
47. Studios
48. Signs in accordance with Chapter 6
49. ~~Temporary uses~~
50. Used merchandise stores, Groups I and II Variety Store



4. Property Development Regulations:

|  |  |
|--|--|
| <b>MPD (Overall)</b>   |  |
| Minimum Lot Size   | 4.75 acres   |
| Minimum Lot Depth  | 440'   |
| Minimum Lot Width  | 470'   |
| Maximum Lot Coverage   | 85%  |
| Minimum Perimeter Setback for Building 1 (45'-tall building) | 13' to Bonita Beach Road<br>20' to east boundaries |
| Minimum Perimeter Setback for Building 2 (75'-tall building) | 50' to east and west boundaries                    |
| Minimum Perimeter Setback for Building 3 (31'-tall building) | 25' to north, east and west boundaries             |
| <b>Building 1 (Retail &amp; Hotel)</b>                       |  |
| *Front Yard/Street Setback (Bonita Beach Road)               | 13'  |
| Side Yard Setback  | 20'  |
| Rear Yard Setback  | 80'  |
| Building Height (to eave)                                    | 45'  |
| <b>Building 2 (Hotel &amp; Multi-Family)</b>                 |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 150'   |
| Side Yard Setback  | 50'  |
| **Rear Yard Setback  | 149'   |
| Building Height (to eave)                                    | 75'  |
| <b>Building 3 (Parking Garage)</b>                           |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 250'   |
| Side Yard Setback  | 25'  |
| Rear Yard Setback  | 25'  |
| Building Height (to eave)                                    | 31'  |

\*Maximum permitted front yard setback is 25'

\*\* Should the Building 2 rear yard setback be less than 149', the maximum permitted height shall not exceed 55', which is compatible with the maximum permitted height of the residential properties to the north, based on the future land use category of Medium Density Residential.

5. Hotel units may not be converted to additional multi-family units, unless approved by City Council through the public hearing process.

## 6. Environmental.

In support of Deviation 4, which requests relief from LDC Section 3-417(b)(1)a), the acreage of the required indigenous area for this project is 0.71 acres and shall be mitigated off-site in accordance with one of the options listed below.

- a. The Applicant will relocate three (3) existing Turkey Oak trees to the general location shown on the MCP or another location with adequate space as found suitable by a Certified Arborist. At the time of local development order the applicant and the City staff shall explore alternate on site locations for the relocation of the Turkey Oaks. City Staff shall have the authority to delete up to three (3) parking spaces if deemed necessary to provide an optimum location for these trees. The relocation shall be conducted according to International Society of Arborist Best Management Practices and Right Tree Right Place principles, and shall be done as part of the first local development order for the property.
- b. In addition, a fee in lieu paid to the City of Bonita Springs to purchase, restore, and maintain 0.82 acres of Xeric Oak and/or Upland Scrub, at a cost of \$57,700, to mitigate for the required on-site indigenous area of 0.71 acres. The developer is proposing to mitigate for an additional 0.11 acre due to the type of habitat on the subject property. The fee in lieu includes the costs for seven (7) years of monitoring and maintenance shall be included in the fee, estimated at \$1,000 per year. This fee shall be paid at time of issuance of the first local development order for the property. These funds may go towards the improvement of existing governmental conservation lands or for new acquisition of Xeric Oak and/or Upland Scrub habitat.
- c. At time of local development order, an FWC permit for the relocation of gopher tortoises shall be provided.
- d. The abundance of rare and unique plants on this this property provide an exceptional opportunity to enhance the flora communities within the City. To that end the applicant shall allow the harvesting of these species for a 45-day prior to any clearing activities. All harvesting activities shall be coordinated with the City's Environmentalist.

## 7. Shuttle Service.

- a. A shuttle service will be provided from the subject property to Bonita Beach and surrounding points of interest based upon demand. The shuttle

service will enter the front of the property through the Bonita Beach Road and pick up passengers at the main entrance to the hotel. The shuttle would leave the property and enter Bonita Beach Road again. A proposed circulation time would be between 8 AM until 5 PM, based upon fluctuations in seasonal demand.

- b. 42 parking spaces available for public use will be reserved in the on-site parking garage.
  
8. Enhanced Buffer. Prior to local development order approval, the plans must delineate an enhanced 25-foot wide Type “F” buffer adjacent to the northern property line. The enhanced northern buffer must be 25 feet wide and must contain a double-staggered hedgerow planted at 48 inches and maintained at 60 inches; five (5) canopy trees per 100 linear feet, which must be 45 gallons, 12-14 feet in height at the time of planting; and an additional 16 palms per 100 linear feet, clustered in groups of 3 to 5 palms per cluster, planted at 14 to 18 foot clear trunk (Greywood).
  
9. The architecture shall be consistent with the renderings contained herein (Attachment H).
  
10. The parking structure shall be designed with enhanced façade treatments along all four elevations. All covered parking structure areas under buildings shall be designed with primary façade treatments on all exterior facades visible to a right of way and adjacent properties.
  - a. Lighting on the top floor of the garage shall not exceed the height of the garage wall and shall be Dark Skies compliant.
  - b. A row of plantings shall be placed along the wall of the top floor of the garage as an additional screening measure for visibility towards the northern residential properties.
  
11. The surface parking lot shall be designed in accordance with LDC 4-899, with regards to development regulations for properties located within the Bonita Beach Road Corridor.
  
12. Outdoor Seating and Outdoor Consumption on Premises
  - a. Pursuant to the Master Concept Plan and the Schedule of Uses, Consumption on Premises (Outdoor), with seating, is approved for Buildings #1 and #2 only. The locations of the seating areas shall be oriented towards Bonita Beach Road and must be a minimum of 250’ away from any residentially-zoned property.

- b. Any outdoor seating for Building #1 along the northern portion of the building will be prohibited.
- c. All outdoor seating for Building #2 must be located on the pool deck area, above the main entry to the hotel, and shall not be located on the north, east or west sides of the building facing residentially-zoned properties.
- d. Outdoor seating with or without COP is prohibited in Building #3.

### 13. Outdoor Entertainment

- a. For the purpose of this set of conditions, outdoor entertainment is defined as live music or other activities that utilize amplified sound.
- b. Outdoor entertainment is limited to 12:00pm – 10:00pm, Monday-Sunday.
- c. Any outdoor speakers must be oriented away from any residentially-zoned properties to the north, east and west.
- d. The Noise Control Ordinance remains in full force and effect, accept as modified herein:
  - i. In the event of a noise complaint, noise measurements shall be taken from the property line of the subject property closest to the complainant land, and not the receiving land.
- e. Nothing in these conditions shall hinder the applicant's ability to submit for temporary use permits or special event permits in conjunction with the land development code requirements for Bonita Springs.

Additional Conditions – At the time of local development order, the Applicant shall meet the following criteria:

- e. Provide engineering plans showing how the site will store and treat its surface water runoff consistent with the City's Comprehensive Plan and the City's LDC, including compliance with Policy 9.3.3 of the Conservation/Coastal Management Element of the City's Comprehensive Plan, which states that an additional fifty (50) percent water quality is required over the already required South Florida Water Management District water quality.
- f. Provide a drainage analysis demonstrating that the site development plan has no adverse impact on adjacent properties and that there is sufficient on-site drainage capacity, storm-water conveyance, and controlled discharge. The drainage analysis shall include, but not be limited to:
  - i. an Interconnected Pond and Channel Routing (ICPR) Model. The 100-year 24 hour storm event is the primary storm used to evaluate the proposed design. The City reserves the right to request additional modeling of other storm events upon review of the data. All data submitted shall be formatted for inclusion into the city's Interconnected Pond Routing (ICPR) Model.

- ii. a drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on-site and off-site drainage structures (sizes and inverts), and sub-basin areas; and (2) hydrologic and hydraulic calculations for the 5-, 25-, and 100-year design storm events in order to establish existing baseline conditions.
- iii. Drainage impediments identified during the modeling process must be addressed in the drainage plan.
- g. Roof gutters, downspouts and yard drains will be required to collect roof drainage and direct flow into yard drains or central drainage system to outfall structure.
- h. Additional signage, such as stop signs, will be required to ensure traffic flow access into and out of the site remains safe.
- i. Roadway connection to Imperial River Road requires right-of-way permits through the Public Works Department.
- j. The Fence/Wall shown on the MCP adjacent to parking in the southwest quadrant of the lot shall be a wall. The parking adjacent to the wall shall be moved 5' to the north.
- k. Upon approval the applicant shall update the MCP to reflect all of the condition contained herein.

Deviations: ***Recommend approval of all deviations based upon conditions previously enumerated.***

**EXHIBITS:**

- A. Legal Description and Sketch of the Subject Property
- B. Master Concept Plan (MCP) dated December 2019


**ATTACHMENTS:**

- A. Transcript of Neighborhood Meeting
- B. Background and Informational Analysis
- C. Application for Planned Development
- D. Traffic Report
- E. Environmental Report
- F. Lee County Comment Letter
- G. Citizen Responses
- H. Architectural Renderings

# EXHIBIT A

FIELDBOOK See PAGE File DATE 9/25/14 SECTION 32 ,TWP 47 S, RGE 25 E

**NORTH ARROW**



**SCALE**  
1" = 100'

**FOUNDATION LOCATION**

**FIELDBOOK PAGE**

**LEGAL DESCRIPTION**  
( AS PROVIDED BY CLIENT )

This is a boundary survey, see reverse side for a metes and bounds legal description.

The property address 4200 Bonita Beach Rd. per County Records.

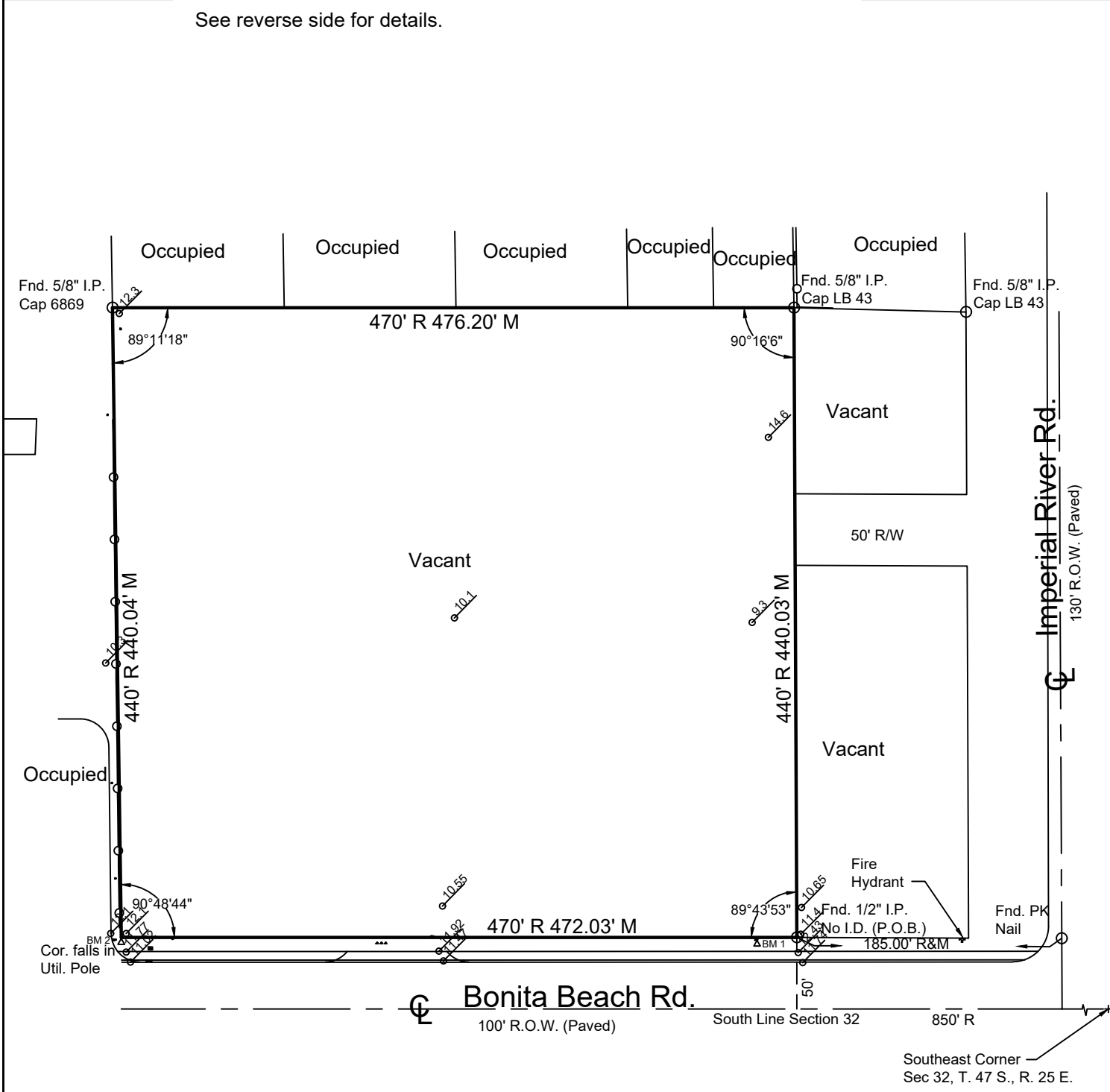
See reverse side for details.

**LEGEND**

- SET CONC. MON. W/CAP I.D.# 3553
- SET IRON PIN W/CAP I.D.# 3553
- FD. CONC. MON. W/CAP
- FD. CONC. MON.
- FD. IRON PIN
- ASSUMED ELEVATION
- △ BENCHMARK
- R RECORDED
- M MEASURED

CON'T REVERSE SIDE

FINAL SURVEY DATE



Benchmark 1 is a nail in disk in the south face of a wood utility pole Elev. 14.05' NAVD88.

Benchmark 2 is a nail in disk in the south face of a wood utility pole Elev. 14.50' NAVD88.

- NOTES**
- REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
  - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
  - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
  - BEARINGS SHOWN HEREON ARE BASED ON  
Angles are field measured
  - THIS PROPERTY LIES IN FLOOD ZONE  X  EL  n/a  PER F.I.R.M.  
PANEL NO.  12071C0654F , DATED  8/28/2008
  - LAST DATE OF FIELDWORK  9/25/14
  - ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**CERTIFICATE**

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

P.L.S.

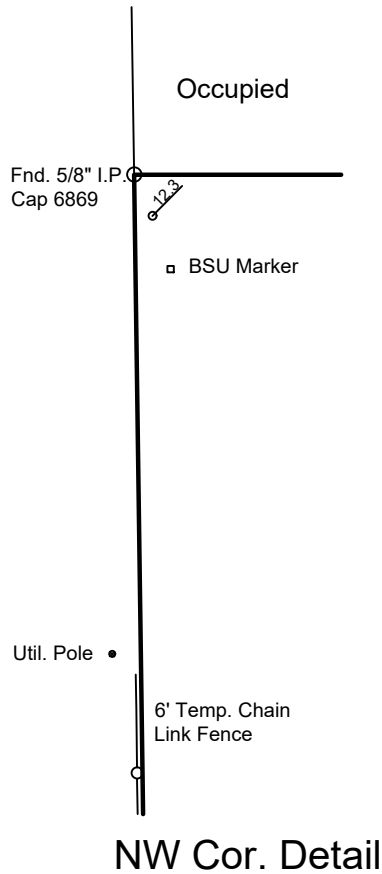
MARK O. ALLEN P.L.S. #3553  
LB #6558

**MARK O. ALLEN, INC.**  
PROFESSIONAL LAND SURVEYOR

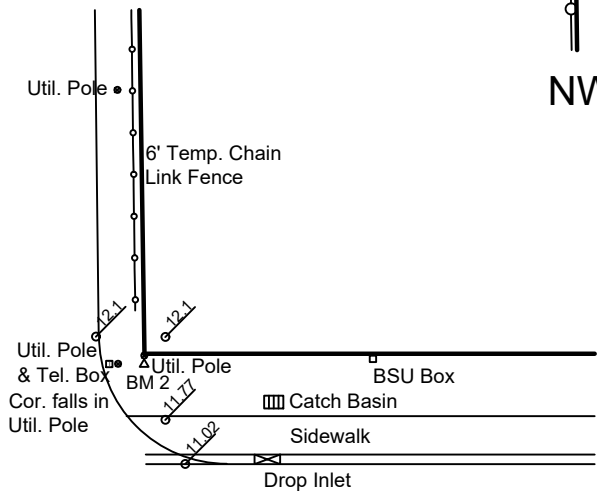
10602 WOODS CIRCLE  
BONITA SPRINGS, FL 34135

|               |          |                         |                   |
|---------------|----------|-------------------------|-------------------|
| DWN. BY<br>MG | CHK'D BY | ORDERED BY<br>Alan Codi | SHEET 1 OF 1      |
|               |          |                         | DWG. NO. 2014-114 |

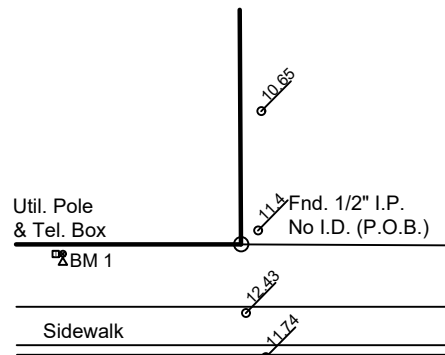
A lot or parcel of land in Section 32, Township 47 South, Range 25 East, Lee County, more particularly described as follows: Beginning at the Southeast corner of Section 32, Township 47 South, Range 25 East, run West along the South line of said Section for 850 feet; thence North 50 feet to the North line of the Bonita Beach Road, the Point of Beginning of the lands herein described. From said Point of Beginning run West along said North line of the Bonita Beach Road for 480 feet; thence North parallel with the East line of said Section for 440 feet; thence East parallel with the South line of said Section 480 feet; thence South 440 feet to the Point of Beginning of the lands herein described, less and except the West 10 feet therefrom.



NW Cor. Detail



SW Cor. Detail



SE Cor. Detail

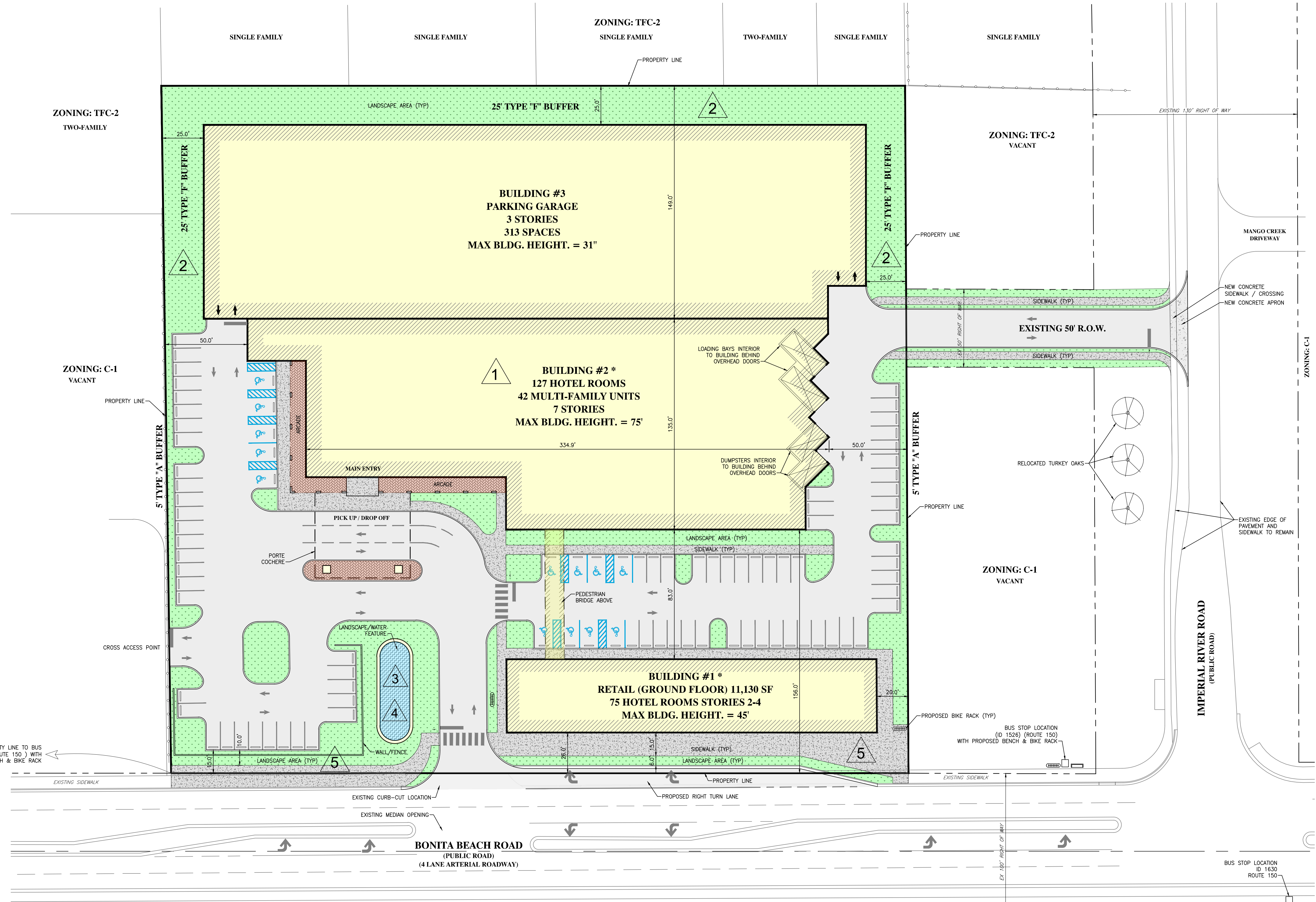
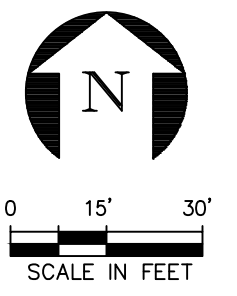
APPENDIX A

LEGEND OF ABBREVIATIONS

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>A= Arc</li> <li>APPROX= Approximate</li> <li>ASPH= Asphalt</li> <li>AVE= Avenue</li> <li>BLVD= Boulevard</li> <li>B.M= Benchmark</li> <li>⊕= Centerline</li> <li>CH= Chord</li> <li>CALC= Calculated</li> <li>C.B= Chord Bearing</li> <li>CBS= Concrete Block Structure</li> <li>C&amp;GS Coastal and Geodetic Survey</li> <li>CHK'D= Checked</li> <li>CMP= Corrugated Metal Pipe</li> <li>CO= County</li> <li>CONC= Concrete</li> <li>COR= Corner</li> <li>CT= Court</li> <li>D.E= Drainage Easement</li> <li>Desc= Description</li> <li>D.H= Drill Hole</li> <li>DWN= Drawn</li> <li>EL or ELEV= Elevation</li> <li>EOP= Edge of Pavement</li> </ul> | <ul style="list-style-type: none"> <li>EOW= Edge of Water</li> <li>FB= Fieldbook</li> <li>FD= Found</li> <li>FLA= Florida</li> <li>IP= Iron Pin</li> <li>LN= Lane</li> <li>M= Measured</li> <li>M.E= Maintenance Easement</li> <li>MH= Manhole</li> <li>MHW= Mean High Water</li> <li>MON= Monument</li> <li>N/A= Not Applicable</li> <li>NGVD= National Geodetic Vertical Datum</li> <li>NO= Number</li> <li>O.R Book= Official Record Book</li> <li>ORIG= Original</li> <li>O/S= Offset</li> <li>P.B= Plat Book</li> <li>P.C= Point of Curvature</li> <li>PG= Page</li> <li>P.I= Point of Intersection</li> <li>PLS= Professional Land Surveyor</li> <li>ℙ= Property Line</li> <li>PLS= Professional Land Surveyor</li> </ul> | <ul style="list-style-type: none"> <li>P.O.B= Point of Beginning</li> <li>P.O.C= Point of Commencement</li> <li>P.O.L= Point on Line</li> <li>PROP= Property</li> <li>P.T= Point of Tangency</li> <li>PUE= Public Utility Easement</li> <li>R= Record or Radius</li> <li>RAD= Radius</li> <li>RCP= Reinforced Concrete Pipe</li> <li>RD= Road</li> <li>RDL= Radial</li> <li>RES= Residence</li> <li>RLS= Registered Land Surveyor</li> <li>R.O.W= Right of Way</li> <li>R or RGE= Range</li> <li>SEC= Section</li> <li>ST= Street</li> <li>STY= Story</li> <li>TOB= Top of Bank</li> <li>TYP= Typical</li> <li>T or TWP= Township</li> <li>UE= Utility Easement</li> <li>W/= With</li> <li>⊠= Delta or Benchmark</li> <li>⊕= Fire Hydrant</li> </ul> |
|---|---|--|

EXHIBIT B (REVISED MAY 2020)

STRAP NO.: 32-47-25-B3-03202.0010



\* NOTE: DENOTES LOCATION OF INDOOR/OUTDOOR CONSUMPTION ON PREMISES OF ALCOHOL ALLOWED AND PERMITTED SEPARATELY BY OTHERS.

NOTE: SUBJECT PARCEL APPEARS TO BE IN F.E.M.A. FLOOD ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE RATE MAP (D.F.I.R.M.) MAP NUMBER 12115C0329F, EFFECTIVE DATE: 11/4/16

Table with 2 columns: NO., DESCRIPTION, DATE. Includes revision history for the project.

CLIENT: BAREFOOT BEACH FLORIDA, LLC

PROJECT: BONITA BEACH - MPD MIXED USE HOTEL / RETAIL 4200 BONITA BEACH ROAD SW

PROJECT TITLE: MASTER CONCEPT PLAN

DATE: APRIL 29, 2020 PROJECT NO: 2018-009 FILE NO: 32 47 25E SCALE: 1" = 30'

SHEET NUMBER 1 of 2



| HOTEL ROOM MATRIX        |      |            |          |              |                 |           |       |
|--------------------------|------|------------|----------|--------------|-----------------|-----------|-------|
| ROOM TYPE                | KING | KING SUITE | KING ADA | QUEEN DOUBLE | QUEEN DBL SUITE | QUEEN ADA | TOTAL |
| TYPICAL SQUARE FEET AREA | 276  | 575        | 342      | 342          | 684             | 342       |       |
| TOTAL ROOMS              | 78   | 16         | 7        | 77           | 16              | 8         | 202   |

**DEVELOPMENT SUMMARY:**

**HOTEL ROOMS 202**  
**MULTI-FAMILY 42 DWELLING UNITS**  
**COMMERCIAL RETAIL 11,130 SF**

| PARKING TABLE        |                 |                 |
|----------------------|-----------------|-----------------|
| DESCRIPTION          | SPACES PROVIDED | SPACES REQUIRED |
| OPEN AIR PARKING     | 91              |                 |
| GARAGE PARKING       | 313             |                 |
| TOTAL PARKING SPACES | 404             | 364             |

**PARKING SPACE CALCULATIONS:**

**202 GUEST ROOMS, 42 MULTI-FAMILY, 11,130 S.F. RETAIL**

**202 ROOMS x 1.2 / ROOM = 243 SPACES**  
**HC SPACES = 243 / 25 = 10 SPACES**

**21 (1 BED) MULTI-FAMILY x 1.5 / UNIT = 32 SPACES**  
**21 (2 BED) MULTI-FAMILY x 1.75 / UNIT = 37 SPACES**  
**GUEST PARKING = .10 x 69 = 7 SPACES**

**11,130 S.F. RETAIL x 1 / 250 S.F. = 45 SPACES**  
**HC SPACES = 45 / 25 = 2 SPACES**

**TOTAL REQUIRED = 364 SPACES**

**SURFACE PARKING:**

**SURFACE PARKING LOT: 91**

**STRUCTURE PARKING:**

**STRUCTURE PARKING L1: 78 (33,600 S.F.)**  
**L1.1: 76 (20,040 S.F.)**  
**STRUCTURE PARKING L2: 75 (30,000 S.F.)**  
**L2.5: 76 (20,040 S.F.)**  
**STRUCTURE PARKING L3: 8 (1,800 S.F.)**  
**PARKING PROVIDED: 404**  
**(INCLUDING 18 HC PARKING)**

**EXTRA PUBLIC BEACH PARKING PROVIDED**

**404 - 364 = 40 SPACES**  
**(INCLUDING 3 HC PARKING)**

| SITE DEVELOPMENT REGULATIONS                                |  |
|---|--|
| MPD (OVERALL)   |  |
| MINIMUM LOT SIZE  | 4.75 ACRES   |
| MINIMUM LOT DEPTH   | 440'   |
| MINIMUM LOT WIDTH   | 470'   |
| MINIMUM LOT COVERAGE  | 85%  |
| MINIMUM PERIMETER SETBACK FOR BUILDING 1 (45-TALL BUILDING) | 13' TO BONITA BEACH ROAD<br>20' TO EAST BOUNDARIES |
| MINIMUM PERIMETER SETBACK FOR BUILDING 2 (75-TALL BUILDING) | 75' TO EAST AND WEST BOUNDARIES                    |
| MINIMUM PERIMETER SETBACK FOR BUILDING 3 (31-TALL BUILDING) | 25' TO NORTH, EAST AND WEST BOUNDARIES             |
| BUILDING 1 (RETAIL & HOTEL)                                 |  |
| FRONT YARD / STREET SETBACK (BONITA BEACH ROAD)             | 13'  |
| SIDE YARD SETBACK   | 20'  |
| REAR YARD SETBACK   | 80'  |
| BUILDING HEIGHT   | 45' (TO EAVE)                                      |
| BUILDING 2 (HOTEL & MULTI-FAMILY)                           |  |
| FRONT YARD / STREET SETBACK (BONITA BEACH ROAD)             | 150'   |
| SIDE YARD SETBACK   | 50'  |
| REAR YARD SETBACK   | 100'   |
| BUILDING HEIGHT   | 75' (TO EAVE)                                      |
| BUILDING 3 (PARKING GARAGE)                                 |  |
| FRONT YARD / STREET SETBACK (BONITA BEACH ROAD)             | 250'   |
| SIDE YARD SETBACK   | 25'  |
| REAR YARD SETBACK   | 25'  |
| BUILDING HEIGHT   | 31' (TO EAVE)                                      |

| FAR / DENSITY CALCS  |                |                        |
|--|----------------|------------------------|
| DESCRIPTION  | BUILDING USE   | ACREAGE / S.F.         |
| BUILDING 1 ACREAGE / S.F.  | RETAIL & HOTEL | 1.12 AC (48,890 S.F.)  |
| BUILDING 2 ACREAGE / S.F.  | MIXED-USE      | 4.23 AC (184,130 S.F.) |
| RESIDENTIAL  | MULTI-FAMILY   | 1.00 AC (43,938 S.F.)  |
| NON-RESIDENTIAL  | HOTEL          | 3.2 AC (140,192 S.F.)  |
| BUILDING 3 ACREAGE / S.F.  | PARKING GARAGE | 2.47 AC (107,600 S.F.) |
| TOTAL BUILDING AREA (RESIDENTIAL + NON-RESIDENTIAL + PARKING GARAGE) |                | 7.81 AC (340,620 S.F.) |
| TOTAL RESIDENTIAL BUILDING AREA                                      |                | 1.00 AC (43,938 S.F.)  |
| TOTAL NON-RESIDENTIAL BUILDING AREA                                  |                | 4.34 AC (189,082 S.F.) |
| TOTAL SITE AREA  |                | 4.75 AC (206,910 S.F.) |
| FLOOR AREA RATIO   |                | 1.1 FAR *              |
| TOTAL DENSITY  |                | 8.8 DU / AC **         |

\* NON-RESIDENTIAL USES ONLY PER POLICY 1.1.14  
 \*\* BASE UPON GROSS MPD ACREAGE

**EXHIBIT IV-H  
 SCHEDULE OF DEVIATIONS AND JUSTIFICATIONS  
 BAREFOOT BEACH HOTEL MPD**

- REQUEST RELIEF FROM LDC SECTION 4-741(E)(1)(B), WHICH REQUIRES A DEVIATION FOR BUILDINGS AND STRUCTURES EXCEEDING EXCEED 55 FEET IN HEIGHT SUBJECT TO INCREASED SETBACKS FOR THE BONITA BEACH ROAD CORRIDOR WEST OF US 41, TO PERMIT A MAXIMUM BUILDING HEIGHT OF 75 FEET & 50' MINIMUM SIDE YARD SETBACKS AS SHOWN ON THE PROPOSED MASTER CONCEPT PLAN (MCP).
- REQUEST RELIEF FROM LDC SECTION 3-418(D)(6), WHICH REQUIRES IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS, A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT MUST BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAL FEET; TO ALLOW FOR THE SIDE OF THE PARKING GARAGE TO BE PROVIDED IN LIEU OF THE WALL, THE PARKING GARAGE WILL BE 31 FEET IN HEIGHT AND WILL BE CONSTRUCTED 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED BETWEEN THE WALL AND THE ABUTTING PROPERTY WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAL FEET.
- REQUEST RELIEF FROM LDC SECTION 3-416, WHICH REQUIRES THE MINIMUM 20% OF THE DEVELOPMENT AREA TO SERVE AS OPEN SPACE; TO ALLOW FOR 15% OF THE SITE TO SERVE AS OPEN SPACE.
- REQUEST RELIEF FROM LDC SECTION 3-417(A)(B), WHICH REQUIRES THE MINIMUM 50% OF THE REQUIRED OPEN SPACE AS INDIGENOUS VEGETATION, TO ALLOW FOR OFF-SITE MITIGATION OR A PAYMENT-IN-LIEU OF THE REQUIRED INDIGENOUS PRESERVE AREAS.
- REQUEST RELIEF FROM LDC SECTION 3-418(D)(4), WHICH REQUIRES A 15-FOOT WIDE TYPE 'D' BUFFER WHERE PROPOSED COMMERCIAL DEVELOPMENT ABUTS PUBLIC RIGHTS-OF-WAY; TO ALLOW FOR A MODIFIED 10-FOOT WIDE LANDSCAPE BUFFER BETWEEN THE PROPOSED PARKING AREA AND BONITA BEACH ROAD AND ELIMINATE THE LANDSCAPE BUFFER BETWEEN THE COMMERCIAL LINER BUILDING AND BONITA BEACH ROAD.

**LANDSCAPE BUFFER COMPOSITION:**

**5' TYPE "A" BUFFER: 4 TREES / 100'**

**25' TYPE "F" BUFFER: 5 TREES / 100' & 48" HIGH HEDGE**

LEGAL DESCRIPTION  
 A LOT OR PARCEL OF LAND IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION FOR 850 FEET; THENCE NORTH 50 FEET TO THE NORTH LINE OF THE BONITA BEACH ROAD, THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING RUN WEST ALONG THE NORTH LINE OF BONITA BEACH ROAD FOR 480 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 440 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; LESS AND EXCEPT THE WEST 10 FEET THEREFROM.

| NO. | DESCRIPTION               | DATE    |
|-----|---------------------------|---------|
| 1   | REVISED PER CITY COMMENTS | 3/23/20 |
| 2   | REVISED PER CITY COMMENTS | 4/29/20 |

RONALD M. EDENFIELD, P.E.  
 FLORIDA LICENSE NO. 45206

**RMEC LLC**  
 ENGINEERING | WATER RESOURCES | ENVIRONMENTAL  
 FORT MYERS, FL | CAPE CORAL, FL  
 (239) 433-0614  
 WWW.RMEC-LLC.COM | CA#93266

CLIENT:  
**BAREFOOT BEACH FLORIDA, LLC**  
 5959 CONOGA AVENUE, SUITE #500  
 WOODLAND HILLS, CALIFORNIA 91367

PROJECT:  
**BONITA BEACH - MPD MIXED USE HOTEL / RETAIL**  
**4200 BONITA BEACH ROAD SW**  
 BONITA SPRINGS, FLORIDA 34134  
 LEE COUNTY, FLORIDA

SHEET TITLE:  
**MASTER CONCEPT PLAN**

DATE: APRIL 29, 2020  
 PROJECT NO: 2018-009  
 FILE NO: 32 47 25E  
 SCALE: 1" = 30'

SHEET NUMBER  
**2 of 2**

# ATTACHMENT A

## **Barefoot Beach Hotel** **Public Information Meeting Summary** **Monday, December 9th, 2019, 5:00 p.m.**

Barefoot Beach Florida, LLC (Applicant) and their consultant team hosted a Public Information Meeting at Leo's Catholic Church, Parish Life Center Building, at 28388 Beaumont Road, Bonita Springs, FL 34134. The meeting was held at 5:00 p.m. on Monday, December 9th, 2019. The meeting was noticed to property owners listed on Exhibit "A" attached, and the meeting notice was published in the News-Press on November 15, 2019. The Affidavit of Publication is attached as Exhibit "B".

Approximately 10 attendees were present at the meeting per the Sign-In Sheet attached as Exhibit "C". Alexis Crespo from Waldrop Engineering welcomed attendees, introduced the Applicant and consultant team, and presented a PowerPoint presentation attached as Exhibit "D". The following are a list of questions and responses given during the meeting:

**Question:** Will the sidewalk continue along the frontage of Bonita Beach Road? It doesn't look like it extends all the way across the property frontage.

**Answer:** Yes, it will be extended along the entire frontage of the property.

**Question:** Do you own the properties to the east of the hotel on Imperial River Road? Are you rezoning these properties? The property/lot closest to my house is zoned residential. Would it change to commercial?

**Answer:** We don't own those properties, including the residential parcel. We have contact with the owner, but we don't own it and it's not included in this application. If that owner wants to change the zoning on those parcels, they would have to undergo the public hearing process. I can put you in touch with the owner.

**Question:** Will the dumpsters be in the parking garage building or the hotel building?

**Answer:** The dumpsters will be fully enclosed in the hotel building and accessed by roll down doors. The dumpsters will be completely screened.

**Question:** Where will the green/living wall be?

**Answer:** Alexis pointed to the location of the living wall on the illustrative site plan. She also explained the Type F buffer location along the north side of the site.

**Question:** How big will the trees be when planted?

**Answer:** Canopy trees are between 10'-14' when planted.

**Question:** Is the top floor of the parking garage open?

**Answer:** Yes.

**Question:** Can you increase the wall height on the top of the parking garage building to block noise and prevent people from leaning over the railings and looking into our backyard?

**Answer:** Yes, we can.

**Question:** How many access points do you have? Will there be a traffic light?

**Answer:** There is access from Bonita Beach Road, Imperial River Road, and cross access to site to the west. We cannot install a light, that will be up to Lee County. It is a full median cut at the

Bonita Beach Road entrance. There was further discussion on congestion and circulation along Bonita Beach Road.

**Question:** How does public parking work? You just show up and hope to get a space? Will there be security?

**Answer:** The public parking will be on a first come, first serve basis. There will be on-site security. There was discussion on lighting and the LDC requirements relating to limiting light pollution.

**Question:** Where is the parking for the retail?

**Answer:** It can be in the surface parking area immediately behind the retail building. People staying in hotel will walk there.

**Question:** Will surface parking be reserved for condos in the project?

**Answer:** We have not gotten that far yet in the design process.

**Question:** My biggest concern is light pollution.

**Answer:** We will continue to work on that.

**Question:** What about noise? Will there be live music?

**Answer:** The pool and any outdoor areas that would generate noise will be on the Bonita Beach Road side of the building. The buildings will block the noise.

**Question:** How many parking spaces are there? Can we take your shuttle to the beach?

**Answer:** There are 404 parking spaces shown on our current plan. That is probably more parking than we need, but we designed the parking to meet the code requirements. We can work on local use of the shuttle.

**Question:** Is there a plan for a smaller version of the hotel?

**Answer:** No, there are no plans to reduce the building or number of rooms. There is a certain number of hotel rooms needed to attract the national brand.

**Question:** Does this rezoning increase what can be built on the property?

**Answer:** Yes.

**Question:** What will you do with the gopher tortoises?

**Answer:** We will have to get a permit to relocate tortoises to a preserve off-site. That is required by the state. There was discussion on relocating the oak trees, and the activity of gopher tortoises in the neighborhood. There was discussion on the iguanas in the area as well.

**Question:** When will you start construction?

**Answer:** We still need local construction permits and other state permits. It will be at least another year.

**Question:** Is the Bonita Village hotel moving forward?

**Answer:** We are not aware that they are moving forward with a hotel. We don't know.

There was further discussion on the turning movements from the site onto Bonita Beach Road, and the congestion from people leaving the Beach in the evenings during season. Jerry Miller offered to see if they could run the shuttle to Publix as well as to the Beach.

There was discussion on the City's plans to make this area multimodal and hopefully get people out of their cars and able to safely walk and bike to the Beach.

**Question:** Will this be a LEED certified building?

**Answer:** We are looking at the Palms system of sustainable hotel design. It will not be a LEED building. We are still in the early design phase.

**Question:** Will the multi-family units be sold like condos? How big will they be?

**Answer:** Yes they will be for sale and not rentals. We are not sure how big they will be, but similar to a large hotel suite. We are thinking approximately 700 SF.

**Question:** Will the building on Bonita Beach Road be 4 stories?

**Answer:** Yes. 3 stories of hotel rooms over the bottom floor retail. We are working on revised renderings to show the views from Bonita Beach Road.

**Question:** Where will the condo units be located?

**Answer:** The condo units will be located in the main hotel building.

In summary, the consultant team committed to looking at the top floor of the parking garage to design more screening, changing the shuttle condition to have service to Publix, and look at other transportation solutions.

There were no further questions or comments. The meeting concluded at approximately 6:00 p.m.

**Meeting Summary Prepared By:** Alexis Crespo, Waldrop Engineering

November 15, 2019

RE: Barefoot Hotel Mixed Use Planned Development  
Neighborhood Workshop Notification

Dear Property Owner:

Please be advised that Barefoot Beach Florida, LLC filed a formal application with the City of Bonita Springs seeking approval for a Mixed Use Planned Development (MPD) rezoning on a 4.75+/-acre site located at 4200 Bonita Beach Road SW, Bonita Springs, FL 34135.

The MPD application requests approval of a 202-room hotel, 42 multi-family dwelling units, 11,130 square feet of commercial retail uses, 40 public parking spaces, and ancillary hotel uses.

The Applicant is hosting a follow-up Neighborhood Meeting to provide additional opportunities to learn about this application and ask questions. The Neighborhood Meeting will be held on **Monday, December 9th, 2019 at 5:00 p.m.** at **St. Leo's Catholic Church, Parish Life Center Building, at 28388 Beaumont Road, Bonita Springs, FL 34134.**

Should you have questions prior to the meeting, please contact me directly at (239) 405-7777 ext. 2207, or [alexis.crespo@waldropengineering.com](mailto:alexis.crespo@waldropengineering.com).

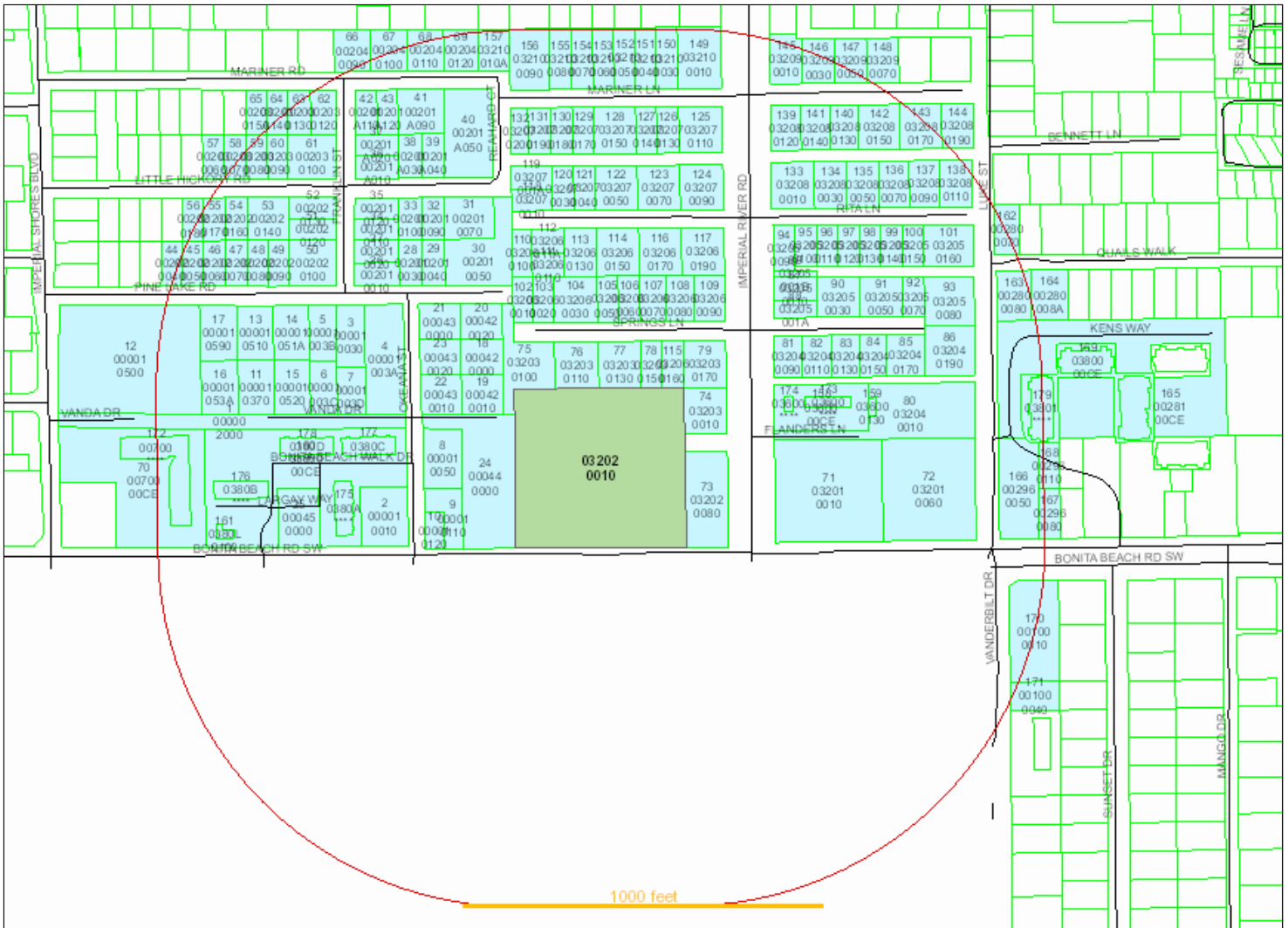
Sincerely,

**WALDROP ENGINEERING, P.A.**



Alexis Crespo, AICP  
Senior Vice President – Planning

Cc: Daniel Singh & Jerry Miller, Barefoot Beach Florida, LLC  
Joe Harmon, RMEC, LLC  
Neale Montgomery, Esq., Pavese Law Firm



Date of Report: December 23, 2019  
 Buffer Distance: 1000 feet  
 Parcels Affected: 266  
 Subject Parcel: 32-47-25-B3-03202.0010

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

| OWNER NAME AND ADDRESS  | STRAP AND LOCATION  | LEGAL DESCRIPTION   | MAP INDEX |
|---|---|---|-----------|
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133       | <b>32-47-25-B3-00000.2000</b><br>RIGHT OF WAY<br>BONITA SPRINGS FL                  | PARL IN SW 1/4 OF SE 1/4<br>DESC IN OR 0414 PG 0412<br>ROAD R/W EASMENT         | 1         |
| DSSB LLC<br>13368 POINTE CONWAY DR<br>SAINT LOUIS MO 63141              | <b>32-47-25-B3-00001.0010</b><br>4330 BONITA BEACH RD SW<br>BONITA SPRINGS FL 34134 | PARL IN S E 1/4 SEC 32 TWP<br>47 R 25 DESC IN<br>OR 1229 PG 1490                | 2         |
| AMRANY YECHIAM &<br>3760 WRIGHTWOOD DR<br>STUDIO CITY CA 91604          | <b>32-47-25-B3-00001.0030</b><br>4355 PINE LAKE RD<br>BONITA SPRINGS FL 34134       | FR SW COR OF SE1/4 E1010FT<br>N730FT W110FT TO POB<br>DESC OR 2901 PG 124       | 3         |
| JOHN F STINAUER JR TRUST +<br>17405 HOMEWOOD RD<br>FORT MYERS FL 33967  | <b>32-47-25-B3-00001.003A</b><br>27663-683 OKEANA ST<br>BONITA SPRINGS FL 34134     | PARL IN SW 1/4 OF SE 1/4<br>SEC 32 TWP 47 RGE 25<br>DESC IN OR 1348 PG 1233     | 4         |
| HODGE GEORGE K + JERRI<br>1032 MANOR LAKE DR APT 204<br>NAPLES FL 34110 | <b>32-47-25-B3-00001.003B</b><br>4361 PINE LAKE RD<br>BONITA SPRINGS FL 34134       | FR SW COR OF SE1/4 E1010FT<br>N730FT W189FT TO POB<br>DESC OR 2901 PG 122       | 5         |
| CARLSON JAMES + KRISTINE<br>12207 WALLACE ST<br>CROWN POINT IN 46307    | <b>32-47-25-B3-00001.003C</b><br>4360 VANDA DR<br>BONITA SPRINGS FL 34134           | FR SW COR OF SE1/4 SEC32<br>E1010FT N420FT W189FT TO<br>POB DESC OR 2901 PG 129 | 6         |
| LOOSLI RONALD TRUST   | <b>32-47-25-B3-00001.003D</b>   | FR SW COR OF SE1/4 E1010FT  | 7         |

|   |  |  |    |
|---|--|--|----|
| 27376 TORTOISE TRL<br>BONITA SPRINGS FL 34135                             | 4356 VANDA DR<br>BONITA SPRINGS FL 34134   | N420FT W110FT TO POB<br>DESC OR 2901 PG 127  |    |
| TRI-STAR MANAGEMENT SERVICES<br>357 GERMAIN AVE<br>NAPLES FL 34108        | <b>32-47-25-B3-00001.0050</b><br>27696 OKEANA ST<br>BONITA SPRINGS FL 34134            | BEG 1060 FT.W + 215 FT.N<br>OF SW COR SE 1/4 TH N 165<br>FT.E 115 FT.S 165 FT.W      | 8  |
| CACERES YADID<br>1740 WILSON BLVD N<br>NAPLES FL 34120                    | <b>32-47-25-B3-00001.0110</b><br>4288 BONITA BEACH RD SW<br>BONITA SPRINGS FL 34134    | PARL IN SW 1/4 OF SE 1/4<br>DESC IN OR 1443/0090                                     | 9  |
| CACERES YADID<br>1740 WILSON BLVD<br>NAPLES FL 34120                      | <b>32-47-25-B3-00001.0120</b><br>4298 BONITA BEACH RD SW<br>BONITA SPRINGS FL 34134    | BEG 204 FT W + 50 FT N OF<br>SE COR SW 1/4 SE 1/4 TH<br>N 100 FT W 57 FT S 100 FT    | 10 |
| DANDREA SHARON<br>10100 N GOLDEN ELM DR<br>ESTERO FL 33928                | <b>32-47-25-B3-00001.0370</b><br>4400/4402 VANDA DR<br>BONITA SPRINGS FL 34134         | BEG 420 FT N + 542 FT E OF<br>SW COR SE 1/4 TH N 152.5<br>FT E 100 FT S 152.5 FT     | 11 |
| AMERICAN LEGION POST 303<br>PO BOX 1931<br>BONITA SPRINGS FL 34133        | <b>32-47-25-B3-00001.0500</b><br>27678 IMPERIAL SHORES BLVD<br>BONITA SPRINGS FL 34134 | BEG 425 FT N + 50 FT E OF<br>SW COR SW 1/4 OF SE 1/4<br>DESC OR 2833 PG 3312         | 12 |
| DEMPSEY TIMOTHY OMALIA +<br>27595 LIME ST<br>BONITA SPRINGS FL 34135      | <b>32-47-25-B3-00001.0510</b><br>4385 PINE LAKE RD<br>BONITA SPRINGS FL 34134          | PARL IN SE 1/4 AS DESC<br>IN OR 1895 PG 1779   | 13 |
| FINLEY DAVID W & JANET M TR<br>12308 CASALS LN<br>BONITA SPRINGS FL 34135 | <b>32-47-25-B3-00001.051A</b><br>4375 PINE LAKE RD<br>BONITA SPRINGS FL 34134          | PARL IN SE 1/4 AS DESC<br>IN OR 1895 PG 1778   | 14 |
| BEIMBORN BRUCE R +<br>3161 N 44TH ST<br>MILWAUKEE WI 53216                | <b>32-47-25-B3-00001.0520</b><br>4366/4368 VANDA DR<br>BONITA SPRINGS FL 34134         | BEG 1010 FT E + 420 FT N<br>OF SW COR SW 1/4 OF SE 1/4<br>TH W 268 FT TO POB TH W    | 15 |
| DANDREA SHARON<br>10100 N GOLDEN ELM DR<br>ESTERO FL 33928                | <b>32-47-25-B3-00001.053A</b><br>4410/4412 VANDA DR<br>BONITA SPRINGS FL 34134         | FR.SW COR.OF SW 1/4 OF SE<br>1/4 RUN N 425 FT.TH.E 442<br>FT.TO POB.TH.CONT.E 100 FT | 16 |
| PADRON OMAR<br>1471 SOURWOOD DR<br>OCOEE FL 34761                         | <b>32-47-25-B3-00001.0590</b><br>4411 PINE LAKE RD<br>BONITA SPRINGS FL 34134          | A PAR.OF LAND IN SW 1/4<br>OF SE 1/4 DESC.AS FOLLOWS<br>BEG 725 FT N ALG W BNDRY     | 17 |
| VILLA DOROTHY<br>PO BOX 328<br>SUCCASUNNA NJ 07876                        | <b>32-47-25-B3-00042.0000</b><br>ACCESS UNDETERMINED<br>BONITA SPRINGS FL              | PARL IN SE 1/4 AS DESC IN<br>OR 1540 PG 1571   | 18 |
| NUNEZ HORACIO GARCIA<br>4276 VANDA DR<br>BONITA SPRINGS FL 34134          | <b>32-47-25-B3-00042.0010</b><br>4276/4278 VANDA DR<br>BONITA SPRINGS FL 34134         | PARL IN SE 1/4 AS DESC IN<br>OR 1540 PG 1572   | 19 |
| PINE LAKE PROPERTIES LLC<br>12302 COLLIERS RESERVE DR<br>NAPLES FL 34110  | <b>32-47-25-B3-00042.0020</b><br>4295 PINE LAKE RD<br>BONITA SPRINGS FL 34134          | PARL IN SE 1/4 AS DESC IN<br>OR 1540 PG 1573   | 20 |
| WILLIAMS MICHAEL W +<br>27668 OKEANA ST<br>BONITA SPRINGS FL 34134        | <b>32-47-25-B3-00043.0000</b><br>27668 OKEANA ST<br>BONITA SPRINGS FL 34134            | PARL IN SE 1/4 SEC 32<br>TWP 47 R 25 DESC IN<br>OR 1249 PG 0502                      | 21 |
| COLSTON MICHAEL<br>27676 OKEANA SE<br>BONITA SPRINGS FL 34135             | <b>32-47-25-B3-00043.0010</b><br>27676/678 OKEANA ST<br>BONITA SPRINGS FL 34134        | COMM SE COR OF SW 1/4 OF<br>SE 1/4 TH N 420 FT TH W<br>147 FT TO POB TH CONT W       | 22 |
| B + G MARINE INC<br>26785 MCLAUGHLIN BLVD<br>BONITA SPRINGS FL 34134      | <b>32-47-25-B3-00043.0020</b><br>27672/674 OKEANA ST<br>BONITA SPRINGS FL 34134        | FM SE COR OF SW 1/4 OF SE<br>1/4 TH N ALG E LI OF SW<br>1/4 OF SE 1/4 420 FT TH N    | 23 |
| TRI-STAR MANAGEMENT SERVICES<br>357 GERMAIN AVE<br>NAPLES FL 34108        | <b>32-47-25-B3-00044.0000</b><br>4276 BONITA BEACH RD SW<br>BONITA SPRINGS FL 34134    | PARL IN S 1/2 OF SE 1/4<br>AS DESC IN OR 1967 PG 2647                                | 24 |
| WELK WILLIAM<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                    | <b>32-47-25-B3-00045.0000</b><br>4366 BONITA BEACH RD SW<br>BONITA SPRINGS FL 34134    | PARL IN SW 1/4 OF SE 1/4<br>DESC IN OR 1226 PG 821                                   | 25 |
| GABOR ENTERPRISES LLC<br>PO BOX 1185<br>ELKHART IN 46515                  | <b>32-47-25-B3-00201.0010</b><br>27658 FRANKLIN ST<br>BONITA SPRINGS FL 34134          | IMPERIAL SHORES UN 1 UREC<br>BLK 1 OR 53 PG 130<br>LOTS 1 + PT 2                     | 26 |

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| BRINK LILY B<br>27 COUNTY ST<br>DEDHAM MA 02026  | <b>32-47-25-B3-00201.0020</b><br>27654 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN 1 UREC<br>BLK 1 OR 53 PG 130 LOT 2<br>LESS S 12.5 FT LOT 2 | 27 |
| PETROVSKI DRAGAN<br>7395 SHADYVIEW AVE<br>MASSILLON OH 44646                               | <b>32-47-25-B3-00201.0030</b><br>4332 PINE LAKE RD<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES U 1 UNREC<br>OR 53 PG 130<br>BLK 1 LOT 3                      | 28 |
| ESPOSITO BASILIO 16.5 % +<br>VINCENT ESPOSITO<br>99 COCKS LN<br>LOCUST VALLEY NY 11560     | <b>32-47-25-B3-00201.0040</b><br>4320 PINE LAKE RD<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES U 1 UNREC<br>OR 53 PG 130<br>BLK 1 LOT 4                      | 29 |
| HAP & HEP<br>1 1/2 N GRANDVIEW AVE<br>PITTSBURGH PA 15205                                  | <b>32-47-25-B3-00201.0050</b><br>4294 PINE LAKE RD<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN 1 UREC<br>BLK 1 OR 53 PG 130<br>LOTS 5 + 6 PARL ADJ EAST   | 30 |
| FERRARI PAOLO<br>28 VALLEYWOOD RD<br>COS COB CT 06807                                      | <b>32-47-25-B3-00201.0070</b><br>4293/4297 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134 | IMPERIAL SHORES UN.1 UREC.<br>BLK 1 OR 53 PG 130<br>LOTS 7 + 8                | 31 |
| BODINE MARY E TR<br>4321 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134                      | <b>32-47-25-B3-00201.0090</b><br>4309 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN 1 UREC<br>BLK 1 OR 53 PG 130<br>LOT 9                      | 32 |
| BODINE MARY E TR<br>12100 ANDREWS DR<br>PLAIN CITY OH 43064                                | <b>32-47-25-B3-00201.0100</b><br>4321 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN.1 UREC.<br>BLK 1 OR 53 PG 130<br>LOT 10                    | 33 |
| INTERNATIONAL CAPITAL<br>20 N MARTINGALE RD STE 180<br>SCHAUMBURG IL 60173                 | <b>32-47-25-B3-00201.0110</b><br>27650 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN 1<br>UNREC BLK 1 OR 53 PG 130<br>LOT 11                    | 34 |
| COLLETT JOHN B<br>1071 RIDGE ST<br>NAPLES FL 34103   | <b>32-47-25-B3-00201.0120</b><br>27646 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN 1 UREC<br>BLK 1 OR 53 PG 130<br>LOT 12                     | 35 |
| ZERTOVA ALICE<br>BRISTVI-KRECHOR 18 280 02<br>KOLIN<br>CZECH REPUBLIC                      | <b>32-47-25-B3-00201.A010</b><br>27636 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN 1 UREC<br>BLK 1A OR 53 PG 130<br>LOT 1                     | 36 |
| SCOTT KEITH PATRICK<br>27632 FRANKLIN ST<br>BONITA SPRINGS FL 34134                        | <b>32-47-25-B3-00201.A020</b><br>27632 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN 1 UREC<br>BLK 1A OR 53 PG 130<br>LOT 2                     | 37 |
| BODINE MARY E TR<br>4321 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134                      | <b>32-47-25-B3-00201.A030</b><br>4320 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN.1 UREC.<br>BLK 1A OR 53 PG 130<br>LOT 3                    | 38 |
| SAUNDERS MICHAEL J +<br>1101 WELLINGTON RD 11 S RR # 2<br>WALLENSTEIN ON N0B 2S0<br>CANADA | <b>32-47-25-B3-00201.A040</b><br>4310 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN.1 UREC.<br>BLK 1A OR 53 PG 130<br>LOT 4                    | 39 |
| 1478130 ONTARIO LTD<br>12-3200 STEELES AVE W<br>CONCORD ON L4K 3B8<br>CANADA               | <b>32-47-25-B3-00201.A050</b><br>27625-639 REAHARD CT<br>BONITA SPRINGS FL 34134        | IMPERIAL SHORES UN.1 UREC.<br>BLK 1A OR 53 PG 130<br>LOTS 5 THRU 8            | 40 |
| WARD ROBERT A<br>4321 MARINER RD<br>BONITA SPRINGS FL 34134                                | <b>32-47-25-B3-00201.A090</b><br>4321 MARINER RD<br>BONITA SPRINGS FL 34134             | IMPERIAL SHORES UN 1 UREC<br>BLK 1A OR 53 PG 130<br>LOTS 9 + 10               | 41 |
| RAY JOHN W & BARBARA J<br>2531 ANDESLOOP<br>FORT GARLAND CO 81133                          | <b>32-47-25-B3-00201.A110</b><br>27628 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN 1 UREC<br>BLK 1A OR 53 PG 130<br>LOTS 11 + 12 LESS E 60 FT | 42 |
| HARRIS CONSTANCE L TR<br>4245 SPRINGS LN SW<br>BONITA SPRINGS FL 34134                     | <b>32-47-25-B3-00201.A120</b><br>4337/4339 MARINER RD<br>BONITA SPRINGS FL 34134        | IMPERIAL SHORES UN.1 UREC.<br>BLK 1A OR 53 PG 130<br>E 60 FT OF LTS 11 + 12   | 43 |
| HANTEN LEON<br>4436 PINE LAKE RD<br>BONITA SPRINGS FL 34134                                | <b>32-47-25-B3-00202.0040</b><br>4436/4438 PINE LAKE RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN 1 UREC<br>BLK 2 OR 53 PG 130<br>LOT 4                      | 44 |
| STILWELL BARBARA   | <b>32-47-25-B3-00202.0050</b>   | IMPERIAL SHORES UN 1 UREC   | 45 |



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| 19055 FLAMINGO RD<br>FORT MYERS FL 33967                                       | 4426 PINE LAKE RD<br>BONITA SPRINGS FL 34134  | BLK 2 OR 53 PG 130<br>LOT 5   |    |
| PINE LAKE DUPLEX LLC<br>1872 VERONA CT<br>NAPLES FL 34109                      | <b>32-47-25-B3-00202.0060</b><br>4422/4424 PINE LAKE RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN 1 UREC<br>BLK 2 OR 53 PG 130<br>LOT 6                  | 46 |
| SANTORO DOMINIC M + LINDA<br>1130 SE 35TH ST<br>CAPE CORAL FL 33904            | <b>32-47-25-B3-00202.0070</b><br>4412 PINE LAKE RD<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UT 1 UNREC<br>BLK 2 OR 53 PG 130<br>LOT 7                 | 47 |
| MACK MARION CALDWELL<br>4402 PINE LAKE RD<br>BONITA SPRINGS FL 34134           | <b>32-47-25-B3-00202.0080</b><br>4400/4402 PINE LAKE RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN.1 UNREC<br>BLK.2 OR 53 PG 130<br>LOT 8                 | 48 |
| HKS PROPERTY INVESTMENTS LLC<br>345 N LASALLE #908<br>CHICAGO IL 60654         | <b>32-47-25-B3-00202.0090</b><br>4392/4394 PINE LAKE RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN 1 UNREC<br>BLK 2 OR 53 PG 130<br>LOT 9                 | 49 |
| LUCAS LISA CANCIENNE +<br>8572 BIG MANGROVE DR<br>FORT MYERS FL 33908          | <b>32-47-25-B3-00202.0100</b><br>4366 PINE LAKE RD<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN.1 UREC.<br>BLK 2 OR 53 PG 130<br>LOTS 10 + 11          | 50 |
| DEWAR TODD L & MARGARET S<br>27651 FRANKLIN ST<br>BONITA SPRINGS FL 34134      | <b>32-47-25-B3-00202.0120</b><br>27651 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN.1 UREC.<br>BLK 2 OR 53 PG 130<br>LOT 12                | 51 |
| PIAS PARADISE LLC<br>9750 SILVERCREEK CT<br>ESTERO FL 33928                    | <b>32-47-25-B3-00202.0130</b><br>27647 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES UN 1 UREC<br>BLK 2 OR 53 PG 130<br>LOT 13                 | 52 |
| BOHRER INVESTMENT REAL ESTATE<br>34100 SUNSET DR<br>OCONOMOWOC WI 53066        | <b>32-47-25-B3-00202.0140</b><br>4391 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN 1 UREC<br>BLK 2 OR 53 PG 130<br>LOTS 14 + 15           | 53 |
| COULMAN JEAN +<br>4411 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134            | <b>32-47-25-B3-00202.0160</b><br>4411/4413 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134 | IMPERIAL SHORES UN 1 UREC<br>BLK 2 OR 53 PG 130<br>LOT 16                 | 54 |
| HARRISON MICHAEL JOHN &<br>4417 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134   | <b>32-47-25-B3-00202.0170</b><br>4417 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN.1 UREC.<br>BLK 2 OR 53 PG 130<br>LOT 17                | 55 |
| CORTER GERALD & JOANN M<br>4071 TARPON AVE<br>BONITA SPRINGS FL 34134          | <b>32-47-25-B3-00202.0180</b><br>4425 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UN.1 UREC.<br>BLK 2 OR 53 PG 130<br>LOT 18                | 56 |
| SCHNEIDER LAWRENCE D<br>22511 BUCCANEER LAGOON RD<br>FORT MYERS BEACH FL 33931 | <b>32-47-25-B3-00203.0060</b><br>4410/4412 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134 | IMPERIAL SHORES UT 1 UNREC<br>BLK 3 OR 53 PG 130<br>LOT 6                 | 57 |
| BENES OLDRICH D +<br>181 REDFISH RD<br>FORT MYERS BEACH FL 33931               | <b>32-47-25-B3-00203.0070</b><br>4400/4402 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134 | IMPERIAL SHORES UT 1 UREC<br>BLK 3 OR 53 PG 130<br>LOT 7                  | 58 |
| TEAL MARCIA<br>4778 BAY VIEW LN<br>OSHKOSH WI 54902                            | <b>32-47-25-B3-00203.0080</b><br>4396 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134      | IMPERIAL SHORES UT 1 UNREC<br>BLK 3 OR 53 PG 130<br>LOT 8                 | 59 |
| RIEBOCK JAMES C<br>4392 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134           | <b>32-47-25-B3-00203.0090</b><br>4390/4392 LITTLE HICKORY RD<br>BONITA SPRINGS FL 34134 | IMPERIAL SHORES U 1 UNREC<br>BLK 3 OR 53 PG 130<br>LOT 9                  | 60 |
| CLOKEY FLAKE J TR<br>28321 MANGO DR<br>BONITA SPRINGS FL 34134                 | <b>32-47-25-B3-00203.0100</b><br>27635/637 FRANKLIN ST<br>BONITA SPRINGS FL 34134       | IMPERIAL SHORES UN 1 UREC<br>BLK 3 OR 53 PG 130<br>LOTS 10 + 11           | 61 |
| NOBLE ANNEGRET FISCHER<br>27629 FRANKLIN ST<br>BONITA SPRINGS FL 34134         | <b>32-47-25-B3-00203.0120</b><br>27629 FRANKLIN ST<br>BONITA SPRINGS FL 34134           | IMPERIAL SHORES U 1 UNREC<br>BLK 3 OR 53 PG 130<br>LTS 12 + 13 E 62.5 FT  | 62 |
| GALLUCCI RONALD J<br>4377 MARINER RD<br>BONITA SPRINGS FL 34134                | <b>32-47-25-B3-00203.0130</b><br>4377 MARINER RD<br>BONITA SPRINGS FL 34134             | IMPERIAL SHORES UN 1 UREC<br>BLK 3 OR 53 PG 130<br>LOTS 12 + 13 W 62.5 FT | 63 |
| JV BONITA LLC<br>4381 MARINER RD<br>BONITA SPRINGS FL 34134                    | <b>32-47-25-B3-00203.0140</b><br>4381 MARINER RD<br>BONITA SPRINGS FL 34134             | IMPERIAL SHORES UN.1 UREC.<br>BLK 3 OR 53 PG 130<br>LOT 14                | 64 |

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| RUSCH GARY + CINDY<br>7407 S AMES CT<br>LITTLETON CO 80128   | <b>32-47-25-B3-00203.015A</b><br>4401 MARINER RD<br>BONITA SPRINGS FL 34134         | IMPERIAL SHORES UT 1 UNREC<br>BLK 3 OR 53 PG 130<br>LOT 15   | 65 |
| MAZZOLA SAM & KATHY<br>4348 MARINER RD<br>BONITA SPRINGS FL 34134  | <b>32-47-25-B3-00204.0090</b><br>4348 MARINER RD<br>BONITA SPRINGS FL 34134         | IMPERIAL SHORES UN 1 UREC<br>BLK 4 OR 53 PG 130<br>LOT 9   | 66 |
| KUSEK JANUSZ S &<br>1290 W NEW BRITTON DR<br>HOFFMAN ESTATES IL 60192  | <b>32-47-25-B3-00204.0100</b><br>4330 MARINER RD<br>BONITA SPRINGS FL 34134         | IMPERIAL SHORES UN.1 UREC.<br>BLK 4 OR 53 PG 130<br>LOT 10   | 67 |
| WOZNIAK WILLIAM J &<br>375 CYPRESS WAY W<br>NAPLES FL 34110  | <b>32-47-25-B3-00204.0110</b><br>4310 MARINER RD<br>BONITA SPRINGS FL 34134         | IMPERIAL SHORES UN.1 UREC.<br>BLK 4 OR 53 PG 130<br>LOT 11   | 68 |
| MCGUIRE SUZANNE C & PATRICK<br>4294/4296 MARINER RD<br>BONITA SPRINGS FL 34134                                 | <b>32-47-25-B3-00204.0120</b><br>4294/4296 MARINER RD<br>BONITA SPRINGS FL 34134    | IMPERIAL SHORES UN 1 UREC<br>BLK 4 OR 53 PG 130<br>LOT 12  | 69 |
| BONITA OAKS SQUARE CONDO<br>ASSOC<br>NAPLES ROAD BUILDING CORP<br>4500 EXECUTIVE DR STE 300<br>NAPLES FL 34119 | <b>32-47-25-B3-00700.00CE</b><br>BONITA OAKS SQUARE C/E<br>BONITA SPRINGS FL        | BONITA OAKS SQUARE<br>COMMERCIAL CONDO OR1941<br>PG2748 COMMON ELEMENTS  | 70 |
| BONITA BEACH LAND LLC<br>27901 BONITA VILLAGE BLVD STE #2<br>BONITA SPRINGS FL 34134                           | <b>32-47-25-B3-03201.0010</b><br>27694 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | S 285 OF W 300 OF E 600 FT   | 71 |
| 116797 CANADA INC<br>HOWARD ELLISON<br>75 CLEARLY AVE #1205<br>OTTAWA ON K2A 1R8<br>CANADA                     | <b>32-47-25-B3-03201.0060</b><br>4040 BONITA BEACH RD SW<br>BONITA SPRINGS FL 34134 | S 310 OF E 300 PLUS<br>VACATED ST LESS E 40 FT +<br>THE S 50 FT FOR R/W  | 72 |
| NELSON DELANE R + DAWN I 20% +<br>1313 PELICAN AV<br>NAPLES FL 34102   | <b>32-47-25-B3-03202.0080</b><br>27695 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | BEG SE COR SEC 32 W ALG<br>SEC LI 665 FT N PARL E LI<br>SEC 50 FT.TO N SI BONITA   | 73 |
| STEINBERG DALE H +<br>1313 PELICAN AVE<br>NAPLES FL 34102  | <b>32-47-25-B3-03203.0010</b><br>27685 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | PARL IN SE 1/4 OF SE 1/4<br>DESC IN OR 1761 PG 1178<br>LOT 1 + 2 BLK 3 STANTONS  | 74 |
| HARRIS JAMES W &<br>PO BOX 460<br>BONITA SPRINGS FL 34133  | <b>32-47-25-B3-03203.0100</b><br>4245 SPRINGS LN<br>BONITA SPRINGS FL 34134         | FR SE COR W 665FT<br>N 620FT W 545FT TO POB<br>AS DESC IN OR 2584/1493 +<br>ROW IN SW 1/4 OF SE 1/4<br>AS DESC IN OR 1994/0587 | 75 |
| CONRATH JOHN C & LIBBY TR<br>25630 STILLWELL PKWY<br>BONITA SPRINGS FL 34135                                   | <b>32-47-25-B3-03203.0110</b><br>4237 SPRINGS LN<br>BONITA SPRINGS FL 34134         | BEG 620 FT N + 1090 FT W<br>OF SE COR OF SEC TH S 130<br>FT W 120 FT N 130 FT  | 76 |
| KOCH AMY +<br>10146 ARROW RD<br>TREMONT IL 61568   | <b>32-47-25-B3-03203.0130</b><br>4211 SPRINGS LN<br>BONITA SPRINGS FL 34134         | PARL IN SE 1/4 OF SE 1/4<br>S 32 T 47 R 25 DESC IN<br>OR 1310 PG 0280  | 77 |
| SCHWARZWALDER ALLEN L + MARI<br>L<br>726 E MAIN ST<br>LEBANON OH 45036   | <b>32-47-25-B3-03203.0150</b><br>4205/4207 SPRINGS LN<br>BONITA SPRINGS FL 34134    | FR SE COR SEC 32 RUN W ALG<br>S LI SD SEC FOR 665 FT TH<br>N 620 FT W 245 FT TO P O B  | 78 |
| DASILVA TONYA + DIVINO J<br>27675 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134                                 | <b>32-47-25-B3-03203.0170</b><br>27675 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | BEG 620 FT N + 730 FT W OF<br>SE COR OF SEC TH W 120 FT.<br>S 130 FT E 120 FT N 130 FT   | 79 |
| BONITA BEACH LAND LLC<br>27901 BONITA VILLAGE BLVD<br>BONITA SPRINGS FL 34134                                  | <b>32-47-25-B3-03204.0010</b><br>27690 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | PARCEL LYING IN SE 1/4 OF SEC<br>DESC OR 2309 PG 3336 LESS<br>CONDO  | 80 |
| 27674 IMPERIAL RIVER LLC<br>27674 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134                                 | <b>32-47-25-B3-03204.0090</b><br>27674 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | PARL IN S E 1/4<br>DESC IN OR 1372 PG 521  | 81 |
| KILNER TERRY +   | <b>32-47-25-B3-03204.0110</b><br>28   | PARL IN SE 1/4-OR2242/2981   | 82 |

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| 10680 GOODWIN ST<br>BONITA SPRINGS FL 34135   | 4091/4093 SPRINGS LN<br>BONITA SPRINGS FL 34134                                     | AKA E42FT LT11 + W40FT LT12<br>STANTONS UNREC SUBD   |    |
| IADIPAULO PAUL<br>4081 SPRINGS LN<br>BONITA SPRINGS FL 34134                                      | <b>32-47-25-B3-03204.0130</b><br>4081/4083 SPRINGS LN<br>BONITA SPRINGS FL 34134    | PARL IN SE 1/4 AS DESC IN<br>OR 331 PG 463 LESS<br>24.026A + 24.026B   | 83 |
| BEST ANGELA C +<br>10680 GOODWIN ST<br>BONITA SPRINGS FL 34135                                    | <b>32-47-25-B3-03204.0150</b><br>4071/4073 SPRINGS LN<br>BONITA SPRINGS FL 34134    | PARL IN S E 1/4<br>DESC IN OR 1376 PG 1072   | 84 |
| FLOREZ GRACE<br>8060 BANYAN BREEZE WAY<br>FORT MYERS FL 33908                                     | <b>32-47-25-B3-03204.0170</b><br>4061/4063 SPRINGS LN<br>BONITA SPRINGS FL 34134    | PARL IN SE 1/4 AS DESC IN<br>OR 1269 PG 1513   | 85 |
| DIXON CHRISTOPHER M +<br>27531 S NICKLAUS AVE<br>MILLSBORO DE 19966                               | <b>32-47-25-B3-03204.0190</b><br>4021 SPRINGS LN<br>BONITA SPRINGS FL 34134         | PARL IN S 1/2 OF SE 1/4<br>DESC IN OR 1743 PG 1474   | 86 |
| G K KOTSCHER INC<br>3531 CROWFUT CT<br>BONITA SPRINGS FL 34134                                    | <b>32-47-25-B3-03205.0010</b><br>27662 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | FR SE COR SEC 32 RUN WLY<br>ALG S LI 665 FT TH DEFLECT<br>LT + RUN N ALG CTR LI<br>LESS INST#2006-144140   | 87 |
| FRYE PIETER G &<br>4096 SPRINGS LN<br>BONITA SPRINGS FL 34134                                     | <b>32-47-25-B3-03205.001A</b><br>4096 SPRINGS LN<br>BONITA SPRINGS FL 34134         | FR SE COR SEC 32 RUN WLY<br>ALG S LI 665 FT TH DEFLECT<br>LT + RUN N ALG CTR LI<br>AS DESC IN INST#2006-144140   | 88 |
| STANTON HERBERT L + DOROTHY I<br>KOTSCHER GOTTFRIED<br>3531 CROWFUT CT<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-03205.001B</b><br>EASEMENT<br>BONITA SPRINGS FL 34134                | ADV POSS CLAIM 03/01/2011<br>PORT OF CANAL LOC IN E 1/2 OF<br>SE 1/4 OF SE 1/4 E OF IMPERIAL<br>RIVER RD<br>N OF SPRINGS LN + S OF RITA<br>LN AKA<br>CANAL III | 89 |
| STAHLMAN GRISELDA BROWN<br>16685 CROWNSBURY WAY<br>FORT MYERS FL 33908                            | <b>32-47-25-B3-03205.0030</b><br>4090 SPRINGS LN<br>BONITA SPRINGS FL 34134         | BEG 480 FT.W + 670 FT.N<br>OF SE COR OF SEC TH E 120<br>FT N 115 FT W 120 FT S 115   | 90 |
| VALEG LLC<br>11480 WELFLEET DR<br>FORT MYERS FL 33908   | <b>32-47-25-B3-03205.0050</b><br>4060 SPRINGS LN<br>BONITA SPRINGS FL 34134         | BEG 240 FT E OF NE COR<br>IMPERIAL RVR RD + E 2ND ST<br>TH N 115 FT TH E 320 FT TH   | 91 |
| ROMER KIMBERLY M<br>26985 MCLAUGHLIN BLVD<br>BONITA SPRINGS FL 34134                              | <b>32-47-25-B3-03205.0070</b><br>4040 SPRINGS LN<br>BONITA SPRINGS FL 34134         | BEG SE COR OF SEC TH W 665<br>FT TH N 50 FT CONT N 620<br>FT TH E 425 FT TO POB TH N   | 92 |
| BONITA BUSINESS VENTURES INC<br>4873 REGAL DR<br>BONITA SPRINGS FL 34134                          | <b>32-47-25-B3-03205.0080</b><br>4020 SPRINGS LN<br>BONITA SPRINGS FL 34134         | PARL IN S 1/2 OF S E 1/4<br>DESC IN OR 1743 PG 1475  | 93 |
| HARRIS MARK T<br>27654 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134                               | <b>32-47-25-B3-03205.0090</b><br>27654 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | PARL IN SE 1/4 OF SE 1/4<br>DESC IN OR 1647 PG 4639  | 94 |
| GEIBEL LUDWIG +<br>4091 RITA LN<br>BONITA SPRINGS FL 34134  | <b>32-47-25-B3-03205.0100</b><br>4091 RITA LN<br>BONITA SPRINGS FL 34134            | FR SE COR SEC 32 W665FT<br>N930FT E125FT TO POB<br>DESC OR 2864 PG1485   | 95 |
| ANDONOVSKI ILIJA + LENA<br>4087 RITA LN<br>BONITA SPRINGS FL 34134                                | <b>32-47-25-B3-03205.0110</b><br>4087 RITA LN<br>BONITA SPRINGS FL 34134            | PARL IN SE 1/4 OF SE 1/4<br>AS DESC IN OR 1664 PG 930  | 96 |
| HART JONATHAN WESLEY &<br>4083 RITA LN<br>BONITA SPRINGS FL 34134                                 | <b>32-47-25-B3-03205.0120</b><br>4083 RITA LN<br>BONITA SPRINGS FL 34134            | PARL IN SE 1/4 OF SE 1/4<br>DESC IN OR 1664 PG 928<br>LESS PARL 24.050A  | 97 |
| VANKAMPEN HOLDINGS INC<br>130 WALTHEN DR<br>CHARLOTTETOWN PE C1A 4V5<br>CANADA                    | <b>32-47-25-B3-03205.0130</b><br>4081 RITA LN<br>BONITA SPRINGS FL 34134            | BEG 360 FT W + 930 FT N OF<br>SE COR OF SEC TH E 60 FT<br>S 115 FT W 60 FT N 115 FT  | 98 |
| JERONIMUS JULIE<br>4053 RITA LN   | <b>32-47-25-B3-03205.0140</b><br>4053 RITA LN                                       | BEG 930 FT N+ 340 FT W OF<br>SE COR OF SEC TH S 115 FT   | 99 |

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| BONITA SPRINGS FL 34134  | BONITA SPRINGS FL 34134  | E 60 FT N115 FT W 60 FT   |     |
| COCHRAN DAWSON<br>4051 RITA LN<br>BONITA SPRINGS FL 34134                          | <b>32-47-25-B3-03205.0150</b><br>4051 RITA LN<br>BONITA SPRINGS FL 34134         | BEG 930 FT N + 300 FT W OF<br>SE COR OF SEC TH S 115 FT<br>E 60 FT N 115 FT W 60 FT   | 100 |
| BORDONARO JO<br>4031 RITA LN<br>BONITA SPRINGS FL 34134                            | <b>32-47-25-B3-03205.0160</b><br>4031 RITA LN<br>BONITA SPRINGS FL 34134         | PARL IN SE 1/4 SEC 32<br>TWP 47 T 25 DESC IN<br>OR 1275 PG 0163   | 101 |
| WALSER GAIL L TR<br>3250 BONITA BEACH RD<br>STE 205 508<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-03206.0010</b><br>4266 SPRINGS LN<br>BONITA SPRINGS FL 34134      | PARL IN S 1/2 OF SE 1/4<br>S32 T47 R25  | 102 |
| WALSER GAIL L TR<br>3250 BONITA BEACH RD<br>STE 205 508<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-03206.0020</b><br>4254 SPRINGS LN<br>BONITA SPRINGS FL 34134      | THE N 130 FT OF S 800 FT<br>OF W 60 FT OF E 1270 FT OF<br>SEC.  | 103 |
| KEEL HARRY W<br>4151 SAWGRASS POINT #204<br>BONITA SPRINGS FL 34134                | <b>32-47-25-B3-03206.0030</b><br>4238/4242 SPRINGS LN<br>BONITA SPRINGS FL 34134 | BEG 670 FT N + 1090 FT W<br>OF SE COR SEC 32 TH N 130<br>FT W 120 FT S 130 FT E 120   | 104 |
| SIMON MIROSLAV TR<br>STERNBERKOVA 17 170 00<br>PRAHA<br>CZECH REPUBLIC             | <b>32-47-25-B3-03206.0050</b><br>4222 SPRINGS LN<br>BONITA SPRINGS FL 34134      | FR SE COR SEC 32 N670 FT<br>W 970 FT N130 FT W60 FT<br>TO POB DESC OR2675/10  | 105 |
| BALLOTTI MICHAEL E<br>6405 WILSON LN<br>BETHESDA MD 20817                          | <b>32-47-25-B3-03206.0060</b><br>4210 SPRINGS LN<br>BONITA SPRINGS FL 34134      | BEG 670 FT N + 970 FT<br>W OF SE COR OF SEC 32<br>DESC IN OR 2675 PG 12   | 106 |
| FRANCHINI ROBERT JOSEPH<br>4217 RITA LN<br>BONITA SPRINGS FL 34134                 | <b>32-47-25-B3-03206.0070</b><br>4204/4206 SPRINGS LN<br>BONITA SPRINGS FL 34134 | FR SE COR OF SEC RUN W 665<br>FT TH N 50 FT CONT N 620 FT W<br>230 FT TO POB N 130 FT W 75 FT<br>S 130 FT E 75 FT TO POB<br>DESC IN OR 1704 PG 4711 | 107 |
| FRANCHINI ROBERT JOSEPH<br>4217 RITA LN<br>BONITA SPRINGS FL 34134                 | <b>32-47-25-B3-03206.0080</b><br>4198/4200 SPRINGS LN<br>BONITA SPRINGS FL 34134 | FR SE COR OF SEC RUN W 665<br>FT TH N 50 FT CONT N 620 FT W<br>155 FT TO POB N 130 FT W 75 FT<br>S 130 FT E 75 FT TO POB<br>DESC IN OR 1704 PG 4710 | 108 |
| FRANCHINI ROBERT JOSEPH<br>4217 RITA LN<br>BONITA SPRINGS FL 34134                 | <b>32-47-25-B3-03206.0090</b><br>4192/4194 SPRINGS LN<br>BONITA SPRINGS FL 34134 | PARL IN SE 1/4 SEC 32<br>TWP 47 R 25 DESC IN<br>OR 1704 PG 4711   | 109 |
| METRO WADE E<br>6167 W BARNES RD<br>MILLINGTON MI 48746                            | <b>32-47-25-B3-03206.0100</b><br>4265 RITA LN<br>BONITA SPRINGS FL 34134         | FR SW COR SEC 32 RUN W ALG<br>LI 665 FT TH N ALG C/L OF<br>RD R/W 930 FT TH W ALG S   | 110 |
| HAJJAR ROBERT +<br>7 HARRIS AV<br>WELLESLEY MA 02481                               | <b>32-47-25-B3-03206.0110</b><br>4247 RITA LN<br>BONITA SPRINGS FL 34134         | S 1/2 OF PARL IN SE 1/4<br>OF SE 1/4 DESC IN<br>OR 1719 PG 4088   | 111 |
| HAJJAR ROBERT +<br>7 HARRIS AVE<br>WELLESLEY MA 02481                              | <b>32-47-25-B3-03206.011A</b><br>4249 RITA LN<br>BONITA SPRINGS FL 34134         | N 1/2 OF PARL IN SE 1/4 OF<br>SE 1/4 DESC IN<br>OR 1719 PG 4088   | 112 |
| HENTHORN CHRISTOPHER TR<br>12952 TURTLE COVE TRL<br>NORTH FORT MYERS FL 33903      | <b>32-47-25-B3-03206.0130</b><br>4237/4239 RITA LN<br>BONITA SPRINGS FL 34134    | BEG 1090 FT.W + 930 FT.N<br>OF SE COR OF SEC TH W 90<br>FT S 130 FT E 90 FT N   | 113 |
| FRANCHINI ROBERT J<br>4217 RITA LN<br>BONITA SPRINGS FL 34134                      | <b>32-47-25-B3-03206.0150</b><br>4217/4219 RITA LN<br>BONITA SPRINGS FL 34134    | BEG SE COR SEC TH W 665<br>FT TH N 930 FT TH W 305 FT<br>FOR POB TH S 130 FT W 120  | 114 |
| HUTZLER LINDA<br>4201 SPRINGS LN<br>BONITA SPRINGS FL 34134                        | <b>32-47-25-B3-03206.0160</b><br>4201 SPRINGS LN<br>BONITA SPRINGS FL 34134      | FR SE COR SEC 32 RUN W ALG<br>S LI SD SEC FOR 665 FT TH<br>N 570 FT TO POB TH RUN W   | 115 |
| FRANCHINI ROBERT JOSEPH<br>4217 RITA LN<br>BONITA SPRINGS FL 34134                 | <b>32-47-25-B3-03206.0170</b><br>4211 RITA LN<br>BONITA SPRINGS FL 34134         | BEG SE COR SEC 32 TH W<br>665 FT.TH N 930 FT.TH W<br>65 FT.TO W LI 130 FT.WIDE  | 116 |

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| KTD SERVICES LLC<br>4120 LAKE FOREST DR #612<br>BONITA SPRINGS FL 34134                       | <b>32-47-25-B3-03206.0190</b><br>27655 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134     | BEG 730 FT W + 930 FT N OF<br>SE COR SEC.TH W 120 FT S<br>130 FT E 120 FT N 130 FT              | 117 |
| MARIC GORAN +<br>65 BEAUMONDE HEIGHTS DR<br>TORONTO ON M9W 1W1<br>CANADA                      | <b>32-47-25-B3-03207.0010</b><br>4248/4250 RITA LN<br>BONITA SPRINGS FL 34134           | PARL IN SE 1/4 AS DESC IN<br>OR 1498 PG 649 LESS N 65<br>FT                                     | 118 |
| SHELDON CHRISTOPHER F<br>CHRISTOPHER SHELDON<br>27710 RIVERDALE LN<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-03207.001A</b><br>27640/642 REAHARD CT<br>BONITA SPRINGS FL 34134        | PARL IN SE 1/4 AS DESC IN<br>OR 1671 PG 59  | 119 |
| GRAHAM JANET E<br>4242 RITA LN<br>BONITA SPRINGS FL 34134                                     | <b>32-47-25-B3-03207.0030</b><br>4242 RITA LN<br>BONITA SPRINGS FL 34134                | PARL IN S E 1/4 OF S E 1/4<br>DESC IN OR 1108 PG 1161<br>LESS PAR 24.033A                       | 120 |
| TAYLOR LORA<br>4232 RITA LN<br>BONITA SPRINGS FL 34135  | <b>32-47-25-B3-03207.0040</b><br>4232/4234 RITA LN<br>BONITA SPRINGS FL 34134           | PARL IN S E 1/4 OF S E 1/4<br>SEC 32 TWP 47 R 25<br>DESC IN OR 1298 PG 2353                     | 121 |
| STAHLMAN GRISELDA B +<br>8060 BANYAN BREEZE WAY<br>FORT MYERS FL 33908                        | <b>32-47-25-B3-03207.0050</b><br>4212-4222 RITA LN<br>BONITA SPRINGS FL 34134           | PARL IN SE 1/4<br>SEC 32 TWP 47 R 25<br>DESC IN OR 1293 PG 0214                                 | 122 |
| FRANCHINI ROBERT J<br>4217 RITA LN<br>BONITA SPRINGS FL 34134                                 | <b>32-47-25-B3-03207.0070</b><br>4204 RITA LN<br>BONITA SPRINGS FL 34134                | BEG 665 FT W + 980 FT N OF<br>SE COR SEC 32 TH W 185 FT<br>TO POB CONT W 120 FT TH N            | 123 |
| UNKNOWN HEIRS OF<br>1625 MID VALLEY DR UNIT 1 PMB 86<br>STEAMBOAT SPRINGS CO 80487            | <b>32-47-25-B3-03207.0090</b><br>27645 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134     | BEG 665 FT W + 980 FT N OF<br>SE COR SEC 32 RUN W 65 FT<br>TO POB TH W 120 FT TH N              | 124 |
| REALDAR LLC<br>108 PHILADELPHIA ST #B<br>REHOBOTH BEACH DE 19971                              | <b>32-47-25-B3-03207.0110</b><br>27635 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134     | BEG AT SE COR SEC 32 TH<br>RUN W 665 FT TH N 1268.5<br>FT TH W 65 FT TO POB TH W                | 125 |
| JONES EARL W + SHARON Y TR<br>4171 MARINER LN<br>BONITA SPRINGS FL 34134                      | <b>32-47-25-B3-03207.0130</b><br>4171 MARINER LN<br>BONITA SPRINGS FL 34134             | FROM SE COR SEC W 665 FT N<br>1268.5 FT W 185 FT.TO POB<br>TH S 130 FT W 60 FT N 130 FT E<br>60 | 126 |
| JONES BRADLEY ALAN +<br>4171 MARINER LN<br>BONITA SPRINGS FL 34134                            | <b>32-47-25-B3-03207.0140</b><br>4191 MARINER LN<br>BONITA SPRINGS FL 34134             | FROM SE COR SEC W 665 FT N<br>1268.5 FT W 185 FT.TO POB<br>W 120 FT S 130 FT E 120 FT           | 127 |
| THERRIEN MITCHELL L<br>887 LONG POND RD<br>PLYMOUTH MA 02360                                  | <b>32-47-25-B3-03207.0150</b><br>4211 MARINER LN<br>BONITA SPRINGS FL 34134             | FRM SE COR SEC W 665<br>FT N 1268.5 FT W 305 FT.<br>TO POB CONT W 120 FT S                      | 128 |
| CM MINI FARMS LTD<br>8 VALLEYWEST RD<br>BRAMPTON ON L6P 3J9<br>CANADA                         | <b>32-47-25-B3-03207.0170</b><br>4231/4235 MARINER LN<br>BONITA SPRINGS FL 34134        | FR SE COR TH W665 TH N1269<br>TH W425 POB TH S130 TH W60<br>TH N130 TH E60 TO POB               | 129 |
| JOSEPH TRIUMBARI INVESTMENTS<br>L<br>3 MANSWOOD CRESCENT<br>BRAMPTON ON L6T 0A3<br>CANADA     | <b>32-47-25-B3-03207.0180</b><br>4241/4245 MARINER LN<br>BONITA SPRINGS FL 34134        | FR SE COR TH W665 TH N1269<br>TH W485 TO POB TH S130 TH<br>W60 TH N130 TH E60 TO POB            | 130 |
| ROSSKOTHEN HERBERT<br>4255 MARINER LN<br>BONITA SPRINGS FL 34134                              | <b>32-47-25-B3-03207.0190</b><br>4255 MARINER LN<br>BONITA SPRINGS FL 34134             | BEG AT A PT 1268.5 FT N +<br>1210 FT W OF SE COR TH S<br>130 FT TH W 60 FT TH N 130             | 131 |
| STODDARD DAVID A<br>134 JARVIS CIR<br>NEEDHAM MA 02492  | <b>32-47-25-B3-03207.0200</b><br>4261 MARINER LN<br>BONITA SPRINGS FL 34134             | PARL IN SE 1/4 OF SE 1/4<br>DESC IN OR 1761 PG 1178<br>LOT 20 BLK 7 STANTONS                    | 132 |
| LICUL MILAN<br>141 WEST 38TH ST<br>NEW YORK NY 10018  | <b>32-47-25-B3-03208.0010</b><br>27644/646 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | FR SE COR RUN W 665 FT TH<br>N 980 FT TH E 65 FT TO POB<br>TH N 130 FT E 120 FT S 130           | 133 |
| BOHRER INVESTMENT REAL ESTATE<br>34100 W SUNSET DR  | <b>32-47-25-B3-03208.0030</b><br>4080/4082 RITA LN                                      | FR SE COR RUN W ALG S LI<br>FOR 665 FT TH N 50 FT TO N  | 134 |

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| OCONOMOWOC WI 53066   | BONITA SPRINGS FL 34134   | LI BEACH RD CONT N FOR 930  |     |
| DANG PAUL<br>24266 RODAS DR<br>BONITA SPRINGS FL 34135                                  | <b>32-47-25-B3-03208.0050</b><br>4070/4072 RITA LN<br>BONITA SPRINGS FL 34134       | TH E 1/2 OF FR SE COR RUN<br>W ALG S LI FOR 665 FT TH N<br>50 FT TO N LI BEACH RD                                 | 135 |
| HORSTMAN ROBERT T & DIANA L +<br>4060 RITA LN<br>BONITA SPRINGS FL 34134                | <b>32-47-25-B3-03208.0070</b><br>4060 RITA LN<br>BONITA SPRINGS FL 34134            | PARL IN SE 1/4 AS DESC<br>IN OR 1541 PG 1466  | 136 |
| ROY GERALD + KAREN<br>1605-10149 SASK DR<br>EDMONTON AB T6E 6B6<br>CANADA               | <b>32-47-25-B3-03208.0090</b><br>4050 RITA LN<br>BONITA SPRINGS FL 34134            | PARL IN SE 1/4 AS DESC<br>IN OR 1747 PG 3800  | 137 |
| JANSON PAUL H JR TR<br>4022 RITA LN<br>BONITA SPRINGS FL 34134                          | <b>32-47-25-B3-03208.0110</b><br>4020/4022 RITA LN<br>BONITA SPRINGS FL 34134       | PARL IN S 1/2 OF SE 1/4<br>DESC OR 1345 PG 673 LESS<br>PT PARL 24.66  | 138 |
| HASSEL JEFFREY E<br>4101 MARINER LN<br>BONITA SPRINGS FL 34134                          | <b>32-47-25-B3-03208.0120</b><br>4121 MARINER LN<br>BONITA SPRINGS FL 34134         | PARL IN SE 1/4 AS DESC<br>IN OR 1362 PG 532   | 139 |
| PAPP JILL M +<br>4101 MARINER LN<br>BONITA SPRINGS FL 34134                             | <b>32-47-25-B3-03208.0130</b><br>4101 MARINER LN<br>BONITA SPRINGS FL 34134         | FR SE CRN SEC RUN W 665 FT<br>TH N1143 THN E 230 FT TO<br>POB CONT E 80FT THN N125FT                              | 140 |
| PAPP JILL M +<br>4101 MARINER LANE<br>BONITA SPRINGS FL 34134                           | <b>32-47-25-B3-03208.0140</b><br>4081 MARINER LN<br>BONITA SPRINGS FL 34134         | FR SE COR SEC RUN W 665 FT<br>THE N1143 THN E 150 TO POB<br>CONT E 80 FT THN N 125 FT                             | 141 |
| DOHOO FAYE ELLEN +<br>323 W MAPLEHURST ST<br>FERNDAL MI 48220                           | <b>32-47-25-B3-03208.0150</b><br>4061 MARINER LN<br>BONITA SPRINGS FL 34134         | PARL IN SE 1/4 AS<br>DESC IN OR 1923 PG 880   | 142 |
| 1478130 ONTARIO LTD CO<br>3200 STEELES AVE WEST UNIT 12<br>CONCORD ON L4K 3B8<br>CANADA | <b>32-47-25-B3-03208.0170</b><br>4041/4051 MARINER LN<br>BONITA SPRINGS FL 34134    | PARL IN SE 1/4 AS DESC IN<br>OR 1923 PG 879   | 143 |
| LIPPE DONALD R + ELLEN L<br>4019 MARINER LN<br>BONITA SPRINGS FL 34134                  | <b>32-47-25-B3-03208.0190</b><br>4019 MARINER LN<br>BONITA SPRINGS FL 34134         | PARL IN SE 1/4 DESC<br>IN OR 1847 PG 4466   | 144 |
| WILLIAMS BECKY<br>27614 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134                    | <b>32-47-25-B3-03209.0010</b><br>27614 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | FR SE COR OF SEC RUN W ALG<br>S LI 600 FT TH N 1328.5 FT<br>TO POB TH E 90 FT TH N 125                            | 145 |
| JENNINGS G + JEAN A<br>PO BOX 171<br>WAWARSING NY 12489                                 | <b>32-47-25-B3-03209.0030</b><br>4100 MARINER LN<br>BONITA SPRINGS FL 34134         | PART OF S E 1/4 OF S E 1/4<br>DESC IN OR 1246 PG 0774   | 146 |
| SMITH DOUGLAS + SHELLY<br>4080 MARINER LN<br>BONITA SPRINGS FL 34134                    | <b>32-47-25-B3-03209.0050</b><br>4080 MARINER LN<br>BONITA SPRINGS FL 34134         | FROM SE COR RUN W ALG S<br>SEC LI 600 FT TH N 50 FT<br>TH CONT N 1278.5 FT TO N                                   | 147 |
| BLOCKBURGER JAMES +<br>KATHERINE<br>4060 MARINER LN<br>BONITA SPRINGS FL 34134          | <b>32-47-25-B3-03209.0070</b><br>4060 MARINER LN<br>BONITA SPRINGS FL 34134         | PARL IN S 1/2 OF SE 1/4<br>SEC 32 T47 R25 DESC IN<br>OR 1223 P 1250   | 148 |
| REID WESTON K + RHONDA L<br>415 N PROSPECT AVE<br>REDONDO BEACH CA 90277                | <b>32-47-25-B3-03210.0010</b><br>27615 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134 | BEG AT SE COR SEC W ALG S<br>LI SEC 665 FT N 50 FT. TO<br>N LI BONITA BEACH RD TH                                 | 149 |
| DASILVA BETH E +<br>3745 UDALL<br>SAN DIEGO CA 92107                                    | <b>32-47-25-B3-03210.0030</b><br>4170 MARINER LN<br>BONITA SPRINGS FL 34134         | PARL IN NE 1/4 OF SE 1/4<br>SEC 32 TWP 47 RGE 25<br>DESC IN OR 1297 PG 2126                                       | 150 |
| STERNHAGEN PAUL D<br>695 5TH ST<br>SAN FRANCISCO CA 94105                               | <b>32-47-25-B3-03210.0040</b><br>4190/4192 MARINER LN<br>BONITA SPRINGS FL 34134    | PARL IN NE 1/4 OF SE 1/4<br>SEC 32 TWP 47 RGE 25<br>DESC IN OR 1410 PG 1980                                       | 151 |
| STERNHAGEN PAUL D<br>695 5TH ST<br>SAN FRANCISCO CA 94105                               | <b>32-47-25-B3-03210.0050</b><br>4210/4212 MARINER LN<br>BONITA SPRINGS FL 34134    | FRM SE CRN SEC W 665 N 1318.5<br>W 305 TO POB THEN N 175 W 60<br>S 175 THN E 60 AKA BLK 10 LT 5<br>STANTONS UNREC | 152 |

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| HKS PROPERTY INVESTMENTS LLC<br>345 N LASALLE #908<br>CHICAGO IL 60654                 | <b>32-47-25-B3-03210.0060</b><br>4222/4224 MARINER LN<br>BONITA SPRINGS FL 34134           | FR SE COR W 665 FT N<br>1318.5 FT W 365 TO POB<br>N 175 W60 S175 E60                            | 153 |
| MILLER MARK W TR<br>10251 RIVER DR<br>BONITA SPRINGS FL 34135                          | <b>32-47-25-B3-03210.0070</b><br>4232/4234 MARINER LN<br>BONITA SPRINGS FL 34134           | FR SE COR-W 665A<br>N 1318.5 FT W 425 TO POB<br>N 175 W 60 S 175 E 60                           | 154 |
| MCDONALD MICHAEL J +<br>KATHERINE<br>4242 MARINER LN<br>BONITA SPRINGS FL 34134        | <b>32-47-25-B3-03210.0080</b><br>4242 MARINER LN<br>BONITA SPRINGS FL 34134                | PARL IN S 1/2 OF SE 1/4<br>SEC 32 T47 R25 DESC IN<br>OR 1230 P 2017                             | 155 |
| BORSA GORDON M + KIMBERLY D<br>4260 MARINER LN<br>BONITA SPRINGS FL 34134              | <b>32-47-25-B3-03210.0090</b><br>4260 MARINER LN<br>BONITA SPRINGS FL 34134                | PARL IN SE 1/4 OF SE 1/4<br>DESC IN OR 1761 PG 1178 LT<br>9 + 10 BLK 10 STANTONS                | 156 |
| DARAI VICTOR PIROOZ<br>174 2ND ST<br>BONITA SPRINGS FL 34134                           | <b>32-47-25-B3-03210.010A</b><br>4276 MARINER RD<br>BONITA SPRINGS FL 34134                | PARL IN SE 1/4<br>SEC 32 TWP 47 R 25<br>DESC IN OR 1295 PG 0619                                 | 157 |
| MANGO CREEK CONDO ASSN<br>R + P PROPERTY MGMT<br>265 AIRPORT RD S<br>NAPLES FL 34104   | <b>32-47-25-B3-03600.00CE</b><br>27686 IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134        | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>COMMON ELEMENTS  | 158 |
| 5T WEALTH PARTNERS LP<br>DEPARTMENT 6200<br>PO BOX 830539<br>BIRMINGHAM AL 35283       | <b>32-47-25-B3-03600.0130</b><br>IMPERIAL RIVER RD<br>BONITA SPRINGS FL 34134              | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 13  | 159 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                      | <b>32-47-25-B3-03800.00CE</b><br>BONITA BEACHWALK C/E<br>BONITA SPRINGS FL                 | BONITA BEACHWALK<br>DESC IN INST#2007000114672 +<br>2007000190654<br>COMMON ELEMENT             | 160 |
| BONITA BEACHWALK<br>CONDOMINIUM<br>4450 CHICKEE HUT<br>BONITA SPRINGS FL 34134         | <b>32-47-25-B3-0380L.0100</b><br>4449 CHICKEE HUT CT #100<br>BONITA SPRINGS FL 34134       | BONITA BEACHWALK<br>DESC IN INST#2007000114672 +<br>2007000133479 +<br>2007000133480 UNIT L-100 | 161 |
| CAPUTO NICHOLAS<br>3998 QUAILS WALK<br>BONITA SPRINGS FL 34134                         | <b>33-47-25-B4-00280.0070</b><br>3996/3998 QUAILS WALK<br>BONITA SPRINGS FL 34134          | ARROYAL<br>PB 3 PG 80<br>LOT PT 80  | 162 |
| LAWRENCE ARTHUR S +<br>3999 QUAILS WALK<br>BONITA SPRINGS FL 34134                     | <b>33-47-25-B4-00280.0080</b><br>3999 QUAILS WALK<br>BONITA SPRINGS FL 34134               | ARROYAL PB 3 PG 80<br>PT LOT 80<br>DESC IN OR 2219/4530   | 163 |
| ANDRZEJEWSKI STEPHEN D +<br>3975 QUAILS WALK<br>BONITA SPRINGS FL 34134                | <b>33-47-25-B4-00280.008A</b><br>3975 QUAILS WALK<br>BONITA SPRINGS FL 34134               | ARROYAL PB 3 PG 80<br>PT LT 80<br>DESC IN OR 2219/4526  | 164 |
| BONITA DEVELOPMENT CO LLC<br>27901 BONITA VILLAGE BLVD # 2<br>BONITA SPRINGS FL 34134  | <b>33-47-25-B4-00281.00CE</b><br>27901 BONITA VILLAGE<br>BONITA SPRINGS FL 34134           | ARROYAL<br>PB 3 PG 80<br>LOT 81 LESS CONDO  | 165 |
| BONITA BEACH LAND LLC<br>27901 BONITA VILLAGE BLVD # 2<br>BONITA SPRINGS FL 34134      | <b>33-47-25-B4-00296.0050</b><br>3998 BONITA BEACH RD SW<br>BONITA SPRINGS FL 34134        | ARROYAL PB 3 PG 80<br>PT LT 96 E 105 FT<br>OF W 120 FT  | 166 |
| BONITA BEACH LAND LLC<br>27901 BONITA VILLAGE BLVD # 2<br>BONITA SPRINGS FL 34134      | <b>33-47-25-B4-00296.0080</b><br>3974 BONITA BEACH RD SW<br>BONITA SPRINGS FL 34134        | ARROYAL SUBD.<br>PB 3 PG 80<br>LOT PT 96  | 167 |
| BONITA BEACH LAND LLC<br>27901 BONITA VILLAGE BLVD # 2<br>BONITA SPRINGS FL 34134      | <b>33-47-25-B4-00296.0110</b><br>ACCESS UNDETERMINED<br>BONITA SPRINGS FL                  | ARROYAL SUBD.<br>PB 3 PG 80<br>LOT PT 96  | 168 |
| RESIDENCES AT BONITA VILLAGE I<br>27901 BONITA VILLAGE BLVD<br>BONITA SPRINGS FL 34134 | <b>33-47-25-B4-03800.00CE</b><br>RESIDENCES @ BONITA<br>VILLAGE I C/E<br>BONITA SPRINGS FL | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>COMMON ELEMENTS                | 169 |
| BRANCH BANKING AND TRUST CO<br>PROPERTY TAX COMPLIANCE                                 | <b>04-48-25-B1-00100.0010</b><br>3987 BONITA BEACH RD SW                                   | SUNSET ACRES<br>OR 197 PG 392   | 170 |

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| PO BOX 167<br>WINSTON SALEM NC 27102  | BONITA SPRINGS FL 34134  | LOTS 1 THRU 3 LES R/W OR<br>2615/2480             |     |
| R G DESIGNS INC<br>28071 VANDERBILT DR<br>BONITA SPRINGS FL 34134               | <b>04-48-25-B1-00100.0040</b><br>28071 VANDERBILT DR<br>BONITA SPRINGS FL 34134          | SUNSET ACRES<br>PB 17 PG 98<br>LOT 4              | 171 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0010</b><br>4450 BONITA BEACH RD SW #1<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 1   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0020</b><br>4450 BONITA BEACH RD SW #2<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 2   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0030</b><br>4450 BONITA BEACH RD SW #3<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 3   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0040</b><br>4450 BONITA BEACH RD SW #4<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 4   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0050</b><br>4450 BONITA BEACH RD SW #5<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 5   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0060</b><br>4450 BONITA BEACH RD SW #6<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 6   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0070</b><br>4450 BONITA BEACH RD SW #7<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 7   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0080</b><br>4450 BONITA BEACH RD SW #8<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 8   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0090</b><br>4450 BONITA BEACH RD SW #9<br>BONITA SPRINGS FL 34134   | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 9   | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0100</b><br>4450 BONITA BEACH RD SW #10<br>BONITA SPRINGS FL 34134  | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 10  | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0110</b><br>4450 BONITA BEACH RD SW #11<br>BONITA SPRINGS FL 34134  | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 11  | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0120</b><br>4450 BONITA BEACH RD SW #12<br>BONITA SPRINGS FL 34134  | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 12  | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0130</b><br>4450 BONITA BEACH RD SW #13<br>BONITA SPRINGS FL 34134  | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 13  | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0140</b><br>4450 BONITA BEACH RD SW #14<br>BONITA SPRINGS FL 34134  | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 14  | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0150</b><br>4450 BONITA BEACH RD SW #15<br>BONITA SPRINGS FL 34134  | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 15  | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0160</b><br>4450 BONITA BEACH RD SW #16<br>BONITA SPRINGS FL 34134  | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 16  | 172 |
| BONITA OAKS SQUARE LLC<br>4450 BONITA BEACH RD STE 3<br>BONITA SPRINGS FL 34134 | <b>32-47-25-B3-00700.0170</b><br>4450 BONITA BEACH RD SW #17<br>BONITA SPRINGS FL 34134  | BONITA OAKS SQUARE<br>OR 1941 PG 2748<br>UNIT 17  | 172 |
| BONACCI DAVID J + REGINA<br>112 FULTON ST<br>UTICA NY 13501                     | <b>32-47-25-B3-03600.0101</b><br>27684 IMPERIAL RIVER RD #101<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 101 | 173 |



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| FIUMARA STEVEN A + PAMELA A<br>307 CLINTON ST<br>FAYETTEVILLE NY 13066           | <b>32-47-25-B3-03600.0102</b><br>27684 IMPERIAL RIVER RD #102<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 102  | 173 |
| INNES ROBERT L &<br>837 COUNTY ROAD 19<br>MAPLE PLAIN MN 55359                   | <b>32-47-25-B3-03600.0103</b><br>27684 IMPERIAL RIVER RD #103<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 103  | 173 |
| INNES ROBERT L + VICKIE L<br>837 COUNTY RD 19 N<br>MAPLE PLAIN MN 55359          | <b>32-47-25-B3-03600.0104</b><br>27684 IMPERIAL RIVER RD #104<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 104  | 173 |
| NEBUS DAVID E<br>1284 RAINBOW CT<br>NAPLES FL 34110                              | <b>32-47-25-B3-03600.0105</b><br>27684 IMPERIAL RIVER RD #105<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 105  | 173 |
| CANOVAS ANIA<br>2160 SE 2ND ST<br>HOMESTEAD FL 33033                             | <b>32-47-25-B3-03600.0201</b><br>27684 IMPERIAL RIVER RD #201<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 201  | 173 |
| GROMNICKI MATTHEW E<br>27684 IMPERIAL RIVER RD # 202<br>BONITA SPRINGS FL 34134  | <b>32-47-25-B3-03600.0202</b><br>27684 IMPERIAL RIVER RD #202<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 202  | 173 |
| MIGUELO ROMANO LLC<br>23150 FASHION DR STE 238<br>ESTERO FL 33928                | <b>32-47-25-B3-03600.0203</b><br>27684 IMPERIAL RIVER RD #203<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 203  | 173 |
| BAKER JOHN M &<br>27684 IMPERIAL RIVER RD # 204<br>BONITA SPRINGS FL 34134       | <b>32-47-25-B3-03600.0204</b><br>27684 IMPERIAL RIVER RD #204<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 204  | 173 |
| TREMBLAY CANDEE 99% +<br>260 SHELDON AVE # 704<br>KITCHENER ON N2H 6P2<br>CANADA | <b>32-47-25-B3-03600.0205</b><br>27684 IMPERIAL RIVER RD #205<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT 205  | 173 |
| HUTSON MARK T<br>385 CANYON OAKS DR<br>ARGYLE TX 76226                           | <b>32-47-25-B3-03600.0CH1</b><br>27682 IMPERIAL RIVER RD #CH1<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT CH1  | 174 |
| HUTSON MARK T<br>385 CANYON OAKS DR<br>ARGYLE TX 76226                           | <b>32-47-25-B3-03600.0CH2</b><br>27682 IMPERIAL RIVER RD #CH2<br>BONITA SPRINGS FL 34134 | MANGO CREEK<br>DESC IN OR 3808 PG 161<br>UNIT CH2  | 174 |
| TISONIK CHAD + JACQUELINE<br>W187S6996 GOLD DR<br>MUSKEGO WI 53150               | <b>32-47-25-B3-0380A.A101</b><br>27991 LARGAY WAY #A101<br>BONITA SPRINGS FL 34134       | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT A101               | 175 |
| SCHILLI THOMAS R<br>27524 HICKORY BLVD<br>BONITA SPRINGS FL 34134                | <b>32-47-25-B3-0380A.A102</b><br>27991 LARGAY WAY #A102<br>BONITA SPRINGS FL 34134       | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT A102               | 175 |
| WARDEN THOMAS + MARY ANN<br>16 DARIA DR<br>PEQUANNOCK NJ 07440                   | <b>32-47-25-B3-0380A.A103</b><br>27991 LARGAY WAY #A103<br>BONITA SPRINGS FL 34134       | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT A103               | 175 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380A.A104</b><br>27991 LARGAY WAY #A104<br>BONITA SPRINGS FL 34134       | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT A104               | 175 |
| BEACHWALK A201 LLC<br>3871 GIBRALTER DR<br>NAPLES FL 34119                       | <b>32-47-25-B3-0380A.A201</b><br>27991 LARGAY WAY #A201<br>BONITA SPRINGS FL 34134       | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT A201               | 175 |
| FRET NOT BEACH LLC<br>58 MAIN ST<br>LIVONIA NY 14487                             | <b>32-47-25-B3-0380A.A202</b><br>27991 LARGAY WAY #A202<br>BONITA SPRINGS FL 34134       | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT A202 +<br>GAR#A202 | 175 |
| RIPLL LLC<br>27991 LARGAY WAY # A203<br>BONITA SPRINGS FL 34134                  | <b>32-47-25-B3-0380A.A203</b><br>27991 LARGAY WAY #A203<br>BONITA SPRINGS FL 34134       | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT A203 +<br>GAR#203  | 175 |
| GLYNN JOHN THOMAS +<br>27991 LARGAY WAY #A204                                    | <b>32-47-25-B3-0380A.A204</b><br>27991 LARGAY WAY #A204                                  | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654   | 175 |

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| BONITA SPRINGS FL 34134  | BONITA SPRINGS FL 34134   | PH II BLDG A UNIT A204  |     |
| CRISCI STANLEY L<br>12547 PEBBLE KNOLL WAY<br>CARMEL IN 46033                        | <b>32-47-25-B3-0380A.A301</b><br>27991 LARGAY WAY #A301<br>BONITA SPRINGS FL 34134            | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT PHA-301 | 175 |
| MARSHALL JOHN T + TRACY<br>19229 S HIBISCUS ST<br>WESTON FL 33332                    | <b>32-47-25-B3-0380A.A302</b><br>27991 LARGAY WAY #A302<br>BONITA SPRINGS FL 34134            | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT PHA-302 | 175 |
| LARGAY WAY LLC<br>3400 E LAFAYETTE ST<br>DETROIT MI 48207                            | <b>32-47-25-B3-0380A.A303</b><br>27991 LARGAY WAY #A303<br>BONITA SPRINGS FL 34134            | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT PHA-303 | 175 |
| 27991 LARGAY WAY A304 LLC<br>RYAN J SMITH<br>3705 PARULA DR<br>EAST LANSING MI 48823 | <b>32-47-25-B3-0380A.A304</b><br>27991 LARGAY WAY #A304<br>BONITA SPRINGS FL 34134            | BONITA BEACHWALK<br>AS DESC IN INST# 2007000190654<br>PH II BLDG A UNIT PHA-304 | 175 |
| WINDMUELLER CHADD<br>561 MEADOWBROOK VALLEY DR<br>EUREKA MO 63025                    | <b>32-47-25-B3-0380B.B101</b><br>4450 CHICKEE HUT CT #101<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT B101           | 176 |
| SCRIMENTI DIANE<br>4450 CHICKEE HUT CT #102<br>BONITA SPRINGS FL 34134               | <b>32-47-25-B3-0380B.B102</b><br>4450 CHICKEE HUT CT #102<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT B102           | 176 |
| LAVERGNE PATRICK D + SUSAN C<br>13554 STEWART RD<br>GALVESTON TX 77554               | <b>32-47-25-B3-0380B.B103</b><br>4450 CHICKEE HUT CT #103<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT B103           | 176 |
| LIMOSTABLE REALTY CORP<br>27292 EAST DR<br>BONITA SPRINGS FL 34135                   | <b>32-47-25-B3-0380B.B104</b><br>4450 CHICKEE HUT CT #104<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT B104           | 176 |
| HECKER TAMARA J<br>3250 BONITA BEACH ROAD #205<br>BONITA SPRINGS FL 34134            | <b>32-47-25-B3-0380B.B201</b><br>4450 CHICKEE HUT CT #201<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT B201           | 176 |
| SPIES CHRISTOFFEL J +<br>2136 FAIRMONT CIR<br>NAPLES FL 34120                        | <b>32-47-25-B3-0380B.B202</b><br>4450 CHICKEE HUT CT #202<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT B202           | 176 |
| MALITSKI NIKOLAI & OLGA<br>4450 CHICKEE HUT CT #203<br>BONITA SPRINGS FL 34134       | <b>32-47-25-B3-0380B.B203</b><br>4450 CHICKEE HUT CT #203<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT B203           | 176 |
| SCHILLI THOMAS<br>27524 HICKORY BLVD<br>BONITA SPRINGS FL 34134                      | <b>32-47-25-B3-0380B.B204</b><br>4450 CHICKEE HUT CT #204<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT B204           | 176 |
| BERNARDO RENATO<br>63 BEN MACHREE DR<br>MISSISSAUGA ON L5H 2S2<br>CANADA             | <b>32-47-25-B3-0380B.B301</b><br>4450 CHICKEE HUT CT #301<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT PHB-301        | 176 |
| EQUITY TRUST COMPANY<br>PO BOX 836<br>BONITA SPRINGS FL 34133                        | <b>32-47-25-B3-0380B.B302</b><br>4450 CHICKEE HUT CT #302<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT PHB-302        | 176 |
| MOORE JAMES ROBERT +<br>4421 COTTONWOOD LAKES BLVD<br>THORNTON CO 80241              | <b>32-47-25-B3-0380B.B303</b><br>4450 CHICKEE HUT CT #303<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT PHB-303        | 176 |
| BEVAN MARGARET E<br>4450 CHICKEE HUT CT #304<br>BONITA SPRINGS FL 34134              | <b>32-47-25-B3-0380B.B304</b><br>4450 CHICKEE HUT CT #304<br>BONITA SPRINGS FL 34134          | BONITA BEACHWALK<br>DESC IN INST#2007-114672<br>PH 1 BLDG B UNIT PHB-304        | 176 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                    | <b>32-47-25-B3-0380C.C101</b><br>4400 BONITA BEACHWALK DR<br>#C101<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT C101     | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                    | <b>32-47-25-B3-0380C.C102</b><br>4400 BONITA BEACHWALK DR<br>#C102<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT C102     | 177 |

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| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C103</b><br>4400 BONITA BEACHWALK DR<br>#C103<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT C103    | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C104</b><br>4400 BONITA BEACHWALK DR<br>#C104<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT C104    | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C201</b><br>4400 BONITA BEACHWALK DR<br>#C201<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT C201    | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C202</b><br>4400 BONITA BEACHWALK DR<br>#C202<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT C202    | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C203</b><br>4400 BONITA BEACHWALK DR<br>#C203<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT C203    | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C204</b><br>4400 BONITA BEACHWALK DR<br>#C204<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT C204    | 177 |
| LARGAY RITA TR +<br>JOAN BROWNELL<br>147 S OCEAN SHORES DR<br>KEY LARGO FL 33037 | <b>32-47-25-B3-0380C.C301</b><br>4400 BONITA BEACHWALK DR<br>#C301<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT PHC-301 | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C302</b><br>4400 BONITA BEACHWALK DR<br>#C302<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT PHC-302 | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C303</b><br>4400 BONITA BEACHWALK DR<br>#C303<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT PHC-303 | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380C.C304</b><br>4400 BONITA BEACHWALK DR<br>#C304<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 4 BLDG C UNIT PHC-304 | 177 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380D.D101</b><br>4420 BONITA BEACHWALK DR<br>#D101<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT D101    | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380D.D102</b><br>4420 BONITA BEACHWALK DR<br>#D102<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT D102    | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380D.D103</b><br>4420 BONITA BEACHWALK DR<br>#D103<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT D103    | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380D.D104</b><br>4420 BONITA BEACHWALK DR<br>#D104<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT D104    | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133                | <b>32-47-25-B3-0380D.D201</b><br>4420 BONITA BEACHWALK DR<br>#D201<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT D201    | 178 |

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|--|---|---|-----|
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133        | <b>32-47-25-B3-0380D.D202</b><br>4420 BONITA BEACHWALK DR<br>#D202<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT D202       | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133        | <b>32-47-25-B3-0380D.D203</b><br>4420 BONITA BEACHWALK DR<br>#D203<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT D203       | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133        | <b>32-47-25-B3-0380D.D204</b><br>4420 BONITA BEACHWALK DR<br>#D204<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT D204       | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133        | <b>32-47-25-B3-0380D.D301</b><br>4420 BONITA BEACHWALK DR<br>#D301<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT PHD-301    | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133        | <b>32-47-25-B3-0380D.D302</b><br>4420 BONITA BEACHWALK DR<br>#D302<br>BONITA SPRINGS FL 34135 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT PHD-302    | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133        | <b>32-47-25-B3-0380D.D303</b><br>4420 BONITA BEACHWALK DR<br>#D303<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT PHD-303    | 178 |
| BONITA WATER LIVING LLC<br>PO BOX 2312<br>BONITA SPRINGS FL 34133        | <b>32-47-25-B3-0380D.D304</b><br>4420 BONITA BEACHWALK DR<br>#D304<br>BONITA SPRINGS FL 34134 | BONITA BEACHWALK<br>AS DESC IN INST #2010000008608<br>PH 3 BLDG D UNIT PHD-304    | 178 |
| LIPPOLD GERALD P TR<br>18585 GARNET RD<br>CARLINVILLE IL 62626           | <b>33-47-25-B4-03801.1201</b><br>3941 KENS WAY #1201<br>BONITA SPRINGS FL 34134               | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1201 | 179 |
| NEHER JEFFREY + MARY<br>23 BLACKBERRY DR<br>HUDSON OH 44236              | <b>33-47-25-B4-03801.1202</b><br>3941 KENS WAY #1202<br>BONITA SPRINGS FL 34134               | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1202 | 179 |
| AYAYDIN INGRID TR<br>163 BAYVIEW AVE<br>NAPLES FL 34108                  | <b>33-47-25-B4-03801.1203</b><br>3941 KENS WAY #1203<br>BONITA SPRINGS FL 34134               | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1203 | 179 |
| FRANCIS ANDREW J<br>7 TURTLE BEACH LN<br>KIAWAH ISLAND SC 29455          | <b>33-47-25-B4-03801.1204</b><br>3941 KENS WAY #1204<br>BONITA SPRINGS FL 34134               | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1204 | 179 |
| MARCONI SHARON M TR<br>21933 W VERNON RIDGE DR<br>MUNDELEIN IL 60060     | <b>33-47-25-B4-03801.1205</b><br>3941 KENS WAY #1205<br>BONITA SPRINGS FL 34134               | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1205 | 179 |
| WHITE KEITH A + CARRIE A<br>4509 DREXEL AVE<br>EDINA MN 55424            | <b>33-47-25-B4-03801.1206</b><br>3941 KENS WAY #1206<br>BONITA SPRINGS FL 34134               | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1206 | 179 |
| CARROLL DANNY G + BARBARA F<br>742 COUNTY FARM RD<br>MONTICELLO IL 61856 | <b>33-47-25-B4-03801.1301</b><br>3941 KENS WAY #1301<br>BONITA SPRINGS FL 34134               | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1301 | 179 |
| NAGY FLORIDA INVESTMENTS LLC<br>10270 RYANS WAY<br>CINCINNATI OH 45241   | <b>33-47-25-B4-03801.1302</b><br>3941 KENS WAY #1302<br>BONITA SPRINGS FL 34134               | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1302 | 179 |

|  |   |   |     |
|--|---|---|-----|
| WILLIG GARY E & LINDA R<br>56 EDINBURGH PL<br>NORTH BEND OH 45052          | <b>33-47-25-B4-03801.1303</b><br>3941 KENS WAY #1303<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1303 | 179 |
| MILLS DAVID D<br>606 S HIGHLAND AVE<br>CHAMPAIGN IL 61821                  | <b>33-47-25-B4-03801.1304</b><br>3941 KENS WAY #1304<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1304 | 179 |
| EQUITY TRUST CO<br>SCOTT K HENNEY<br>2235 RESIDENCE CIR<br>NAPLES FL 34105 | <b>33-47-25-B4-03801.1305</b><br>3941 KENS WAY #1305<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1305 | 179 |
| BURNS JAMES<br>8550 ROUTE 16<br>SHIPMAN IL 62685                           | <b>33-47-25-B4-03801.1306</b><br>3941 KENS WAY #1306<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1306 | 179 |
| STD LLC<br>3301 BONITA BEACH RD STE 300<br>BONITA SPRINGS FL 34134         | <b>33-47-25-B4-03801.1401</b><br>3941 KENS WAY #1401<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1401 | 179 |
| LAYMAN BRIAN + J WHITNEY<br>5494 ST ANDREWS ST NW<br>CANTON OH 44708       | <b>33-47-25-B4-03801.1402</b><br>3941 KENS WAY #1402<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1402 | 179 |
| L + L INVESTMENTS LLC<br>101 WARWICK HILLS DR<br>NAPLES FL 34113           | <b>33-47-25-B4-03801.1403</b><br>3941 KENS WAY #1403<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1403 | 179 |
| WALSH JOHN P + GRACE A<br>3887 SOUTH ST<br>SEAFORD NY 11783                | <b>33-47-25-B4-03801.1404</b><br>3941 KENS WAY #1404<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1404 | 179 |
| B2L INVESTMENTS LLC<br>BOX 3191<br>AUBURN AL 36831                         | <b>33-47-25-B4-03801.1405</b><br>3941 KENS WAY #1405<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1405 | 179 |
| FARREN JEFFREY C &<br>201 PINE DR<br>INDIANAPOLIS IN 46260                 | <b>33-47-25-B4-03801.1406</b><br>3941 KENS WAY #1406<br>BONITA SPRINGS FL 34134 | RESIDENCES AT BONITA<br>VILLAGE I<br>DESC IN INST#2007-125014<br>BLDG 1 UNIT 1406 | 179 |

# The News-Press media group

news-press.com A GANNETT COMPANY

Attn:  
**WALDROP ENGINEERING**  
**28100 BONITA GRANDE DR. #305**  
**BONITA SPRINGS, FL 34135**

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice Public Hearing

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:


11/15/19

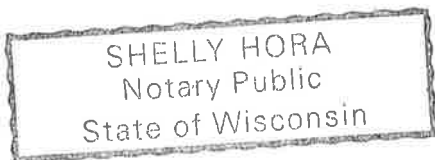
Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 15th of November 2019

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary Public State of Wisconsin County of Brown

  
\_\_\_\_\_  
My commission expires



NEIGHBORHOOD MEETING  
NOTIFICATION

Please be advised that Barefoot Beach Florida, LLC filed a formal application with the City of Bonita Springs seeking approval for a Mixed Use Planned Development (MPD) rezoning on a 4.75+/- acre site located at 4200 Bonita Beach Road SW, Bonita Springs, FL 34135.

The MPD application requests approval of a 202-room hotel, 42 multi-family dwelling units, 11,130 square feet of commercial retail uses, 40 public parking spaces, and ancillary hotel uses.

The Applicant is hosting a follow-up Neighborhood Meeting to provide additional opportunities to learn about this application and ask questions. The Neighborhood Meeting will be held on Monday, December 9th, 2019 at 5:00 p.m. at St. Leo's Catholic Church, Parish Life Center Building, at 28388 Beaumont Road, Bonita Springs, FL 34134.

WE VALUE YOUR INPUT

Business and property owners and residents are welcome to attend the presentation and discuss the project with the owners' representatives. If you are unable to attend this meeting, but have questions or comments, they can be directed to:

Waldrop Engineering, P.A.  
c/o Alexis Crespo  
28100 Bonita Grande Dr., Suite 305,  
Bonita Springs, FL 34135  
(239) 405-7777, ext. 2207, OR Alexis.Cre  
spo@waldropengineering.com  
AD#3899458 November 15, 2019

BAREFOOT BEACH HOTEL MPD  
 PD18-46808-BOS

Public Information Meeting  
 December 9, 2019

| Name                     | Address                 | E-Mail Address                     |
|--------------------------|-------------------------|------------------------------------|
| Harry KEEL               | 4242/4238 SPRENGER LANE | KEELH4@GMAIL.COM                   |
| BINGIO BERNARDO          | 1100 5TH AVE S NAPLES   | bingio.bernardo@creconsultants.com |
| Julie Jeronimus          | 4053 Rita Lane BS       | jeronimusj@yahoo.com               |
| Robert (Jozey) Franchini | 4217 RITA LANE          | JFINBSTFL@GMAIL.COM                |
| DAVE WALDON              | 4053 RITA LANE          | _____                              |
| Jerome Miller            | -                       | jeromesmiller@gmail.com            |
|                          |                         |                                    |
|                          |                         |                                    |

BAREFOOT BEACH HOTEL MPD  
PD18-46808-BOS

Public Information Meeting  
December 9, 2019

| Name           | Address                  | E-Mail Address           |
|----------------|--------------------------|--------------------------|
| Tonya da Silva | 27675 Imperial River Rd. | tonyadesilva32@gmail.com |
|                |                          |                          |
|                |                          |                          |
|                |                          |                          |
|                |                          |                          |
|                |                          |                          |
|                |                          |                          |



# BAREFOOT BEACH HOTEL

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MIXED USE PLANNED DEVELOPMENT REZONE

NEIGHBORHOOD WORKSHOP – DECEMBER 9, 2019



# WELCOME & INTRODUCTIONS

---

- Jerry Miller – Barefoot Beach Florida, LLC
- Neale Montgomery – Pavese Law Firm
- Alexis Crespo – Waldrop Engineering
- Joe Harmon – RMEC Engineering
- Yury Bykau – TR Transportation
- Greg Diserio – David Jones Landscape Architects



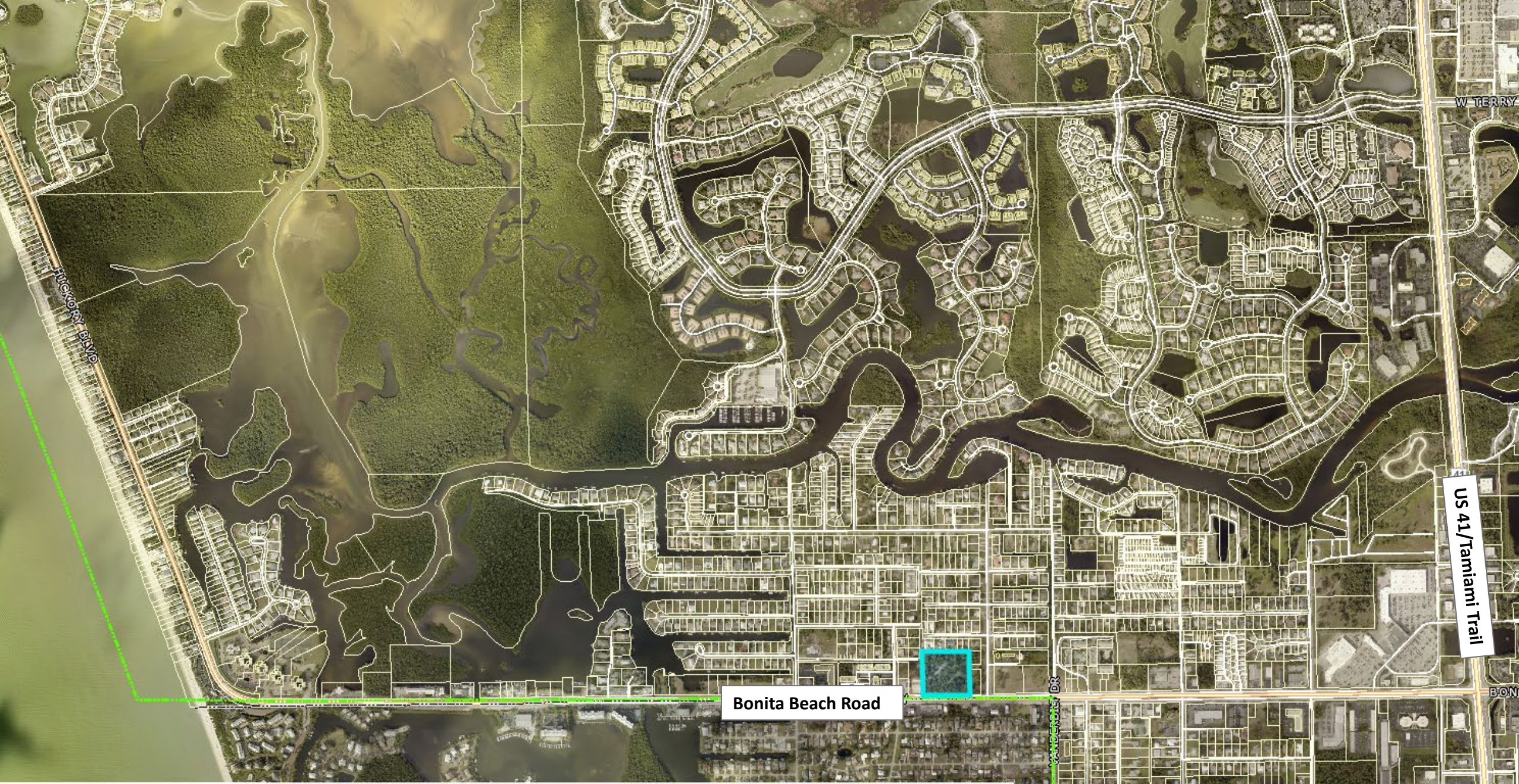
# BAREFOOT BEACH FLORIDA, LLC

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- Developer and Owner of several hotel brands across Florida & North America including:
  - Four Points by Sheraton – Fort Myers, FL
  - Playa Blanca Resort – Puerto Vallarta, MX
  - Courtyard Marriott – Calabasas, CA
  - Best Western Airport Inn – Fort Myers, FL
  - Hampton Inn – Pomona & Simi Valley, CA
  - Best Western Plus – Houston, TX



- *Seasoned hotelier that can deliver a Marriott International Upscale brand to the City of Bonita Springs with demonstrated success in Florida and other markets*



Bonita Beach Road



Bonita Beach Road

# Rezone Request

■ Rezoning of the 3.6-acre parcel from Commercial (CC & CS) to Mixed Use Planned Development

- ✓ 202-room hotel
- ✓ 42 multi-family dwelling units
- ✓ 11,130 square feet of commercial retail uses
- ✓ 40 public parking spaces
- ✓ ancillary hotel uses



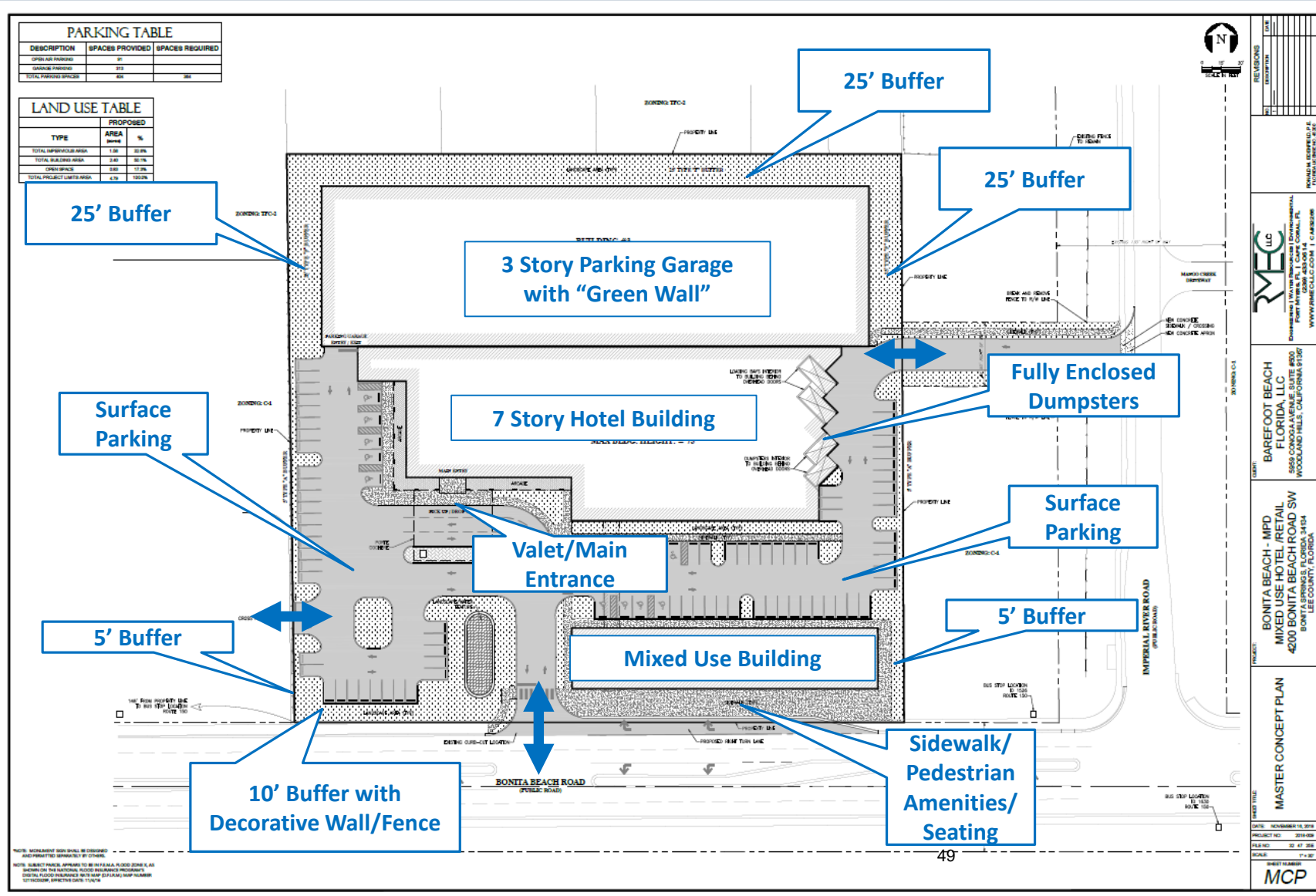
# PROJECT HIGHLIGHTS

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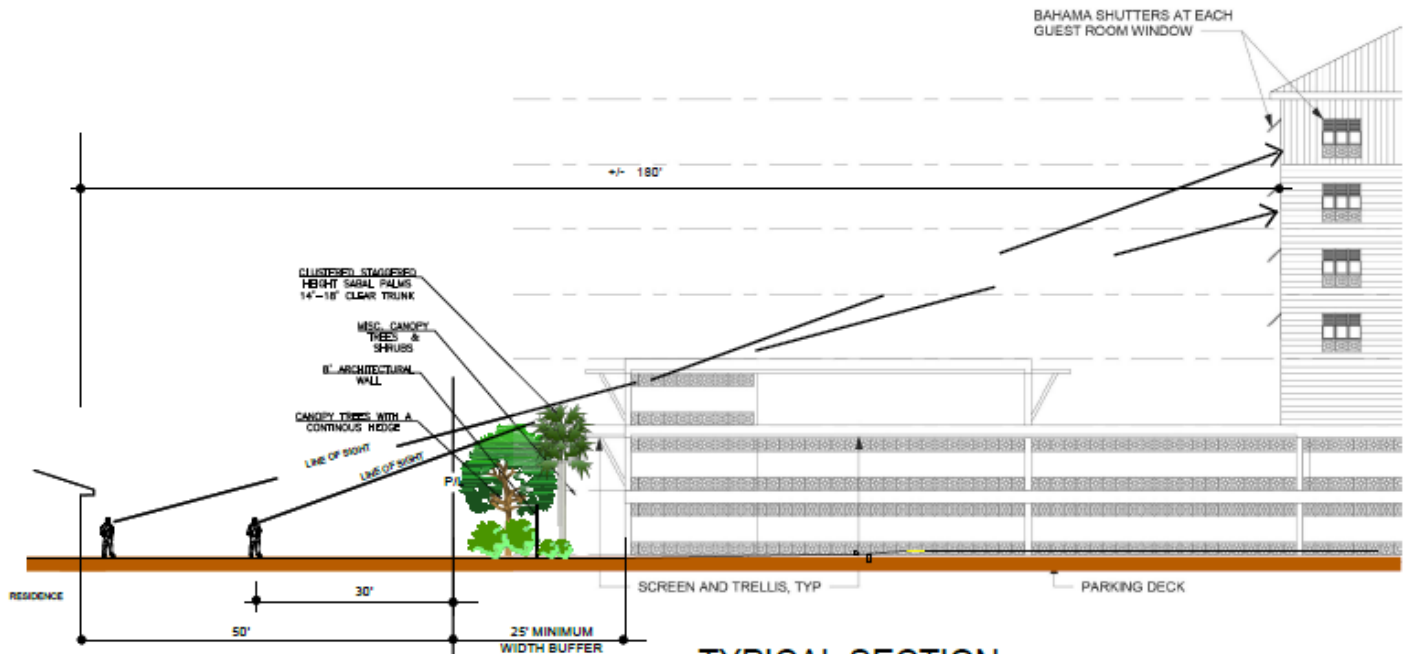
- ✓ Bringing higher end and in-demand hotel to Bonita Springs
- ✓ On-site amenities for “park once” concept
- ✓ 40 public parking spaces to help alleviate parking issues at Bonita Beach
- ✓ Shuttle Service for patrons to help alleviate congestion on Bonita Beach Road
- ✓ Public amenities in commercial retail area including outdoor seating, landscaping and hardscaping features to beauty the corridor
- ✓ Old Florida Architecture and reduction in building height along northern boundary
- ✓ *Seasoned hotelier that can deliver a Marriott International Upscale brand to the City of Bonita Springs with demonstrated success in Florida and other markets*



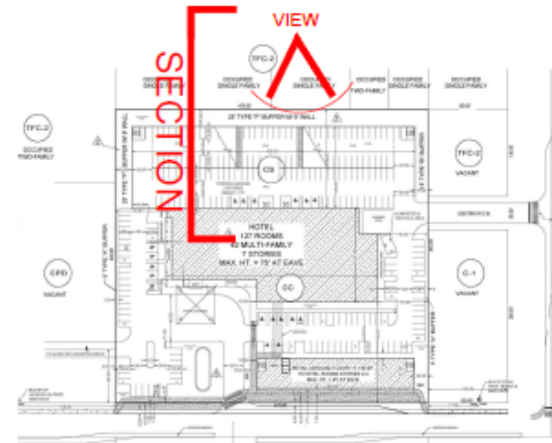
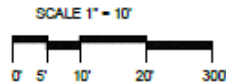
# MASTER CONCEPT PLAN



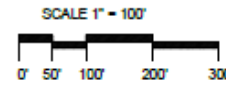
# LANDSCAPE ENHANCEMENTS



**TYPICAL SECTION-  
RESIDENTIAL TO HOTEL**



**KEY PLAN**



## Project North Buffer Requirements

Existing trees in north and west buffer are shown to remain and are "Protected Credit Trees" at a 1:1 basis for the required buffer trees.

### NORTH BUFFER Commercial to RESIDENTIAL

A 25' WIDE TYPE 'F' BUFFER IS REQUIRED  
5 Trees 66 (double staggered) shrubs / 100 LF  
Shrubs to be 48" ht at planting maintained at  
60" ht minimum with a 8' opaque wall

470 lf / 100 x 5 = 24 trees required  
470 lf / 3 x 2 = 313 shrubs required



**DMJA**

DAVID M. JONES, JR.  
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS  
AND PLANNERS

2022 Michigan Ave.  
Fort Myers, Florida 33901  
PHONE: (813) 337-3323  
FAX: (813) 337-4404

2705 Sandhill Trail, Suite 3,  
Tallahassee, Florida 32302  
PHONE: (904) 636-2400  
FAX: (904) 636-2400  
L.A. LICENSE: LC 0000065

REGISTERED ARCHITECTS

**BAREFOOT BEACH  
HOTEL**

BONITA BEACH ROAD,  
BONITA SPRINGS, FLORIDA

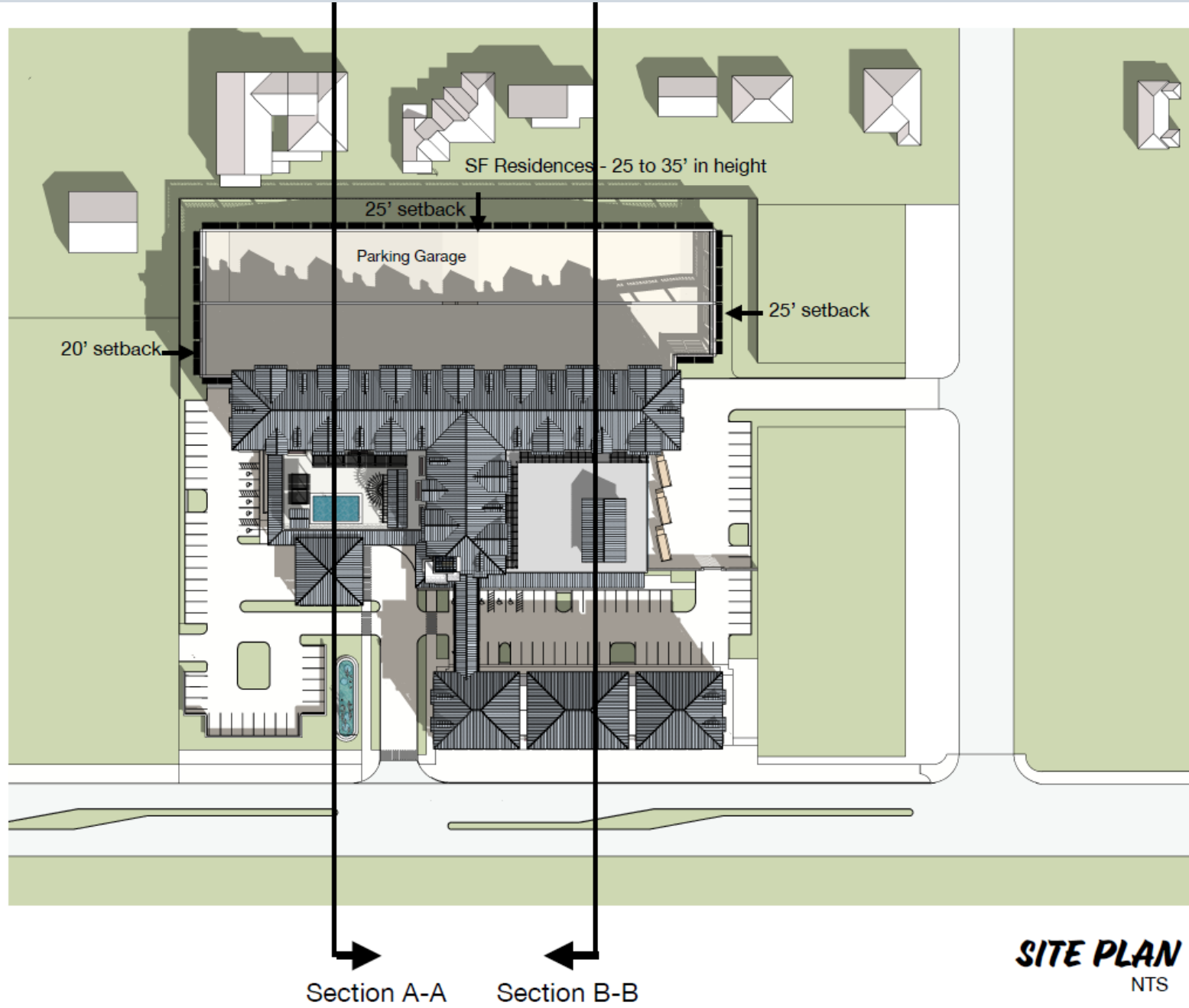
REGISTERED #1116

Mr. Jerry Miller  
Land Developer Association, Inc.  
5950 College Avenue  
Suite 500  
Woodland Hills, CA 91367  
Tel: 310-325-0076  
Email: [jerry@mla.com](mailto:jerry@mla.com)

CONTINUING











# NEXT STEPS

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- Zoning Board Hearing – January 21, 2019
- City Council First Reading – February 2020
- City Council Second Reading – February/March 2020
- Additional input opportunities by contacting Project Team



**ATTACHMENT “B”**

**BACKGROUND & INFORMATIONAL ANALYSIS**

**Surrounding Land Use**

| <b>Existing Zoning and Land Use</b>                    | <b>Future Land Use Map</b>   |
|--|--|
| Subject Parcel: CC, CS, Vacant                         | General Commercial: 10du/acre; Maximum height of 75’ from base flood elevation |
| North: TFC-2, Single-Family and Duplex Residential     | Medium Density Residential: 11.6 du/acre                                       |
| East: TFC-2 (Vacant) & C-1 (Vacant)                    | TFC-2: General Commercial: 10 du/acre<br>C-1: General Commercial: 10 du/acre   |
| South: Bonita Beach Road ROW/Collier County—C4 & RSF-4 | Mixed Use District, Urban Residential Subdistrict                              |
| West: CPD, Vacant                                      | General Commercial: 10du/acre  |

**Planned Development Analysis**

| <b>Review Criteria</b>  | <b>Yes – Mostly – Partly –No</b>  |
|---|---|
| Demonstrate compliance with the Bonita Plan, Land Development Code, and other applicable codes or regulations                       | <b>Yes:</b> Except where modified by the proposed conditions and deviations.  |
| The request meets or exceeds performance and location standards set forth for the proposed uses                                     | <b>Yes:</b> the MCP meets the requirements of LDC Chapter 4, Zoning   |
| Including the use of TDR or affordable housing bonuses?<br>Are the densities or intensities consistent with the Comprehensive Plan? | <b>NA/Yes:</b> Neither TDR’s or affordable housing bonuses are part of this petition. The proposed residential units are subject to the density restrictions of the of the City’s Comprehensive Plan. The site is approximately 4.75 acres. LDC 4-1282(c)(3)(2), allows area of one-half the abutting right of way to be used for density calculations. This brings the project area for density to approximately 5.2 acres. At 10 du/acre, this allows a maximum of 52 units. The residential portion of the request is for 42 multi-family units, which is below the maximum. Hotel units, per LDC 4-1529(4)(d), approved as PD’s are not subject to unit conversion or density requirements, so long as the project is consistent with all other aspects of the LDC and Comprehensive Plan. It is the staff opinion that the number hotel rooms are consistent and compatible with the surrounding area. |

|  |  |
|--|--|
|  |  |
| The request is compatible with existing or planned uses in the surrounding area  | <b>Yes:</b> Hotels, multi-family and commercial uses are consistent with the Beach Zone in the Bonita Beach Road Corridor. The commercial uses recommended for approval are those listed in the “Beach Zone” MPD use table identified in LDC 4-740.<br>The property is an infill site surrounded by existing commercial and residential uses, vacant commercial properties and public rights-of-way. |
| 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 | <b>NA:</b> Bonita Beach Road is a County-owned road that exceeds level of service maximums not brought on by the proposed project.   |
| Will the request adversely affect environmentally critical areas and natural resources   | <b>Yes:</b> While the site does contain rare and unique upland habitats and heritage trees (live oaks & slash pines), compensation for off-site mitigation is proposed as well as replacement of heritage trees with 20 foot specimens and relocation of rare turkey oaks.   |
| Public facilities are, or will be available and adequate to serve the proposed land use(s)   | <b>Yes:</b> Public facilities are currently available and are suitable for the proposed uses.  |
| Deviations enhance the achievement of the objectives of the Planned Development and generally preserve and promote the public health, safety and welfare   | <b>Yes:</b> There are five (5) deviations requested as part of this application. The mitigation of each are set forth in the conditions of the staff report.   |
| Compliance with LDC 4-746 for project percentages for Mixed Use Planned Developments   | <b>Yes:</b> The project is compatible with the applied thresholds for residential and commercial uses within an MPD project.   |

ATTACHMENT C

# Bonita Beach Hotel MPD

## Resubmittal PD18-45808-BOS

May 8, 2019

**PREPARED FOR:**

Barefoot Beach Florida, LLC  
5950 Canoga Ave Suite 500  
Woodland Hills, California 91367

**SUBMITTED TO:**

City of Bonita Springs Community Development  
9220 Bonita Beach Road, Suite 109  
Bonita Springs, FL 34135

May 8, 2019

Ms. Jacqueline Genson, AICP  
Planning and Zoning Manager  
City of Bonita Springs Community Development  
9220 Bonita Beach Road, Suite 109  
Bonita Springs, FL 34135

**RE: Barefoot Beach Hotel MPD  
PD18-45808-BOS**

Dear Ms. Genson:

Enclosed please find responses to your insufficiency letter dated December 21, 2018. The following information has been provided to assist in Staff's review and approval:

1. One (1) of revised Planned Development Application form;
2. One (1) copy of the Additional Agents form;
3. One (1) copy of Exhibit II-F-3, Existing Zoning & Current Land Use Map;
4. One (1) copy of the revised Request/Comprehensive Plan Compliance Narrative;
5. One (1) copy of the Schedule of Deviations & Justifications;
6. One (1) copy of the proposed Property Development Regulations;
7. One (1) copy of the Schedule of Uses;
8. One (1) copy of the Applicant Proposed Conditions;
9. One (1) copy of the revised Soils Map and & FLUCCS Map;
10. One (1) copy of the February Tree Advisory Board meeting minutes;
11. One (1) original revised Boundary Survey;
12. One (1) copy of the revised Master Concept Plan (24"x36" and 11"x17");
13. One (1) copy of revised Architectural Renderings; and
14. One (1) flash drive containing the entire submittal package in PDF format.

The following is a list of Staff's comments with the Applicant's responses in **bold**.

**Planning & Zoning Comments– Reviewed by: Jacqueline Genson**

1. Application.

- a. Part I.H – Please provide a list of any other additional agents that may present on the applicant's behalf; this would include Alexis Crespo and Jerry Miller.

**RESPONSE: Please see attached Additional Agents form. Both Alexis Crespo and Jerry Miller are included, in addition to the complete list of Consultants providing data and analysis for the rezoning request.**

- b. Exhibit III-A-2. Please provide the acreage for the non-residential acres and modify this section accordingly.

**RESPONSE:** Please refer to the revised Planned Development Application. The acreage for non-residential areas has been provided in Exhibit III-A-2.

Please note this site is proposed as a Mixed Use Planned Development with common parking and infrastructure for the proposed buildings, which contain vertically integrated residential and non-residential. Thus, calculating the exact acreage dedicated to each use area is not physically possible. Moreover, the Comprehensive Plan and Land Development Code allow the gross site acreage to be used for calculating density in a Mixed Use Planned Development and a finite breakdown is not required to achieve a finding of Comprehensive Plan/LDC consistency.

However, for the purposes of satisfying this requirement and providing Staff with more clearly defined development parameters, we offer the following calculation:

|   | Building Use   | Acreage/SF            |
|---|----------------|-----------------------|
| Building 1 Acreage/SF   | Retail & Hotel | 1.12 AC (48,890 SF)   |
| Building 2 Acreage/SF   | Mixed-Use      | 4.23 AC (184,130 SF)  |
| Residential   | Multi-Family   | (1.00 AC (43,938 SF)) |
| Non-Residential   | Hotel          | (3.2 AC (140,192 SF)) |
| Building 3 Acreage/SF   | Parking Garage | 2.47 AC (107,600 SF)  |
| Total Building Area<br>(Residential + Non-Residential + Parking Garage) |                | 7.81 AC (340,620 SF)  |
| Total Non-Residential Building Area                                     |                | 4.34 AC (189,082 SF)  |
| Total Residential Building Area   |                | 1.00 AC (43,938 SF)   |
| Total Site Area   |                | 4.75 AC (206,910 SF)  |
| Floor Area Ratio  |                | 1.1 FAR*              |
| Total Density   |                | 8.8 DU/AC**           |

\*Non-residential uses only per Policy 1.1.14

\*\*Based upon gross MPD acreage

2. Existing Conditions LDC 4-295(a)(4)

- a. Exhibit II-F-3. Staff acknowledges that the applicant's agent provided a hard copy of this document but could not locate the PDF version. Please provide.

**RESPONSE:** Enclosed please find a flash drive containing this resubmittal package in PDF format, in addition to Exhibit II-F-3, Existing Zoning & Current Land Use Map.

- b. Please provide maps drawn at the same scale as the Master Concept Plan marked or overprinted to show: (1) Soils, classified in accordance with the USDA/SCS system (Exhibit II-F-4) and (3) Significant areas of rare and unique upland habitats as defined

in the Bonita Springs Comprehensive Plan (“Comprehensive Plan”) (Exhibit II-F-4). The maps provided are not at the same scale as the Master Concept Plan. The scale of the Master Concept Plan is at 1”=40’; the exhibits in the environmental report are at 1”=80’.

**RESPONSE: Please see the attached Soils Map and Rare and Unique Upland Habitats/FLUCCS Map. The scales has been adjusted to 1”=40’ scale to match the MCP.**

3. Explanation – Exhibit II-E-2, LDC 4-295(a)(5).

- a. Please revise the narrative to explain how the proposed development complies with the Comprehensive Plan, the design standards set forth in LDC 4-325. and the guidelines for decision-making embodied in LDC 4-131. Please further explain how the request meets each provision of the LDC sections. Please cite and elaborate how the request meets specific goals, objectives, and policies of the Comprehensive Plan.

**RESPONSE: Please see attached Request/Comprehensive Plan Compliance Narrative. The decision-making criteria and the project’s compliance have been addressed.**

- b. Please provide intensity calculations for the non-residential uses of the hotel, retail, and structured parking and demonstrate consistency with Future Land Use Element Policy 1.1.14: General Commercial and Article VI. Division 12 of LDC 4. Floor area and intensity in LDC 4-2. This comment was not addressed in the sufficiency response, please respond.

**RESPONSE: Please see attached Request/Comprehensive Plan Compliance Narrative. An analysis of the MPD’s consistency with Goal 4 has been provided.**

- c. Please address consistency with the Conservation/Coastal and Management Element Goal 4 of the Comprehensive Plan. This comment was not addressed in the sufficiency response, please respond.

**RESPONSE: Please see attached Request/Comprehensive Plan Compliance Narrative. An analysis of the MPD’s consistency with Goal 4 has been provided.**

- d. Please explain why the use proposed is most appropriately classified as a mixed use planned development as defined in LDC 4-737 and LDC 4-746 and not another type of planned development. The applicant’s response does not include the acreage of the public and semipublic uses. Please demonstrate that the public and semi-public uses shall not comprise more than 65 percent of the acreages.

**RESPONSE: The Applicant respectfully submits the mix of hotel, multi-family residential, commercial retail, and public parking uses meet the LDC and Comprehensive Plan intent for the Mixed Use Planned Development zoning district. As demonstrated in the above response, multi-family uses comprise**

approximately 20% of the development, while public/civic uses in the form of the parking garage comprise not more than 65%. The hotel use is not explicitly commercial or residential. Therefore, the LDC and Comprehensive Plan provide the latitude to apply this zoning district to what is truly a bonafide, mixed-use project.

4. Master Concept Plan - Exhibit IV-E, LDC 4-295(a)(6).

- a. Vehicular ingress and egress. Please ensure that the interconnections line up with those as shown in City of Bonita Springs Zoning Ordinance No. 17-08. Staff recommends additional interconnection to the west to Vanda Drive. Staff would reconsider recommending the interconnection of Vanda Drive if the applicant proposes to preserve the existing heritage trees in that location on site.

**RESPONSE: Please refer to the revised Master Concept Plan. All interconnections align per Ordinance No. 17-08. The Applicant cannot interconnect to Vanda Drive due to the configuration of the proposed parking garage.**

- b. Please provide the property development regulations for the project as required in LDC 4-295(a)(6)b and consistent with LDC 4-741. Please include lot size and dimensions.

**RESPONSE: Please refer to the enclosed Property Development Regulations. The regulations include minimum lot size of 4.75 acres and all applicable dimensions. These are also included on the revised MCP.**

- c. A deviation is required if the applicant is not retaining at least 50% of their required open space as indigenous vegetation.

**RESPONSE: Please refer to the Schedule of Deviations & Justifications. The Applicant is seeking a deviation from the required indigenous vegetation requirement and open space requirement. Please also refer to Condition 8 in the Proposed Conditions document. The applicant is proposing mitigation to off-set this request.**

- d. Please provide the percentage of open space as defined in LDC 4-328 and required pursuant to LDC 3-417(a). Please provide this figure in percentage form in addition to the acreage.

**RESPONSE: Please refer to the revised Master Concept Plan. The percentage and acreage of open space is shown.**

- e. Additional deviations are necessary for the request as proposed. Once those are identified and Exhibit IV-H is provided, please include the location of any requested deviations, keyed to the schedule of deviations, including drawings demonstrating the effect on the Master Concept Plan.

**RESPONSE: Please refer to the Schedule of Deviations & Justifications and the Master Concept Plan. All deviations are listed with appropriate justification, and the locations of each deviation are shown on the MCP.**

- f. Dumpsters shall be designed and meet the setbacks pursuant to LDC 3-493 and LDC 4-926. Please modify the location of the dumpsters accordingly. It also appears that the site does not have sufficient refuse, solid waste, and recycling capacity consistent with LDC 3-268. Please see comments from Lee County.

**RESPONSE: Please refer to the revised MCP. The dumpster meets the setbacks required in the LDC. Additionally, the dumpster size has been increased to 1,260 SF to provide sufficient capacity to serve the development per the following calculations per LDC Section 3-268.**

g. Buffers

- i. Since roads, drives and parking areas are located less than 125 feet from an existing residential subdivision, a buffer in accordance with LDC 3-418(d)(6) is required along the portion of the eastern boundary where the project abuts the existing TFC-2 zoned residential lots. Please revise accordingly.

**RESPONSE: Please refer to the revised Schedule of Deviations and Justifications. The Applicant is proposing to utilize the proposed building to screen the parking areas in lieu of a wall as outlined in Deviation 2.**

- ii. If the applicant is proposing to use the building as the wall for the eastern boundary, a deviation is required. Please revise the Master Concept Plan and deviation exhibits accordingly.

**RESPONSE: Please refer to the revised Schedule of Deviations & Justifications. Deviation 2 has been included to address the proposed building in lieu of a perimeter wall.**

- iii. The buffering standards in LDC Chapter 3 adjacent to rights-of-way are not conducive to projects designed based on principles of urban form. A deviation for an alternate betterment plan is required

**RESPONSE: Please refer to Sheet 1 of the revised MCP and Schedule of Deviations & Justifications. Deviation 5 has been included to address the alternative buffering along the Bonita Beach Road frontage to support the principles of urban form set forth in the Bonita Beach Road Visioning Study. See also Deviation**

h. Parking.



- i. LDC 4-1732 requires that all common parking lots, in addition to the spaces required, provide additional parking spaces equal to ten percent of the total required must be provided to accommodate guest parking. Please revise or request deviations accordingly.

**RESPONSE: Please refer to the revised parking calculation on Sheet 2 of the MCP.**

- i. Bikeways and pedestrian ways, LDC 3-263.
  - i. Please provide bikeways and pedestrian ways consistent with the City of Bonita Springs Bicycle and Pedestrian Master Plan. Construction of bicycle and pedestrian facilities shown on the plan along the frontage of the subject property is deemed to be a site-related improvement. Please consider on-site bikeway and pedestrian facilities generally consistent with Zoning Ordinance No. 17-08. Facilities along the western frontage of Bonita Beach Road should tie into the proposed facilities to the west.

**RESPONSE: Please refer to Sheet 1 of the revised MCP.**

5. Schedule of uses – Exhibit IV-G, LDC 4-295(a)(7)

- a. The appropriate dwelling unit type reference is multiple-family. The reference on the Master Concept Plan is still incorrect and Exhibit IV-G was not provided. Please revise on this exhibit and the Master Concept Plan.

**RESPONSE: Please refer to the attached Schedule of Uses. The referenced use has been corrected per the LDC.**

6. Schedule of deviations – Exhibit IV-H. Deviations are still necessary for the request as proposed (*i.e.*, indigenous vegetation and 15' type D right-of-way buffer) Please provide a schedule of deviations and a written justification for each deviation requested pursuant to LDC 4-299(a)(4) and LDC 4-326. The location of each requested deviation must be indicated on the Master Concept Plan. The Exhibit IV-H provided does not include a justification for each deviation requested based upon the findings pursuant to LDC 4-299(a)(4).

**RESPONSE: Please refer to the revised Schedule of Deviations & Justifications. All deviations are listed with appropriate justification, and the locations of each deviation are shown on Sheet 1 of the MCP.**

7. Ordinance No. 17-12 (Temporary Moratorium for Bonita Beach Road Visioning Study and Quadrant Study, Section 3e, f, and g, and Section 4.

- a. Section 3e, f, and g. This application must be held in abeyance until the conclusion of the moratorium, unless the City Council provides direction or City Staff determines that it meets the intent of the Vision set forth in City Ordinance

No. 17-06. The applicant may continue to work with City Staff and the City's outside consultants or may present its application to the City Council for direction.

**RESPONSE: So noted. The Applicant respectfully submits that the project fully meets the intent of the Vision set forth in Ordinance 17-06.**

- b. Section 4. The applicant is on notice that the City has adopted land development code amendments (City Ordinance No. 18-05) pertaining to the Bicycle and Pedestrian Master Plan, drainage and stormwater management, landscaping and buffering, multi-modal connectivity, roadway design and cross sections, cross access between parcels and interconnectivity, expansion of the road network in identified quadrants, and public transit. Future amendments pertaining to block form, building orientation, maximum building setbacks, and land use, etc., will be subject to a future phase of land development code amendments.

**RESPONSE: So noted.**

- c. Please find attached comments that Xavier Iglesias of DPZ CoDesign, the City's consultant for the Bonita Beach Road Visioning Study, has provided on the proposed request. These comments may be consulted by the City of Bonita Springs on whether to process this application pursuant to City Ordinance No. 17-12, Section 3e.

**RESPONSE: So noted.**

8. Beach parking.

- a. Based on preapplication meetings, City Staff understands that the applicant intends to provide public parking for off-site beach parking with a shuttle service. Please explain the proposed use of the *garage, public*. Will all extra parking spaces (107 spaces) be designated for this use? Although the applicant's agent responded that 107 spaces will be provided for public parking, the Master Concept Plan shows only 58 spaces. Please explain the discrepancy or revise.

**RESPONSE: Please refer to the revised parking calculation on Sheet 2 of the MCP. A total of 42 public parking spaces are provided.**

- b. If this use is proposed, please revise the request and applicable exhibits accordingly. Please update Schedule of uses – Exhibit IV-G.

**RESPONSE: Please refer to the Schedule of Uses. "Parking, public and garage" are included.**

- c. Please explain how and where the shuttle service will function on this site for pick-up location and then off-site at drop-off locations. Please demonstrate coordination with Lee County Parks and Recreation, Beaches for potential drop-

off locations. The response does not address City Staff's comments above. Please respond.

**RESPONSE: Please refer to the Applicant Proposed Conditions. The Applicant has prepared a condition (Condition 9) relating to the proposed shuttle service.**

9. Please find enclosed comments from Lee County Development.

**RESPONSE: So noted.**

10. Miscellaneous. Please include City Staff's questions with the response to this sufficiency document. Please provide one hard copy original and then one PDF copy of the entire sufficiency response submittal (CD or flash drive).

**RESPONSE: Please find one (1) hard copy original resubmittal package attached, as well as one (1) flash drive containing the PDF file.**

#### **Environmental Comments – Reviewed by: Laura Gibson**

11. Since there will be more than two (2) acres of impervious surface, the project is considered a large development. Half of the open space must be met with an indigenous vegetation preserve according to LDC 3-417(b). A deviation request is required for LDC 3-417(b) to not retain indigenous vegetation on site. Analysis of justification should include consistency with the Comprehensive Plan and the City's LDC.

**RESPONSE: Please refer to the revised Deviations & Justifications and Proposed Conditions. The Applicant is seeking a deviation from the required indigenous vegetation requirement and proposing to mitigate off-site per Condition 8.**

12. Identify the heritage trees on site on the FLUCCS map or separate exhibit. Heritage trees are defined in LDC 3-417(b)(1)b.4. and removal will require a hearing by the Tree Advisory Board. The request for heritage tree removal is pending Tree Advisory Board review, which is scheduled for early next year.

**RESPONSE: The Applicant appeared before the Tree Advisory Board on February 6, 2019 and received a recommendation of approval to remove the on-site heritage trees, and to off-set their removal with enhanced plantings within required landscape buffer yards. Please refer to the attached meeting minutes documenting this recommendation.**

13. Parking area landscape islands with required trees must be 10' in width (LDC Sec. 3-418(c)(2)a.)

**RESPONSE: Please refer to Sheet 1 of the revised MCP. Landscape islands are shown in accordance with the LDC requirements.**

### **Complete Streets Comments – Reviewed by: Sean Gibbons**

1. Additional comments would best be served as future conditions and/or items to be reviewed once the complete local Development Order is submitted, given the level of plan detail(s) required for a local Development Order versus the provided Concept Master Plan. This most current rendition of the project's Master Concept Plan is generally consistent with the City of Bonita Spring' multimodal/complete street goals and bike-pedestrian master plan; and the applicant's engineer of record has acknowledged her commitments to provide for the required multimodal infrastructure consistent with the City's LDC.

**RESPONSE: So noted.**

2. The remaining items that the applicant should be reminded of at this time would be:
  - 1) The requirement to construct/upgrade the required multimodal facilities/connections within: the 50' ROW being utilized as the site's eastern entrance/exit; and Imperial River Road and its connection(s) to Bonita Beach Road. The construction/upgrading of these facilities is required under LDC 3-263(b) and must be consistent with the design specifications set forth in LDC 3-302 (and LDC 3-303). Similarly, code compliant sidewalks should also be provided within the site's proposed western entrance/exit, providing for the required multimodal connections(s) to the adjacent site(s).

**RESPONSE: Sidewalk connections to Imperial River Road have been shown.**

- 2) At time of Local Development Order, the project's proposed multimodal facilities along Bonita Beach Road must safely and effectively tie into the abutting facilities to the east and particularly the west (Bonita Breeze DOS18-54882-BOS). These required facility connections are generally proposed on the project's Master Concept Plan, but will need to be reviewed with local Development Order detail upon its submittal.

**RESPONSE: Sidewalk connetions to Imperial River Road have been shown.**

### **Survey Comments – Reviewed by: Jay Sweet**

1. Some of the topographic information is obscured by line work. Please realign the information so that it is legible. While the use of LIDAR and aerial photography in the establishment of existing is acceptable, the finding must be shown on the survey and properly sourced.

**RESPONSE: Please refer to the revised Boundary Survey.**

2. The Environmental Assessment Report for this property provided with the resubmittal shows that there are six heritage trees located on the site. Show the location of the heritage trees on the Land Survey.

**RESPONSE: Please refer to the revised Boundary Survey.**

3. Identify the width of the existing sidewalks adjacent to the property

**RESPONSE: Please refer to the revised Boundary Survey.**

**Additional Planning Comments:**

1. The revised site plan shows what appears to be a gap ranging from 1' to 1.71' between sidewalks. Identify what this is and its purpose.

**RESPONSE: Please refer to Sheet 1 of the MCP. The gap has been removed.**

2. Provide a copy of the Master Concept Plan showing the location of the heritage trees.

**RESPONSE: The heritage trees are shown on the attached boundary survey.**

3. Show the dimensions between the retail building (4 story) and the main hotel building (7 story).

**RESPONSE: Please refer to the revised MCP. The requested dimensions have been shown.**

4. The Vertical through Sections (cross sections) provided are insufficient. The intent of these sections is to identify impact (if any) on the adjacent properties. Therefore, the following must be addressed by the section:
  - a. The location of the section shown on the site plan.
  - b. The location of any structure on abutting properties.
  - c. A schematic representation of the height and location of all proposed and existing structures on the site and within 100 feet of the parcel.

**RESPONSE: Cross Sections will be provided at the time of development order review once the site design has been more firmly established.**

**Traffic Comments – Reviewed by: Tom Ross**

1. Can the existing left turn lane on Bonita Beach Road be modified to accommodate the project traffic in accordance with Lee County criteria? If so, please explain detail how that would be accomplished. There appears to be limited room to extend the existing left turn lane.

**RESPONSE: As mentioned in the previously submitted TIS, turn lane improvements at the site access drives intersections will be evaluated at the time the project seeks a Local Development Order approval. This project will also have to apply for a Lee County DOT permit and the evaluation of the turn lanes will be completed as part of that process.**



**RESPONSE: Please refer to the revised MCP and renderings, which align in terms of building footprint location, scale, development standards, and height.**

3. The City of Bonita Springs adopted standards for Neighborhood Meetings pursuant to LDC 4-28. The applicant shall conduct a neighborhood meeting within thirty (30) days after the City has deemed the application to be sufficient.

**RESPONSE: So noted.**

4. Cost Recovery. The City of Bonita Springs has processed invoices for cost recovery services pursuant to LDC 2-571 (as recently amended in City Ordinance No. 18-11). Staff will notify the applicant under separate cover when an additional recovery deposit is due. Payment shall be provided to avoid delays in the processing of the case and any associated cases.

**RESPONSE: So noted.**

#### **Environmental Comments – Reviewed by: Laura Gibson**

1. The Bonita Beach Road Landscape Buffer needs to be generally consistent with the Bonita Beach Road Visioning Plan.

**RESPONSE: Please refer to the revised MCP. The Applicant is proposing a 10-foot wide landscape buffer between the proposed parking area and Bonita Beach Road in compliance with the Bonita Beach Road Visioning Plan.**

#### **Engineering Comments – Reviewed by: Stuart Smith, P.E.**

1. Drainage
  - a. City Staff believes this project contains too much impervious surface.

**RESPONSE: So noted. This is an urban, infill site and one of the few remaining vacant properties in proximity to Bonita Beach that can accommodate highly demanded hotel uses, tourist-related goods and services, public and private amenities, and public parking.**

**The site does not contain environmentally sensitive lands, such as wetlands, that warrant preservation.**

**The project must demonstrate compliance with all water management standards for water quality and run-off as part of the South Florida Water Management District (SFWMD) Environmental Resource Permit process.**

**The proposed intensity is supported by the underlying General Commercial future land use and is below the maximum permitted Floor Area Ratio set forth in the Comprehensive Plan.**

**For these reasons, the Applicant respectfully submits the proposed impervious surface area is appropriate on this property.**

- b. Per response to 1.c., this deviation cannot be approved at this time. The applicant must provide adequate justification for this deviation request to be considered.

**RESPONSE: Please refer to the above response and the enclosed Schedule of Deviations & Justifications.**

2. Master Concept Plan.

- a. The Master Concept Plan does not reflect all of the existing conditions. Show existing sidewalks on Bonita Beach Road and Imperial Boulevard. Show location of power poles and correct distance from property line to existing travel lanes.

**RESPONSE: The enclosed Boundary Survey reflects existing conditions. The MCP is intended to show proposed conditions based upon the intended development program.**

Per response to 2.a., all existing elements that are depicted on the survey must also be shown on the Master Concept Plan. A section of existing sidewalk is missing between the property line to Imperial River Road. The proposed cross walk must be a raised cross walk and perpendicular with traffic entering this driveway.

**RESPONSE: Please refer to the revised Boundary Survey.**

3. Cross sections.

- a. Please depict a few cross sections along Bonita Beach Road showing existing and proposed conditions.

**RESPONSE: The above details will be provided at the time of local development order permitting.**

- b. Per response to 3a., the cross sections provided are not shown to scale, and should be revised to show horizontal and vertical dimensioning. Also, the approximate location of each cross section should be depicted on the Master Concept Plan.

**RESPONSE: The above details will be provided at the time of local development order permitting.**

- c. Show cross sections along west property line reflecting tie-in to the approved plan for Bonita Breeze.

**RESPONSE: Please refer to the illustrative renderings of the proposed building from all property lines.**



- d. Per response to 3b., the cross sections provided are not showing to scale, and should be revised to show horizontal and vertical dimensioning. Also, the approximate location of each cross section should be depicted on the Master Concept Plan

**RESPONSE: Please refer to the illustrative renderings of the proposed building from all property lines.**

- e. Show cross section through rear property line from parking garage to proposed wall.

**RESPONSE: Please refer to the illustrative renderings of the proposed building from the rear/northern property line.**

- f. Per response to 3c., the cross sections provided are not shown to scale, and should be revised to show horizontal and vertical dimensioning. Also, the approximate location of each cross section should be depicted on the Master Concept Plan

**RESPONSE:**

- g. Show existing and proposed lane stripping on Imperial River Road.

**RESPONSE: The MCP demonstrates proposed on-site improvements. Existing conditions on abutting roadways are not required.**

- h. Per response to 3d., provide striping at the intersection of Imperial River Road and Bonita Beach Road on the Master Concept Plan to reflect existing lane configuration

**RESPONSE: The MCP demonstrates proposed on-site improvements. Existing conditions on abutting roadways are not required.**

- i. Will turn lanes be provided?

**RESPONSE: The need for turn lanes will be determined at the time of local Development Order permitting. The developer will be required to make all site-related improvements resulting from the proposed development program.**

Per response to 3., please clarify if a right-turn will be provided to the access connection, as shown on the Master Concept Plan, from Imperial River Road.

**RESPONSE: The need for turn lanes will be determined at the time of local Development Order permitting. The developer will be required to make all site-related improvements resulting from the proposed development program.**

4. Substantive Comments and potential conditions.

- a. At time of local Development Order, the applicant will need to coordinate with and receive appropriate permits from Lee County DOT and the City of Bonita Springs Public Works Department.
- b. Consider using previous materials allowing water to infiltrate into the ground and reduce runoff.
- c. Gutters and downspouts will be required on all buildings to collect and discharge runoff to the ground.
- d. At the time of local Development Order, the proposed multi-use path will need to be re-aligned, matching the approved multi-use path to the west.

**RESPONSE: So noted. The above items have been included in the Applicant's Proposed Conditions, where appropriate.**

**Public Works Comments – Reviewed by: David Liccardi**

1. How wide will the sidewalk be along Imperial River Road? All multi-modal improvements shall be provided in accordance with LDC Chapter 3.

**RESPONSE: Please refer to Sheet 1 of the revised MCP. A 5-foot wide sidewalk has been provided to Imperial River Road.**

**Design Standards and Guidelines Comments – Reviewed by: Sam Vincent**

Please find my sketch that illustrate the following recommendations that primarily concern the site plan (and front elevation) of this hotel design application (Bonita Springs Arch Set 20180927).

- The front parking lot needs to step back to allow for at least a 10'-0" landscaped buffer and have the parked cars screened via fence or wall, and additional landscaping, from BBR. Ideally, this front lot would eventually be replaced with a building similar to the one on other side of entry drive.

**RESPONSE: Please refer to Sheet 1 of the revised MCP. A 10-foot wide landscape buffer has been provided.**

- The Entry Drive should be lined with trees in tree-wells and have broad sidewalks that correspond to the one along BBR. The intention is to make the entry drive more like a street and less like a parking lot.

**RESPONSE: Please refer to the revised MCP. The entry has been modified per the above comment.**

- The retail ground floor of the building facing BBR should have a taller ceiling height than is currently indicated in the architectural drawings. The elevation of the second level is presently drawn at 10'-0". Ideally, it should be at a minimum of 13'-0" to 15'-0", as retail space-in order to be welcoming to customers and be functional to certain operators – should be a minimum of 12'-0". Storefronts should have windows that have a 10'-0" min, and ideally taller, height and with 7'-0" to 8' 0" doors.

**RESPONSE: Please refer to the revised architectural drawings.**

**Lee County Community Development Comments – Reviewed by: Mikki Rozdolski**

1. The TIS indicates that the interconnection between the proposed development and the adjacent properties to the east and west has been made. Only the driveway connections to the west is shown on the master concept plan. Please clarify the proposed interconnection to the adjacent properties to the east.

**RESPONSE: Please refer to Sheet 1 of the revised MCP. The parking lot interconnects to existing drive to the east, and connection is made to Imperial River Road to the west via the existing right-of-way.**

2. The development order application will be required to describe how the multi-family dwellings will receive garbage and recycling services and if the hotel, retail and multi-family dwellings will be handled by the same management company. The planned development master concept plan shows a dumpster enclosure, but the space may not be sufficient if it includes the multi-family dwellings. Also, please note that residential and commercial trash cannot be comingled.

**RESPONSE: Yes, this information will be provided at time of local development order and it is understood dumpster facilities must be provided in accordance with Section 3-268 of the Land Development Code. The general location of dumpsters and their approximate dimensions are shown based upon the maximum proposed density and intensity.**

**Design Review Meeting Comments – Reviewed by: Sam L. Vincent, AIA, Architect**

1. Review comments are as outlined on Mr. Vincent's Design Review Meeting Recommendations form dates 3/30/18.

**RESPONSE: Please refer to the revised architectural drawings and renderings. The drawings have been revised per the above comments.**

If you have any further questions, please do not hesitate to contact me directly at (239) 405-7777 ext. 2207, or [alexis.crespo@waldropengineering.com](mailto:alexis.crespo@waldropengineering.com).

Sincerely,

□ **ALDRO** □ **EN** □ **INEERIN** □, □.A.



Alexis V. Crespo, AICP, LEED AP  
Senior Vice President - Planning  
Enclosures

cc: Daniel Singh, Barefoot Beach Florida, LLC  
Jerry Miller, Barefoot Beach Florida, LLC  
Debbie Gress, P.E., Progressive Engineering  
Ted Treesh, TR Transportation Consultants, Inc.  
Kim Ruiz, EcoPlanz, Inc.

# **COMPLETED PLANNED DEVELOPMENT APPLICATION**

Applicant's Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

STRAP Number(s): \_\_\_\_\_

Application Form: \_\_\_\_\_ Computer Generated\* \_\_\_\_\_ City Printed

\* By signing this application, the applicant affirms that the form has not been altered.

\*\*\*\*\*

    A    E ONL    

Case Number: \_\_\_\_\_

Date of Application: \_\_\_\_\_

Fee: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Land Use Classification(s): \_\_\_\_\_

Comp. Plan Density: \_\_\_\_\_

Date of Zoning  
Public Hearing: \_\_\_\_\_

Date of City Council  
Public Hearing: \_\_\_\_\_

Planner Assigned: \_\_\_\_\_

Staff Recommendation: \_\_\_\_\_

**TYPE OF APPLICATION**

\_\_\_\_\_ DRI                      \_\_\_\_\_ PD – Existing Development                      \_\_\_\_\_ PD – Amendment

\_\_\_\_\_ Option 1                      \_\_\_\_\_ Option 2

\*\*\*\*\*

**PART I**  
**APPLICANT\PROPERTY OWNERSHIP INFORMATION**

A. Name(s) of applicant(s): \_\_\_\_\_

Mailing Address: Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: Area Code: \_\_\_\_\_ Number: \_\_\_\_\_ Ext: \_\_\_\_\_

E-mail: \_\_\_\_\_

B. Relationship of applicant to property:

\_\_\_\_\_ Owner \_\_\_\_\_ Trustee \_\_\_\_\_ Option holder \_\_\_\_\_ Lessee \_\_\_\_\_ Contract Purchaser

\_\_\_\_\_ Other (indicate): \_\_\_\_\_

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

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

C. Name of owner(s) of property: \_\_\_\_\_

Mailing Address: Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: Area Code: \_\_\_\_\_ Number: \_\_\_\_\_ Ext: \_\_\_\_\_

Fax Number: Area Code: \_\_\_\_\_ Number: \_\_\_\_\_

D. Date property was acquired by present owner(s): \_\_\_\_\_

E. Is the property subject to a sales contract or sales option? \_\_\_\_\_ NO \_\_\_\_\_ YES

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? \_\_\_\_\_ NO \_\_\_\_\_ YES. If yes, please complete and submit Exhibit I-F (attached).

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?  
\_\_\_\_\_ NO \_\_\_\_\_ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**PART II  
GENERAL INFORMATION**

A. Request:

1. Rezoning from \_\_\_\_\_ TO:(check all applicable)

- |                          |                                   |
|--------------------------|-----------------------------------|
| _____ RPD - Residential  | _____ MPD - Mixed Use             |
| _____ MHPD - Mobile Home | _____ RVPD - Recreational Vehicle |
| _____ CPD - Commercial   | _____ CFPD - Community Facilities |
| _____ IPD - Industrial   | _____ AOPD - Airport Operations   |

2. Option Chosen: \_\_\_\_\_ Option 1 \_\_\_\_\_ Option 2

3. Other - Provide specific details. \_\_\_\_\_

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

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

\_\_\_\_\_ YES. Property is identified as:

Subdivision Name: \_\_\_\_\_

Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_ Unit: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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

C. Project Street Address: \_\_\_\_\_

D. General Location Of Property (referenced to major streets): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: \_\_\_\_\_

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

\_\_\_\_\_ NO \_\_\_\_\_ YES If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

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

\_\_\_\_\_ NO \_\_\_\_\_ YES. If yes, specify the minimum elevation required for the first habitable floor).  
\_\_\_\_\_ NGVD (MSL)



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

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

G. Present Use of Property: Is the property vacant? \_\_\_\_\_ NO \_\_\_\_\_ YES

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

Briefly describe current use of the property: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

H. Property Dimensions

1. Width (average if irregular parcel): \_\_\_\_\_ Feet
2. Depth (average if irregular parcel): \_\_\_\_\_ Feet
3. Frontage on road or street: \_\_\_\_\_ Feet on \_\_\_\_\_  
 (Name of street)
4. Total land area: \_\_\_\_\_ Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:
  - a. Freshwater wetland areas \_\_\_\_\_
  - b. Other wetland areas \_\_\_\_\_
  - c. Submerged land subject to tidal influence: \_\_\_\_\_
  - d. Total (a + b + c): \_\_\_\_\_
2. Remaining developable land (H.4 less I.1.d): \_\_\_\_\_

**PART III  
PROPOSED DEVELOPMENT**

A. Nature of Request

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

\_\_\_\_\_ Single Family      \_\_\_\_\_ Mobile Homes      \_\_\_\_\_ Recreational Vehicles

\_\_\_\_\_ Zero-Lot-Line      \_\_\_\_\_ Duplex/Two Family      \_\_\_\_\_ Townhouses

\_\_\_\_\_ Multiple Family      \_\_\_\_\_ TOTAL ALL TYPES

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

a. PERMITTED total units (from Exhibit III-A-2): \_\_\_\_\_

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

c. PROPOSED density (from Exhibit III-A-2): \_\_\_\_\_

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

Retail: \_\_\_\_\_ Total gsf

Offices: \_\_\_\_\_ Total gsf

Medical: \_\_\_\_\_ gsf      Non-medical: \_\_\_\_\_ gsf

Hotel/Motel: \_\_\_\_\_ Total units

Size of units: \_\_\_\_\_ 0-425 sq. Ft.      \_\_\_\_\_ 426-725 sq. Ft.      \_\_\_\_\_ 726 or more sq. Ft.

Industrial: \_\_\_\_\_ Total gsf

Under roof: \_\_\_\_\_ gsf      Not under roof: \_\_\_\_\_ gsf

Mines, Quarries, or General Excavation: Acres to be excavated: \_\_\_\_\_

Other-specify: \_\_\_\_\_

Number of Beds (if applicable): \_\_\_\_\_ OR: \_\_\_\_\_ gsf

4. Building Height

\_\_\_\_\_ Maximum height of buildings (in feet above grade)

\_\_\_\_\_ Number of Habitable Floors

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

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

B. Facilities

1. Fire District: \_\_\_\_\_

2. Water Supply

a. Estimated daily consumption of potable water:

1. Residential units: \_\_\_\_\_ gpd

2. Mobile Home units: \_\_\_\_\_ gpd

3. Rec. Vehicle units: \_\_\_\_\_ gpd

4. Commercial: \_\_\_\_\_ gpd

5. Industrial: \_\_\_\_\_ gpd

b. Source of potable water: \_\_\_\_\_

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

\_\_\_\_\_ NO \_\_\_\_\_ YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: \_\_\_\_\_

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

1. Residential units: \_\_\_\_\_ gpd

2. Mobile Home units: \_\_\_\_\_ gpd

3. Recreational Vehicles: \_\_\_\_\_ gpd

4. Commercial: \_\_\_\_\_ gpd

5. Industrial: \_\_\_\_\_ gpd

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

c. Source of sanitary sewer service: \_\_\_\_\_

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

\_\_\_\_\_ NO \_\_\_\_\_ YES. If yes, please submit a copy of the agreement.

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

f. Are individual sewage disposal systems proposed? \_\_\_\_\_ NO \_\_\_\_\_ YES.

C. Transportation

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

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

**PART IV - SUBMITTAL REQUIREMENTS**

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

\*At least one copy must be an original.

**EXHIBIT II-F-2  
ENVIRONMENTAL ISSUES**

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

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

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

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

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**EXHIBIT III-A-2  
PRELIMINARY DENSITY CALCULATIONS\***

**A. Gross Residential Acres**

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

**B. Comprehensive Plan Land Use Classification:** \_\_\_\_\_ (If more than one classification, calculations for each classification must be submitted)

**Density Standards (from the Comprehensive Plan)**

- 1. Maximum density for Land Use Classification: \_\_\_\_\_ units/gross res. acre
- 2. Maximum total density for Land Use Classification: \_\_\_\_\_ units/gross res. acre

**MAXIMUM PERMITTED DWELLING UNITS**

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

- 1. Standard density uplands units (A.3.a. times B.1) \_\_\_\_\_ units
- 2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) \_\_\_\_\_ units
- 3. Total standard density units (sum of C.1 & C.2) \_\_\_\_\_ units
- 4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of ( B.2 less B.1)))] \_\_\_\_\_ units
- 5. **Sub-total permitted std. density units** (line C.3 or C.4 - whichever is less): \_\_\_\_\_ **Units Sub-total**
- 6. BONUS UNITS (REQUESTED)
  - a. Low-moderate housing density: \_\_\_\_\_ units
  - b. TDR units: \_\_\_\_\_ units
  - c. **Sub-total (C.6.a plus C.6.b)** \_\_\_\_\_ units
- 7. **Total Permitted Units (C.5. plus C.6.c):** \_\_\_\_\_ **Units Total**

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

\* Subject to staff review and correction.

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

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

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

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

**F. Conservation, Resource Protection, DRGR**

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

**EXHIBIT III-B-3  
SANITARY SEWER FACILITIES**

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

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B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

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2. Quality of the effluent:

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3. Expected life of the facility:

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

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5. Receiving bodies or other means of effluent disposal:

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C. **Spray Irrigation:** If spray irrigation will be used, specify:

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

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2. Current water table conditions:

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3. Proposed rate of application:

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4. Back-up system capacity:

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# **ADDITIONAL AGENTS**

**BAREFOOT BEACH HOTEL MPD  
ADDITIONAL AGENTS**

|                   |                             |        |  |
|-------------------|-----------------------------|--------|--|
| Company Name:     | Barefoot Beach Florida, LLC |        |  |
| Contact Person:   | Jerry Miller                |        |  |
| Address:          |                             |        |  |
| City, State, Zip: |                             |        |  |
| Phone Number:     | (305) 305-0976              | Email: | <a href="mailto:jeromesmiller@gmail.com">jeromesmiller@gmail.com</a> |

|                   |                         |        |  |
|-------------------|-------------------------|--------|--|
| Company Name:     | Progressive Engineering |        |  |
| Contact Person:   | Debbie A. Gress, P.E.   |        |  |
| Address:          | 25671 Corzine Rd.       |        |  |
| City, State, Zip: | Bonita Springs          |        |  |
| Phone Number:     | (850) 464-1072          | Email: | <a href="mailto:gressdebbie@comcast.net">gressdebbie@comcast.net</a> |

|                   |                                      |         |  |
|-------------------|--------------------------------------|---------|--|
| Company Name:     | Waldrop Engineering                  |         |  |
| Contact Person:   | Alexis Crespo, AICP                  |         |  |
| Address:          | 28100 Bonita Grande Drive, Suite 305 |         |  |
| City, State, Zip: | Bonita Springs, FL, 34135            |         |  |
| Phone Number:     | (239) 850-8525                       | E-mail: | <a href="mailto:Alexis.Crespo@waldropengineering.com">Alexis.Crespo@waldropengineering.com</a> |

|                   |                       |         |  |
|-------------------|-----------------------|---------|--|
| Company Name:     | Pavese Law Firm       |         |  |
| Contact Person:   | Neale Montgomery      |         |  |
| Address:          | 1833 Hendry St        |         |  |
| City, State, Zip: | Fort Myers, FL, 33901 |         |  |
| Phone Number:     | (239) 334-2195        | E-mail: | <a href="mailto:nealmontgomery@paveselaw.com">nealmontgomery@paveselaw.com</a> |

|                   |                             |        |  |
|-------------------|-----------------------------|--------|--|
| Company Name:     | Eco Planz                   |        |  |
| Contact Person:   | Kim Ruiz                    |        |  |
| Address:          | 2069 1 <sup>st</sup> Street |        |  |
| City, State, Zip: | Fort Myers, FL, 33901       |        |  |
| Phone Number:     | (239) 628-5616              | Email: | <a href="mailto:kim@ecoplanz.com">kim@ecoplanz.com</a> |

|                   |                         |        |  |
|-------------------|-------------------------|--------|--|
| Company Name:     | Mark R. Leese, AIA      |        |  |
| Contact Person:   | Leese & Associates, LLC |        |  |
| Address:          | 21 Galapago St.         |        |  |
| City, State, Zip: | Denver, CO. 80223       |        |  |
| Phone Number:     | (720) 443-9672          | Email: | <a href="mailto:mark@leeseassoc.net">mark@leeseassoc.net</a> |

|                   |                                     |        |  |
|-------------------|-------------------------------------|--------|--|
| Company Name:     | TR Transportation Consultants, Inc. |        |  |
| Contact Person:   | Ted Treesh                          |        |  |
| Address:          | 2726 Oak Ridge Courte, Suite 5503   |        |  |
| City, State, Zip: | Fort Myers, FL, 33901               |        |  |
| Phone Number:     | (239) 278-3090                      | Email: | <a href="mailto:tbt@trtrans.net">tbt@trtrans.net</a> |

|                   |                        |        |  |
|-------------------|------------------------|--------|--|
| Company Name:     | James Leese            |        |  |
| Contact Person:   | City Design & Graphics |        |  |
| Address:          | 7842 Cameron Circle    |        |  |
| City, State, Zip: | Fort Myers, FL 33912   |        |  |
| Phone Number:     | (239) 989-4052         | Email: | <a href="mailto:city_design@icloud.net">city_design@icloud.net</a> |

**EXHIBIT II-F-3**  
**EXISTING ZONING &**  
**CURRENT LAND USE MAP**



**REQUEST/COMPREHENSIVE  
PLAN COMPLIANCE  
NARRATIVE**

**Exhibit II-E-2  
 Request/Comprehensive Plan Compliance Narrative  
 Barefoot Beach Hotel MPD**

**I. Request**

Barefoot Beach Florida, LLC (“Applicant”) is requesting approval to rezone the 4.75+/- acre site (“Property”) from Community Commercial (CC) to Mixed Use Planned Development (MPD). The rezone will allow for a maximum of 202 hotel/motel units, 42 dwelling units, and 11,130 SF of commercial uses. The maximum proposed building height is 75 feet. Development will connect to centralized potable water and sanitary sewer facilities.

**II. Existing Conditions & Property History**

The site is located in an urbanized area, generally northwest of the Bonita Beach Road and Imperial River Road intersection. The Property has direct access to both public roadways. The site is west of US 41 in the “Bonita Beach” area of the City characterized by hotels, tourist-oriented commercial uses, residential development and public facilities. The Property is currently vacant and partially vegetated. From a land use standpoint, the Property is designated within the General Commercial future land use designation and is currently zoned Community Commercial. The Property is also within the Bonita Beach Road Corridor Overlay District.

**III. Surrounding Land Use Pattern**

The Property is an infill site, surrounded by existing residential and commercial development, vacant lots approved for future commercial use, and public rights-of-way. The surrounding uses in the immediate area include tourist-oriented commercial, retail and multi-family developments along the Bonita Beach Road frontage and detached single-family and two-family dwelling units to the north away from the arterial roadway frontage. Table 1 further defines the surrounding Future Land Use designations, zoning districts and adjacent land uses.

**Table 1: Inventory of Surrounding Lands**

|                               | <b>FUTURE LAND USE</b>                            | <b>ZONING DISTRICT</b>   | <b>EXISTING LAND USE</b>  |
|-------------------------------|---|--|---|
| <b>NORTH</b>                  | Moderate Density Residential                      | Residential Two-Family Conservation (TFC-2)                      | Residential (Single Family Dwelling)  |
| <b>SOUTH (Collier County)</b> | Mixed Use District, Urban Residential Subdistrict | C-4 (General Commercial) & RSF-4 (Residential Zoning District)   | Right-of-Way (Bonita Beach Road); Commercial (El Meson Latin Cuisine, Wylds Café, Fairfax Mortgage) |
| <b>EAST</b>                   | General Commercial                                | C-1 (Commercial Districts) & MPD (Mixed-Use Planned Development) | Right-of-Way (Imperial River Road); Vacant  |
| <b>WEST</b>                   | General Commercial                                | C-1 (Commercial Districts)                                       | Vacant & Multifamily (Mango Creek Condo)  |



The Property is proximate to Barefoot Beach - 1.5+/- miles west of the Property. The beach area is a node of more intensive and dense development patterns, including the Residences at Bonita, Chickee Hut Beach Apartments, The Flamingo Motel & Villas, all within 0.5+/- miles of the Property.

It is important to note a similar hotel development (Bonita Village) was approved less than ¼ mile east of the Property per Zoning Ordinance Z-16-05. This Planned Development is approved for 390 hotel rooms, 140 multi-family units, and 23,000 square feet of commercial intensity at a maximum building height of 75 feet.

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#### IV. Public Infrastructure

The subject property is serviced by existing public infrastructure that can accommodate the proposed mix of residential and non-residential uses. Potable water and sanitary sewer services are available to the subject property by Bonita Springs Utilities. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. The site is proximate to several LeeTran bus stops serving the Bonita Beach area. There are also adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, a public library, and Parks.

#### V. Proposed Uses/Design Standards

Through this rezoning application, the Applicant proposes a mixed-use development program consisting of 42 multi-family dwelling units, 202 hotel rooms, and 11,130 square feet of commercial uses. The site will also contain a structured parking garage with 42 parking spaces available for the public – a highly demanded use along this segment of Bonita Beach Road.

Please refer to the enclosed MCP, which demonstrates the proposed development program in relation to the Bonita Beach Road frontage and surrounding properties.

The location of the main access to the project is from Bonita Beach Road. A secondary access is provided via existing right-of-way to Imperial River Road. An interconnection to the commercial property to the west is also shown to achieve a higher level of interconnectivity and reduce trips onto the arterial roadway network, where possible.

Building #1 is oriented to Bonita Beach Road to allow the building and associated outdoor amenity areas to interface closely with the corridor. A proposed sidewalk will separate the building from the right-of-way and will welcome pedestrians to the project’s outdoor seating areas, street furniture, plantings and other landscape and hardscape elements to create a walkable environment. Building #1 is limited to 45 feet in height, again to achieve a more pedestrian-scale of development and avoid monolithic buildings directly along the road. This building will contain ground floor commercial uses, including retail, restaurants, and other tourist-oriented shopping. The upper floors will contain hotel rooms.

Building #2 is the tallest proposed building at 75 feet in height. This building is setback 150 feet from the southern property line and located as central to the property as possible to maximize setbacks from the PD boundary. This building will contain the bulk of the property development including 202 hotel rooms, 42 multi-family dwelling units, and supportive uses for the hotel. Service and loading areas for this building will occur internally, with the entrance for service areas facilitated

by the western access point. This building will contain significant amenities for patrons of the hotel, including a rooftop pool area, dining, shopping, and services.

Building #3 is proposed as a parking garage, which abuts the northern property line and is most proximate to the residential neighborhood north of the Subject Property. This building is limited in height to 31 feet in order to provide appropriate transition to the adjacent residences. Per the enclosed architectural elevations, all buildings have been sensitively designed to achieve a high-quality aesthetic and the desired Old Florida vernacular that the City desires.

Buffers are provided per the LDC along the perimeter property boundaries where required, including 25-foot wide buffers along portions of the east, west and north where the Property abuts existing single-family residential lots. A deviation is requested to allow the parking structure building to serve in lieu of a wall. The MPD proposes a deviation to eliminate the required buffer where the Property abuts the Bonita Beach Road right-of-way to achieve a more pedestrian-oriented development pattern along as intended by the Toole Vision Study.

The proposed mix of commercial, residential and non-residential uses will complement the surrounding development pattern and provide for infill development in an area well-served by existing public infrastructure. It important to emphasize that the commercial and multi-family uses proposed through this MPD application represent a logical continuation of the development pattern along Bonita Beach Road and will provide much needed hotel and tourist facilities.

The full details of the proposed development program are provided in the enclosed Master Concept Plan, Schedule of Uses, Development Regulations, Schedule of Deviations, and Proposed Conditions.

## **VI. Comprehensive Plan Compliance**

The proposed Mixed Use Planned Development (MPD) is consistent with the City of Bonita Springs Comprehensive Plan, and more specifically the intended development pattern in the General Commercial future land use category, as follows:

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

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

Per the enclosed Schedule of Uses, the MPD proposes a mix of commercial, residential and hotel uses that are consistent with the intent of the General Commercial Future Land Use Category. The MPD will provide services to the traveling public and provide amenities and services for area residents.

- a. The proposed MPD provides an appropriate range of uses. These uses are consistent with the intent for this future land use category, as evidenced by the neighboring Bonita Village MPD.
- b. No affordable housing is being requested, and the hotel/motel use is not subject to the density limitations when proposed as part of a Planned Development rezoning district pursuant to LDC Section 4-1529(4)(d). The proposed residential density is 8.8 du/acre (42 dwelling units/4.75 acres).
- c. The maximum allowable height requested will comply with the Bonita Beach Road Corridor height limitations of 75 feet.
- d. Any commercial development on the property will not exceed the maximum floor area ratio of 1.2.

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

The proposed MPD is consistent with this policy based upon:

- 1) Sensitive site design of locating the tallest building central to the site and as far away from adjacent residential as possible;
- 2) Buffer plantings and enhanced building perimeter plantings; and
- 3) Enhanced architectural design to ensure attractive viewsheds.

Clustering all the uses on-site will allow for pockets of open space between the MPD and the surrounding uses. The appropriate landscape buffers will be provided in accordance with the LDC in order to mitigate any impacts against single-family residential property to the north. Furthermore, the parking garage structure will contain less mass and less height than the Mix-Use primary structure, and additionally, the parking garage will follow proper design standards so as to mitigate any potential impacts on the surrounding residential land uses.

**(FUTURE LAND USE) Objective 1.3: Improve the visual and aesthetic appearance of the City through the development and implementation of urban design, architectural and landscape guidelines.**

The proposed hotel use will improve the visual and aesthetic appearance of the City as demonstrated on the attached architectural renderings that demonstrate both the building and landscaping enhancements. The Bonita Beach Road frontage directly implements the Beach Road Visioning Study, by providing for a more urban and pedestrian-oriented design via the buildings interface with the street frontage.

**(CONSERVATION/COASTAL MANAGEMENT) GOAL 4: Coastal Resource Protection. To protect the natural resources of the coastal planning area from damage caused by inappropriate development**

The MPD proposes to mitigate the native preservation requirement off-site. Gopher tortoises will be relocated in accordance with state and federal permitting requirements. The site will be permitted through the South Florida Water Management District to ensure the development

achieves the necessary water quality requirements and all stormwater will be pre-treated before exiting the property.

**INRA R C RE Policy 1.2.1: The City shall encourage residential uses, and require nonresidential uses, to connect to central potable water utility when potable water lines have been installed immediately adjoining the property and service is available.**

The MPD will connect to existing potable water service provided by Bonita Springs Utilities.

**INRA R C RE Policy 1.2.1: The City shall require on-site sewage disposal systems to connect to central sanitary sewer when sanitary collection lines have been installed immediately adjoining, and service is available to, the property served by the on-site system.**

The MPD will provide on-site sewage disposal that complies with the Bonita Springs Land Development Code requirements and meets or exceeds the level of service required by the Comprehensive Plan.

**RAN OR A / ON Policy 1.1.3: The minimum acceptable peak hour/peak season/peak direction roadway levels of service shall be as follows:**

|  |          |
|--|----------|
| <b>I-75</b>  | <b>D</b> |
| <b>Freeways (non-FIHS)</b>                                 | <b>D</b> |
| <b>Arterials*</b>  | <b>E</b> |
| <b>Collectors*</b>   | <b>E</b> |
| <b>Local roads</b>   | <b>D</b> |
| <b>*Applies to both major and minor arterial/collector</b> |          |

As noted on the Transportation Impacted Study (TIS) there is adequate capacity for the project. At the time of local development order application, the developer shall submit an expanded Traffic Impact Statement with required analysis. The site is well-served by public transit, as well as existing and proposed bicycle/pedestrian facilities. The Applicant is also proposing Shuttle Service to further enhance traffic conditions along Bonita Beach Road.

## VII. Decision-Making Criteria

- The proposed MPD is compliant with the Bonita Plan, this Land Development Code, and all applicable codes and regulations;
- The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;
- The request is compatible with existing or planned uses in the surrounding area as demonstrated by the sensitive site design, transition of height of buildings, and architectural enhancements;
- 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 as demonstrated in the Traffic Impact Statement;
- Where applicable, the request will not adversely affect environmentally critical areas and natural resources as the site does not contain wetlands the indigenous the requirements will be met off-site either through replanting or a payment in lieu;
- There are public facilities available and adequate to serve the proposed land uses.

## **VIII. Conclusion**

The proposed MPD will address several sound planning principles that are currently of interest to the City of Bonita Springs. In direct compliance with the City's Comprehensive Plan, the rezoning will allow for infill development within an urbanized portion of the City that is currently serviced by public infrastructure. The project will provide tourist-oriented development proximate to Bonita Beach and facilitate public access to the area via the public parking spaces and shuttle service for patrons. Compatibility is provided via sensitive site design, enhanced architectural features, and proposed landscaping and buffering. For these reasons, the Applicant respectfully requests approval of this MPD rezoning petition.

# **SCHEDULE OF DEVIATIONS & JUSTIFICATIONS**

**Exhibit IV-H**  
**Schedule of Deviations and Justifications**  
**Barefoot Beach Hotel MPD**

1. Request relief from LDC Section 4-1874(2), which requires no building or structure may exceed 45 feet in height unless all required setbacks are increased 12 inches for each 12 inches by which the height exceeds 45 feet to allow for a building height of 75 feet with required setbacks increased by an additional 30 feet minimum. Actual side setbacks are 75-foot rear setback of 148 feet and front setback of 150 feet. The deviation will permit the required height & setback requirements of the building following the proposed Master Concept Plan (MCP).

**JUSTIFICATION:** The proposed deviation applies to the centrally located mixed-use hotel building, which serves as the focal point of the proposed MPD. While relief is needed from the above referenced section of the LDC, the development program proposes a graduated transition in height from the middle of the site to the northern boundary where the project abuts existing single-family homes. The parking garage structure, which directly abuts the northern property line is only 31 feet in height – well below the maximum permitted height along Bonita Beach Road and is setback from the northern/rear property line by 25 feet.

As shown on the illustrative architectural renderings, the Applicant is proposing substantial building design features, articulation, and enhanced building perimeter plantings to offset the overall height and scale of the building.

For these reasons, the proposed deviation will not negatively impact public health, safety and welfare and will result in quality, infill development on an impacted site where urban levels of development are encouraged by the LDC and Comprehensive Plan.

2. Request relief from LDC Section 3-418(d)(6), which requires if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet; to allow for the side of the parking garage to be provided in lieu of the wall. The parking garage will be 31 feet in height and will be constructed 25 feet from the abutting property and landscaped between the wall and the abutting property with a minimum of five trees and 18 shrubs per 100 lineal feet.

**JUSTIFICATION:** The proposed site design of placing the parking garage along the northern property line effectively provides the opaque visual screen between parking areas and residential uses, as intended by this section of the LDC. The parking garage wall will be further screened by plantings to enhance views from adjacent properties. Please refer to the enclosed illustrative architectural renderings.

The proposed design will allow the developer to maximize the area on-site to provide public beach parking, in addition to building area and supportive infrastructure.

For these reasons, the proposed deviation will not negatively impact public health, safety and welfare and will result in quality, infill development on an impacted site where urban levels of development are encouraged by the LDC and Comprehensive Plan.

3. Request relief from LDC Section 3-416, which requires the minimum 20% of the development area to serve as open space; to allow for 15% of the site to serve as open space.

**JUSTIFICATION:** The site is an infill project in the urbanized area of the City, west of US 41, in walking distance of the key tourist node of Bonita Beach, and well-served by existing and planned public infrastructure and services. In order to maximize this investment in public infrastructure by the City and Lee County, the Applicant is proposing reduced on-site open space in exchange for on-site public parking to accommodate beach patrons and tourists.

The site will contain attractive native vegetation via the landscaped buffers and building perimeter plantings. Additionally, the enhanced architectural design will ensure attractive development patterns, as intended by this code.

4. Request relief from LDC Section 3-417(a)(b), which requires the minimum 50% of the required open space as indigenous vegetation, to allow for off-site mitigation or a payment-in-lieu of the required indigenous preserve areas.

**JUSTIFICATION:** The site is an infill project in the urbanized area of the City, west of US 41, in walking distance of the key tourist node of Bonita Beach, and well-served by existing and planned public infrastructure and services. In order to maximize this investment in public infrastructure by the City and Lee County, the Applicant is proposing to mitigate for the required native vegetation requirements off-site or via a payment in lieu. See also the Applicant's Proposed Conditions.

This approach has been deemed acceptable in other projects and recognizes the high cost of land in this area of the City, which is highly demanded for



development potential. The deviation will allow the City to effectuate its goals for clustered green space and open areas in more appropriate locations of the municipality, as deemed suitable by Staff. The site will contain attractive native vegetation via the landscaped buffers and building perimeter plantings.

It is important to note the existing native vegetation is in relatively poor health based upon inspection by the Applicant's environmental consultant. The Tree Advisory Board also recommended approval of the Applicant's proposal to remove the on-site native trees. See attached February Tree Advisory Board Meeting Minutes.

5. Request relief from LDC Section 3-418(d)(4), which requires a 15-foot wide Type "D" buffer where proposed commercial development abuts public rights-of-way; to allow for a modified 10-foot wide landscape buffer between the proposed parking area and Bonita Beach Road and eliminate the landscape buffer between the commercial liner building and Bonita Beach Road.

**JUSTIFICATION:** The deviation is intended to achieve a more urban, pedestrian-oriented development pattern along Bonita Beach Road as intended by the Toole Vision Study. The proposed plantings will screen the parking area as intended by the LDC without creating a suburban retail appearance from the roadway. Furthermore, the elimination of the buffer between the right-of-way and the proposed liner building will allow for a pedestrian-scale built environment as illustrated in the enclosed architectural renderings. The proposal has been reviewed and recommended for approval by DPZ, the City's outside consultant for urban design items.

# **PROPOSED PROPERTY DEVELOPMENT REGULATIONS**

**Exhibit IV-H  
Property Regulations  
Barefoot Beach Hotel MPD**

|  |  |
|--|--|
| <b>MPD (Overall)</b>   |  |
| Minimum Lot Size   | 4.75 acres   |
| Minimum Lot Depth  | 440'   |
| Minimum Lot Width  | 470'   |
| Maximum Lot Coverage   | 85%  |
| Minimum Perimeter Setback for Building 1 (45'-tall building) | 13' to Bonita Beach Road<br>20' to east boundaries |
| Minimum Perimeter Setback for Building 2 (75'-tall building) | 75' to east and west boundaries                    |
| Minimum Perimeter Setback for Building 3 (31'-tall building) | 25' to north, east and west boundaries             |
| <b>Building 1 (Retail &amp; Hotel)</b>                       |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 13'  |
| Side Yard Setback  | 20'  |
| Rear Yard Setback  | 80'  |
| Building Height  | 45' (to eave)                                      |
| <b>Building 2 (Hotel &amp; Multi-Family)</b>                 |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 150'   |
| Side Yard Setback  | 75'  |
| Rear Yard Setback  | 100'   |
| Building Height  | 75' (to eave)                                      |
| <b>Building 3 (Parking Garage)</b>                           |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 250'   |
| Side Yard Setback  | 25'  |
| Rear Yard Setback  | 25'  |
| Building Height  | 31' (to eave)                                      |

# **SCHEDULE OF USES**

**Exhibit IV-H**  
**Schedule of Uses**  
**Barefoot Beach Hotel MPD**

The following uses are permitted within the MPD:

- Accessory uses and structures
- Administrative offices
- ATM (Automatic Teller Machine)
- Banks and financial Establishments: Group I
- Bar or cocktail Lounge
- Broadcast studio commercial radio and television
- Business services: Group I (excluding bail bonding and blood donor stations)
- Clothing stores, general
- Clubs: Country, Commercial, Fraternal, membership organization, Private
- Convenience food and beverage store
- Cultural facilities
- Consumption on premises – limited to private club or restaurant use
- Day care center, child, adult
- Dwelling units: Multiple-family building(s) – limited to 42 dwelling units
- Entrance gates and gatehouse
- Essential services
- Essential service facilities: Group I
- Excavation: Water retention
- Fences, walls
- Food and beverage service, limited
- Food stores: Group I
- Hardware store
- Health care facilities, Group I
- Hobby, toy and game shops
- Home occupation
- Hotel/motel – limited to 202 hotel rooms
- Household and office furnishings, (4-408(c)(21)), all groups
- Laundry or dry cleaning: Group I
- Package Store
- Paint, Glass and Wallpaper
- Parking lot: Accessory
  - Commercial
  - Garage, public and private parking
  - Temporary
- Parks: Group I

Personal services: Group I, II, and III (excluding massage establishment, escort services, palm readers, fortune teller or card reader, and tattoo parlors, except massage may be permitted within a health or beauty spa).

Pet services

Pet shop

Pharmacy

Recreation facilities: Personal or Private—On site

Real estate sales office

Rental or leasing establishment: Group I, and II

Repair shops: Groups I, and II

Research and development laboratories: Group I, II, III, IV

Residential accessory uses

Restaurant, fast food (includes outdoor seating)

Restaurant: Groups I, II, and III (including outdoor COP and seating)

Schools: Commercial

Specialty retail shops: Group I, II, and III

Storage: Indoor only

Studios

Signs in accordance with Chapter 6

Temporary uses

Used merchandise stores, Groups I and II

Variety Store

# **APPLICANT PROPOSED CONDITIONS**

**Exhibit IV-H**  
**Proposed Conditions**  
**Barefoot Beach Hotel MPD**

1. The development of this project shall be in general compliance with the Master Concept Plan entitled Barefoot Beach Hotel (Attachment A), stamped received (May 1, 2019), except as modified by the conditions contained herein. This development must comply with all requirements of the Bonita Springs Land Development Code (LDC) at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan (MCP) are subsequently pursued, appropriate approvals will be necessary.

2. Development in the MPD may not exceed the following:

- a. 202 hotel rooms, subject to Condition 5
- b. 42 multiple-family units
- c. 11,130 square feet of commercial

3. The following uses are permitted within the MPD boundary:

- Accessory uses and structures
- Administrative offices
- ATM (Automatic Teller Machine)
- Banks and financial Establishments: Group I
- Bar or cocktail Lounge
- Broadcast studio commercial radio and television
- Business services: Group I (excluding bail bonding and blood donor stations)
- Clothing stores, general
- Clubs: Country, Commercial, Fraternal, membership organization, Private
- Convenience food and beverage store
- Cultural facilities
- Consumption on premises – limited to private club or restaurant use
- Day care center, child, adult
- Dwelling unit: Multiple-family building(s) – limited to 42 dwelling units
- Entrance gates and gatehouse
- Essential services
- Essential service facilities: Group I
- Excavation: Water retention
- Fences, walls
- Food and beverage service, limited
- Food stores: Group I



Hardware store  
Health care facilities, Group I  
Hobby, toy and game shops  
Home occupation  
Hotel/motel – limited to 202 hotel rooms)  
Household and office furnishings, (4-408(c)(21)), all groups  
Laundry or dry cleaning: Group I  
Package Store  
Paint, Glass and Wallpaper  
Parking lot: Accessory  
Commercial  
Garage, public and private parking  
Temporary

Parks: Group I  
Personal services: Group I, II, and III (excluding massage establishment or parlors, escort services, palm readers, fortune teller or card reader, and tattoo parlors, except massage may be permitted within a health or beauty spa).  
Pet services  
Pet shop  
Pharmacy  
Recreation facilities: Personal or Private—On site  
Real estate sales office  
Rental or leasing establishment: Group I, and II  
Repair shops: Groups I, and II  
Research and development laboratories: Group I, II, III, IV  
Residential accessory uses  
Restaurant, fast food (includes outdoor seating)  
Restaurant: Groups I, II, and III (including outdoor COP and seating)  
Schools: Commercial (limited to 2,500 square feet)  
Specialty retail shops: Group I, II, and III  
Storage: Indoor only  
Studios  
Signs in accordance with Chapter 6  
Temporary uses  
Used merchandise stores, Groups I and II  
Variety Store

4. The following property regulations must be followed:

Site Development Regulations

|  |  |
|--|--|
| <b>MPD (Overall)</b>   |  |
| Minimum Lot Size   | 4.75 acres   |
| Minimum Lot Depth  | 440'   |
| Minimum Lot Width  | 470'   |
| Maximum Lot Coverage   | 85%  |
| Minimum Perimeter Setback for Building 1 (45'-tall building) | 13' to Bonita Beach Road<br>20' to east boundaries |
| Minimum Perimeter Setback for Building 2 (75'-tall building) | 75' to east and west boundaries                    |
| Minimum Perimeter Setback for Building 3 (31'-tall building) | 25' to north, east and west boundaries             |
| <b>Building 1 (Retail &amp; Hotel)</b>                       |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 13'  |
| Side Yard Setback  | 20'  |
| Rear Yard Setback  | 80'  |
| Building Height  | 45' (to eave)                                      |
| <b>Building 2 (Hotel &amp; Multi-Family)</b>                 |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 150'   |
| Side Yard Setback  | 75'  |
| Rear Yard Setback  | 100'   |
| Building Height  | 75' (to eave)                                      |
| <b>Building 3 (Parking Garage)</b>                           |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 250'   |
| Side Yard Setback  | 25'  |
| Rear Yard Setback  | 25'  |
| Building Height  | 31' (to eave)                                      |

5. Architecture

- a. All buildings shall be designed in accordance with LDC 3-490 and must be consistent with elevations in Attachment B.
- b. All buildings shall be reviewed at time of local development order for variation in scale and massing. The buildings will be reviewed for compliance with LDC Sections 3-489 and 3-490 LDC.
- c. Building design shall incorporate living walls or similar techniques to decrease the apparent height into their building.

- d. The parking structure shall be designed with enhanced façade treatments along all four elevations. All covered parking structure areas under buildings shall be designed with primary façade treatments on all exterior facades visible to a right of way and adjacent properties.

## 6. Hotel Units

- a. Hotel units are defined in accordance with LDC 4-1528. The maximum number of hotel units shall not exceed 202. The amount of development that can obtain a development order at a given point in time may be limited by LDC 2-30, Concurrency Certification. Section 3-293, LDC, Traffic Mitigation Plan will address the necessary on and off-site improvements required to address the impacts of the development.
- b. The hotel must be registered with the department of revenue as a bona fide hotel operation and is required to pay the levied tourist development tax promulgated by the county.
- c. Hotel units may not be converted into multiple-family dwelling units.

## 7. Engineering

- a. Gutters and downspouts will be required on all buildings to collect and discharge runoff to the ground.

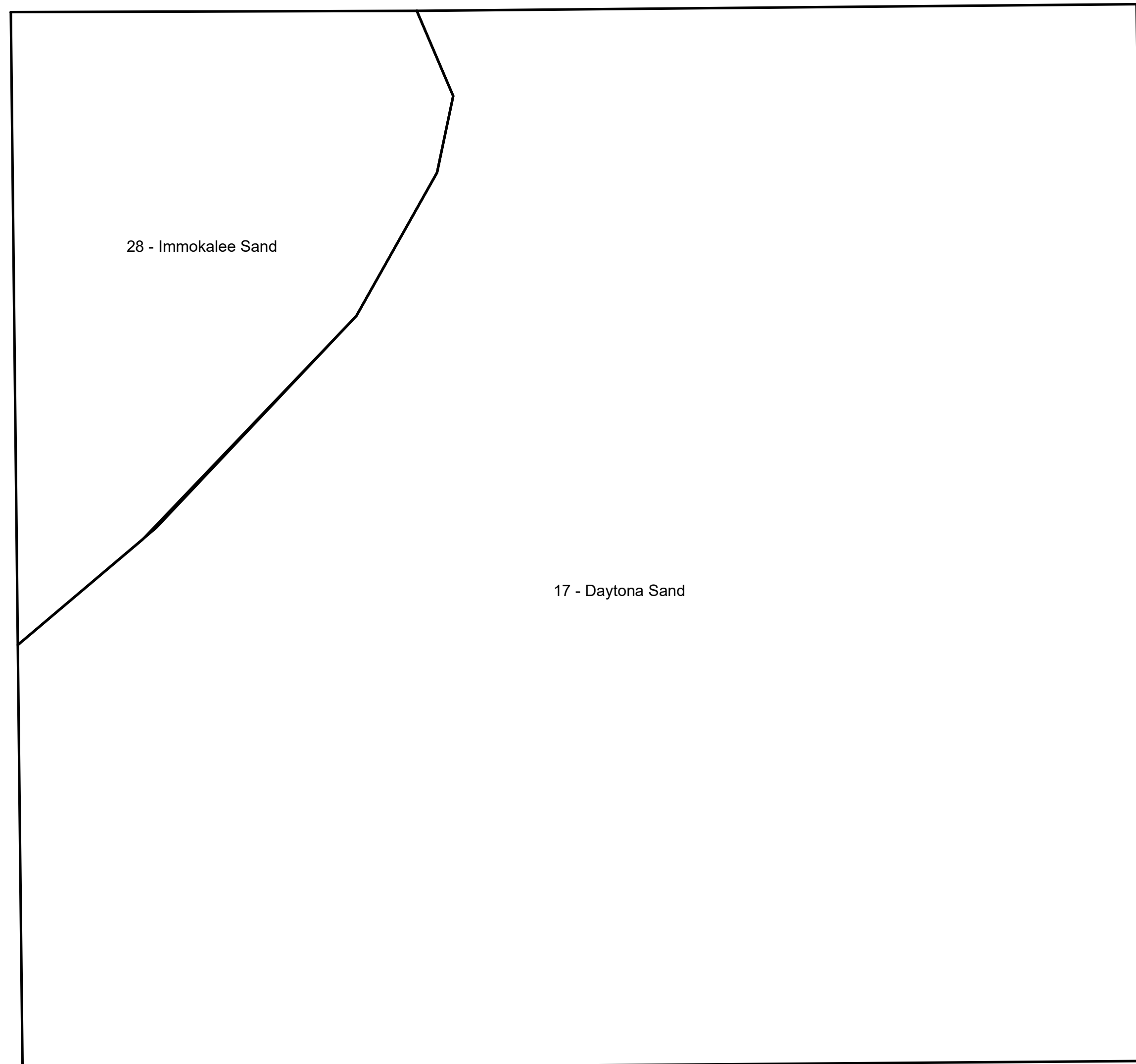
## 8. Environmental. In support of Deviation 3, which request relief from LDC Section 3-417(a)(b), the acreage of the required indigenous area for this project is 0.71 acres and shall be mitigated off-site in accordance with one of the options listed below.

- a. Option 1. The indigenous vegetation of the area to be mitigated is predominately 421 Xeric Oak and 436 Upland Scrub. Like communities of Xeric Oak and/or Upland Scrub, shall be purchased within the incorporated limits of the City of Bonita Springs. Seven (7) years of monitoring and maintenance shall be required. Additionally, a mechanism to declare this property as conservation lands in perpetuity, shall be required prior to the issuance of the first local development order for the property, or
- b. Option 2. A fee in lieu paid to the City of Bonita Springs to purchase, restore, and maintain 0.71 acres of Xeric Oak and/or Upland Scrub to mitigate for this indigenous area. Costs for seven (7) years of monitoring and maintenance shall be included in the fee. This fee shall be required prior to the issuance of the first local development order for the property. These funds may go towards the improvement of existing governmental conservation lands or for new acquisition of Xeric Oak and/or Upland Scrub habitat.

## 9. Shuttle Service

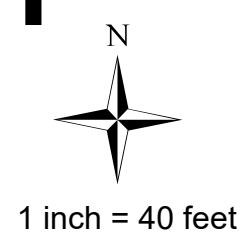
- a. A shuttle service will be provided from the subject property to Bonita Beach through the Bonita Beach Road. The shuttle service would enter the front of the property through the Bonita Beach Road and pick up passengers. The shuttle would leave the property and enter Bonita Beach Road again. It would go directly east until 27954 Hickory Boulevard Public Parking Lot. It would drop off passengers and pick up new ones. It would then enter again the Bonita Beach Road on the way to the Bonita Beach Hotel. A proposed circulation time would be between 8 AM until 5 PM, with an hour interval for pick up at both stops.
- b. 42 parking spaces available for public use will be reserved in the on-site parking garage.

# **SOILS MAP AND & FLUCCS MAP**



# Barefoot Beach Soils Map

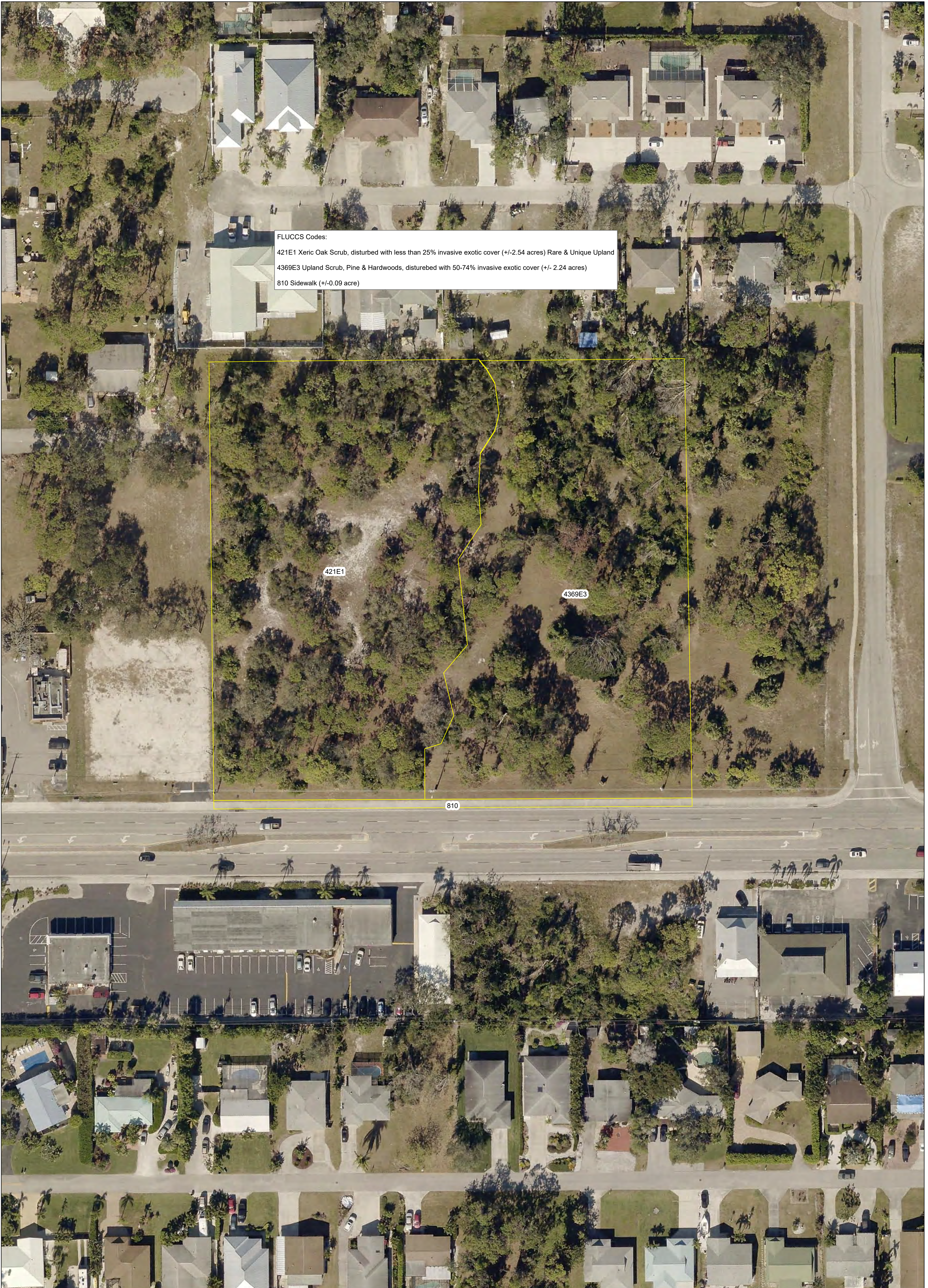
Data Sources: Lee Cty GIS Parcel Bdy; NRCS Soils



1 inch = 40 feet



+1.239.628.5616  
kim@ecoplanz.com  
www.ecoplanz.com  
Date: 15 Jan 2019



FLUCCS Codes:  
 421E1 Xeric Oak Scrub, disturbed with less than 25% invasive exotic cover (+/-2.54 acres) Rare & Unique Upland  
 4369E3 Upland Scrub, Pine & Hardwoods, disturbed with 50-74% invasive exotic cover (+/- 2.24 acres)  
 810 Sidewalk (+/-0.09 acre)

421E1

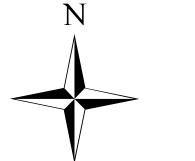
4369E3

810

# Barefoot Beach Vegetation Cover Map



Data Sources: Lee City GIS Parcel Bdy & 2018 Aerial; FDOT FLUCCS Manual; Fieldwork



1 inch = 40 feet

Document Path: H:\2014 Files\ArcGIS\Singh\_BarefootBchLLC\FLUCCS\_24x36\_40Scale.mxd

+1.239.628.5616  
 kim@ecoplantz.com  
 www.ecoplantz.com  
 Date: 19 Sep 2018

# **TREE ADVISORY BOARD MEETING MINUTES**



**Tree Advisory Board**  
**Monday, February 11, 2019, 4:00 P.M.**  
**City of Bonita Springs**  
**9101 Bonita Beach Road, Room 118**  
**Bonita Springs, Florida 34135**

**MINUTES**

1) MEETING CALLED TO ORDER

Meeting called to order, Monday, February 11 at 4:03 p.m.

2) ROLL CALL

**Present**

Janet Martin  
Michael Platt  
Suzy Valentine  
Jack Brown  
Ben Hershenson  
Tony Lee – by phone

**Staff**

Carly Sanseverino  
Jane Swanson  
Laura Gibson

**Guest**

Michael Herrera  
Thomas Brooks  
Alexis Crespo  
Jerry Miller

3) PUBLIC COMMENT

No public comment

4) APPROVAL OF MINUTES FOR TREE ADVISORY BOARD MEETING FOR:  
January 14, 2019

***Mr. Hershenson made a motion to approve the minutes, Mr. Pratt seconded; motion passed unanimously.***

5) NEW BUSINESS:

A. Barefoot Beach Hotel Project - 4200 Bonita Beach Rd SW

Ms. Crespo shared the plans for the multi-use development and strategies for mitigating the heritage trees on the property. Ms. Crespo stated her concern about the health of the oaks currently on the property.

Mr. Lee asked about the three trees in the northwest quadrant and asked if all three trees are in poor health. Ms. Crespo stated they have not had an arborist look at the trees yet.

Mr. Hershenson asked for clarification, are they asking to remove all the trees and replace. Ms. Crespo replied yes.

Ms. Gibson said in her opinion the trees were not in bad health.

Mr. Lee would like to motion that the pine 22.5, pine 21.5 and oak 24.2 be removed, but if possible preserve the oak 24, pine 24 and pine 21. Discussion ensued.

Ms. Martin would be willing to support the removal of the heritage trees if they could be mitigated as a buffer between the hotel project and the residential area if Ms. Gibson would be supportive of the idea.

***Ms. Martin made a motion that the Tree board will allow the removal of the six heritage trees with replacement mitigation be put in the buffer areas at the rear of the property, and to have the Barefoot Beach Hotel Project continue to work with staff on what the mitigation would entail. Ms. Martin stipulated in the motion that the Tree Board will not give the number of trees today. Ms. Valentine seconded; motion passed with five ayes and one dissenting nay:***

*Janet Martin – aye*

*Michael Pratt – aye*

*Suzy Valentine – aye*

*Jack Brown – aye*

*Ben Hershenson – nay*

*Altony Lee – aye*

B. Bernwood Business Park DOS18-53393-BOS – 15.8 acres on Old 41

Mr. Brooks outlined the plans for the Bernwood Business Park project including 26 acres of floodplain compensation for the property. They are not planning to touch anything in the floodway. The survey provided is for the development portion of the project. Mr. Brooks explained that they did a survey of every tree and have a list with each tree numbered. They are removing several trees, but none of the trees are heritage trees. They have identified the three locations of the heritage trees, which are all pines. and intend to do a one to one mitigation of the 21-foot tall pines. They are asking approval to remove the three heritage pines.

***Mr. Hershenson made a motion to remove the three heritage pines, Mr. Pratt seconded; motion carried unanimously.***

C. General - Staff Project/Updates

Ms. Gibson reported on the Bonita Bay Heritage Tree removal concern, Mr. Gibbons is working with Neighborhood Services on a case.

Ms. Gibson gave an update on the eagles reporting that there is one eaglet nest at St. Leo's, at least one eaglet in the nest at Bonita Bay Creek side and at least one in Pelican Landing.

D. Discuss HOA's Pruning and Necessary Maintenance/Guidelines Brochure/PSA

Mr. Hershenson will work with Mr. Gibbons and follow-up. Mr. Hershenson said he would contact Mr. Gibbons to start working on an outline and bring it back to the next meeting.

6) OLD BUSINESS:

A. Continue Arbor Day Discussions and status of partnership with the YMCA

Mr. Brown reported that the YMCA is having a Healthy Kids Day event on April 27 from 10 a.m. to 1 or 2 p.m. Mr. Brown said they are not going to do a race. Mr. Brown said the YMCA is open to what the Tree Board would want to do.

Mr. Brown suggested inviting the schools for the poster contest. They need to pick a name for the poster contest. Due to time constraints, Ms. Martin asked the Board to send their suggestions to Ms. Swanson who will forward to Mr. Brown to select one.

Ms. Swanson reported she has Parks and Recreation working on a site on City Property to plant a tree.

Ms. Martin asked if the Board was interested in giving away milkweed plants at the event. The Board unanimously agreed yes. Ms. Martin will reach out to Mr. Steve Trumbull to see if he will have the milkweed available again for people with butterfly gardens, etc.

Ms. Martin asked if they could use their budget to order pencils and stickers for the event to give to children. Mr. Lee volunteered go through the catalog and send Ms. Swanson some suggestions.

Ms. Martin asked Ms. Swanson to make sure they had enough ribbons for poster contest.

Ms. Martin asked if they could read the proclamation at the event. Ms. Valentine said they should also read it at a City Council meeting. The Committee decided to have the proclamation read at the April 17 City Council meeting with as many of the Board there who can attend.

Mr. Lee asked if Ms. Swanson could get the banners up around the roundabout before Arbor Day. She indicated as soon as Celebrate was over they would request they go up.

#### B. Continue Discussion of Tree Planting Opportunities

Ms. Swanson asked Mr. Lee if he had talked to the school. Mr. Lee said he has and there is irrigation there, they just want to know what we want to do. Mr. Lee will meet with the school to find out where they could plant a tree. Ms. Valentine suggests a shade tree.

Ms. Martin asked Jane to find out about planting a tree(s) at the pocket park.

#### C. Continue Discussion on scripts for “Green” Public Service Announcements

Ms. Valentine suggested that the PSA she did on the Norfolk Pines should still be running, because now is when people would want to plant them. Ms. Valentine said the announcements should be random. Ms. Swanson to check

##### 1) Invasive Plants

Ms. Valentine would like to do the PSA on Invasive Plants and would like to have it filmed on City property on the SE corner of Shriver and the street below Ragsdale. Ms. Swanson explained that the invasive plant situation was reported to the Public Works department and they cleaned out the invasive plants on City property, but could go on private property to remove the invasive plants. Ms. Valentine stated that it was

discussed at a previous meeting that it is City property. Ms. Swanson will check with Public Works for clarification.

Ms. Valentine brought forward a concern about the mulching around the tree, which is detrimental to the health of the tree.

Ms. Valentine stated they should get the footage of the Brazilian peppers now when they are in full berries for the PSA.

2) Native Plants

Not discussed.

3) HOA's and Pruning and Maintenance Guidelines

Not discussed.

D. Landscape Review Process Presentation

Ms. Martin said to table the Landscape Review Process presentation until Mr. Gibbons is ready.

7) ESTABLISH NEXT MEETING: March 11, 2019

Next meeting established for March 11, 2019

8) ADJOURNMENT

Meeting adjourned at 5:21 p.m.

Respectfully Submitted:



Nadine Chiamonte – Office Assistant

Minutes approved at the March 12, 2019 Tree Advisory Board Meeting:

***Mr. Michael Pratt moved to accept the February 11, 2019 minutes, Ms. Suzy Valentine seconded; motion passed unanimously.***

---

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Meg Weiss, Director Administrative Services, at 239-949-6262, at least 48 hours prior to the meeting. If a person decides to appeal a decision made by the Council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceedings is made, to include the testimony and evidence upon which such appeal is to be based.

# **REVISED BOUNDARY SURVEY**

NORTH  
ARROW



FOUNDATION LOCATION

FIELDBOOK PAGE

**LEGEND**

- SET CONC. MON. WCAP I.D.# 3553
- SET IRON PIN WCAP I.D.# 3553
- FD. CONC. MON. WCAP
- FD. CONC. MON.
- FD. IRON PIN
- ASSUMED ELEVATION
- △ BENCHMARK
- △ RECORDED
- △ MEASURED

CONT REVERSE SIDE

FINAL SURVEY DATE

**LEGAL DESCRIPTION**  
( AS PROVIDED BY CLIENT )

This is a boundary survey, see reverse side for a metes and bounds legal description.

The property address 4200 Bonita Beach Rd. per County Records.

See reverse side for details.

SCALE  
1"= 100'



Benchmark 1 is a nail in disk in the south face of a wood utility pole Elev. 14.05' NAVD88.

~~Benchmark 2 is a nail in disk in the south face of a wood utility pole Elev. 14.50' NAVD88.~~  
Pole removed

Update boundary survey and partial topo completed 10/10/18, see files for fieldwork.

Removed partial topo and added heritage tree locations per email from Waldrop Engineering, dated 2/27/29.

**NOTES**

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON  
Angles are field measured
5. THIS PROPERTY LIES IN FLOOD ZONE  X  EL n/a PER F.I.R.M.  
PANEL NO.  12071C0654F , DATED  8/28/2008
6. LAST DATE OF FIELDWORK  9/25/14, 10/10/18
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**CERTIFICATE**

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

MARK O. ALLEN P.L.S. #3553  
LB #6558

**MARK O. ALLEN, INC.**  
PROFESSIONAL LAND SURVEYOR

10602 WOODS CIRCLE  
BONITA SPRINGS, FL 34135

FAX: (239) 992-6070  
TELE: (239) 992-8900

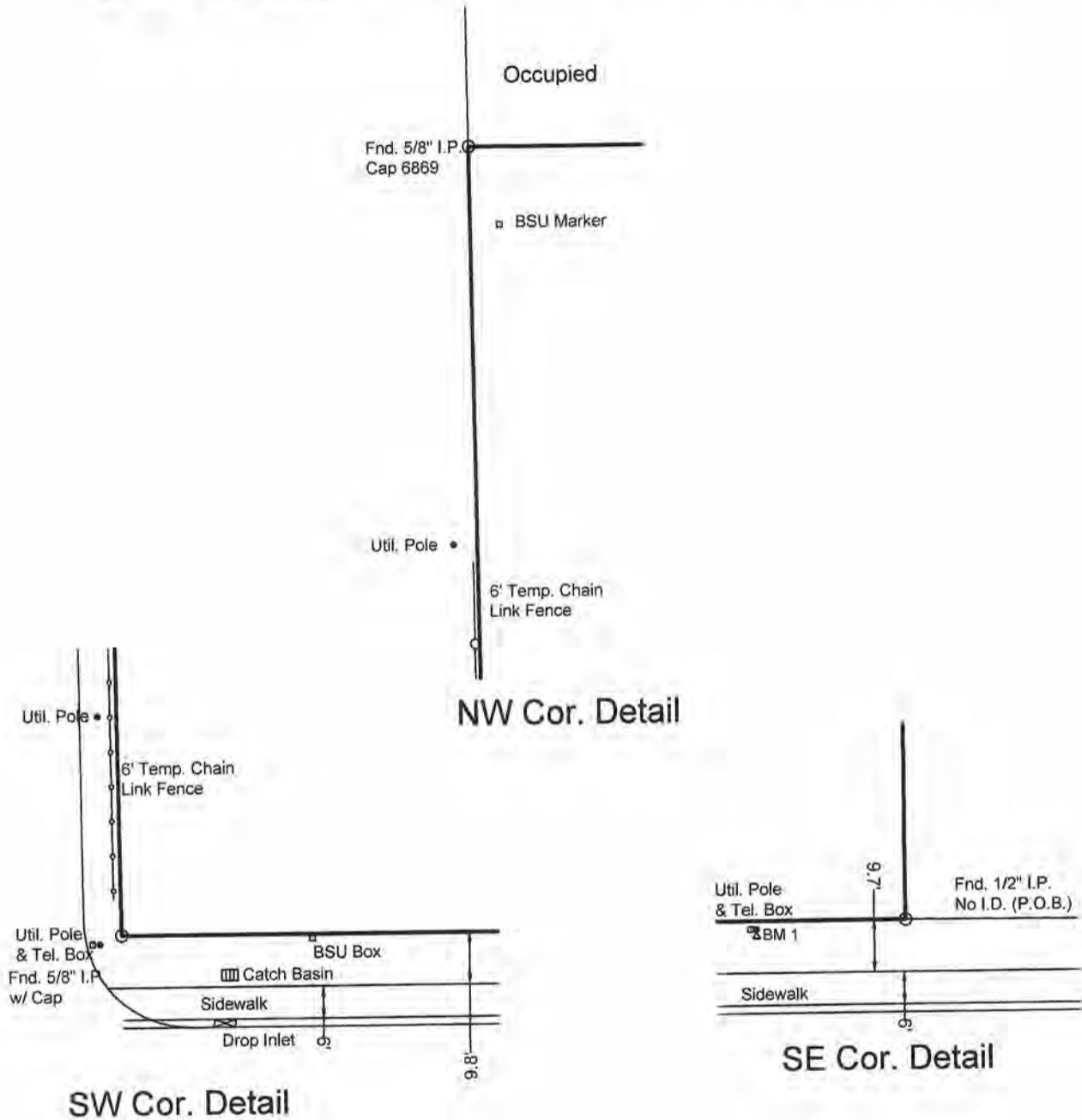
SHEET 1 OF 1  
DWG. NO. 2014-114

DWN. BY  
MG

CHK'D BY

ORDERED BY  
Alan Codi

A lot or parcel of land in Section 32, Township 47 South, Range 25 East, Lee County, more particularly described as follows: Beginning at the Southeast corner of Section 32, Township 47 South, Range 25 East, run West along the South line of said Section for 850 feet; thence North 50 feet to the North line of the Bonita Beach Road, the Point of Beginning of the lands herein described. From said Point of Beginning run West along said North line of the Bonita Beach Road for 480 feet; thence North parallel with the East line of said Section for 440 feet; thence East parallel with the South line of said Section 480 feet; thence South 440 feet to the Point of Beginning of the lands herein described, less and except the West 10 feet therefrom.



APPENDIX A

LEGEND OF ABBREVIATIONS

A= Arc  
 APPROX= Approximate  
 ASPH= Asphalt  
 AVE= Avenue  
 BLVD= Boulevard  
 B.M= Benchmark  
 C= Centerline  
 CH= Chord  
 CALC= Calculated  
 C.B= Chord Bearing  
 CBS= Concrete Block Structure  
 C&GS Coastal and Geodetic Survey  
 CHK'D= Checked  
 CMP= Corrugated Metal Pipe  
 CO= County  
 CONC= Concrete  
 COR= Corner  
 CT= Court  
 D.E= Drainage Easement  
 Desc= Description  
 D.H= Drill Hole  
 DWN= Drawn  
 EL or ELEV= Elevation  
 EOP= Edge of Pavement

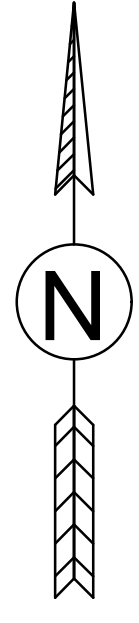
EOW= Edge of Water  
 FB= Fieldbook  
 FD= Found  
 FLA= Florida  
 IP= Iron Pin  
 LN= Lane  
 M= Measured  
 M.E= Maintenance Easement  
 MH= Manhole  
 MHW= Mean High Water  
 MON= Monument  
 N/A= Not Applicable  
 NGVD= National Geodetic Vertical Datum  
 NO= Number  
 O.R Book= Official Record Book  
 ORIG= Original  
 O/S= Offset  
 P.B= Plat Book  
 P.C= Point of Curvature  
 PG= Page  
 P.I= Point of Intersection  
 PLS= Professional Land Surveyor  
 PL= Property Line  
 PLS= Professional Land Surveyor

P.O.B= Point of Beginning  
 P.O.C= Point of Commencement  
 P.O.L= Point on Line  
 PROP= Property  
 P.T= Point of Tangency  
 PUE= Public Utility Easement  
 R= Record or Radius  
 RAD= Radius  
 RCP= Reinforced Concrete Pipe  
 RD= Road  
 RDL= Radial  
 RES= Residence  
 RLS= Registered Land Surveyor  
 R.O.W= Right of Way  
 R or RGE= Range  
 SEC= Section  
 ST= Street  
 STY= Story  
 TOB= Top of Bank  
 TYP= Typical  
 T or TWP= Township  
 UE= Utility Easement  
 W/= With  
 Δ= Delta or Benchmark  
 ⦿= Fire Hydrant

# **MASTER CONCEPT PLAN**

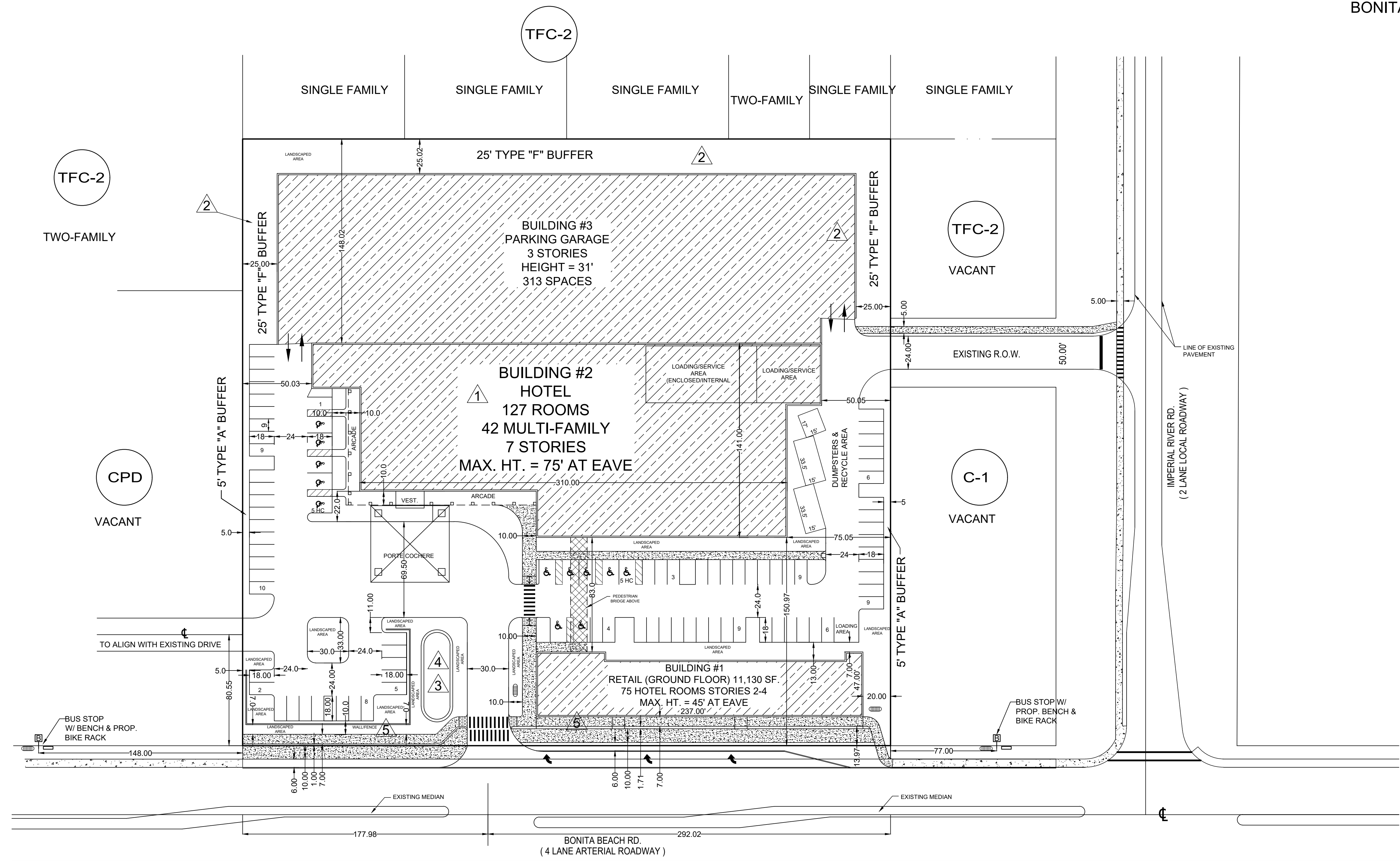


STRAP No. 32-47-25-B3-03202.0010  
 SITE ADDRESS : 4200 BONITA BEACH RD. S.W.  
 BONITA SPRINGS, FL. 34134



**LEGEND**

- R RECORD
- M MEASURED
- PROPOSED ELEVATION
- EXISTING HYDRANT W/ VALVE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- CONCRETE POWER POLE
- ZONING
- RIGHT OF WAY LINE
- CATCH BASIN
- PROPOSED OPEN SPACE
- PROPOSED BIKE RACK



**EXHIBIT IV-E**

DEBORA ALLEN GRESS, P.E. # 37276

|   |                            |
|---|----------------------------|
| <b>MASTER CONCEPT PLAN</b>  |                            |
| <b>BAREFOOT BEACH HOTEL</b>   |                            |
| SCALE : 1" = 40'  | DRAWN BY : MARK GRESS      |
| DATE : 3/1/18   | REVISED : 9/23/18, 1/29/19 |
| <b>PROGRESSIVE ENGINEERING</b>  |                            |
| P.O. BOX 367034<br>BONITA SPRINGS, FL 34136<br>PH. (850) 464-1072 COA #4778 |                            |
| <b>SH. 1 of 2</b>   |                            |

OWNER/DEVELOPER  
 BAREFOOT BEACH FLORIDA, LLC  
 5950 CANOGA AVE. 500  
 WOODLAND HILLS, CA 91367

**HOTEL ROOM MATRIX**

| ROOM TYPE   | KING | KING SUITE | KING ADA | QUEEN DOUBLE | QUEEN DBL SUITE | QUEEN ADA | TOTAL |
|-------------|------|------------|----------|--------------|-----------------|-----------|-------|
| TYPICAL SF  | 276  | 575        | 342      | 342          | 684             | 342       |       |
| TOTAL ROOMS | 78   | 16         | 7        | 77           | 16              | 8         | 202   |

**DEVELOPMENT SUMMARY:**

HOTEL ROOMS            202  
 MULTI-FAMILY        42 DWELLING UNITS  
 COMMERCIAL RETAIL 11,130 SF

**Site Development Regulations**

|  |  |
|--|--|
| <b>MPD (Overall)</b>   |  |
| Minimum Lot Size   | 4.75 acres   |
| Minimum Lot Depth  | 440'   |
| Minimum Lot Width  | 470'   |
| Maximum Lot Coverage   | 85%  |
| Minimum Perimeter Setback for Building 1 (45'-tall building) | 13' to Bonita Beach Road<br>20' to east boundaries |
| Minimum Perimeter Setback for Building 2 (75'-tall building) | 75' to east and west boundaries                    |
| Minimum Perimeter Setback for Building 3 (31'-tall building) | 25' to north, east and west boundaries             |
| <b>Building 1 (Retail &amp; Hotel)</b>                       |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 13'  |
| Side Yard Setback  | 20'  |
| Rear Yard Setback  | 80'  |
| Building Height  | 45' (to eave)                                      |
| <b>Building 2 (Hotel &amp; Multi-Family)</b>                 |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 150'   |
| Side Yard Setback  | 75'  |
| Rear Yard Setback  | 100'   |
| Building Height  | 75' (to eave)                                      |
| <b>Building 3 (Parking Garage)</b>                           |  |
| Front Yard/Street Setback (Bonita Beach Road)                | 250'   |
| Side Yard Setback  | 25'  |
| Rear Yard Setback  | 25'  |
| Building Height  | 31' (to eave)                                      |

PARKING SPACE CALCULATIONS:  
 202 GUEST ROOMS, 42 MULTI-FAMILY,  
 11,130 S.F. RETAIL

202 Rooms X 1.2/Room = 243 Spaces  
 HC Spaces = 243/25 = 10 Spaces Req.  
 21 (1 Bed) Multi-Family X 1.5/Unit = 32 Spaces  
 21 (2 Bed) Multi-Family X 1.75/Unit = 37 Spaces  
 Guest Parking = .10 x 69 = 7 Spaces  
 HC Spaces = 69/25 = 3 Spaces Req.  
 11,130 S.F. Retail X 1/250 S.F. = 45 Spaces  
 HC Spaces = 45/25 = 2 Spaces Req.  
 Total Required = 364 Spaces

SURFACE PARKING:        91  
 STRUCTURE PARKING L1: 78 (33,600 S.F.)  
                                   L1.5: 76 (20,040 S.F.)  
 STRUCTURE PARKING L2: 75 (30,000 S.F.)  
                                   L2.5: 76 (20,040 S.F.)  
 STRUCTURE PARKING L3: 8 (1,800 S.F.)  
 PARKING PROVIDED = 404  
 ( Including 18 HC Parking)

EXTRA PUBLIC BEACH PARKING PROVIDED  
 404 - 364 = 40 SPACES  
 (Including 3 HC Parking)

**Landscape Buffer Composition**

5' Type "A" Buffer : 4 Trees/100'  
 25' Type "F" Buffer : 5 Trees/100' & 48" High Hedge

LEGAL DESCRIPTION

A lot or parcel of land in Section 32, Township 47 South, Range 25 East, Lee County, more particularly described as follows: Beginning at the Southeast corner of Section 32, Township 47 South, Range 25 East, run West along the South line of said Section for 850 feet; thence North 50 feet to the North line of the Bonita Beach Road, the Point of Beginning of the lands herein described. From said Point of Beginning run West along said North line of the Bonita Beach Road for 480 feet; thence north parallel with the East line of said Section for 440 feet; thence East parallel with the South line of said Section 480 feet; thence South 440 feet to the Point of Beginning of the lands described herein described, less and except the West 10 feet therefrom.

|   | Building Use              | Acreage/SF                   |
|---|---------------------------|------------------------------|
| <b>Building 1 Acreage/SF</b>  | <b>Retail &amp; Hotel</b> | <b>1.12 AC (48,890 SF)</b>   |
| <b>Building 2 Acreage/SF</b>  | <b>Mixed-Use</b>          | <b>4.23 AC (184,130 SF)</b>  |
| <b>Residential</b>  | <b>Multi-Family</b>       | <b>(1.00 AC (43,938 SF))</b> |
| <b>Non-Residential</b>  | <b>Hotel</b>              | <b>(3.2 AC (140,192 SF))</b> |
| <b>Building 3 Acreage/SF</b>  | <b>Parking Garage</b>     | <b>2.47 AC (107,600 SF)</b>  |
| <b>Total Building Area (Residential + Non-Residential + Parking Garage)</b> |                           | <b>7.81 AC (340,620 SF)</b>  |
| <b>Total Non-Residential Building Area</b>                                  |                           | <b>4.34 AC (189,082 SF)</b>  |
| <b>Total Residential Building Area</b>                                      |                           | <b>1.00 AC (43,938 SF)</b>   |
| <b>Total Site Area</b>  |                           | <b>4.75 AC (206,910 SF)</b>  |
| <b>Floor Area Ratio</b>   |                           | <b>1.1 FAR*</b>              |
| <b>Total Density</b>  |                           | <b>8.8 DU/AC**</b>           |

\*Non-residential uses only per Policy 1.1.14

\*\*Based upon gross MPD acreage

**EXHIBIT IV-E**

DEBORA ALLEN GRESS, P.E # 37276

|   |  |
|---|--|
| <b>MASTER CONCEPT PLAN</b>  |  |
| <b>BAREFOOT BEACH HOTEL</b>                                       |  |
| SCALE : 1" = 40'<br>DATE : 3/1/18                                 | DRAWN BY : MARK GRESS<br>REVISED : 9/23/18, 3/1/18 |
| <b>PROGRESSIVE ENGINEERING</b>                                    |  |
| P.O. BOX 367034<br>BONITA SPRINGS, FL 34136<br>PH. (850) 464-1072 | COA #4778  |

SH. 2 of 2

# **ARCHITECTURAL RENDERINGS**

















North



West



East



South





# TRAFFIC IMPACT STATEMENT

FOR

## BAREFOOT BEACH HOTEL

PROJECT NO. 1705.07

**PREPARED BY:**

**TR Transportation Consultants, Inc.  
2726 Oak Ridge Court, Suite 503  
Fort Myers, Florida 33901  
239-278-3090**

**Revised:  
July 24, 2019**



## CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. CONCLUSION

## **I. INTRODUCTION**

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the City of Bonita Springs for projects seeking approval for zoning. This report has been completed in compliance with guidelines established in the City of Bonita Springs Traffic Impact Statement Guidelines. The development site is located on the northwest corner of Bonita Beach Road and its intersection with Imperial River Road in the City of Bonita Springs, Florida. The site location is illustrated on **Figure 1**.

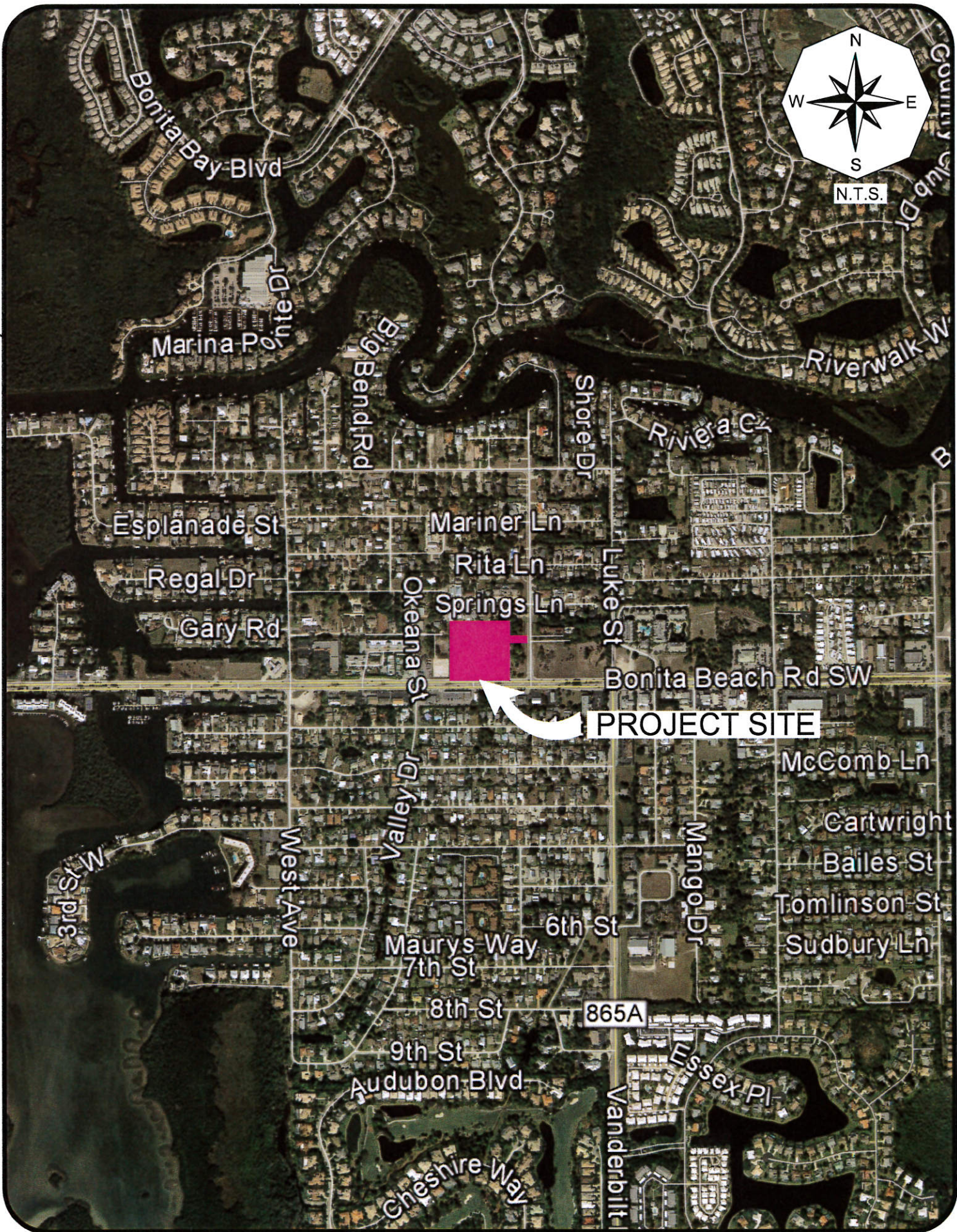
Currently the southern portion of the subject site is zoned Community Commercial and the northern portion is zoned Special Commercial Office. The developer is proposing to rezone the approximate 4.75 acre subject site from Community Commercial (CC) and Special Commercial Office (CS-1) to permit the development of a 202 room hotel with 42 condominiums, as well as 11,130 square feet of retail uses. The Developer is also proposing to include an additional 58 parking spaces in the parking structure that will be available to the public to park and ride the Lee Tran Beach Trolley to access Bonita Beach. Access to the subject site is proposed to Bonita Beach Road and to Imperial River Road via a full site access drive.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

## **II. EXISTING CONDITIONS**

The subject site is currently a vacant parcel. The subject site is bordered to the west by vacant land and existing residential and commercial uses, to the south by Bonita Beach Road, to the east by Imperial River Road and to the north by residential uses.

F1705.07/Sufficiency



**Bonita Beach Road** is a four lane divided arterial roadway that borders the subject site to the south. Bonita Beach Road has a posted speed limit of 40 mph in the vicinity of the subject site and is under the jurisdiction of the Lee County Department of Transportation.

**Imperial River Road** is a two lane undivided local roadway that borders the subject site to the east. Imperial River Road intersects Bonita Beach Road at an unsignalized full median opening. Imperial River Road has a posted speed limit of 30 mph and is under the jurisdiction of the City of Bonita Springs.

**Vanderbilt Drive** is a two lane divided major collector that is within the vicinity of the subject site. Vanderbilt Drive has a posted speed 40 mph and is under the jurisdiction of the Collier County Department of Transportation.

### III. PROPOSED DEVELOPMENT

The proposed schedule of uses indicates the approximate 4.75 acre subject site will be rezoned from Community Commercial (CC) and Special Commercial Office (CS-1) to permit the development of a 202 room hotel with 42 condominiums, as well as 11,130 square feet of retail uses. **Table 1** summarizes the land uses that were analyzed based on the proposed schedule of uses.

**Table 1  
Land Uses  
Barefoot Beach Hotel**

| Land Use                                       | Size               |
|--|--------------------|
| Hotel<br>(LUC 310)                             | 202 rooms          |
| Multifamily Housing<br>(Low Rise)<br>(LUC 220) | 42 dwelling units  |
| Shopping Center<br>(LUC 820)                   | 11,130 square feet |

Access to the subject site will be provided to Bonita Beach Road via a full site access drive and to Imperial River Road via a full site access drive.

The Developer is also proposing to include an additional 58 parking spaces in the parking structure that will be available to the public to park and ride the Lee Tran Beach Trolley to access Bonita Beach.

#### IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation*, 10<sup>th</sup> Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the retail uses, Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the multi-family uses and Land Use Code 310 (Hotel) was utilized for the lodging portion of the development. The equations for these land uses are contained in the Appendix of this report for reference. **Table 2** indicates the anticipated weekday A.M. and P.M. peak hour trip generation of the subject site. The anticipated daily trip generation of the subject site is also indicated within Table 2. Note, Table 2 does not include the trips associated with the proposed additional 58 parking spaces that will be available to the public to park and ride the Lee Tran Beach Trolley to access Bonita Beach. The trip generation for this use can be found in the Appendix of this report for reference.

**Table 2**  
**Trip Generation – Total Trips**  
**Barefoot Beach Hotel**

| Land Use                              | Weekday A.M. Peak Hour |            |            | Weekday P.M. Peak Hour |            |            | Daily (2-way) |
|---------------------------------------|------------------------|------------|------------|------------------------|------------|------------|---------------|
|                                       | In                     | Out        | Total      | In                     | Out        | Total      |               |
| Shopping Center<br>(11,130 Sq. Ft.)   | 97                     | 60         | 157        | 51                     | 56         | 107        | 1,351         |
| Multi-Family (Low-Rise)<br>(42 units) | 5                      | 16         | 21         | 17                     | 10         | 27         | 277           |
| Hotel<br>(202 rooms)                  | 73                     | 53         | 126        | 72                     | 75         | 147        | 2,470         |
| <b>Total Trips</b>                    | <b>175</b>             | <b>129</b> | <b>304</b> | <b>140</b>             | <b>141</b> | <b>281</b> | <b>4,098</b>  |

With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the project. This interaction is called “internal capture”. In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the *NCHRP* (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For this project, there is data in the ITE report for interaction between the hotel, residential and retail uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE *Trip Generation Handbook*, 3<sup>rd</sup> Edition, dated September 2017. The resultant analysis indicates that there will be an internal trip capture reduction of three percent (3%) in the A.M. peak hour and eleven percent (11%) in the P.M. peak hour between the hotel, residential, and retail uses. The summary sheets utilized to calculate this internal capture rate for the weekday A.M. peak hour and P.M. peak hour are included in the Appendix of this report for reference. **Table 3** indicates the total driveway trips that are projected to access the proposed development. Note, Table 3 does not include the trips associated with the proposed additional 58 parking spaces that will be available to the public to park and ride the Lee Tran Beach Trolley to access Bonita Beach.

**Table 3**  
**Trip Generation – Driveway Trips**  
**Barefoot Beach Hotel**

| Land Use                                | Weekday A.M. Peak Hour |            |            | Weekday P.M. Peak Hour |            |            | Daily (2-way) |
|---|------------------------|------------|------------|------------------------|------------|------------|---------------|
|   | In                     | Out        | Total      | In                     | Out        | Total      |               |
| Total Trips                             | 175                    | 129        | 304        | 140                    | 141        | 281        | 4,098         |
| Less Internal Capture<br>3% AM / 11% PM | -5                     | -4         | -9         | -15                    | -16        | -31        | -451          |
| <b>Driveway Trips</b>                   | <b>170</b>             | <b>125</b> | <b>295</b> | <b>125</b>             | <b>125</b> | <b>250</b> | <b>3,647</b>  |

Note – Internal Capture reduction only applies to hotel, residential and retail uses.

Pass-by traffic was also taken into account based on the retail uses of the proposed development. The current version of the ITE *Trip Generation Handbook*, 3<sup>rd</sup> Edition, indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is thirty-four (34%). However, consistent with previous analysis approved by the City of Bonita Springs, thirty percent (30%) of the project traffic being generated by the retail uses was assumed to be pass-by traffic. **Table 4** summarizes the driveway trips as a result of the proposed development and the breakdown between the new trips anticipated to be generated and the “pass-by” trips the development is anticipated to attract.

**Table 4  
Trip Generation – Net New Trips  
Barefoot Beach Hotel**

| Land Use                   | Weekday A.M. Peak Hour |            |            | Weekday P.M. Peak Hour |            |            | Daily (2-way) |
|----------------------------|------------------------|------------|------------|------------------------|------------|------------|---------------|
|                            | In                     | Out        | Total      | In                     | Out        | Total      |               |
| Driveway Trips             | 170                    | 125        | 295        | 125                    | 125        | 250        | 3,647         |
| Less LUC 820 Pass-By Trips | -23                    | -23        | -46        | -14                    | -14        | -28        | -361          |
| <b>Net New Trips</b>       | <b>147</b>             | <b>102</b> | <b>249</b> | <b>111</b>             | <b>111</b> | <b>222</b> | <b>3,286</b>  |

As part of this application, an additional 58 spaces within the parking structure are being added to the total number of parking required by the project as a public benefit to serve visitors to Bonita Beach. It is the intent of the spaces to be utilized by visitors to the beach and the Lee Tran Beach Trolley to have a stop on-site that will shuttle the visitors to and from Bonita Beach. Since the vehicles that are associated with the 58 spaces would already be traveling along Bonita Beach Road, these trips were not added to the area roadway network beyond Imperial River Road. These trips would be considered as “diverted link” trips, meaning they are trips that are diverted from Bonita Beach Road to Imperial River Road to access the parking structure. Therefore, the trips associated with these 58 spaces will impact Imperial River Road but will not create an additional impact to Bonita Beach Road and roadways beyond.

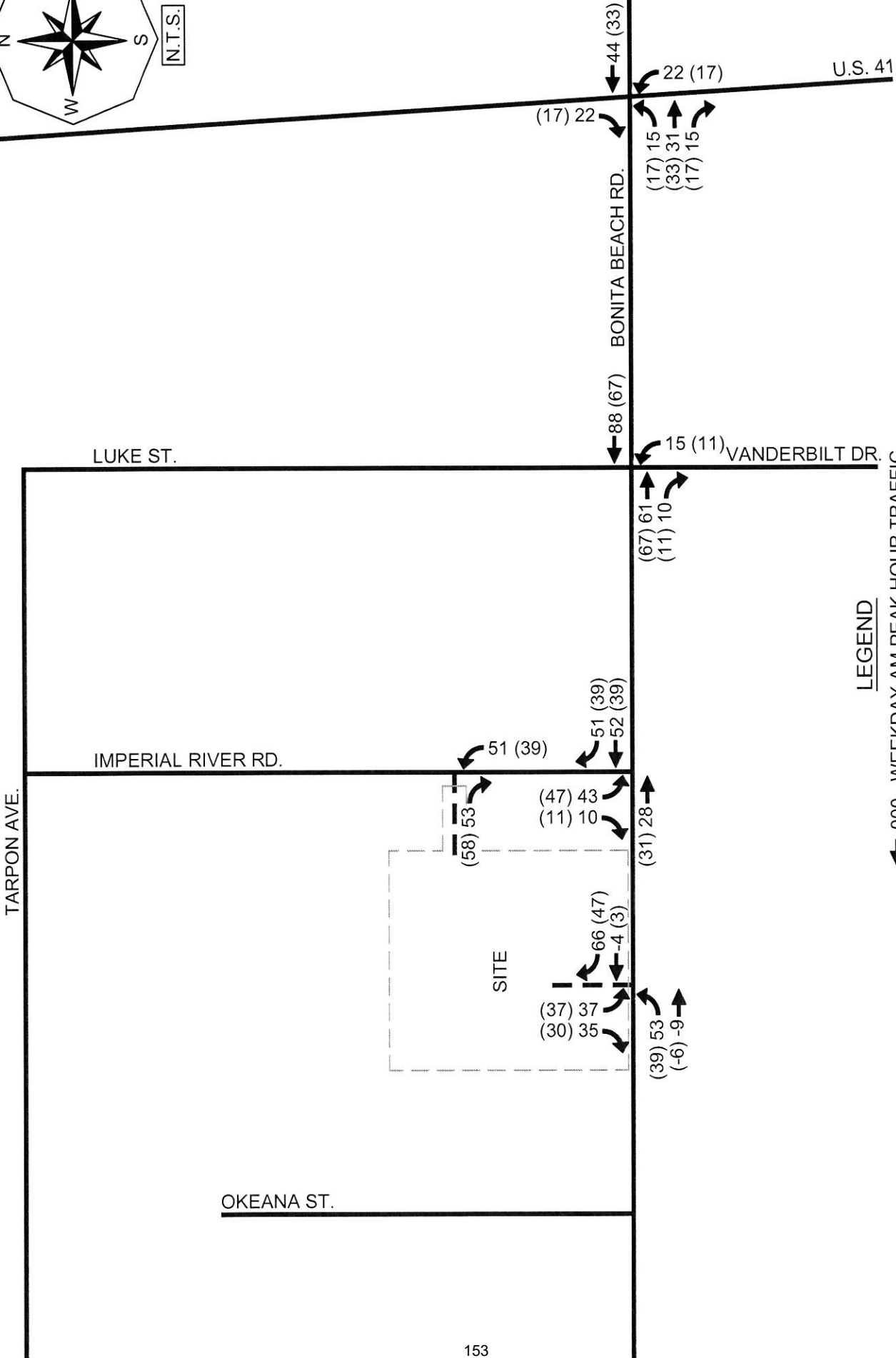
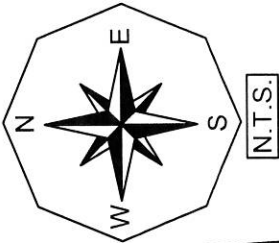
## V. TRIP DISTRIBUTION

The trips generated by the proposed development which are shown in Table 4, were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Figure A-1, included in the Appendix of this report, illustrates the percent traffic distribution and assignment of the net new project trips. Figure A-2, included in the Appendix of this report, illustrates the percent traffic distribution and assignment of pass-by trips. **Figure 2**, included in the Appendix of this report, illustrates resulting assignment of all project related trips (net new + pass-by).

As previously mentioned, the Developer is also proposing to include an additional 58 parking spaces in the parking structure that will be available to the public to park and ride the Lee Tran Beach Trolley to access Bonita Beach. The traffic associated with this use would already be traveling on Bonita Beach Road. As requested by the City Staff, Figure A-3, included in the Appendix of this report, was created to illustrate the percent traffic distribution and assignment of trips associated with the proposed on-site public parking. Note, Figure 2 does not include the trips associated with the proposed additional 58 parking spaces. These trips will be included in the turn lane and intersection analyses that will be conducted at the time the project seeks Local Development Order approval.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will exceed 2% or 3% of the directional peak hour capacity of the Level of Service Standard. The Level of Service thresholds were obtained from the Lee County Generalized Peak Hour Directional Service Volume Tables, dated April 2016. From Table 1A, the proposed development is anticipated to significantly impact Bonita Beach Road between Imperial Shores Boulevard and US 41. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.





**LEGEND**

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

**ASSIGNMENT OF ALL SITE RELATED TRIPS  
NET NEW + PASS-BY TRIPS  
BAREFOOT BEACH HOTEL**



Figure 2

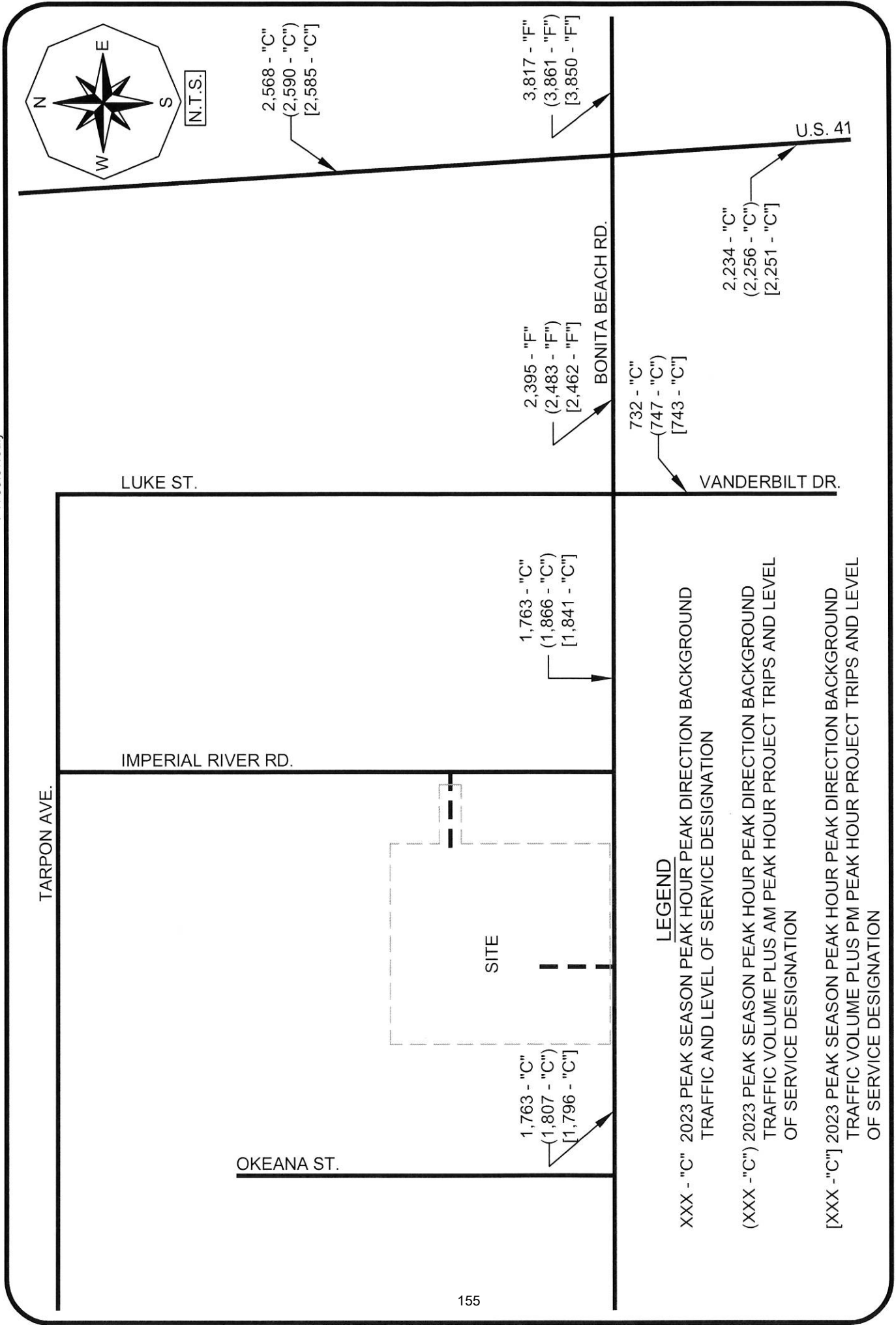
## VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2023 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. The existing roadway link traffic data was obtained from the 2018 City of Bonita Springs Traffic Count Report. The vested trips were then added to the projected 2023 peak hour – peak direction traffic volumes as requested by the City Staff. Based on the project distribution shown in Figure 2, the link data was analyzed for the year 2023 without the development and year 2023 with the development. Note, The peak, hour peak direction vested trips were determined by utilizing the vested traffic information provided by the City of Bonita Springs and applying the K100 and D factors obtained from the 2018 City of Bonita Springs Traffic Count Report. The “Bonita Beach Traffic by Link” and the 2018 City of Bonita Springs Traffic Count Report are attached to the Appendix of this report for reference.

**Figure 3** indicates the year 2023 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M./P.M. peak hour with the development traffic added to the roadways. This figure was derived from **Table 2A** contained in the Appendix.

## VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 3 details the Levels of Service for all links inside the project's area of influence based on this analysis. In comparing the links' functional classification and calculated 2023 traffic volumes to the Service Volume Tables, it was determined that all roadway links analyzed except for Bonita Beach Road west of US 41 and Old 41, will continue to



operate at an acceptable Level of Service in 2023 both with and without the proposed development. Bonita Beach Road, west of Old 41 is shown to operate at a LOS “F” both with and without the project in the year 2023. Therefore, this segment of Bonita Beach Road is considered as a future existing transportation deficiency that this project should not be responsible for mitigating. The analysis also indicates Bonita Beach Road, west of US 41 to operate below the minimum acceptable Level of Service with the inclusion of vested trips. It is not a responsibility of this development to mitigate the impacts of other “vested” projects. Thus, the Level of Service analysis with the addition of vested trips is only shown at the request of the City of Bonita Springs. All other roadway links analyzed are shown to operate at acceptable Level of Service both with and without the proposed development in the year 2023. Therefore roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Turn lane improvements at the site access drives intersections will be evaluated at the time the project seeks Local Development Order approval.

## **VIII. CONCLUSION**

The development of the subject property with approximately 11,130 square feet of retail use, 42 multi-family units and a 202 room hotel on the northwest corner of Bonita Beach Road and its intersection with Imperial River Road in the City of Bonita Springs, Florida will not degrade the roadway Level of Service on the roadways within the study area. All of the roadway links except for Bonita Beach Road west of US 41 and west Old 41, will continue to operate at an acceptable Level of Service pursuant to the City’s Comprehensive Plan in 2023 both with and without the proposed development. Bonita Beach Road, west of Old 41 is shown to operate below the minimum acceptable Level of Service in 2023 both with and without the proposed Barefoot Beach development. For this reason, Bonita Beach Road is considered as future transportation deficiency that this project should not be responsible for mitigating. Additionally, Bonita Beach Road, west of US 41 is shown to operate below the minimum acceptable Level of Service with the

inclusion of vested trips. It is not a responsibility of this development to mitigate the impacts of other “vested” projects. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development. Site specific turn lane improvements will be warranted based on the Lee County Turn Lane Policy and will be further defined in the Development Order process.

The Developer is also proposing to include 58 additional parking spaces within the parking structure to be available to the public to park and ride the Lee Tran Beach Trolley to access Bonita Beach. The traffic associated with this use would already be traveling on Bonita Beach Road and will reduce the traffic demand on Bonita Beach Road to the west of Imperial River Road.

# APPENDIX

## **TABLE 1A & 2A**

**TABLE 1A**  
**SIGNIFICANT IMPACT CALCULATIONS**  
**BAREFOOT BEACH HOTEL**

|                  |                        | TOTAL AM PEAK HOUR PROJECT TRAFFIC = |                     | 249 VPH             |                     | IN=                 |                     | 147                 |                                | OUT=                   |                       | 102 |  |
|------------------|------------------------|--------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------------------|------------------------|-----------------------|-----|--|
|                  |                        | TOTAL PM PEAK HOUR PROJECT TRAFFIC = |                     | 222 VPH             |                     | IN=                 |                     | 111                 |                                | OUT=                   |                       | 111 |  |
| <u>ROADWAY</u>   | <u>SEGMENT</u>         | <u>ROADWAY CLASS</u>                 | <u>LOS A VOLUME</u> | <u>LOS B VOLUME</u> | <u>LOS C VOLUME</u> | <u>LOS D VOLUME</u> | <u>LOS E VOLUME</u> | <u>LOS E VOLUME</u> | <u>PERCENT PROJECT TRAFFIC</u> | <u>PROJECT TRAFFIC</u> | <u>2% / 3% IMPACT</u> |     |  |
| Bonita Beach Rd. | W. of Site Access      | 4LD                                  | 0                   | 250                 | 1,840               | 1,960               | 1,960               | 1,960               | 30%                            | 44                     | 2.3%                  |     |  |
|                  | W. of Vanderbilt Dr.   | 4LD                                  | 0                   | 250                 | 1,840               | 1,960               | 1,960               | 1,960               | 70%                            | 103                    | 5.3%                  |     |  |
|                  | W. of U.S. 41          | 4LD                                  | 0                   | 250                 | 1,840               | 1,960               | 1,960               | 1,960               | 60%                            | 88                     | 4.5%                  |     |  |
|                  | W. of Old 41           | 4LD                                  | 0                   | 250                 | 1,840               | 1,960               | 1,960               | 1,960               | 30%                            | 44                     | 2.3%                  |     |  |
| U.S. 41          | N. of Bonita Beach Rd. | 6LD                                  | 0                   | 400                 | 2,840               | 2,940               | 2,940               | 2,940               | 15%                            | 22                     | 0.8%                  |     |  |
|                  | S. of Bonita Beach Rd. | 6LD                                  | 0                   | 400                 | 2,840               | 2,940               | 2,940               | 2,940               | 15%                            | 22                     | 0.8%                  |     |  |
| Vanderbilt Dr.   | S. of Bonita Beach Rd. | 2LU                                  | 0                   | 140                 | 800                 | 860                 | 860                 | 860                 | 10%                            | 15                     | 1.7%                  |     |  |

\* Level of Service Thresholds were obtained from the Lee County Generalized Service Volume Table, April 2016.



**TABLE 2A  
CITY OF BONITA SPRINGS TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS  
BAREFOOT BEACH HOTEL**

| FTE Station | K-Factor | D-Factor |
|-------------|----------|----------|
| 0007        | 0.120    | 0.550    |
| 0016        | 0.120    | 0.550    |
| 1229        | 0.150    | 0.570    |
| 0010        | 0.100    | 0.510    |
| 0009        | 0.100    | 0.570    |
| 0008        | 0.120    | 0.550    |

TOTAL PROJECT TRAFFIC AM = 249 VPH IN = 147 OUT= 102  
 TOTAL PROJECT TRAFFIC PM = 222 VPH IN= 111 OUT= 111

| ROADWAY          | SEGMENT                | FTE STA # | FDOT/BONITA |              | YRS OF GROWTH <sup>1</sup> | ANNUAL RATE | CITY OF BONITA |           | PK SEASON PEAK DIR <sup>2</sup> | PK HR PK SEASON PEAK DIRECTION | 2023  |                                | 2023                        |                             | 2023                    |         | 2023  |                   |        |     |
|------------------|------------------------|-----------|-------------|--------------|----------------------------|-------------|----------------|-----------|---------------------------------|--------------------------------|-------|--------------------------------|-----------------------------|-----------------------------|-------------------------|---------|-------|-------------------|--------|-----|
|                  |                        |           | BASE AADI   | CURRENT AADI |                            |             | 2016 AADI      | 2018 AADI |                                 |                                | PK HR | PK HR PK SEASON PEAK DIRECTION | VESTED TRAFFIC <sup>3</sup> | BCKGRND VOLUME <sup>4</sup> | PERCENT PROJECT AM PROJ | TRAFFIC | LOS   | BCKGRND + AM PROJ | VOLUME | LOS |
| Bonita Beach Rd. | W. of Site Access      | 0007      | 13,400      | 13,600       | 8                          | 2.00%       | 24,200         | 1,597     | 1,763                           | C                              | N/A   | 1,763                          | C                           | 30%                         | 44                      | 33      | 1,807 | C                 | 1,796  | C   |
|                  | W. of Vanderbilt Dr.   | 0007      | 13,400      | 13,600       | 8                          | 2.00%       | 24,200         | 1,597     | 1,763                           | C                              | N/A   | 1,763                          | C                           | 70%                         | 103                     | 78      | 1,866 | D                 | 1,841  | D   |
|                  | W. of U.S. 41          | 0016      | 24,800      | 25,300       | 9                          | 2.00%       | 25,300         | 1,670     | 1,844                           | D                              | 551   | 2,395                          | F                           | 60%                         | 88                      | 67      | 2,483 | F                 | 2,462  | F   |
|                  | W. of Old 41           | 1229      | 22,900      | 28,800       | 9                          | 2.58%       | 28,800         | 2,462     | 2,797                           | F                              | 1,020 | 3,817                          | F                           | 30%                         | 44                      | 33      | 3,861 | F                 | 3,850  | F   |
| U.S. 41          | N. of Bonita Beach Rd. | 0010      | 53,500      | 57,500       | 8                          | 2.00%       | 45,600         | 2,326     | 2,568                           | C                              | N/A   | 2,568                          | C                           | 15%                         | 22                      | 17      | 2,590 | C                 | 2,585  | C   |
|                  | S. of Bonita Beach Rd. | 0009      | 34,722      | 36,468       | 8                          | 2.00%       | 35,500         | 2,024     | 2,234                           | C                              | N/A   | 2,234                          | C                           | 15%                         | 22                      | 17      | 2,256 | C                 | 2,251  | C   |
| Vanderbilt Dr.   | S. of Bonita Beach Rd. | 0008      | 5,100       | 8,400        | 9                          | 5.70%       | 8,400          | 554       | 732                             | C                              | N/A   | 732                            | C                           | 10%                         | 15                      | 11      | 747   | C                 | 743    | C   |

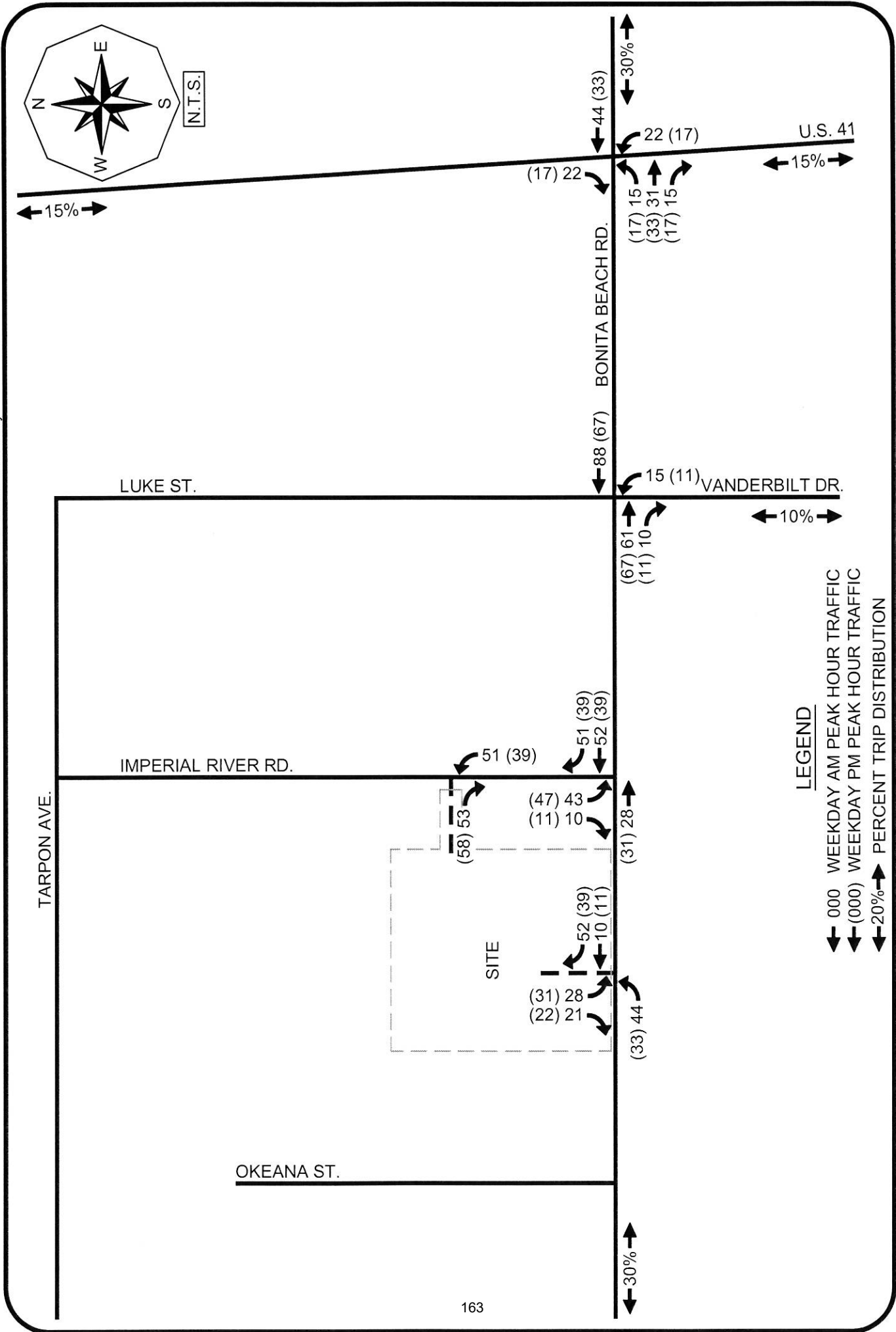
<sup>1</sup> Annual Growth Rate was formulated utilizing AADT 2018 City of Bonita Springs Traffic Count Report. For instances where historical AADT data was missing, FDOT Florida Traffic Online data was utilized.

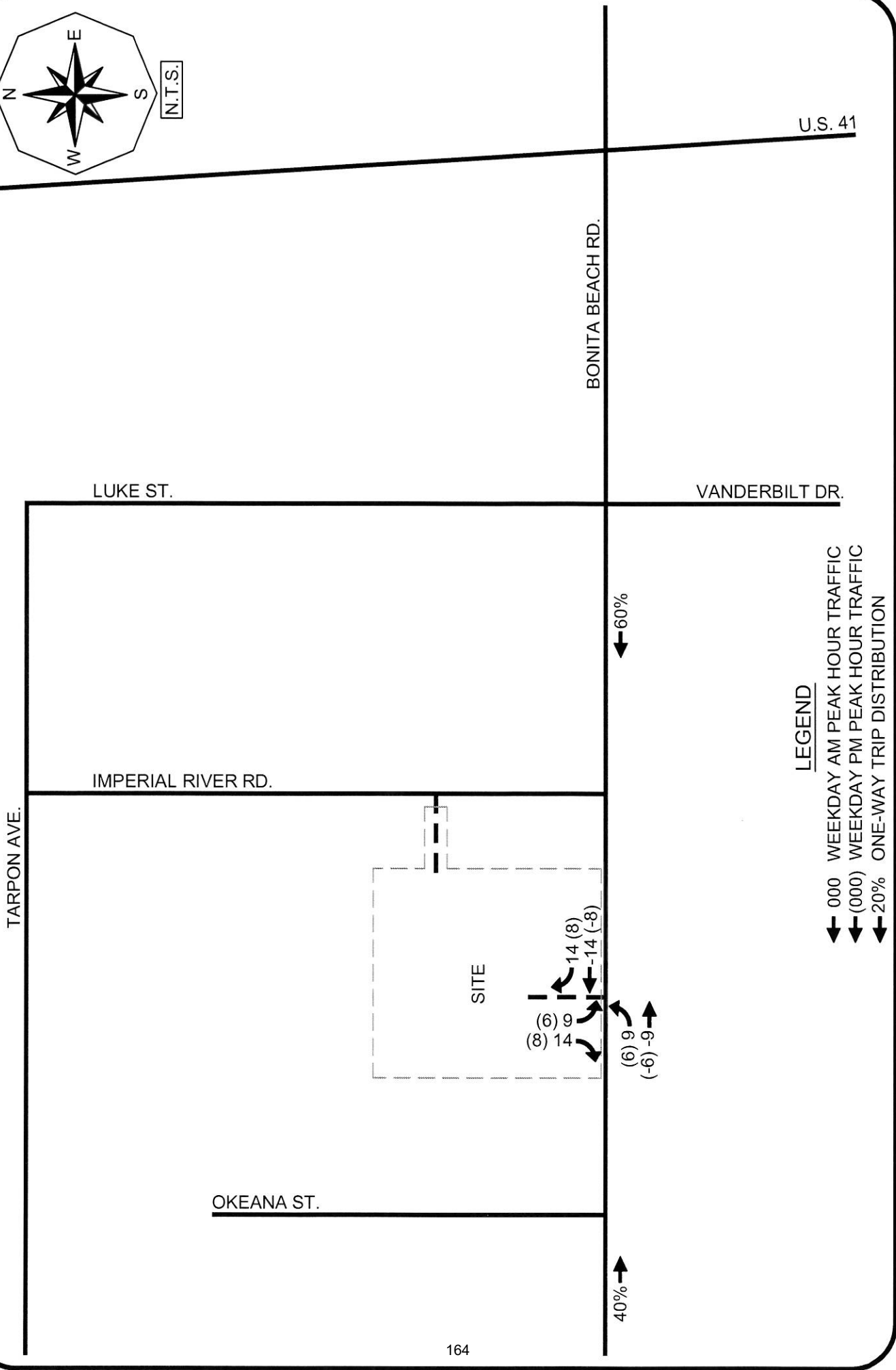
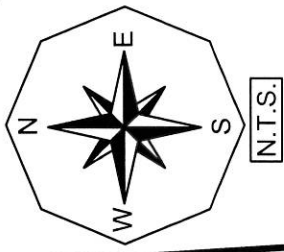
<sup>2</sup> The 2018 Peak Hour Peak Season Peak Direction Volumes were calculated by multiplying the 2018 AADT obtained from the City of Bonita Springs Traffic Count Report by their corresponding "K" and "D" factors.

<sup>3</sup> Vested traffic was calculated by using the background volumes from the "Bonita Beach Traffic By Link" worksheet provided by City of Bonita Springs staff and adjusting them by "K" and "D" factors obtained from the 2018 City of Bonita Springs Traffic Count Report.

<sup>4</sup> The 2023 Background traffic volumes was obtained by adding vested traffic volumes to the projected 2023 Peak Hour Peak Season Peak Direction Volumes.

**SUPPLEMENTAL**  
**FIGURES A-1, A-2 & A-3**

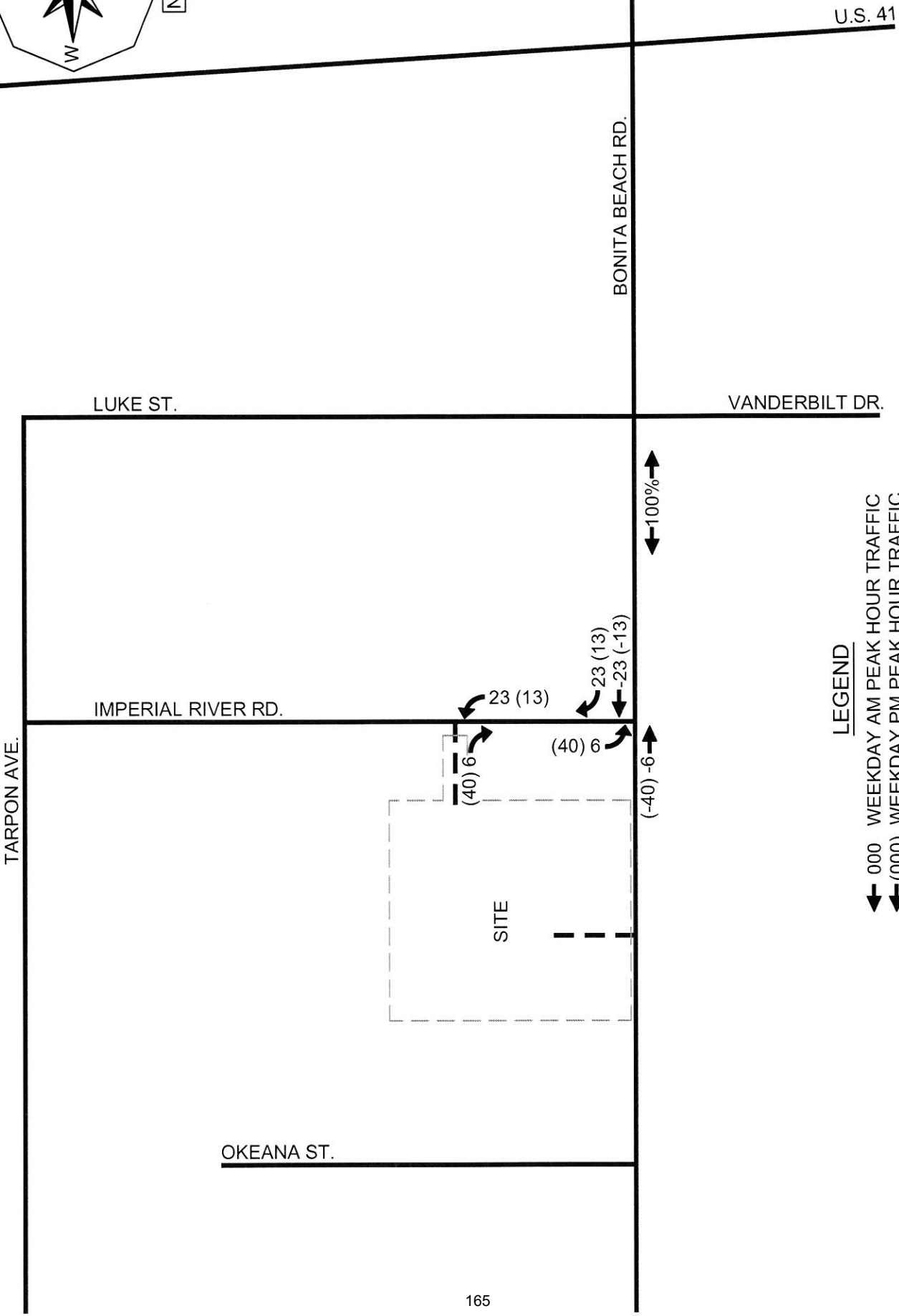
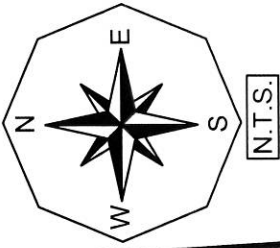




**ASSIGNMENT & DISTRIBUTION OF  
PASS-BY PROJECT TRIPS  
BAREFOOT BEACH HOTEL**



Figure A-2



- LEGEND**
- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
  - ← (000) WEEKDAY PM PEAK HOUR TRAFFIC
  - ← 20% → PERCENT TRIP DISTRIBUTION

**ASSIGNMENT & DISTRIBUTION OF ON-SITE PUBLIC PARKING TRIPS BAREFOOT BEACH HOTEL**



Figure A-3

**LEE COUNTY GENERALIZED  
SERVICE VOLUME TABLE**

**Lee County  
Generalized Peak Hour Directional Service Volumes  
Urbanized Areas**

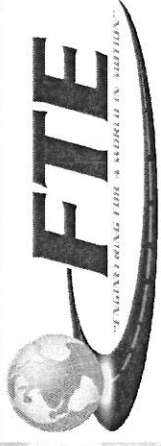
April 2016

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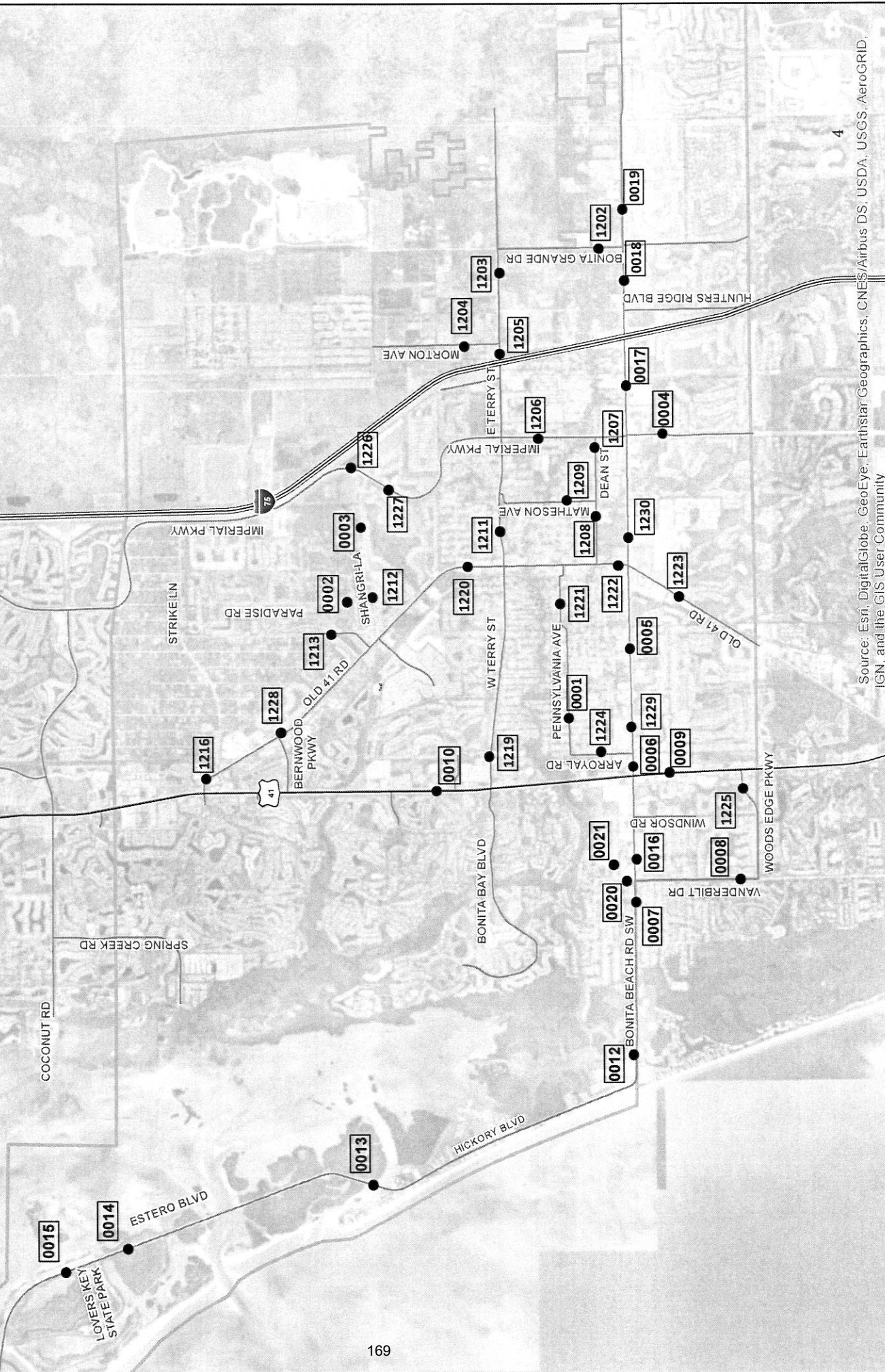
| <b>Uninterrupted Flow Highway</b>   |           |       |       |       |       |       |
|---|-----------|-------|-------|-------|-------|-------|
| Level of Service  |           |       |       |       |       |       |
| Lane  | Divided   | A     | B     | C     | D     | E     |
| 1   | Undivided | 130   | 420   | 850   | 1,210 | 1,640 |
| 2   | Divided   | 1,060 | 1,810 | 2,560 | 3,240 | 3,590 |
| 3   | Divided   | 1,600 | 2,720 | 3,840 | 4,860 | 5,380 |
| <b>Arterials</b>  |           |       |       |       |       |       |
| Class I (40 mph or higher posted speed limit)   |           |       |       |       |       |       |
| Level of Service  |           |       |       |       |       |       |
| Lane  | Divided   | A     | B     | C     | D     | E     |
| 1   | Undivided | *     | 140   | 800   | 860   | 860   |
| 2   | Divided   | *     | 250   | 1,840 | 1,960 | 1,960 |
| 3   | Divided   | *     | 400   | 2,840 | 2,940 | 2,940 |
| 4   | Divided   | *     | 540   | 3,830 | 3,940 | 3,940 |
| Class II (35 mph or slower posted speed limit)  |           |       |       |       |       |       |
| Level of Service  |           |       |       |       |       |       |
| Lane  | Divided   | A     | B     | C     | D     | E     |
| 1   | Undivided | *     | *     | 330   | 710   | 780   |
| 2   | Divided   | *     | *     | 710   | 1,590 | 1,660 |
| 3   | Divided   | *     | *     | 1,150 | 2,450 | 2,500 |
| 4   | Divided   | *     | *     | 1,580 | 3,310 | 3,340 |
| <b>Controlled Access Facilities</b>   |           |       |       |       |       |       |
| Level of Service  |           |       |       |       |       |       |
| Lane  | Divided   | A     | B     | C     | D     | E     |
| 1   | Undivided | *     | 160   | 880   | 940   | 940   |
| 2   | Divided   | *     | 270   | 1,970 | 2,100 | 2,100 |
| 3   | Divided   | *     | 430   | 3,050 | 3,180 | 3,180 |
| <b>Collectors</b>   |           |       |       |       |       |       |
| Level of Service  |           |       |       |       |       |       |
| Lane  | Divided   | A     | B     | C     | D     | E     |
| 1   | Undivided | *     | *     | 310   | 660   | 740   |
| 1   | Divided   | *     | *     | 330   | 700   | 780   |
| 2   | Undivided | *     | *     | 730   | 1,440 | 1,520 |
| 2   | Divided   | *     | *     | 770   | 1,510 | 1,600 |
| Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook. |           |       |       |       |       |       |

**TRAFFIC DATA FROM THE CITY OF  
BONITA SPRINGS TRAFFIC COUNT  
REPORT**





**FIGURE 1**  
**CITY OF BONITA SPRINGS**  
**TRAFFIC COUNT REPORT - 2018**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**TABLE 1 2018 TRAFFIC COUNT SUMMARY  
CITY OF BONITA SPRINGS, FL**

| FTE Station Number | Reference Lee County Station Number | Location  | Start Date | Direction 1 and 2 | 3 Day Average Direction 1 | 3 Day Average Direction 2 | ADT Direction 1 and 2 | FDOT Seasonal Factor | AADT Direction 1 and 2 | K Factor from Lee County | D Factor from Lee County | Peak Hour Two-way Service Volumes | Level Of Service (LOS) | Lee County PCS |
|--------------------|-------------------------------------|---|------------|-------------------|---------------------------|---------------------------|-----------------------|----------------------|------------------------|--------------------------|--------------------------|-----------------------------------|------------------------|----------------|
| 1224               | 496                                 | Arroyal Rd N of Bonita Beach Rd                 | 20-Mar-18  | N/S               | 4397                      | 3400                      | 7797                  | 0.81                 | 6300                   | 12%                      | 55%                      | 756                               | D                      | 7              |
| 0005               | N/A                                 | Bonita Beach Rd between Wisconsin & Michigan St | 20-Mar-18  | E/W               | 16530                     | 16375                     | 32905                 | 0.81                 | 26700                  | 12%                      | 55%                      | 3204                              | C                      | 7              |
| 0016               | 7                                   | Bonita Beach Rd E. of Vandebilt Dr              | 20-Mar-18  | E/W               | 15685                     | 15527                     | 31212                 | 0.81                 | 25300                  | 12%                      | 55%                      | 3036                              | C                      | 7              |
| 1229               | 221                                 | Bonita Beach Rd East of Arroyal Rd              | 20-Mar-18  | E/W               | 18225                     | 17293                     | 35518                 | 0.81                 | 28800                  | 15%                      | 57%                      | 4320                              | D                      | 42             |
| 0006               | N/A                                 | Bonita Beach Rd W. of Arroyal Rd                | 20-Mar-18  | E/W               | 19392                     | 18290                     | 37682                 | 0.81                 | 30500                  | 9%                       | 51%                      | 2745                              | C                      | 92             |
| 1230               | N/A                                 | Bonita Beach W of Race Track Rd                 | 20-Mar-18  | E/W               | 21988                     | 21139                     | 43127                 | 0.81                 | 34900                  | 15%                      | 57%                      | 5235                              | D                      | 42             |
| 0012**             | N/A                                 | Bonita Beach Rd E. of Barefoot Blvd             | 20-Mar-18  | E/W               | 11830                     | 11633                     | 23463                 | 0.81                 | 19000                  | 12%                      | 55%                      | 2280                              | C                      | 7              |
| 0007**             | N/A                                 | Bonita Beach Rd W. of Vandebilt Dr              | 20-Mar-18  | E/W               | 15117                     | 14774                     | 29891                 | 0.81                 | 24200                  | 12%                      | 55%                      | 2904                              | C                      | 7              |
| 1202               | 519                                 | Bonita Grande Dr N of Bonita Beach Rd           | 20-Mar-18  | N/S               | 4277                      | 4605                      | 8882                  | 0.81                 | 7200                   | 15%                      | 57%                      | 1080                              | C                      | 42             |
| 1213               | N/A                                 | Cockleshell Dr N of Shangri-La Rd               | 20-Mar-18  | N/S               | 1315                      | 1230                      | 2545                  | 0.81                 | 2100                   | 11%                      | 63%                      | 231                               | C                      | 16             |
| 1207               | N/A                                 | Dean St E of Lime St                            | 20-Mar-18  | E/W               | 1675                      | 1573                      | 3248                  | 0.81                 | 2600                   | 15%                      | 57%                      | 390                               | C                      | 42             |
| 1208               | N/A                                 | Dean St W of Matheson Ave                       | 20-Mar-18  | E/W               | 1352                      | 1234                      | 2586                  | 0.81                 | 2100                   | 15%                      | 57%                      | 315                               | C                      | 42             |
| 1205               | N/A                                 | E Terry St E of I-75                            | 20-Mar-18  | E/W               | 5421                      | 5299                      | 10720                 | 0.81                 | 8700                   | 15%                      | 57%                      | 1305                              | E                      | 42             |
| 1211               | 271                                 | E Terry St E of Old 41 Rd                       | 20-Mar-18  | E/W               | 7939                      | 8367                      | 16306                 | 0.81                 | 13200                  | 15%                      | 57%                      | 1980                              | D                      | 42             |
| 1203               | N/A                                 | E Terry St W of Bonita Grande Dr                | 20-Mar-18  | E/W               | 3570                      | 3510                      | 7080                  | 0.81                 | 5700                   | 15%                      | 57%                      | 855                               | D                      | 42             |
| 0013**             | N/A                                 | Estero Blvd N. of Hickory Blvd                  | 20-Mar-18  | N/S               | 5589                      | 5945                      | 11534                 | 0.81                 | 9300                   | 9%                       | 52%                      | 837                               | D                      | 44             |

| FTE Station Number | Reference Lee County Station Number | Location  | Start Date | Direction 1 and 2 | 3 Day Average Direction 1 | 3 Day Average Direction 2 | ADT Direction 1 and 2 | FDOT Seasonal Factor | AADT Direction 1 and 2 | K Factor from Lee County | D Factor from Lee County | Peak Hour Two-way Service Volumes | Level Of Service (LOS) | Lee County PCS |
|--------------------|-------------------------------------|---|------------|-------------------|---------------------------|---------------------------|-----------------------|----------------------|------------------------|--------------------------|--------------------------|-----------------------------------|------------------------|----------------|
| 0010               | N/A                                 | US-41, N. of Shopping Center Entrance                           | 20-Mar-18  | N/S               | 29016                     | 27268                     | 56284                 | 0.81                 | 45600                  | 10%                      | 51%                      | 4560                              | C                      | 93             |
| 0009               | N/A                                 | US-41, S. of Beaumont Rd  | 20-Mar-18  | N/S               | 22675                     | 21194                     | 43869                 | 0.81                 | 35500                  | 10%                      | 57%                      | 3550                              | C                      | 92             |
| 0008               | N/A                                 | Vanderbilt Dr N. of Woods Edge Pkwy                             | 20-Mar-18  | N/S               | 5178                      | 5163                      | 10341                 | 0.81                 | 8400                   | 12%                      | 55%                      | 1008                              | D                      | 7              |
| 1219               | N/A                                 | W Terry St E of US 41   | 20-Mar-18  | E/W               | 6786                      | 7604                      | 14390                 | 0.81                 | 11700                  | 15%                      | 57%                      | 1755                              | D                      | 42             |
| 1225               | N/A                                 | Woods Edge Pkwy W of US 41                                      | 20-Mar-18  | E/W               | 2673                      | 2407                      | 5080                  | 0.81                 | 4100                   | 11%                      | 57%                      | 451                               | C                      | 23             |
| 0017               | N/A                                 | Bonita Beach Rd between Imperial Parkway and I-75               | 20-Mar-18  | E/W               | 23267                     | 22426                     | 45693                 | 0.81                 | 37000                  | 15%                      | 57%                      | 5550                              | F                      | 42             |
| 0018               | N/A                                 | Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr | 20-Mar-18  | E/W               | 11309                     | 11230                     | 22539                 | 0.81                 | 18300                  | 15%                      | 57%                      | 2745                              | C                      | 42             |
| 0019               | N/A                                 | Bonita Beach Rd E. of Bonita Grande Dr                          | 20-Mar-18  | E/W               | 7959                      | 4052                      | 12011                 | 0.81                 | 9700                   | 15%                      | 57%                      | 1455                              | C                      | 42             |
| 0020               | N/A                                 | Luke St Btm Kens Way & Bonita Beach Rd                          | 20-Mar-18  | N/S               | 11257                     | 12160                     | 23417                 | 0.81                 | 19000                  | 12%                      | 55%                      | 2280                              | C                      | 7              |
| 0021               | N/A                                 | Quails Walk E O Luke St   | 20-Mar-18  | E/W               | 309                       | 296                       | 605                   | 0.81                 | 500                    | 12%                      | 55%                      | 60                                | C                      | 7              |

\*\* Collected weekend counts also



TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY  
CITY OF BONITA SPRINGS, FL

| FTE Station Number | Reference Lee County Station Number | Location   | Counts performed by FTE or obtained from Lee County    |       |       |       |       |   |        |        |        |        |        |        |          |          |
|--------------------|-------------------------------------|--|--|-------|-------|-------|-------|---|--------|--------|--------|--------|--------|--------|----------|----------|
|                    |                                     |  | Obtained from the Lee County Traffic Count Report 2016 |       |       |       |       | Counts performed by FTE or obtained from Lee County |        |        |        |        |        |        |          |          |
|                    |                                     |  | 2003   | 2004  | 2005  | 2006  | 2007  | 2008  | Dec-09 | Dec-10 | Feb-12 | Jan-14 | Feb-15 | Feb-16 | March-17 | March-18 |
| 1224               | 0496                                | Arroyal Rd N of Bonita Beach Rd                      | 5000   | 6200  | 6500  | 6400  | 5300  | 4700  | 6000   | 5600   | 5000   | 5900   | 5500   | 6300   | 6100     | 6300     |
| 0005               | N/A                                 | Bonita Beach Rd between Wisconsin & Michigan St      | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | N/A    | 28500    | 26700    |
| 0016               | 0007                                | Bonita Beach Rd E. of Vandebilt Dr                   | N/A  | N/A   | N/A   | N/A   | U/C   | 23400   | 24800  | 23000  | 23500  | 24600  | 25700  | 25900  | 30300    | 25300    |
| 1229               | 0221                                | Bonita Beach Rd East of Arroyal Rd                   | N/A  | 27000 | 25200 | 25600 | 26300 | 26300   | 22900  | 23600  | N/A    | N/A    | N/A    | 32300  | 31100    | 28800    |
| 0006               | N/A                                 | Bonita Beach Rd W. of Arroyal Rd                     | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | N/A    | 30700    | 30500    |
| 1230               | N/A                                 | Bonita Beach W of Race Track Rd                      | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | 37500  | 36100    | 34900    |
| 0012**             | N/A                                 | Bonita Beach Rd E. of Barefoot Blvd                  | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | N/A    | 19400    | 19000    |
| 007**              | N/A                                 | Bonita Beach Rd W. of Vandebilt Dr                   | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | N/A    | 25300    | 24200    |
| 1202               | 0519                                | Bonita Grande Dr N of Bonita Beach Rd                | 5400   | 7400  | 7100  | 8200  | 6800  | 5300  | 5300   | 5600   | 6100   | 5500   | 6200   | 6600   | 6300     | 7200     |
| 1213               | N/A                                 | Cockleshell Dr N of Shangri-La Rd                    | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 1900   | 1900   | 2300   | 1700   | 1900   | 3900   | 3700     | 2100     |
| 1207               | N/A                                 | Dean St E of Lime St                                 | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 3400   | 3100   | 3200   | 2800   | 2700   | 3000   | 2900     | 2600     |
| 1208               | N/A                                 | Dean St W of Matheson Ave                            | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 2800   | 2300   | 2400   | 2000   | 2000   | 2500   | 2400     | 2100     |
| 1205               | N/A                                 | E Terry St E of I-75                                 | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 8100   | 7900   | 7900   | 7800   | 8100   | 9000   | 8600     | 8700     |
| 1211               | 0271                                | E Terry St E of Old 41 Rd                            | 9900   | 12000 | 13800 | U/C   | 10000 | 13000   | 14400  | 14300  | 14800  | 13400  | 12700  | 14800  | 14200    | 13200    |
| 1203               | N/A                                 | E Terry St W of Bonita Grande Dr                     | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 4600   | 4500   | 4600   | 4400   | 4500   | 5600   | 5400     | 5700     |
| 0013**             | N/A                                 | Estero Blvd N. of Hickory Blvd                       | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | N/A    | 9100     | 9300     |
| 0015**             | N/A                                 | Estero Blvd N. of Lovers Key State Park              | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | N/A    | 8600     | 9000     |
| 0014**             | N/A                                 | Estero Blvd S. of Lovers Key State Park              | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | N/A    | 8800     | 9100     |
| 1206               | N/A                                 | Imperial Pkwy Between Bonita Beach Rd and E Terry St | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | 16300  | 17400  | 19600  | 20600  | 23300  | 21100    | 23300    |
| 1226               | 0492                                | Imperial Pkwy N/O Shangri-La                         | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | 13000  | 15900  | 15300    | 15700    |
| 0004               | N/A                                 | Imperial Pkwy S. of Tropic Dr                        | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | N/A    | N/A    | 20200    | 20500    |
| 1227               | N/A                                 | Imperial Pkwy S/O Shangri-La                         | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A    | N/A    | 13800  | 17200  | 16600    | 18000    |
| 1209               | N/A                                 | Matheson Ave N of Dean St                            | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 1900   | 1700   | 1500   | 1800   | 1500   | 2100   | 2100     | 1600     |
| 1204               | N/A                                 | Morton Ave N of East Terry St                        | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 5800   | 5400   | 5700   | 5300   | 5300   | 5900   | 5700     | 5600     |

| FTE Station Number | Reference Lee County Station Number | Location  | Obtained from the Lee County Traffic Count Report 2016 |       |       |       |       |       |        |        | Counts performed by FTE or obtained from Lee County |        |        |        |          |          |  |  |
|--------------------|-------------------------------------|---|--|-------|-------|-------|-------|-------|--------|--------|---|--------|--------|--------|----------|----------|--|--|
|                    |                                     |   | 2003   | 2004  | 2005  | 2006  | 2007  | 2008  | Dec-09 | Dec-10 | Feb-12  | Jan-14 | Feb-15 | Feb-16 | March-17 | March-18 |  |  |
| 1223               | N/A                                 | Old 41 Rd Between Collier County Line to Bonita Beach Rd        | 12600  | 13700 | 14000 | 14000 | 13000 | 11600 | N/A    | 15200  | 14600   | 14100  | 14900  | 14700  | 14200    | 15200    |  |  |
| 1222               | N/A                                 | Old 41 Rd N of Bonita Beach Rd                                  | 16500  | 18500 | 17600 | 17400 | 18300 | 13200 | 15400  | 15000  | 14700   | 13500  | 13100  | 9000   | 8700     | 10500    |  |  |
| 1220               | N/A                                 | Old 41 Rd N of E/W Terry St                                     | 22000  | 24600 | 26300 | 26700 | 23500 | 19900 | 23800  | 23700  | 25200   | 20700  | 18400  | 17700  | 19000    |          |  |  |
| 1216               | N/A                                 | Old 41 Rd S of US 41  | 13000  | 14200 | 15000 | 16000 | 13200 | N/A   | 12000  | 12500  | 12100   | 12000  | 11900  | 11500  | 11800    |          |  |  |
| 1228               | N/A                                 | Old 41 S/O Bernwood Pkwy  | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | 13600  | 13900  | 13700    |          |  |  |
| 0002               | N/A                                 | Paradise Rd N. of Shangri-La                                    | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | 2500   | 2900     |          |  |  |
| 0001               | N/A                                 | Pennsylvania Ave E. of Los Amigos Lane                          | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | N/A    | 3100     | 3500     |  |  |
| 1221               | 0494                                | Pennsylvania Ave W of Old 41 Rd                                 | 4100   | 4000  | 4900  | 4500  | 4300  | 3000  | 6300   | 6400   | 5600  | 4400   | 3400   | 3300   | 4300     |          |  |  |
| 0003               | N/A                                 | Shangri-La E. Tropic Acres Dr                                   | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | 4700   | 5100     |          |  |  |
| 1212               | N/A                                 | Shangri-La Rd E of Old US 41                                    | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 5000   | 5100   | 4900  | 4600   | 5800   | 5600   | 6300     |          |  |  |
| 0010               | N/A                                 | US-41, N. of Shopping Center Entrance                           | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | 49200  | 45600    |          |  |  |
| 0009               | N/A                                 | US-41, S. of Beaumont Rd  | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | 35600  | 35500    |          |  |  |
| 0008               | N/A                                 | Vanderbilt Dr N. of Woods Edge Pkwy                             | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | 6900   | 8400     |          |  |  |
| 1219               | N/A                                 | W Terry St E of US 41   | 13300  | 12000 | 11400 | 12200 | 12200 | 11600 | 12700  | 12800  | 11000   | 12400  | 13300  | 12800  | 11700    |          |  |  |
| 1225               | N/A                                 | Woods Edge Pkwy W of US 41                                      | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | 4500   | 5000   | 5300  | 4200   | 4500   | 4400   | 4100     |          |  |  |
| 0017               | N/A                                 | Bonita Beach Rd between Imperial Parkway and I-75               | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | N/A    | 37000    |          |  |  |
| 0018               | N/A                                 | Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | N/A    | 18300    |          |  |  |
| 0019               | N/A                                 | Bonita Beach Rd E. of Bonita Grande Dr                          | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | N/A    | 9700     |          |  |  |
| 0020               | N/A                                 | Luke St Btm Kens Way & Bonita Beach Rd                          | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | N/A    | 19000    |          |  |  |
| 0021               | N/A                                 | Qualis Walk E O Luke St   | N/A  | N/A   | N/A   | N/A   | N/A   | N/A   | N/A    | N/A    | N/A   | N/A    | N/A    | N/A    | 500      |          |  |  |

\*\* Collected weekend counts also.

**TRAFFIC DATA FROM THE  
FDOT TRAFFIC INFORMATION CD**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0041 - SR 45/US41, N OF BONITA BEACH ROAD

| YEAR | AADT    | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|-------------|-------------|-----------|----------|----------|
| 2016 | 57500 C | N 28500     | S 29000     | 9.00      | 56.20    | 2.10     |
| 2015 | 56500 C | N 28500     | S 28000     | 9.00      | 54.50    | 2.10     |
| 2014 | 47000 C | N 23500     | S 23500     | 9.00      | 54.60    | 2.80     |
| 2013 | 43000 C | N 21500     | S 21500     | 9.00      | 59.70    | 3.10     |
| 2012 | 42500 C | N 21500     | S 21000     | 9.00      | 54.30    | 2.40     |
| 2011 | 48500 C | N 24500     | S 24000     | 9.00      | 55.00    | 2.40     |
| 2010 | 47000 C | N 23500     | S 23500     | 10.32     | 57.60    | 2.20     |
| 2009 | 44000 C | N 21500     | S 22500     | 10.24     | 54.47    | 2.60     |
| 2008 | 53500 C | N 26000     | S 27500     | 10.37     | 58.94    | 2.20     |
| 2007 | 53000 F | N 26000     | S 27000     | 10.16     | 54.76    | 4.90     |
| 2006 | 50000 C | N 24500     | S 25500     | 10.23     | 54.38    | 5.00     |
| 2005 | 57500 S | N 28000     | S 29500     | 10.30     | 54.10    | 8.40     |
| 2004 | 53500 F | N 26000     | S 27500     | 9.90      | 54.30    | 4.10     |
| 2003 | 50500 C | N 24500     | S 26000     | 9.80      | 55.60    | 4.10     |
| 2002 | 50000 C | N 24500     | S 25500     | 10.20     | 57.20    | 4.10     |
| 2001 | 45500 C | N 22500     | S 23000     | 10.00     | 55.60    | 5.70     |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6023 - US 41, 0.25 MI N OF COLLIER CO/L, PTMS 42, LCPR 23

| YEAR | AADT    | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|-------------|-------------|-----------|----------|----------|
| 2016 | 36468 C | N 18979     | S 17489     | 9.00      | 57.80    | 4.00     |
| 2015 | 34903 C | N 18097     | S 16806     | 9.00      | 54.40    | 2.50     |
| 2014 | 34105 C | N 17713     | S 16392     | 9.00      | 54.40    | 2.90     |
| 2013 | 32993 C | N 17065     | S 15928     | 9.00      | 53.50    | 2.80     |
| 2012 | 32441 C | N 16710     | S 15731     | 9.00      | 54.50    | 2.90     |
| 2011 | 33235 C | N 17049     | S 16186     | 9.00      | 56.50    | 2.80     |
| 2010 | 33789 C | N 17367     | S 16422     | 11.41     | 52.73    | 2.80     |
| 2009 | 33379 C | N 17079     | S 16300     | 10.80     | 54.93    | 3.20     |
| 2008 | 34722 C | N 17731     | S 16991     | 11.04     | 57.00    | 2.00     |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0027 - HICKORY BLVD, AT BONITA BEACH RD/CR 865 LC 299

| YEAR | AADT    | DIRECTION 1 |      | DIRECTION 2 |      | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|-------------|------|-------------|------|-----------|----------|----------|
| 2016 | 13600 S | E           | 6700 | W           | 6900 | 9.00      | 58.80    | 4.10     |
| 2015 | 13200 F | E           | 6500 | W           | 6700 | 9.00      | 57.80    | 4.10     |
| 2014 | 12600 C | E           | 6200 | W           | 6400 | 9.00      | 57.70    | 4.10     |
| 2013 | 9900 S  | E           | 4900 | W           | 5000 | 9.00      | 57.10    | 4.80     |
| 2012 | 9700 F  | E           | 4800 | W           | 4900 | 9.00      | 56.50    | 4.80     |
| 2011 | 9700 C  | E           | 4800 | W           | 4900 | 9.00      | 55.90    | 4.80     |
| 2010 | 13400 S | E           | 6700 | W           | 6700 | 12.13     | 57.28    | 3.50     |
| 2009 | 13400 F | E           | 6700 | W           | 6700 | 11.80     | 57.01    | 3.50     |
| 2008 | 13400 C | E           | 6700 | W           | 6700 | 11.72     | 57.80    | 3.50     |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**TRAFFIC DATA FROM THE LEE  
COUNTY DOT TRAFFIC COUNT  
REPORT**

Daily Traffic Volume (AADT)

| STREET               | LOCATION             | Sta-<br>tion # | 2007  | 2008        | 2009        | 2010 | 2011 | 2012 | 2013 | 2014  | 2015  | 2016 | Σ  | Area |
|----------------------|----------------------|----------------|-------|-------------|-------------|------|------|------|------|-------|-------|------|----|------|
| US 41 (SR 45)        | N OF PINE ISLAND RD  | 419            | 25100 | 26100       | 21600       |      |      |      |      |       |       |      | 1  | 2    |
| US 41 (SR 45)        | N OF LITTLETON RD    | 425            | 18300 | 17700       | 15700       |      |      |      |      |       |       |      | 1  | 2    |
| US 41 (SR 45)        | N OF LITTLETON RD    | 100            |       |             |             |      |      |      |      | 18100 | 21400 |      |    |      |
| US 41 (SR 45)        | S OF TARA WOODS BLVD | <u>103</u>     |       |             |             |      |      |      |      | 21000 | 24800 |      |    |      |
| US 41 (SR 45)        | S OF CHARLOTTE CO.   | 449            | 15500 | 20700       | 13900       |      |      |      |      |       |       |      | 1  | 2    |
| <b>VANDERBILT RD</b> | S OF BONITA BEACH RD | 491            | 6100  | <b>5700</b> | <b>5100</b> |      |      |      |      |       |       |      | 23 | 6    |

**BONITA BEACH ROAD  
TRAFFIC BY LINK**

# BONITA BEACH ROAD TRAFFIC BY LINK

| LINK                         | AVERAGE SEASONAL*<br>AADT | BACKGROUND | TOTAL  |
|------------------------------|---------------------------|------------|--------|
| I-75 to East of Bonita Grand | 9500                      | 44400      | 53900  |
| IMPERIAL TO I-75             | 37500                     | 28300      | 50330  |
| US 41 TO IMPERIAL            | 35000                     | 11930      | 46930  |
| VANDERBILT TO US 41          | 33585                     | 8350       | 41935* |

**Notes:**

Seasonal\* is the months of Jan, Feb, Mar.

Seasonal information is used when available.

Background is from approved development orders or agreements.

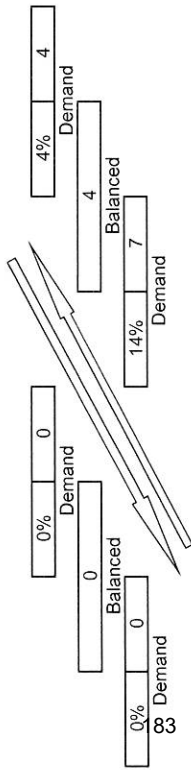
Link assignment is based on direct access and historic trends.

*FDOT Count Stations  
right across street -  
needs to be adjusted*

# **INTERNAL CAPTURE WORKSHEETS**

## Internal Capture Calculation Summary Sheet WEEKDAY AM PEAK HOUR

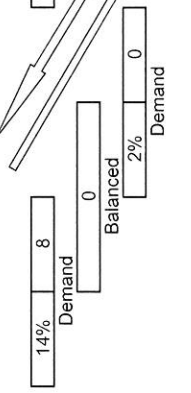
| Exit to External |      | Land Use A - Retail Uses |          | Enter from External |   |
|------------------|------|--------------------------|----------|---------------------|---|
| Enter            | Exit | Total                    | Internal | External            | % |
| 60               | 93   | 97                       | 4        | 93                  |   |
| ↔                | ↔    | 60                       | 0        | 60                  |   |
| ↔                | ↔    | 157                      | 4        | 153                 |   |
| ↔                | ↔    | 100%                     | 3%       | 97%                 |   |



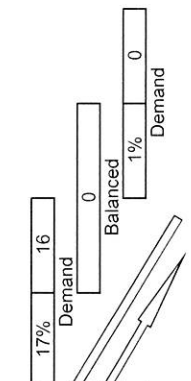
| Exit to External |      | Land Use B - Hotel |          | Enter from External |   |
|------------------|------|--------------------|----------|---------------------|---|
| Enter            | Exit | Total              | Internal | External            | % |
| 49               | 73   | 73                 | 0        | 73                  |   |
| ↔                | ↔    | 53                 | 4        | 49                  |   |
| ↔                | ↔    | 126                | 4        | 122                 |   |
| ↔                | ↔    | 100%               | 3%       | 97%                 |   |

| Net External Trips for Multi-Use Development |            | Land Use C |       |
|--|------------|------------|-------|
| Land Use A                                   | Land Use B | Land Use C | Total |
| 93   | 73         | 5          | 171   |
| 60   | 49         | 16         | 125   |
| 153  | 122        | 21         | 296   |
| 157  | 126        | 21         | 304   |

Single-Use Trip Gen. Est. 3% Internal Capture Rate



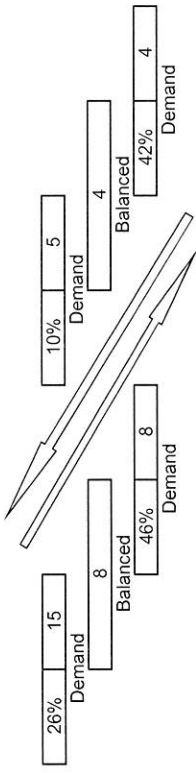
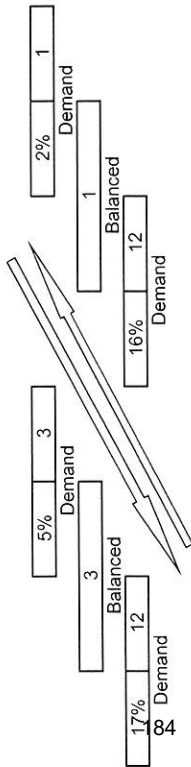
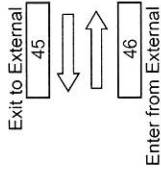
| Exit to External |      | Land Use C - Residential Uses |          | Enter from External |   |
|------------------|------|-------------------------------|----------|---------------------|---|
| Enter            | Exit | Total                         | Internal | External            | % |
| 5                | 16   | 21                            | 0        | 21                  |   |
| ↔                | ↔    | 16                            | 0        | 16                  |   |
| ↔                | ↔    | 21                            | 0        | 21                  |   |
| ↔                | ↔    | 100%                          | 0%       | 100%                |   |



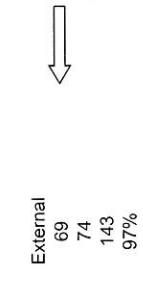
| Exit to External |      | Land Use A - Retail Uses |          | Enter from External |   |
|------------------|------|--------------------------|----------|---------------------|---|
| Enter            | Exit | Total                    | Internal | External            | % |
| 16               | 93   | 93                       | 4        | 93                  |   |
| ↔                | ↔    | 60                       | 0        | 60                  |   |
| ↔                | ↔    | 153                      | 4        | 153                 |   |
| ↔                | ↔    | 100%                     | 3%       | 97%                 |   |

### Internal Capture Calculation Summary Sheet WEEKDAY PM PEAK HOUR

| Land Use A - Retail Uses |       |          |
|--------------------------|-------|----------|
|                          | Total | External |
| Enter                    | 51    | 46       |
| Exit                     | 56    | 45       |
| Total                    | 107   | 91       |
| %                        | 100%  | 85%      |



| Land Use B - Hotel |       |          |
|--------------------|-------|----------|
|                    | Total | External |
| Enter              | 72    | 69       |
| Exit               | 75    | 74       |
| Total              | 147   | 143      |
| %                  | 100%  | 97%      |



| Land Use C - Residential Uses |       |          |
|-------------------------------|-------|----------|
|                               | Total | External |
| Enter                         | 17    | 8        |
| Exit                          | 10    | 4        |
| Total                         | 27    | 12       |
| %                             | 100%  | 44%      |



| Net External Trips for Multi-Use Development |            |            |            |       |
|--|------------|------------|------------|-------|
|  | Land Use A | Land Use B | Land Use C | Total |
| Enter  | 46         | 69         | 9          | 124   |
| Exit   | 45         | 74         | 6          | 125   |
| Total  | 91         | 143        | 15         | 249   |
| Single-Use Trip Gen. Est.                    | 107        | 147        | 27         | 281   |

Internal Capture Rate: 11%



**CITY OF BONITA SPRINGS**  
**ZONING MAP**

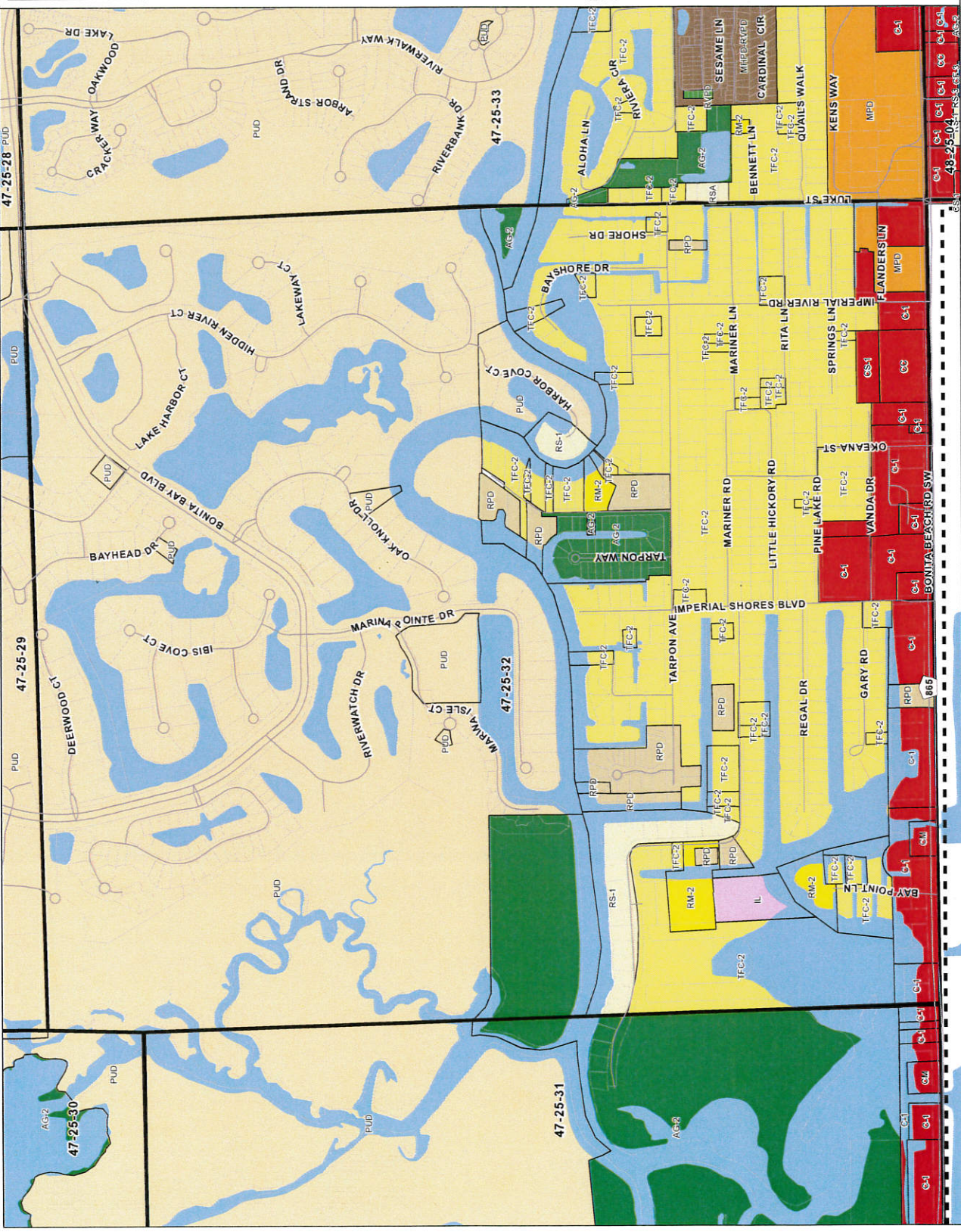
|    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 |
| 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 |    |    |    |    |    |

- LEGEND**
- Zoning District**
- RS-A: Residential Single-Family
  - RS-1: Residential Single-Family
  - RS-3: Residential Single-Family
  - TFC-2: Res. Two-Family Conservation
  - RM-2: Residential Multiple-Family
  - RPD: Residential PD
  - MHPD/RVPD: Mobile Home/Rec. Veh. PD
  - PUD: Planned Unit Development
  - MPD: Mixed Use PD
  - C-1: Commercial
  - CG: General Commercial
  - CC: Community Commercial
  - CS-1: Special Commercial Office
  - CM: Marine Commercial
  - IL: Light Industrial
  - CF-3: Community Facilities
  - RVPD: Recreational Vehicle PD
  - AG-2: Agricultural
  - Lake or Pond
  - Property Line
  - City Limits
  - Township - Range - Section



**TRS: 47-25-32**  
**Zoning District**  
**Map Book**  
 Bonita Springs, FL  
 Community Development Department

This map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map.  
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**TRIP GENERATION  
FOR ON-SITE PUBLIC PARKING**

# TRIP GENERATION FOR ON-SITE PUBLIC PARKING BAREFOOT BEACH

ITE TRIP GENERATION REPORT, 10<sup>th</sup> EDITION

**Trip Generation – On-Site Public Parking (LUC 90)**

| Land Use   | Weekday A.M. Peak Hour |     |       | Weekday P.M. Peak Hour |     |       | Daily<br>(2-way) |
|--|------------------------|-----|-------|------------------------|-----|-------|------------------|
|  | In                     | Out | Total | In                     | Out | Total |                  |
| Park-and-Ride Lot with Bus<br>or Light Rail Service<br>(58 Parking Spaces) | 23                     | 6   | 29    | 13                     | 40  | 53    | 272              |

Note: LUC 90 was utilized to generate trips.

# **TRIP GENERATION EQUATIONS**

# Park-and-Ride Lot with Bus or Light Rail Service (090)

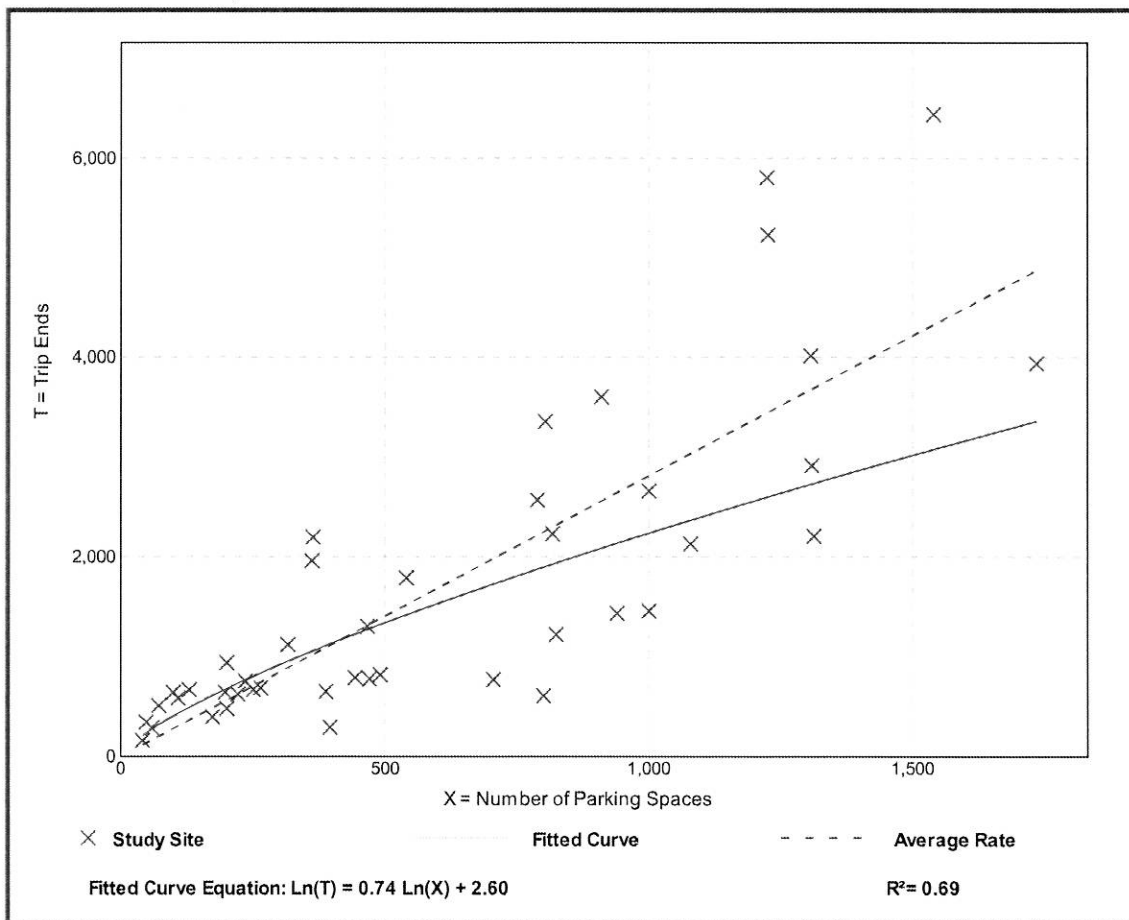
Vehicle Trip Ends vs: **Parking Spaces**  
On a: **Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 43  
Avg. Num. of Parking Spaces: 601  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Parking Space

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 2.81         | 0.74 - 7.13    | 1.31               |

## Data Plot and Equation



## Park-and-Ride Lot with Bus or Light Rail Service (090)

**Vehicle Trip Ends vs: Parking Spaces**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 78

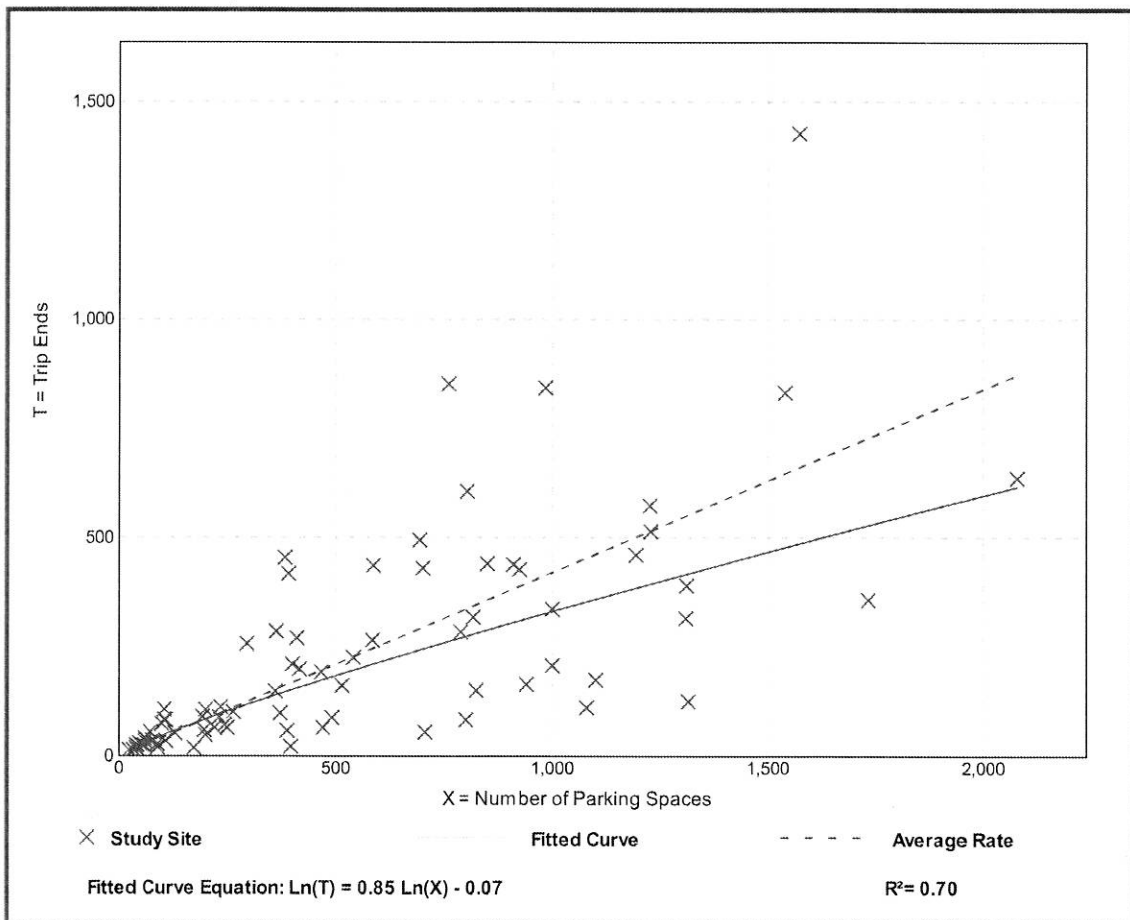
Avg. Num. of Parking Spaces: 538

Directional Distribution: 79% entering, 21% exiting

### Vehicle Trip Generation per Parking Space

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.42         | 0.06 - 1.19    | 0.26               |

### Data Plot and Equation



## Park-and-Ride Lot with Bus or Light Rail Service (090)

Vehicle Trip Ends vs: **Parking Spaces**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 73

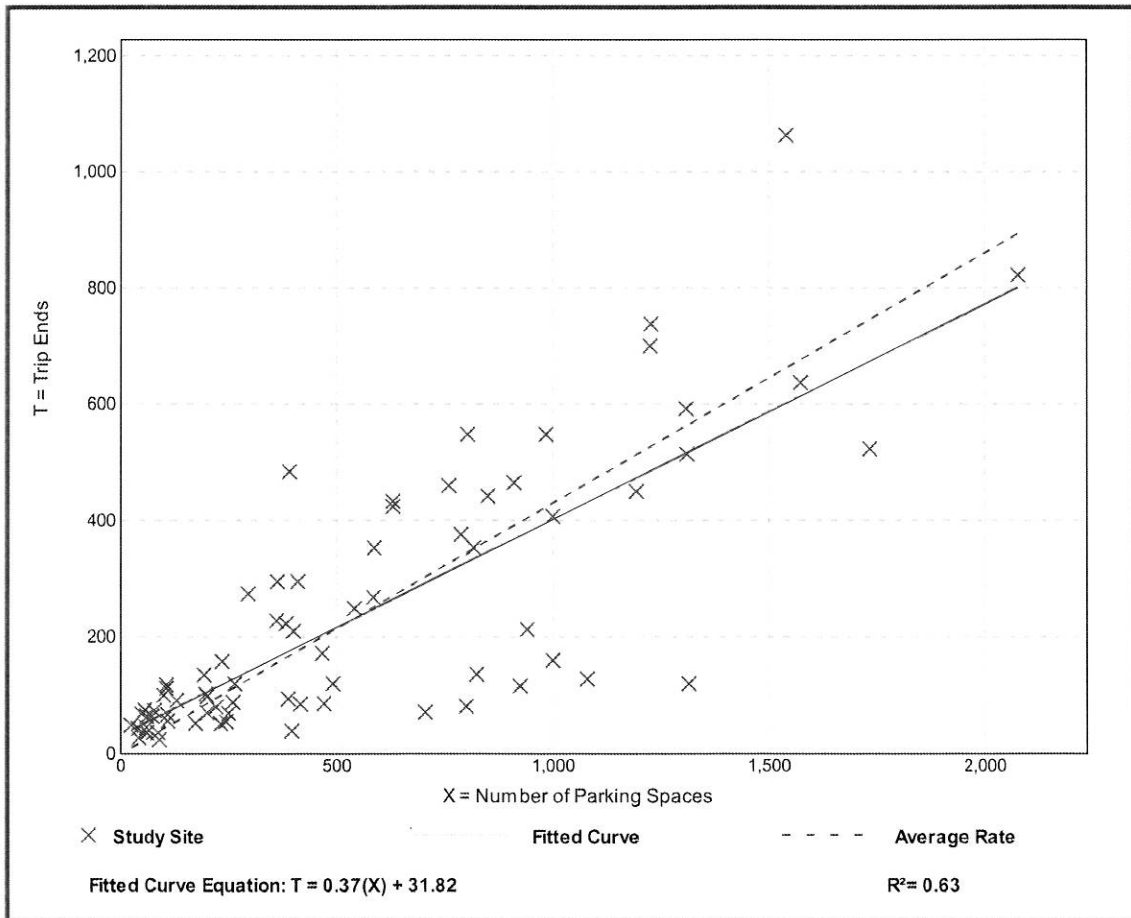
Avg. Num. of Parking Spaces: 547

Directional Distribution: 25% entering, 75% exiting

### Vehicle Trip Generation per Parking Space

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.43         | 0.09 - 2.04    | 0.23               |

### Data Plot and Equation





# Multifamily Housing (Low-Rise) (220)

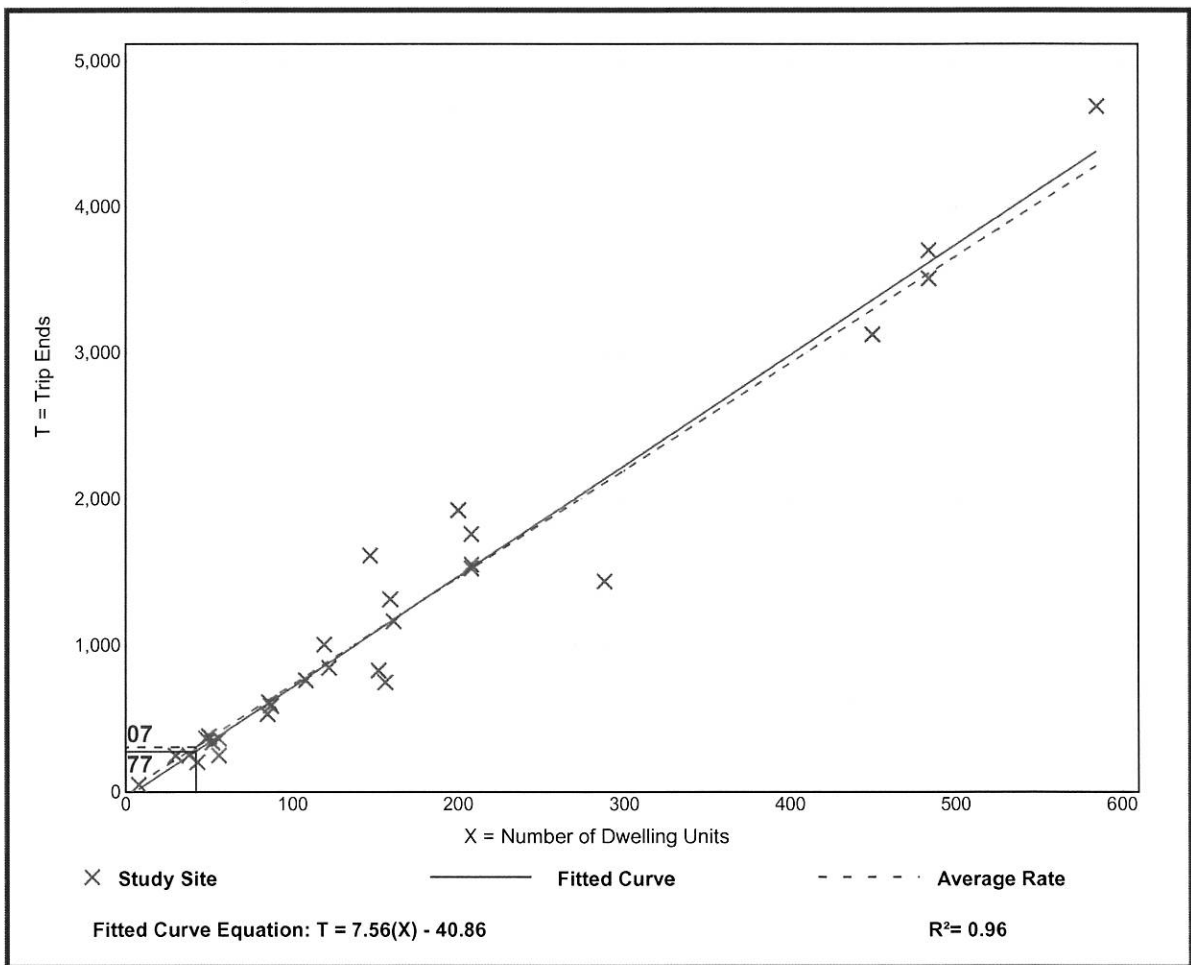
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 29  
Avg. Num. of Dwelling Units: 168  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 7.32         | 4.45 - 10.97   | 1.31               |

## Data Plot and Equation



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# Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 42

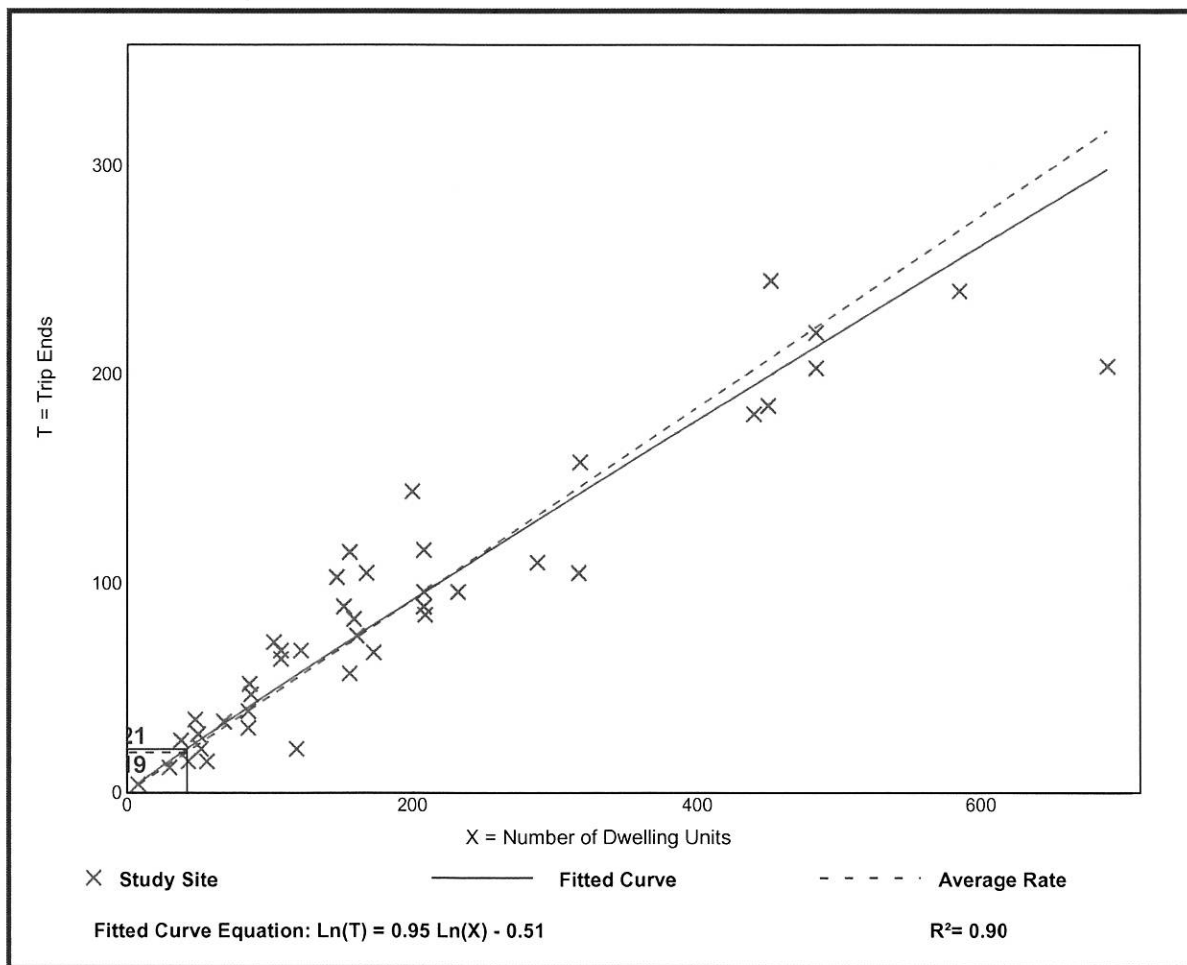
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.46         | 0.18 - 0.74    | 0.12               |

## Data Plot and Equation



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# Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

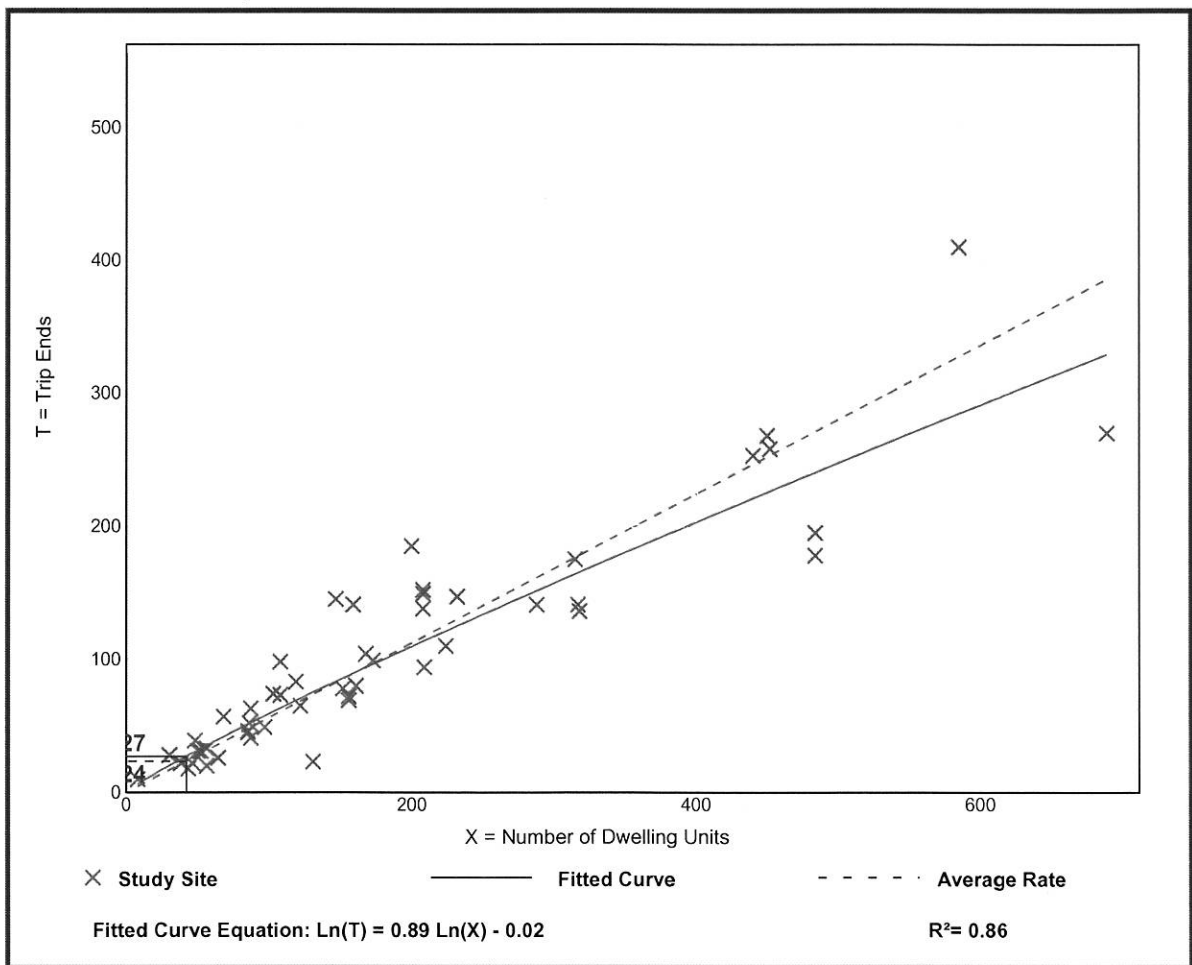
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.56         | 0.18 - 1.25    | 0.16               |

## Data Plot and Equation



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# Hotel (310)

**Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday**

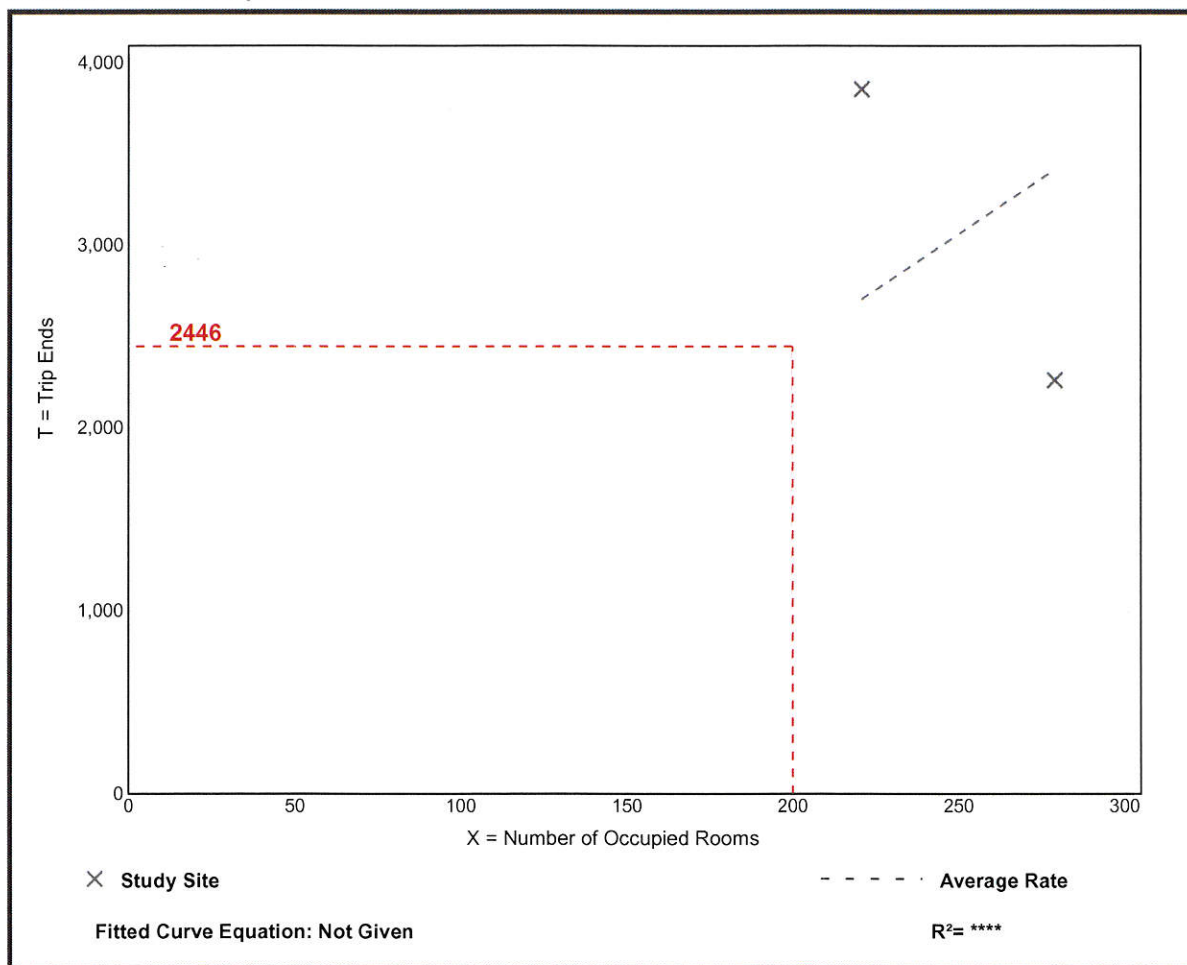
**Setting/Location: General Urban/Suburban**  
Number of Studies: 2  
Avg. Num. of Occupied Rooms: 250  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Occupied Room

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 12.23        | 8.10 - 17.44   | *                  |

## Data Plot and Equation

*Caution – Small Sample Size*



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# Hotel (310)

**Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 12

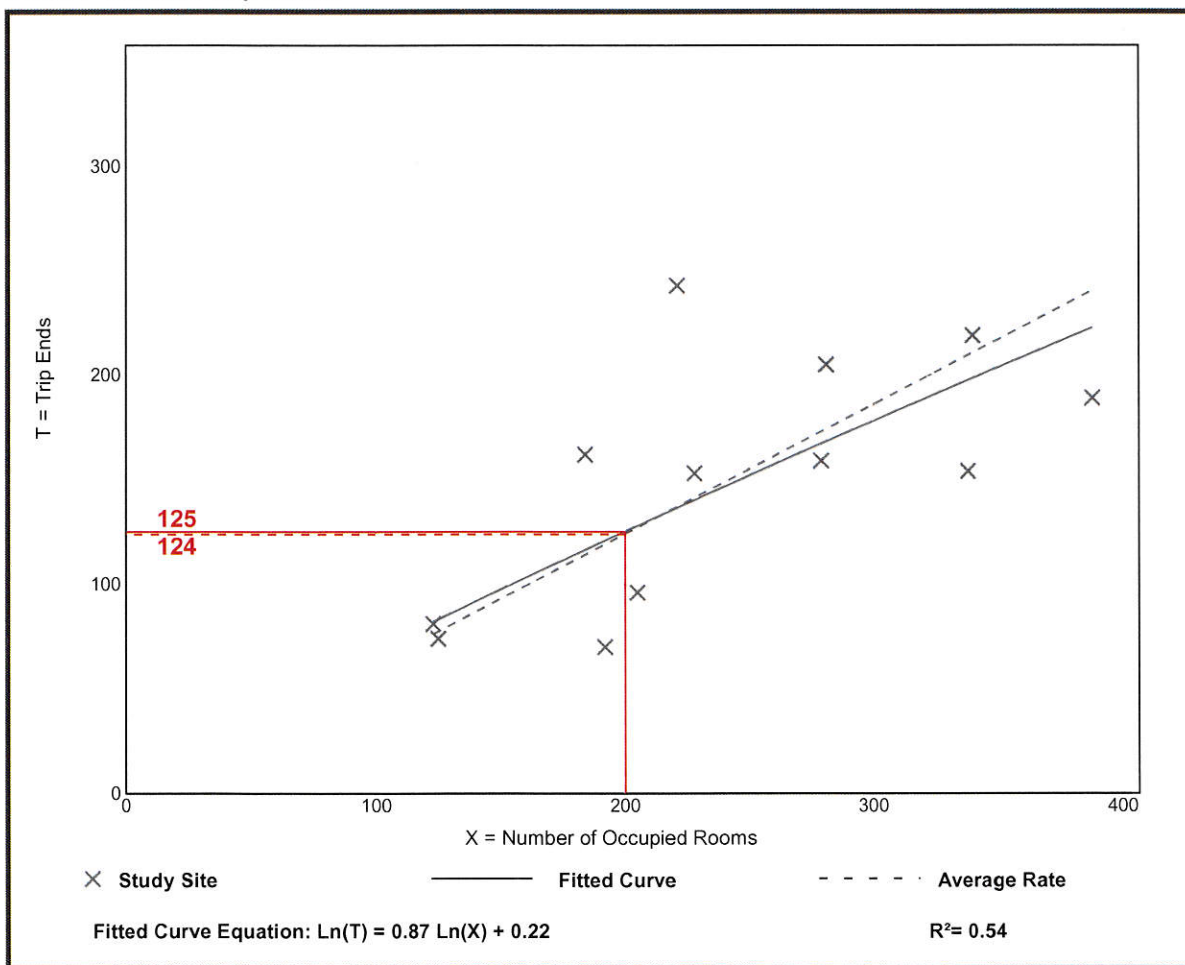
Avg. Num. of Occupied Rooms: 242

Directional Distribution: 58% entering, 42% exiting

## Vehicle Trip Generation per Occupied Room

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.62         | 0.36 - 1.10    | 0.20               |

## Data Plot and Equation



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# Hotel (310)

**Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 15

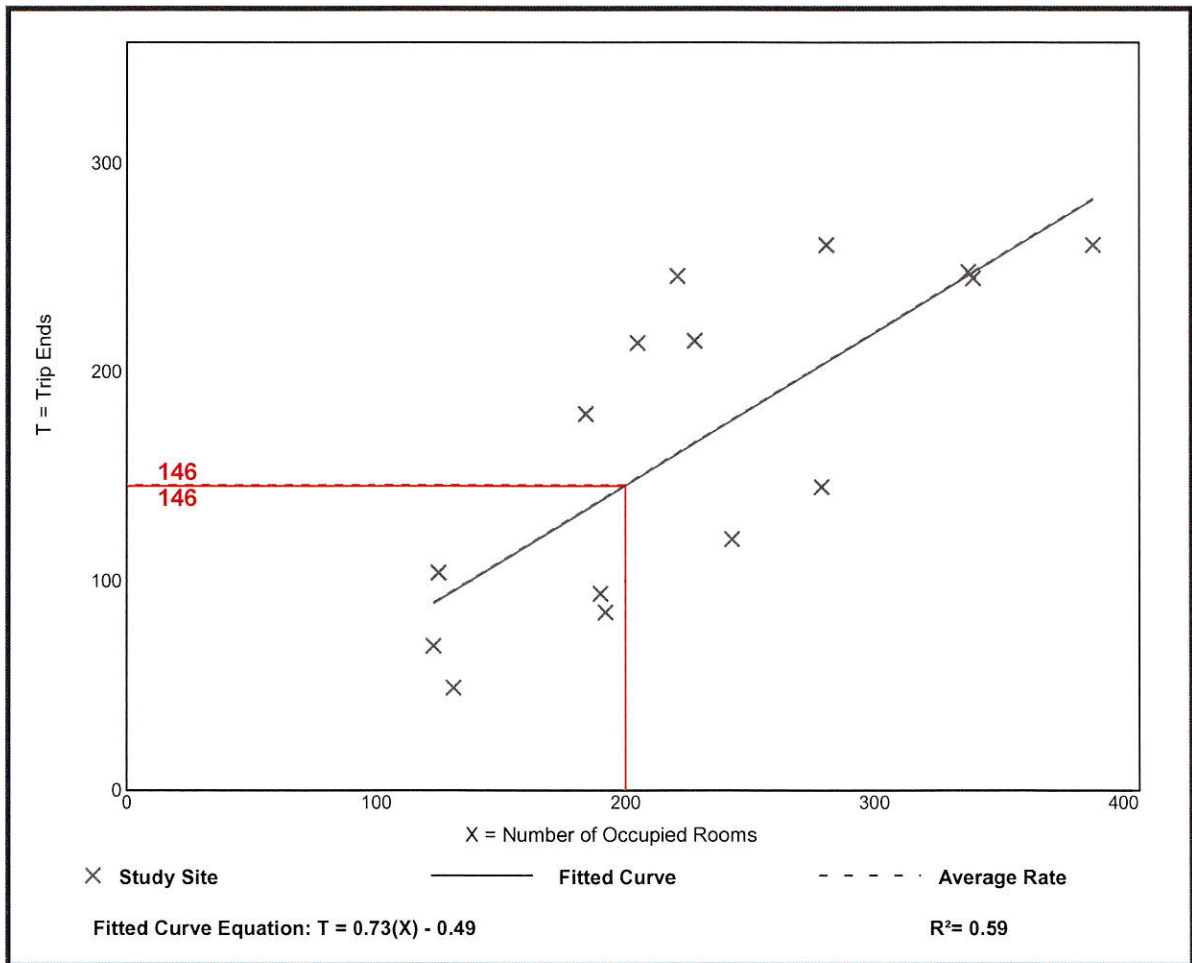
Avg. Num. of Occupied Rooms: 231

Directional Distribution: 49% entering, 51% exiting

## Vehicle Trip Generation per Occupied Room

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.73         | 0.37 - 1.11    | 0.22               |

## Data Plot and Equation



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# Shopping Center (820)

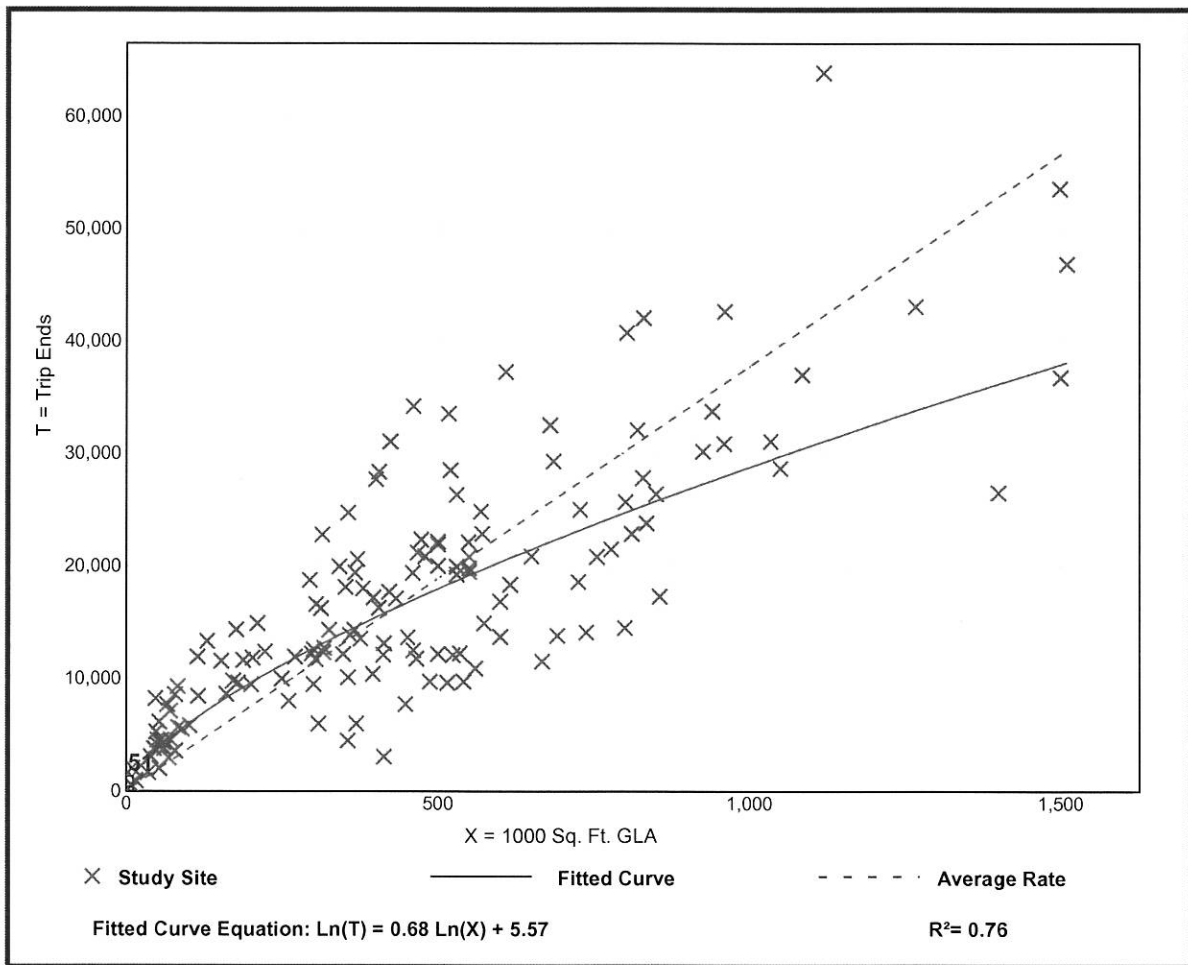
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

**Setting/Location: General Urban/Suburban**  
Number of Studies: 147  
1000 Sq. Ft. GLA: 453  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 37.75        | 7.42 - 207.98  | 16.41              |

## Data Plot and Equation



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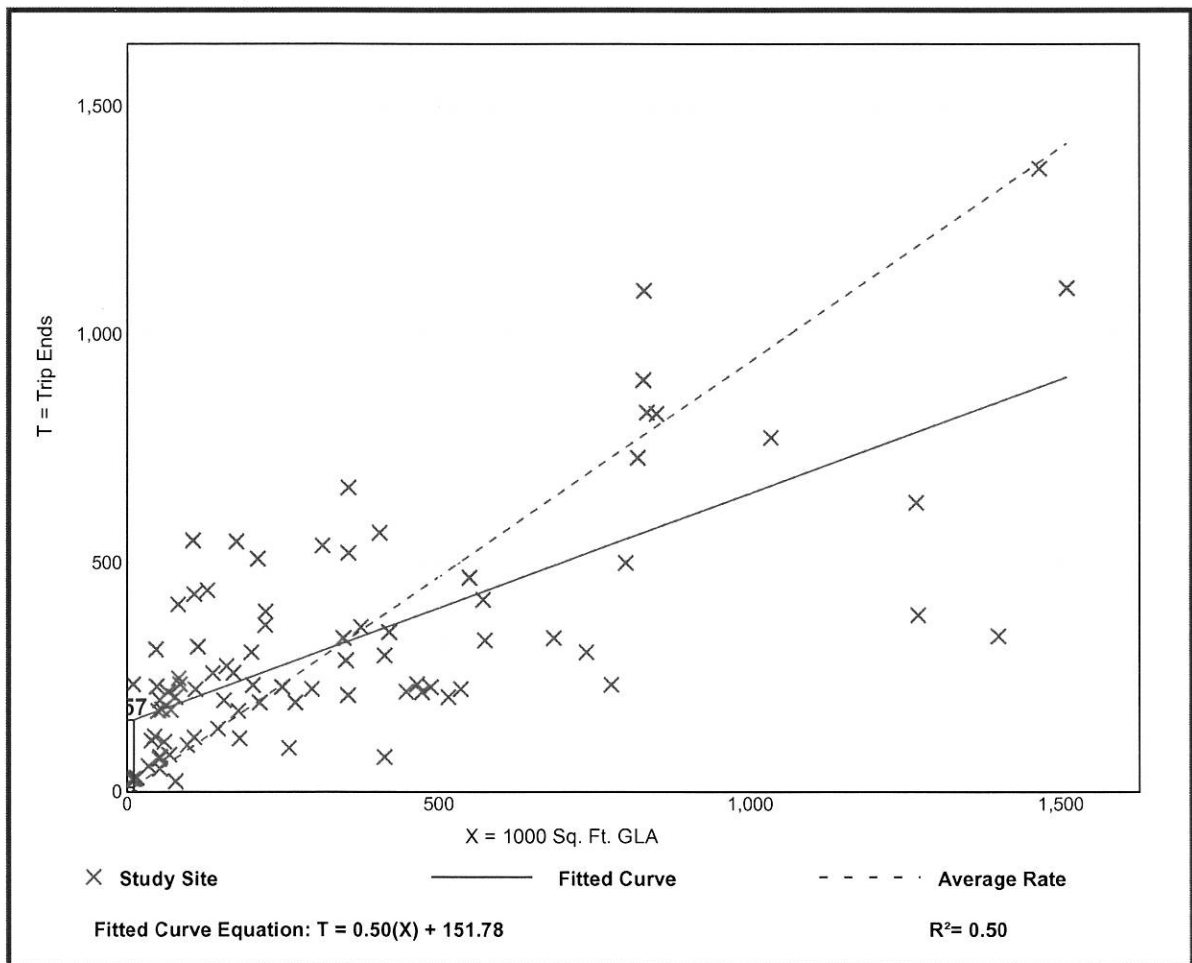
# Shopping Center (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 84  
 1000 Sq. Ft. GLA: 351  
 Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.94         | 0.18 - 23.74   | 0.87               |

## Data Plot and Equation



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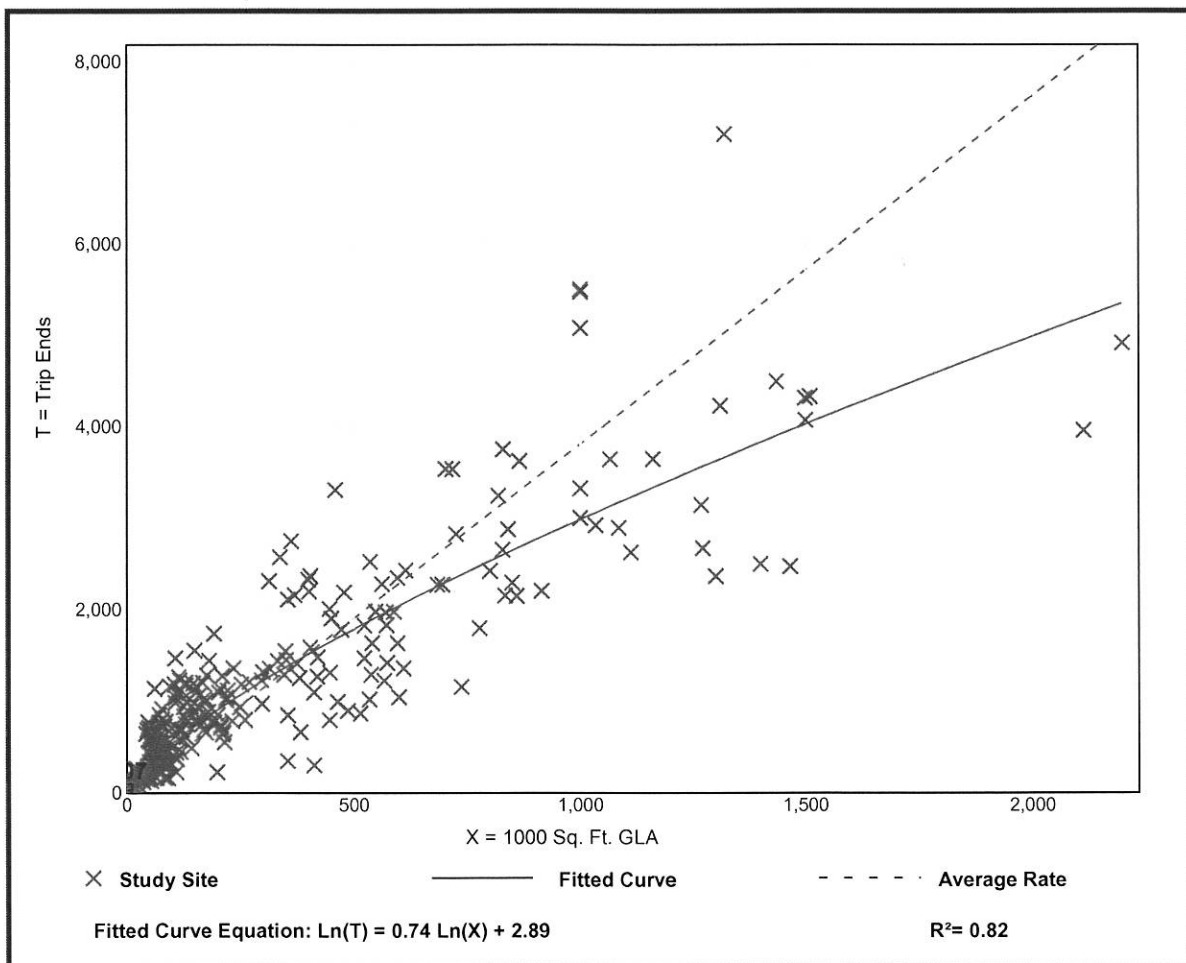
# Shopping Center (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 261  
 1000 Sq. Ft. GLA: 327  
 Directional Distribution: 48% entering, 52% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 3.81         | 0.74 - 18.69   | 2.04               |

## Data Plot and Equation



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ATTACHMENT E

**Environmental Assessment Report**

**4200 Bonita Beach Road SW**

**Bonita Springs, Lee County, Florida**

**STRAP # 32-47-25-B3-03202.0010**

February 2018



2069 First Street, Suite 303  
Fort Myers, FL 33901  
+1.239.628.5616

## Environmental Assessment for 4200 Bonita Beach Road SW, Bonita Springs, Lee County, Florida

### Purpose

(1) To identify the existing vegetation cover; (2) To determine whether rare and unique uplands are present; (3) To identify potential listed wildlife species which may forage, roost, and/or nest within the project area based upon vegetation cover and publicly available information; (4) To conduct a field survey for listed wildlife species or signs thereof; and (5) To determine whether the site contains heritage trees (i.e. live oak, South Florida slash pine, or longleaf pine with a minimum 20-inch caliper dbh per LDC Section 3-417.b.1.b.4).

### Methodology

The vegetation cover within the project area was mapped using 2017 aerial photographs from Lee County GIS and classifying the vegetation cover according to the Florida Land Use, Cover and Forms Classification System (FDOT 1999). The desktop mapping was field verified and adjusted.

During the field investigation, the vegetation cover was used to determine whether rare and unique uplands were present.

A potential listed wildlife list was compiled based upon the vegetation cover and location of the project site (Table 1).

| <b>Table 1: Potential Listed Wildlife</b> |   |               |                 |
|---|---|---------------|-----------------|
| <b>Common Name</b>                        | <b>Scientific Name</b>                      | <b>Status</b> | <b>Observed</b> |
| Eastern Indigo Snake                      | <i>Drymarchaon corais couperi</i>           | FT            | No              |
| Gopher Tortoise                           | <i>Gopherus polyphemus</i>                  | ST            | Yes             |
| Gopher Frog                               | <i>Rana areolata</i>                        | CP            | No              |
| Florida Scrub Jay                         | <i>Aphelocoma coerulescens coerulescens</i> | FT            | No              |
| Florida Coontie                           | <i>Zamia floridana</i>                      | SCE; CP       | No              |

FE = Federally-designated endangered; FT = Federally-designated threatened

CL = City protected species; ST= State-designated endangered ; SCE = State-designated commercially exploited

Native trees were measured using an 18-inch tree caliper and/or a forester's tree caliper tape to determine the diameter at breast height (DBH). A GPS waypoint was taken to document the location of native trees with a DBH of 20-inches or greater to map the location of the these heritage trees.

## **Vegetation Cover**

The property contains a mix of native plant communities and mowed herbaceous ground cover. Tree damage from Hurricane Irma (September 2017) includes felled trees and loss of major tree branches. Historically this site consisted of xeric oak scrub and scrubby pine flatwoods. However, there are now only remnants of the scrubby pine flatwoods due to the apparent removal of midstory plants and mowing of the groundcover.

The property consists following Florida Land Use, Cover, and Forms Classification System (FLUCCS)(Figure 1):

### **421E1 – Xeric Oak Scrub, disturbed with less than 25% invasive exotic cover (+/- 2.54 acres)**

The canopy is a mixture of scrub live oak, turkey oak, myrtle oak, and south Florida slash pine. The midstory vegetation includes rosemary, myrtle oak, Brazilian pepper, saw palmetto, and rusty lyonia. The groundcover consists of scrub mosses, silverside, gopher apple, wiregrass and prickly pear cactus. The areas abutting the single family residences have more disturbed vegetation cover including mother-in-law's tongue. The invasive exotic vegetation is less than 25 percent cover including mother-in-law's tongue and Brazilian pepper.

### **4369E3 – Upland Scrub, Pine & Hardwoods, disturbed with 50-74% invasive exotic cover (+/- 2.24 acres)**

This area contains mowed herbaceous groundcover with clusters of trees and shrubs. The native trees include south Florida slash pine, laurel oak, and sabal palm. The native shrub cover is predominately saw palmetto. The groundcover consists of non-native turf grasses, Mexican tea, rose natal grass, wild grape, and false buttonweed. Invasive exotic vegetation includes earleaf acacia, Brazilian pepper, false buttonweed, and rose natal grass. This area is a remnant of an upland scrub with clusters of trees and shrubs amid mowed predominantly non-native herbaceous groundcover.

### **810 – Sidewalk (+/- 0.09 acres)**

The sidewalk falls within the property based upon the aerial overlay with parcel boundaries from Lee County GIS. Typically, sidewalks fall within the road right-of-way, which will need to be confirmed through the property survey by a licensed surveyor.

# Figure 1: Vegetation Cover Map (FLUCCS)



## **Rare and Unique Upland**

The xeric oak scrub (Figure 1) is a rare and unique upland per City of Bonita Springs Comprehensive Plan (Objective 4.1). Additional consideration of site design is required when rare and unique uplands are present to integrate the preservation of a portion of this plant community.

If the final project design includes two or more acres of impervious surface, the land development code requires fifty percent of the required open space to be provided through the preservation of existing indigenous plant communities. The xeric oak scrub would be the best area to provide the indigenous preservation based upon the quality of the plant community and the designation as rare and unique upland.

## **Indigenous Preserve Management**

If the final project design incorporates 2 acres or more of impervious surface, then an indigenous preserve area must be designated through a planned development Master Concept Plan and/or local Development Order site plan. An indigenous preserve management plan meeting the requirements of the City of Bonita Springs Land Development Code Section 3-417.e will need to be submitted with the local Development Order application.

## **Soils**

The Natural Resources Conservation Service (NRCS) soil map delineates two types of upland soils present: 17 – Daytona Sand and 28 – Immokalee Sand (Figure 2).

## **Protected Species Survey**

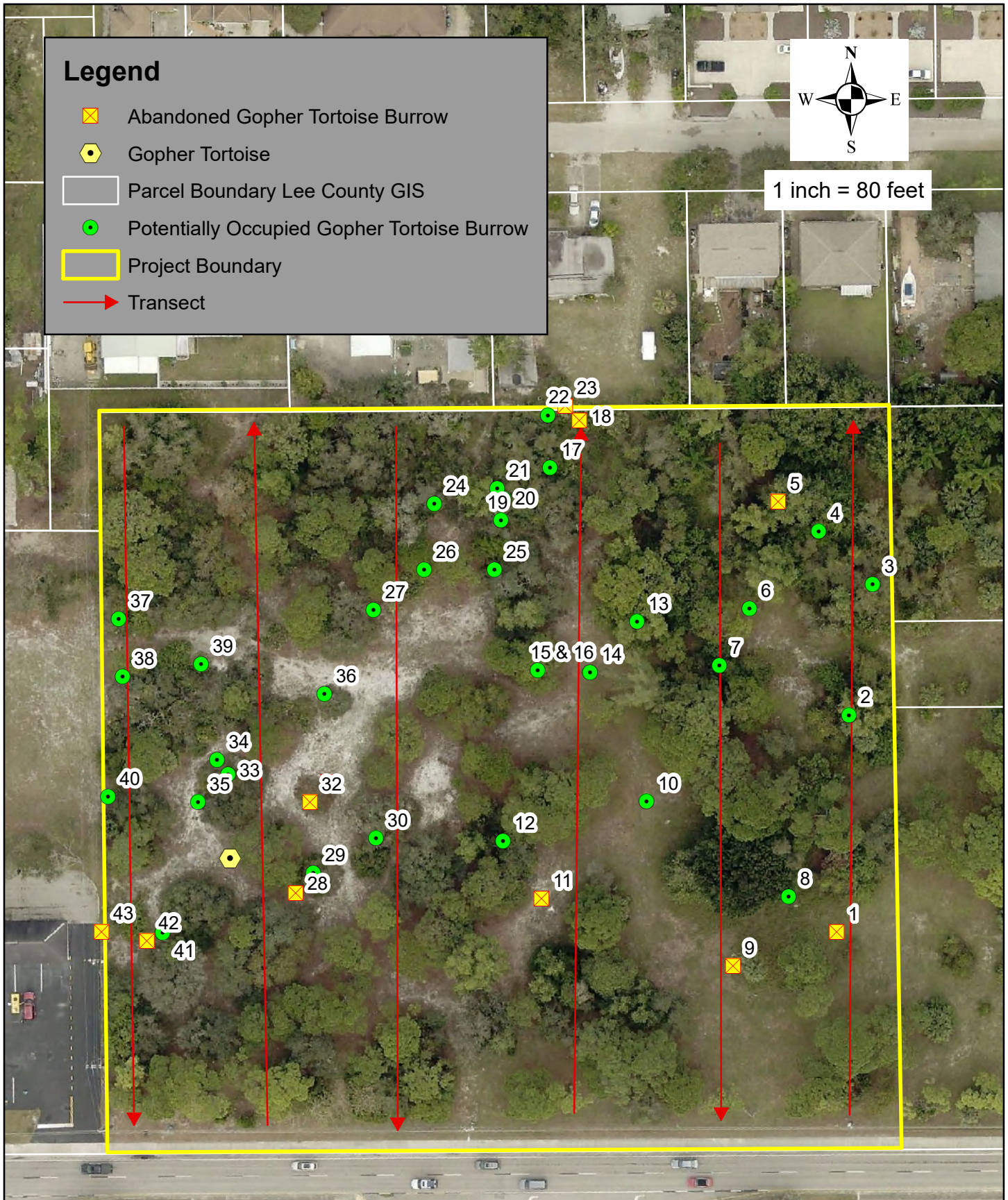
A protected species survey was conducted following the WilsonMiller Modified Meandering Transect Methodology which is designed to provide a 80% cover of habitat that may be used by listed species. The protected species survey consisting of meandering transects (Figure 3) was conducted on February 27, 2018, from 10:00am to 2:00pmm. The weather was sunny with temperature ranging from 73° to 86°F.

The only listed species or signs there of documented during the survey was the gopher tortoise. Gopher tortoise burrows, scat, and gopher tortoises were observed. Thirty-two potential occupied and eleven abandoned gopher tortoise burrows were located (Figure 3). Five gopher tortoises were observed either foraging or in their burrows. Burrow size ranges from juvenile to adult indicative of a breeding gopher tortoise population. Five juvenile burrows were flagged.

# Figure 2: Soils Map



# Figure 3: Protected Species Survey Map





## **Protected Species Management**

Prior to the clearing of the property for development, a Gopher Tortoise Conservation Permit will need to be obtained from the Florida Fish and Wildlife Conservation Commission (FWC). A 100% cover survey of potential gopher tortoise habitat will need to be completed. Any potentially occupied gopher tortoise burrows outside of a preserve area will need to be excavated and any gopher tortoises found moved to an offsite recipient location.

If potentially occupied gopher tortoise burrows are present within a designated preserve area, then silt fence buried to a minimum depth of 8-inches sloped toward the preserve must be installed along the areas of the preserve abutting the development area prior to site clearing and construction. The silt fence must be maintained in good condition throughout construction, and removed upon completion of construction.

## **Heritage Trees**

Heritage trees are defined as native trees with a 20-inch or greater caliper including but not limited to south Florida slash pine and live oak. There are six heritage trees on this property consisting of four south Florida slash pine and two live oak (Figure 4). Efforts should be made to incorporate some of the heritage trees within the indigenous preserve, if required.

# Figure 4: Heritage Tree Locations





# ATTACHMENT F

January 9, 2020

John Manning  
District One

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
Hearing Examiner

Mr. John Dulmer, AICP  
Community Development Director  
City of Bonita Springs  
9220 Bonita Beach Road, Suite 109  
Bonita Springs, FL 34135

**Re: Barefoot Beach Hotel PD18-46808-BOS**

Dear Mr. Dulmer:

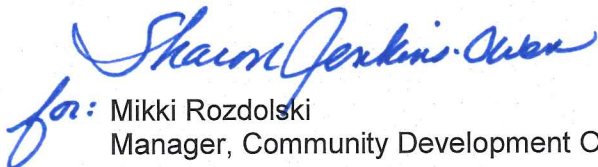
Lee County has reviewed the proposed planned development submittal regarding PD18-46808-BOS Barefoot Beach Hotel planned development and offers the following stipulations:

1. Lee County reserves the right to modify the median opening on Bonita Beach Road to address health, safety, and welfare issues.
2. The developer may be asked to improve turn storage at nearby intersections as part of its development.
3. A Lee County Type D Limited Development Order (LDO) will be required for the driveway access and any other road improvements within the ROW limits of Bonita Beach Road.

Please contact Pakorn Sutitarnnontr (239-533-8516) if you have any questions regarding these matters.

Sincerely,

**Lee County Department of Community Development  
Planning Section**

  
for: Mikki Rozdolski  
Manager, Community Development Operations

Cc:

David Loveland, Director, Lee County Dept. of Community Development  
Brandon Dunn, Planner, Principal Lee County DCD Planning Section  
Pakorn Sutitarnnontr, Project Manager, LCDOT

# ATTACHMENT G

## CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT NOTICE OF PUBLIC HEARING APPLICATION: PD18-46808-BOS

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Jay Sweet, Planner**, at (239) 444-6150, or [jsweet@cityofbonitaspringscd.org](mailto:jsweet@cityofbonitaspringscd.org). Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

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

|   |  |
|---|--|
| <b>Zoning Board of Adjustments:</b><br>March 17, 2020 at 9:00am<br>City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, Florida 34135 | <b>City Council:</b><br><i>Tentative:</i><br>April 1, 2020 at 9:00am (First Reading)<br>City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, Florida 34135<br><i>Tentative:</i><br>April 15, 2020 at 1:00am (Second Reading)<br>City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, Florida 34135 |
|---|--|

**CASE NUMBER:** PD18-46808-BOS

**CASE NAME:** Barefoot Beach Hotel a Mixed Use Planned Development (MPD)

**REQUEST:** A Mixed Use Planned Development consisting of a 202 unit Hotel, 42 Residential Units and 11,130 square feet of commercial space, located on the North side of Bonita Beach Rd. between Imperial River Road and Okeana Street on 4.75 acre parcel.

**LOCATION:** The subject property is located at 4200 Bonita Beach Rd, Bonita Springs FL 34134

*In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, contact Meg Weiss, Director of Administrative Services, at (239) 949-6262 at least 48 hours prior to the hearing.*

RETURN TO:  
City of Bonita Springs  
Community Development Department  
Attn: Jay Sweet  
9220 Bonita Beach Road, Suite 109  
Bonita Springs, FL 34135

Support \_\_\_\_\_ Oppose

Application: PD18-46808-BOS

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: 2/17/20  
NAME: Frank T Devine Jr PHONE: 281 323 - 5809  
ADDRESS: 27655 Imperial River Rd CITY/STATE/ZIP: Bonita Springs, FL 34134

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

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

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

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

**APPEALS:** If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the 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.

ATTACHMENT H

# BAREFOOT HOTEL MPD

Revised Architectural Elevations & Graphics

1/2/2020





Jose  
W











*W&P*





















Jose WJ

# BARREFOOT HOTEL MRPD

Enhanced Northern Buffer

2/28/2020



*Enhanced Northern Buffer – Time of Planting*

BAREFOOT HOTEL MPD - REVISED GRAPHIC PRESENTATION - 1/2/20





*Enhanced Northern Buffer – 3-5 Years Growth*

BAREFOOT HOTEL MPD - REVISED GRAPHIC PRESENTATION - 1/2/20



3





*Enhanced Northern Buffer – 3-5 Years Growth*

BAREFOOT HOTEL MPPD - REVISED GRAPHIC PRESENTATION -- 2/28/20