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

**TYPE OF CASE:** REZONE – RESIDENTIAL PLANNED DEVELOPMENT (RPD)  
**CASE NAME:** SOLTURA AT EAST TERRY  
**CASE NUMBER:** PD21-84737-BOS  
**HEARING DATE:** April 19, 2022  
**PLANNERS:** Mike Fiigon II, Senior Planner

**APPLICATION SUMMARY:**

- A. Applicant: Soltura Development Group, LLC
- B. Agent: RVI Planning; Pavese Law Firm
- C. Request: A request to rezone approximately twenty (20) acres from Residential Planned Development (RPD) to Residential Planned Development (RPD) for 200 dwelling units, and to request four (4) deviations.
- D. Location: The subject parcel as the following STRAP Number:  
30-47-26-B3-00001.2010 (12585 E. Terry St.)  
Bonita Springs, Florida 34135
- E. Future Land Use Map Designation: High Density Residential
- F. Current Zoning: RPD
- G. Current Land Use: Vacant

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

**BACKGROUND:** The property was rezoned in May of 2008, pursuant to City of Bonita Springs Zoning Ordinance 08-08. At that time, the request was to rezone from Mobile Home (MH-2) to a Residential Planned Development (RPD) for 200 multi-family dwelling units. The project, while approved, was never developed and the master concept plan (MCP) has expired. As such, this

request proposes a new master concept plan with new and updated submittal documentation and is not an amendment to the previous approval.

The site used to be the home of the Glades Haven Mobile Park, which was developed in the late 1960's and early 1970's. The previous owners and applicants of the prior rezoning request bought the mobile homes from the unit owners, in compliance with Section 723.006116, Florida Statutes, and the site was cleared. Around this time, the City approved a comprehensive plan amendment to change the Future Land Use (FLU) category from Density Reduction Groundwater Resource (DRGR) to High Density Residential (Ordinance 07-05).

This request is for 200 dwelling units, which is consistent with the High Density Residential FLU category at 10 units per acre. The type of dwelling unit proposed is called multi-family, detached. Since this is an undefined term and does not appear in the City's Land Development Code (LDC), Staff requested the Applicant to provide a definition for consideration. The definition proposed is as follows:

*Multi-Family, Detached: A building or buildings consisting of three or more dwelling units located on a single lot or site.*

The type of product being proposed could be considered horizontal multi-family, in that the units are side-by-side instead of on-top of one another like a more common design would yield. At this time, it is Staff's understanding that it will be a rental project and will stay under unified ownership.

**Uses:** The proposed uses provided by the Applicant are considered customary and consistent with the request for a Residential Planned Development (RPD) and are broken down as uses for the residential tract and uses for the preserve tract. The schedule of uses indicates the following:

Residential Tract

Accessory uses, buildings and structures

Administrative Offices

Clubs:

Country

Private

Dwelling Units:

Multi-Family

A building or buildings consisting of three or more units located on a single lot or site

Essential Services

Essential Service Facilities, Group I

Excavation:

Water Retention

Food and Beverage Services, limited to use of a club

Fences, Walls

Entrance Gates and Gatehouses

Health Club or Spa, accessory to a Club only

Models:

Display Center/Sales Center

Model Home

Model Unit

Parks, Group I

Parking Lot, Accessory  
 Real Estate, Sales Office  
 Recreation Facilities  
     Personal  
     Private-On-site  
 Residential Accessory Uses  
 Signs in conformance with LDC Chapter 6  
 Temporary Uses, including a temporary sales office, temporary construction office,  
 temporary construction storage, temporary amenity structures

Preserve Tract

Accessory structures associated with passive recreational uses  
 Hiking and Nature Study  
     Including pedestrian ways, hiking trails, boardwalks, outdoor education  
 Preserves  
 Recreation activities  
     Including boardwalks, paths, and passive recreation and the active recreation  
     requiring little or no facilities, capital investment or alteration of the natural  
     landscape  
 Signs in conformance with LDC Chapter 6

**Property Development Regulations:**

The proposed development regulations are contained on the Master Concept Plan (MCP) and are as follows:

SETBACK DATA:

FRONT:	20.0'	(PUBLIC ROAD)
FRONT:	10.0'	(PRIVATE ROAD)
REAR:	5.0'	
SIDE:	5.0'	
WATER:	25.0'	
REAR:	30.0'	(PRESERVE)
PERIMETER	5.0'	
MINIMUM BUILDING SEPARATION	10.0'	
MAXIMUM BUILDING HEIGHT	35.0'	
MAXIMUM LOT COVERAGE	60.0%	

PARKING REQUIRED:

LOFT UNIT	12 UNITS @ 1.25/UNIT	=	15 SPACES
1-BEDROOM	84 UNITS @ 1.50/UNIT	=	126 SPACES
2-BEDROOM	52 UNITS @ 1.75/UNIT	=	91 SPACES
3-BEDROOM	52 UNITS @ 2.0/UNIT	=	104 SPACES
1	PRIVATE CLUBHOUSE 2088 SF	=	0 SPACES (ANICILLARY TO PRINCIPAL USE)
	REQUIRED SPACES	=	336 SPACES
	10% ADDITIONAL GUEST	=	34 SPACES
	TOTAL REQUIRED SPACES	=	370 SPACES

SPACES PROVIDED:

9'X18' STANDARD	=	286 SPACES
11'X18' CARPORT	=	48 SPACES
GARAGE	=	36 SPACES
12'X18' ADA	=	8 SPACES
TOTAL SPACES PROVIDED:	=	378 SPACES

The Applicant has requested two (2) deviations related to the development regulations – for parking and for perimeter setback requirements. All deviations are analyzed in the below section.

**Deviations:**

Deviations may be requested during the review process in accordance with [LDC Section 4-326](#). The Zoning Board may recommend to approve, approve with modifications, or reject each requested deviation based upon a finding that each item:

1. Enhances the achievement of the objectives of the planned development; and
2. Preserves and promotes the general intent of this chapter to protect the public health, safety, and welfare.

The City Manager or designee is also authorized to grant deviations from the technical standards for specific sections in LDC Chapter 3 based upon the review criteria set forth in [LDC Section 3-81\(b\)](#). In those instances, the City Staff has evaluated those deviations as a part of this review process.

**Deviation No. 1:** Requesting relief from LDC Section 4-1732(4)(j), which requires minimum parking spaces for meeting halls and other places for group assembly not otherwise listed at one space per 100 square feet of floor area, to allow for no parking spaces for the amenity center.

**Applicant's Justification:** *The Applicant is requesting approval of this deviation in order to provide flexibility in site design for multi-family buildings and to reduce unnecessary impervious areas within the RPD. The community is highly walkable, and the compact nature of the community provides a natural limit the number of residents needing to drive from their dwelling to the amenity center. The community design provides shared parking among all residential lots and the amenity center. Furthermore, the amenity center will not be open to the public and therefore will not be a significant generator of traffic from the outside public.*

*Providing reduced parking for the amenity center does not increase the density of the development in anyway; does not decrease the amount of open space required by the LDC; does not underutilize public infrastructure or public resources; does not in any way reduce the preserve areas; and does not otherwise adversely impact surrounding land uses.*

*As proposed, parking will be provided as follows:*

*Minimum Required Spaces = 337 spaces*  
*Minimum Guest Spaces = 34 spaces*  
*Total Minimum Spaces = 371 spaces*

*Approval of this deviation request will not negatively impact the public health, safety, or welfare as adequate parking will be provided and the compact nature of the development will provide improved walkability and reduces impervious area.*

**Staff Analysis:** The amenity center is not open to the public and is designed to only serve the residents of the community. The project is less than one-half square-mile in size, and is proposed to have a sidewalk system connecting all residential tracts to the amenity center. Staff agrees with the Applicant's justification that the project is walkable and due to its compact nature would likely not generate significant car traffic to the amenity center. The Applicant is providing the Code required parking for the residential units, plus the required number of guest spaces. Staff recommends **APPROVAL** of this deviation, with the condition that, in addition to the proposed

sidewalk system, the Applicant provide multiple bike racks throughout the site (including the amenity center) to help foster multi-modal transportation.

**Deviation No. 2:** Requesting relief from LDC Section 3-331(d)(1)(a)(3), which requires a 50-foot setback from lands under separate ownership to allow the water management lake to have a 25-foot setback along the southern property line along E. Terry St., with the condition that littorals as required by LDC Section 3-418(A) must be planted on a minimum 6:1 slope, and clustered adjacent to the property line.

**Applicant's Justification:** *The Applicant is requesting approval of this deviation in order to provide flexibility in site design for stormwater management within the RPD. A 50-foot setback will be provided along the east and west boundaries of the Property and the requested deviation is only needed to allow for a 25-foot setback from the E. Terry St. right-of-way. When combined with the existing E. Terry St. right-of-way the water management lake setback from lands under separate ownership to the south will exceed 50 feet.*

*The lake edge will be a minimum 6:1 slope, and drainage swales, buffer plantings will all be located between the lakes and the E. Terry St. ROW. These characteristics will provide additional protection against passing motorists or pedestrians from potentially entering the lake.*

*Approval of this deviation request will not negatively impact the public health, safety, or welfare as locating the water management features along the ROW creates a more attractive streetscape along E. Terry St. and provides larger setback for residential structures.*

**Staff Analysis:** Pursuant to LDC Section 3-81, this is a deviation that can be processed administratively during the local development order phase. The Applicant appears to be meeting the standards for a technical deviation from this Section by providing elements for the protection from wayward vehicles. Staff recommends this deviation to be **WITHDRAWN**, and to instead be submitted during the local development order phase. If the deviation is not approved or if it is amended, the Applicant shall provide revised cross sections for the MCP.

**Deviation No. 3:** Requesting relief from LDC Sections 3-331 and 3-420, which require sinuous design of shorelines of retention areas, to allow for a non-sinuous lake shoreline.

**Applicant's Justification:** *The Applicant is requesting approval of this deviation to provide non-sinuous lake shorelines in order to maximize indigenous vegetation preservation requirements on site.*

*Due to the spatial constraints associated with a heavily impacted site the deviation is necessary to provide sufficient developable area that meets the proposed setbacks as well as the required open space and indigenous vegetation preservation, and the preservation of heritage trees.*

*The lakes will continue to meet the LDC regarding littorals and other code requirements. For these reasons, the deviation request will not negatively impact public health, safety or welfare.*

**Staff Analysis:** One of the purposes of the lake sinuosity requirement is to increase the length and diversity of the littoral zone. In addition to providing greenery around a lake, littorals play a key role in the prevention of erosion and serve as a filter marsh to help improve water quality.

The Applicant has stated that the lakes will meet the LDC requirements for littorals. Additionally, sinuosity can be achieved using littorals by offsetting their planted positions around a lake and creating undulation. The lakes would need to be generally consistent with what is proposed on the MCP. These lakes tend to have a mix of sinuous bank areas with less sinuous areas. Approving this deviation would not nullify the requirement for littoral plantings and would not allow a redesign of the lakes to create even fewer sinuous areas. Staff recommends **APPROVAL** of this deviation request, with the condition that areas of non-sinuuous lake bank include additional littoral plantings in an undulating form.

**Deviation No. 4:** Requesting relief from LDC Section 4-741(b)(1)b, which requires a minimum setback of 15 feet for structures and buildings from a perimeter boundary, to allow a five-foot perimeter setback along the north, east, and west property lines.

**Applicant’s Justification:** *The Applicant is requesting approval of this deviation to provide a five-foot perimeter setback along the north, east and west property lines in order to provide flexibility in site design.*

*Due to the spatial constraints associated with a heavily impacted site the deviation is necessary to provide sufficient developable area as well as the required open space and indigenous vegetation preservation, and the preservation of heritage trees.*

*This deviation will primarily be utilized to allow for fences, walls, or accessory structures to be located less than 15 feet from the property line, however, a five-foot landscaped buffer will be provided wherever a principal structure is less than 15 feet from the property line.*

*Approval of this deviation request will not negatively impact the public health, safety, or welfare as additional plantings will provide buffering for neighboring properties.*

**Staff Analysis:** This deviation request would pertain to the northern, eastern, and western property lines. The current permitted setbacks for the abutting properties would be as follows:

LOCATION	PRINCIPAL SETBACK	ACCESSORY SETBACK	FENCE SETBACK
North	25 feet	5 feet	0 feet
East	15 feet	10 feet	0 feet
West	15 feet	10 feet/5 feet	0 feet

The abutting properties are currently able to place several structures at 15 feet or closer to the property line. As a result, the Applicant’s request to be able to deviate from the RPD perimeter setback requirement of 15 feet would not be considered an incompatibility. The Applicant is correct, in that, in order to meet the preserve area requirements, open space requirements, and to provide the necessary lake area for stormwater attenuation, the development areas may appear to be compacted, especially along the north and west sides. The Applicant has agreed to provide a landscape buffer wherever a principal structure is placed closer than 15 feet to a perimeter boundary line. Staff recommends **APPROVAL** of this deviation, with the condition that no structure, including a fence or wall, shall be located closer than 5 feet to the perimeter boundary of the RPD, and that for fences and walls, the buffer trees shall be on the outside of the fence/wall facing the adjacent property. Proper space shall be provided for trees in accordance with their growth habit to reduce growth conflicts and the need for severe pruning. In addition to the standard landscaping plan requirements that are reviewed during the local development order process, the

Applicant shall provide a separate planting plan exhibit for areas where the perimeter setback of 15 feet is not being met. The Applicant shall work with Staff to establish a planting plan that provides sufficient screening and safeguards for abutting properties.

**CONCLUSIONS:**

The following conclusions are based upon the Applicant's Application being reviewed for compliance with the City's Code of Ordinances and the application of sound planning, engineering, surveying, and environmental practices.

The Applicant held three (3) neighborhood meetings, two (2) of which were required by the City's LDC. The pre-filing meeting was held on August 26, 2021, and the post-sufficiency meetings were held on January 25, 2022, and February 24, 2022. All meetings were advertised in accordance with the City's LDC.

The rezoning request was evaluated by Community Development for planning, zoning, engineering, environmental, and transportation impacts.

**RECOMMENDATION:**

Staff recommends **APPROVAL** of Petition PD21-84737-BOS Soltura at East Terry Residential Planned Development (RPD), subject to the following conditions:

1. The development shall be generally consistent with the proposed four-page MCP, Exhibit B, not to exceed 200 dwelling units.
2. The Schedule of Uses are as follows:

Residential Tract

Accessory uses, buildings and structures

Administrative Offices

Clubs:

Country

Private

Dwelling Units:

Multi-Family

A building or buildings consisting of three or more units located on a single lot or site

Essential Services

Essential Service Facilities, Group I

Excavation:

Water Retention

Food and Beverage Services, limited to use of a club

Fences, Walls

Entrance Gates and Gatehouses

Health Club or Spa, accessory to a Club only

Models:

Display Center/Sales Center



Model Home  
 Model Unit  
 Parks, Group I  
 Parking Lot, Accessory  
 Real Estate, Sales Office  
 Recreation Facilities  
     Personal  
     Private-On-site  
 Residential Accessory Uses  
 Signs in conformance with LDC Chapter 6  
 Temporary Uses, including a temporary sales office, temporary construction office,  
 temporary construction storage, temporary amenity structures

Preserve Tract

Accessory structures associated with passive recreational uses  
 Hiking and Nature Study  
     Including pedestrian ways, hiking trails, boardwalks, outdoor education  
 Preserves  
 Recreation activities  
     Including boardwalks, paths, and passive recreation and the active recreation  
     requiring little or no facilities, capital investment or alteration of the natural  
     landscape  
 Signs in conformance with LDC Chapter 6

3. The Setback Development Regulations shall be as follows:

Location/Dimension	Residential Use	Accessory Use	Clubhouse/Amenity Use
Minimum Lot Size	NA	NA	NA
Minimum Lot Width	NA	NA	NA
Minimum Lot Depth	NA	NA	NA
Maximum Building Height	35 feet	35 feet	35 feet
Minimum Building Separation	10 feet	10 feet	20 feet
Minimum Building Setbacks			
Street	20 feet	20 feet	20 feet
Waterbody	5 feet	5 feet	5 feet
Preserve	30 feet	30 feet	30 feet
Perimeter	5 feet	5 feet	5 feet

4. At time of local development order submittal, the Applicant shall provide a copy of the recorded documentation as evidence of the extinguishment of the 80' wide ingress/egress easement along the western boundary of the subject property. If the Applicant is unable

to provide recorded documentation for review, the Applicant shall submit an application for an amendment to the Planned Development to amend the MCP.

5. At time of local development order, the Applicant shall submit, along with the TIS, an Intersection Control Evaluation (ICE) study for the Kent Road/East Terry Street intersection.
6. The Applicant shall provide traffic monitoring stations for the project and provide the data to the City for review. The location of the stations, data collection method and timeframes are to be determined at time of local development order.
7. The proposed multi-use path and corresponding sidewalk easement shown on the MCP shall be dedicated to the public.
8. In addition to the proposed internal sidewalk system, the Applicant shall provide bicycle racks throughout the community, including the amenity center, in an effort to foster multi-modal transportation within the site.
9. If Deviation 2 is revised, amended, or denied during the local development order phase, the Applicant shall provide revised cross sections for the MCP.
10. Pursuant to Deviation 3, non-sinuuous shoreline/lake areas shall include additional littoral plantings in undulating form. At time of local development order, the Applicant shall work with the City to establish a littoral planting plan that meets the intent of the sinuosity requirement.
11. Pursuant to Deviation 4, no structure, including a fence or wall, shall be located closer than 5 feet to the perimeter boundary of the RPD, and that for fences and walls, the buffer trees shall be on the outside of the fence/wall facing the adjacent property. Proper space shall be provided for trees in accordance with their growth habit to reduce growth conflicts and the need for severe pruning. In addition to the standard landscaping plan requirements that are reviewed during the local development order process, the Applicant shall provide a separate planting plan exhibit for areas where the perimeter setback of 15 feet is not being met. The Applicant shall work with Staff to establish a planting plan that provides sufficient screening and safeguards for abutting properties.
12. Six Florida slash pine and one oak heritage tree were found on the site. One pine and the oak shall be retained within the designated preserve area. One additional pine shall be retained adjacent to the preserve as shown on the MCP. These retained trees shall be protected with tree protection barricading appropriate for each species. The other four pines may be removed, and every effort shall be made to replace each tree with one 20-foot-tall tree like for like (angiosperm or gymnosperm), or two 12-foot-tall trees may be used for each heritage tree to be replaced in appropriate locations within the site. The Applicant shall work with Staff during the local development order process to determine the tree specifications.

13. Less the deviations and/or exceptions provided by this RPD approval, unless approved by a deviation, or unless there are conflicts with the water management design or companion developer's agreement, at the time of local development order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapter 3 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), the City of Bonita Springs Golf Course Redevelopment Regulations and all applicable design standards, except as modified herein and as required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).
14. Approval of this RPD does not guarantee local development order approval. Unless modified as part of this approval, future development order approvals must satisfy the requirements of the City of Bonita Springs Land Development Code and the Bonita Plan.

Deviations

1. **Deviation No. 1:** Staff recommends **APPROVAL** of this deviation.
2. **Deviation No. 2:** Staff recommends **WITHDRAWAL** of this deviation, subject to Condition 9.
3. **Deviation No. 3:** Staff recommends **APPROVAL** of this deviation, subject to Condition 10.
4. **Deviation No. 4:** Staff recommends **APPROVAL** of this deviation, subject to Condition 11.

**SUBJECT PROPERTY:**

The Applicant indicates the STRAP number is: 30-47-26-B3-00001.2010

**EXHIBITS:**

- A. Boundary Survey and Legal Description
- B. The four-page Master Concept Plan titled "Soltura at East Terry"

**ATTACHMENTS:**

- A. Staff Analysis (Background and Information Analysis)
- B. Applicant's Informational Analysis and Project Submittal History

EXHIBIT A



NOTES:

- ITEMS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING A FILE NO. 2071.016 AND A COMMITMENT DATE OF APRIL 23, 2021 AT 11:00 PM HAVE BEEN REVIEWED AS FOLLOWS:
- ROADWAY EASEMENT O.R. 1264, PG. 18 IS LOCATED ON THIS PROPERTY AS SHOWN HEREON.
  - THIS PROPERTY FALLS WITHIN ORDINANCES, O.R. 2189, PG. 3281 AND O.R. 2189, PG. 3334. BLANKET IN NATURE.
  - ROADWAY EASEMENT O.R. 3086, PG. 1592 IS LOCATED ON THIS PROPERTY AS SHOWN HEREON.
  - THIS PROPERTY FALLS WITHIN AGREEMENT, INSTR. NO. 2007000095052. BLANKET IN NATURE.
  - EASEMENT, INSTR. NO. 2017000200712 IS LOCATED ON THIS PROPERTY AS SHOWN HEREON.

LEGAL DESCRIPTION:

THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N01°02'38" W 1321.05' (M) TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN N89°00'18" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN S01°04'11" E ALONG THE EAST LINE OF THE SAID WEST HALF FOR A DISTANCE OF 1320.86 FEET TO THE SOUTHWEST CORNER OF THE SAID WEST HALF; THENCE RUN S88°59'29" W ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER FOR A DISTANCE OF 662.25 FEET, TO THE POINT OF BEGINNING, CONTAINING 20.1 ACRES, MORE OR LESS.

NOTES:

COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST.  
 BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING S88°59'29" W.  
 ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
 SITE BENCHMARKS: #1. SET IRON PIN W CAP LB 1772, AT SOUTH EAST, ELEV = 13.78  
 #2. SET IRON PIN W CAP LB 1772, AT MID-WEST, ELEV = 13.71

NOTES:

THIS PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 9/1/2021.  
 THIS PROPERTY WAS VACANT ON 9/1/2021.  
 ASPHALT DRIVE AND CONCRETE SLAB LOCATIONS SHOWN HEREON ARE BASED UPON A BOUNDARY SURVEY PREPARED BY GRADY MINOR, WITH DATED 9/20/2017. REMNANTS OF SLABS AND DRIVE ARE OVERGROWN, EDGES AND LOCATIONS ARE APPROXIMATE.  
 AERIAL PHOTOGRAPHY PROVIDED BY HOLE MONTES, INC. FLIGHT DATE 8/31/2021.  
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 CERTIFIED TO: SOLTURA DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- Symbol Description  
 (D) DESCRIPTION  
 (M) MEASURED  
 MFIP ○ FOUND IRON PIN  
 MFND ▲ FOUND NAIL /DISK "LB1772"  
 □ CABLE PULL-BOX  
 ▣ DRAINAGE INLET  
 ⊕ GUY ANCHOR  
 ⚓ WOOD POLE

EXHIBIT A  
 BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	DATE:
DF	9/1/21
DRAWN BY:	DATE:
BEN	9/21
SHEET	OF SHEET
1	1
SEC-TWN-RGE:	
30-47-26	



6200 Whiskey Creek Dr.  
 Ft. Myers, FL 33919  
 Phone: (239) 985-1200  
 Florida Certificate of Authorization No. 1772

EAST TERRY ST  
 SOLTURA

DRAWING NO.	H-1703
PROJECT NO.	21.650
FILE NAME:	21650 Bound.dwg

HOLE MONTES, INC.  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY: *Thomas M. Murphy* License Number 5628  
 THOMAS M. MURPHY License Number 5628  
 STATE OF FLORIDA  
 Professional Surveyor and Mapper

Digitally signed by Tom Murphy  
 DN: cn=Tom Murphy, o=Hole Montes Inc., ou=Surveyors, email=tmurphy@holemontes.com, c=US  
 Date: 2021.09.20 11:05:16 -0400



**EXISTING CONDITIONS**

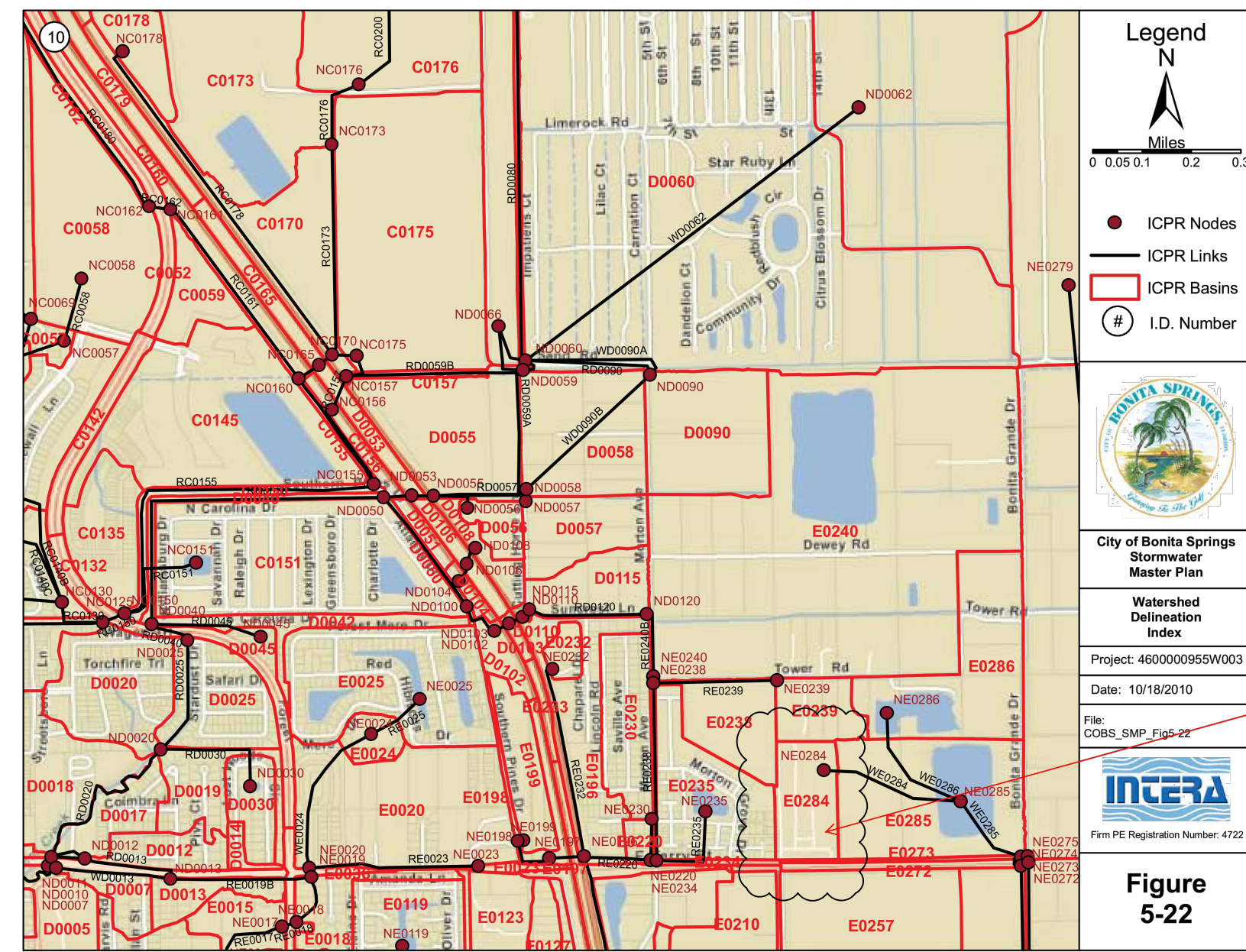


Table 7-2 (Continued)  
Simulated Peak Flow Rates (cfs) of Selected Design Storm Events  
Note: Link locations are provided in Figures 5-12 to 5-31

LINK	2yr. 1hr	2yr. 24hr	5yr. 1hr	5yr. 24hr	10yr. 1hr	10yr. 24hr	25yr. 24hr	100yr. 24hr
RA0182	0.23	0.73	0.38	0.93	0.53	1.06	1.82	3.20
RA0183	4.37	6.62	5.50	7.75	5.97	8.30	9.85	11.11
RA0184	0.00	0.00	0.01	0.00	0.01	0.00	0.01	0.00
RA0185	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24
RA0186	21.46	14.76	28.45	14.73	33.75	17.61	97.73	102.06
RA0187	21.74	13.70	28.81	15.19	33.15	13.25	78.79	78.90
RA0188	0.38	0.41	0.40	0.43	0.41	0.45	0.67	1.07
RA0189	13.99	10.82	18.72	13.15	21.99	15.61	29.68	32.71
RA0190	7.10	8.95	9.36	11.45	10.80	13.68	25.42	27.75
RA0191	6.63	8.99	8.03	11.31	9.22	13.57	22.96	24.78
RA0192	6.63	8.74	7.21	11.20	7.51	14.86	22.68	23.78
RA0200	3.44	5.44	3.93	7.87	4.18	9.95	20.34	21.65
RA0201	6.35	2.68	7.95	2.94	7.36	2.97	0.00	0.35
RA0202	3.33	3.32	3.37	3.36	3.40	3.41	3.46	3.53
RA0203	471.25	696.46	616.21	922.48	700.80	1099.02	1959.05	2276.45
RA0204	0.18	0.27	0.21	0.31	0.23	0.34	3.55	5.84
RA0205	0.24	0.32	0.28	0.38	0.30	0.42	1.86	3.23
RA0206	59.63	49.56	121.43	62.03	132.29	69.23	200.95	200.01
RA0207	21.10	9.88	20.97	12.88	20.86	12.96	7.69	6.92
RA0208	74.92	40.51	102.04	50.91	120.20	59.13	234.60	290.93
RA0209	36.38	11.39	44.11	16.00	47.95	19.25	32.47	28.29
RA0210	21.21	8.97	24.80	12.82	26.13	15.59	26.22	25.43
RA0211	13.31	5.44	14.25	5.58	15.67	5.68	9.69	7.93
RA0212	26.31	11.78	35.36	14.90	35.29	16.86	25.19	25.07
RA0213	16.31	9.62	16.35	13.19	16.35	13.71	15.46	15.40
RA0214	56.69	30.24	60.69	36.81	64.57	42.58	102.58	121.54
RA0215	43.39	19.83	58.24	24.37	65.01	28.05	91.05	98.40
RA0216	44.28	19.85	58.83	24.42	65.33	28.14	91.00	98.41
RA0217	43.40	18.64	58.63	22.77	63.58	26.19		
RA0218	3.20	1.20	3.72	1.58	4.16	1.87		
RA0219	13.94	2.40	18.19	3.32	20.79	4.18		
RA0220	1.61	0.00	3.51	0.00	4.74	0.00		
RA0221	7.40	2.30	7.41	2.92	7.33	3.72		
RA0222	6.75	1.73	7.88	2.28	7.98	3.05		
RA0223	13.90	4.03	13.77	5.20	13.62	6.77		
RA0224	5.90	1.25	6.55	1.75	6.60	2.48		
RA0225	18.74	7.03	18.88	9.37	18.97	10.36		
RA0226	16.11	4.10	16.46	5.37	16.58	7.37		
RA0227	34.13	15.76	48.23	18.94	53.04	21.32		

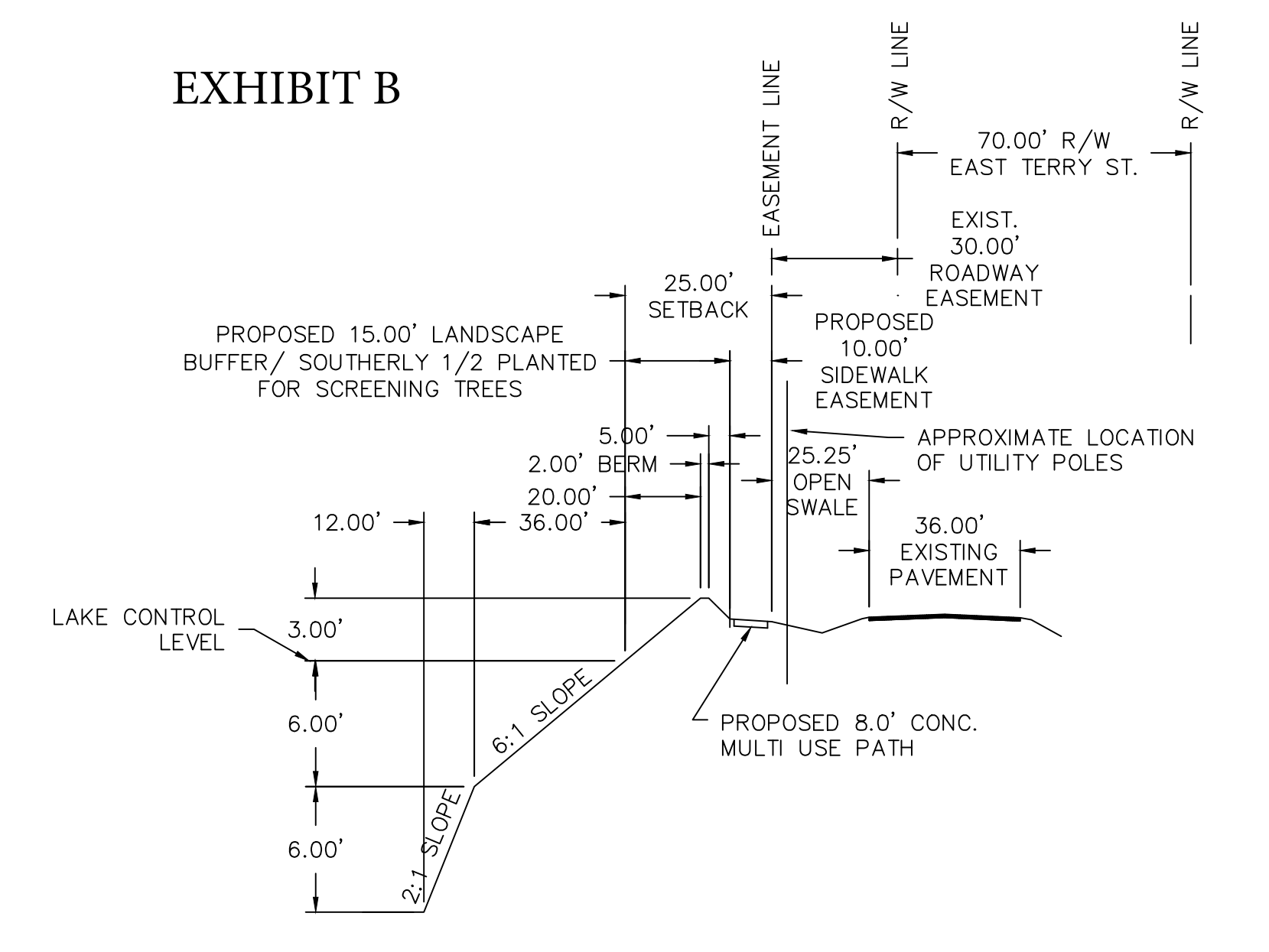
Table 7-3 (Continued)  
Simulated Peak Stages (ft NGVD29) of Selected Design Storm Events  
Note: Node locations are provided in Figures 5-12 to 5-31

NODE	2yr. 1hr	2yr. 24hr	5yr. 1hr	5yr. 24hr	10yr. 1hr	10yr. 24hr	25yr. 24hr	100yr. 24hr
NE0198	11.95	10.82	11.40	10.93	11.61	11.00	12.57	12.76
NE0199	12.53	12.70	12.68	12.81	12.76	12.88	13.25	13.34
NE0200	7.85	8.28	7.98	8.47	8.05	8.60	9.66	10.20
NE0201	10.18	10.22	10.35	10.39	10.44	10.56	11.82	12.16
NE0202	12.41	10.44	12.64	10.83	12.76	11.06	13.27	13.43
NE0203	12.39	12.36	12.64	12.42	12.76	12.47	13.27	13.44
NE0204	13.17	13.75	13.35	14.07	13.46	14.31	15.07	15.31
NE0205	9.30	9.67	9.40	9.91	9.46	10.09	10.78	11.15
NE0206	11.51	10.68	11.74	10.85	11.87	10.97	12.54	12.71
NE0207	12.50	11.92	12.66	12.05	12.74	12.18	13.27	13.44
NE0208	13.28	13.52	13.37	13.64	13.42	13.72	14.16	14.31
NE0209	11.84	10.94	12.09	11.09	12.22	11.30	12.86	13.06
NE0210	12.11	12.91	12.38	13.17	12.53	13.68	14.52	14.66
NE0211	12.61	11.16	12.93	11.52	13.08	11.78	13.46	13.62
NE0212	12.99	11.17	13.23	11.53	13.33	11.82	13.74	13.88
NE0213	10.44	11.43	10.72	11.97	10.89	12.40	13.81	14.10
NE0214	4.81	6.18	5.20	6.89	5.40	7.44	9.84	10.39
NE0215	5.20	6.62	5.61	7.35	5.82	7.92	10.33	10.97
NE0216	9.78	9.73	10.07	9.99	10.20	10.27	11.79	12.14
NE0217	12.86	11.54	12.30	11.65	12.43	11.70	13.01	13.17
NE0218	9.55	10.00	9.71	10.22	9.82	10.38	11.39	11.59
NE0219	9.70	10.22	9.83	10.51	9.91	10.75	11.87	12.15
NE0220	12.97	13.02	13.07	13.17	13.12	13.28	13.56	13.68
NE0221	5.73	7.22	6.16	8.01	6.38	8.62	11.20	11.80
NE0222	6.51	8.11	6.97	8.98	7.21	9.64	12.45	13.18
NE0223	6.76	8.39	7.23	9.28	7.47	9.96	12.66	13.61
NE0224	7.15	8.79	7.62	9.69	7.86	10.39	13.38	14.14
NE0225	12.97	13.02	13.07	13.17	13.12	13.28	13.56	13.68
NE0226	12.16	11.59	12.34	12.11	12.41	12.44	13.38	14.14
NE0227	12.34	12.18	12.39	12.45	12.42	12.66	13.42	14.14
NE0228	12.27	12.18	12.36	12.45	12.42	12.66	13.42	14.14
NE0229	12.27	12.18	12.36	12.45	12.42	12.66	13.42	14.14
NE0230	7.18	8.82	7.65	9.73	7.89	10.43	13.44	14.25
NE0231	8.94	9.86	9.17	10.32	9.31	10.59	12.86	13.61
NE0232	13.87	14.25	13.99	14.40	14.05	14.59	14.86	14.99
NE0233	13.86	14.25	13.98	14.39	14.05	14.49	14.84	14.96
NE0234	13.30	13.40	13.37	13.78	13.42	13.93	14.64	14.91
NE0235	7.26	8.90	7.74	9.81	7.97	10.52	13.54	14.55
NE0236	13.20	13.24	13.28	13.31	13.34	13.38	13.42	13.46
NE0237	11.70	11.70	11.70	11.70	11.70	11.70	11.70	11.70
NE0238	11.70	11.70	11.70	11.70	11.70	11.70	11.70	11.70
NE0239	11.70	11.70	11.70	11.70	11.70	11.70	11.70	11.70
NE0240	11.70	11.70	11.70	11.70	11.70	11.70	11.70	11.70

**STORMWATER MASTER PLAN  
ICPR MODEL EXIST. CONDITIONS (CFS)**

**STORMWATER MASTER PLAN  
ICPR MODEL EXIST. CONDITIONS MAX. STAGE**

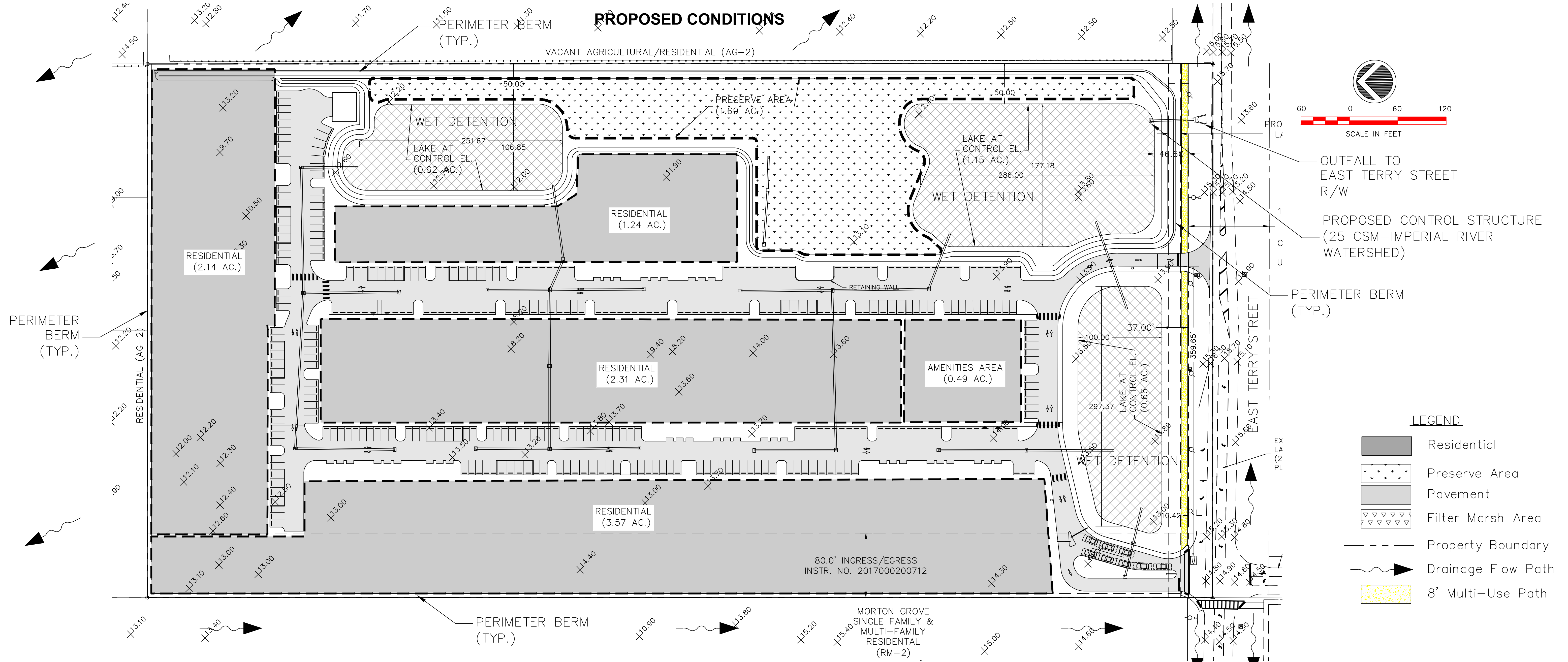
**EXHIBIT B**



**SECTION 1 AT LAKE**  
NTS

**CITY OF BONITA SPRINGS  
STORMWATER MASTER PLAN**

**PROPOSED CONDITIONS**



**SOLTURA AT EAST TERRY**

**CONCEPTUAL DRAINAGE PLAN**

H:\2021\2021082\018\018.dwg Plot: MDP Mar 22, 2022 - 8:21am Plotted by: KevinFoye

LETTER	REVISIONS	DATE
A	REVISIONS PER CITY COMMENTS	03/21/22
B	REVISIONS PER CITY COMMENTS	01/19/22
C	REVISIONS PER CITY COMMENTS	11/10/21

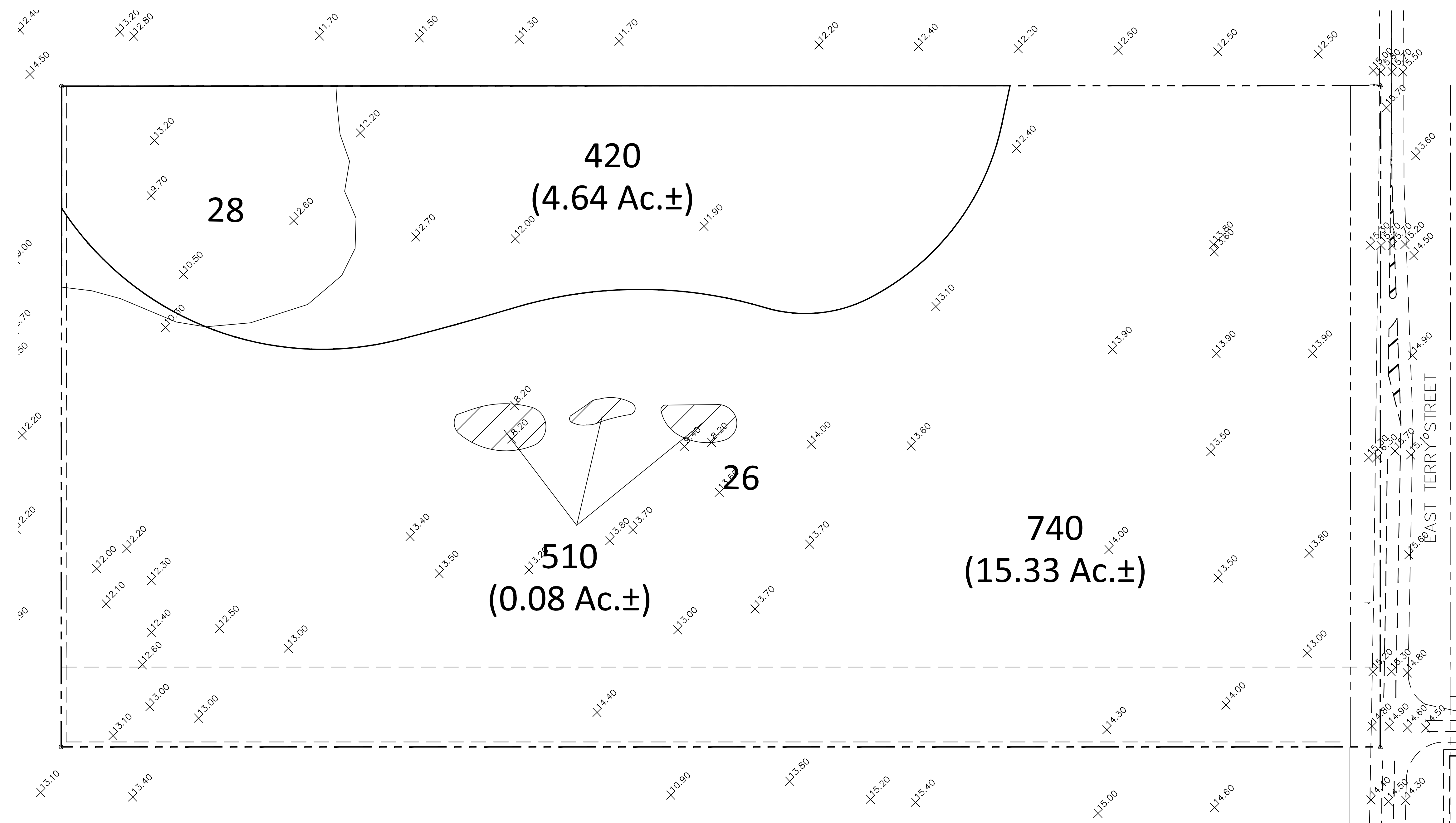
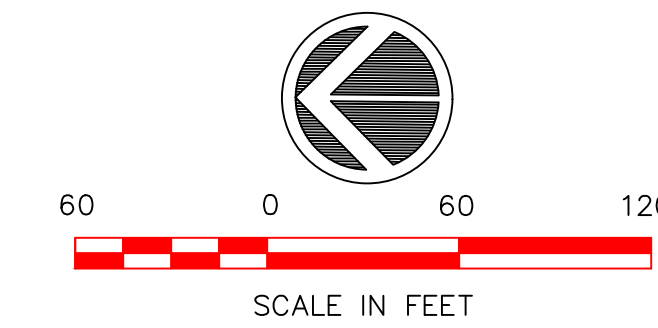
DESIGNED BY <b>REB</b>	DATE <b>08/24/2021</b>
DRAWN BY <b>K.L.P.</b>	DATE <b>08/24/2021</b>
CHECKED BY <b>REB</b>	DATE <b>08/24/2021</b>
VERTICAL SCALE <b>N/A</b>	HORIZONTAL SCALE <b>1"=60'</b>



6200 Whiskey Creek Dr.  
Fort Myers, FL. 33919  
Phone: (239) 985-1200  
Florida Certificate of  
Authorization No.1772

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO. -	DRAWING NO.
DATE	PROJECT NO. <b>2021082</b>	SHEET NO. <b>2 of 4</b>

EXHIBIT B



FLUCFCS LEGEND		
FLUCFCS CODE	COMMUNITY	ACRES
420	Mixed Upland Hardwoods	4.64 Ac.±
510	OSW Ponds and Ditches	0.08 Ac. ±
740	Disturbed Lands (Previously Cleared Mobile Home Park)	15.35 Ac. ±
TOTAL:		20.07 Ac. ±

NCRS SOILS LEGEND		
SOIL No.	DESCRIPTION	STATUS
26	Pineda Fine Sand	Hydric
28	Immokalee Sand	Non-Hydric

**LEGEND**

SURFACE WATERS (0.08 AC.)

740 FLUCFCS No.

26 NCRS SOILS No.

FLUCFCS MAP AND SOILS MAP PROVIDED BY BEARPAWS ENVIRONMENTAL CONSULTING 1599 COVINGTON CIR. EAST, FORT MYERS, FL. DRAWING DATED 6/15/21.

H:\2021\2021082\01\01\01\01.dwg Plot: 08/24/2021 10:27am Plotted by: Kevin Payne

LETTER	REVISIONS	DATE

**SOLTURA AT EAST TERRY**

DESIGNED BY <b>REB</b>	DATE <b>08/24/2021</b>
DRAWN BY <b>K.L.P.</b>	DATE <b>08/24/2021</b>
CHECKED BY <b>REB</b>	DATE <b>08/24/2021</b>
VERTICAL SCALE <b>N/A</b>	HORIZONTAL SCALE <b>1"=60'</b>

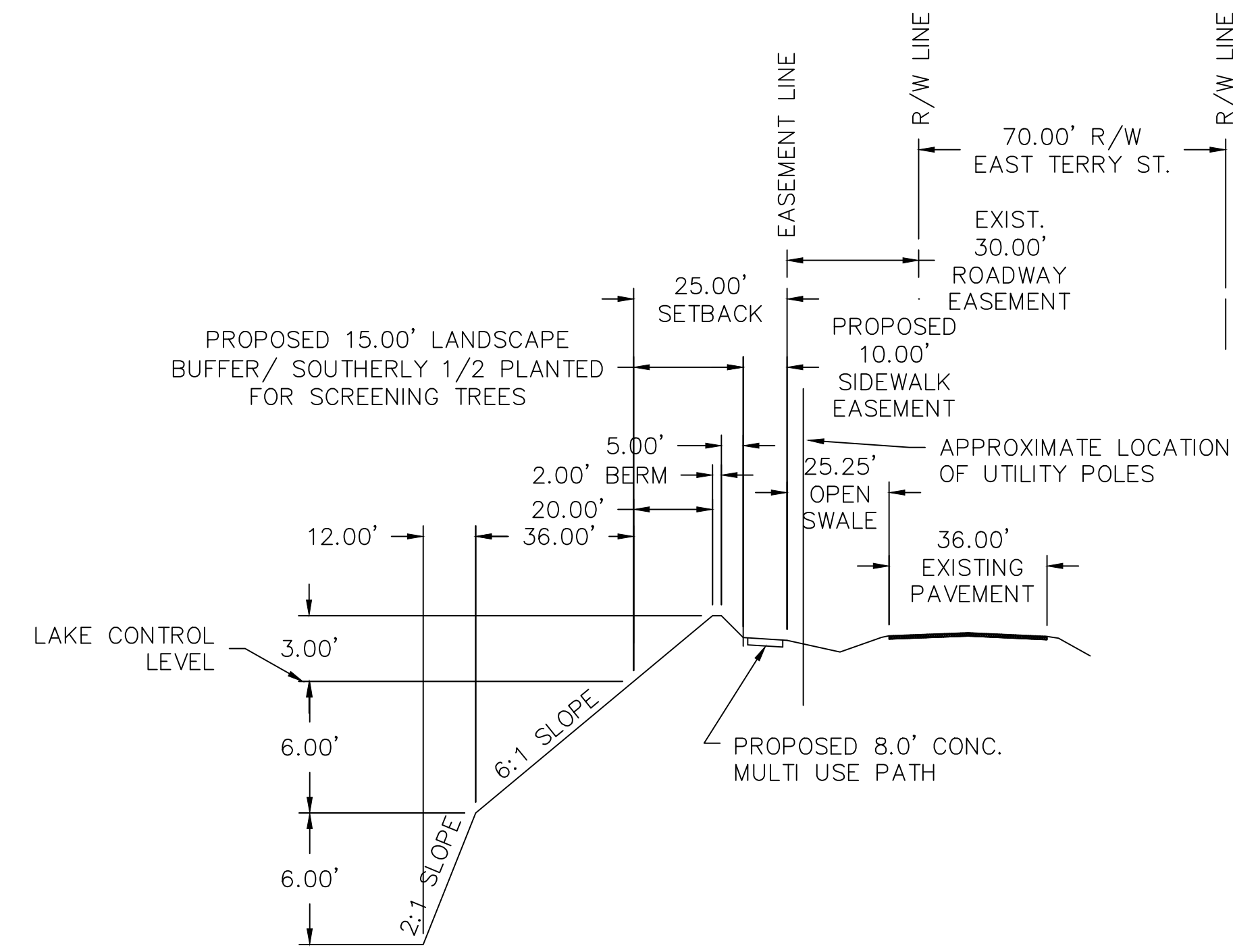


6200 Whiskey Creek Dr.  
Fort Myers, FL. 33919  
Phone: (239) 985-1200  
Florida Certificate of  
Authorization No.1772

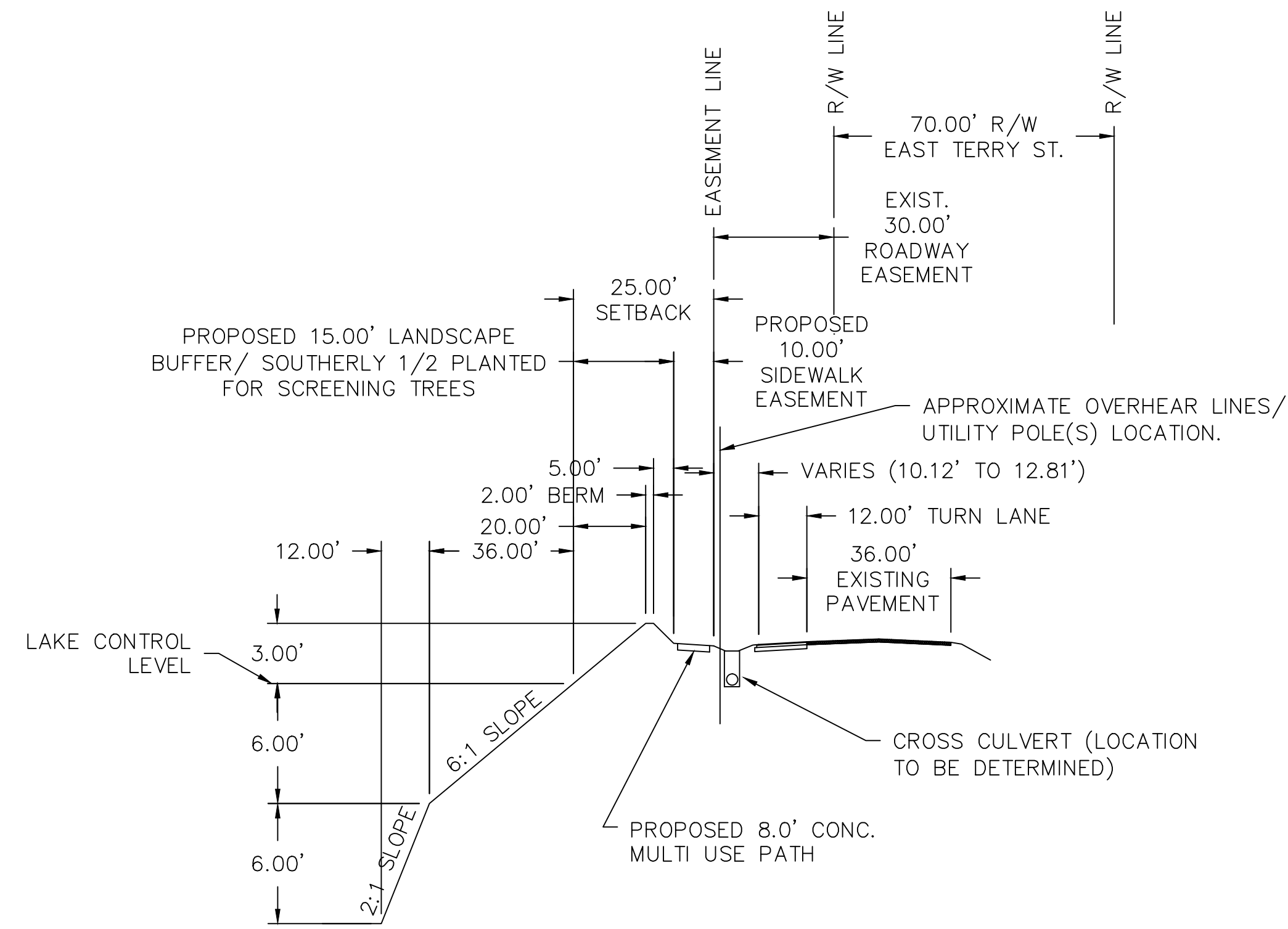
**EXHIBIT B  
FLUCFCS & SOILS MAP**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO.	DRAWING NO.
	-	-
DATE _____	PROJECT NO.	SHEET NO.
	2021082	3 of 4

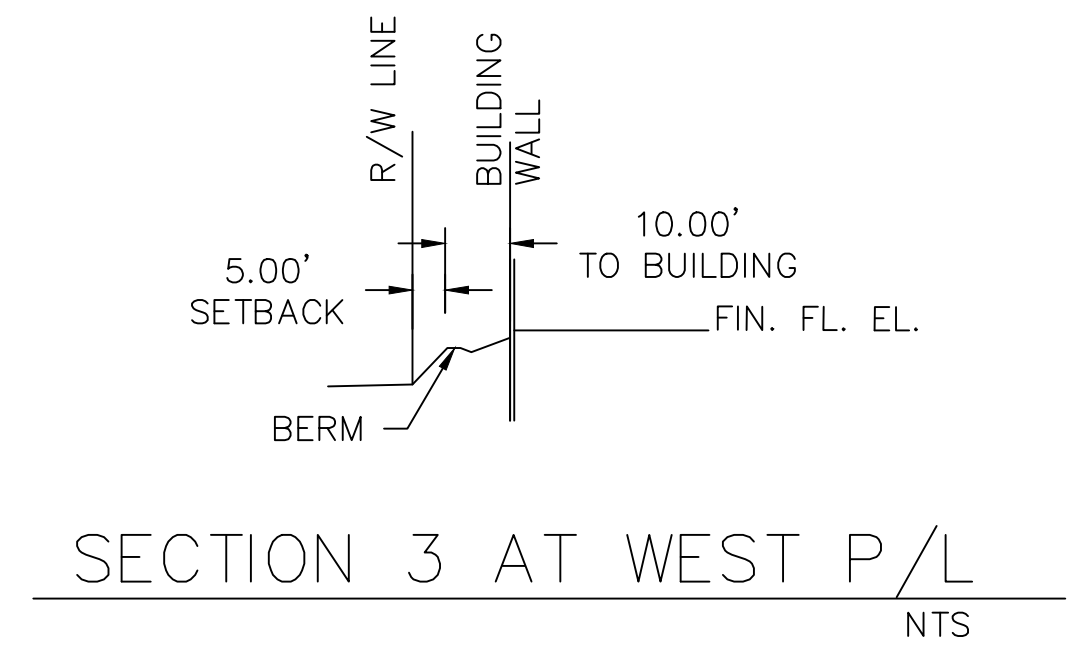
EXHIBIT B



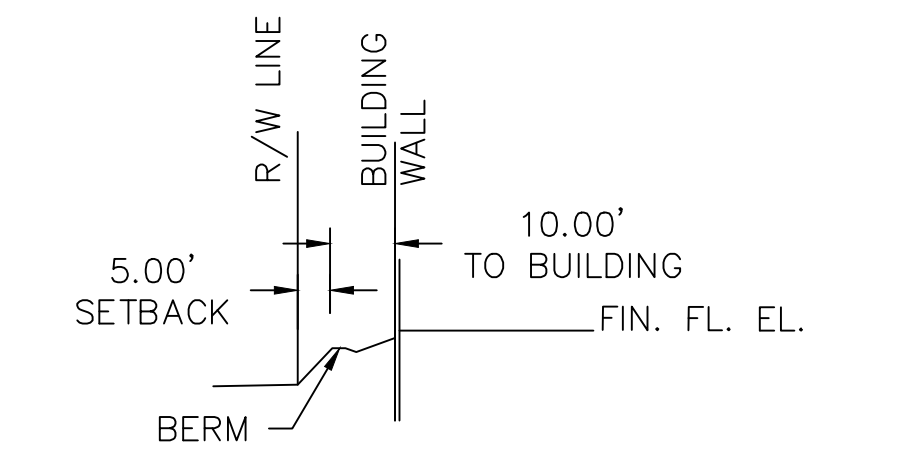
SECTION 1 AT LAKE  
NTS



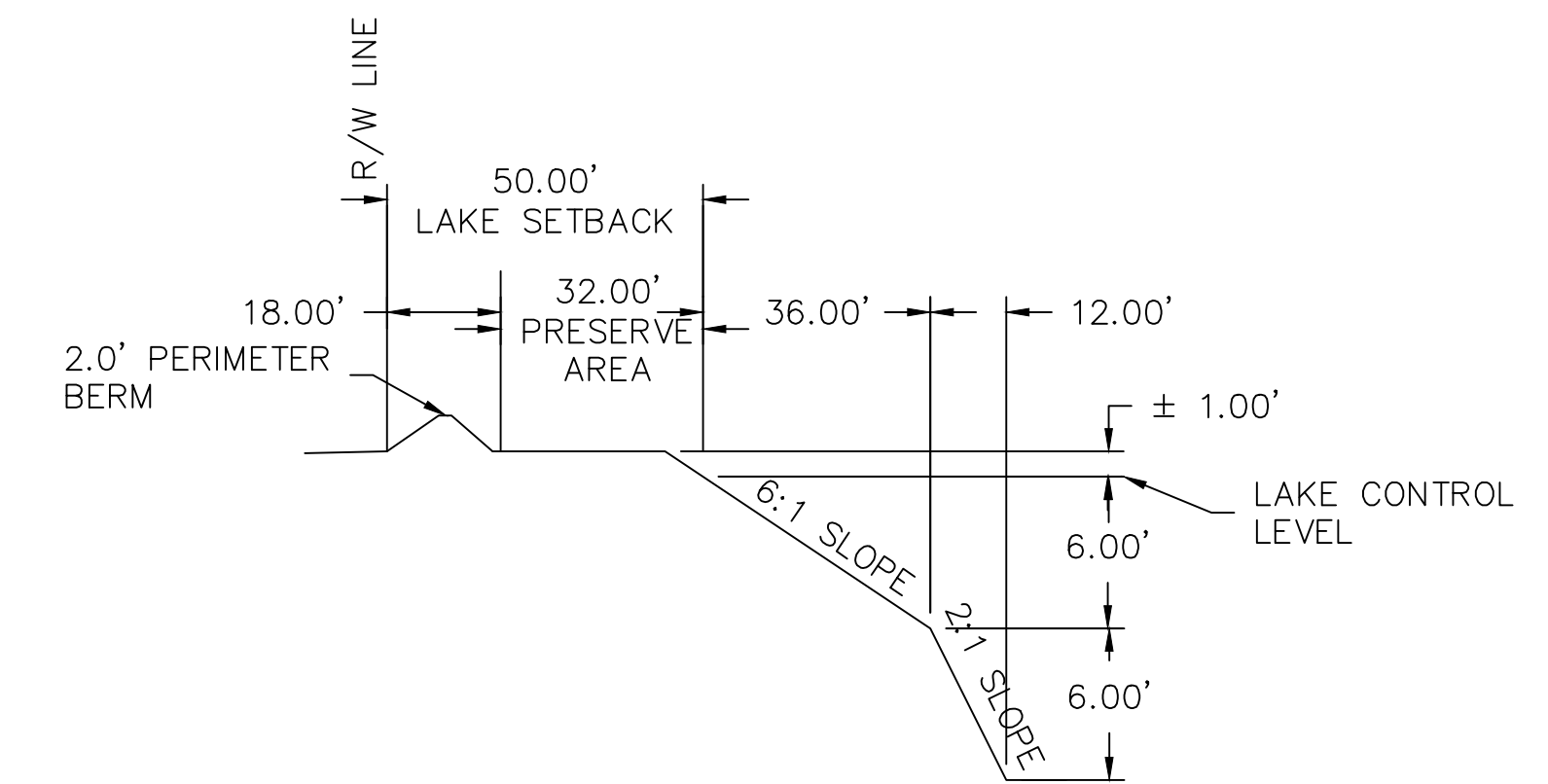
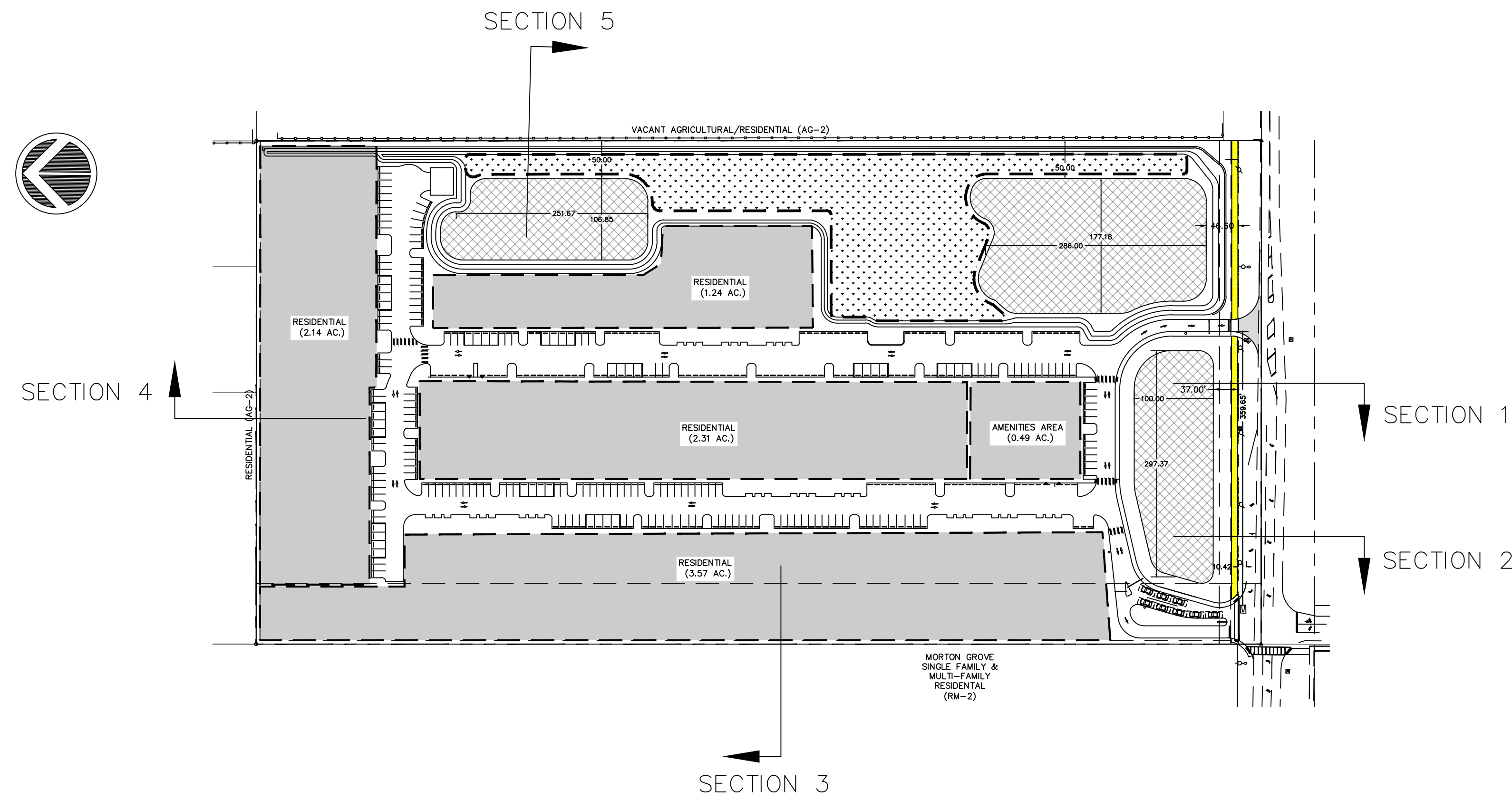
SECTION 2 AT TURN LANE  
NTS



SECTION 3 AT WEST P/L  
NTS



SECTION 4 AT NORTH P/L  
NTS



SECTION 5 AT EAST P/L  
NTS

H:\2021\20210823\01\01\01\01.dwg Plot: Sections Mar 21, 2022 - 10:34am Plotted by: Kevin Payne

LETTER	REVISIONS	DATE
△		
△	REVISIONS PER CITY COMMENTS	03/21/22
△	REVISIONS PER CITY COMMENTS	01/19/22
△	REVISIONS PER CITY COMMENTS	11/10/21

**SOLTURA AT EAST TERRY**

DESIGNED BY REB	DATE 08/24/2021
DRAWN BY K.L.P.	DATE 08/24/2021
CHECKED BY REB	DATE 08/24/2021
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=60'



6200 Whiskey Creek Dr.  
Fort Myers, FL. 33919  
Phone: (239) 985-1200  
Florida Certificate of  
Authorization No.1772

**EXHIBIT B  
TYPICAL SECTIONS**

THESE DRAWINGS ARE NOT  
APPROVED FOR CONSTRUCTION  
UNLESS SIGNED BELOW.  
DATE \_\_\_\_\_

REFERENCE NO. -	DRAWING NO.
PROJECT NO. 2021082	SHEET NO. 4 of 4



**ATTACHMENT “A”  
BACKGROUND & INFORMATIONAL ANALYSIS**

Surrounding Land Use

<u>Existing Zoning &amp; Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: RPD; Vacant	High Density Residential (10 units/acre)
North: Agriculture (AG-2); Plant Nursery; Residential Single-Family	Density Reduction Groundwater Resource – DRGR (1 unit/10 acres)
East: Agriculture (AG-2); Vacant	Density Reduction Groundwater Resource – DRGR (1 unit/10 acres)
*South: Agriculture AG-2; Lee County-Owned Conservation Land	Density Reduction Groundwater Resource – DRGR (1 unit/10 acres)
West: Residential Multi-Family (RM-2); Single-Family and Multi-Family Residential	Density Reduction Groundwater Resource – DRGR (1 unit/10 acres)

*\*While the land is owned by Lee County, there is a conservation easement over and across said lands that is dedicated to the South Florida Water Management District. Additionally, to the southwest of the project is the YMCA and city-owned soccer fields, zoned Community Facilities Planned Development (CFPD), located in the Public and Semi-Public future land use category.*

Environmental Considerations

The Applicant submitted the required environmental assessment for review by the City’s environmental specialist. Several site visits were also conducted. The results showed that approximately 15.35 acres of the 20-acre site consists of disturbed lands due to the previously-cleared mobile home park (Glades Haven). Approximately 4.64 acres are classified as a mixed upland forest, which includes several species of native and invasive vegetation. The remaining acreage (approximately 0.08 acres) is comprised of man-made ponds and ditches.

The Applicant has provided a 1.69-acre preserve area on the MCP, shown on the east side of the property.

Seven heritage trees were observed on site (six slash pine and one oak) and it was agreed that two pines and one oak would be maintained in the designated preserve area shown on the MCP. Staff has proposed a condition that requires these remaining heritage trees to be protected with barricading. The other four pines may be removed (pursuant to approval from the City of Bonita Springs Tree Advisory Board), and every effort shall be made to replace each tree with one 20-foot tall tree (like for like) or two 12-foot tall trees per one heritage tree. The Applicant shall work with Staff during the local development order process to determine the tree specifications.

A listed species survey was also provided and reviewed by City Staff. While no nest-like structures or tree cavities were noted, there are two active gopher tortoise burrows [as well as two inactive burrows] on the site. A relocation permit will need to be obtained from Florida Fish and Wildlife for the safe relocation of the tortoises.

The project is also intending to use xeriscape techniques to the maximum extent possible, within code allowances. Using xeriscape will help conserve water resources by cutting back on landscape irrigation.

### Traffic

The Applicant provided the required Traffic Impact Statement (TIS), which was reviewed by Staff's transportation engineer. The initial concern stemmed from the fact that the project contains buildings similar to conventional single-family dwellings, but the Applicant states the traffic impacts are those of multi-family dwellings (Land Use Code 220 of the ITE trip generation manual). The Applicant provided a project for comparison in Lakewood Ranch, Florida and three sites in Dallas, Texas. The opinion of the Applicant's traffic engineer was that the impact of the proposed Soltura project would be more in line with conventional multi-family development, despite the fact that the project has taken the traditional "stacked" multi-family building concept and put them on individual pads, similar to conventional single-family development. As done with previous projects that were not able to be completely placed within an appropriate Land Use Code in the trip generation manual, Staff is proposing a traffic monitoring condition for the Soltura RPD. The outcome of the monitoring may yield additional roadway improvements.

Additionally, Staff wants to better understand the impacts the project would have on the intersection of Kent Road and East Terry Street. The development would introduce additional movements that are not currently taking place. The project is proposing two connection points; one aligned with Kent Road and another approximately 350 feet to the east. The Applicant intends to allow both points to have the full range of turning movements (left/right for the eastern-most point and left/right/straight for the Kent Road/East Terry Street point). As a result, Staff has established a condition of approval requiring an Intersection Control Evaluation (ICE) study to be submitted at time of local development order for the Kent Road/East Terry Street intersection. The purpose of the study is to determine the best configuration for this connection and the safest way to operate it. Additionally, it is Staff's opinion that the eastern-most connection

point (which is currently shown as egress only) should be reevaluated at time of local development order to determine the safety [or hazards] of a left-turn movement.

At this time, it is Staff's opinion that these traffic concerns can be addressed sufficiently through required monitoring, reevaluation of turning movements, and the ICE study.

### Stormwater/Drainage

The Applicant submitted a sample stormwater management plan and provided a narrative in response to Staff's comments. As part of the local development order submittal, the Applicant is required to provide a description of groundwater and surface water impacts. The Applicant will be required to demonstrate no adverse offsite stormwater impacts, by incorporating the project into the appropriate City of Bonita Springs Interconnected Pond and Channel Routing (ICPR) Model. To this end, the Applicant states the following:

*The subject parcel is located in ICPR Basin E0284 as studied in the City of Bonita Springs Phase 1 Storm Water Master Plan dated December 2010. That study determined the basin delineation and hydrologic connection to offsite lands based upon Lidar land surface mapping, existing drainage and storm sewer infrastructure, and permit records to name several resources similar to what the City is now requesting.*

*Basin E0284 does not include any existing storm water management features, but as runoff occurs it sheet flows to the east and south and ultimately discharges to the public rights-of-way via overland flow and existing swales to the intersection of East Terry Street and Bonita Grande Drive.*

*The neighboring parcel to the west of the proposed RPD (ICPR Basin E0235-West Morton Apartments) has a permitted surface water management system (36-00869-S) in place using a wet detention lake system for on-site runoff storage. Their development includes a storm water control structure with a 6" orifice at elevation 11.2 ft NGVD that discharges to East Terry Street roadway swale system, westerly of the RPD site. The project constructed a perimeter berm at elevation to 15.0 FT NGVD to contain their storm runoff. These perimeter berms are shown within the approved SFWMD permit – application # 030121-4. Between the perimeter berms and the boundary, there is a shallow swale located within a drainage easement, and this swale is graded to drain also to East Terry Street along the property boundary.*

*This is consistent with the City of Bonita Springs ICPR basin mapping showing the basin delineation and location of their outfall to East Terry Street. The adjacent offsite land to the north is mapped as ICPR basin E0239. This basin is shown to convey their excess runoff to the northwest of their land and ultimately flow westerly via Tower Road swales to Morton Avenue.*

*In summary, the subject RPD does not have any adjacent lands which discharge through their property. It will maintain the historic flow pattern by a proposed control structure discharging to East Terry Street meeting the restricted release rate for Imperial River watershed.*

The conceptual drainage plan is included as part of the four-page MCP exhibit (i.e., Exhibit B). At this time, it is Staff's opinion that the conceptual plan is adequate to properly convey stormwater through the site to appropriate discharge points along East Terry Street. The Applicant will be required to provide a more detailed plan at time of local development order and will be required to obtain a permit from the South Florida Water Management District.

### Comprehensive Plan Considerations

#### **Future Land Use:**

The proposed project is located in the High Density Residential future land use category. The High Density Residential category states the following:

***Policy 1.1.9: High Density Residential - Intended to accommodate multi-family, modular and manufactured housing, and existing mobile home and recreational vehicle parks up to a maximum density of 15 units per gross acre and approximately 194 acres of gross land area in the land use category; group homes and foster care facilities, public schools and other public, semi-public and recreational uses on a limited basis.***

- a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations, cluster housing, zero lot line, townhouses, and multi-family structures.*
- b. Residential density shall be limited to not more than 10 dwelling units per acre. In the case of multi-family, if affordable housing is provided, residential density may be increased by up to five additional dwelling units per acre.*
- c. Commercial uses may be appropriate provided they are primarily intended to serve the residents of a mixed-use project and are sensitive to nearby residential uses.*
- d. 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.*

The proposed project is residential in nature, below the maximum permitted height of 75 feet, and meets the density provisions of the Comprehensive Plan. The property is approximately 20.1 acres in size and is afforded a maximum density of 10 units per acre, which equate to a maximum of 200 units.

### **Transportation Element**

As described above, the Applicant provided the required TIS documentation for review. There is disagreement between the Applicant and Staff regarding the appropriate Land Use Code (LUC) for trip generation. The opinion of the Applicant's traffic engineer was that the impact of the proposed Soltura project would be more in line with conventional multi-family development, despite the fact that the project has taken the traditional "stacked" multi-family building concept and put them on individual pads, similar to conventional single-family development. As done with previous projects that were not able to be completely placed within an appropriate Land Use Code in the trip generation manual, Staff is proposing a traffic monitoring condition for the Soltura RPD. The outcome of the monitoring may yield additional roadway improvements.

Additionally, Staff is requiring the Applicant to provide an Intersection Control Evaluation (ICE) study at time of local development order. The purpose of the study is to determine the safest way to operate the Kent Road/East Terry Street intersection, with increased turning movements as a result of this project.

The Applicant has demonstrated compliance with Policy 2.4.3 of the Transportation Element, which is intended to promote and encourage walkable and integrated land uses. The project will include an interconnected sidewalk system and will be providing a multi-use path that is eight (8) feet in width along East Terry Street. The pathway is shown on the proposed MCP as being located on the Applicant's property and Staff has included a condition that will require the pathway to be dedicated to the public.

### **Housing Element**

***Goal 1: To provide affordable, safe and sanitary housing in a decent living environment to meet the diverse needs of the existing and projected population of Bonita Springs.***

***Objective 1.1: Housing Availability - Provide for an amount and distribution of residential land in the City adequate to allow for a variety of housing types, including mobile and manufactured homes, and sites for affordable workforce housing as defined in 380.0651(3)(h), F.S. and very low, low and moderate income households, sufficient to meet the infrastructure and public facility needs of current and anticipated residents.***

The proposed project meets the intent of Goal 1 and a portion of Objective 1.1 in that this Goal and Objective require the City to allow for a variety of housing types and to provide for affordable, safe and sanitary housing in a decent living environment. The project is intended to be a rental

project that will utilize a horizontal multi-family design – the first of its kind in Bonita Springs. The project is intended to be gated and will include an amenity center that will provide opportunities for residents and guests to recreate and be active within their environment.

**Infrastructure Element**

This Element provides goals, objectives and policies for potable water, sanitary sewer, solid waste, and stormwater/aquifer recharge guidelines. Bonita Springs Utilities will serve the site through available connections. The City coordinates and cooperates with Lee County project guidelines for sanitary facilities, including appropriate refuse locations, sizing and pickup schedules. For the stormwater sub-element, the Applicant provided a sample stormwater plan and narrative (provided earlier in this Report), and the project will be required to design the site to the stormwater levels of service outlined in the Comprehensive Plan, which include the 3-day, 25-year storm event for roads, and the 3-day, 100-year storm event for the residential structures.

It is Staff’s opinion the project has demonstrated consistency with the Bonita Plan and that the remaining elements (Coastal Management, Capital Improvements, and Intergovernmental Coordination) are not applicable.

**Planned Development Analysis, Formal Findings LDC 4-131 and LDC 4-299**

Review criteria	Yes – Mostly – Partly – No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation; and	Yes
The request meets or exceeds performance and location standards set forth for the proposed uses; and	Yes
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan; and	Yes; The proposed density does not exceed the allowances of the Comprehensive Plan.
The request is compatible with existing or planned uses in the surrounding area; and	Yes; The proposed project is residential in nature and is in an area of existing residential and agricultural uses.

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; and	Mostly; Staff has provided transportation conditions for consideration in order to address remaining concerns.
Will the request adversely affect environmentally critical areas and natural resources; and	No
Public facilities are, or will be, available and adequate to serve the proposed land use; and	Yes
The proposed use or mix of uses is appropriate at the subject location; and	Yes; The requested uses are ancillary to typical residential projects.
The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest; and	Yes
The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development; and	Yes
Deviations enhance the achievement of the objectives of the planned development and preserves and promotes the general intent of this chapter to protect the public health, safety and welfare	Yes

# ATTACHMENT B

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## **Soltura at East Terry RPD PD Rezone**

September 15, 2021

**PREPARED FOR:**  
Soltura Development Group, LLC

**SUBMITTED TO:**  
City of Bonita Springs  
Community Development Department  
9220 Bonita Beach Road, Suite 111  
Bonita Springs, FL 34135



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# COMPLETED APPLICATION



## NEIGHBORHOOD MEETING REQUIREMENT

Community Development Dept. | 9220 Bonita Beach Road, Ste. 111 | Bonita Springs, FL 34135 | (239) 444-6150 | [permitting@cityofbonitaspringscd.org](mailto:permitting@cityofbonitaspringscd.org)

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### **RE: Neighborhood Meeting Mandatory Requirement for Comprehensive Plan Amendment, Rezoning (conventional or planned development), and Special Exception applications.**

On September 5, 2018 the Bonita Springs City Council adopted regulations for Neighborhood Meetings. The purpose of a neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible.

Neighborhood meetings are mandatory for applications for a future land use map amendment, rezoning, and special exception. Neighborhood meetings are optional for all other applications. Applicants are required to conduct a neighborhood meeting prior to filing its application with the city and a second neighborhood meeting within 30 days after the city has deemed the application to be sufficient.

Please see City of Bonita Springs LDC Section 4-28 or our website for more information.

For additional questions, contact the Planner on Call at (239)-444-6166.



# PUBLIC HEARING APPLICATION FOR PLANNED DEVELOPMENT

Community Development Department | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: (239) 444-6150 | Fax: (239) 444-6140

**Applicant's Name:** Soltura Development Group, LLC

**Project Name:** Soltura at East Terry

**STRAP Number(s):** 30-47-26-B3-00001.2010

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

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

\*\*\*\*\*

### STAFF USE ONLY

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

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**PART I  
APPLICANT\PROPERTY OWNERSHIP INFORMATION**

A. Name(s) of applicant(s): Soltura Development Group, LLC  
Mailing Address: Street: 1110 Pine Ridge Rd  
City: Naples State: FL Zip: 34108  
Phone Number: Area Code: 239 Number: 462-2395 Ext: \_\_\_\_\_  
E-mail: danville@solturadevelopment.com

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 Authorization Form** 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: N.A. 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". **[Sec. 4-193]***

C. Name of owner(s) of property: Trinity Holdings Enterprises  
Mailing Address: Street: 1000 Pinebrook Rd  
City: Venice State: FL Zip: 34285  
Phone Number: Area Code: \_\_\_\_\_ Number: \_\_\_\_\_ Ext: \_\_\_\_\_  
Fax Number: Area Code: \_\_\_\_\_ Number: \_\_\_\_\_

D. Date property was acquired by present owner(s): 09/25/2017

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: Jeremy Frantz, Waldrop Engineering, P.A. / Neale Montgomery, Pavese Law Firm  
Address: 28100 Bonita Grande Dr., Bonita Springs, FL 34135 / 1833 Hendry St. Fort Myers, FL 33902  
Contact Person: Jeremy Frantz, AICP  
Phone: 239-319-0026 E-mail: jeremy.frantz@waldropengineering.com

**PART II  
GENERAL INFORMATION**

A. Request:

1. Rezoning from RPD TO:(check all applicable)

<input checked="" type="checkbox"/> RPD - Residential	<input type="checkbox"/> MPD - Mixed Use
<input type="checkbox"/> MHPD - Mobile Home	<input type="checkbox"/> RVPD - Recreational Vehicle
<input type="checkbox"/> CPD - Commercial	<input type="checkbox"/> CFPD - Community Facilities
<input type="checkbox"/> IPD - Industrial	<input type="checkbox"/> AOPD - Airport Operations

2. Option Chosen:   x   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?

  x   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: 12585 E TERRY ST, BONITA SPRINGS, FL 34135

D. General Location Of Property (referenced to major streets): Northwest quadrant of the intersection of

E. Terry St. and Kent Rd. approximately 1/2 mile west of Bonita Grande Rd.

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

E. City of Bonita Springs Plan Information

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

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

  x   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?

  x   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 its 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?

  x   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   x   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: \_\_\_\_\_

Property is currently vacant and was previously used for a mobile home community.

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

H. Property Dimensions

- 1. Width (average if irregular parcel):   662 +/-   Feet
- 2. Depth (average if irregular parcel):   1,321 +/-   Feet
- 3. Frontage on road or street:   662 +/-   Feet on   East Terry St.    
(Name of street)
- 4. Total land area:   20 ac   Acres or Square Feet

I. Land Area Calculations

- 1. Undevelopable Areas:
  - a. Freshwater wetland areas           0 ac
  - b. Other wetland areas           0 ac
  - c. Submerged land subject to tidal influence:           0 ac
  - d. Total (a + b + c):           0 ac
- 2. Remaining developable land (H.4 less I.1.d):           20 ac

**PART III  
PROPOSED DEVELOPMENT**

**A. Nature of Request**

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

0 _____ Single Family	0 _____ Mobile Homes	0 _____ Recreational Vehicles
0 _____ Zero-Lot-Line	0 _____ Duplex/Two Family	0 _____ Townhouses
200 _____ Multiple Family	200 _____ 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): 200

b. PROPOSED total units (from A-1. above): 200

c. PROPOSED density (from Exhibit III-A-2): 10 du/ac

3. Will the development contain non-residential areas? <sup>x</sup> 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: 0 \_\_\_\_\_ Total gsf

Offices: 0 \_\_\_\_\_ Total gsf

Medical: 0 \_\_\_\_\_ gsf                      Non-medical: 0 \_\_\_\_\_ gsf

Hotel/Motel: 0 \_\_\_\_\_ Total units

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

Industrial: 0 \_\_\_\_\_ Total gsf

Under roof: 0 \_\_\_\_\_ gsf                      Not under roof: 0 \_\_\_\_\_ gsf

Mines, Quarries, or General Excavation: Acres to be excavated: 0

Other-specify: N.A.

Number of Beds (if applicable): 0 \_\_\_\_\_ OR: 0 \_\_\_\_\_ gsf

4. Building Height

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

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

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

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



B. Facilities

1. Fire District: Bonita Springs Fire District

2. Water Supply

a. Estimated daily consumption of potable water:

- 1. Residential units: 50,000 gpd
- 2. Mobile Home units: 0 gpd
- 3. Rec. Vehicle units: 0 gpd
- 4. Commercial: 0 gpd
- 5. Industrial: 0 gpd

b. Source of potable water: Bonita Springs Utilities

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: 40,000 gpd
- 2. Mobile Home units: 0 gpd
- 3. Recreational Vehicles: 0 gpd
- 4. Commercial: 0 gpd
- 5. Industrial: 0 gpd

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

c. Source of sanitary sewer service: Bonita Springs Utilities

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:  
See Exhibit II-F-5 - Topography Map.

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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).  
See Exhibit II-F-2 - Environmental Assessment.

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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:  
See Exhibit II-E-2 - Project Narrative.

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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:

N/A

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

**A. Gross Residential Acres**

- |   |    |       |
|---|----|-------|
| 1. Total land area:   | 20 | acres |
| 2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): | 0  | acres |
| a. R-O-W providing access to non-residential uses:                      | 0  | acres |
| b. Non-residential use areas:   | 0  | acres |
| 3. Gross residential acres (Line A.1 less A.2):                         | 20 | acres |
| a. Uplands areas  | 20 | acres |
| b. Freshwater Wetlands areas  | 0  | acres |
| c. Other Wetland areas  | 0  | acres |

**B. Comprehensive Plan Land Use Classification:** HDR (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:       | 10 | units/gross res. acre |
| 2. Maximum total density for Land Use Classification: | 10 | 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)                                    | 200   | units                  |
| 2. Standard density wetlands units (A.3.b. & A.3.c. times B.1)                          | 0     | units                  |
| 3. Total standard density units (sum of C.1 & C.2)                                      | 0     | units                  |
| 4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of ( B.2 less B.1)))]          | 200   | units                  |
| 5. <b>Sub-total permitted std. density units</b> (line C.3 or C.4 - whichever is less): | 200   | <b>Units Sub-total</b> |
| 6. BONUS UNITS (REQUESTED)  |       |                        |
| a. Low-moderate housing density:  | _____ | units                  |
| b. TDR units:   | _____ | units                  |
| c. <b>Sub-total (C.6.a plus C.6.b)</b>  | _____ | units                  |
| 7. <b>Total Permitted Units (C.5. plus C.6.c):</b>                                      | 0     | <b>Units Total</b>     |

**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. <b>Total permitted units</b> (line D.3 or D.4 - whichever is less): | 0     | <b>Units</b> |

**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):     0     **Units Total**

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

- 1. Total acres of "Open Land" \_\_\_\_\_ 0 acres
- 2. Maximum density (F.1 times 0.2\*) \_\_\_\_\_ 0 units
- 3. Total permitted units: \_\_\_\_\_ 0 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:

N/A

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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:

N/A

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2. Quality of the effluent:

N/A

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3. Expected life of the facility:

N/A

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

N/A

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5. Receiving bodies or other means of effluent disposal:

N/A

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

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

N/A

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2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

# **EXHIBIT I-B-1 – AFFIDAVIT**



STRAP NO. 30-47-26-B3-00001. PART V  
2010

AFFIDAVIT

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

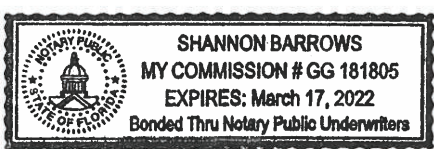
+ Frank J. Dewane  
Signature of Owner or Owner-authorized Agent

9/3/2021  
Date

FRANK J. DEWANE  
Typed or printed name and title

STATE OF FLORIDA)  
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 3rd day of September 2021, by Frank J. Dewane, who is personally known to me or who has produced as identification.



(SEAL)

Shannon Barrows  
Signature of notary public

Shannon Barrows  
Printed name of notary public

## **EXHIBIT I-B-4 – COVENANT**

**EXHIBIT I-B-4  
COVENANT OF UNIFIED CONTROL**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 12585 E Terry St. and legally described in exhibit A attached hereto.  
(street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate Pavese Law Firm & Waldrop Engineering as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

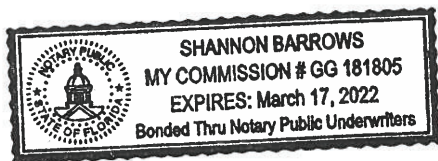
The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development

+ Frank J. Dewane  
Owner  
\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 3rd day of September 2021, by Frank J. Dewane, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Shannon Barrows  
Notary Public  
Shannon Barrows  
(Name typed, printed or stamped)  
(Serial Number, if any)

# **EXHIBIT I-B-5 – SURROUNDING OWNER LIST**

	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10353106	30-47-26-B3-00001.0000	10353106	TRINITY ENTERPRISE HOLDINGS IN	12951 E TERRY ST, BONITA SPRINGS	8-2018	\$ 1,450,000	\$ 1,202,760	\$ 6,484	
10353118	30-47-26-B4-00001.2000	10353118	HEDRICH NORMAN	SUBMERGED, BONITA SPRINGS	1-1985	\$ 240,000	\$ 224	\$ 224	
10353119	30-47-26-B3-00001.2010	10353119	TRINITY ENTERPRISE HOLDINGS IN	12585 E TERRY ST, BONITA SPRINGS	9-2017	\$ 2,200,000	\$ 1,800,000	\$ 1,800,000	
10353121	30-47-26-B3-00001.2020	10353121	TRINITY ENTERPRISE HOLDINGS IN	12785 E TERRY ST, BONITA SPRINGS	10-2018	\$ 10	\$ 617,920	\$ 13,381	
10353122	30-47-26-B4-00001.2030	10353122	R + A OF SOUTHWEST FLORIDA INC	26575 MORTON AVE, BONITA SPRINGS	10-2007	\$ 6,500,000	\$ 433,870	\$ 35,203	
10353123	30-47-26-B4-00001.2040	10353123	LIBERTY 44 LLC	12450 TOWER RD, BONITA SPRINGS	7-2017	\$ 1,200,000	\$ 1,045,046	\$ 1,045,046	
10353126	30-47-26-B4-00001.20CE	10353126	MORTON GROVE HOMEOWNERS ASSOC	26801 ROBINHOOD LN, BONITA SPRINGS	10-2003	\$ 100	\$ 0	\$ 0	
10353127	30-47-26-B3-00001.3000	10353127	CHRISTMAN STEPHAN & PAULA	12670 TOWER RD, BONITA SPRINGS	3-1996	\$ 60,000	\$ 189,615	\$ 33,939	
10353128	30-47-26-B3-00001.3010	10353128	BONITA SPRINGS UTILITIES INC	12720 TOWER RD, BONITA SPRINGS	10-1992	\$ 50,000	\$ 84,829	\$ 0	
10353129	30-47-26-B3-00001.3020	10353129	WHEELER KAREN J	12501 TOWER RD, BONITA SPRINGS	3-1993	\$ 100	\$ 123,402	\$ 25,000	
10353130	30-47-26-B3-00001.302A	10353130	YOUNG DAVID M & CHRISTINE H	12551 TOWER RD, BONITA SPRINGS	3-2020	\$ 259,000	\$ 234,998	\$ 234,998	
10353131	30-47-26-B3-00001.302B	10353131	LIBRA PROPERTY HOLDINGS LLC	12525 TOWER RD, BONITA SPRINGS	2-2016	\$ 230,000	\$ 137,251	\$ 137,251	
10353132	30-47-26-B3-00001.302C	10353132	ALBRECHT ALICE M	12601 TOWER RD, BONITA SPRINGS	6-2012	\$ 75,000	\$ 130,439	\$ 49,928	
10353133	30-47-26-B3-00001.3030	10353133	PRICE ROBERT L + DEBRA J	12600 TOWER RD, BONITA SPRINGS	10-1978	\$ 29,000	\$ 254,260	\$ 56,695	
10353134	30-47-26-B3-00001.303A	10353134	ESTEBAN SIMON PABLO	12520 TOWER RD, BONITA SPRINGS	7-2014	\$ 195,000	\$ 205,979	\$ 89,504	
10353135	30-47-26-B3-00001.303B	10353135	BORCHERS KENNETH F + JANET M	12550 TOWER RD, BONITA SPRINGS	-	\$ 0	\$ 233,374	\$ 33,751	
10353136	30-47-26-B3-00001.3040	10353136	CLEVINGER MICHAEL J	12685 TOWER RD, BONITA SPRINGS	11-2001	\$ 200,000	\$ 570,681	\$ 375,472	
10353137	30-47-26-B3-00001.4000	10353137	BARRY RECYCLING INC	12801 TOWER RD, BONITA SPRINGS	4-2003	\$ 225,000	\$ 420,730	\$ 159,037	
10353139	30-47-26-B3-00001.4020	10353139	BONITA SPRINGS UTILITIES INC	12800 TOWER RD, BONITA SPRINGS	10-1992	\$ 50,000	\$ 149,387	\$ 0	
10353286	30-47-26-B4-00202.0010	10353286	TRIEU ANH DOAN & KHA NHUNG	26935 MORTON GROVE DR, BONITA SPRINGS	4-2004	\$ 100	\$ 226,874	\$ 57,838	
10353288	30-47-26-B4-00202.0030	10353288	DELONG GLENN A + LINDA K	26941 MORTON GROVE DR, BONITA SPRINGS	11-1996	\$ 114,600	\$ 222,694	\$ 55,977	
10353290	30-47-26-B4-00202.0050	10353290	HEDRICH NORMAN	26947 MORTON GROVE DR, BONITA SPRINGS	1-1985	\$ 240,000	\$ 224,864	\$ 220,461	
10353292	30-47-26-B4-00202.0070	10353292	MEJIA HENRY FRANCISCO &	26953 MORTON GROVE DR, BONITA SPRINGS	6-2019	\$ 225,000	\$ 222,761	\$ 172,761	

	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10353294	30-47-26-B4-00202.0090	10353294	MARTIN JOHN D & CAROLE M	26959 MORTON GROVE DR, BONITA SPRINGS	3-2019	\$ 255,000	\$ 237,387	\$ 237,387	
10353296	30-47-26-B4-00202.0110	10353296	ZELL JORDAN + NATALIA	26965 MORTON GROVE DR, BONITA SPRINGS	8-2014	\$ 194,900	\$ 241,249	\$ 112,447	
10353298	30-47-26-B4-00202.0130	10353298	ROSS PAUL H	26971 MORTON GROVE DR, BONITA SPRINGS	5-2016	\$ 244,000	\$ 240,747	\$ 179,278	
10353300	30-47-26-B4-00202.0150	10353300	ELISCA LINDA	26977 MORTON GROVE DR, BONITA SPRINGS	1-2015	\$ 213,000	\$ 232,430	\$ 142,893	
10353302	30-47-26-B4-00202.0170	10353302	HERRON HAROLD A & ANNA M	26983 MORTON GROVE DR, BONITA SPRINGS	9-2019	\$ 260,000	\$ 287,068	\$ 237,068	
10353304	30-47-26-B4-00202.0190	10353304	HEDSTROM BENJAMIN & ASHLEY	26989 MORTON GROVE DR, BONITA SPRINGS	11-2019	\$ 267,500	\$ 217,564	\$ 157,157	
10353306	30-47-26-B4-00202.0210	10353306	ZEMAN KEITH D TR	26995 MORTON GROVE DR, BONITA SPRINGS	11-1998	\$ 100	\$ 263,212	\$ 73,718	
10353308	30-47-26-B4-00204.0010	10353308	BENOIT MARY B	12355 LONDONDERRY LN, BONITA SPRINGS	11-2018	\$ 186,000	\$ 166,586	\$ 104,962	
10353309	30-47-26-B4-00204.0020	10353309	CLAUSSEN JUSTIN R	12353 LONDONDERRY LN, BONITA SPRINGS	3-2014	\$ 81,000	\$ 163,883	\$ 163,883	
10353310	30-47-26-B4-00204.0030	10353310	HEDRICH NORMAN	12349 LONDONDERRY LN, BONITA SPRINGS	1-1985	\$ 240,000	\$ 167,747	\$ 163,777	
10353311	30-47-26-B4-00204.0040	10353311	SETCHELL MICHAEL K + RUTH A	12347 LONDONDERRY LN, BONITA SPRINGS	9-2004	\$ 140,000	\$ 167,194	\$ 31,278	
10353312	30-47-26-B4-00204.0050	10353312	CASTELLANOS JENNIFER	12343 LONDONDERRY LN, BONITA SPRINGS	2-2016	\$ 10	\$ 169,455	\$ 169,455	
10353313	30-47-26-B4-00204.0060	10353313	FIGUEROA DAVID	12341 LONDONDERRY LN, BONITA SPRINGS	4-2016	\$ 149,000	\$ 175,023	\$ 95,958	
10353314	30-47-26-B4-00204.0070	10353314	TESSIER ALICIA	12335 LONDONDERRY LN, BONITA SPRINGS	12-2017	\$ 185,000	\$ 180,578	\$ 101,074	
10353315	30-47-26-B4-00204.0080	10353315	BURHANS REBECCA	12333 LONDONDERRY LN, BONITA SPRINGS	6-2002	\$ 110,900	\$ 175,213	\$ 170,475	

	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10353316	30-47-26-B4-00204.0090	10353316	GARCIA BLADILIA	12329 LONDONDERRY LN, BONITA SPRINGS	10-2018	\$ 30,000	\$ 178,795	\$ 35,887	
10353317	30-47-26-B4-00204.0100	10353317	CARRIERO CARMEN + LOIS A	12327 LONDONDERRY LN, BONITA SPRINGS	10-2002	\$ 114,900	\$ 175,894	\$ 33,810	
10353318	30-47-26-B4-00204.0110	10353318	TOMASELLO MICHAEL A + EILEEN	12323 LONDONDERRY LN, BONITA SPRINGS	5-2002	\$ 106,900	\$ 176,421	\$ 33,549	
10353319	30-47-26-B4-00204.0120	10353319	COTTRELL ALBERT L JR +	12321 LONDONDERRY LN, BONITA SPRINGS	5-2002	\$ 108,900	\$ 181,075	\$ 176,373	
10353320	30-47-26-B4-00204.0130	10353320	BYRD MEGAN M	12315 LONDONDERRY LN, BONITA SPRINGS	11-2016	\$ 155,000	\$ 171,337	\$ 93,386	
10353321	30-47-26-B4-00204.0140	10353321	TRACEY SARA E	12313 LONDONDERRY LN, BONITA SPRINGS	5-2019	\$ 197,000	\$ 171,739	\$ 171,739	
10353322	30-47-26-B4-00204.0150	10353322	KLUCHAR JOELLEN	12309 LONDONDERRY LN, BONITA SPRINGS	9-2003	\$ 123,900	\$ 165,009	\$ 30,348	
10353323	30-47-26-B4-00204.0160	10353323	HEDRICH NORMAN TR	12307 LONDONDERRY LN, BONITA SPRINGS	2-2001	\$ 100	\$ 165,279	\$ 161,631	
10353324	30-47-26-B4-00204.0170	10353324	HEDRICH NORMAN + CLEDA	12303 LONDONDERRY LN, BONITA SPRINGS	7-1999	\$ 100	\$ 160,953	\$ 153,475	
10353325	30-47-26-B4-00204.0180	10353325	WELCH DAYNA M +	12301 LONDONDERRY LN, BONITA SPRINGS	8-2020	\$ 205,000	\$ 167,945	\$ 167,945	
10353345	31-47-26-B1-00002.0040	10353345	CITY OF BONITA SPRINGS	27100 KENT RD, BONITA SPRINGS	2-2005	\$ 410,000	\$ 886,848	\$ 0	
10353346	31-47-26-B1-00002.004A	10353346	UNITED TELEPHONE CO OF FL	12400 E TERRY ST, BONITA SPRINGS	10-1986	\$ 41,000	\$ 101,950	\$ 67,179	
10449752	30-47-26-B4-00203.0010	10449752	THUKRAL HARPAL	12413 LONDONDERRY LN, BONITA SPRINGS	8-2011	\$ 108,500	\$ 255,459	\$ 255,459	
10449753	30-47-26-B4-00203.0020	10449753	LOPEZ RENE JOEL +	12407 LONDONDERRY LN, BONITA SPRINGS	10-2013	\$ 174,900	\$ 230,939	\$ 230,939	
10449754	30-47-26-B4-00203.0030	10449754	LAQUATRA PAUL A + EFFIE A	12401 LONDONDERRY LN, BONITA SPRINGS	10-2012	\$ 140,000	\$ 213,144	\$ 213,144	

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10449755	30-47-26-B4-00203.0040	10449755	GASPARRINO SUSAN	12393 LONDONDERRY LN, BONITA SPRINGS	1-2000	\$ 127,900	\$ 244,291	\$ 17,618	
10449756	30-47-26-B4-00203.0050	10449756	LUND PATRICIA W & WILLIAM F	12387 LONDONDERRY LN, BONITA SPRINGS	5-2018	\$ 290,000	\$ 268,041	\$ 198,781	
10449757	30-47-26-B4-00203.0060	10449757	HEDRICH NORMAN	12381 LONDONDERRY LN, BONITA SPRINGS	1-1985	\$ 240,000	\$ 243,025	\$ 233,917	
10449758	30-47-26-B4-00203.0070	10449758	REBEIZ LYNDA	12373 LONDONDERRY LN, BONITA SPRINGS	9-2007	\$ 71,500	\$ 229,500	\$ 59,339	
10449759	30-47-26-B4-00203.0080	10449759	CALVO SERGIO G	12367 LONDONDERRY LN, BONITA SPRINGS	6-2013	\$ 142,000	\$ 219,470	\$ 219,470	
10449760	30-47-26-B4-00203.0090	10449760	LIBERTY YOUTH RANCH INC	12361 LONDONDERRY LN, BONITA SPRINGS	7-2019	\$ 315,000	\$ 250,547	\$ 0	
10451351	30-47-26-B4-00300.00CE	10451351	MANOR AT MORTON GROVE CONDO	MANOR @ MORTON GROVE C/E, BONITA SPRINGS	9-2001	\$ 100	\$ 0	\$ 0	
10451495	30-47-26-B4-00300.0013	10451495	EDGAR JEFFREY LANE	26741 LITTLE JOHN CT #13, BONITA SPRINGS	4-2017	\$ 90,000	\$ 108,036	\$ 56,445	
10451496	30-47-26-B4-00300.0014	10451496	GRIFFIN JASON	26741 LITTLE JOHN CT #14, BONITA SPRINGS	12-2020	\$ 127,500	\$ 108,036	\$ 108,036	
10451497	30-47-26-B4-00300.0015	10451497	HEDRICH NORMAN	26741 LITTLE JOHN CT #15, BONITA SPRINGS	7-1999	\$ 100	\$ 108,036	\$ 100,320	
10451498	30-47-26-B4-00300.0016	10451498	HEDRICH NORMAN	26741 LITTLE JOHN CT #16, BONITA SPRINGS	7-1999	\$ 100	\$ 108,036	\$ 100,320	
10451499	30-47-26-B4-00300.0021	10451499	LODOABA VLAD CRISTIAN	26729 LITTLE JOHN CT #21, BONITA SPRINGS	6-2021	\$ 162,000	\$ 108,241	\$ 108,241	
10451500	30-47-26-B4-00300.0022	10451500	KANERVA DREW + JOANNE	26729 LITTLE JOHN CT #22, BONITA SPRINGS	3-2010	\$ 25,000	\$ 108,241	\$ 100,320	
10451501	30-47-26-B4-00300.0023	10451501	KIRTON JAMES +	26729 LITTLE JOHN CT #23, BONITA SPRINGS	5-2012	\$ 58,100	\$ 108,241	\$ 100,320	
10451502	30-47-26-B4-00300.0024	10451502	HEDRICH BRADLEY C + JENNIFER L	26729 LITTLE JOHN CT #24, BONITA SPRINGS	10-2002	\$ 90,000	\$ 108,241	\$ 100,320	
10451503	30-47-26-B4-00300.0025	10451503	VARRO THOMAS + DIANE	26735 LITTLE JOHN CT #25, BONITA SPRINGS	7-2009	\$ 52,500	\$ 108,241	\$ 100,320	



	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10451504	30-47-26-B4-00300.0026	10451504	RYAN PATRICIA A	26735 LITTLE JOHN CT #26, BONITA SPRINGS	10-2010	\$ 52,500	\$ 108,241	\$ 100,320	
10451505	30-47-26-B4-00300.0027	10451505	COLAGE REGINA M	26735 LITTLE JOHN CT #27, BONITA SPRINGS	9-2000	\$ 83,900	\$ 108,241	\$ 23,282	
10451506	30-47-26-B4-00300.0028	10451506	PALUMBO MICHAEL D	26735 LITTLE JOHN CT #28, BONITA SPRINGS	9-2015	\$ 100,000	\$ 108,241	\$ 39,225	
10457502	30-47-26-B4-00201.0010	10457502	SWINDERMAN KORY R +	26867 MORTON GROVE DR, BONITA SPRINGS	6-2019	\$ 290,000	\$ 281,177	\$ 217,758	
10457503	30-47-26-B4-00201.0020	10457503	MAGRUDER STEPHEN L &	26873 MORTON GROVE DR, BONITA SPRINGS	12-2016	\$ 220,000	\$ 217,468	\$ 217,468	
10457504	30-47-26-B4-00201.0030	10457504	MCCLAMMA JOSEPH A + MAUREEN	26879 MORTON GROVE DR, BONITA SPRINGS	5-2002	\$ 129,900	\$ 219,537	\$ 49,060	
10457505	30-47-26-B4-00201.0040	10457505	PROGRESS RESIDENTIAL BORROWER	26885 MORTON GROVE DR, BONITA SPRINGS	12-2017	\$ 1	\$ 240,277	\$ 240,277	
10457506	30-47-26-B4-00201.0050	10457506	FORSTER THOMAS	26891 MORTON GROVE DR, BONITA SPRINGS	7-2019	\$ 255,000	\$ 255,526	\$ 255,526	
10457507	30-47-26-B4-00201.0060	10457507	LUETH LAURI	26897 MORTON GROVE DR, BONITA SPRINGS	3-2012	\$ 125,000	\$ 248,160	\$ 85,004	
10457508	30-47-26-B4-00201.0070	10457508	CRIFFIELD MARC A	26903 MORTON GROVE DR, BONITA SPRINGS	1-2010	\$ 165,000	\$ 266,156	\$ 83,131	
10457509	30-47-26-B4-00201.0080	10457509	VARGHESE DEBORAH ANN &	26909 MORTON GROVE DR, BONITA SPRINGS	3-2017	\$ 239,900	\$ 252,734	\$ 161,694	
10457510	30-47-26-B4-00201.0090	10457510	WHIPPLE D LOREN TR	26915 MORTON GROVE DR, BONITA SPRINGS	6-2014	\$ 160,000	\$ 223,924	\$ 94,413	
10457511	30-47-26-B4-00201.0100	10457511	CATENA MARGARET T	26921 MORTON GROVE DR, BONITA SPRINGS	8-2002	\$ 154,900	\$ 243,753	\$ 64,383	
10457512	30-47-26-B4-00201.0110	10457512	KOBER LOUIS J	26927 MORTON GROVE DR, BONITA SPRINGS	3-2005	\$ 245,000	\$ 257,771	\$ 75,001	
10479491	30-47-26-B4-00400.00CE	10479491	COLONY AT MORTON GROVE ASSN	COLONY @ MORTON GROVE C/E, BONITA SPRINGS	-	\$ 0	\$ 0	\$ 0	
10479492	30-47-26-B4-00400.0001	10479492	STEINMEIER DIANN L &	12301 NOTTING HILL LN #1, BONITA SPRINGS	7-2008	\$ 152,000	\$ 141,962	\$ 141,962	
10479493	30-47-26-B4-00400.0002	10479493	CRADDOCK CYNTHIA	12301 NOTTING HILL LN #2, BONITA SPRINGS	2-2015	\$ 137,000	\$ 141,962	\$ 72,252	
10479494	30-47-26-B4-00400.0003	10479494	CASTELLANOS JENNIFER	12301 NOTTING HILL LN #3, BONITA SPRINGS	2-2012	\$ 63,000	\$ 141,962	\$ 140,834	

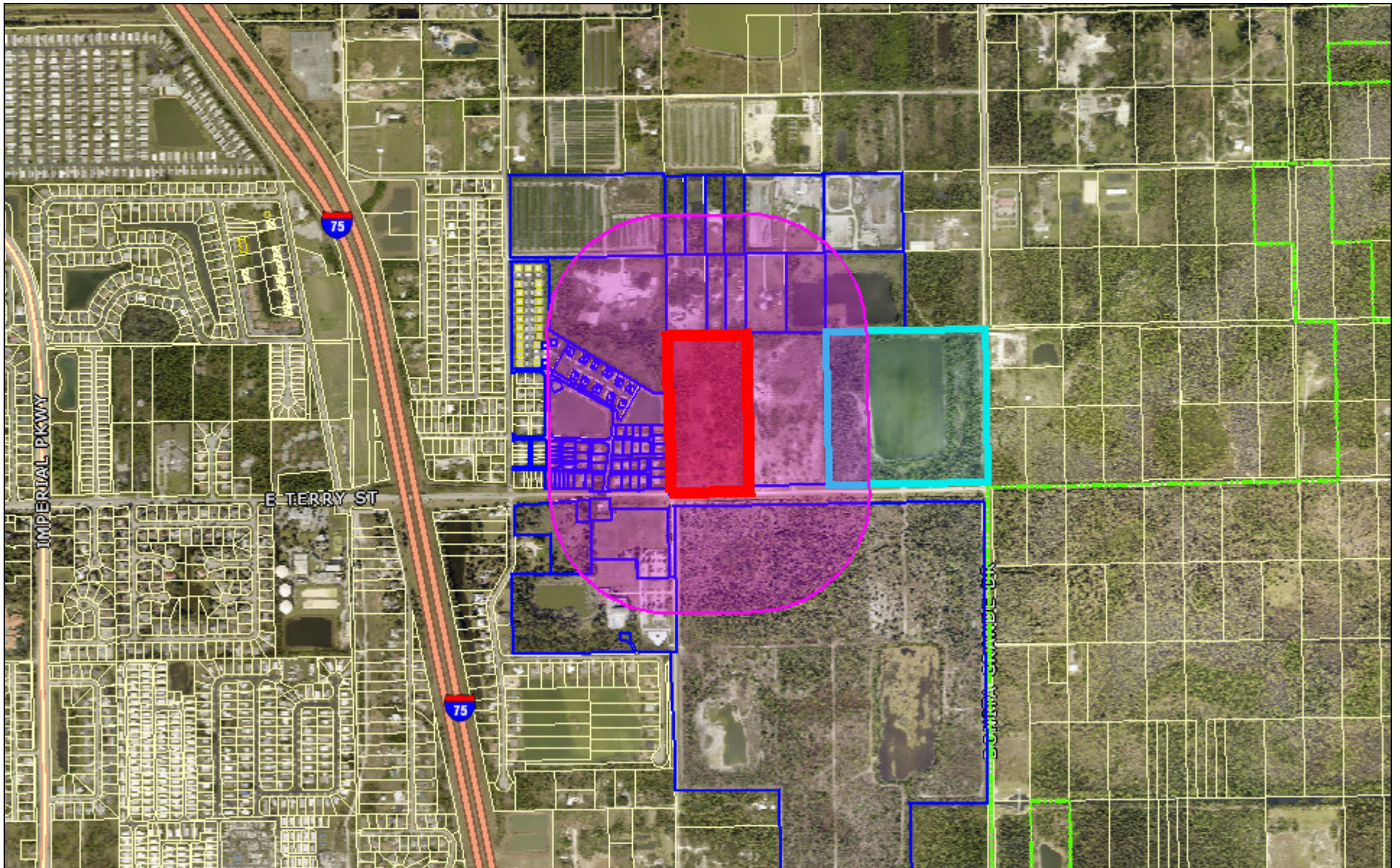
	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10479495	30-47-26-B4-00400.0004	10479495	PETERS THOMAS S & DONNA M TR	12301 NOTTING HILL LN #4, BONITA SPRINGS	5-2019	\$ 178,000	\$ 141,962	\$ 141,962	
10479496	30-47-26-B4-00400.0005	10479496	STANSIL LLC	12320 NOTTING HILL LN #5, BONITA SPRINGS	2-2012	\$ 85,000	\$ 140,382	\$ 137,404	
10479497	30-47-26-B4-00400.0006	10479497	ARAYA NATALIE LYNN	12320 NOTTING HILL LN #6, BONITA SPRINGS	5-2021	\$ 220,000	\$ 140,382	\$ 131,530	
10479498	30-47-26-B4-00400.0007	10479498	MORGAN DOUGLAS ENTERPRISES LLC	12320 NOTTING HILL LN #7, BONITA SPRINGS	9-2014	\$ 122,000	\$ 140,382	\$ 140,382	
10479499	30-47-26-B4-00400.0008	10479499	MARGARITIS ARTHUR	12320 NOTTING HILL LN #8, BONITA SPRINGS	5-2016	\$ 160,000	\$ 140,382	\$ 140,382	
10479500	30-47-26-B4-00400.0009	10479500	CLAUSSEN RICHARD H + IRENE M	12321 NOTTING HILL LN #9, BONITA SPRINGS	7-2004	\$ 144,900	\$ 141,962	\$ 127,248	
10479501	30-47-26-B4-00400.0010	10479501	CLAUSSEN DENNIS E + BONITA J	12321 NOTTING HILL LN #10, BONITA SPRINGS	6-2004	\$ 144,900	\$ 141,962	\$ 127,248	
10479502	30-47-26-B4-00400.0011	10479502	CLAUSSEN DENNIS E + BONITA J	12321 NOTTING HILL LN #11, BONITA SPRINGS	6-2004	\$ 151,400	\$ 141,962	\$ 127,248	
10479503	30-47-26-B4-00400.0012	10479503	LANDRY MARYBETH T	12321 NOTTING HILL LN #12, BONITA SPRINGS	5-2019	\$ 164,500	\$ 141,962	\$ 90,016	
10481086	30-47-26-B4-00400.0013	10481086	RIDER PHYLLIS	12330 NOTTING HILL LN #13, BONITA SPRINGS	8-2004	\$ 167,900	\$ 140,382	\$ 25,000	
10481087	30-47-26-B4-00400.0014	10481087	SANDICK PATRICIA J	12330 NOTTING HILL LN #14, BONITA SPRINGS	5-2016	\$ 152,500	\$ 140,382	\$ 140,382	
10481088	30-47-26-B4-00400.0015	10481088	HANSON WILLIAM H & LESA L	12330 NOTTING HILL LN #15, BONITA SPRINGS	5-2020	\$ 130,000	\$ 140,382	\$ 140,382	
10481089	30-47-26-B4-00400.0016	10481089	GOLBERT-KEENAN SHANNON R +	12330 NOTTING HILL LN #16, BONITA SPRINGS	9-2013	\$ 10	\$ 140,382	\$ 140,382	
10481090	30-47-26-B4-00400.0017	10481090	JAMES L MOSS TRUST +	12331 NOTTING HILL LN #17, BONITA SPRINGS	3-2009	\$ 94,500	\$ 141,962	\$ 127,248	
10481091	30-47-26-B4-00400.0018	10481091	JOHNSON BELINDA C + GARY S	12331 NOTTING HILL LN #18, BONITA SPRINGS	8-2009	\$ 38,000	\$ 141,962	\$ 127,248	
10481092	30-47-26-B4-00400.0019	10481092	KOVAR MICHAEL A & JUDY A	12331 NOTTING HILL LN #19, BONITA SPRINGS	2-2021	\$ 220,000	\$ 141,962	\$ 141,962	
10481093	30-47-26-B4-00400.0020	10481093	DUMAS BRANDIE LEE	12331 NOTTING HILL LN #20, BONITA SPRINGS	4-2021	\$ 184,000	\$ 141,962	\$ 141,962	
10481138	30-47-26-B4-00400.0021	10481138	SPARACINO JACK S	12340 NOTTING HILL LN #21, BONITA SPRINGS	7-2016	\$ 171,500	\$ 140,598	\$ 140,598	

	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10481139	30-47-26-B4-00400.0022	10481139	BORECKY MARVIN +	12340 NOTTING HILL LN #22, BONITA SPRINGS	5-2007	\$ 100	\$ 140,598	\$ 137,620	
10481140	30-47-26-B4-00400.0023	10481140	GRAGG DAVID N &	12340 NOTTING HILL LN #23, BONITA SPRINGS	3-2005	\$ 219,900	\$ 140,598	\$ 131,530	
10481141	30-47-26-B4-00400.0024	10481141	WOLFE JOHN A + CAROLE I	12340 NOTTING HILL LN #24, BONITA SPRINGS	3-2005	\$ 219,900	\$ 140,598	\$ 131,530	
10481142	30-47-26-B4-00400.0025	10481142	MEDEIROS JOHN GLEN &	12341 NOTTING HILL LN #25, BONITA SPRINGS	5-2020	\$ 5,000	\$ 142,180	\$ 40,016	
10481143	30-47-26-B4-00400.0026	10481143	MARGARITIS ARTHUR	12341 NOTTING HILL LN #26, BONITA SPRINGS	7-2018	\$ 175,000	\$ 142,180	\$ 142,180	
10481144	30-47-26-B4-00400.0027	10481144	STANSIL LLC +	12341 NOTTING HILL LN #27, BONITA SPRINGS	10-2010	\$ 66,500	\$ 142,180	\$ 141,049	
10481145	30-47-26-B4-00400.0028	10481145	HICKORY HOMES INC	12341 NOTTING HILL LN #28, BONITA SPRINGS	11-2004	\$ 130,900	\$ 142,180	\$ 127,248	
10481146	30-47-26-B4-00400.0029	10481146	VAN LOY ANITA J TR	12350 NOTTING HILL LN #29, BONITA SPRINGS	1-2020	\$ 170,000	\$ 140,598	\$ 140,598	
10481147	30-47-26-B4-00400.0030	10481147	CASTELLANOS JENNIFER	12350 NOTTING HILL LN #30, BONITA SPRINGS	4-2015	\$ 130,000	\$ 140,598	\$ 140,598	
10481148	30-47-26-B4-00400.0031	10481148	ALLEN ROBERT H	12350 NOTTING HILL LN #31, BONITA SPRINGS	12-2010	\$ 59,900	\$ 140,598	\$ 0	
10481149	30-47-26-B4-00400.0032	10481149	ALTMANNBERGER KURT + MONIKA	12350 NOTTING HILL LN #32, BONITA SPRINGS	1-2011	\$ 88,100	\$ 140,598	\$ 137,620	
10481150	30-47-26-B4-00400.0033	10481150	FLORES ELEANOR	12351 NOTTING HILL LN #33, BONITA SPRINGS	4-2021	\$ 190,000	\$ 142,180	\$ 142,180	
10481151	30-47-26-B4-00400.0034	10481151	ROSS DONALD & SARAH	12351 NOTTING HILL LN #34, BONITA SPRINGS	6-2018	\$ 155,000	\$ 142,180	\$ 90,016	
10481152	30-47-26-B4-00400.0035	10481152	MARGARITIS ARTHUR +	12351 NOTTING HILL LN #35, BONITA SPRINGS	11-2017	\$ 178,000	\$ 142,180	\$ 142,180	
10481153	30-47-26-B4-00400.0036	10481153	KILLMER CHERYL L	12351 NOTTING HILL LN #36, BONITA SPRINGS	1-2006	\$ 292,000	\$ 142,180	\$ 127,248	
10481154	30-47-26-B4-00400.0037	10481154	HEDRICH NORMAN + CLEDA	12360 NOTTING HILL LN #37, BONITA SPRINGS	3-2006	\$ 194,900	\$ 140,598	\$ 131,530	
10481155	30-47-26-B4-00400.0038	10481155	DESING JAMES R +	12360 NOTTING HILL LN #38, BONITA SPRINGS	12-2010	\$ 80,000	\$ 140,598	\$ 140,598	
10481156	30-47-26-B4-00400.0039	10481156	JOHNSON TANYA L & RICHARD S	12360 NOTTING HILL LN #39, BONITA SPRINGS	11-2010	\$ 59,900	\$ 140,598	\$ 25,000	

	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10481157	30-47-26-B4-00400.0040	10481157	CARRON ROGER D &	12360 NOTTING HILL LN #40, BONITA SPRINGS	12-2016	\$ 181,500	\$ 140,598	\$ 140,598	
10481158	30-47-26-B4-00400.0041	10481158	HEDRICH NORMAN + CLEDA	12361 NOTTING HILL LN #41, BONITA SPRINGS	12-2007	\$ 100	\$ 142,180	\$ 127,248	
10481159	30-47-26-B4-00400.0042	10481159	HICKORY HOMES INC	12361 NOTTING HILL LN #42, BONITA SPRINGS	4-2006	\$ 198,900	\$ 142,180	\$ 127,248	
10481160	30-47-26-B4-00400.0043	10481160	HEDRICH NORMAN + CLEDA	12361 NOTTING HILL LN #43, BONITA SPRINGS	12-2007	\$ 100	\$ 142,180	\$ 127,248	
10481161	30-47-26-B4-00400.0044	10481161	HEDRICH BRAD + JENNIFER	12361 NOTTING HILL LN #44, BONITA SPRINGS	6-2006	\$ 206,000	\$ 142,180	\$ 127,248	
10489250	30-47-26-B4-00001.30CE	10489250	MORTON GROVE HOMEOWNERS ASSN	26801 ROBINHOOD LN, BONITA SPRINGS	10-2003	\$ 100	\$ 0	\$ 0	
10555624	30-47-26-B4-0020A.01CE	10555624	MORTON GROVE OWNERS ASSOC INC	RIGHT OF WAY, BONITA SPRINGS	8-1992	\$ 100	\$ 0	\$ 0	
10555625	30-47-26-B4-0020A.02CE	10555625	MORTON GROVE OWNERS ASSOC INC	RIGHT OF WAY, BONITA SPRINGS	8-1992	\$ 100	\$ 0	\$ 0	
10555628	30-47-26-B4-0020A.05CE	10555628	MORTON GROVE OWNERS ASSOC INC	RIGHT OF WAY, BONITA SPRINGS	8-1992	\$ 100	\$ 0	\$ 0	
10585277	31-47-26-B2-00609.0010	10585277	LEE COUNTY	27225 KENT RD, BONITA SPRINGS	-	\$ 0	\$ 172,900	\$ 0	
10599707	31-47-26-B1-00002.001B	10599707	SPRINGS OF BONITA INC	12350 E TERRY ST, BONITA SPRINGS	-	\$ 0	\$ 196,980	\$ 0	
10599708	31-47-26-B1-00002.001C	10599708	BONITA SPRINGS UTILITIES INC	12370 E TERRY ST, BONITA SPRINGS	8-2020	\$ 50,000	\$ 16,780	\$ 0	
10600882	31-47-26-B1-00002.0030	10600882	SOUTH COUNTY FAMILY YMCA INC	27200/220 KENT RD, BONITA SPRINGS	7-2020	\$ 10	\$ 5,238,466	\$ 0	

# EXHIBIT I-B-6 – PROPERTY OWNERS MAP

# GeoView Map



August 6, 2021

Air Photos: 2021 Hi-Res (4 inch)

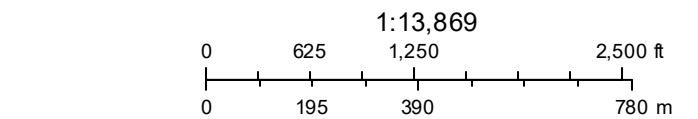
 Hospital Locations

 Library Locations

### School Locations

 School Locations

 CCO Locations



## **EXHIBIT I-B-7 – MAILING LABELS**

ALBRECHT ALICE M  
12601 TOWER RD  
BONITA SPRINGS, FL 34135

ALLEN ROBERT H  
PO BOX 367384  
BONITA SPRINGS, FL 34136

ALTMANNBERGER KURT + MONIKA  
12350 NOTTING HILL LN #32  
BONITA SPRINGS, FL 34135

ARAYA NATALIE LYNN  
12320 NOTTING HILL LN #6  
BONITA SPRINGS, FL 34135

BARRY RECYCLING INC  
4160 7TH AVE SW  
NAPLES, FL 34119

BENOIT MARY B  
12355 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

BONITA SPRINGS UTILITIES INC  
11900 E TERRY ST  
BONITA SPRINGS, FL 34135

BORCHERS KENNETH F + JANET M  
12550 TOWER RD  
BONITA SPRINGS, FL 34135

BORECKY MARVIN +  
26222 PRINCESS LN  
BONITA SPRINGS, FL 34135

BURHANS REBECCA  
10681 STRIKE LN  
BONITA SPRINGS, FL 34135

BYRD MEGAN M  
12315 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

CALVO SERGIO G  
12367 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

CARRIERO CARMEN + LOIS A  
12327 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

CARRON ROGER D &  
1452 CENTER ST  
EAST AURORA, NY 14052

CASTELLANOS JENNIFER  
40 HEDGE LN  
WESTBURY, NY 11590

CATENA MARGARET T  
26921 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

CHRISTMAN STEPHAN & PAULA  
12670 TOWER RD  
BONITA SPRINGS, FL 34135

CITY OF BONITA SPRINGS  
9101 BONITA BEACH RD  
BONITA SPRINGS, FL 34135

CLAUSSEN DENNIS E + BONITA J  
1673 3RD ST S  
NAPLES, FL 34102

CLAUSSEN JUSTIN R  
12321 NOTTING HILL LN UNIT 9  
BONITA SPRINGS, FL 34135

CLAUSSEN RICHARD H + IRENE M  
107 E MCKINLEY ST  
KOUTS, IN 46347

CLEVINGER MICHAEL J  
12685 TOWER RD  
BONITA SPRINGS, FL 34135

COLAGE REGINA M  
26735 LITTLE JOHN CT APT 27  
BONITA SPRINGS, FL 34135

COLONY AT MORTON GROVE ASSN  
10981 BONITA BEACH RD  
BONITA SPRINGS, FL 34135

COTTRELL ALBERT L JR +  
21574 CASCINA DR  
ESTERO, FL 33928

CRADDOCK CYNTHIA  
12301 NOTTING HILL LN #2  
BONITA SPRINGS, FL 34135

CRIFFIELD MARC A  
26903 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

DELONG GLENN A + LINDA K  
26941 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

DESING JAMES R +  
15271 LAUGHING GULL LN  
BONITA SPRINGS, FL 34135

DUMAS BRANDIE LEE  
12331 NOTTING HILL LN #20  
BONITA SPRINGS, FL 34135



EDGAR JEFFREY LANE  
26741 LITTLE JOHN CT # 13  
BONITA SPRINGS, FL 34135

ELISCA LINDA  
26977 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

ESTEBAN SIMON PABLO  
10411 STRIKE LN  
BONITA SPRINGS, FL 34135

FIGUEROA DAVID  
12341 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

FLORES ELEANOR  
12351 NOTTING HILL LN #33  
BONITA SPRINGS, FL 34135

FORSTER THOMAS  
1308 LITTLE BLUE HERON COURT  
NAPLES, FL 34108

GARCIA BLADILIA  
12329 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

GASPARRINO SUSAN  
12393 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

GOLBERT-KEENAN SHANNON R +  
12330 NOTTING HILL LN #16  
BONITA SPRINGS, FL 34135

GRAGG DAVID N &  
9902 FAIRMOUNT RD  
NEWBURY, OH 44065

GRIFFIN JASON  
800 HIDDEN HARBOUR DR  
NAPLES, FL 34109

HANSON WILLIAM H & LESA L  
845 LAKELAND AVE  
NAPLES, FL 34110

HEDRICH BRAD + JENNIFER  
1817 IMPERIAL GOLF COURSE BLVD  
NAPLES, FL 34110

HEDRICH NORMAN  
10981 BONITA BEACH RD SE  
BONITA SPRINGS, FL 34135

HEDRICH NORMAN + CLEDA  
10981 BONITA BEACH RD SE  
BONITA SPRINGS, FL 34135

HEDRICH NORMAN TR  
10981 BONITA BEACH RD SE  
BONITA SPRINGS, FL 34135

HEDSTROM BENJAMIN & ASHLEY  
26989 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

HERRON HAROLD A & ANNA M  
26544 MORTON AVE  
BONITA SPRINGS, FL 34135

HICKORY HOMES INC  
10981 BONITA BEACH RD  
BONITA SPRINGS, FL 34135

JAMES L MOSS TRUST +  
100 WALL ST  
LANSING, IA 52151

JOHNSON BELINDA C + GARY S  
12331 NOTTING HILL LN UNIT 18  
BONITA SPRINGS, FL 34135

JOHNSON TANYA L & RICHARD S  
12360 NOTTING HILL LN #39  
BONITA SPRINGS, FL 34135

KANERVA DREW + JOANNE  
3145 DRIFTWOOD DR  
BURLINGTON ON O  
CANADA

KILLMER CHERYL L  
1516 S WABASH AVE APT 802  
CHICAGO, IL 60605

KIRTON JAMES +  
25 SKILTON RD  
WATERTOWN, CT 6795

KLUCHAR JOELLEN  
12309 LONDONERRY LANE  
BONITA SPRINGS, FL 34135

KOBER LOUIS J  
26927 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

KOVAR MICHAEL A & JUDY A  
4924 NASON COVE NE ST  
SAINT MICHAEL, MN 55376

LANDRY MARYBETH T  
12321 NOTTING HILL LN  
#12  
BONITA SPRINGS, FL 34135

LAQUATRA PAUL A + EFFIE A  
565 OXFORD BLVD  
PITTSBURGH, PA 15243

LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

LIBERTY 44 LLC  
4030 HORSE CREEK BLVD  
FORT MYERS, FL 33905

LIBERTY YOUTH RANCH INC  
PO BOX 366206  
BONITA SPRINGS, FL 34136

LIBRA PROPERTY HOLDINGS LLC  
12525 TOWER RD  
  
BONITA SPRINGS, FL 34135

LODOABA VLAD CRISTIAN  
800 MEADOWLAND DR UN O  
NAPLES, FL 34108

LOPEZ RENE JOEL +  
12407 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

LUETH LAURI  
26897 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

LUND PATRICIA W & WILLIAM F  
12387 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

MAGRUDER STEPHEN L &  
26873 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

MANOR AT MORTON GROVE CONDO  
6704 LONE OAK BLVD  
NAPLES, FL 34109

MARGARITIS ARTHUR  
40 HEDGE LN  
WESTBURY, NY 11590

MARGARITIS ARTHUR  
40 HEDGE LN  
WESTBURY, NY 11590

MARGARITIS ARTHUR +  
40 HEDGE LN  
WESTBURY, NY 11590

MARTIN JOHN D & CAROLE M  
12042 MOLUCA CT  
ORLANDO, FL 32837

MCCLAMMA JOSEPH A + MAUREEN  
26879 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

MEDEIROS JOHN GLEN &  
12341 NOTTING HILL LN #25  
BONITA SPRINGS, FL 34135

MEJIA HENRY FRANCISCO &  
26953 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

MORGAN DOUGLAS ENTERPRISES LLC  
2786 OLDE CYPRESS DR  
NAPLES, FL 34119

MORTON GROVE HOMEOWNERS ASSN  
10911 BONITA BEACH RD STE 1011  
BONITA SPRINGS, FL 34135

MORTON GROVE HOMEOWNERS  
ASSOC  
10911 BONITA BEACH RD STE 1011

MORTON GROVE OWNERS ASSOC INC  
10911 BONITA BEACH RD STE 1011  
BONITA SPRINGS, FL 34135

PALUMBO MICHAEL D  
26735 LITTLE JOHN CT UNIT 28  
BONITA SPRINGS, FL 34135

BONITA SPRINGS, FL 34135  
PETERS THOMAS S & DONNA M TR  
14 CENTER BEACH AVE  
OLD LYME, CT 6371

PRICE ROBERT L + DEBRA J  
12600 TOWER RD  
BONITA SPRINGS, FL 34135

PROGRESS RESIDENTIAL BORROWER  
7720 N DOBSON RD  
SCOTTSDALE, AZ 85256

R + A OF SOUTHWEST FLORIDA INC  
PO BOX 770247  
NAPLES, FL 34107

REBEIZ LYNDA  
12373 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

RIDER PHYLLIS  
12330 NOTTING HILL LN UNIT 13  
BONITA SPRINGS, FL 34135

ROSS DONALD & SARAH  
12351 NOTTING HILL LN #34  
BONITA SPRINGS, FL 34135

ROSS PAUL H  
26971 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

RYAN PATRICIA A  
26735 LITTLE JOHN CT #26  
BONITA SPRINGS, FL 34135

SANDICK PATRICIA J  
2330 NOTTING HILL LN #14  
BONITA SPRINGS, FL 34135

SETCHELL MICHAEL K + RUTH A  
12347 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

SOUTH COUNTY FAMILY YMCA INC  
701 CENTER RD  
VENICE, FL 34292

SPARACINO JACK S  
15 MILLENIUM LOOP  
STATEN ISLAND, NY 10309

SPRINGS OF BONITA INC  
PO BOX 3279  
BONITA SPRINGS, FL 34135

STANSIL LLC  
4226 5TH AVE SW  
NAPLES, FL 34119

STANSIL LLC +  
4226 5TH AVE SW  
NAPLES, FL 34119

STEINMEIER DIANN L &  
5833 SIMSBURY DR  
HARRISBURG, PA 17111

SWINDERMAN KORY R +  
26867 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

TESSIER ALICIA  
12335 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

THUKRAL HARPAL  
920 SPRING PARK ST # 10-201  
CELEBRATION, FL 34747

TOMASELLO MICHAEL A + EILEEN  
12323 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

TRACEY SARA E  
12313 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

TRIEU ANH DOAN & KHA NHUNG  
26935 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

TRINITY ENTERPRISE HOLDINGS IN  
1000 PINEBROOK RD  
VENICE, FL 34285

UNITED TELEPHONE CO OF FL  
1025 ELDORADO BLVD  
BROOMFIELD, CO 80021

VAN LOY ANITA J TR  
3015 JUNE BERRY AVE SE  
GRAND RAPIDS, MI 49508

VARGHESE DEBORAH ANN &  
26909 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

VARRO THOMAS + DIANE  
137 2ND CONCESSION STR  
RR 2  
COURTLAND ON 0  
CANADA

WELCH DAYNA M +  
12301 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

WHEELER KAREN J  
12501 TOWER RD  
BONITA SPRINGS, FL 34135

WHIPPLE D LOREN TR  
26915 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

WOLFE JOHN A + CAROLE I  
3729 ELBERN AVE  
WHITEHALL, OH 43213

YOUNG DAVID M & CHRISTINE H  
27210 BAREFOOT LN  
BONITA SPRINGS, FL 34135

ZELL JORDAN + NATALIA  
26965 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

ZEMAN KEITH D TR  
2725 JAYCOX RD  
AVON, OH 44011

# EXHIBIT I-F – DISCLOSURE FORM

**EXHIBIT I-F  
DISCLOSURE OF INTEREST FORM FOR:**

**STRAP NO.** 30-47-26-B3-00001.2010 **CASE NO.** \_\_\_\_\_

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

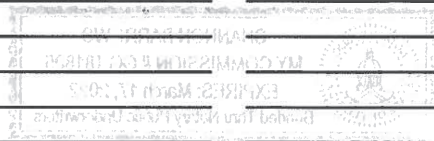
Name, Address, and Office	Percentage of Stock
<u>Diocese of Venice in Florida, Inc. (Not for Profit Corporation)</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____
_____	_____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock
SOLTURA DEVELOPMENT GROUP, LLC.	
Danville R. Leadbetter, 1110 Pine Ridge Road, Suite 201, Naples, FL 34108	50%
Arron Simon, 1110 Pine Ridge Road, Suite 201, Naples, FL 34108	50%

Date of Contract: APRIL 12, 2021

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: *Frank J. Dewane*  
 (Applicant)

FRANK J. DEWANE  
 (Printed or typed name of applicant)

STATE OF FLORIDA  
 COUNTY OF LEE

The foregoing instrument acknowledged before me this 3<sup>rd</sup> day of September 2021, by Frank J. Dewane, who is personally known to me or who has produced as identification.

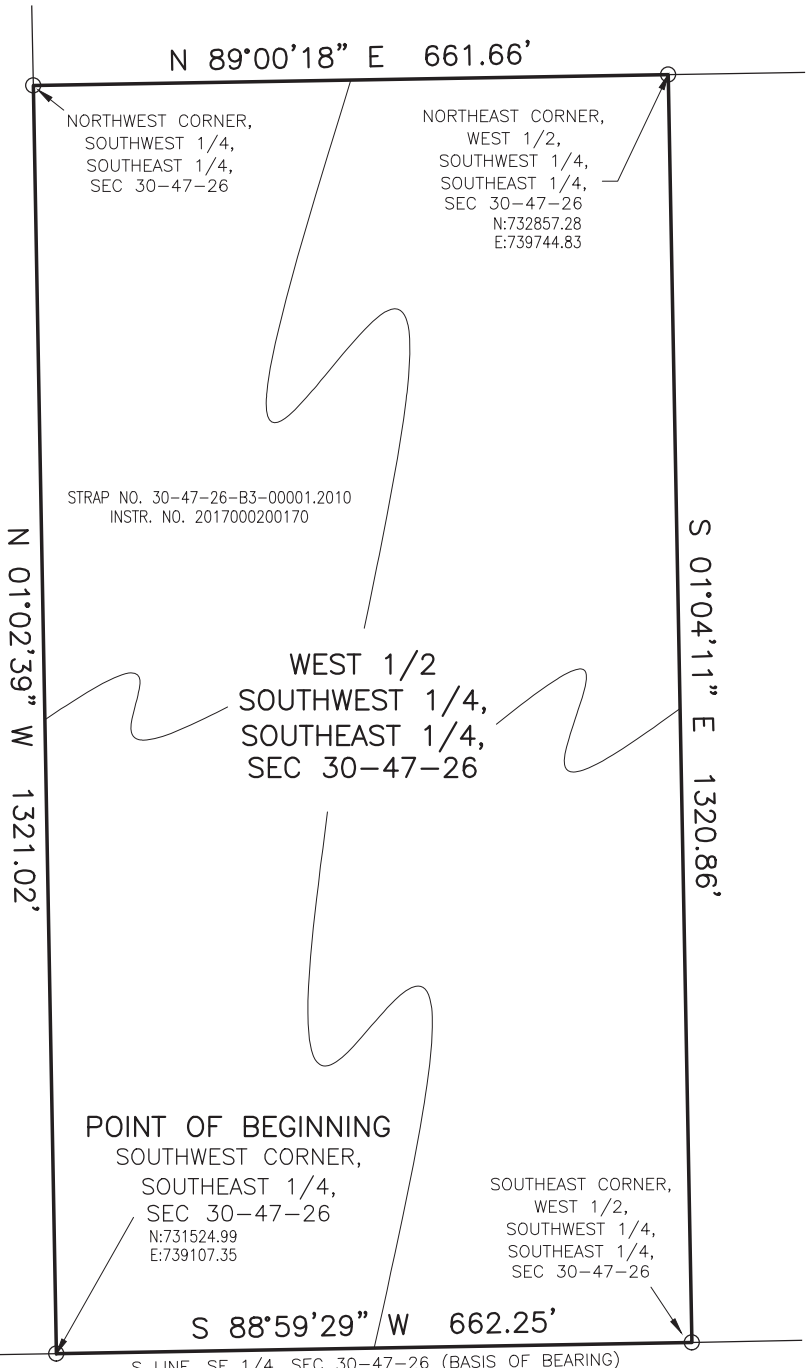
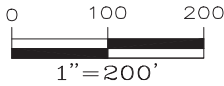
*Shannon Barrows*  
 Signature of Notary Public



Shannon Barrows  
 Printed Name of Notary Public

(SEAL)

# **EXHIBIT II-B-1 & II-B-2 – LEGAL DESCRIPTION AND SKETCH**



**LEGAL DESCRIPTION:**

THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 26 EAST, SITUATE AND LYING IN LEE COUNTY FLORIDA.

THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH EAST QUARTER OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N01°02'39"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 1321.02 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN N89°00'18"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 661.66 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN S01°04'11"E ALONG THE EAST LINE OF THE SAID WEST HALF FOR A DISTANCE OF 1320.86 FEET TO THE SOUTHWEST CORNER OF THE SAID WEST HALF; THENCE RUN S88°59'29"W ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER FOR A DISTANCE OF 662.25 FEET, TO THE POINT OF BEGINNING. CONTAINING 20.1 ACRES, MORE OR LESS.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING S88°59'29"W.

COORDINATES SHOWN HERON REFER TO FLORIDA STATE PLANE WEST.

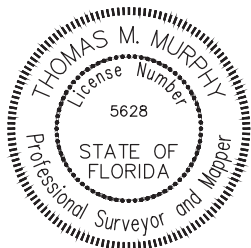
STRAP NO. 30-47-26-B3-00001.2010  
INSTR. NO. 2017000200170

POINT OF BEGINNING  
SOUTHWEST CORNER,  
SOUTHWEST 1/4,  
SEC 30-47-26  
N:731524.99  
E:739107.35

SOUTHWEST CORNER,  
WEST 1/2,  
SOUTHWEST 1/4,  
SOUTHWEST 1/4,  
SEC 30-47-26  
N:732857.28  
E:739744.83

S LINE, SE 1/4, SEC 30-47-26 (BASIS OF BEARING)

**E. TERRY ST**  
(PUBLIC R-O-W, WIDTH VARIES)



HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Murphy* Digitally signed by Tom Murphy  
DN: cn=Tom Murphy, o=Hole Montes Inc., ou, email=tommurphy@hmeng.com, c=US  
Date: 2021.08.26 08:56:01 -0400  
THOMAS M. MURPHY LS5628  
STATE OF FLORIDA

\* NOT A SURVEY \*

DRAWN BY: BEN	DATE: 8/2021
SHEET # 1	OF SHEET 1
SEC-TWN-RGE: 30-47-26	



6200 Whiskey Creek Dr.  
Ft. Myers, FL. 33919  
Phone: (239) 985-1200  
Florida Certificate of Authorization No.1772

SKETCH AND LEGAL DESCRIPTION  
TERRY ST - SOLTURA

DRAWING NO. H-1686
PROJECT NO. 21.650
FILE NAME 21650 Bound SL.dwg



## **EXHIBIT II-D & IV-N – AERIAL**



**Subject Property**

# **EXHIBIT II-E-2 & IV-D – REQUEST NARRATIVE AND PLAN COMPLIANCE**

## Exhibit II-E-2 - Request Narrative & Bonita Plan Compliance

### I. Request

Soltura Development Group, LLC (“Applicant”) is requesting approval to rezone the 20+/-acre subject property (“Property”) from the Eagle Bay Residential Planned Development (RPD) zoning district to the Soltura at East Terry RPD zoning district. The RPD, will allow for the redevelopment of an impacted site with 200 residential dwelling units as described further throughout this narrative. The Eagle Bay RPD approved 200 units in a different design.

The request will allow for the development of a multi-family, “build-to-rent” community consisting of detached, or horizontal, multi-family units on a single platted lot. The build-to-rent community style of development is a burgeoning development style that has not yet been constructed in the City of Bonita Springs, but which has had a successful and dynamic introduction to other communities throughout the state of Florida and the Country. Utilizing this development form allows for several improvements over the existing conditions and over the currently approved Eagle Bay RPD as highlighted below and as further described throughout this narrative:

#### *Project Enhancements and Site Design Characteristics*

- Improved Stormwater Treatment:
  - Use of native vegetative stormwater treatment systems.
  - Water quality enhancements through incorporation of filter marshes into the stormwater management system.
- Improved Landscape Design:
  - Xeriscape landscape plantings.
  - Reduced irrigation needs.
- Increased Open Space:
  - Eagle Bay = 11.0 acres
  - Proposed = 12.57 acres
- Improved Access:
  - Longer turn lane into development.
  - Two access points to East Terry.
- Indigenous preserves:
  - All preservation is contiguous.
  - More focused on preservation of highest quality uplands.
  - Removal of exotics required.
- Increased Code Compliance:
  - Eagle Bay deviations = 7
  - Proposed deviations = 2
- Improved Compatibility:
  - Larger setback from the road.
  - Reduced bulk adjacent to Morton Grove residents and E. Terry St.
  - Reduced maximum number of floors.

### II. Property Information and Site Description

The Property comprises 20+/- acres and is generally located at 12585 E Terry St. The subject parcel is located north of E. Terry St. approximately ½ mile west of Bonita Grande Drive and northeast of the intersection of E. Terry St. and Kent Rd. Access to the Property is from E. Terry St, a two-lane collector roadway.

The Property is vegetated and consists of mostly pine flatwoods and upland shrub/brushland but was heavily impacted by historical development.

Prior to 2008, the Property was zoned Mobile Home District (MH-2) and was the site of a mobile home community which included an on-site wastewater package plant/holding ponds.

The Future Land Use Designation of the Property is High Density Residential. The Property is subject to the Eagle Lakes RPD (Zoning Resolution 08-08), which allowed for the development of 200 multi-family units in twelve three-story buildings and recreational facilities. The Master Concept Plan has expired which compels the applicant to proceed through the public hearing process to obtain a new master concept plan that is consistent with the High Density Residential Future Land Use Category.



In reliance on the Eagle Lakes RPD a prior owner removed the mobile homes on the property, removed the package plant and remediated the holding ponds associated with the package plant. No additional development has occurred on the property since the removal of the mobile homes.

*Current conditions*

After removal of the mobile home community and remediation of the holding ponds, the Property remained vacant and has been so for several years. This has resulted in some transitioning of the site to disturbed uplands. The Environmental Assessment provides more detail regarding soil types, land cover, and listed species on site (see Exhibit II-F-2).

**III. Surrounding Land Uses**

The Property is located in a transitional area of the City where both urbanized residential and institutional uses interface with lower density residential uses and agricultural lands in the City's DR/GR area. Surrounding land uses include a mix of residential, agricultural, and public/semi-public uses as further detailed below.

**Table 1: Inventory of Surrounding Lands**

Direction	Future Land Use	Zoning	Existing Land Use
North	DR/GR	AG-2	Miscellaneous Agricultural Uses; Single-Family Residential
South	DR/GR; Public/Semi-Public	AG-2; CFPD	Right-Of-Way (E. Terry St); Pine Lake Preserve; Institutional (Bonita Springs Soccer Complex/YMCA)
East	DR/GR	AG-2	Vacant Agricultural Land
West	DR/GR	AG-2; RM-2	Miscellaneous Agricultural Uses; Single-, Two-, & Multi-Family Residential (Morton Grove)

North of the Property is agriculturally zoned lots with a mix of agricultural uses and buildings and single-family residential dwellings.

Immediately south of the Property is East Terry St., a two-lane county-maintained collector roadway. Several public or semi-public land uses are located south of East Terry Street and on either side of Kent Road. Directly south of the Property is the Lee County Pine Lake Preserve. The Bonita Springs Soccer Complex and YMCA site are located to the west of Pine Lake Preserve.

East of the Property is vacant agricultural lands.

West of the Property is the Morton Grove residential community and an Agriculturally zoned property that was the former site of a guyed telecommunication tower which has been removed, but related structures still remain. Morton Grove is zoned RM-2 and contains a mix of single-family, two-family, and multi-family residential dwelling types estimated to be developed at a density of 6 units per acre.

#### **IV. Proposed Development**

Through this rezoning application, the Applicant proposes a residential development consisting of 200 dwelling units. The community will consist of “build-to-rent” detached /horizontal apartment dwellings on a single lot, on-site amenities, and supportive infrastructure. There are no commercial uses proposed.

The RPD will be accessed directly from E. Terry St. via the two (2) points of access shown on the proposed MCP. Both access points are designed to be gated, with high-quality signage and landscaping creating attractive community entry points and improving the streetscape of E. Terry St.

The enclosed MCP delineates the location of the several development tracts. Residential Tracts demonstrate the location where all dwelling units, private yards, and some amenities will be located. A Preserve Tract contains the Development’s required native vegetation preserve area. The MCP also depicts the location of stormwater lakes, parking areas, and ingress/egress points. Necessary site infrastructure will be located throughout these development areas.

#### *Proposed Uses*

The permitted uses within the Residential Tracts are primarily intended to allow detached multi-family dwellings. Additional uses are included in order to support the multi-family residential development such as a proposed amenity center/clubhouse, essential services, recreation facilities, accessory uses and other uses typical of residential developments.

Identification of the proposed uses as multi-family is supported by the characteristics of the proposed development, LDC definitions for multi-family dwelling unit types, and the treatment of similar developments in other communities in Florida.

The following attributes of the proposed development are characteristic of multi-family development:

- All units will be rental units only, controlled and owned by one entity.
- All units will be located on a single lot and the Property will not be further subdivided.
- No private rights-of-way are proposed.

- All property maintenance will be done by the
- All units will utilize shared parking.
- Traffic generated by the development is anticipated to be more closely related to that of traditional multi-family development, rather than single-family development (See Exhibit III-C Transportation Impact Statement).

The development is consistent with the definition of multiple-family dwelling units in LDC section 4-2, which states,

*Multiple-family building means a group of three or more dwelling units within a single conventional building, attached side by side, or one above another, or both, and wherein each dwelling unit may be individually owned or leased but the land on which the building is located is under common or single ownership. Dwelling units, other than caretaker's quarters, which are included in a building which also contains permitted commercial uses shall also be deemed to be multiple-family dwelling units.*

The development includes a group of dwelling units, three or more, which are side by side where each dwelling unit may be individually leased, but the land on which the building is located is under single ownership. The buildings are conventional buildings, but there is a separation between the units.

Similar developments have been constructed throughout the Country and are considered multi-family dwellings in other communities. Most recently, Soltura at the Forum in the City of Fort Myers and Estia Apartments in Lakewood Ranch both were identified as multi-family developments. The concept of detached multi-family dwellings is also under consideration in the proposed Bonita Ranch RPD. The definition and limitations on detached multi-family in this proposed RPD are consistent with those proposed in the Bonita Ranch RPD.

#### *Stormwater*

In addition to typical stormwater lakes, the development will incorporate additional pre-treatment through the use of a filter marsh and swales. The filter marsh is seen on the Master Concept Plan adjacent to the preserve areas. The combination of stormwater lakes and filter marsh will reduce off-site stormwater discharge from the current 15.46 CFS to 0.8 CFS as shown in Exhibit IV-I – Surface Water Management Plan. In an area that experienced flooding during major storm events such as Hurricane Irma the proposed reduction of flow and treatment of stormwater on site will provide a public benefit.

#### *Open Space*

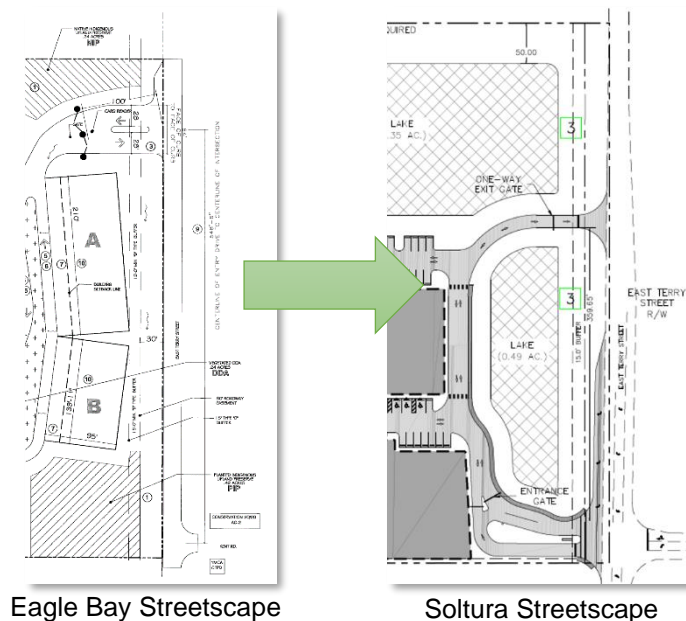
The project is required to provide 40% (8 acres) of the site as open space, of which 50% (4 acres) must be indigenous preserve area. The Applicant is not seeking a deviation from this requirement and intends to provide the required open space in each Tract of the RPD. The MCP provides for a total of 62% on-site open space as follows:





The enclosed Master Concept Plan (Exhibit IV-E) includes roadway and access improvements on-site and adjacent to the existing City-maintained right-of-way (ROW) which include two access points and a west-bound turn-lane on the north side of E. Terry St. The primary entrance is aligned with Kent Rd, and a second egress point is provided feet west on E. Terry St.

The orientation of stormwater lakes along the southern property boundary supplements the required setbacks and 15-foot Type D right-of-way buffer. The separation provided by the Type D buffer and the location of the lakes will screen views of the development and maintains the current perception of open space along the corridor. The resulting streetscape represents an improvement over the historical and current street-views of this property. A comparison of the Eagle Bay RPD (left) and proposed streetscape (Right) is demonstrated below.



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

**V. Infrastructure**

The proposed residential development will be serviced by public infrastructure that can accommodate the proposed density associated with the RPD. Potable water and sanitary sewer services for the project will be provided by BSU. The enclosed availability letter demonstrates adequate capacity of potable water and sewer to serve the maximum development permitted by this RPD. As indicated in the letter, the Applicant will be required to install all off-site and on-site utility line extensions necessary to provide service to the project.

As detailed in the accompanying Traffic Analysis prepared by TR Transportation Consultants, Inc., the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service. The project will provide for connection to future off-site pedestrian facilities along E. Terry St. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

The development will compliment and locate residents in close proximity to shopping, commercial, and office centers east of I-75 on Bonita Beach Road. In addition, there are adequate community

facilities and services in the immediate vicinity of the project, including fire protection, schools, and public parks east of I-75 such as:

- Bonita Springs YMCA
- Bonita Springs Soccer Complex
- Pine Lake Preserve
- Bonita Nature Place
- Cullum's Trail Park
- Bonita Springs Fire Station #24
- Lee County EMS Station Medic 6

Fire Station #24 is approximately 1.3 miles from the property. Station #24 is located south of the property on the east side of Bonita Grande Drive. While EMS Station Medic 6 is collocated at the Fire station, the County has opted not to provide letters of service availability in the City.

As evidenced by the available existing infrastructure, the existing RPD, and the surrounding development pattern, this area can accommodate the proposed development. The Applicant has provided the requisite data to support a finding that the property will have the necessary public infrastructure needed to support the requested which is permitted by the High Density Residential Future Land Use category.

#### **VI. Rezoning Criteria – LDC Section 4-131(d)(3)**

***a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation;***

The Property is designated as High Density Residential in the Bonita Plan, which provides for a base Density of 10 units per acre and a range of multi-family housing types. The proposed residential uses and density are consistent with the High Residential Category.

The RPD is consistent with the existing surrounding development pattern which is characterized by single and multi-family dwelling types, preserve areas, and public and semi-public uses.

The RPD complies with the LDC, except where a deviation is expressly requested to enhance the design of the project and protect public health, safety and welfare. All other required permits from local, state and federal agencies will be obtained prior to site development activities to ensure compliance with applicable codes and regulations.

***b. The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;***

As proposed, the RPD meets or exceeds the planned development criteria as outlined in the LDC. The Applicant proposes significant performance standards in the form of enhanced setbacks from E. Terry St. to screen the proposed development.

***c. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Bonita Plan;***

The RPD proposes a maximum density of 10 du/acre. The proposed development program is consistent with the existing FLU designation and density permitted in the requested future land use category.

***d. The request is compatible with existing or planned uses in the surrounding area;***

The request to develop this impacted site is both complimentary to, and compatible with the surrounding development pattern.

Surrounding lands include a variety of residential and non-residential uses, including both single- and multi-family development. The proposed development utilizes a density at the lower end of the permitted density range while minimizing impacts on surrounding properties through the performance standards which include a buffer and stormwater management lakes to provide a separation from the E. Terry St. ROW. The proposed RPD is compatible with existing and planned uses in the surrounding area.

As shown on the Master Concept Plan, the southern project boundary adjacent to E. Terry St. contains a combination of water management, open space, and buffering that provides separation between developable tracts and the roadway as well as an improved streetscape. The proposed detached multi-family units will have less visual impact than the approved multi-family buildings which should improve compatibility with established residential neighborhoods.

The proposed maximum building height of 35 feet is consistent with that of the surrounding districts zoned AG-2 and RM-2. The proposed RPD further improves compatibility by reducing the maximum number of stories from three to two. Therefore, the maximum building height proposed in the Soltura at East Terry RPD is compatible with the heights of surrounding development and does not introduce a building height that is out of scale with the surrounding neighborhoods.

The project has been carefully designed in order to reduce potential impacts to the surrounding existing and planned land uses. The RPD also includes a comprehensive water management plan to address water quality, attenuation, and xeriscape landscape design.

The request directly supports the City's designation of the Property as High-Density Residential and introduces a development style that provides better compatibility with surrounding lands with lower density. The rezoning will ensure the appropriate utilization of the public investment in infrastructure and services in this area.

***e. 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;***

The RPD application supporting documents include an analysis of availability and capacity for potable water, sanitary sewer and roadways. The analysis identifies no current or projected deficiencies for these infrastructure facilities.

***f. Where applicable, the request will not adversely affect environmentally critical areas and natural resources;***

The MCP provides for preservation of the highest quality natural resources on site. The MCP provides for sufficient separation between the proposed development and the adjacent conservation lands to ensure not adverse impacts occur. The MCP also identifies preservation of the highest quality native vegetation through a preserve tract which meets the LDC requirements. The preserve area will provide for protection and maintenance for protected species in perpetuity as intended by the LDC and Comprehensive Plan. The portions of the site that have been disturbed and impacted from the former development activity and will not be utilized as on-site preserve.

***g. In the case of a planned development rezoning, the decision of the zoning board must also be supported by the formal findings required by section 4-299(a)(2) and (4);***

***(a) Hearing before zoning board. After the staff prehearing conference required by this division, the application will be scheduled for a public hearing before the zoning board.***

***(2) The recommendation made to the city council must be supported by formal findings that address the guidelines set forth in section 4-131. In addition, the findings must address whether the following criteria can be satisfied:***

***a. The proposed use or mix of uses is appropriate at the subject location;***

The proposed residential uses within the RPD are appropriate and compatible at this location. The dwelling types and density are consistent with future land use designation as described above. Most of the site has been impacted by previous development activities. The proposed RPD is more complimentary to the surrounding development pattern than the Eagle Bay RPD and represents an improvement in terms of overall development quality, viewsheds on E. Terry St., diversity of housing types, and tax base. The Property is adjacent to Morton Grove residential community and provides improved compatibility through reduced bulk and similarity of dwelling sizes.

***b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.***

The draft ordinance for the RPD will include appropriate conditions to ensure that development of the site will be consistent with the High Density Residential Planned Development FLU policies and the MCP as proposed.

***c. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.***

The proposed conditions are reasonably related to the impacts of the development on the public interest.

***(4) If the application includes a schedule of deviations pursuant to section 4-326, the zoning board's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:***

***a. Enhances the achievement of the objectives of the planned development; and***

***b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.***

***If the zoning board concludes that the application omits necessary deviations, they may include those omitted deviations in its recommendation without an additional hearing.***

The Applicant has proposed deviations from the City of Bonita Springs Land Development Code (LDC), which are necessary to permit development consistent with the MCP. The deviations are not contrary to the public interest, nor do they pose any public safety risk while enhancing the Planned Development.

***h. The zoning board must also find that public facilities are, or will be, available and adequate to serve the proposed land use.***

Public facilities are available via Bonita Springs Utilities at the site to provide potable water and sanitary sewer services for the project. The traffic impact statement submitted with the application demonstrates there is adequate capacity on the impacted roadway links serving the project.

**Sec. 4-325. - General standards.**

***(a) All planned developments shall be consistent with the provisions of the Bonita Plan.***

The application includes a consistency analysis of the general provisions of the Bonita Plan and for each applicable plan element. The proposed RPD is consistent with the land uses, density and development parameters of the proposed High Density Residential future land use policies. The project is also consistent with all other applicable Goals, Objectives and Policies relating to public recreation, environmental protection and compatibility.

***(b) All planned developments, unless otherwise excepted, shall be designed and constructed in accordance with the provisions of all applicable city development regulations in force at that time.***

Except for the deviations proposed for the RPD, the project will comply with all City development regulations at the time of development.

***(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water. In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian and cyclist activity and community interaction.***

The MCP identifies the general location for the proposed residential tracts and site improvements. As previously noted, the proposed building heights and density of the development are consistent with the surrounding residential developments. The project provides open space and stormwater treatment in excess of the requirements in the LDC. Pedestrian infrastructure will be provided on a scale that is appropriate for a gated multi-family residential community. The Applicant is not seeking a deviation from the open space

requirements set forth in the LDC, which requires the project to provide and 40% open space.

***(d) The tract or parcel shall have access to existing or proposed roads:***

***(1) In accordance with chapter 3 and as specified in the Bonita Plan traffic circulation element or the official trafficways map of the county;***

***(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Bonita Plan; and***

***(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.***

The TIS submitted with the RPD application is consistent with the methodology required for a zoning-level traffic analysis in the City of Bonita Springs. The TIS concludes that the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service.

Ingress and egress to the site is provided in two (2) locations via E. Terry St., which is the only legal means of access to the property. The project will provide connection to future planned off-site pedestrian facilities along E. Terry St. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

***(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.***

No Lee Tran transit stop is located along this segment of Bonita Beach Road. The nearest Lee Tran transit stop is located at the southwest corner of Bonita Grande Drive and Bonita Beach Road via Lee Tran Route 150. Please refer to the enclosed Exhibit IV-A Public Transit Routes Map.

***(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.***

Measures employed by the Applicant to protect water resources and ultimately the City's eastern wellfield are anticipated to evolve from predominately a "construction phase" to "partial construction" and then ultimately to a "post-construction" phase. The project will be required to comply with the City's wellfield protection provisions in Article VI of the LDC. In addition, there will be no intention to use, handle, produce or store any regulated substances in violation of the LDC section 7-154 or the Bonita Plan. Upon completion of construction, all unused quantities of any regulated substance used for construction shall be completely removed from the construction site.

In addition to stormwater lakes, the development will incorporate additional pre-treatment through the use of a filter marsh. The combination of stormwater lakes and filter marsh will reduce off-site stormwater discharge from the current 15.46 CFS to 0.8 CFS as shown in Exhibit IV-I – Surface Water Management Plan.

After completion of the internal stormwater management system and receipt of the SFWMD Stormwater Management System Certification, the primary focus of the project's BMPs will be to maintain the stormwater management system lake(s), since all runoff will be routed to these features for treatment. As required by SFWMD and the LDC, the Applicant will establish an entity, or entities, that will be responsible for the maintenance of all aspects of the stormwater management system including the lake and associated stormwater system conveyance, control components, and water quality in perpetuity.

There will be no storage in regulated quantities of fertilizers, pesticides, herbicides, or fungicides within the development. The homeowner documents will prohibit any resident from applying fertilizers containing nitrogen and phosphorous during the rainy season (June 1 through September 30) and no fertilizers or landscape chemicals shall be applied within 10 feet of any waterbody or wetland preserve area, and the project's stormwater management system. Strict adherence will be maintained with the City's Fertilizer Ordinance in LDC section 44-22 requiring the registration of professional landscaping businesses. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all fertilizers. Additionally, fertilizer content and application rate(s) must be in compliance the City's Fertilizer regulations.

All landscape applications of pesticides, herbicides, algacides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of the City of Bonita Springs.

The stormwater management system lake is not only required by state law but can be a source of beauty while maintaining the value and integrity of the water resources.

***(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historical or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.***

The MCP provides for an indigenous preserve area that meets the requirements of the LDC. A Master Site File letter was received for the property and no significant archeological potential exists on the site. A 30-foot buffer will be provided for all preserved areas to protect those areas from impacts along the preserve frontage. The protection of these upland communities will provide a habitat area for wildlife. Development of the subject property will require the applicant to design plans and receive any necessary permits from Federal, State and local agencies regarding the protection of wildlife resources.

***(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.***

The site design has made creative use of the highest quality natural upland habitats to provide the RPD with the required open space. The RPD will also provide for amenity areas for on-site indoor and outdoor recreational areas, which will typically include swimming pool(s), physical fitness facilities, and sports courts. Distinct from other multi-family developments, the RPD will also provide private outdoor space for each dwelling unit. This private outdoor space is in addition to meeting the required open space area for the community.

***(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.***

The MCP has been carefully designed with the concept of reducing impacts to surrounding existing development. The project frontage on E. Terry St. consists mainly of buffers, lakes, open space and drainage areas.

***(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.***

The proposed Soltura at East Terry RPD is approximately 10 dwelling units per acre, which is consistent with the permitted density in the High Density Residential future land use category. The developments to the north and east include commercial, low density residential, and vacant agricultural zoning. To the west, the Morton Grove residential community is zoned RM-2, which allows for a maximum of single-, two-family, and multi-family dwellings. Public, semi-public, and County preserve uses are located to the south.

***(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significantly higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.***

Compared to the Eagle Bay RPD, the proposed RPD includes a reduction in the approved number of stories. This creates a reduced perception of bulk adjacent to existing lower density residential agricultural and preserve uses. As a result, the proposed RPD will be more compatible with surrounding existing development. Additionally, setbacks, preserve area, and stormwater management lakes will provide increased buffers to the eastern and southern property boundaries.

***(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.***



As shown on the proposed MCP, the project provides for multiple residential tracts, which will each contain pedestrian facilities to promote pedestrian activity and an amenity site that will promote community interaction. In direct compliance with this criterion the project proposes an internal sidewalk system that provides a pedestrian and bicycle network throughout the development. The RPD will provide for future connection to the planned off-site pathway located on E. Terry St., which will further enhance the project's interconnectivity and opportunities for walking and cycling.

***(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.***

The RPD contains no conflicting uses internally. The RPD is limited to residential uses only, with supportive amenities and infrastructure.

***(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.***

The RPD will contain no intense or obnoxious uses, and will be strictly limited by the proposed Schedule of Uses to a residential community providing a range of multi-family residential products. The MCP provides improved compatibility with surrounding residential uses through the reduction in the permitted number of stories from three to two. Additionally, through the use of horizontal multi-family dwellings the perception of architectural bulk is reduced for neighboring residential uses and along E. Terry St. Furthermore, rather than locating residential structures on the major road frontage, the RPD proposes to locate the residential tracts away from the roadway in order to improve the streetviews of the property.

***(o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VI, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.***

Not Applicable.

***(m) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 4-1730), without exception.***

Not Applicable.

***(n) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.***

The development will comply with all LDC requirements with no deviations requested from these design standards. The developer will establish consistent signage, landscape design, and architectural design in order to provide an RPD that is cohesive and internally consistent.

## **VII. Bonita Plan Internal Consistency Narrative**

The following is an analysis of how the proposed Residential Planned Development is consistent with the goals, objectives, and policies (GOPs) of the City of Bonita Springs Comprehensive Plan (Bonita Plan). The adopted GOP headings are listed in **bold**, and the Applicant's compliance analysis is shown in *italics*.

**(FUTURE LAND USE) Goal 1: A balanced land use pattern that promotes a high quality of life and allows for a variety of land uses, densities and intensities and the preservation and stabilization of existing neighborhoods; encourages mixed use development; promotes an efficient transportation system; preserves the natural environment and economic vitality of the community; and, is consistent with the availability of essential services.**

*The Applicant's rezone request is seeking to provide the City with a residential project that will result in development of the property at an appropriate density consistent with the future land use designation, while providing for new development to accommodate the population growth where transportation facilities and other infrastructure exists. The proposed RPD is compatible and complimentary to the surrounding residential uses.*

*The proposed rezoning will allow for the development of land along a collector roadway and acknowledges that there is limited environmental value on this property.*

**(FUTURE LAND USE) Policy 1.1.9: High Density Residential - Intended to accommodate multi-family, modular and manufactured housing, and existing mobile home and recreational vehicle parks up to a maximum density of 15 units per gross acre and approximately 194 acres of gross land area in the land use category; group homes and foster care facilities, public schools and other public, semi-public and recreational uses on a limited basis.**

- a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations, cluster housing, zero lot line, townhouses, and multi-family structures.**
- b. Residential density shall be limited to not more than 10 dwelling units per acre. In the case of multi-family, if affordable housing is provided, residential density may be increased by up to five additional dwelling units per acre.**
- c. Commercial uses may be appropriate provided they are primarily intended to serve the residents of a mixed-use project and are sensitive to nearby residential uses.**
- d. 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.**

*The proposed RPD will ensure compliance with all of the above sub-policies to ensure well-planned, attractive and functional development results from this rezoning. The proposed RPD will be in compliance with the High Density Residential category through limitation of housing types to multi-family detached structures and a density of 10 dwelling units per acre. Affordable housing is not provided as a part of this development and as a result, no increase beyond the base density is requested. No commercial uses are proposed, and the maximum height proposed for the RPD is 35 feet.*

**(FUTURE LAND USE) Objective 1.11: Development orders and permits for new development or redevelopment shall be issued only if public facilities and services for potable water, sanitary sewer, solid waste, and stormwater management are necessary to meet the City's adopted Level of Service (LOS) standards are available concurrent with the impacts of the development.**

**(FUTURE LAND USE) Policy 1.11.1: Level of Service (LOS) Standards**

*As evidenced in the attached letter of availability and the existing development pattern along E. Terry St. corridor, all required public facilities and services are available to serve the residential development.*

**(TRANSPORTATION) Goal 2: To implement a multi-modal transportation system along Bonita Beach Road using complete streets principles that ensures the safety of all users; equitable accommodation of all modes of transportation; the interconnection of the built and natural environment with transportation infrastructure; and facilitates a grid street network that mitigates congestion and links neighborhoods.**

**(TRANSPORTATION) Policy 2.4.3: Encourage mixed-use, walkable and well-integrated land uses in identified quadrant, and discourage strip commercialization and development patterns that are solely auto oriented.**

*The proposed RPD provides for internal pedestrian activity and will provide connection to planned off-site sidewalks located on E. Terry St. The RPD development tract will contain an amenity site in order to promote community interaction and encourage activities that are not auto-oriented.*

**(HOUSING) Goal 1: To provide affordable, safe and sanitary housing in a decent living environment to meet the diverse needs of the existing and projected population of Bonita Springs.**

**(HOUSING) Objective 1.1: Housing Availability - Provide for an amount and distribution of residential land in the City adequate to allow for a variety of housing types, including mobile and manufactured homes, and sites for affordable workforce housing as defined in 380.0651(3)(h), F.S. and very low, low and moderate income households, sufficient to meet the infrastructure and public facility needs of current and anticipated residents.**

**(HOUSING) Policy 1.1.1: The Future Land Use Map shall designate lands for development at a range of residential densities suitable for single-family, multi-family, mobile and manufactured housing in residential, commercial and mixed-use categories sufficient to accommodate the existing population and anticipated growth over the planning period.**

**(HOUSING) Policy 1.1.2: The City shall enforce provisions within the Future Land Use Element for mixed-use and planned developments to encourage a wide range and mix of housing types within the City.**

*The proposed Soltura at East Terry RPD is consistent with and compliments the City's goals, objectives and policies to provide for a variety of housing types at suitable densities to accommodate existing and future populations of the City. The RPD provides a new multi-family housing type in an area designated for multi-family development. Providing for range of multi-family dwellings types will continue to provide the City of Bonita with a desirable diversity of dwelling units, which will serve the anticipated growing population of the City.*

**(INFRASTRUCTURE) Potable Water Sub-Element: Objective 1.2: To ensure an adequate supply of potable water, the City shall increase its role in influencing private utility providers about service alternatives, facility locations, and conservation of resources.**

Bonita Springs Utilities serves this project site with potable water mains that are available for connection.

**(INFRASTRUCTURE) Potable Water Sub-Element: Objective 2.1: To protect its potable water resources.**

The City has developed water conservation elements. The project shall utilize xeriscape techniques to the maximum extent practical in accordance with the Bonita Springs Land Development Code requirements for landscaping.

**(INFRASTRUCTURE) Potable Water Sub-Element: Objective 2.2: In order to reduce demand for potable water, and consistent with the State's water policy to encourage and promote water conservation and the reuse of reclaimed water, the City shall require the use of reclaimed or other alternative irrigation water for irrigation purposes and other authorized uses in areas where franchised utility companies have constructed or operate a reclaimed or other alternative irrigation water distribution system.**

Reclaimed water is not available at this location.

**(INFRASTRUCTURE) Sanitary Sewer Sub-Element: Objective 1.1: The City shall continue to ensure the provision of acceptable levels of sanitary sewer service throughout the City, indirectly through franchised utility companies.**

Bonita Springs Utilities serves this project site with a sanitary sewer main that is available for connection.

**(INFRASTRUCTURE) Sanitary Sewer Sub-Element: Objective 1.2: To maintain or enhance water quality within the City.**

The project will connect to BSU's central sewer system.

#### Conservation/Coastal Management Element

**(CONSERVATION/COASTAL MANAGEMENT) OBJECTIVE 4.1: Environmentally Critical Areas. Within the coastal planning area, the City of Bonita Springs shall continue to manage and regulate, on an ongoing basis, environmentally critical areas to conserve and enhance their natural functions.**

The proposed RPD is not within the City's Coastal Management Area (CMA)/Coastal Planning area.

**(CONSERVATION/COASTAL MANAGEMENT) GOAL 7: Resource Protection. To manage the City's wetland and upland ecosystem so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.**

The proposed rezoning will allow a residential development to occur on upland areas which have been previously impacted by development of a mobile home community and historical property usage. The higher quality indigenous upland areas identified on-site have been incorporated into the site plan as preserve and open space areas. A 30-foot setback will be provided for all preserved upland areas.

**(CONSERVATION/COASTAL MANAGEMENT) Policy 7.2.4: The City shall encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.**

*The proposed RPD master concept plan depicts viable areas of preserve. In direct compliance with this policy, the Applicant intends on preserving the high-quality uplands that are located on the northeastern portions of the property. The development area contains areas that have been previously impacted and which are highly infested and not of a high-quality worth protecting as intended by this policy.*

**(CONSERVATION/COASTAL MANAGEMENT) GOAL 15: Wetlands. The City shall maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.**

**(CONSERVATION/COASTAL MANAGEMENT) Policy 15.1.6: The natural functions of wetlands located in the City, as identified in the wetland inventory and evaluation contained in the Conservation/Coastal Management Element, shall be maintained and not degraded; and, degraded wetlands shall be restored whenever possible.**

**(CONSERVATION/COASTAL MANAGEMENT) Policy 15.1.9: Wetland #1 as identified on the map of evaluated wetlands contained in the Future Land Use Map Series and classified as FLUCCS #621, is by far the largest freshwater wetland in the City and should be nominated for public purchase under the 20/20 program or other appropriate program.**

*The Planned Development rezoning proposes the development to occur on upland areas that have been impacted by development. No wetland areas will be impacted by the development. The preserve shown on the northeast area of the master concept plan provides protection of the highest quality natural resources remaining on site.*

*These areas have been incorporated into the on-site management plan for the preservation and protection of upland communities. In direct compliance with Policy 15.1.9, an upland buffer of 30 feet will be provided to protect the preserve area from impacts along the preserve frontage.*

*The protection of these upland communities will provide for habitat area for wildlife species. Development of the subject property will require the applicant to design plans and receive appropriate permits from Federal, State and local agencies that will ensure that development protects wildlife resources.*

## VIII. Conclusion

Approval of this RPD will allow for the transition of a significantly disturbed area to a high-end community that will benefit the City. The proposed RPD provides for improved compatibility, numerous site enhancements, protection of remaining valuable native vegetation, and increased tax revenue.

The Property's future land is High Density Residential which recognizes the suitability of the subject property for a multi-family with a minimum of ten units per acre. The proposed RPD is consistent with the High Density Residential future land use category.

The proposed RPD, and related site plan and development standards improve compatibility with the surrounding communities. An expanded and beautified streetscape, and reduction of the perceived bulk of residential structures results in improved compatibility with neighboring communities and for the E. Terry St. corridor.

From an environmental standpoint, the site has been heavily disturbed and is infested with exotics. The proposed rezoning ensures that the RPD will provide open space and areas of native preservation and includes landscaping and other design elements aimed at reducing irrigation needs when compared to typical residential communities.

Current stormwater discharge from this property flows east, according to the City of Bonita Springs Stormwater Master Plan, and eventually to the Kehl Canal. The proposed rezoning reduces current flows, benefiting not only the surrounding neighborhood, but also the wider community.

The Traffic Impact Statement (Exhibit III-C) indicates that the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service.

The rezoning will ensure the appropriate utilization of the public investment in infrastructure and services in this area. The development will compliment and locate residents in close proximity to shopping, commercial, and office centers on Bonita Beach Road as well as surrounding public and semi-public lands east of I-75 such as:

- Bonita Springs YMCA
- Bonita Springs Soccer Complex
- Pine Lake Preserve
- Bonita Nature Place
- Cullum's Trail Park
- Bonita Springs Fire Station #24
- Lee County EMS Station Medic 6

For these reasons, the Applicant submits that the proposed Residential Planned Development rezoning will not be a detriment to the public health, safety or welfare, and respectfully requests approval

# **EXHIBIT II-F-2 – ENVIRONMENTAL ASSESSMENT**

**SOLTURA - 12585 EAST TERRY STREET**

**ENVIRONMENTAL ASSESSMENT &  
PROTECTED SPECIES SURVEY REPORT**

*Lee County STRAP: 30-47-26-B3-00001.2010*

*August 2021*

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## Introduction

The initial environmental assessment was conducted on the Soltura property on June 2, 2021; an updated species survey was conducted on August 16, 2021. The 20.05± acre site is located at 12585 East Terry Street, in Section 30, Township 47S, and Range 26E, of Lee County, Florida. More specifically, the site is located east of I-75, west of Bonita Grande Drive, and immediately north of East Terry Street, in Bonita Springs, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of the field investigation was to identify the potential for either U.S. Army Corps of Engineers (ACOE) and / or South Florida Water Management District (SFWMD) jurisdictional wetlands. This field investigation was also conducted to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl burrows (*Athene cunicularia floridana*), as well as locating any potential fox squirrel (*Sciurus niger*) nests and/or day-beds, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of commercial developments, undeveloped vacant land, and forested land. The survey was conducted in the mid-afternoon; the temperature was in the mid-upper 80's, with a light breeze, and partly cloudy skies.

## Background

The ACOE, DEP and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

## **Methodology**

The protected species survey methodology consisted of overlapping parallel transects performed for all FLUCFCS communities on-site, in compliance with the Comprehensive Plan Requirements for the City of Bonita Springs, Policy 4.1.3(b)1(c). The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum coverage requirements.

This method is comprised of a several step process; the vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals. Signs or sightings of these species are then recorded.

## **Existing Site Conditions**

*Boundary* – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 20.05± acres.

*Soils* - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Pineda fine sand (NRCS #26; hydric), and Immokalee sand, (NRCS #28; non-hydric). Immokalee sand is considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

*Vegetation Descriptions* – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. During the initial site assessment, we didn't identify and wetlands; however, we did identify approximately 0.08± acres of "other surface water" communities on-site.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

## FLUCFCS Codes & Community Descriptions

### *Uplands*

*The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.*

### **FLUCFCS 420 Mixed Upland Forest – 4.64± Acres**

This upland community type occupies approximately 4.64± acres of the property. The canopy is dominated by live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), java plum (*Syzygium cumim*), and melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), seagrape (*Coccoloba uvifera*), Japanese orchid (*Bauhinia blakeana*), mimosa (*Albizia julibrissin*), and rose gum eucalyptus (*Eucalyptus grandis*), royal poinciana (*Delonix regia*), seaside mahoe (*Thespesia populnea*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), wild coffee (*Psychotria nervosa*), cocoplum (*Chrysobalanus icaco*), and beauty-berry (*Callicarpa americana*). The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

### **FLUCFCS 740 Disturbed Land (Previously Cleared Mobile Home Park) – 15.33± Acres**

This upland habitat type occupies 15.33± acres of the property. The community occupies a majority of the property and previously included a mobile home park. The trailers, homes, and pads have been cleared and removed from the site; however, there are still some roads and driveways which still currently exist on-site. The canopy is mostly open with scattered slash pine (*Pinus elliottii*), java plum (*Syzygium cumim*), live oak (*Quercus virginiana*), earleaf acacia (*Acacia auriculiformis*), mimosa (*Albizia julibrissin*). The sub-canopy contains cabbage palm (*Sabal palmetto*) and Brazilian pepper (*Schinus terebinthifolius*). The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by regulatory agencies.

### *Other Surface Waters (OSW)*

*The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.*

### **FLUCFCS 510 OSW Ponds and Ditches – 0.08± Acres**

These “other surface water” (OSW) communities occupy approximately 0.08± acres of the property. They appear to have been man-made and previously excavated. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*), saltbush (*Baccharis halimifolia*), Brazilian pepper (*Schinus terebinthifolius*), and wax myrtle (*Myrica cerifera*) along the edges. The ground cover includes duckweed (*Lemna minor*), smartweed (*Polygonum punctatum*), maidencane (*Panicum hemitomon*), water hyssop (*Bacopa monnieri*), cyperus (*Cyperus sp.*), and torpedo grass (*Panicum repens*). This community would be considered “other surface waters” by the regulatory agencies.

**Table 1. FLUCFCS Community Table**

<b>FLUCFCS Code</b>	<b>Community Description</b>	<b>Habitat Type</b>	<b>Acres</b>
420	Mixed Upland Hardwoods	Upland	4.64± Ac.
500	OSW Ponds & Ditches	OSW	0.08± Ac.
740	Disturbed Lands (Previously Cleared Mobile Home Park)	Upland	15.33± Ac.
<b>Total</b>			<b>20.05± Ac.</b>

**Listed Species Results**

A protected species survey was conducted on the property to identify any potential listed species that could inhabit the site. During this field survey for protected species, there were no nest-like structures or tree cavities were noted. We did identify several gopher tortoise (*Gopherus polyphemus*) burrows. There were two (2) active burrows and two (2) in-active burrows identified on-site. We estimate there would be a burrow occupancy rate of 0.50 for all burrows. Applying this factor to the current burrow numbers, we estimate that two (2) tortoise could reside on the property (2 active burrows + 2 in-active burrows X 0.50 = 2). Please see the Protected Species Survey Map (Exhibit E) for the transect locations and approximate GPS location of the gopher tortoise burrow.

An off-site relocation permit will be sought after and obtained from Florida Fish and Wildlife for the safe relocation of the gopher tortoise (*Gopherus polyphemus*). The burrow will be excavated and any gopher tortoise (*Gopherus polyphemus*) captured from the burrow will be relocated off-site, to an approved recipient site.

There were several non-listed species identified while conducting the protected species survey, among those were several doves (*Zenaida macroura*), a red-shouldered hawk (*Buteo lineatus*), and eastern grey squirrels (*Sciurus carolinensis*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the attached Protected Species Map (Exhibit E).

**Mitigation Discussion**

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

- 1) Avoidance (i.e. can these wetland impacts be completely avoided)
- 2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
- 3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. A conservative estimate would result in a 1:1 ratio of wetland impacts to credits required.

### **Summary**

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, the abundance of exotic plant species, the surrounding land uses, and roadways, it is unlikely that this site supports or would provide habitat for any other protected species.

Due to the historic land use, there were several man-made excavated areas dug within the upland communities on-site; however, there was no evidence of any of the areas being wetlands, the surrounding communities all had upland species and characteristics. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

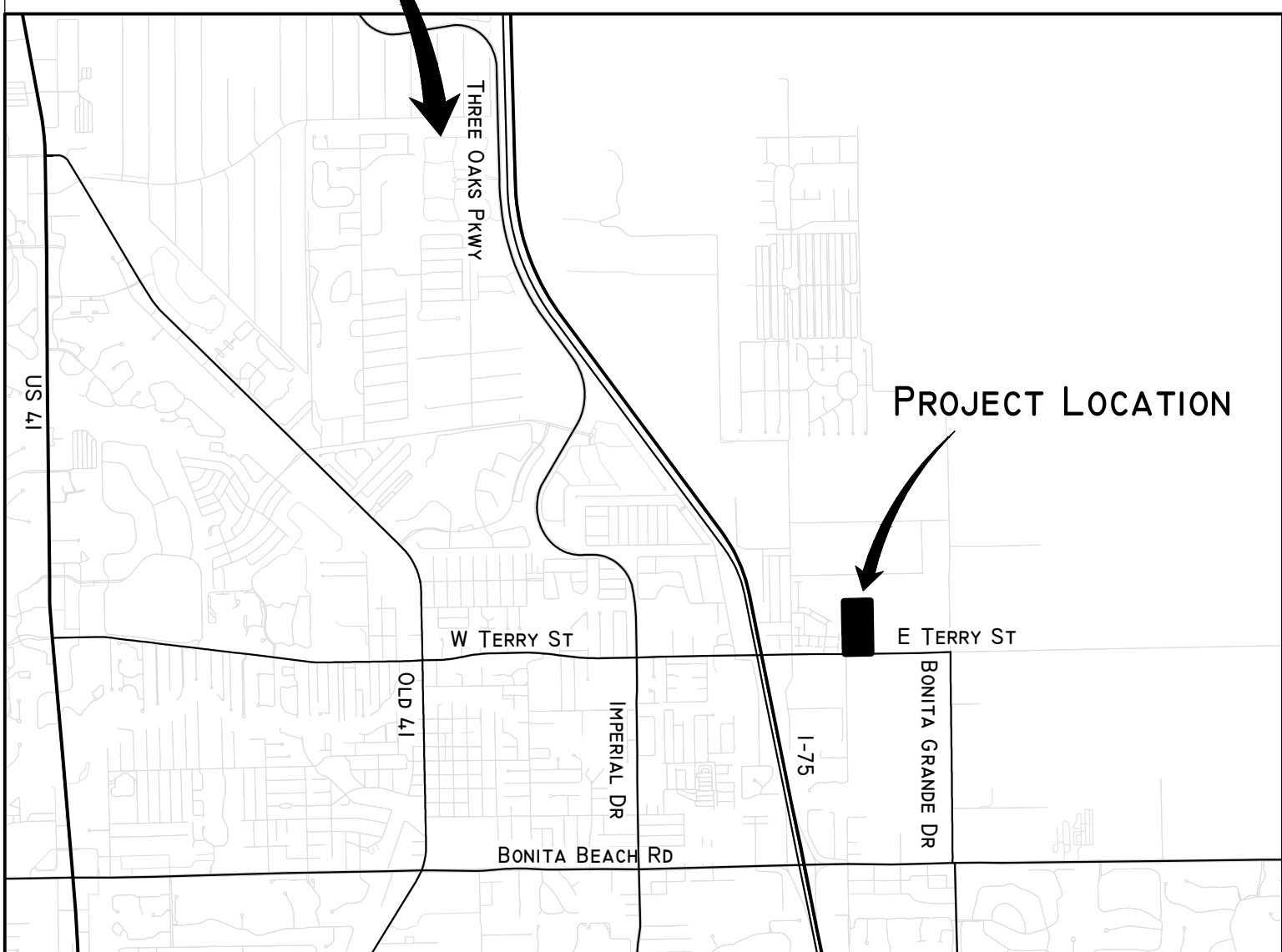
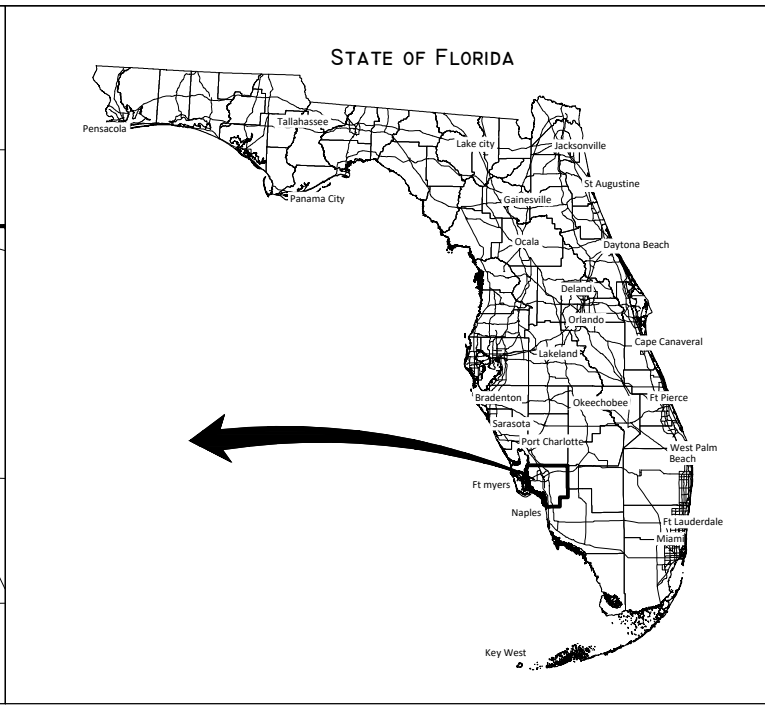
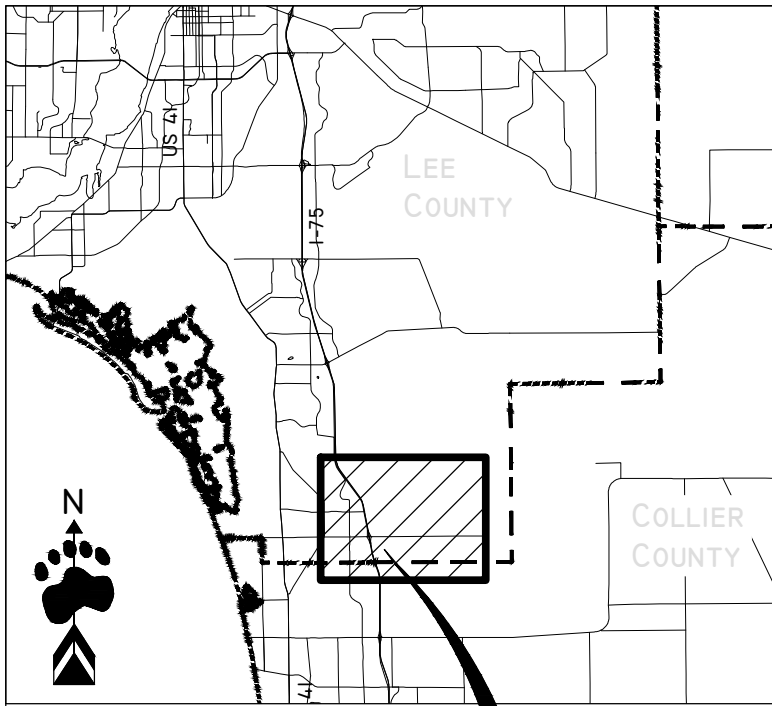
**Table 2. Listed Species by Habitat with Current Status**

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
420	Mixed Upland Hardwoods	Eastern indigo snake	<i>Drymarchon corais couperi</i>	90	--	--	--	T	T
		Florida black bear	<i>Ursus americanus floridanus</i>	90	--	--	--	SAT	T
		Florida panther	<i>Felis concolor coryi</i>	90	--	--	--	E	E
		Gopher tortoise	<i>Gopherus polyphemus</i>	90	X	--	--	T	T
		Hand adder's tongue fern	<i>Ophioglossum palmatum</i>	90	--	--	E	--	--
		Simpson's stopper	<i>Myrcianthes fragrans var. simpsonii</i>	90	--	--	T	--	--
		Twisted air plant	<i>Tillandsia flexuosa</i>	90	--	--	T	--	--
500	Other Surface Water	American alligator	<i>Alligator mississippiensis</i>	90	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	90	--	--	--	--	T
		Limpkin	<i>Aramus guaranauna</i>	90	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	90	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	90	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	90	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	90	--	--	--	--	SSC
Tricolored heron	<i>Egretta tricolor</i>	90	--	--	--	--	SSC		
740	Disturbed Lands	Gopher tortoise	<i>Gopherus polyphemus</i>	90	X	--	--	T	T

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community as listed within the City's Land Development Code.

**Exhibit A**  
**Project Location Map**



12585 East Terry Street

Location Map

DRAWN BY:	DATE:	CATEGORY
BWS	6/15/21	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
30/47S/26E		LEE

BEARPAWS  
ENVIRONMENTAL CONSULTING

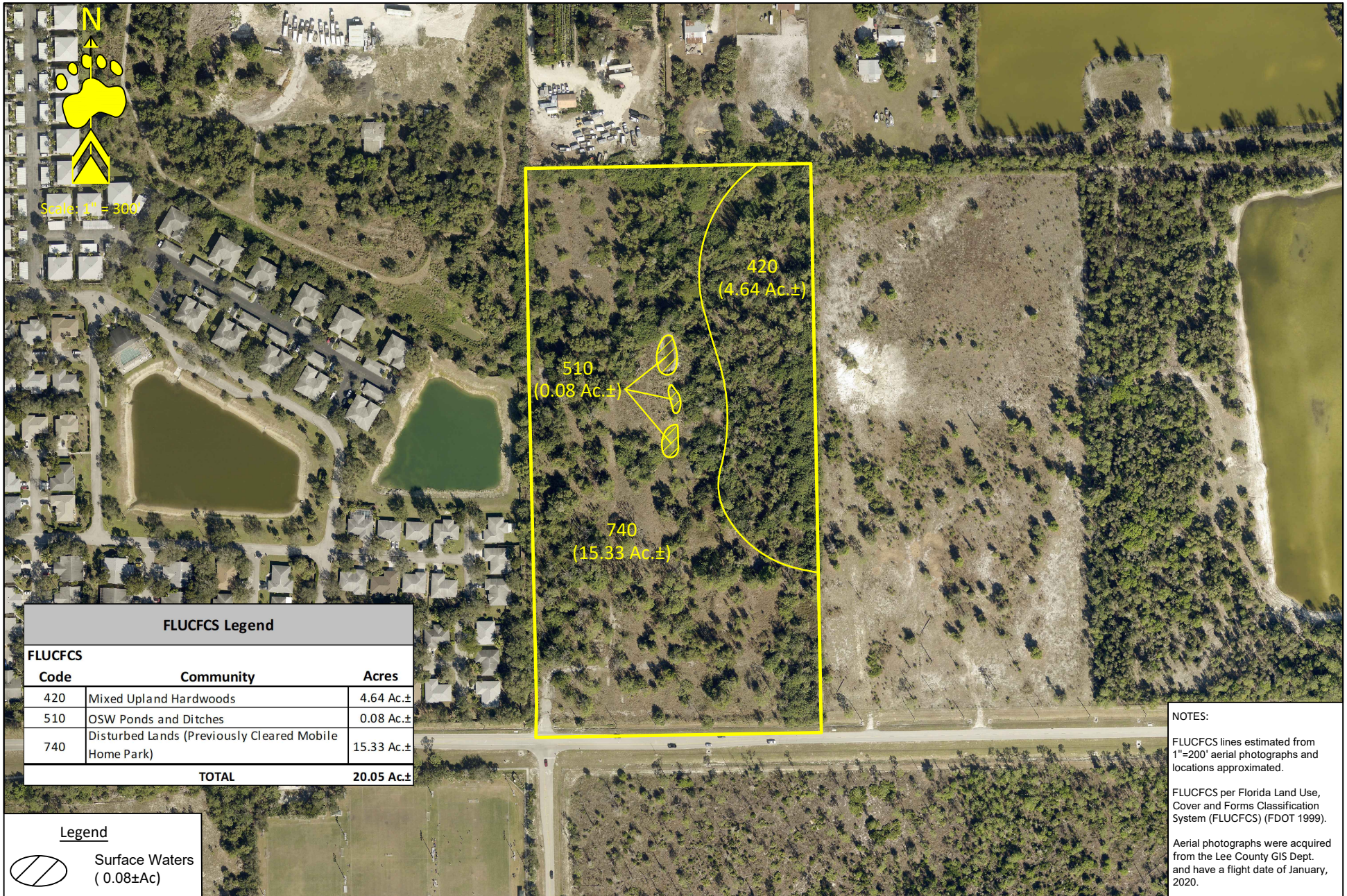
1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919  
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT



**Exhibit B**  
**FLUCFCS Map with Aerial**



FLUCFCS Legend		
Code	Community	Acres
420	Mixed Upland Hardwoods	4.64 Ac.±
510	OSW Ponds and Ditches	0.08 Ac.±
740	Disturbed Lands (Previously Cleared Mobile Home Park)	15.33 Ac.±
<b>TOTAL</b>		<b>20.05 Ac.±</b>

Legend	
	Surface Waters (0.08±Ac)

**NOTES:**

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

Revisions	Date:	Drawn By:	Date:
		BWS	6/15/21
		Job Number	
		S/T/R	
		30/47S/26E	

# 12585 East Terry Street

## Aerial FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 300'
County	Lee

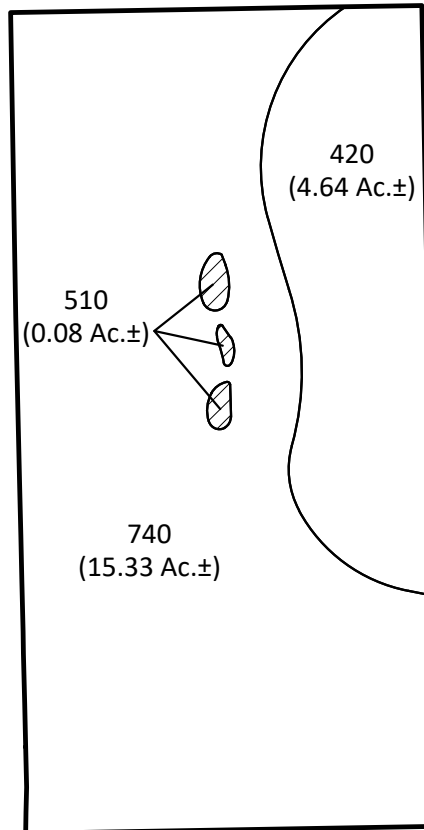
1599 Covington Circle East, Fort Myers, FL 33919  
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-

**Exhibit C**  
**FLUCFCS Map**




Scale: 1" = 300'



FLUCFCS Legend		
Code	Community	Acres
420	Mixed Upland Hardwoods	4.64 Ac.±
510	OSW Ponds and Ditches	0.08 Ac.±
740	Disturbed Lands (Previously Cleared Mobile Home Park)	15.33 Ac.±
<b>TOTAL</b>		<b>20.05 Ac.±</b>

Legend

 Surface Waters  
( 0.08±Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:
		BWS	6/15/21
		Job Number	
		S/T/R	
		30/47S/26E	

12585 East Terry Street

FLUCFCS Map

Category  
FLUCFCS

Scale:  
1" = 300'

County  
Lee



Page

-

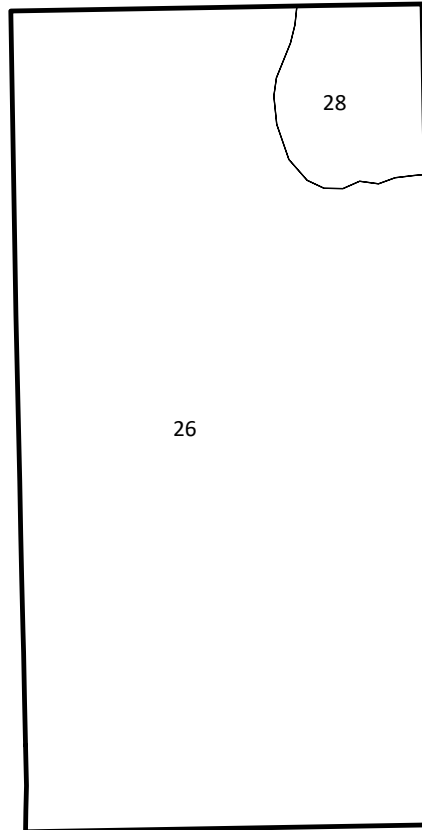
Exhibit

-

**Exhibit D**  
**NRCS Soils Map**



Scale: 1" = 300'



NRCS Soils Legend		
Soil No	Description	Status
26	Pineda Fine Sand	Hydric
28	Immokalee Sand	Non-Hydric

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:	<h1>12585 East Terry Street</h1> <h2>Soils Map</h2>	Category		Page
		BWS	6/15/21		Soils		-
		Job Number			Scale:		1" = 300'
		S/T/R		County	Lee		
		30/47S/26E				<small>1599 Covington Circle East, Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com</small>	-

**Exhibit D**  
**PSS Map with Aerial**



FLUCFCS Legend		
Code	Community	Acres
420	Mixed Upland Hardwoods	4.64 Ac.±
510	OSW Ponds and Ditches	0.08 Ac.±
740	Disturbed Lands (Previously Cleared Mobile Home Park)	15.33 Ac.±
<b>TOTAL</b>		<b>20.05 Ac.±</b>

Legend	
	Surface Waters (0.08±Ac)
	Gopher Tortoise Burrows (4)
	Protected Species Survey Transects

Notes:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

Revisions	Date:	Drawn By:	Date:
		BWS	8/16/21
		Job Number	
		S/T/R	
		30/47S/26E	

# 12585 East Terry Street

## Aerial PSS Map

Category	PSS
Scale:	1" = 300'
County	Lee

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(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-



## **EXHIBIT II-F-3 – AREA LOCATION MAP**




## **EXHIBIT II-F-4 – SOLTURA SOILS MAP**

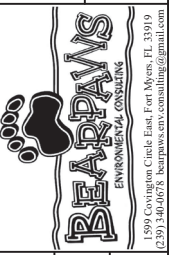


**NOTES:**  
 FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.  
 FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).  
 Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

FLUCFCS Legend		
FLUCFCS Code	Community	Acres
420	Mixed Upland Hardwoods	4.64 Ac.±
510	OSW Ponds and Ditches	0.08 Ac.±
740	Disturbed Lands (Previously Cleared Mobile Home Park)	15.33 Ac.±
<b>TOTAL</b>		<b>20.05 Ac.±</b>

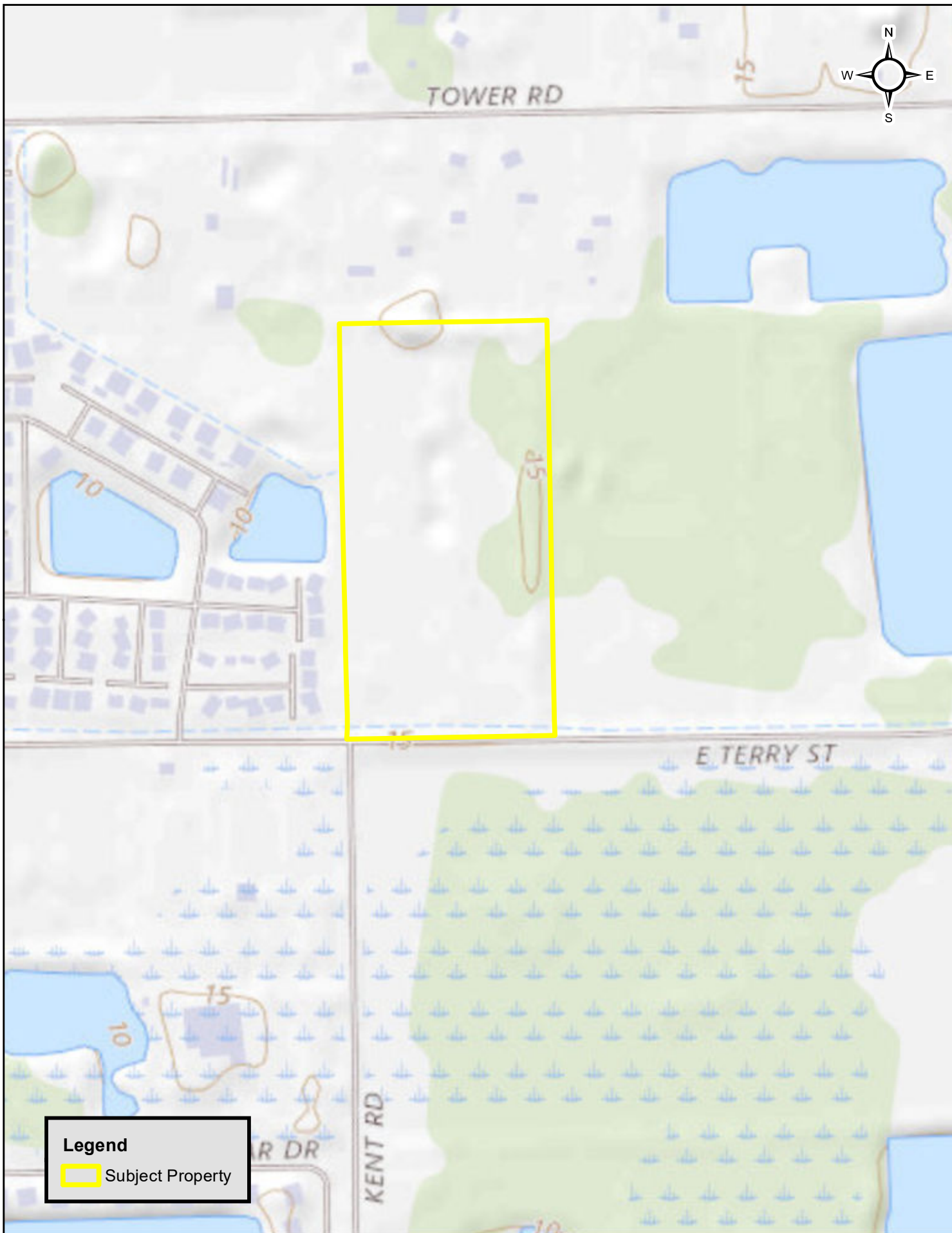
**Legend**  
 Surface Waters (0.08±Ac)

Revisions	Date:	Drawn By:	Date:	12585 East Terry Street		Category:	Page
		BWS	6/15/21	Aerial FLUCFCS Map		FLUCFCS	-
			Job Number			Scale:	Exhibit
			S/T/R			1" = 300'	-
			30/475/26E			County	Exhibit
						Lee	-



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 (239) 340-0788 bearpaws.env.consulting@gmail.com

## **EXHIBIT II-F-5 – TOPOGRAPHIC MAP**



# **EXHIBIT III-A-2 – DENSITY CALCULATIONS**

# SOLTURA AT EAST TERRY

## Exhibit II-A-2: Density Calculations

**Table 1: Current and Proposed Future Land Use Density Yield**

<b>Future Land Use</b>	<b>Acreage</b>	<b>Density</b>	<b>Unit Count</b>
High Density Residential	20.08 AC	10 DU/AC	200 units
<b>Total</b>			<b>200 units</b>

No changes proposed to Future Land Use designation or maximum density.



# **EXHIBIT III-C – TRAFFIC IMPACT STATEMENT**

# **TRAFFIC IMPACT STATEMENT**

FOR

## **SOLTURA BONITA SPRINGS**

**PROJECT NO. F2106.14**

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

**September 9, 2021**

## 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 north side of E. Terry Street at the intersection of Kent Road in the City of Bonita Springs, Florida. The site location is illustrated on **Figure 1**.

Currently the approximate 20 acre subject site is zoned MH-2 and was previously zoned PUD to allow for up to 200 multi-family dwelling units (Eagle Lakes RPD) but that zoning has expired. The request is to rezone the site for up to 200 multi-family dwelling units and to allow for multi-family detached units with a maximum of two floors. Access to the subject site is proposed to E. Terry Street via two connections. The western connection will align opposite Kent Road and the eastern access connection is proposed to be an EXIT only access onto E. Terry Street.

Methodology meeting notes were previously exchanged with the City of Bonita Springs Staff to discuss the requirements for the rezoning traffic study. The latest methodology meeting notes are attached to this Memorandum for reference. This report examines the impact of the development on the surrounding roadways. 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.

F2106.14



**II. EXISTING CONDITIONS**

The subject site is currently vacant. The subject site is bordered by vacant land to the east, existing multi-family development to the west, commercial uses to the north and E. Terry Street to the south.

**E. Terry Street** is a two lane undivided Collector that borders the subject site to the south. E. Terry Street has a posted speed limit of 45 mph and is under the jurisdiction of the City of Bonita Springs.

**Bonita Grande Drive** is a two lane undivided Collector roadway that is located approximately 2,000 feet east of the site. Bonita Grande Drive extends south to intersect Bonita Beach Road and has a posted speed limit of 45 mph. Bonita Grande Drive is under the jurisdiction of Lee County.

**III. PROPOSED DEVELOPMENT**

The subject site is proposed to be rezoned to Residential Planned Development (RPD) to permit a development of up 200 multi-family residential dwelling units. This community will be an apartment rental community and will have common parking area and a clubhouse/pool amenity. There are no separate lots on the site and no separate ownership. The property will consist of one-, two- and three-bedroom rental units and will be managed by a property management company, exactly the same as an apartment rental community. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

**Table 1  
Land Use  
Soltura Bonita Springs**

Land Use	Intensity
Multi-Family Housing	200 Dwelling Units

Access to the subject site is proposed to E. Terry Street via two connections. The western connection will be aligned with Kent Road and the eastern access will be an EXIT only onto E. Terry Street.

#### 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 Manual*, 10<sup>th</sup> Edition. Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the multi-family residential uses. The equations utilized from this land use is 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.

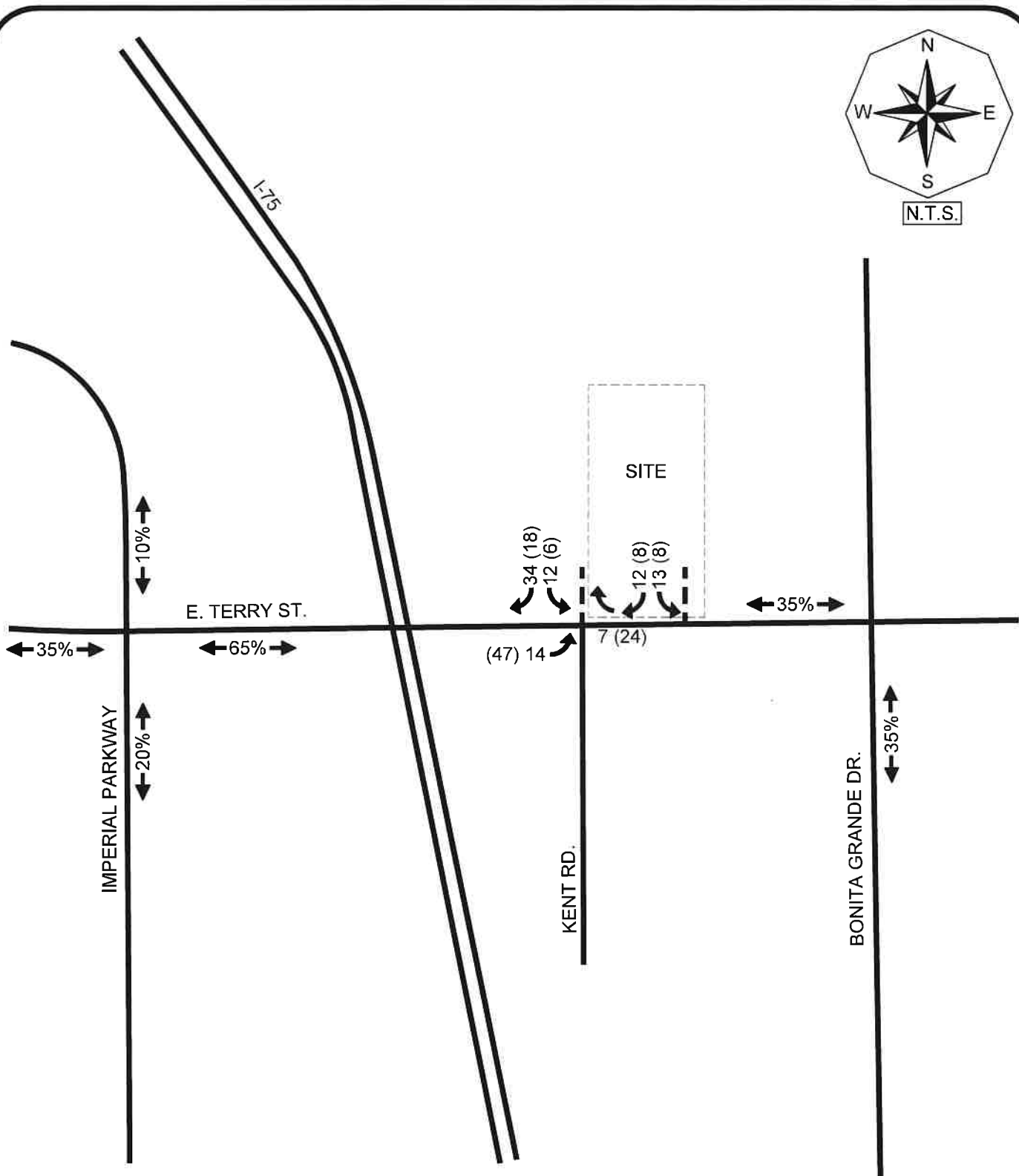
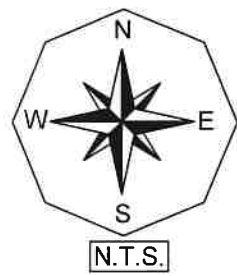
**Table 2  
Trip Generation  
Soltura Bonita Springs**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing Low-Rise (200 Dwelling Units)	21	71	92	69	40	109	1,471

#### V. TRIP DISTRIBUTION

The trips generated by the proposed development which are shown in Table 2, were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on the current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on the attached **Table 1A** and **Figure 2**. Also shown on Figure 2 is the assignment of the project related trips to the site access drives along E. Terry Street.

F2106.14



LEGEND

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



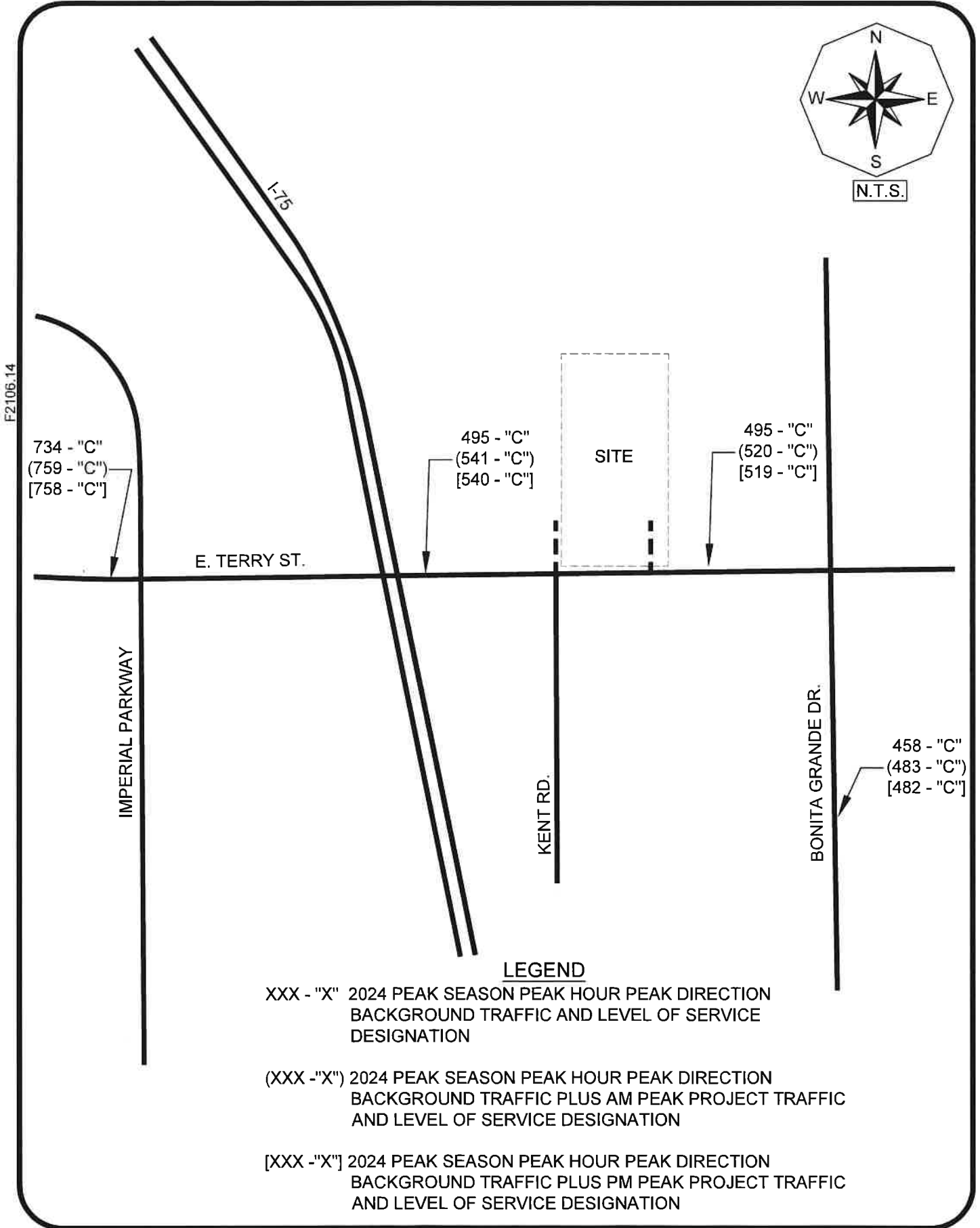
In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the City of Bonita Springs Traffic Impact Statement Guidelines, Table 1A, in the Appendix, was created. This table indicates which roadway links will exceed 2% or 3% of the directional peak hour capacity of the Level of Service Standard.

The Level of Service Thresholds for E. Terry Street and Bonita Grande Drive were obtained from the *Lee County Generalized Peak Hour Directional Service Volume* tables, dated April, 2016 and the Level of Service Volumes for Bonita Beach Road were obtained from the *Lee County Link Specific Service Volumes on Arterials in Lee County* (June 2016). Based on Table 1A, the proposed development is anticipated to significantly impact East Terry Street between Imperial Parkway and Bonita Grande Drive and Bonita Grande Drive between East Terry Street and Bonita Beach Road.

## VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2024 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 2021 *City of Bonita Springs Traffic Count Report*. Based on the project distribution shown in Table 1A, the link data was analyzed for the year 2024 without the development and year 2024 with the development.

**Figure 3** indicates the year 2024 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. and P.M. peak hour with the development traffic added to the roadways. This figure was derived from **Table 2A** contained in the Appendix. Note, the peak hour - peak direction vested trips were determined by utilizing the traffic



information provided by the City of Bonita Springs a from the 2021 *City of Bonita Springs Traffic Count Report*.

## **VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS**

In comparing the links' functional classification and calculated 2024 traffic volumes to the Service Volume Tables, it was determined that the proposed development will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Figure 3 and attached Table 2A summarize the results of the Level of Service Analysis. E. Terry Street and Bonita Grande Drive are both projected to operate at LOS "C" in 2024 with the project traffic.

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

## **VIII. CONCLUSION**

The proposed residential development is located on the north side of E. Terry Street west of Bonita Grande Drive in the City of Bonita Springs, Florida. Based on the results of the Level of Service analysis, it was determined that all analyzed roadway links are projected to operate at an acceptable Level of Service "C" in 2024 with both the AM and PM peak hour project traffic added to the network. Therefore, the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service.

Site specific turn lane improvements will be evaluated at the time the project seeks a Local Development Order approval.

# APPENDIX

# **METHODOLOGY MEETING NOTES**

**MEMORANDUM**

TO: Mr. Tom Ross, P.E.  
Jacobs

FROM: Ted B. Treesh  
President

DATE: September 3, 2021

RE: Soltura – E. Terry Street  
Rezoning Development Order Traffic Impact Statement Methodology  
City of Bonita Springs

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the Rezoning application for approximately 20 acres located on the northeast corner of E. Terry Street and Kent Road in the City of Bonita Springs, Florida. The site is currently in the High Density Residential Future Land Use Category and was previously approved as the Eagle Lakes PUD and was approved for up to 200 multi-family dwelling units. Access to the site is proposed to E. Terry Street opposite the Kent Road intersection and an exit only access approximately 360 feet east of the Kent Road intersection. The TIS will be prepared consistent with the methodology outlined in City of Bonita Springs Resolution No. 17-07.

**TRIP GENERATION**

The trip generation will be completed utilizing the Institute of Transportation Engineer's (ITE) report, *Trip Generation Manual*, 10<sup>th</sup> Edition. Land Use Code 220 (Multi-Family Housing – Low-Rise) will be utilized for the trip generation purposes of the proposed residential uses. This community will be an apartment rental community and will have common parking area and a clubhouse/pool amenity. There are no separate lots on the site and no separate ownership. The property will consist of one-, two- and three-bedroom rental units and will be managed by a property management company, exactly the same as an apartment rental community. **Table 1** summarizes the proposed uses on the subject site.

**Table 1  
 Land Uses**

**Soltura - E. Terry Street**

<b>Land Use</b>	<b>Size</b>
Multi-Family Dwelling Units	200 Units

**Table 2** and **Table 3** reflect the weekday AM and PM peak hour trip generation of the existing and proposed development, respectively. Both tables also incorporate a trip reduction due to pass-by traffic. The current version of the ITE *Trip Generation Handbook*, 3rd 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 2  
 Trip Generation – Existing Shopping Center  
 Soltura - E. Terry Street**

<b>Land Use</b>	<b>Weekday A.M. Peak Hour</b>			<b>Weekday P.M. Peak Hour</b>			<b>Daily (2-way)</b>
	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	
Multi-Family (200 Units)	71	19	92	69	40	109	1,471

**TRIP DISTRIBUTION**

The trip distribution for the project trips was estimated manually and was based on the available roadway network and commuting patterns in the area. The attached graphic illustrates the proposed trip distribution of the apartment community.

**STUDY AREA**

The study area will consist of arterial and collector roads where the project related trips equals or exceeds 2% or 3% of the directional peak hour capacity of the level of service standard for each roadway segment. The attached Table 1A identifies the anticipated roadway segments that will be impacted by the 2% and 3% impact.

**EXISTING/FUTURE TRAFFIC**

Existing traffic conditions will be based on the traffic data as reported in the 2021 City of Bonita Springs Traffic Count Report prepared by FTE.

Analysis scenarios will be as follows:

- o Existing traffic within the study area
- o Existing traffic plus vested trips (2025 Future Background Traffic Conditions)

- Existing traffic plus vested trips plus AM/PM peak hour project trips added to the links.

*NOTE: The only vested trips that have been previously provided by the City of Bonita Springs for E. Terry Street include trips from the Bonita Grande Mine rezoning.*

Turn lane analysis will be conducted as part of the site development application when the final number of dwelling units are determined. A preliminary turn lane analysis will be included in this report.

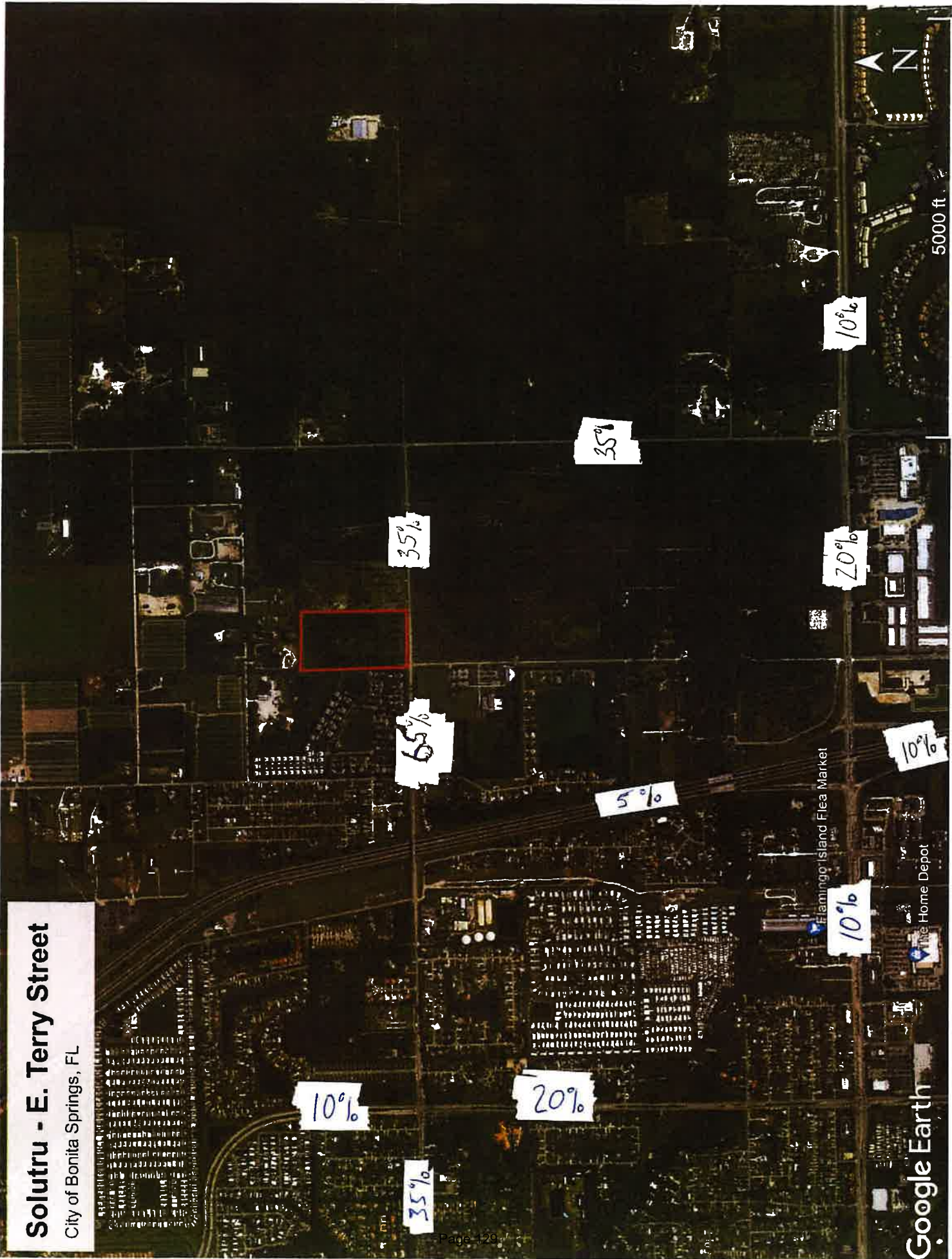
#### Attachments

K:\2021\06 June\14 Soltura Bonita Springs\TIS Methodology\12-10-2019 Soltura TIS Methodology.doc



# Solutru - E. Terry Street

City of Bonita Springs, FL



# Multifamily Housing (Low-Rise) (220)

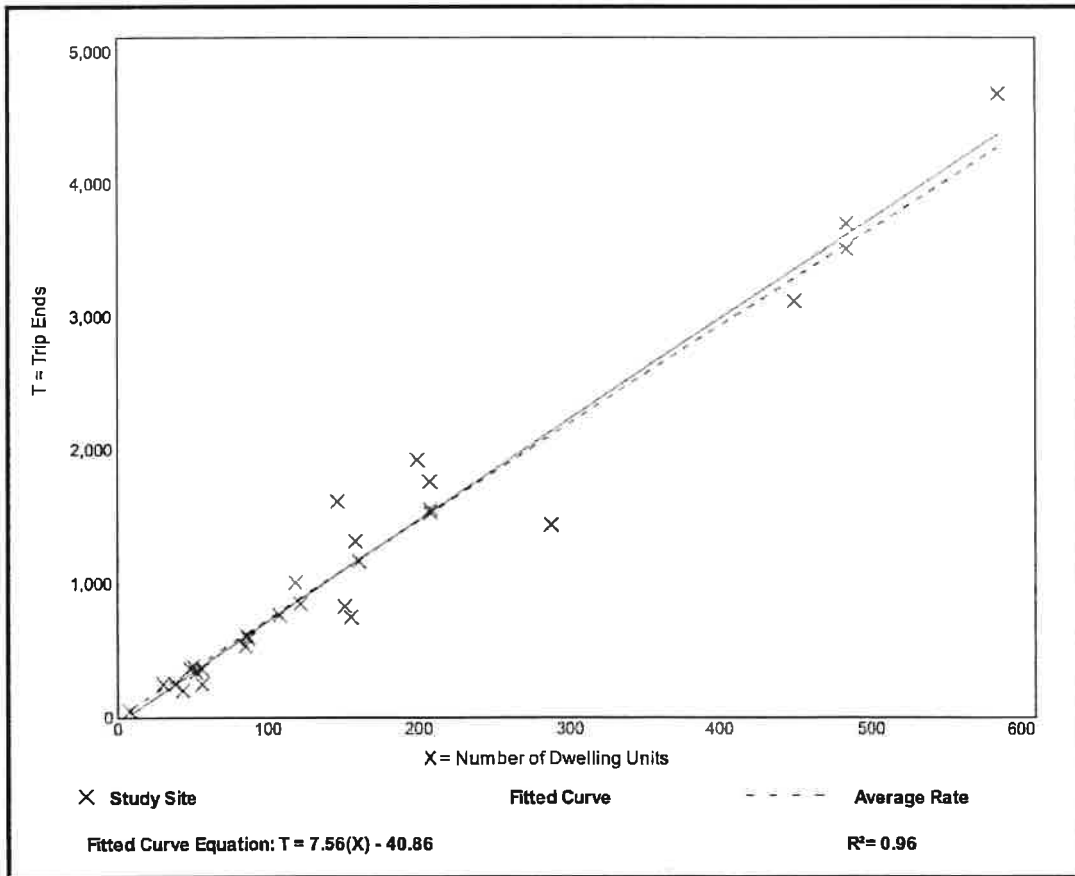
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

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



## 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

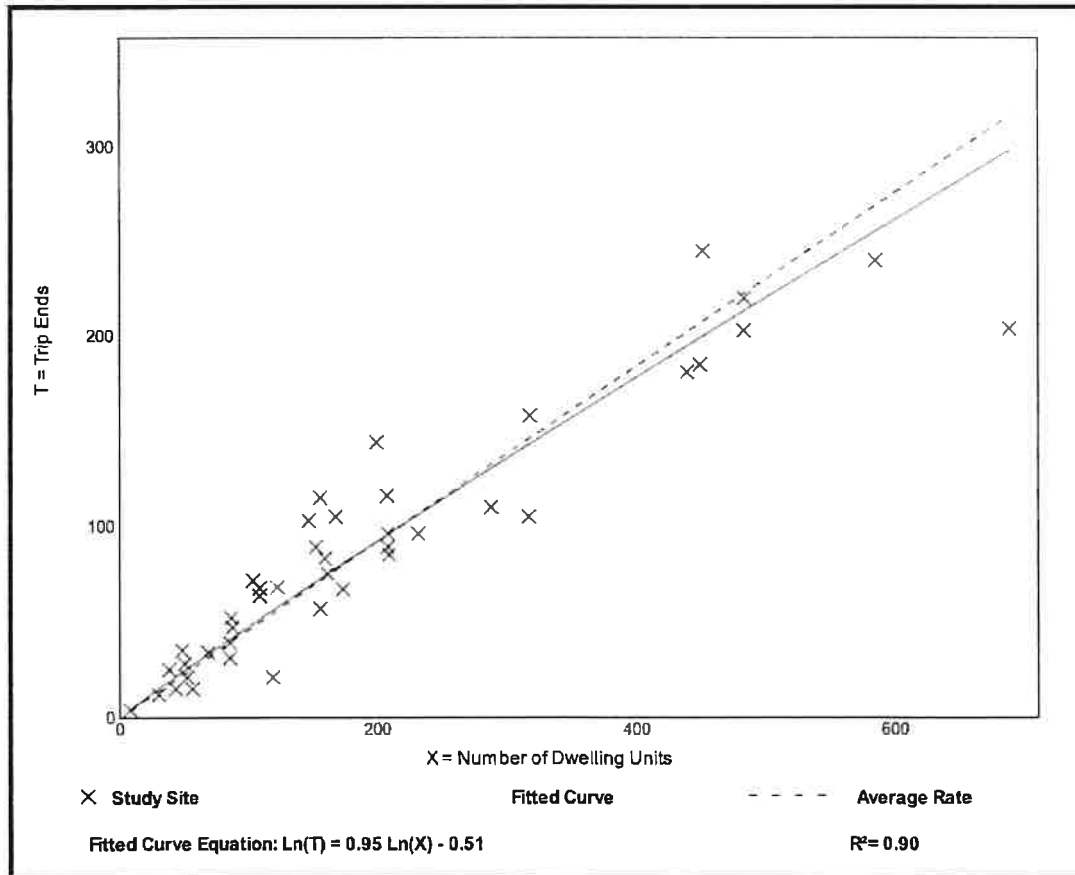
Avg. Num. of Dwelling Units: 199

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



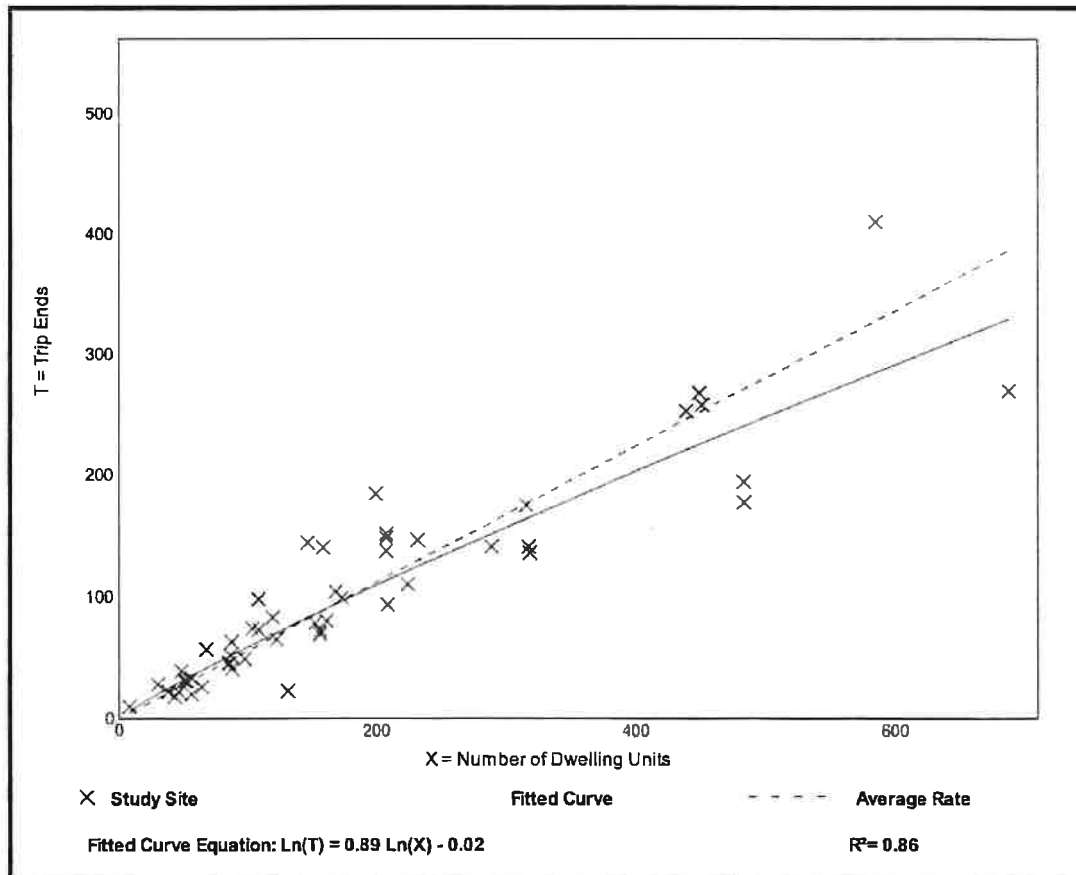
## Multifamily Housing (Low-Rise) (220)

**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



**PROJECT SUMMARY:**

**1. CONCEPTUAL LAND USE BREAKDOWN:**

Residential	8.75 Ac.±
Lake	1.64 Ac.±
Reserve Area	3.00 Ac.±
Open Space and Landscape Buffers	3.59 Ac.±
Pavement	2.89 Ac.±
<b>TOTAL</b>	<b>20.07 Ac.±</b>

**2. NOTES:**

① MAXIMUM NUMBER OF DWELLING UNITS = 200

**3. DEVIATIONS:**

1. Parking Standards
2. Lake Setback from Right of Way

**4. DENSITY:**

9.96 UNITS PER ACRE

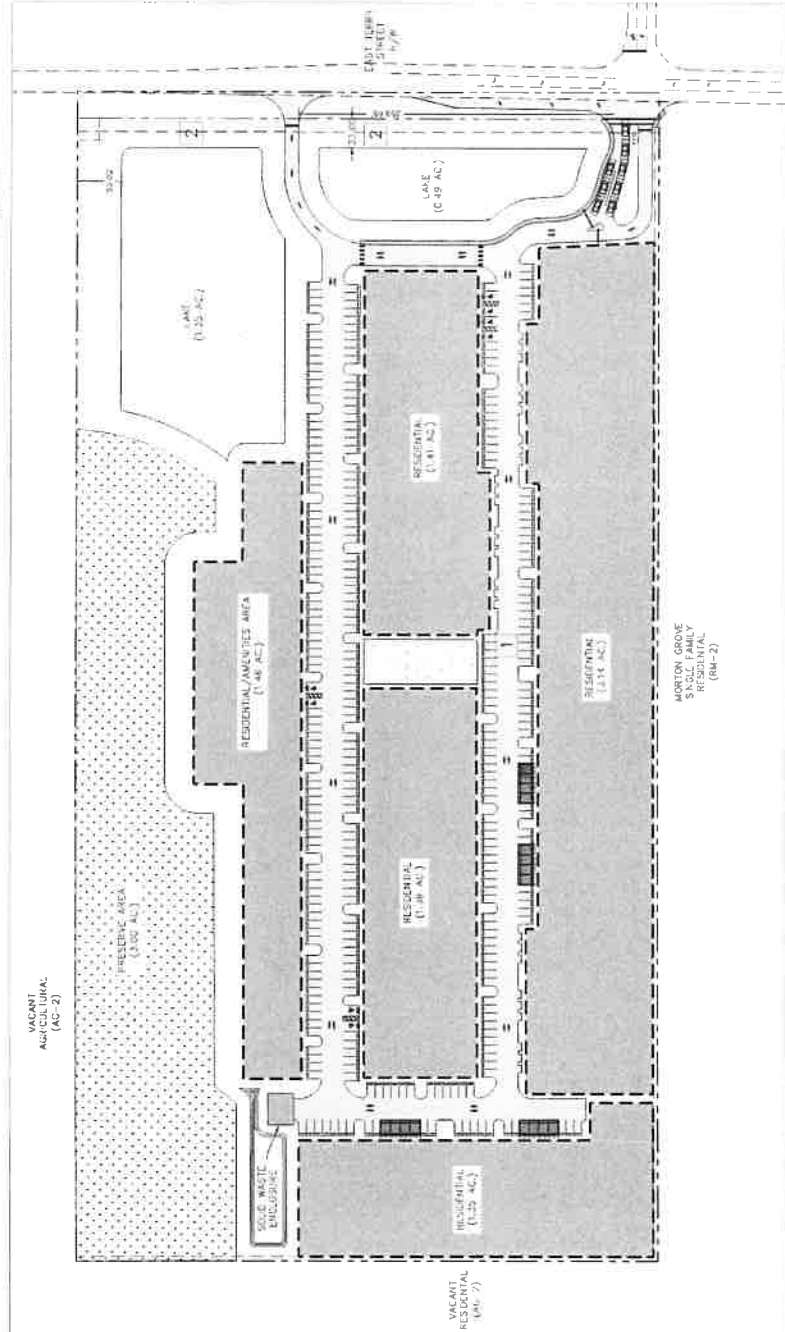
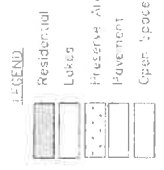
**5. OPEN SPACE:**

OPEN SPACE REQUIRED : 40.00% 8.00 AC.

**PROPOSED OPEN SPACE DATA**

Land Use	Average (Percentage)	Open Space	Open Space (Acres)
1. Residential	8.75	40	3.50
2. Reserve Area	1.64	100	1.64
Open Space and Landscape Buffers	3.00	100	3.00
Right-of-Way	3.44	100	3.44
<b>TOTAL:</b>	<b>20.07</b>	<b>0</b>	<b>13.28</b>

1. ASSUMES NO GREATER THAN 60% LOT COVERAGE
2. OF THE REQUIRED 8.0 ACRES OF OPEN SPACE, 50% MUST BE INDIGENOUS VEGETATION. THE PROJECT IS PRESERVING 3.0 ACRES WHICH PROVIDES A CREDIT AT 100% OF 4.50 ACRES OF INDIGENOUS CREDITS



**1. PARKING REQUIREMENTS**

LOT UNIT	21 UNITS @ 1.5/UNIT = 32 SPACES
1-BEDROOM	15 UNITS @ 1.33/UNIT = 20 SPACES
2-BEDROOM	15 UNITS @ 1.33/UNIT = 20 SPACES
3-BEDROOM	15 UNITS @ 1.33/UNIT = 20 SPACES
TOTAL REQUIRED SPACES	72 SPACES
PROVIDED SPACES	72 SPACES
ADDITIONAL SPACES	0 SPACES

**2. SPACES PROVIDED:**

- 72 @ 1.5 UNITS
- 15 @ 1.33 UNITS
- 15 @ 1.33 UNITS
- 15 @ 1.33 UNITS
- TOTAL: 117 SPACES PROVIDED

**6200 Whiskey Creek Dr.**  
 Phone: (259) 985-1200  
 Florida Certificate of  
 Authorization No. 1772

**2021082**

1 of 1

**MASTER PLAN**

**HMM**  
HOLE MONTGOMERY

**SOLTURA AT EAST TERRY**

# **TABLES 1A, 2A & 3A**

**TABLE 1A  
PROJECT'S AREA OF IMPACT  
SOLTURA BONITA SPRINGS**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 92 VPH      IN= 21      OUT= 71  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 109 VPH      IN= 69      OUT= 40

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u>			<u>LOS A</u>			<u>LOS B</u>			<u>LOS C</u>			<u>LOS D</u>			<u>LOS E</u>			<u>PERCENT</u>		
		<u>CLASS</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>IMPACT</u>
E. Terry St.	E. of Kent Rd.	2LU	0	140	800	860	860	860	860	860	860	860	860	860	860	860	860	860	35%	25	2.9%	
	W. of Kent Rd.	2LU	0	140	800	860	860	860	860	860	860	860	860	860	860	860	860	860	65%	46	5.4%	
	W. of Imperial Pkwy	4LD	0	250	1,840	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	35%	25	1.3%	
Bonita Beach Rd.	E. of Bonita Grande	4LD	0	1,690	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	10%	7	0.4%	
	W. of Bonita Grande	4LD	0	1,690	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	20%	14	0.7%	
Bonita Grande Dr.	S. of E. Terry St.	2LU	0	140	800	860	860	860	860	860	860	860	860	860	860	860	860	860	35%	25	2.9%	

\* Level of Service Thresholds for Bonita Beach Rd. was obtained from the Lee County Link Specific Peak Hour Directional Service Volumes tables (June 2016)

\* Level of Service Thresholds for E. Terry and Bonita Grande were obtained from Lee County Generalized Service Volume Tables (April 2016)

**TABLE 2A  
TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS  
SOLTURA BONITA SPRINGS**

ROADWAY	SEGMENT	FTE STA #	ANNUAL RATE	2021			PERCENT PROJECT TRAFFIC	2024			2024		
				PK HR PK SEASON	PEAK DIRECTION	LOS		BACKGROUND VOLUME <sup>2</sup>	LOS	AM PROJ TRAFFIC	PM PROJ TRAFFIC	BCKGRND + AM PROJ VOLUME	LOS
E. Terry St.	E. of Kent Rd.	1203	5.45%	422	C	495	35%	25	24	520	C	519	C
	W. of Kent Rd.	1203	5.45%	422	C	495	65%	46	45	541	C	540	C
	W. of Imperial Pkwy	1211	2.00%	692	C	734	35%	25	24	759	C	758	C
Bonita Grande Dr.	S. of E. Terry St.	1202	2.00%	432	C	458	35%	25	24	483	C	482	C

<sup>1</sup> Annual Growth Rates were obtained from Table 3A.

<sup>2</sup> The 2021 Peak Hour Peak Season Peak Direction Volumes for all roadways were taken from the Avg. of the three (3) weekday PM Peak Hour Peak Direction counts as contained in the 2021 City of Bonita Springs Traffic Count Report.



**TABLE 3A  
ANNUAL GROWTH RATE CALCULATIONS  
BASED UPON HISTORICAL AADT DATA**

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>CURRENT ID#</u>	<u>BASE AADT VOLUME</u>	<u>2021 AADT VOLUME</u>	<u>YRS OF GROWTH</u>	<u>ANNUAL GROWTH RATE</u>	<u>ACTUAL GROWTH RATE</u>
E. Terry St	W. of Bonita Grande Dr	1203	5,600	7,300	5	5.45%	5.45%
	W. of Imperial Pkwy	1211	14,800	14,300	5	2.00%	-0.68%
Bonita Grande Dr	S. of E. Terry St	1202	6,600	9,100	5	6.63%	6.63%

\* Historical traffic volumes were obtained from the City of Bonita Springs Traffic Count Report (March 2021)

\*\* In instances where the historical data indicates a reduction in traffic or insufficient data was available to calculate

a growth rate due to construction, a minimum annual growth rate of 2.0% was assumed.

**SAMPLE GROWTH RATE CALCULATION**

$$\text{Annual Growth Rate (AGR)} = \frac{2021 \text{ AADT}^{\wedge(1/\text{Yrs of Growth})}}{\text{BASE AADT}} - 1$$

$$\text{AGR (E. Terry)} = \frac{40,200^{\wedge(1/5)}}{37,500} - 1$$

$$\text{AGR (E. Terry)} = 1.40\%$$

**LEE COUNTY LINK SPECIFIC  
SERVICE VOLUMES**

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR--PEAK DIRECTION)		SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)							
						A	B	A	B						
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840
		MILWAUKEE BLVD	3	1.7	2LN	110	260	440	590	990	210	490	820	1,100	1,840
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	120	290	480	660	990	230	540	890	1,230	1,840
		LEELAND HEIGHTS	3	3.4	2LN	120	290	480	660	990	230	540	890	1,230	1,840
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	0	1,930	1,980	1,980	1,980	0	3,720	3,800	3,800	3,800
		LEE RD	4	1.6	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
BEN HILL GRIFFIN PKWY	LEE RD	THREE OAKS PKWY	4	0.8	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
		THREE OAKS PKWY	4	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
BONITA BEACH RD	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
		CORKSCREW RD	3	6.9	2LN	70	280	2,000	2,000	2,000	140	540	1,040	1,470	2,120
BOYS SCOUT RD	BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	3	2.2	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
		COLLEGE CLUB DR	3	1.8	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
BUCKINGHAM RD	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560
		HICKORY BLVD	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
BURNT STORE RD	VANDERBILT DR	US 41	8	0.7	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
		HACIENDA VILLAGE	8	0.7	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
BUSINESS 41	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
		IMPERIAL ST	8	1.1	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
CAPE CORAL BRIDGE	IMPERIAL ST	I-75	8	0.7	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
		BONITA GRANDE DR	8	0.7	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
COLLEGE PKWY	I-75	BONITA GRANDE DR	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
		END OF CO. MAINTAINED	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
COLONIAL BLVD	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	0	940	2,520	0	0	1,700	4,550	4,550
		CLAYTON CT	1	0.2	6LN	0	0	0	940	2,520	0	0	1,700	4,550	4,550
FOWLER ST	US 41	ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870
		ORANGE RIVER BLVD	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870
MCGREGOR BLVD	SR 78	VAN BUREN PKWY	5	3.6	4LD	870	1,490	2,100	2,660	2,950	1,530	2,620	3,690	4,670	5,180
		COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010
MCGREGOR BLVD	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,440	2,440	3,450	4,420	5,120	2,220	3,760	5,310	6,800	7,880
		PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
MCGREGOR BLVD	SR 78	PONDELLA RD	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
		LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
MCGREGOR BLVD	SR 78	LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
		WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,340	1,900	1,900	0	2,280	3,230	3,230	3,230
MCGREGOR BLVD	WEST END OF BRDG	MCGREGOR BLVD	4 & 5	1.3	4LB	1,120	1,900	2,680	3,440	4,000	1,910	3,230	4,540	5,820	6,790
		WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	2,190	4,750	5,040	5,040
MCGREGOR BLVD	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	2,190	4,750	5,040	5,040
		SUMMERLIN RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	2,190	4,750	5,040	5,040
MCGREGOR BLVD	WHISKEY CREEK DR	SUMMERLIN RD	4	0.9	6LD	0	0	1,290	2,800	2,980	0	2,190	4,750	5,040	5,040
		US 41	1	0.4	6LD	0	0	1,530	2,840	2,840	0	2,560	4,740	4,740	4,740
MCGREGOR BLVD	SUMMERLIN RD	SUMMERLIN RD	1	0.7	6LD	0	0	1,530	2,840	2,840	0	2,560	4,740	4,740	4,740
		US 41	1	0.5	6LD	0	0	1,530	2,840	2,840	0	2,560	4,740	4,740	4,740

**LEE COUNTY GENERALIZED  
SERVICE VOLUMES**

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

April 2016

c:\input5

<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 CITY OF  
BONITA SPRINGS TRAFFIC COUNT  
REPORT**

# TRAFFIC COUNT REPORT 2021



## CITY OF BONITA SPRINGS, FLORIDA



PREPARED BY:



8250 PASCAL DR  
PUNTAGORDA, FL 33950  
PH# (941) 639 2818  
FAX# (941) 209 5331

March 2021



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

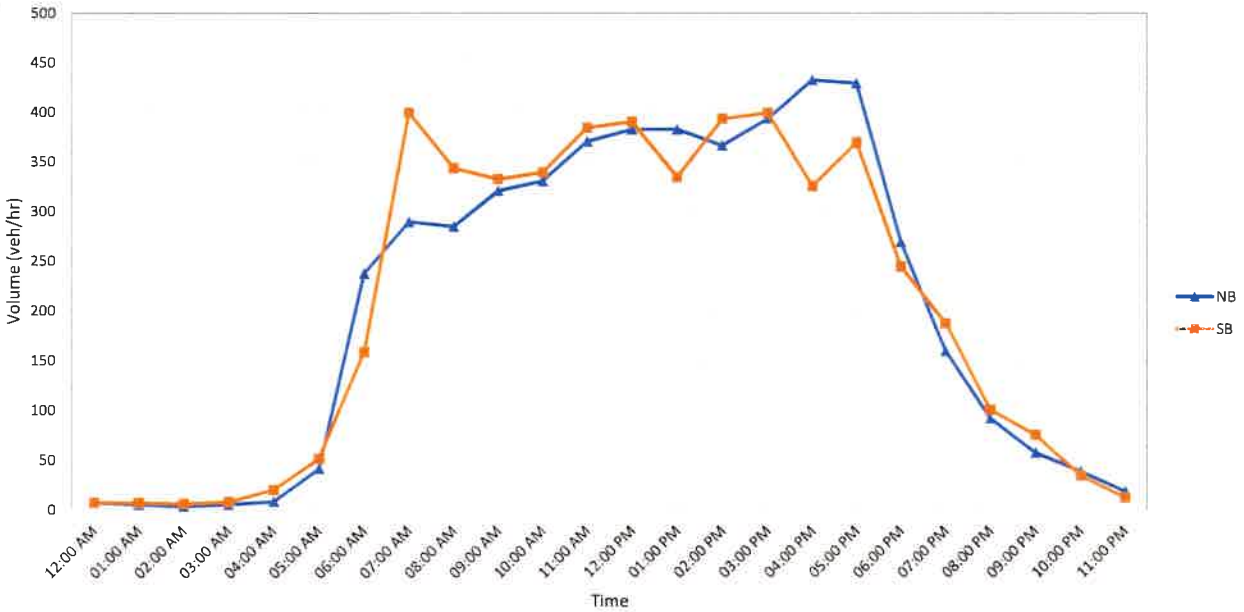
FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012												Counts performed by FTE or obtained from Lee County											
			2003	2004	2005	2006	2007	2008	2009	Dec-09	Dec-10	Feb-12	Jun-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21						
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	2008	6000	5400	5000	5900	5500	6300	6300	6700	6300	6200							
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	30500	31300	31000							
0016	0007	Bonita Beach Rd E of Vandebilt Dr	N/A	N/A	N/A	N/A	U/C	23400	2008	24800	23000	23500	24600	25700	25900	30300	28600	29400	26800							
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	2008	22900	23600	N/A	N/A	N/A	32300	31100	28800	35500	32500							
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	N/A	30700	30500	34900	33000							
1230	N/A	Bonita Beach W of Race Truck 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	37500	34900	41000	41600	40200							
0012**	N/A	Bonita Beach Rd E of Bureford 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	21300	22900	20400							
0007**	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	26800	28600	25400							
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	2008	5300	5400	6100	5500	6200	6600	6300	7200	9100	9100							
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	2200	2000							
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	3400	3500	3600							
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2600	2600	2800							
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	10100	11200	10200							
1211	0271	E Terry St E of Old 61 Rd	9900	12000	13800	U/C	10000	13000	2008	14400	14300	14800	13400	12700	14800	14200	15700	16700	14300							
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	6900	7900	7300							
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	N/A	9100	10000	10600	9500							
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	N/A	8600	9000	9700	9100							
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	N/A	8800	9100	10100	8900							
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	N/A	16300	17400	19600	20600	23300	21100	23300	25000	23400							
1226	N/A	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	N/A	13000	15900	15300	19900	18500	16600							
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	N/A	20200	20500	23100	21400							
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	N/A	13800	17200	16600	18000	20000	18000							
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	2000	2000	2100							
1204	N/A	Murton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	6600	6600	6000							





Time	Tuesday 3/2/2021		Wednesday 3/3/2021		Thursday 3/4/2021		Threeday Average	
	NB	SB	NB	SB	NB	SB	NB	SB
	12:00 AM	6	8	5	5	10	9	7
01:00 AM	1	5	8	4	7	12	5	7
02:00 AM	4	3	3	7	3	7	3	6
03:00 AM	6	12	6	8	3	4	5	8
04:00 AM	7	19	9	18	8	23	8	20
05:00 AM	47	61	30	43	46	50	41	51
06:00 AM	237	156	238	144	236	173	237	158
07:00 AM	280	370	281	396	306	431	289	399
08:00 AM	260	363	293	334	300	333	284	343
09:00 AM	323	339	314	337	323	321	320	332
10:00 AM	316	348	342	333	331	336	330	339
11:00 AM	354	341	373	409	382	403	370	384
12:00 PM	372	408	386	346	389	415	382	390
01:00 PM	391	342	379	333	375	326	382	334
02:00 PM	362	420	373	360	363	399	366	393
03:00 PM	402	389	399	409	378	398	393	399
04:00 PM	413	289	446	344	436	341	432	325
05:00 PM	421	382	409	338	457	388	429	369
06:00 PM	278	229	243	235	286	269	269	244
07:00 PM	149	192	157	161	172	208	159	187
08:00 PM	90	84	79	114	105	102	91	100
09:00 PM	63	68	47	67	62	91	57	75
10:00 PM	38	26	42	44	33	33	38	34
11:00 PM	14	11	23	14	18	11	18	12
Day Total	4834	4865	4885	4803	5029	5083	4915	4916
Combine Totals	9699		9688		10112		9831	

Threeday Average



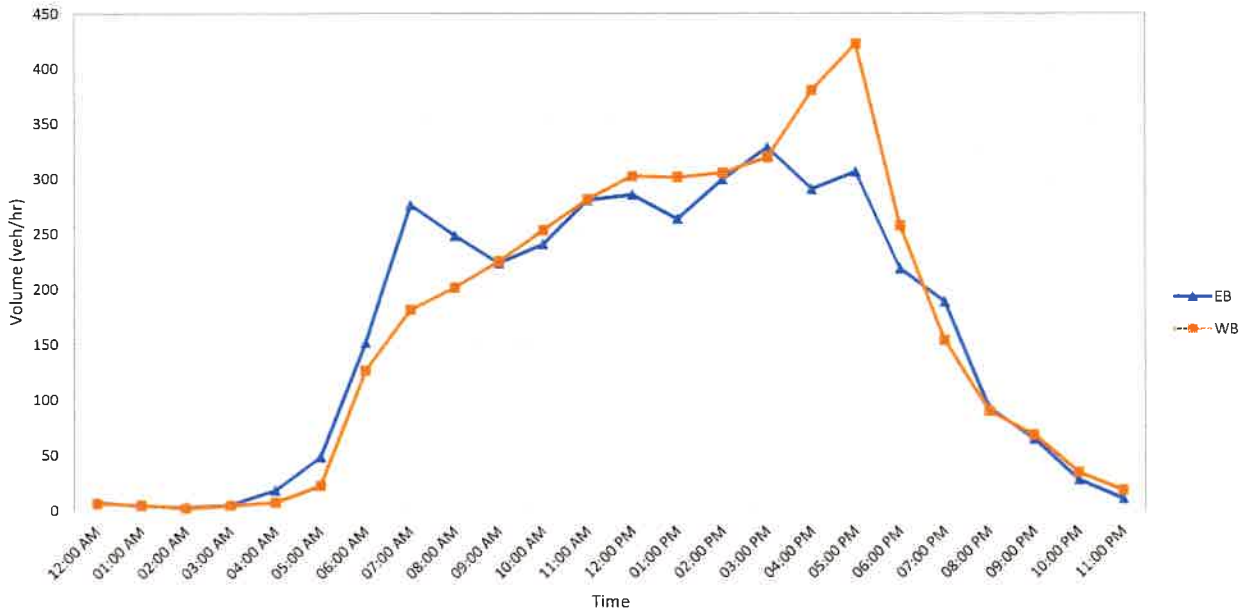
1203-E Terry St W of Bonita Grande Dr  
Bonita Springs, FL



8250 Pascal Dr  
Punta Gorda, FL  
Ph# (941) 639 2818  
Fax# (941) 209 5331

Time	Tuesday 3/2/2021		Wednesday 3/3/2021		Thursday 3/4/2021		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
	12:00 AM	8	5	4	4	8	10	7
01:00 AM	3	2	1	7	9	7	4	5
02:00 AM	2	3	4	3	4	1	3	2
03:00 AM	8	6	3	3	3	2	5	4
04:00 AM	21	5	17	8	17	7	18	7
05:00 AM	49	26	47	17	48	22	48	22
06:00 AM	162	125	131	126	160	126	151	126
07:00 AM	265	180	273	184	291	179	276	181
08:00 AM	258	190	255	195	231	217	248	201
09:00 AM	240	229	217	213	211	232	223	225
10:00 AM	242	239	231	262	248	257	240	253
11:00 AM	254	275	279	280	307	287	280	281
12:00 PM	296	280	257	322	302	304	285	302
01:00 PM	250	297	270	293	268	312	263	301
02:00 PM	315	291	288	312	295	313	299	305
03:00 PM	323	322	335	330	326	305	328	319
04:00 PM	264	367	298	373	309	401	290	380
05:00 PM	310	424	282	397	325	446	306	422
06:00 PM	206	266	211	240	237	266	218	257
07:00 PM	193	151	163	142	209	166	188	153
08:00 PM	77	94	103	79	97	94	92	89
09:00 PM	63	62	56	62	72	80	64	68
10:00 PM	24	36	24	33	32	32	27	34
11:00 PM	8	12	11	22	10	19	10	18
Day Total	3841	3887	3760	3907	4019	4085	3873	3961
Combine Totals	7728		7667		8104		7834	

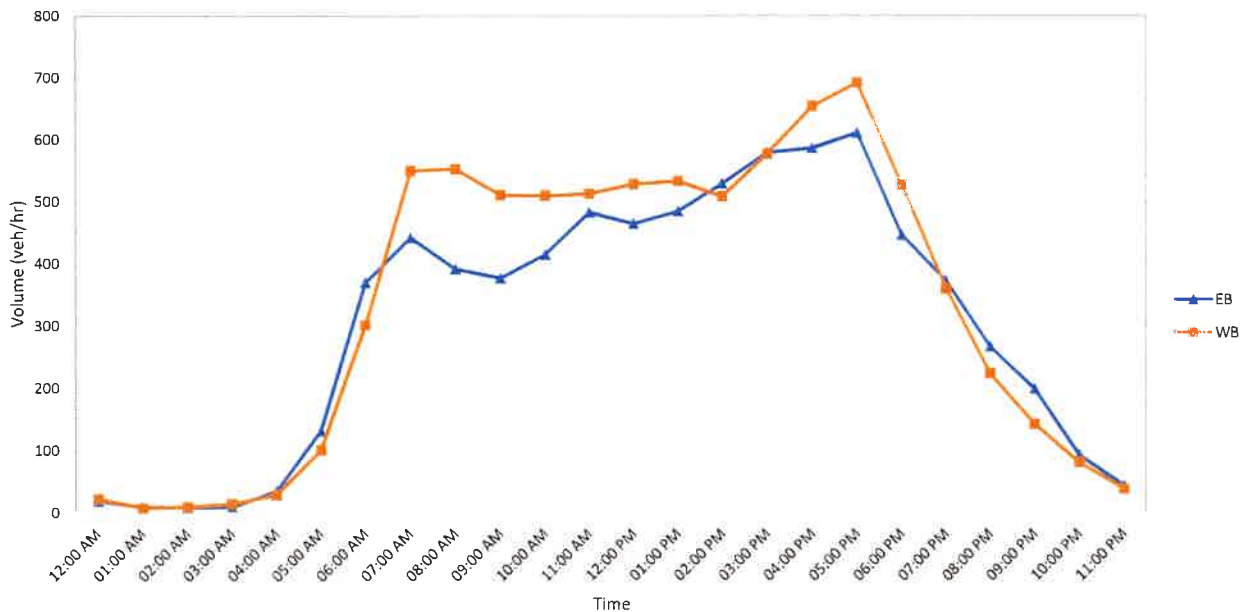
Threeday Average





Time	Tuesday 3/2/2021		Wednesday 3/3/2021		Thursday 3/4/2021		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
	12:00 AM	14	17	17	24	22	25	18
01:00 AM	6	7	5	11	16	4	9	7
02:00 AM	9	9	10	11	5	7	8	9
03:00 AM	8	17	8	9	11	16	9	14
04:00 AM	33	32	34	30	35	23	34	28
05:00 AM	132	98	141	93	121	110	131	100
06:00 AM	367	285	370	301	370	316	369	301
07:00 AM	468	546	431	572	423	529	441	549
08:00 AM	402	537	409	575	363	545	391	552
09:00 AM	388	506	365	520	374	504	376	510
10:00 AM	424	553	434	500	385	473	414	509
11:00 AM	494	512	492	505	460	518	482	512
12:00 PM	504	555	434	514	453	516	464	528
01:00 PM	500	519	477	532	476	548	484	533
02:00 PM	545	498	523	536	518	489	529	508
03:00 PM	561	570	587	603	590	557	579	577
04:00 PM	579	664	567	677	612	622	586	654
05:00 PM	575	728	604	679	655	670	611	692
06:00 PM	448	528	441	509	450	545	446	527
07:00 PM	379	395	365	313	371	372	372	360
08:00 PM	264	239	279	218	255	211	266	223
09:00 PM	221	132	170	140	203	155	198	142
10:00 PM	83	73	100	84	94	82	92	80
11:00 PM	33	34	38	41	57	38	43	38
Day Total	7437	8054	7301	7997	7319	7875	7352	7975
Combine Totals	15491		15298		15194		15327	

Threeday Average



# **TRIP GENERATION EQUATIONS**

# Multifamily Housing (Low-Rise) (220)

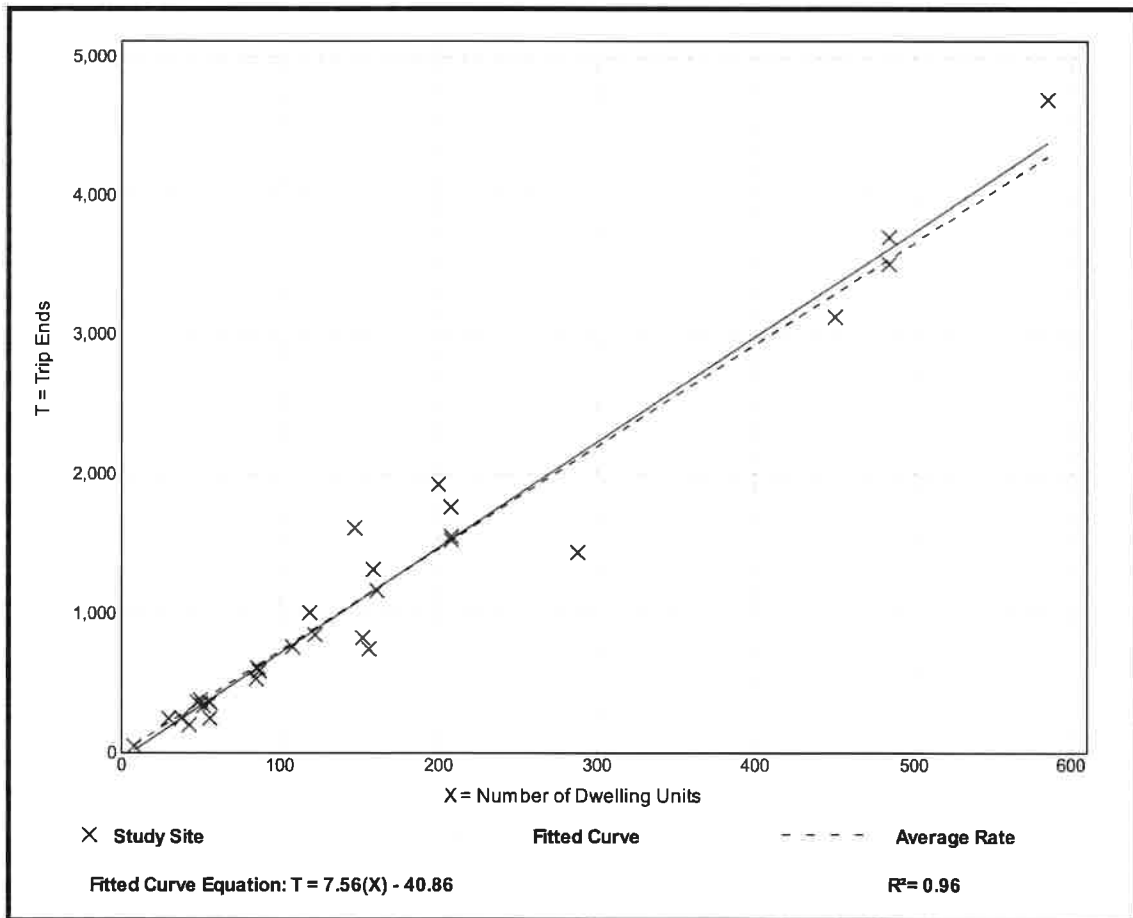
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**

**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



# Multifamily Housing (Low-Rise)

## (220)

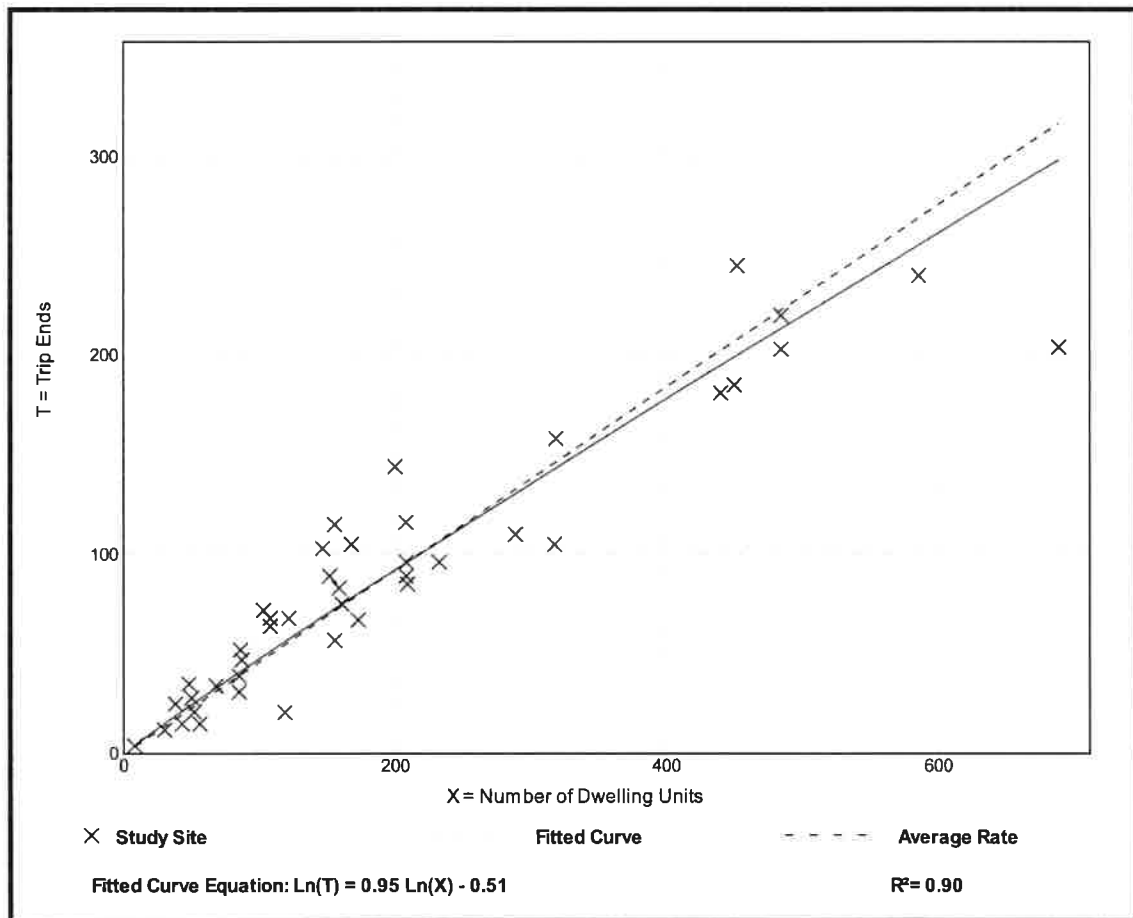
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**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



## Multifamily Housing (Low-Rise) (220)

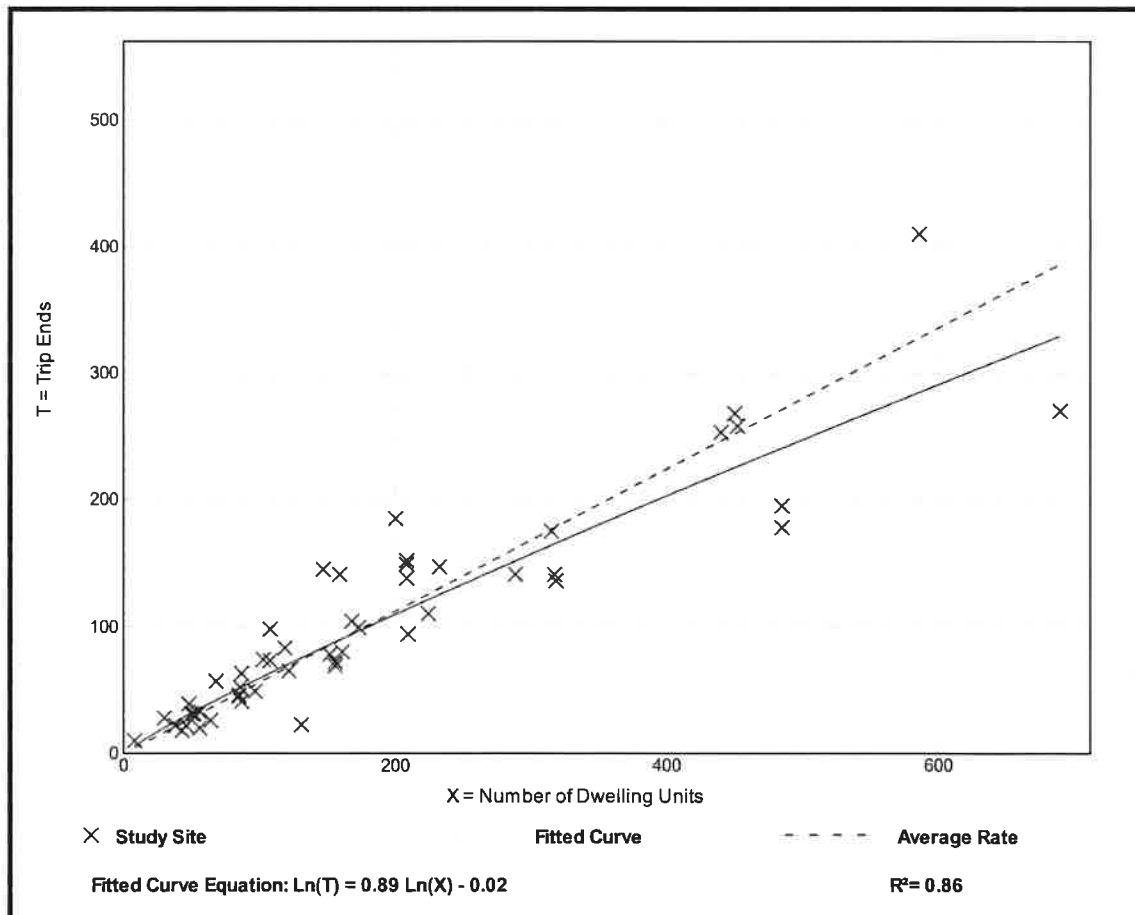
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**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

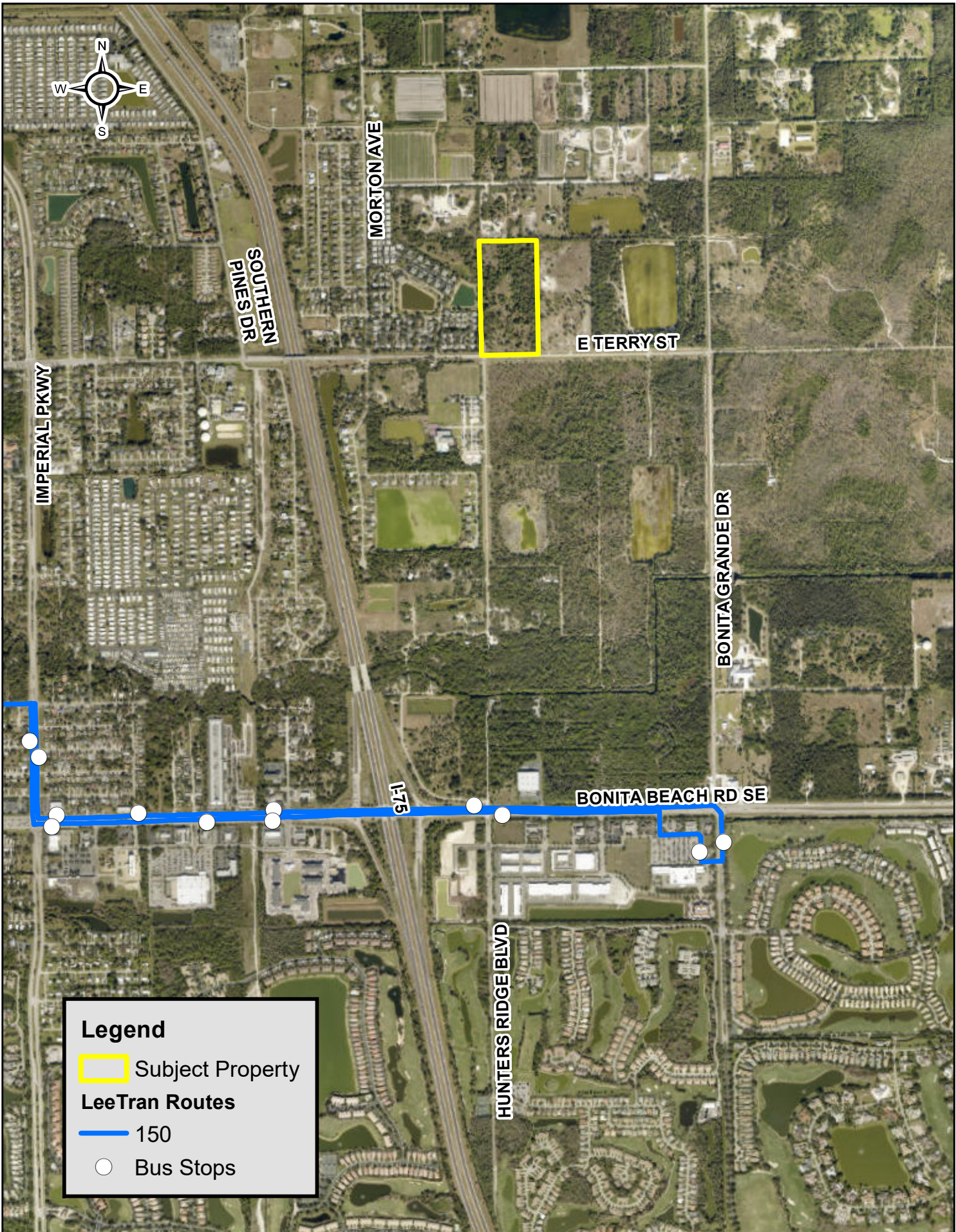
Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

### Data Plot and Equation



# EXHIBIT IV-A – PUBLIC TRANSIT ROUTES

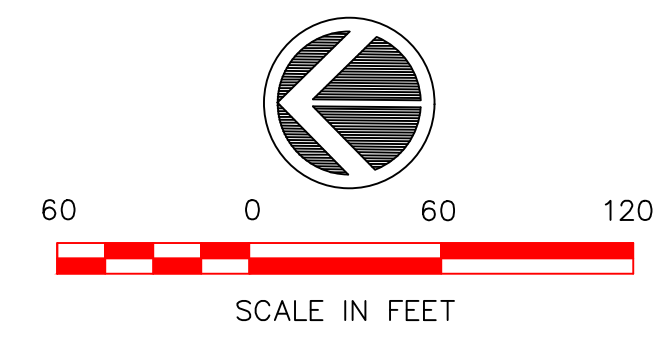




**Legend**

- Subject Property
- LeeTran Routes**
- 150
- Bus Stops

# **EXHIBIT IV-E – MASTER CONCEPT PLAN**



**PROJECT SUMMARY:**

1. CONCEPTUAL LAND USE BREAKDOWN:

Residential	8.75 Ac.±
Lake	1.84 Ac.±
Preserve Area	3.00 Ac.±
Open Space and Landscape Buffers	3.59 Ac.±
Pavement	2.89 Ac.±
<b>TOTAL</b>	<b>20.07 Ac±</b>

2. NOTES:

① MAXIMUM NUMBER OF DWELLING UNITS = 200

3. DEVIATIONS:

- ① Parking Standards
- ② Lake Setback from Right-of-Way

4. DENSITY:

9.96 UNITS PER ACRE

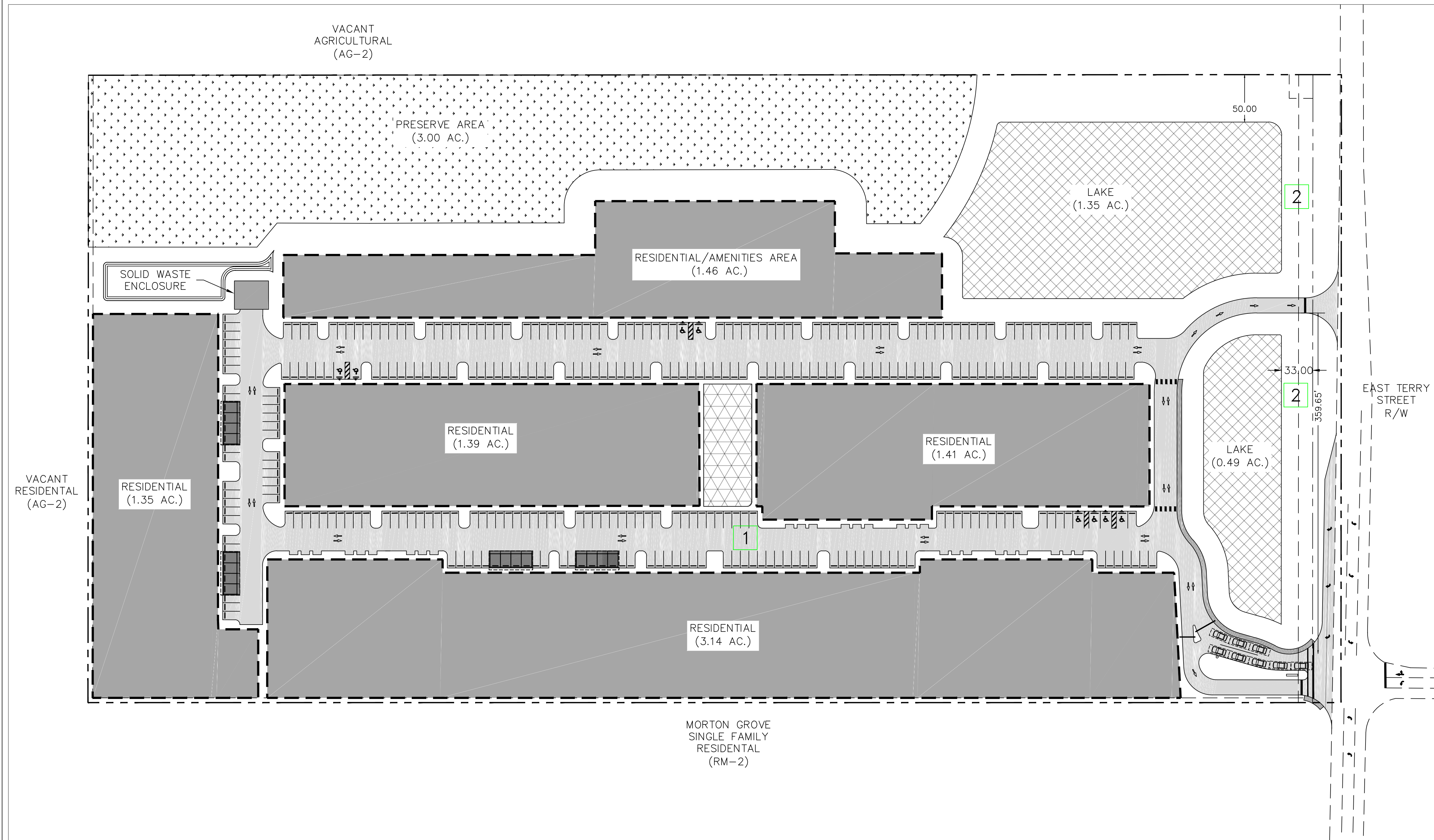
5. OPEN SPACE:

OPEN SPACE REQUIRED : 40.00% 8.00 AC.

PROPOSED OPEN SPACE DATA

Land Use	Acreage	Open Space (Percentage)	Open Space (Acres)
1. Residential	8.75	40	3.50
Lake	1.84	100	1.84
2. Preserve Area	3.00	150	4.50
Open Space and Landscape Buffers	3.44	100	3.44
Right-of-Way	2.89	0	0
<b>TOTAL:</b>	<b>20.07</b>		<b>13.28</b>

1. ASSUMES NO GREATER THAN 60% LOT COVERAGE
2. OF THE REQUIRED 8.0 ACRES OF OPEN SPACE, 50% MUST BE INDIGENOUS VEGETATION. THE PROJECT IS PRESERVING 3.0 ACRES, WHICH PROVIDES A CREDIT AT 150%, OR 4.50 ACRES OF INDIGENOUS CREDITS.



SITE:	ZONING	EX. LAND USE
NORTH:	RPD	VACANT RESIDENTIAL
SOUTH:	AG-2	R/W E. TERRY, VACANT AG.
EAST:	AG-2	VACANT AG
WEST:	RM-2	SINGLE FAMILY RESIDENTIAL

SETBACKS:		
FRONT:	20.0'	(PUBLIC ROAD)
FRONT:	10.0'	(PRIVATE ROAD)
REAR:	5.0'	
SIDE:	5.0'	
WATER:	25.0'	
REAR:	30.0'	(PRESERVE)
PERIMETER:	5.0'	
MINIMUM BUILDING SEPERATION:	10.0'	
MAXIMUM BUILDING HEIGHT:	35.0'	
MAXIMUM LOT COVERAGE:	60.0%	

PARKING REQUIRED:	
LOFT UNIT 21 UNITS @ 1.25/UNIT =	27 SPACES
1-BEDROOM 76 UNITS @ 1.50/UNIT =	114 SPACES
2-BEDROOM 72 UNITS @ 1.75/UNIT =	126 SPACES
3-BEDROOM 31 UNITS @ 2.0/UNIT =	62 SPACES
CLUBHOUSE 2088 SF	= 0 SPACES (AUXILIARY USE-NO PARKING ADDED)
REQUIRED SPACES	= 329 SPACES
10% ADDITIONAL GUEST	= 33 SPACES
TOTAL REQUIRED SPACES	= 362 SPACES
SPACES PROVIDED:	
9'X18' STANDARD	= 313 SPACES
11'X18' CARPORT	= 16 SPACES
GARAGE	= 27 SPACES
12'X18' HANDICAP	= 8 SPACES
TOTAL SPACES PROVIDED:	= 364 SPACES

**LEGEND**

- Residential
- Lakes
- Preserve Area
- Pavement
- Open Space
- Property Boundary

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LETTER	REVISIONS	DATE

**SOLTURA AT EAST TERRY**

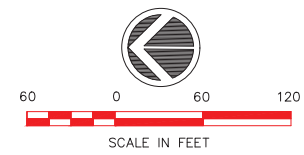
DESIGNED BY	REB	DATE	08/24/2021
DRAWN BY	K.L.P.	DATE	08/23/2021
CHECKED BY	REB	DATE	8/23/2021
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=60'



6200 Whiskey Creek Dr.  
Fort Myers, FL. 33919  
Phone: (239) 985-1200  
Florida Certificate of  
Authorization No.1772

**MASTER PLAN**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO.	DRAWING NO.
	PROJECT NO.	SHEET NO.
DATE	2021082	1 of 1



**PROJECT SUMMARY:**

1. CONCEPTUAL LAND USE BREAKDOWN:

Residential	8.75 Ac.±
Lake	1.84 Ac.±
Preserve Area	3.00 Ac.±
Open Space and Landscape Buffers	3.59 Ac.±
Pavement	2.89 Ac.±
<b>TOTAL</b>	<b>20.07 Ac±</b>

2. NOTES:  
 ① MAXIMUM NUMBER OF DWELLING UNITS = 200

3. DEVIATIONS:
- 1 Parking Standards
  - 2 Lake Setback from Right-of-Way

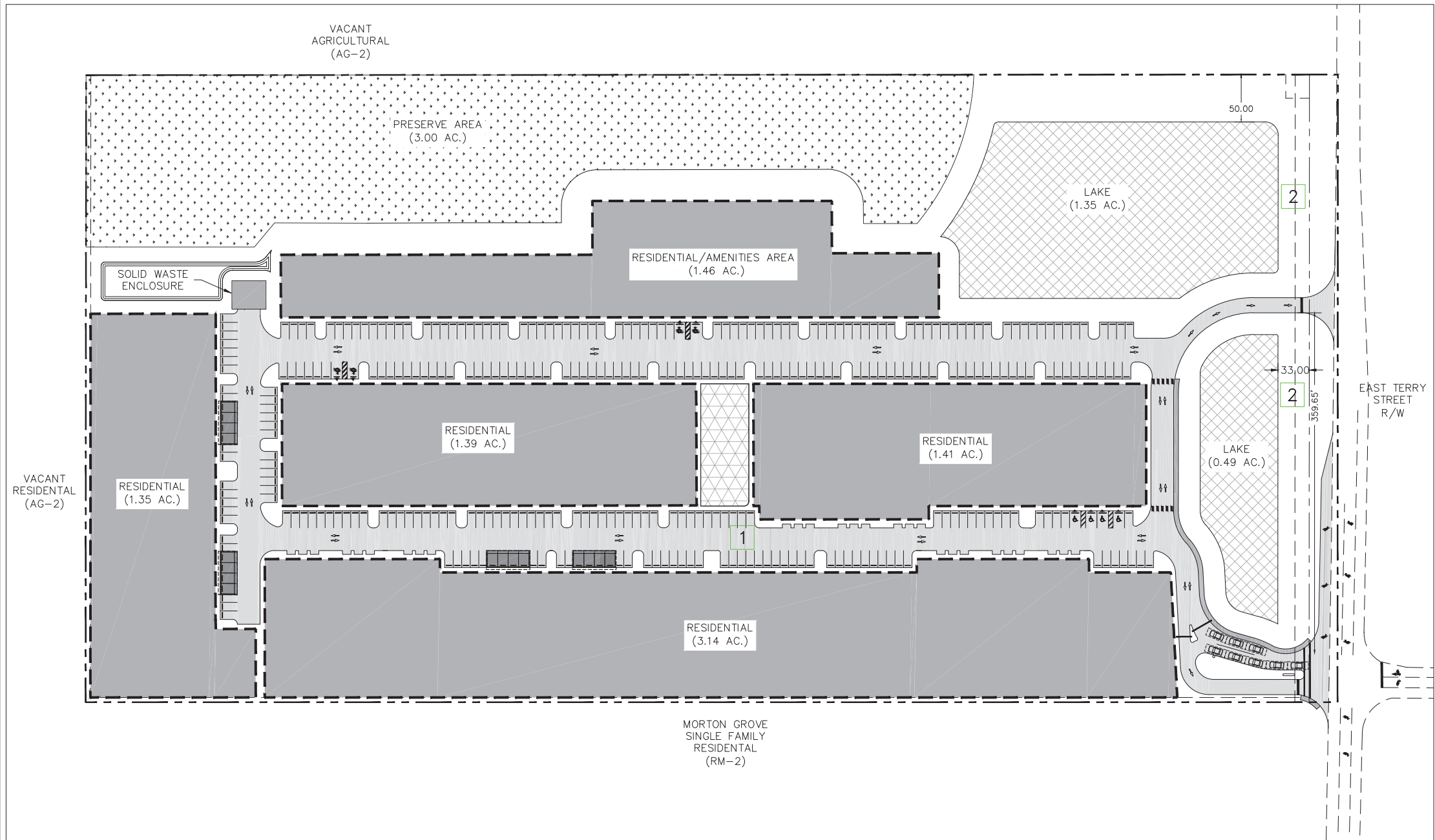
4. DENSITY:  
 9.96 UNITS PER ACRE

5. OPEN SPACE:  
 OPEN SPACE REQUIRED : 40.00% 8.00 AC.

PROPOSED OPEN SPACE DATA

Land Use	Acree	Open Space (Percentage)	Open Space (Acres)
1. Residential	8.75	40	3.50
Lake	1.84	100	1.84
2. Preserve Area	3.00	150	4.50
Open Space and Landscape Buffers	3.44	100	3.44
Right-of-Way	2.89	0	0
<b>TOTAL:</b>	<b>20.07</b>		<b>13.28</b>

- ASSUMES NO GREATER THAT 60% LOT COVERAGE
- OF THE REQUIRED 8.0 ACRES OF OPEN SPACE, 50% MUST BE INDIGENOUS VEGETATION. THE PROJECT IS PRESERVING 3.0 ACRES, WHICH PROVIDES A CREDIT AT 150%, OR 4.50 ACRES OF INDIGENOUS CREDITS.



SITE:	ZONING	EX. LAND USE
NORTH:	AG-2	VACANT RESIDENTIAL
SOUTH:	AG-2	R/W E. TERRY, VACANT AG.
EAST:	AG-2	VACANT AG
WEST:	RM-2	SINGLE FAMILY RESIDENTIAL

SETBACKS:		
FRONT:	20.0'	(PUBLIC ROAD)
FRONT:	10.0'	(PRIVATE ROAD)
REAR:	5.0'	
SIDE:	5.0'	
WATER:	25.0'	
REAR:	30.0'	(PRESERVE)
PERIMETER:	5.0'	
MINIMUM BUILDING SEPERATION	10.0'	
MAXIMUM BUILDING HEIGHT	35.0'	
MAXIMUM LOT COVERAGE	60.0%	

1

PARKING REQUIRED:		
LOFT UNIT	21 UNITS @ 1.25/UNIT	= 27 SPACES
1-BEDROOM	76 UNITS @ 1.50/UNIT	= 114 SPACES
2-BEDROOM	72 UNITS @ 1.75/UNIT	= 126 SPACES
3-BEDROOM	31 UNITS @ 2.0/UNIT	= 62 SPACES
CLUBHOUSE	2088 SF	= 0 SPACES (AUXILIARY USE-NO PARKING ADDED)
REQUIRED SPACES		= 329 SPACES
10% ADDITIONAL GUEST		= 33 SPACES
TOTAL REQUIRED SPACES		= 362 SPACES

SPACES PROVIDED:		
9'X18" STANDARD		= 313 SPACES
11'X18" CARPORT		= 16 SPACES
12'X18" GARAGE		= 27 SPACES
12'X18" HANDICAP		= 8 SPACES
TOTAL SPACES PROVIDED:		= 364 SPACES

**LEGEND**

- Residential
- Lakes
- Preserve Area
- Pavement
- Open Space
- Property Boundary

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# **EXHIBIT IV-G – SCHEDULE OF USES AND SITE DEVELOPMENT REGULATIONS**

## Exhibit IV-G: Schedule of Uses and Site Development Standards

### ***Maximum of 200 Dwelling Units***

#### **Residential Tract**

Accessory uses, buildings and structures

Administrative offices

Consumption on Premises

Clubs:

County

Private

Dwelling units:

Multi-Family Attached

Multi-Family Detached

The Multi-Family Detached dwelling type may include either a single unit within a building, or two (2) dwelling units within a building on common development tracts.

Essential Services

Essential Services Facilities – Group I Only

Excavation:

Water Retention

Food and Beverage Services, limited to use of a Club

Fences, Walls

Entrance Gates and Gatehouses

Health Club or Spa, accessory only to Club

Models:

Display Center/Sales Center

Model Home

Model Unit

Parks, Group I

Parking Lot, Accessory

Real Estate Sales Office

Recreation Facilities

Personal

Private – On-Site

Residential Accessory Uses

Signs in conformance with LDC Chapter 6

Temporary Uses

Including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

#### **Preserve Tract**

Accessory structures associated with passive recreational uses

Essential Services

Hiking and Nature Study

Including pedestrian ways, hiking trails, boardwalks, outdoor education

Preserves

Recreation activities

Including boardwalks, paths and passive recreation and that active recreation requiring little or no facilities, capital investment or alteration of the natural landscape  
Signs in conformance with LDC Chapter 6

**Site Development Regulations**

*Minimum Dimensions*

<b>Dimension</b>	<b>Residential Unit</b>	<b>Accessory Use</b>	<b>Clubhouse/ Amenity Center</b>
<b>Minimum Lot Size (square feet)</b>	N/A	N/A	N/A
<b>Minimum Lot Width (feet)</b>	N/A	N/A	N/A
<b>Minimum Lot Depth (feet)</b>	N/A	N/A	N/A
<b>Maximum Building Height (feet)</b>	35	35	35
<b>Minimum Building Separation (feet)</b>	10	10	20
<b>Minimum Building Setbacks (feet)</b>			
<b>Street (East Terry Street)</b>	20	20	20
<b>Waterbody</b>	5	5	5
<b>Preserve</b>	30	30	30
<b>Perimeter</b>	5	5	30

Minimum Open Space = 40% (8 acres)  
Indigenous Native Vegetation = 3 acres

Maximum Lot Coverage = 60%

Minimum Preserve Area = 3.0 acres

Minimum Lake Setback to Adjacent Properties = 25 feet (see deviation)

**Perimeter Buffers Size and Type**

- North = None
- South = Type D – 15 feet wide
- East = None
- West = None

**Required Parking**

Minimum Required Spaces = 329 spaces  
 Minimum Guest Spaces = 33 spaces  
 Total Minimum Spaces = 362 spaces

# **EXHIBIT IV-H – SCHEDULE OF DEVIATIONS AND JUSTIFICATION**



## Exhibit IV-H: Schedule of Deviations & Justification Narrative

Deviation #1 seeks relief from LDC section 3-329(d)(1)a.3., which requires a 50-foot setback from lands under separate ownership to allow the water management lake to have a 25-foot setback along the southern property line along E. Terry St., with the condition that littorals as required by LDC section 3-418(A) must be planted on a minimum 6:1 slope, and clustered adjacent to the property line.

**Justification:** The Applicant is requesting approval of this deviation in order to provide flexibility in site design for stormwater management within the RPD. A 50-foot setback will be provided along the east and west boundaries of the Property and the requested deviation is only needed to allow for a 25-foot setback from the E. Terry St. right-of-way. When combined with the existing E. Terry St. right-of-way the water management lake setback from lands under separate ownership to the south will exceed 50 feet.

The lake edge will be a minimum 6:1 slope, and drainage swales, buffer plantings will all be located between the lakes and the E. Terry St. ROW. These characteristics will provide additional protection against passing motorists or pedestrians from potentially entering the lake.

Approval of this deviation request will not negatively impact the public health, safety, or welfare as locating the water management features along the ROW creates a more attractive streetscape along E. Terry St. and provides larger setback for residential structures.

Deviation #2 seeks relief from LDC Section 4-1732(4)j. which requires minimum parking spaces for meeting halls and other places for group assembly not otherwise listed at one space per 100 square feet of floor area, to allow for no parking spaces for the amenity center.

**Justification:** The Applicant is requesting approval of this deviation in order to provide flexibility in site design for multi-family buildings and to reduce unnecessary impervious areas within the RPD. The community is highly walkable, and the compact nature of the community provides a natural limit the number of residents needing to drive from their dwelling to the amenity center. The community design provides shared parking among all residential lots and the amenity center. Furthermore, the amenity center will not be open to the public and therefore will not be a significant generator of traffic from the outside public.

Providing reduced parking for the amenity center does not increase the density of the development in anyway; does not decrease the amount of open space required by the LDC; does not underutilize public infrastructure or public resources; does not in any way reduce the preserve areas; and does not otherwise adversely impact surrounding land uses.

As proposed, parking will be provided as follows:

**Minimum Required Spaces = 329 spaces**  
**Minimum Guest Spaces = 33 spaces**  
**Total Minimum Spaces = 362 spaces**

**Approval of this deviation request will not negatively impact the public health, safety, or welfare as adequate parking will be provided and the compact nature of the development will provide improved walkability and reduces impervious area.**

# **EXHIBIT IV-I – SURFACE WATER MANAGEMENT PLAN**

**EXISTING CONDITIONS**

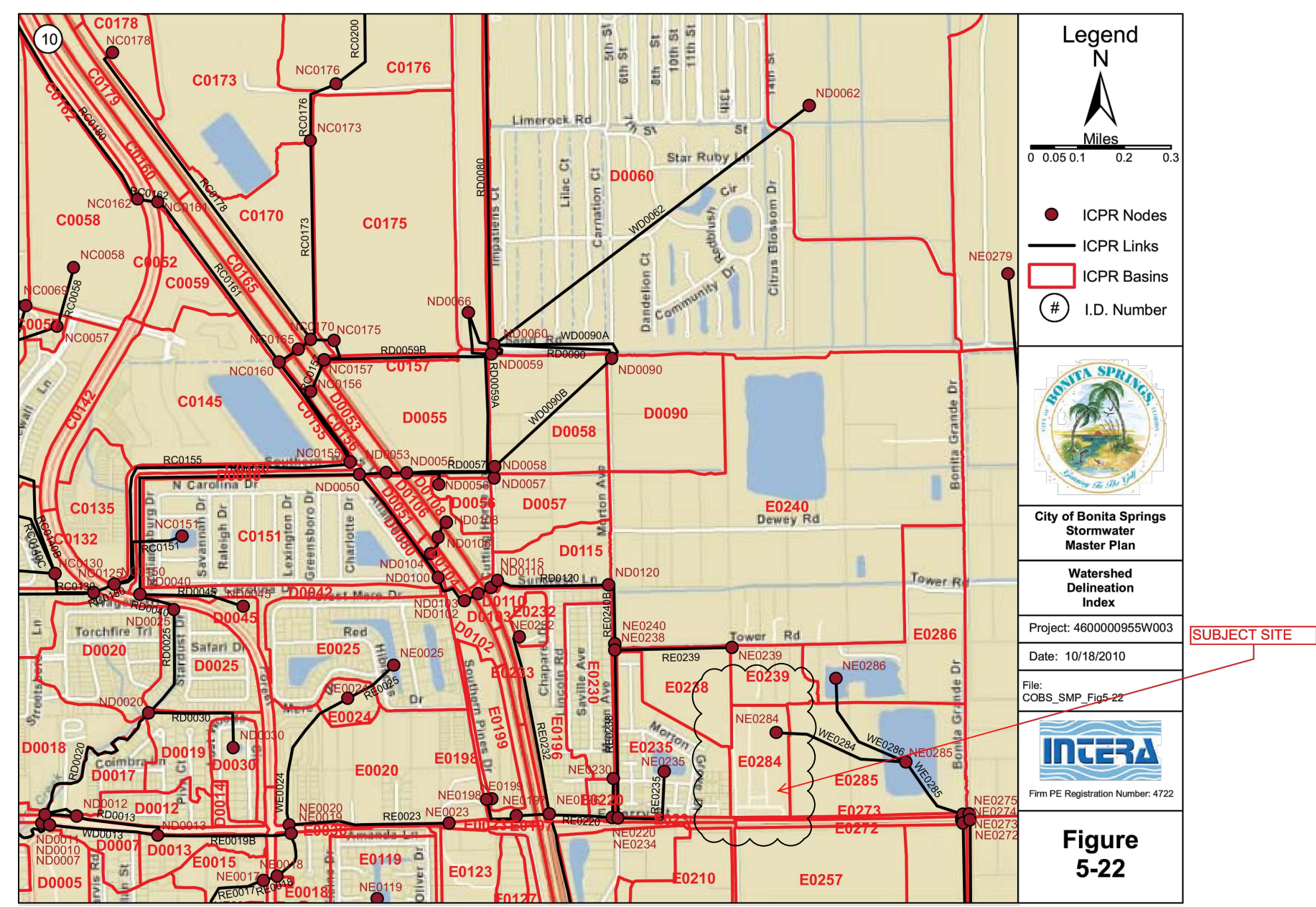


Table 7-3 (Continued)  
Simulated Link Peak Flow Rates (cfs) of Selected Design Storm Events  
Note: Link locations are provided in Figures 5-12 to 5-31

LINK	2yr_1hr	2yr_24hr	5yr_1hr	5yr_24hr	10yr_1hr	10yr_24hr	25yr_24hr	100yr_24hr
RA0182	0.23	0.73	0.38	0.93	0.53	1.06	1.82	3.20
RA0183	4.37	6.62	5.50	7.75	5.97	8.30	9.85	11.11
RA0184A	0.00	0.00	0.01	0.00	0.31	0.00	0.00	0.00
RA0184B	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24
RA0185	21.46	14.76	28.45	14.73	32.74	17.61	97.73	102.06
RA0186	21.74	13.70	28.81	15.19	33.15	13.25	78.79	78.90
RA0188	0.38	0.41	0.40	0.43	0.41	0.45	0.67	1.67
RA0190	13.99	10.82	18.72	13.15	21.99	15.61	29.66	32.71
RA0197	7.10	8.95	9.36	11.45	10.80	13.68	25.42	27.75
RA0198	6.63	8.99	8.03	11.31	9.22	13.57	22.96	24.78
RA0199	6.63	8.74	7.21	11.20	7.51	14.86	22.68	23.78
RA0200	3.44	5.44	3.93	7.87	4.18	9.95	20.54	21.65
RA0200A	6.35	2.68	7.05	2.64	7.36	2.67	0.00	0.35
RA0200B	3.31	3.32	3.37	3.36	3.40	3.41	3.46	3.53
RA0240	471.25	696.46	616.21	922.48	700.80	1095.02	1959.05	2276.45
RA0241	0.18	0.27	0.21	0.31	0.23	0.34	3.55	5.84
RA0242	0.24	0.32	0.28	0.38	0.30	0.42	1.86	5.23
RA0250	99.63	49.56	131.43	42.03	132.29	49.27	200.95	200.01
RA0260	21.10	9.88	20.97	12.88	20.86	12.96	7.69	6.92
RA0280	74.92	40.51	102.04	50.91	120.20	59.13	234.60	290.93
RA0281	36.38	11.39	44.11	16.00	47.95	19.25	32.47	28.29
RA0282A	21.21	8.97	28.80	12.82	28.13	15.59	26.22	25.43
RA0282B	13.21	5.44	14.25	5.58	14.67	5.68	9.69	7.93
RA0285	50.31	17.78	52.30	14.90	52.28	16.80	25.19	24.97
RA0286	16.31	9.62	16.33	12.33	16.33	13.71	15.46	15.40
RA0287	34.59	30.24	21.42	32.30	36.29	31.34	22.34	22.34
RA0288	43.39	19.83	58.24	24.37	65.01	28.05	91.05	98.40
RA0288	44.28	19.85	58.83	24.42	65.33	28.14	91.00	98.41
RA0289	43.40	18.64	58.63	22.77	63.58	26.19	81.00	88.41
RA0290	3.30	1.20	3.72	1.58	4.16	1.87	3.88	4.73
RA0292A	13.94	2.40	18.19	3.32	20.70	4.18	10.00	10.00
RA0292B	1.61	0.00	3.51	0.00	4.74	0.00	0.00	0.00
RA0293A	7.40	2.30	7.41	2.92	7.33	3.72	7.00	7.00
RA0293B	6.75	1.73	7.88	2.28	7.98	3.05	7.98	7.98
RA0294A	13.90	4.03	13.77	5.20	13.62	6.77	13.62	13.62
RA0294B	5.90	1.25	6.55	1.75	6.60	2.48	6.60	6.60
RA0296A	18.74	7.03	18.88	9.37	18.97	18.97	18.97	18.97
RA0296B	16.11	4.10	16.46	5.37	16.58	7.37	16.58	16.58
RA0300	34.13	15.76	48.23	18.94	53.04	21.32	92.00	92.00

Table 7-2 (Continued)  
Simulated Node Peak Stages (ft NGVD83) of Selected Design Storm Events  
Note: Node locations are provided in Figures 5-12 to 5-31

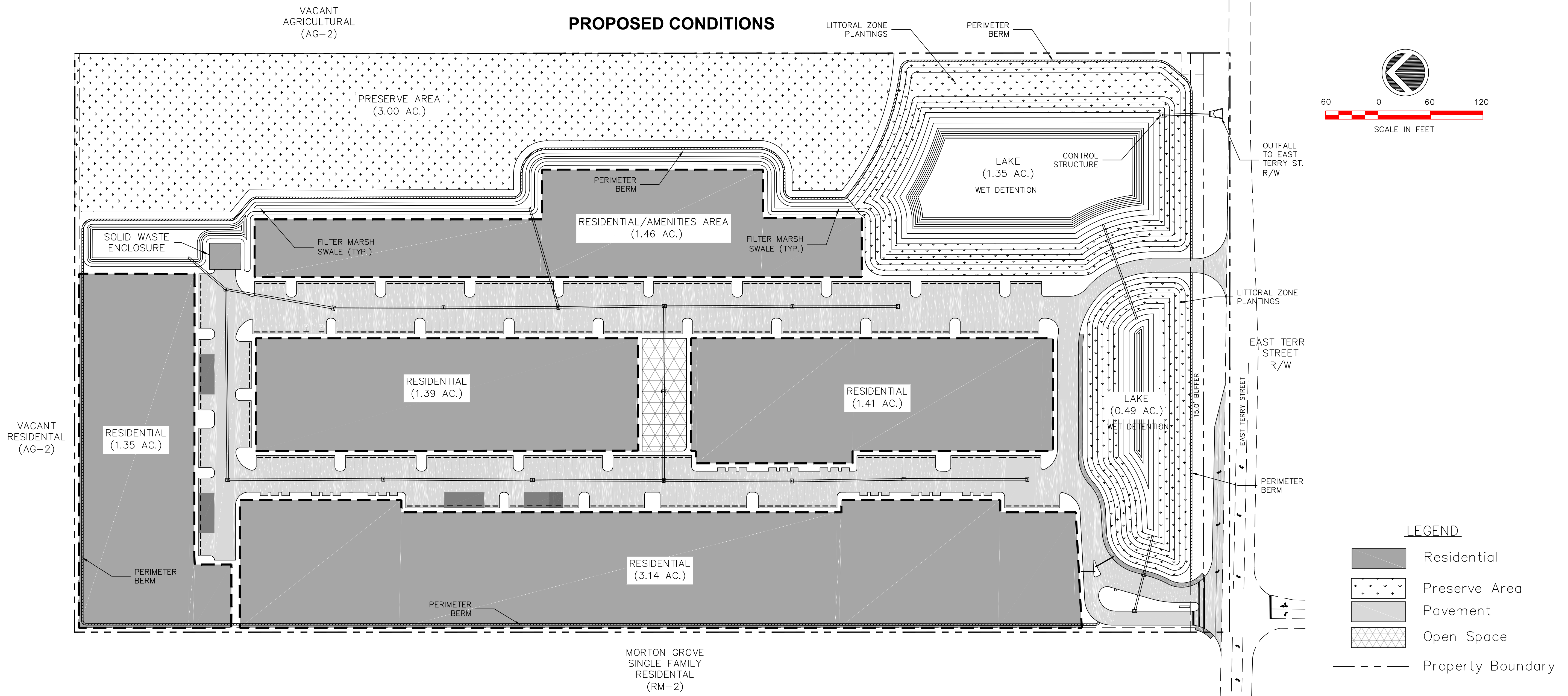
NODE	2yr_1hr	2yr_24hr	5yr_1hr	5yr_24hr	10yr_1hr	10yr_24hr	25yr_24hr	100yr_24hr
NE0196	11.05	10.82	11.40	10.93	11.61	11.60	12.57	12.76
NE0199	12.53	12.70	13.68	12.81	12.76	12.58	13.25	13.34
NE0205	7.85	8.28	7.98	8.47	8.05	8.60	9.66	10.20
NE0207	10.18	10.22	10.35	10.39	10.44	10.56	11.82	12.16
NE0208	12.41	10.94	12.64	10.83	12.76	11.06	13.27	13.43
NE0209	12.39	12.36	12.44	12.42	12.76	12.47	13.27	13.40
NE0210	13.17	13.75	13.35	14.07	13.46	14.31	15.07	15.31
NE0215	9.30	9.67	9.40	9.91	9.46	10.09	10.78	11.15
NE0220	11.51	10.68	11.74	10.85	11.87	10.97	12.54	12.71
NE0230	12.50	11.81	12.66	12.05	12.74	12.18	13.27	13.40
NE0232	13.28	13.82	13.97	13.64	13.42	13.72	14.16	14.31
NE0234	11.84	10.84	12.09	11.09	12.22	11.30	12.86	13.06
NE0235	12.13	12.91	13.38	13.37	12.53	13.68	14.52	14.66
NE0238	12.61	11.16	12.93	11.52	13.08	11.78	13.46	13.62
NE0239	12.99	11.37	13.23	11.53	12.33	11.82	13.74	13.98
NE0240	10.44	11.43	10.72	11.97	10.89	12.40	13.81	14.10
NE0250	4.81	6.18	5.20	6.89	5.40	7.44	9.84	10.39
NE0251	5.20	6.62	5.61	7.35	5.82	7.92	10.33	10.97
NE0252	9.78	9.73	10.07	9.99	10.20	10.27	11.79	12.14
NE0253	12.96	11.54	12.90	11.63	12.43	11.70	13.91	13.77
NE0254	9.55	10.00	9.71	10.22	9.82	10.38	11.39	11.59
NE0255	9.70	10.22	9.83	10.51	9.91	10.75	11.87	12.15
NE0257	12.97	13.02	13.07	13.17	13.12	13.28	13.56	13.68
NE0259	5.79	7.27	6.16	8.01	6.38	8.62	11.20	11.96
NE0260	6.51	8.11	6.97	8.98	7.21	9.64	12.45	13.18
NE0265	6.76	8.39	7.23	9.28	7.47	9.96	12.86	13.61
NE0270	7.15	8.79	7.62	9.69	7.86	10.39	13.38	14.14
NE0271	7.18	8.82	7.65	9.73	7.89	10.43	13.44	14.25
NE0272	12.16	11.69	12.34	12.11	12.41	12.44	13.38	14.14
NE0273	12.34	12.18	12.39	12.45	12.42	12.66	13.42	14.14
NE0274	12.27	12.18	12.36	12.45	12.42	12.66	13.42	14.14
NE0275	12.27	12.18	12.36	12.45	12.42	12.66	13.42	14.15
NE0276	8.94	9.86	9.17	10.32	9.31	10.59	12.86	13.61
NE0277	13.87	14.25	13.99	14.40	14.05	14.59	14.86	14.90
NE0278	13.86	14.25	13.98	14.39	14.05	14.49	14.84	14.96
NE0279	13.30	13.60	13.77	13.75	13.42	13.93	14.54	14.91
NE0280	7.26	8.90	7.74	9.81	7.97	10.52	13.54	14.35
NE0288	13.38	13.38	13.38	13.38	13.38	13.38	13.38	13.38
NE0289	11.65	12.43	11.46	12.24	12.04	12.89	13.57	14.14

**CITY OF BONITA SPRINGS  
STORMWATER MASTER PLAN**

**STORMWATER MASTER PLAN  
ICPR MODEL EXIST. CONDITIONS (CFS)**

**STORMWATER MASTER PLAN  
ICPR MODEL EXIST. CONDITIONS MAX. STAGE**

**PROPOSED CONDITIONS**



MORTON GROVE  
SINGLE FAMILY  
RESIDENTIAL  
(RM-2)

**SOLTURA AT EAST TERRY**

**CONCEPTUAL DRAINAGE PLAN**

DESIGNED BY	REB	DATE	09/01/21
DRAWN BY	K.L.P.	DATE	09/01/21
CHECKED BY	REB	DATE	09/01/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=60'



6200 Whiskey Creek Dr.  
Fort Myers, FL. 33919  
Phone: (239) 985-1200  
Florida Certificate of  
Authorization No.1772

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO.	DRAWING NO.
	-	
DATE	PROJECT NO.	SHEET NO.
	2021082	1 of 1

H:\2021\2021082\01\RM\RD Planning Tab. MDP Sep 01, 2021 - 2:34pm Plotted by Kevin Payne

LETTER	REVISIONS	DATE

# **EXHIBIT IV-J – PROTECTED SPECIES MANAGEMENT PLAN**

**SOLTURA - 12585 EAST TERRY STREET**

**GOPHER TORTOISE (*GOPHERUS POLYPHEMUS*)  
MANAGEMENT PLAN**

*August 2021*

Prepared For:

Soltura Development Group  
c/o: Aaron Simon  
1110 Pine Ridge Road; Ste 201  
Naples, FL 34108  
Phone: (490) 335-7343  
Email: arron@solturadevelopment.com

Prepared By:



BearPaws Environmental Consulting  
1599 Covington Circle East Fort Myers Florida 33919  
Phone: (239) 340-0678  
Email: BearPaws.Env.Consulting@GMail.com

## Introduction

The 20.05± acre Soltura project site is located at 12585 East Terry Street, in Section 30, Township 47S, and Range 26E, of Lee County, Florida. More specifically, the site is located east of I-75, west of Bonita Grande Drive, and immediately north of East Terry Street, in Bonita Springs, Florida. Please see the attached Project Location Map (Exhibit A).

## Existing Site Conditions

*Vegetation Descriptions* – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. There were no wetlands; however, we did identify approximately 0.08± acres of “other surface water” communities on-site. Generalized community delineations were hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B). Listed below are the vegetation communities and land-uses identified on the site.

## FLUCFCS Codes & Community Descriptions

### *Uplands*

*The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.*

### **FLUCFCS 420      Mixed Upland Forest – 4.64± Acres**

This upland community type occupies approximately 4.64± acres of the property. The canopy is dominated by live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), java plum (*Syzygium cumim*), and melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), seagrape (*Coccoloba uvifera*), Japanese orchid (*Bauhinia blakeana*), mimosa (*Albizia julibrissin*), and rose gum eucalyptus (*Eucalyptus grandis*), royal poinciana (*Delonix regia*), seaside mahoe (*Thespesia populnea*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), wild coffee (*Psychotria nervosa*), cocoplum (*Chrysobalanus icaco*), and beauty-berry (*Callicarpa americana*). The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

**FLUCFCS 740      Disturbed Land (Previously Cleared Mobile Home Park) – 15.33± Acres**

This upland habitat type occupies 15.33± acres of the property. The community occupies a majority of the property and previously included a mobile home park. The trailers, homes, and pads have been cleared and removed from the site; however, there are still some roads and driveways which still currently exist on-site. The canopy is mostly open with scattered slash pine (*Pinus elliottii*), java plum (*Syzygium cumim*), live oak (*Quercus virginiana*), earleaf acacia (*Acacia auriculiformis*), mimosa (*Albizia julibrissin*). The cub-canopy contains cabbage palm (*Sabal palmetto*) and Brazilian pepper (*Schinus terebinthifolius*). The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by regulatory agencies.

*Other Surface Waters (OSW)*

*The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.*

**FLUCFCS 510      OSW Ponds and Ditches – 0.08± Acres**

These “other surface water” (OSW) communities occupy approximately 0.08± acres of the property. They appear to have been man-made and previously excavated. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*), saltbush (*Baccharis halimifolia*), Brazilian pepper (*Schinus terebinthifolius*), and wax myrtle (*Myrica cerifera*) along the edges. The ground cover includes duckweed (*Lemna minor*), smartweed (*Polygonum punctatum*), maidencane (*Panicum hemitomon*), water hyssop (*Bacopa monnieri*), cyperus (*Cyperus sp.*), and torpedo grass (*Panicum repens*). This community would be considered “other surface waters” by the regulatory agencies.

**Management Plan**

The purpose of this management plan is to specifically address the gopher tortoise (*Gopherus polyphemus*). A protected species survey was conducted on the property to identify any potential listed species that could inhabit the site.

During this field survey for protected species, there were several gopher tortoise (*Gopherus polyphemus*) burrows that were identified on-site. In total, during the species survey, we identified were two (2) active burrows and two (2) in-active burrows identified on-site. We estimate there would be a burrow occupancy rate of 0.50 for all burrows. Applying this factor to the current burrow numbers, we estimate that two (2) tortoise could reside on the property (2 active burrows + 2 in-active burrows X 0.50 = 2). Please see the Protected Species Survey Map (Exhibit C) for the transect locations and approximate GPS locations of the gopher tortoise burrows.

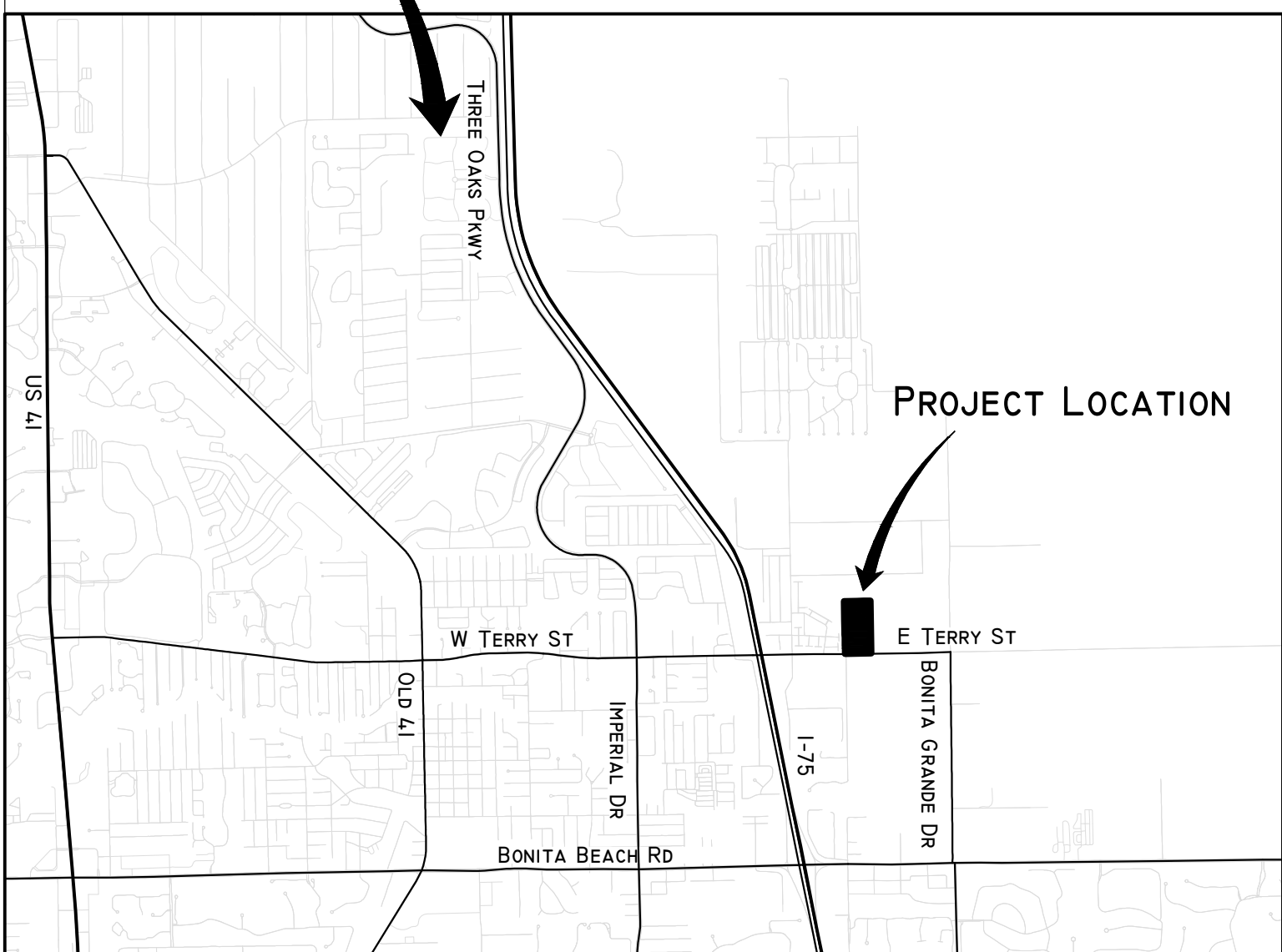
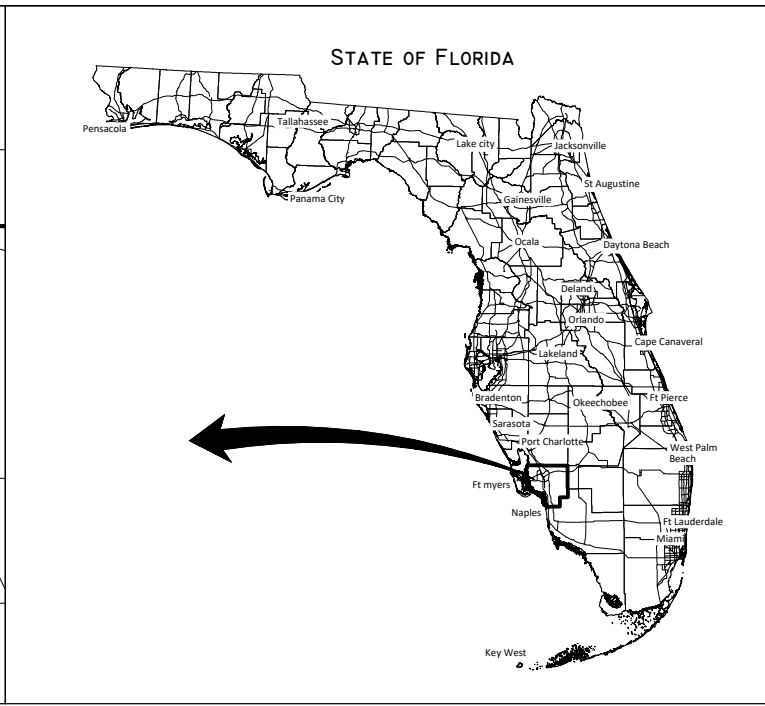
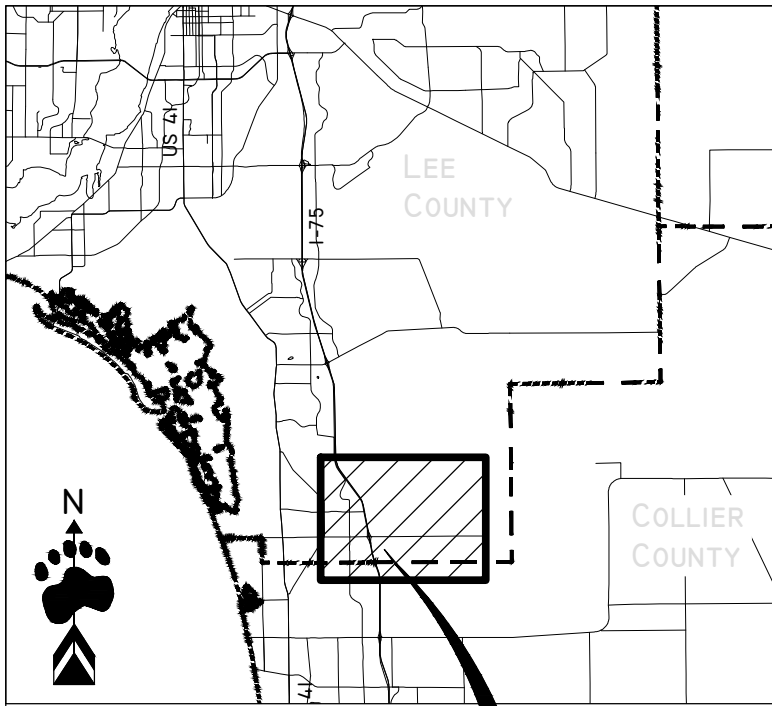


## **Discussion**

An off-site relocation permit will be sought after and obtained from Florida Fish and Wildlife (FWC) for the safe relocation of the gopher tortoises identified on-site. All burrows located within the site development footprint will be excavated, any gopher tortoise (*Gopherus polyphemus*) captured from the burrows will be relocated off-site, to an FWC approved recipient site.

Gopher tortoise located within the preserve areas will not be relocated nor disturbed, while others located outside of the slated preserve areas will either be relocated on-site to the upland preserve area, or off-site to an approved recipient site. A gopher tortoise relocation permit will be sought after and obtained from Florida Fish and Wildlife (FWC) for the safe relocation of the gopher tortoises to the on-site preserve areas; that tortoise that cannot be preserved or relocated on-site, will be relocated off-site to an FWC approved recipient site.

**Exhibit A**  
**Location Map**



12585 East Terry Street

Location Map

DRAWN BY:	DATE:	CATEGORY
BWS	6/15/21	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
30/47S/26E		LEE

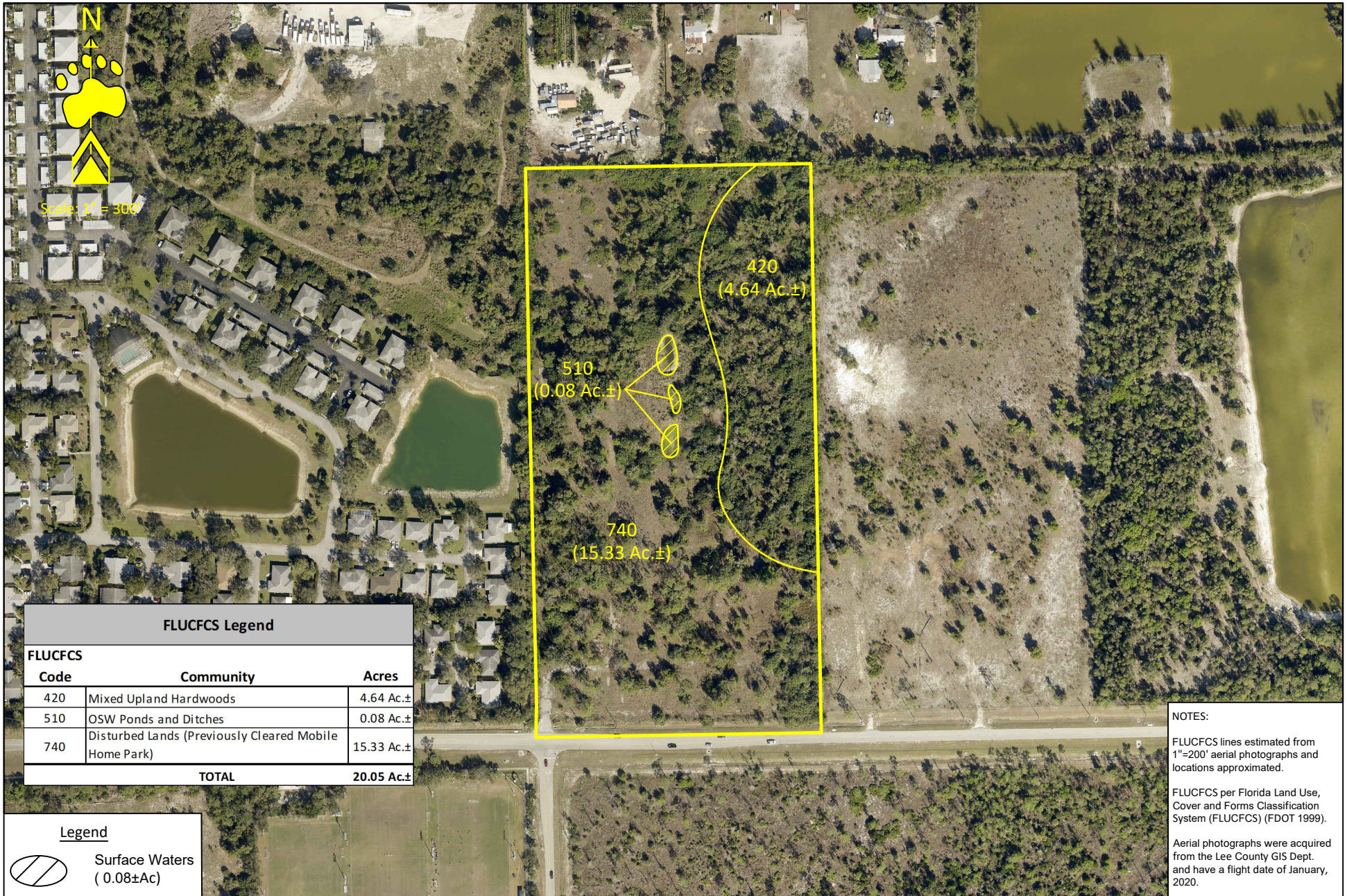
BEARPAWS  
ENVIRONMENTAL CONSULTING

1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919  
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

**Exhibit B**  
**Aerial FLUCFCS Map**



FLUCFCS Legend		
Code	Community	Acres
420	Mixed Upland Hardwoods	4.64 Ac.±
510	OSW Ponds and Ditches	0.08 Ac.±
740	Disturbed Lands (Previously Cleared Mobile Home Park)	15.33 Ac.±
<b>TOTAL</b>		<b>20.05 Ac.±</b>

Legend	
	Surface Waters (0.08±Ac)

**NOTES:**

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

Revisions	Date:	Drawn By:	Date:
		BWS	6/15/21
		Job Number	
		S/T/R	
		30/47S/26E	

# 12585 East Terry Street

## Aerial FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 300'
County	Lee

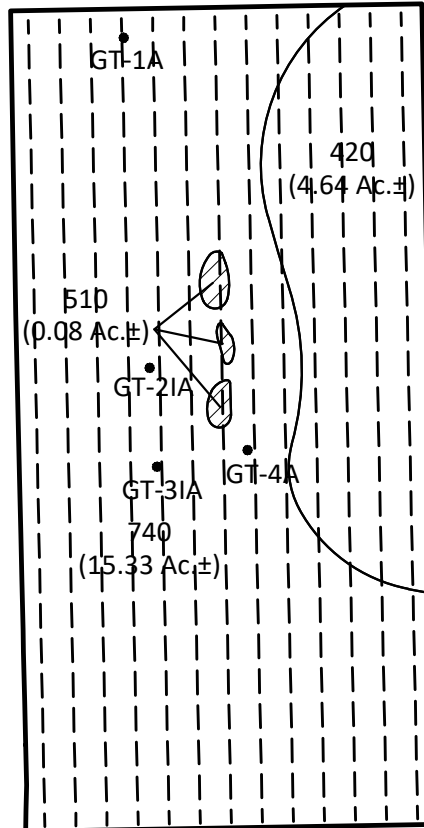
1599 Covington Circle East, Fort Myers, FL 33919  
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-

**Exhibit C**  
**Protected Species Survey Map**






Scale: 1" = 300'



FLUCFCS Legend		
Code	Community	Acres
420	Mixed Upland Hardwoods	4.64 Ac.±
510	OSW Ponds and Ditches	0.08 Ac.±
740	Disturbed Lands (Previously Cleared Mobile Home Park)	15.33 Ac.±
<b>TOTAL</b>		<b>20.05 Ac.±</b>

Legend

-  Surface Waters  
( 0.08±Ac)
-  Gopher Tortoise  
Burrows (4)
-  Protected Species  
Survey Transects

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:
<u>Legend</u>		BWS	8/16/21
		Job Number	
		S/T/R	
		30/47S/26E	

# 12585 East Terry Street

## PSS Map

Category  
PSS  
Scale:  
1" = 300'  
County  
Lee



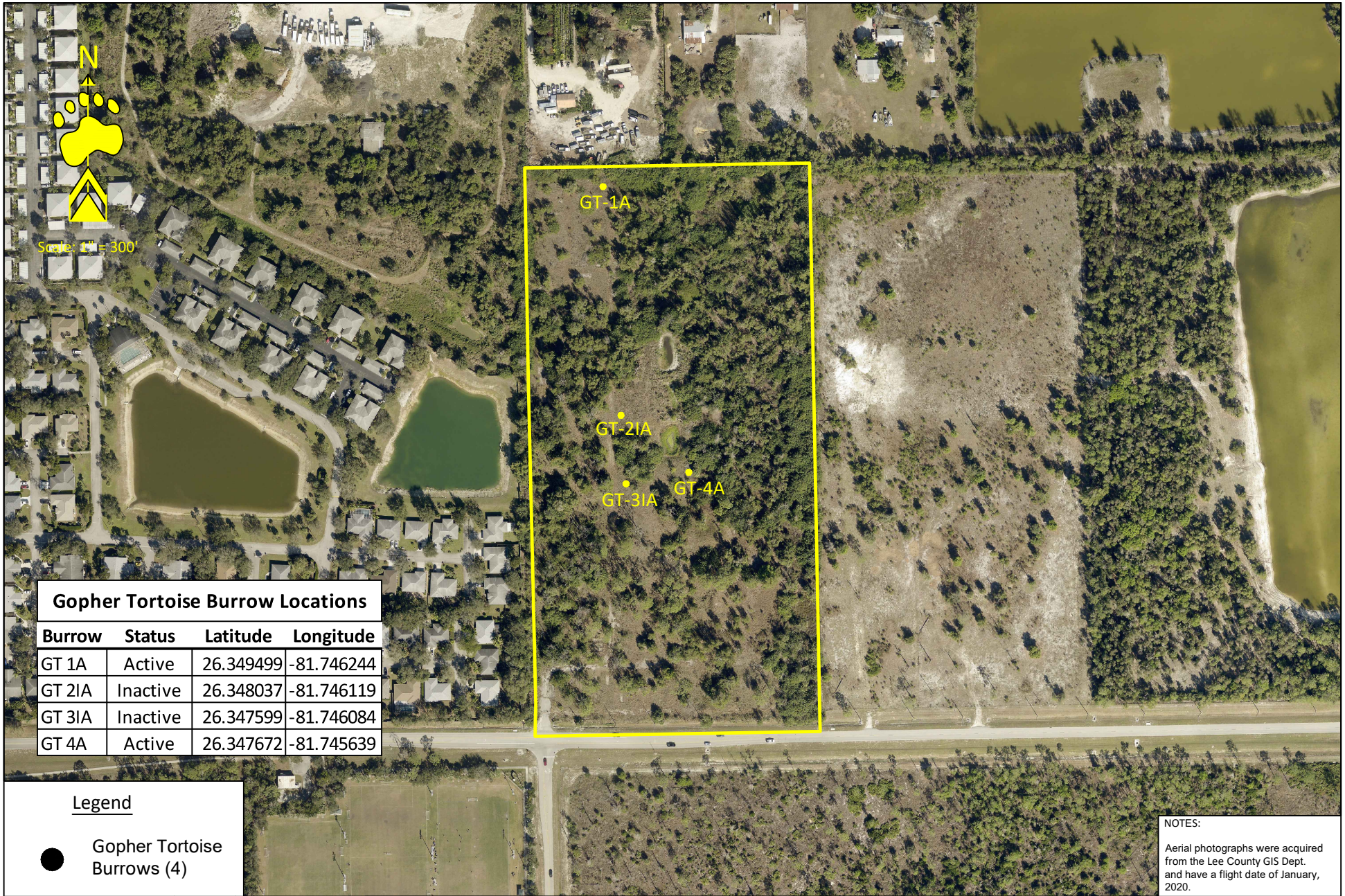
1599 Covington Circle East, Fort Myers, FL 33919  
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page  
-  
Exhibit  
-


**Exhibit D**

**Gopher Tortoise GPS Location Map**





Gopher Tortoise Burrow Locations			
Burrow	Status	Latitude	Longitude
GT 1A	Active	26.349499	-81.746244
GT 2IA	Inactive	26.348037	-81.746119
GT 3IA	Inactive	26.347599	-81.746084
GT 4A	Active	26.347672	-81.745639

Legend	
	Gopher Tortoise Burrows (4)

NOTES:  
Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

Revisions	Date:	Drawn By:	Date:
		BWS	8/16/21
		Job Number	
		S/T/R	
		30/47S/26E	

12585 East Terry Street  
Aerial Gopher Tortoise Location Map

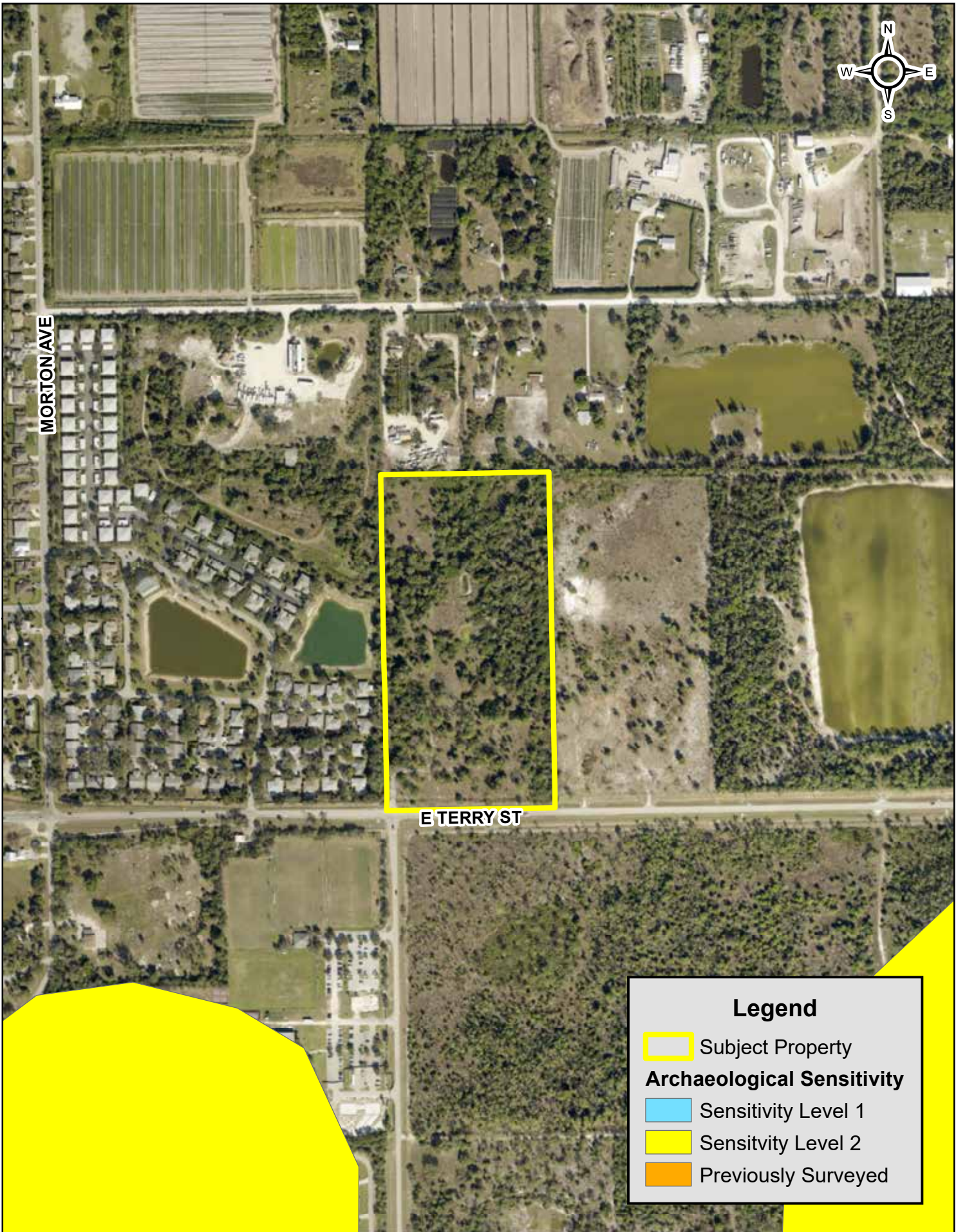
Category	PSS
Scale:	1" = 300'
County	Lee



1599 Covington Circle East, Fort Myers, FL 33919  
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-





# **EXHIBIT IV-O – ARCHAEOLOGICAL SENSITIVITY MAP**



MORTON AVE

E TERRY ST

### Legend

-  Subject Property
- Archaeological Sensitivity**
-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed

# **EXHIBIT IV-P – POSSIBLE HISTORICAL AND ARCHAEOLOGICAL IMPACTS**



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com) for project review information.

August 12, 2021

Jeremy Frantz AICP  
Principal Planner/Senior Project Manager



In response to your request on August 12, 2021, the Florida Master Site File lists no cultural resources recorded for a property located at 12585 East Terry Street, Bonita Springs, Florida.

When interpreting the results of our search, please consider the following information:

#

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com)**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.  
Florida Master Site File  
[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)

# **BSU UTILITY AVAILABILITY LETTER**



September 2, 2021

Rick Brylanski P.E.  
Hole Montes  
28100 Bonita Grande Dr. Ste 305  
Bonita Springs, FL 34135

Sent via e-mail: [jeremy.frantz@waldropengineering.com](mailto:jeremy.frantz@waldropengineering.com)

Re: Soltura at East Terry RPD

Dear Mr. Brylanski,

You have requested potable water, sewer and irrigation service for the project referenced above. Plant capacities are adequate; however, the Developer is required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications. No construction submittals have been received, reviewed or approved as of this date. This letter expires in one year.

You have estimated the usage to be 50,000 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 17.56 million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

Potable water is available for irrigation use as no reuse water is available in proximity to the subject property at this time.

This letter should not be construed as a commitment or guarantee to serve nor as approval for construction, but only as to the availability of potable water, sewer and reuse at this time. Bonita Springs Utilities, Inc. may commit to reserve plant capacity if available, at such time that ANC (Aid-to-New Construction) fees are paid for each unit of required capacity.

If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,  
Bonita Springs Utilities, Inc.

Kim Hoskins, P.E.  
Director of Engineering

# FAUX TURF DETAIL



The Soltura at East Terry RPD proposes the use of faux turf within enclosed backyard areas throughout the development in lieu of hardscape solutions. These areas are not used in the calculation of required open space for the development, and it is anticipated that faux turf areas will be approximately 180 square feet per unit.

The use of faux turf provides several benefits:

1. Longevity of product: Based on the experience of the landscape architect, this product has been used for over 10 years on her projects alone. The turf has not needed to be replaced and minimal maintenance is needed. The project areas this product is being used are pedestrian areas with minimal foot traffic, which will prolong the life of the product as well. This longevity also keeps the faux turf aesthetically pleasing throughout the life of the product. See attachments for images of proposed turf products.
2. Permeability: Not only is the product permeable, site drainage to collect runoff water that does not percolate will also be provided. Like other stormwater throughout the site, the collected water will enter the filter marsh prior to the traditional lake collection areas. See the attachments for additional details.
3. Safety: The RPD proposes also proposes the use of a product called "Hydrochill." The use of this product keeps faux turf temperatures lower than traditional artificial turf. This makes the faux turf more livable and safer during the summer months. To activate the product, simply water the turf every 3 -5 days. This will only be necessary during the shoulder months of summer because during the summer we get regular rainfall and during the winter months the ambient temperature keeps the faux turf temperature low. See the attachments for additional details.
4. Reduction of water usage and fertilization: Since the faux turf does not need to be watered or fertilized like other groundcovers or sod, this will result in decreased irrigation needs for the development.

Recently, there have been significant advancements in faux turf products, therefore the following attachments will provide additional information regarding construction, maintenance, look and feel and other benefits.

**Faux Turf Applications:**

Residential Application:

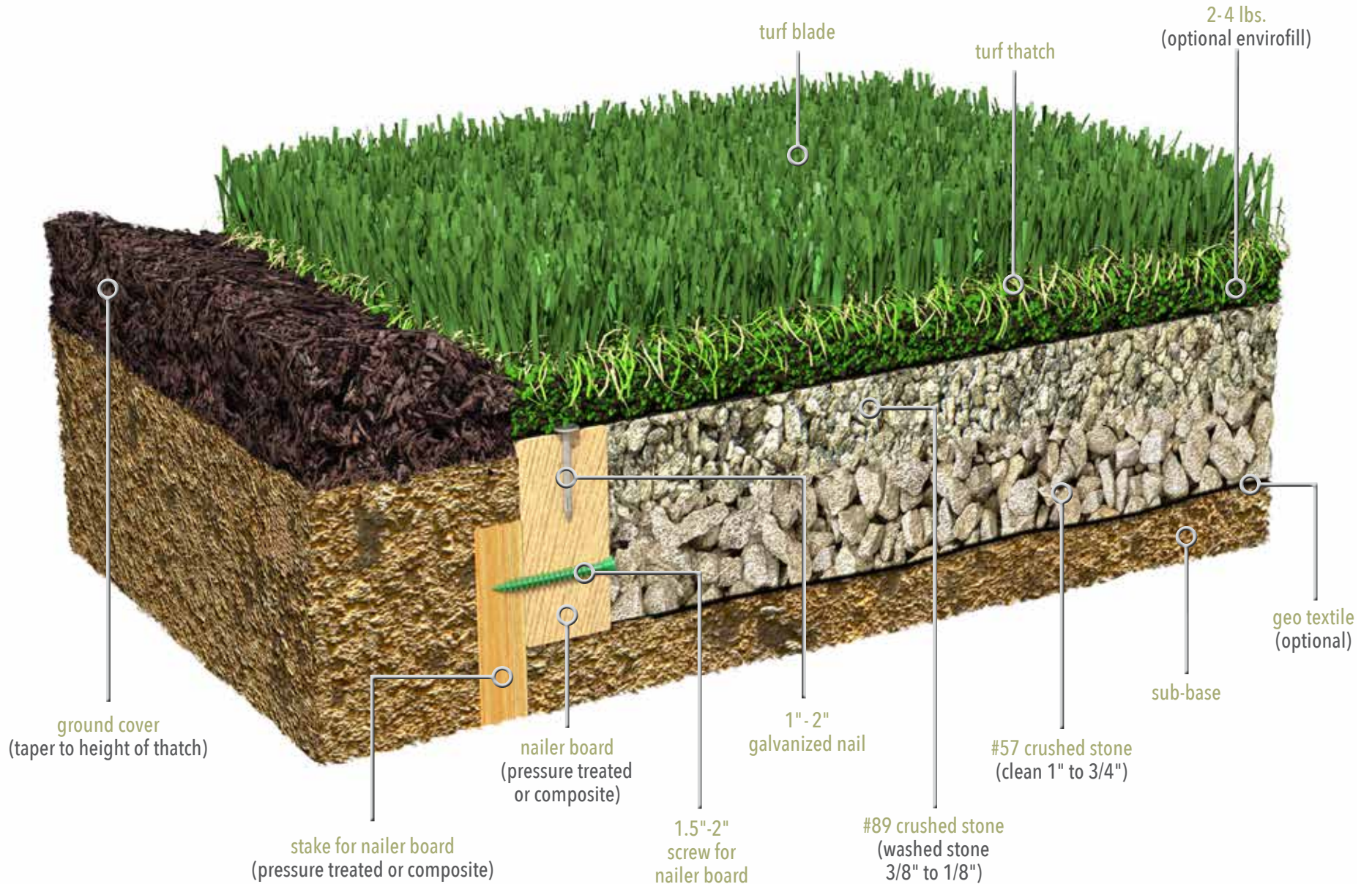


Amenity Center Application:



Assisted Living Facility Application:







**TESTING SERVICES, INC.**  
 817 SHOWALTER AVE. • P.O. BOX 2041  
 DALTON, GEORGIA 30722-2041  
 PHONE: (706) 226-1400 • FAX: (706) 226-6118



## Test Report

<b>CLIENT:</b>	Shaw Sports Turf- Southwest Greens Int'l	<b>REPORT NUMBER:</b>	<b>63832C</b>
	185 South Industrial Blvd.	<b>LAB TEST NUMBER:</b>	2707-3388
	Calhoun, GA 30701	<b>DATE:</b>	May 28, 2015
		<b>PAGE:</b>	1 of 1

**Test Material:**

Turf ID	Infill
SWG 80 Bolt	3.0 lb/ft <sup>2</sup> 20/40 Silica Sand

**Test Scope:**

This test method determines the rate at which water enters the test material under defined constant head pressure conditions and reflects the permeability of the turf with infill system. Lab testing does not take into account the percolation properties of an underlying sub base.

**Test Method:**

**British Standard 7044 Method 4: Determination of Infiltration Rate-Buffered Ponding Double Ring Infiltrometer**

**Test Procedure:**

A 42" X 42" infilled turf sample was mounted on top of a steel grate, which allowed for free flow of water during the test. Two rings, one inner and one outer, were placed on top of the drain product. Water flowed separately into both ring areas-the outer ring creating a ponding effect by maintaining a head of water surrounding the inner ring. The infiltration rate is calculated by measuring the flow of water; by means of a water flow gauge (gallons), as it entered the inner ring in cubic centimeters during the 20-minute test. The temperature of the water in the inner ring was also recorded and normalized, compensating for the relative viscosity of water, to 10°C or 50°F.

**Test Data:**

Date of Test	May 5, 2015
Time of Test	20 Minutes
Gallons Used	84.8
Water Temperature	21°C / 70°F
Viscosity Factor	0.98
Ring Diameter	17.0"

Normalized Inches/Hour	Normalized Centimeters/Hour
194	493

Approved By:

Digitally signed by Erle Miles, Jr. SP  
 DN: cn=Erle Miles, Jr. SP, o=Testing Services, Inc., email=erle@testing-services.com, c=US  
 Date: 2015.05.28 13:38:58 -0400

Erle Miles, Jr V.P., Testing Services Inc

TSi Accreditation:

Our laboratory is accredited with US Dept of Commerce, National Institute of Standards and Technology: ISO/IEC 17025:2005. TSi is a recognized certified laboratory by the Synthetic Turf Council

Uncertainty:

We undertake all assignments for our clients on a best effort basis. Our findings and judgments are based on the information to us using the latest test methods available.




SMART. EASY. COOL.



HYDROCHILL™

HOME

EVAPORATIVE COOLING SYSTEM



We're proud to deliver and install turf that saves families and businesses time and money—allowing you to focus on the things that matter most. With our advanced HydroChill Home cooling technology we've taken on summer-time heat in a smart and easy way. A simple addition to the turf's infill provides an average cooling range of 30-50 degrees and works naturally when hydrated by irrigation, rainfall and dew! Feet and paws appreciate the difference Southwest Greens delivers.



# 2012

was the hottest year on record  
in the U.S.

## 7<sup>of</sup> the

 10

hottest summers on record  
have occurred since 2000

2011 and 2012 were the

## 2<sup>ND</sup> & 3<sup>RD</sup>

hottest summers on record

More than  
80 million people experience

# 100°

temperatures where they live in  
2012 (that was 10 million more  
than the previous year)

Of the energy absorbed  
into turf from solar radiation,

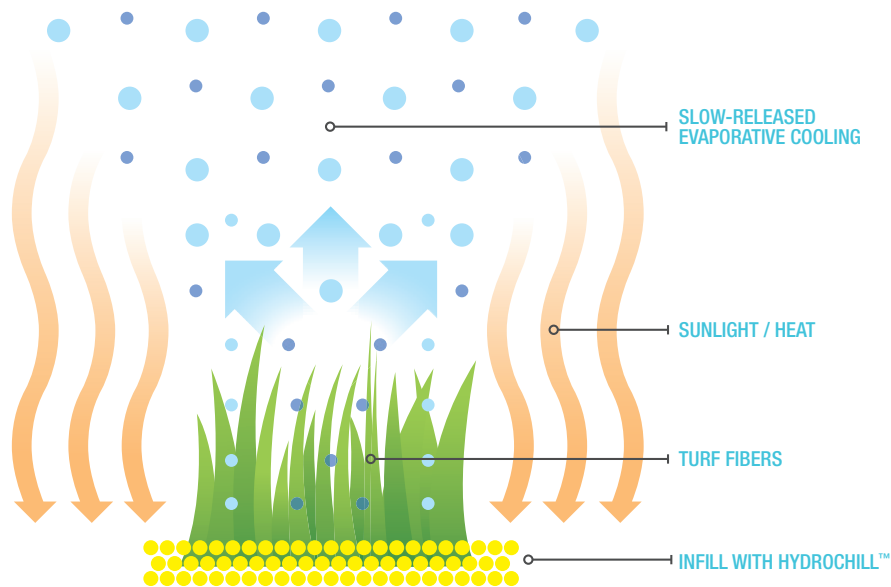
## 90%

is released as heat while  
only 10% is conducted into  
the ground



So, how does  
HydroChill™ Home work?

It cools your lawn like nature  
cools your body.



### EVAPORATIVE COOLING TECHNOLOGY

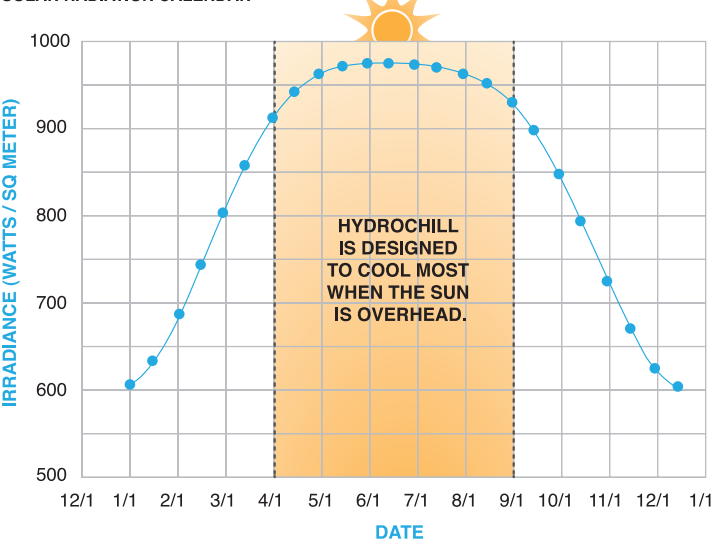
Perspiration is a natural means of thermoregulation called evaporative cooling. Evaporation of moisture from the skin's surface has a cooling effect. Similarly, HydroChill™ has been shown to cool synthetic turf surfaces by working on the same principle. As the turf surface is heated by solar radiation, moisture stored in the HydroChill turf is released. Evaporating moisture removes heat, leaving a cooler more comfortable surface for the players.

### WHEN HYDROCHILL IS MOST EFFECTIVE

Ambient temperature outside doesn't necessarily dictate surface temperature. The solar radiation time period, sun's angle, cloud cover, wind and other elements all contribute to the temperature of the surface.

HydroChill provides maximum benefit when the sun is nearest the Earth, as shown in the solar radiation calendar. During the summer months in the U.S., the sun is positioned overhead causing surfaces to absorb more energy resulting in hotter temperatures. The rotation of the Earth is also responsible for hourly variations in sunlight thus making HydroChill most effective during the hotter part of a clear day when most needed.

SOLAR RADIATION CALENDAR

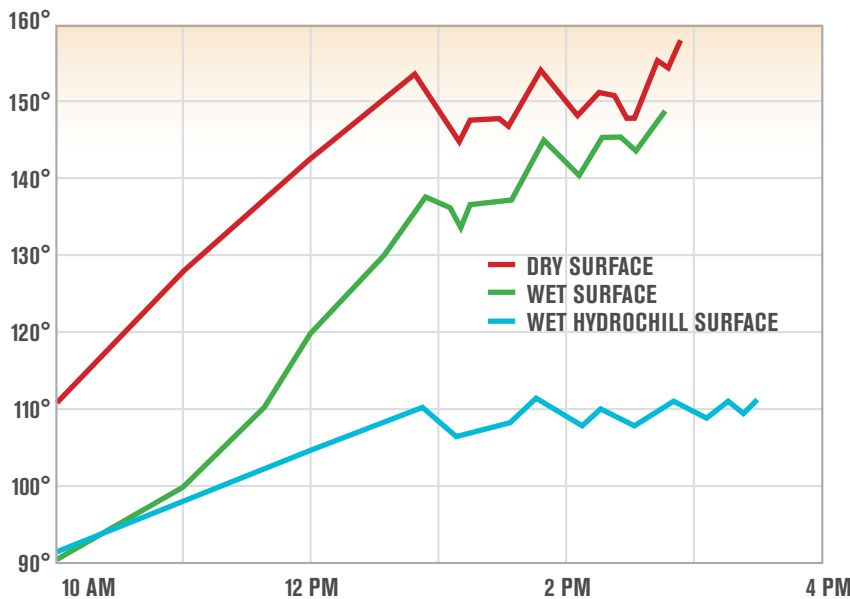


- > HydroChill utilizes moisture to provide a cooling effect. Rainfall, dew and irrigation can help keep your lawn cool for days, depending on local conditions
- > HydroChill can be incorporated into most Southwest Greens' infilled lawn systems
- > HydroChill will not affect the durability or warranty of Southwest Greens' products
- > HydroChill is UV-resistant and should be re-treated every two years for maximum effectiveness

HydroChill™ patented technology has been developed through years of turf system research. It has been vetted with laboratory testing and, more importantly, outdoor lawn testing.

# Bottom line—the HydroChill system has been shown to work in actual outdoor settings by providing a cooler lawn.

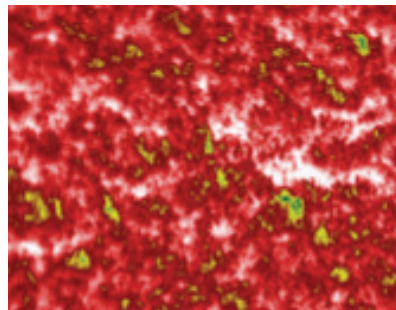
**THERMOCOUPLE TEST READINGS FROM OUTDOOR SYNTHETIC TURF LAWNS**



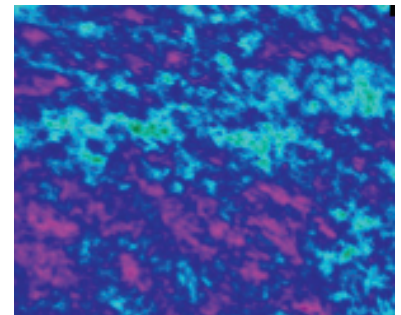
A standard lawn with a wet surface will cause some cooling, but temperatures can quickly rise and may exceed uncomfortable levels of heat. A HydroChill lawn has been shown to create a substantial temperature differential in real-world applications. Based on actual lab and outdoor lawn thermocouple testing, HydroChill has achieved 30°-50° lower surface temperatures compared to a standard synthetic turf system.

**FLIR (FORWARD LOOKING INFRARED) READING: STANDARD SYNTHETIC SURFACE VS. HYDROCHILL**

Further testing was performed by a FLIR-Certified Thermographer using the most advanced camera imagery and technology. The FLIR camera was calibrated for emissivities of various materials used in the turf system so additional accurate temperature measurements could be obtained.



DRY SURFACE



HYDROCHILL

# How is HydroChill™ Home applied?

HydroChill comes in two forms: as spray application and as a pre-coated sand infill. Both forms are equally effective. HydroChill naturally holds moisture and can be activated through irrigation systems or a simple water hose. Either way, the effectiveness can last for days as the moisture is released. HydroChill is non-toxic and does not have negative environmental effects. Now you can control surface temperatures for your family and pets.



**HC°**  
**HYDROCHILL™**  
— HOME —  
EVAPORATIVE COOLING SYSTEM



**SOUTHWEST GREENS®**  
GOLF & GRASS

# NIM SUMMARY

**Soltura at East Naples Residential Planned Development  
Neighborhood Meeting**

**Thursday, August 26, 2021, 5:30 p.m.  
Bonita Springs Fire Department Station 24  
22701 Bonita Grande Dr., Bonita Springs, FL 34135  
& Via Zoom (Virtual)**

Soltura Development, LLC, (Applicant) and their consultant team hosted a pre-application Neighborhood Meeting at the Bonita Springs Fire Department Station 24, and virtually utilizing the Zoom platform, at 5:30 p.m., on Thursday, August 26, 2021. The meeting was held for the Planned Development Rezoning application. The meeting was noticed to property owners listed on Exhibit "A" attached, and the meeting notice was published in the News-Press on August 2, 2021. The Affidavit of Publication is attached as Exhibit "B".

The list of participants is attached as Exhibit "C" and demonstrates approximately 5 attendees were present at the meeting in addition to the consultant team. There was one participant in attendance virtually via Zoom.

Jeremy Frantz (Agent) and Danville Leadbetter with Soltura Development Group welcomed attendees, introduced the project, and, together with the Applicant and consultant team, presented a PowerPoint presentation attached as Exhibit "D".

The Applicant explained the proposed development will include 200 multi-family detached dwelling units, with a maximum height of 35 feet. The Master Concept Plan was also displayed and proposed open space, preserves, and stormwater management plans were also discussed. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Comments raised from attendees in-person and via Zoom included:

- Allowed density on the property.
- The anticipated traffic impacts associated with the development.
- Locations and sizes of preserves and setbacks.
- A detailed discussion regarding the stormwater management plans for the project as well as historical stormwater characteristics of the surrounding watershed and adjacent communities.

There was discussion on the public hearing schedule, and the Planned Development Rezoning process, including multiple opportunities for public input.

Following the discussion and public comment, the Applicant thanked the attendees and provided contact information. The meeting was concluded at approximately 6:30 p.m.

## EXHIBIT A – MAILING LABELS

ALBRECHT ALICE M  
12601 TOWER RD  
BONITA SPRINGS, FL 34135

ALLEN ROBERT H  
PO BOX 367384  
BONITA SPRINGS, FL 34136

ALTMANNBERGER KURT + MONIKA  
12350 NOTTING HILL LN #32  
BONITA SPRINGS, FL 34135

ARAYA NATALIE LYNN  
12320 NOTTING HILL LN #6  
BONITA SPRINGS, FL 34135

BARRY RECYCLING INC  
4160 7TH AVE SW  
NAPLES, FL 34119

BENOIT MARY B  
12355 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

BONITA SPRINGS UTILITIES INC  
11900 E TERRY ST  
BONITA SPRINGS, FL 34135

BORCHERS KENNETH F + JANET M  
12550 TOWER RD  
  
BONITA SPRINGS, FL 34135

BORECKY MARVIN +  
26222 PRINCESS LN  
BONITA SPRINGS, FL 34135

BURHANS REBECCA  
10681 STRIKE LN  
BONITA SPRINGS, FL 34135

BYRD MEGAN M  
12315 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

CALVO SERGIO G  
12367 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

CARRIERO CARMEN + LOIS A  
12327 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

CARRON ROGER D &  
1452 CENTER ST  
EAST AURORA, NY 14052

CASTELLANOS JENNIFER  
40 HEDGE LN  
WESTBURY, NY 11590

CATENA MARGARET T  
26921 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

CHRISTMAN STEPHAN & PAULA  
12670 TOWER RD  
BONITA SPRINGS, FL 34135

CITY OF BONITA SPRINGS  
9101 BONITA BEACH RD  
BONITA SPRINGS, FL 34135

CLAUSSEN DENNIS E + BONITA J  
1673 3RD ST S  
NAPLES, FL 34102

CLAUSSEN JUSTIN R  
12321 NOTTING HILL LN UNIT 9  
BONITA SPRINGS, FL 34135

CLAUSSEN RICHARD H + IRENE M  
107 E MCKINLEY ST  
KOUTS, IN 46347

CLEVINGER MICHAEL J  
12685 TOWER RD  
BONITA SPRINGS, FL 34135

COLAGE REGINA M  
26735 LITTLE JOHN CT APT 27  
BONITA SPRINGS, FL 34135

COLONY AT MORTON GROVE ASSN  
10981 BONITA BEACH RD  
BONITA SPRINGS, FL 34135

COTTRELL ALBERT L JR +  
21574 CASCINA DR  
ESTERO, FL 33928

CRADDOCK CYNTHIA  
12301 NOTTING HILL LN #2  
BONITA SPRINGS, FL 34135

CRIFFIELD MARC A  
26903 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

DELONG GLENN A + LINDA K  
26941 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

DESING JAMES R +  
15271 LAUGHING GULL LN  
BONITA SPRINGS, FL 34135

DUMAS BRANDIE LEE  
12331 NOTTING HILL LN #20  
BONITA SPRINGS, FL 34135



EDGAR JEFFREY LANE  
26741 LITTLE JOHN CT # 13  
BONITA SPRINGS, FL 34135

ELISCA LINDA  
26977 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

ESTEBAN SIMON PABLO  
10411 STRIKE LN  
BONITA SPRINGS, FL 34135

FIGUEROA DAVID  
12341 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

FLORES ELEANOR  
12351 NOTTING HILL LN #33  
BONITA SPRINGS, FL 34135

FORSTER THOMAS  
1308 LITTLE BLUE HERON COURT  
NAPLES, FL 34108

GARCIA BLADILIA  
12329 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

GASPARRINO SUSAN  
12393 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

GOLBERT-KEENAN SHANNON R +  
12330 NOTTING HILL LN #16  
BONITA SPRINGS, FL 34135

GRAGG DAVID N &  
9902 FAIRMOUNT RD  
NEWBURY, OH 44065

GRIFFIN JASON  
800 HIDDEN HARBOUR DR  
NAPLES, FL 34109

HANSON WILLIAM H & LESA L  
845 LAKELAND AVE  
NAPLES, FL 34110

HEDRICH BRAD + JENNIFER  
1817 IMPERIAL GOLF COURSE BLVD  
NAPLES, FL 34110

HEDRICH NORMAN  
10981 BONITA BEACH RD SE  
BONITA SPRINGS, FL 34135

HEDRICH NORMAN + CLEDA  
10981 BONITA BEACH RD SE  
BONITA SPRINGS, FL 34135

HEDRICH NORMAN TR  
10981 BONITA BEACH RD SE  
BONITA SPRINGS, FL 34135

HEDSTROM BENJAMIN & ASHLEY  
26989 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

HERRON HAROLD A & ANNA M  
26544 MORTON AVE  
BONITA SPRINGS, FL 34135

HICKORY HOMES INC  
10981 BONITA BEACH RD  
BONITA SPRINGS, FL 34135

JAMES L MOSS TRUST +  
100 WALL ST  
LANSING, IA 52151

JOHNSON BELINDA C + GARY S  
12331 NOTTING HILL LN UNIT 18  
BONITA SPRINGS, FL 34135

JOHNSON TANYA L & RICHARD S  
12360 NOTTING HILL LN #39  
BONITA SPRINGS, FL 34135

KANERVA DREW + JOANNE  
3145 DRIFTWOOD DR  
BURLINGTON ON O  
CANADA

KILLMER CHERYL L  
1516 S WABASH AVE APT 802  
CHICAGO, IL 60605

KIRTON JAMES +  
25 SKILTON RD  
WATERTOWN, CT 6795

KLUCHAR JOELLEN  
12309 LONDONERRY LANE  
BONITA SPRINGS, FL 34135

KOBER LOUIS J  
26927 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

KOVAR MICHAEL A & JUDY A  
4924 NASON COVE NE ST  
SAINT MICHAEL, MN 55376

LANDRY MARYBETH T  
12321 NOTTING HILL LN #12  
BONITA SPRINGS, FL 34135

LAQUATRA PAUL A + EFFIE A  
565 OXFORD BLVD  
PITTSBURGH, PA 15243

LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

LIBERTY 44 LLC  
4030 HORSE CREEK BLVD  
FORT MYERS, FL 33905

LIBERTY YOUTH RANCH INC  
PO BOX 366206  
BONITA SPRINGS, FL 34136

LIBRA PROPERTY HOLDINGS LLC  
12525 TOWER RD  
BONITA SPRINGS, FL 34135

LODOABA VLAD CRISTIAN  
800 MEADOWLAND DR UN O  
NAPLES, FL 34108

LOPEZ RENE JOEL +  
12407 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

LUETH LAURI  
26897 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

LUND PATRICIA W & WILLIAM F  
12387 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

MAGRUDER STEPHEN L &  
26873 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

MANOR AT MORTON GROVE CONDO  
6704 LONE OAK BLVD  
NAPLES, FL 34109

MARGARITIS ARTHUR  
40 HEDGE LN  
WESTBURY, NY 11590

MARGARITIS ARTHUR  
40 HEDGE LN  
WESTBURY, NY 11590

MARGARITIS ARTHUR +  
40 HEDGE LN  
WESTBURY, NY 11590

MARTIN JOHN D & CAROLE M  
12042 MOLUCA CT  
ORLANDO, FL 32837

MCCLAMMA JOSEPH A + MAUREEN  
26879 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

MEDEIROS JOHN GLEN &  
12341 NOTTING HILL LN #25  
BONITA SPRINGS, FL 34135

MEJIA HENRY FRANCISCO &  
26953 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

MORGAN DOUGLAS ENTERPRISES LLC  
2786 OLDE CYPRESS DR  
NAPLES, FL 34119

MORTON GROVE HOMEOWNERS ASSN  
10911 BONITA BEACH RD STE 1011  
BONITA SPRINGS, FL 34135

MORTON GROVE HOMEOWNERS  
ASSOC  
10911 BONITA BEACH RD STE 1011  
BONITA SPRINGS, FL 34135

MORTON GROVE OWNERS ASSOC INC  
10911 BONITA BEACH RD STE 1011  
BONITA SPRINGS, FL 34135

PALUMBO MICHAEL D  
26735 LITTLE JOHN CT UNIT 28  
BONITA SPRINGS, FL 34135

PETERS THOMAS S & DONNA M TR  
14 CENTER BEACH AVE  
OLD LYME, CT 6371

PRICE ROBERT L + DEBRA J  
12600 TOWER RD  
BONITA SPRINGS, FL 34135

PROGRESS RESIDENTIAL BORROWER  
7720 N DOBSON RD  
SCOTTSDALE, AZ 85256

R + A OF SOUTHWEST FLORIDA INC  
PO BOX 770247  
NAPLES, FL 34107

REBEIZ LYNDA  
12373 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

RIDER PHYLLIS  
12330 NOTTING HILL LN UNIT 13  
BONITA SPRINGS, FL 34135

ROSS DONALD & SARAH  
12351 NOTTING HILL LN #34  
BONITA SPRINGS, FL 34135

ROSS PAUL H  
26971 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

RYAN PATRICIA A  
26735 LITTLE JOHN CT #26  
BONITA SPRINGS, FL 34135

SANDICK PATRICIA J  
2330 NOTTING HILL LN #14  
BONITA SPRINGS, FL 34135

SETCHELL MICHAEL K + RUTH A  
12347 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

SOUTH COUNTY FAMILY YMCA INC  
701 CENTER RD  
VENICE, FL 34292

SPARACINO JACK S  
15 MILLENIUM LOOP  
STATEN ISLAND, NY 10309

SPRINGS OF BONITA INC  
PO BOX 3279  
BONITA SPRINGS, FL 34135

STANSIL LLC  
4226 5TH AVE SW  
NAPLES, FL 34119

STANSIL LLC +  
4226 5TH AVE SW  
NAPLES, FL 34119

STEINMEIER DIANN L &  
5833 SIMSBURY DR  
HARRISBURG, PA 17111

SWINDERMAN KORY R +  
26867 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

TESSIER ALICIA  
12335 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

THUKRAL HARPAL  
920 SPRING PARK ST # 10-201  
CELEBRATION, FL 34747

TOMASELLO MICHAEL A + EILEEN  
12323 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

TRACEY SARA E  
12313 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

TRIEU ANH DOAN & KHA NHUNG  
26935 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

TRINITY ENTERPRISE HOLDINGS IN  
1000 PINEBROOK RD  
VENICE, FL 34285

UNITED TELEPHONE CO OF FL  
1025 ELDORADO BLVD  
BROOMFIELD, CO 80021

VAN LOY ANITA J TR  
3015 JUNE BERRY AVE SE  
GRAND RAPIDS, MI 49508

VARGHESE DEBORAH ANN &  
26909 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

VARRO THOMAS + DIANE  
137 2ND CONCESSION STR  
RR 2  
COURTLAND ON 0  
CANADA

WELCH DAYNA M +  
12301 LONDONDERRY LN  
BONITA SPRINGS, FL 34135

WHEELER KAREN J  
12501 TOWER RD  
BONITA SPRINGS, FL 34135

WHIPPLE D LOREN TR  
26915 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

WOLFE JOHN A + CAROLE I  
3729 ELBERN AVE  
WHITEHALL, OH 43213

YOUNG DAVID M & CHRISTINE H  
27210 BAREFOOT LN  
BONITA SPRINGS, FL 34135

ZELL JORDAN + NATALIA  
26965 MORTON GROVE DR  
BONITA SPRINGS, FL 34135

ZEMAN KEITH D TR  
2725 JAYCOX RD  
AVON, OH 44011

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS, FL 34135

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared
[Signature], 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 OF PUBLIC INFORMATION MEETING DATE:
Thursday, August 26, 2021 TIME: 5:30 PM ADDRESS: Bonita
Springs Fire Department Station 24, 27701 Bonita Grande Dr

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

08/02/2021

Affiant further says that the said News-Press is a paper of
general circulation daily in Lee County 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 2nd of August 2021,
by legal clerk who is personally known to me.

[Signature]
Affiant

[Signature]
Notary State of Wisconsin, County of Brown

7/27/25

My commission expires

SARAH BERTELSEN
Notary Public
State of Wisconsin

# of Affidavits 1

This is not an invoice

NOTICE OF PUBLIC
INFORMATION MEETING

DATE: Thursday, August 26, 2021
TIME: 5:30 PM
ADDRESS: Bonita Springs Fire
Department Station 24, 27701 Bonita
Grande Dr., Bonita Springs, FL 34135

In compliance with the Bonita Springs
Land Development Code requirements
relating to Section 4-28, Soltura Devel-
opment Group, LLC, the owner of 20+
acres of real property located at 12585
East Terry Street and approximately 1/2
mile west of Bonita Grande Drive, is
holding a Neighborhood Meeting prior
to making application for a Planned
Development Rezone. The Planned
Development Rezone proposes to rezone
the property from the Eagle Bay Resi-
dential Planned Development (RPD)
zoning district to the Soltura Resi-
dential Planned Development (RPD) zoning
district.

The RPD rezone application propose a
200-unit residential community consist-
ing of multi-family residential dwelling
units.

The purpose of the meeting is to edu-
cate community members and nearby
landowners about the proposed devel-
opment and to address any questions.
Social distancing and masks are re-
quired.

Attending virtually is also available via
Zoom using ID# 854 6922 0223

Your input matters! For questions
please contact:
Waldrop Engineering, P.A.
c/o Jeremy Frantz
28100 Bonita Grande Drive, Suite 305
(239) 319-0026 OR Jeremy.Frantz@wald
ropengineering.com
AD#4840934 August 2, 2021

# SOLTURA AT EAST NAPLES PLANNED DEVELOPMENT NEIGHBORHOOD MEETING #1

AUGUST 26, 2021 – 5:30 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Debra Price	12600 Tower Rd <sup>Bonita</sup> Springs	dyprice57@gmail.com
Carole Martin	Bonita Springs, FL 26959 Morton Grove Dr.	CMJDM@Aol.com
Jim Desing	12360 Notting Hill Ln.	KMACW@SBC Global Net

# SOLTURA AT EAST NAPLES PLANNED DEVELOPMENT NEIGHBORHOOD MEETING #1

AUGUST 26, 2021 – 5:30 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
ROBERT ALLEN	COLONY	ROBERT.ALLEN.RHASS@GMAIL
MARYBETH LANDRY	MORTON GROVE COLONY	YATGERL@AOL.COM

## Exhibit D - PowerPoint

# SOLTURA AT EAST TERRY

NEIGHBORHOOD MEETING – AUGUST 26, 2021



1

## WELCOME & INTRODUCTIONS

- Danville Leadbetter & Arron Simon – Soltura Development Group, LLC
- Neale Montgomery, Esq. – Pavese Law Firm
- Jeremy Frantz, AICP & Alexis Crespo, AICP - Waldrop Engineering (Planning)
- Rick Brylanski – Hole Montes, Inc (Engineering)
- Ted Treesh, PTP & Yury Bykau, E.I. – TR Transportation Consultants
- Barret Stejskal – BearPaws Environmental Consulting
- Andrea Douglas – Verdant Studios (Landscape Architect)

SLIDE 2

2

# SOLTURA DEVELOPMENT GROUP

- Local developers with 15+ years of experience developing high-quality communities with a focus in Southwest Florida
- Experience across multiple asset classes but with a foundation in residential Master Planned communities
- Using innovative design to address housing market needs
- Developer of Soltura at the Forum in Fort Myers
- [www.solturadevelopment.com](http://www.solturadevelopment.com)



SLIDE 3

3

# SOLTURA DEVELOPMENT GROUP

Master Planned Communities



Hospitality



Restaurant



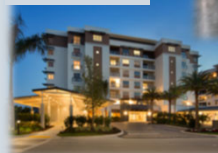
Office and Retail



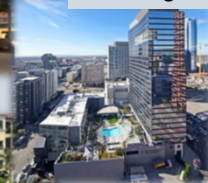
Mini - Storage



Senior Living



Urban High Rise



Mid Rise



SLIDE 4

4



# HORIZONTAL APARTMENT HIGHLIGHTS

- History of the emerging asset class and the Forum Project is the first in Southwest Florida
- The horizontal apartment community is a professional managed apartment home community which provides renters an opportunity to enjoy the benefits of the Single-Family Lifestyle without some of the drawbacks
- Soltura will offer 1's, 2's, and 3 bed home options; one- and two-story options
- All leases will be one year in duration
- No initial down payment or significant financial barrier to entry
- Apartment homes are individual detached units, except for one bed which share one common wall
- Each apartment home has a private fenced back yard convenient for pets and private outdoor living
- Amenities similar to apartments and other master planned communities of similar size


SLIDE 5


5

# SOLTURA AT THE FORUM


FLOOR PLANS


1 BEDROOMS — 42 UNITS  
PAIRED VILLAS  
670 SQ. FT.







2 BEDROOMS — 54 UNITS  
COTTAGES  
1,031 SQ. FT.





3 BEDROOMS — 34 UNITS  
BUNGALOWS  
1,245 SQ. FT.





SLIDE 6

6

# SOLTURA AT THE FORUM



SLIDE 7

7

# SOLTURA AT THE FORUM



SLIDE 8

8

# SOLTURA AT THE FORUM



SLIDE 9

9

# SOLTURA AT THE FORUM



SLIDE 10

10

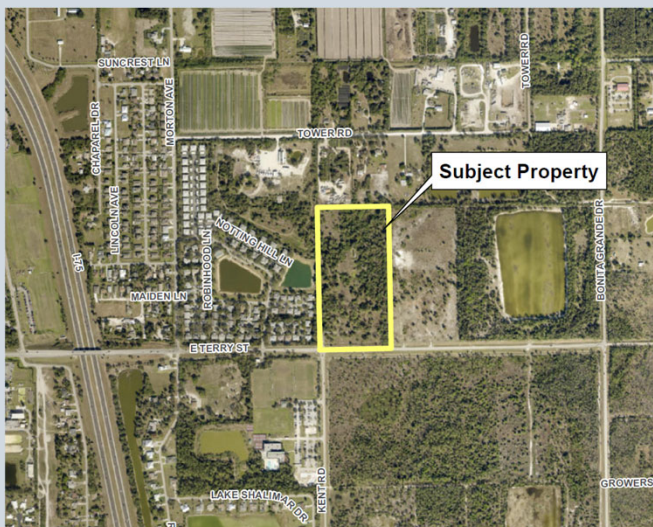
# SOLTURA AT THE FORUM



SLIDE 11

11

# PROPERTY OVERVIEW



- 20+/-acres
- Accessed from East Terry Street
- ½ Mile west of Bonita Grande Rd at Kent Rd Intersection
- Heavily impacted due to historical activities

SLIDE 12

12

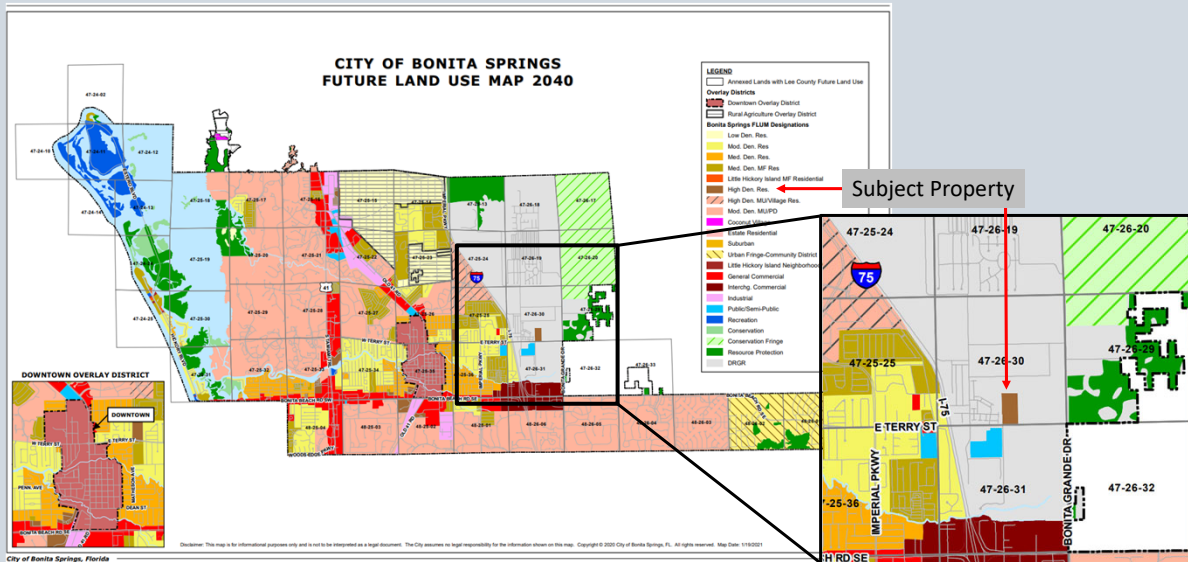
# PROPERTY HISTORY



SLIDE 13

13

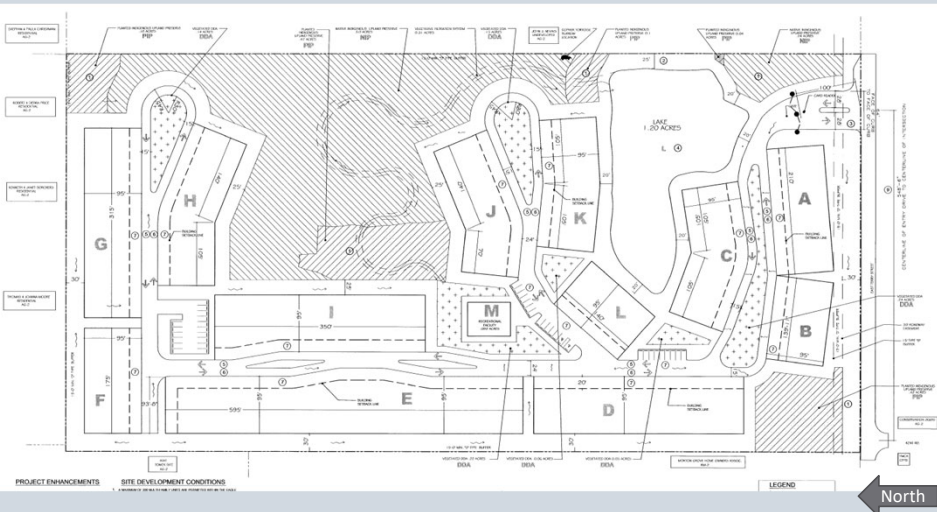
# PROPERTY HISTORY



SLIDE 14

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# PROPERTY HISTORY



Eagle Lakes RPD  
(Expired)

Multi-Family  
Buildings

Maximum Height  
35 feet / 3 stories

SLIDE 15

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# REZONING REQUEST

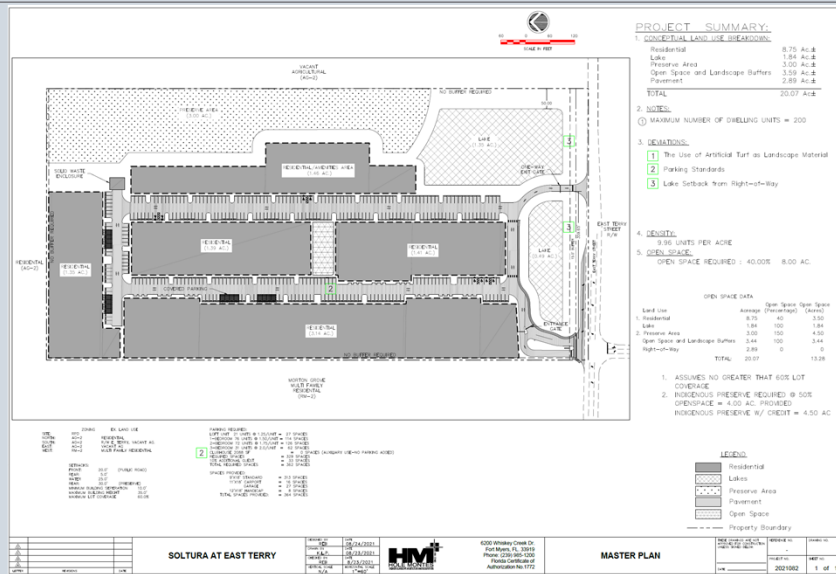
- Rezone to a New Residential Planned Development zoning district.
- Multi-Family *DETACHED* units
- Maximum height 35 feet or 1-2 stories
- Maximum development potential of 200 residential units
- *No increase in density requested*



SLIDE 16

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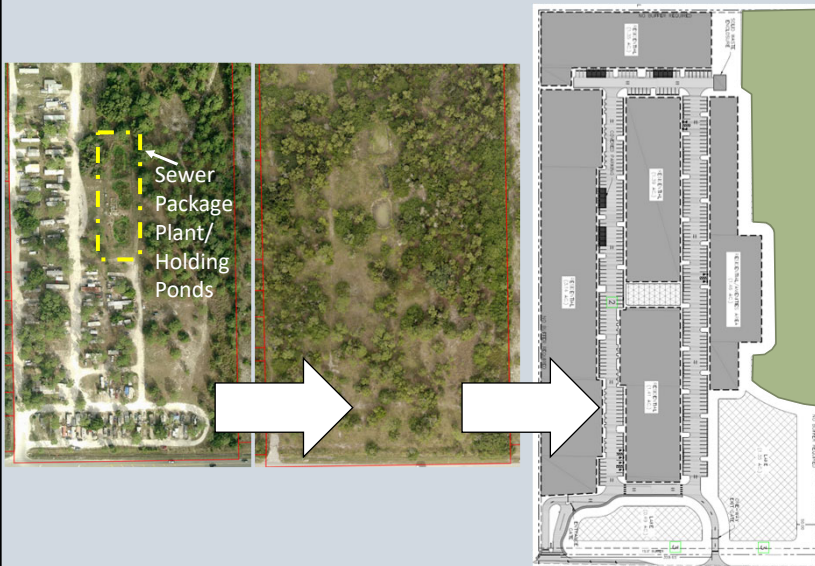
# MASTER CONCEPT PLAN



SLIDE 17

17

# ENVIRONMENTAL



- Impacted site due to previous mobile home community
- Native vegetation has undergone transition to lower quality/exotic vegetation
- Master Concept Plan will:
  - Focus development on impacted areas of the site
  - Preserve highest quality native vegetation along eastern portion of the Property

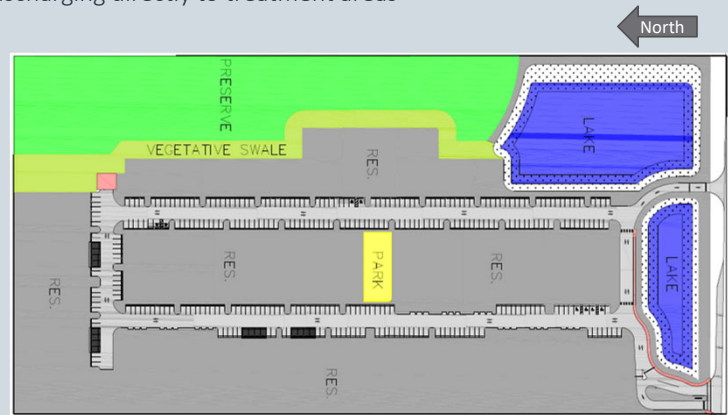
SLIDE 18

18

# STORMWATER

- The stormwater management system will include:
  - ✓ On site treatment train using lake storage and vegetated filter treatment areas
  - ✓ Storm sewer system for paved areas discharging directly to treatment areas

- Stormwater management system will be designed to:
  - ✓ Collect and treat stormwater runoff from the development area
  - ✓ Provide water quality treatment and flood protection storage
  - ✓ Limit off-site discharge and detain at a controlled rate and location
  - ✓ Treatment system reduces nutrients, such as phosphorous and nitrogen



SLIDE 19

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# TRANSPORTATION

- Detailed analysis submitted with zoning Application
- Will pay road impacts fees to City of Bonita Springs
- Will provide for any required improvements at the project entrance or along the E. Terry St. corridor triggered by the project



SLIDE 20

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# PROJECT ENHANCEMENTS

- Improved consistency with code
- Multiple points of access provided
- Increased open space
- Improved stormwater management
- Reduced bulk adjacent to Morton Grove and E. Terry St.
- Reduced maximum number of stories
- Larger setback from E. Terry St.
- Improved streetscape



SLIDE 21

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# REZONING PROCESS/NEXT STEPS

1. Neighborhood Meeting (tonight)
2. File Application to Rezone the Property to new Residential Planned Development
3. Staff Review
4. Neighborhood Meeting #2
5. Public Hearings:
  - I. One (1) Zoning Board Hearing
  - II. Two (2) City Council Hearings

SLIDE 22

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# STAY INVOLVED & INFORMED

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SLIDE 23

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