



November 5, 2021

Mr. Jeremy Frantz, AICP
Waldrop Engineering, P.A.
28100 Bonita Grande Dr.
Bonita Springs, Florida 34135

Re: Soltura at East Terry RPD Planned Development – PD21-84737-BOS

Dear Mr. Frantz:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development amendment request. Additional support documentation is required for the application to be deemed complete. Please provide comments for each requirement not satisfied on the attached checklist.

Please submit the aforementioned items in order for the City to process your application effectively. If the requested items are not provided within sixty (60) calendar days of the date of this letter, this application will be considered **withdrawn**.

Please feel free to contact me if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Derek Rooney, City Attorney
Brent Spain, Theriaque & Spain
John Dulmer, AICP, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Matt Feeney, Public Works
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Beccagayle Reid, Lee County Natural Resources
Cynthia Vargas, Administrative Assistant
PD Files

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**Community
Development**
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BONITA SPRINGS Planning and Zoning

Sufficiency Comments:

1. LDC 4-295(a) states that “Rezoning applications for planned developments must include the following information, *supplemented, where necessary, with written material, maps, plans, or diagrams.*” It is Staff’s opinion that it is necessary for the Applicant to provide line-of-site exhibits from all sides, and architectural concepts for the proposed project. Such documents will aid in demonstrating compliance with planned development design standards (LDC 4-325) and guidelines for decision-making (LDC 4-131).
2. Please clarify on the master concept plan (MCP) if any of the entrances are proposed to be gated.
3. The dwelling unit type “Multi-Family, Detached” does not appear in the City of Bonita Springs Land Development Code. Since it is being proposed on the schedule of uses, please provide a definition for consideration.

Substantive Comments:

1. Staff is aware that Consumption on Premises is listed on the schedule of uses for the residential tract. Please note that unless the location is explicitly shown on the master concept plan (MCP), the COP approval may require a special exception, pursuant to LDC 4-1023.
2. Staff reserves the right to make additional comments upon additional information being submitted.

Please contact: Mike Fiigon II, Senior Planner
Phone: 239.444.6151
E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Surveying

Sufficiency Comments:

1. Please provide a boundary survey and legal description for the subject parcel.

Substantive Comments:

1. According to the Lee County GIS, this property has an easement that runs through the property. This easement (attached) encompasses the western 80 feet of the property and is for vehicular and pedestrian access. This may alter the available building area.

Please contact: Jay Sweet, City Surveyor
Phone: 239.444.6178
E-mail: jsweet@cityofbonitaspringscd.org

BONITA SPRINGS Engineering

Substantive Comments:

Engineering comments forthcoming.

Please contact: Stuart Smith, Senior Engineer
Phone: 239.444.6164
E-mail: ssmith@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Sufficiency Comments:

1. If any heritage trees exist within the development area (live oaks, Florida slash pine, long leaf pine with a 20" DBH or greater per LDC Sec. 3-417(b)), provide an exhibit showing the locations relative to improvements. A hearing for their removal is recommended in front of the Tree Advisory Board prior to zoning approval.
2. In order to receive the 150% credit for reduction in the preserve size, the minimum width of the preserve is required to be 200 feet. The preserve as shown on the MCP does not meet the width requirement for this credit. The preserve area must be 4 acres total with proper application of the credit allowances in LDC Sec. 3-417(b)(4). Staff would be open to considering overlap of the preserve with lake area if the area will be replanted.
3. The Soils exhibit is not soils, it is a land cover exhibit. Please provide a soils exhibit at the same scale as the MCP. The FLUCCS and Topographic map exhibits also need to be at the same scale as the MCP. No scale is provided on the Topographic Exhibit. Please provide additional elevations on this Exhibit if available.
4. Please show required Landscape Buffer dimensions on the MCP.

Substantive Comments:

1. The open space calculations provided in the Narrative exhibit (pg 5) do not match that provided on the MCP. Please correct so they are the same.
2. The Environmental Assessment references the Lee County Protected Species list. The City has its own list in Appendix B, Chapter 3 of the Land Development Code. Please assure this was the list utilized during the listed species survey and change the text to reflect the City instead of the County code.
3. Please complete the first sentence on page 4 of the Narrative.
4. Schedule of Uses Preserve Tract – please remove or explain the need for essential services and a separate Recreation activities category. Hiking and Nature Study seems to include the amenities that would be approved within a required preserve area.

5. Please provide additional information on Hydrochill. If it needs to be reapplied every two years, what happens to it? Does it end up washing out of the turf and entering the water management system? If the spray application method will be utilized for re-applications, would this increase runoff of the product? Please provide the active ingredient list.
6. Note: The Preserve Management Plan/Protected Species Management Plan shall be approved with the Development Order.
7. There is little native land cover/habitat in the remaining vegetated area, noted as 420 on the FLUCCS map. Since the highest quantity of native vegetation in this area is on the south end of the preserve as shown on the MCP, staff proposes to reduce the required preserve area to retain only part of the south preserve area (approximately 2 acres) and retain the area with the 3 closest heritage pines adjacent. This will also eliminate the need for large areas of replanting within the preserve. If the area of these heritage pines is incorporated into the preserve, a minimal planting plan with grasses and/or saw palmetto would be required.

Please contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6142
Email: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped/Multimodal

Sufficiency Comments:

1. Please revise the proposed MCP and/or supplemental exhibits/plans to provide the project's required multi-modal facilities (minimum 8'-10' sidewalks along the project's East Terry Street frontage) and connection points/crossing all the existing/proposed facilities adjacent to the project (existing sidewalks along East Terry Street/Kent Road to the south).
2. Please revise the proposed MCP and/or supplemental exhibits/plans to show the site/project compliance with internal pedestrian network requirements (i.e., the site's internal pedestrian and cycle network and facilities/amenities) as appropriate. This would include but is not limited to 6' sidewalks, trails/pathways, multimodal connection points internal/external to the site, bike racks/stalls, shade/respite areas, etc.

Substantive Comments:

1. The Applicant is being placed on notice that the East Terry Street Corridor is designated by the City of Bonita Springs Bicycle and Pedestrian Master Plan (PATH) as the future home of multi-modal facilities, including sidewalks, multi-use pathways/trails, and corresponding amenities, furnishings, buffering and respite areas as appropriate. As such, the project will be subject to the City of Bonita Springs

requirements for the construction and/or provision of all required bicycle facilities and pedestrian facilities specified in the land development code.

Please contact: Sean Gibbons, Bike-Ped Coordinator
Phone: 239.444.6176
Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Traffic

Sufficiency Comments:

1. Based on the Schedule of Uses and renderings submitted, it appears that proposed development will allow what will functionally be detached single family units. Therefore, please revise the TIS using the single family dwelling unit trip generation rate.
2. Please revise the background traffic to exclude the 2021 traffic counts which were low due to the pandemic. Also, include the counts for count station 1205 west of Morton Ave. and the traffic associated with Bonita Grande Mine RPD.
3. The requested access at Kent Road will modify the existing intersection. Please include an intersection control evaluation (ICE) study to determine what intersection modifications should be made. The Applicant is referred to the FDOT ICE Manual. At a minimum, a roundabout should be evaluated. The Applicant is advised to reach out to Staff to discuss the methodology to avoid unnecessary comments regarding the analysis approach and content.
4. Please provide AM and PM peak season turning movement counts for the intersection of Kent Road and Terry Street. Counts must be taken for six hours between 7AM and 9AM and between 2 PM and 6 PM. This data will be needed for the ICE study.
5. The proposed east access will need to be restricted to right-out only due to its proximity to the intersection at Kent Road. This will require physical channelization of the access driveway.
6. The proposed access gate at the main entrance may be problematic and result in queues that extend out onto Terry Street. Please provide a queueing analysis for this gated entrance. The Applicant is advised to reach out to Staff to discuss the methodology to avoid unnecessary comments regarding the analysis approach and content.

Please contact: Tom Ross, Traffic Group Leader
Phone: 407.718.5443
E-mail: tom.ross2@jacobs.com

BONITA SPRINGS Public Works

Substantive Comments:

The Applicant is put on notice that any work or improvements being proposed within any city-maintained right-of-way will require a permit from the Public Works Department.

Please contact: Matt Feeney, Public Works Director
Phone: 239.949.6246
E-mail: matt.feeney@cityofbonitasprings.org

LEE COUNTY Natural Resources

Substantive Comments:

1. Please be advised that this site is located within the Imperial River watershed (WBID 3258EA), which has an established Basin Management Action Plan (BMAP) for total nitrogen (TN) and dissolved oxygen (DO), and Total Maximum Daily Load (TMDL) for E. coli. At time of local development order, the Applicant may be asked to demonstrate how the development proposes to prevent further degradation of this watershed.
2. As mentioned in the narrative, the general vicinity has experienced flooding conditions. At time of local development order, the Applicant may be asked to discuss what considerations have been taken into account so that the proposed development does not exacerbate conditions for adjacent properties.

Please contact: Beccagayle Reid, Project Manager
Phone: 239.533.8183
Email: breide@leegov.com



November 8, 2021

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BONITA SPRINGS Planning and Zoning

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3. Please revise the stormwater narrative to specify that at the time of Local Development Order the engineering plans and drainage calculations must show how the site will store and treat its stormwater runoff consistent with the City's Comprehensive Plan (Policy 9.3.3). This requires an additional 50% water quality volume storage above that required by SFWMD. The drainage analysis must also demonstrate no adverse impact to adjacent property. All stormwater data shall be submitted in an ICPR format for inclusion into the City's master Interconnecting Pond Routing Model.
4. On the MCP, please identify the location and width of the Terry Street ROW lines. Development impacts within the Public Works right-of-way will require additional permits.

Substantive Comments

5. Utility poles and overhead wires exist along the south property boundary. How will they be handled during the development phase?
6. The justification verbiage for Deviation #1 needs clarification concerning the location of setbacks and slope limits. Please refer to the appropriate cross section for clarity.

Please contact: Stuart Smith, Senior Engineer
Phone: 239.444.6164
E-mail: ssmith@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Sufficiency Comments:

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Please contact: Sean Gibbons, Bike-Ped Coordinator
Phone: 239.444.6176
Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Traffic

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Please contact: Tom Ross, Traffic Group Leader
Phone: 407.718.5443
E-mail: tom.ross2@jacobs.com

BONITA SPRINGS Public Works

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Please contact: Matt Feeney, Public Works Director
Phone: 239.949.6246
E-mail: matt.feeney@cityofbonitasprings.org

LEE COUNTY Natural Resources

Substantive Comments:

November 8, 2021

Mr. Jeremy Frantz, AICP

PD21-84737-BOS: Soltura at East Terry RPD Planned Development

Page 7

1. Please be advised that this site is located within the Imperial River watershed (WBID 3258EA), which has an established Basin Management Action Plan (BMAP) for total nitrogen (TN) and dissolved oxygen (DO), and Total Maximum Daily Load (TMDL) for E. coli. At time of local development order, the Applicant may be asked to demonstrate how the development proposes to prevent further degradation of this watershed.
2. As mentioned in the narrative, the general vicinity has experienced flooding conditions. At time of local development order, the Applicant may be asked to discuss what considerations have been taken into account so that the proposed development does not exacerbate conditions for adjacent properties.

Please contact: Beccagayle Reid, Project Manager

Phone: 239.533.8183

Email: breide@leegov.com

Soltura at East Terry RPD PD Rezone Resubmittal

November 12, 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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EXHIBIT II-F-5 – TOPOGRAPHIC MAP

EXHIBIT III-C – TRAFFIC IMPACT STATEMENT

EXHIBIT IV-E – MASTER CONCEPT PLAN

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FAUX TURF DETAIL

PRODUCT RENDERINGS AND ELEVATIONS

COVER LETTER & COMMENT RESPONSES

November 12, 2021

M. Michael Fiigon, AICP
City of Bonita Springs Community Development
Planning and Zoning Division
9220 Bonita Beach Road
Bonita Springs, FL 34135

**RE: Soltura at East Terry RPD
Resubmittal**

Dear Mr. Fiigon,

It is my pleasure to submit to you the attached revised documents related to the rezoning request for the Soltura at East Terry RPD. Please see the following responses to your comments received on November 8, 2021.

The following information has been provided to assist in your review of the petition:

1. Three (3) copies of Exhibit II-E-2 & IV-D – Request Narrative and Plan Compliance
2. Three (3) copies of Exhibit II-F-2 – Environmental Assessment
3. Three (3) copies of Exhibit II-F-4 – FLUCFCS & Soils Map
4. Three (3) copies of Exhibit II-F-5 – Topographic Map
5. Three (3) copies of Exhibit III-C – Traffic Impact Statement
6. Three (3) copies of Exhibit IV-E – Master Concept Plan
7. Three (3) copies of Exhibit IV-G – Schedule of Uses and Site Development Regulations
8. Three (3) copies of Exhibit IV-H – Schedule of Deviations and Justification
9. Three (3) copies of Exhibit IV-I – Surface Water Management Plan
10. Three (3) copies of Boundary Survey
11. Three (3) copies of Faux Turf Detail
12. Three (3) copies of Product Renderings and Elevations
13. One (1) flash drive with electronic copies of all documents

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

**BONITA SPRINGS Planning and Zoning
Sufficiency Comments:**

1. LDC 4-295(a) states that "Rezoning applications for planned developments must include the following information, supplemented, where necessary, with written material, maps, plans, or diagrams." It is Staff's opinion that it is necessary for the Applicant to provide line-of-site exhibits from all sides, and architectural concepts for the proposed project. Such documents will aid in demonstrating compliance with planned development design standards (LDC 4-325) and guidelines for decision-making (LDC 4-131).

Response: Please see the attached tentative product renderings and elevations for architectural concepts for the project. A line-of-sight exhibit is being created and will be provided once complete. These renderings are not final and adjustments may be made prior to final development orders are obtained.

2. Please clarify on the master concept plan (MCP) if any of the entrances are proposed to be gated.

Response: The MCP has been revised as suggested to note that gates are proposed.

3. The dwelling unit type "Multi-Family, Detached" does not appear in the City of Bonita Springs Land Development Code. Since it is being proposed on the schedule of uses, please provide a definition for consideration.

Response: The Schedule of Uses has been updated and includes the following definition of multifamily: "A building or buildings consisting of three or more dwelling units located on a single lot or site."

This definition is consistent with the City of Bonita's definition of Multi-Family Buildings, which indicates that the dwelling units are all located on a single lot. This definition is also consistent with how the proposed use has been interpreted in the City of Fort Myers.

Substantive Comments:

1. Staff is aware that Consumption on Premises is listed on the schedule of uses for the residential tract. Please note that unless the location is explicitly shown on the master concept plan (MCP), the COP approval may require a special exception, pursuant to LDC 4-1023.

Response: Consumption on Premises has been removed from the schedule of uses.

2. Staff reserves the right to make additional comments upon additional information being submitted.

Response: Noted.

**BONITA SPRINGS Surveying
Sufficiency Comments:**

1. Please provide a boundary survey and legal description for the subject parcel.

Response: A Boundary Survey and Legal description is provided.

Substantive Comments:

1. According to the Lee County GIS, this property has an easement that runs through the property. This easement (attached) encompasses the western 80 feet of the property and is for vehicular and pedestrian access. This may alter the available building area.

Response: The easement will be vacated and was proposed for the extension of Kent Road which is no longer being proposed. The vacated easement will be completed and recorded during the Development Order review.

BONITA SPRINGS Engineering
Sufficiency Comments:

1. Please revise MCP to show offsite improvements associated with the ingress and egress to Terry Street. The TIS may require turn lanes, controlled access and adjustments to the signing and striping along Terry Street. Show the number of traffic lanes and the width of the access driveways and internal driveways.

Response: The Master Concept Plan has been revised to depict the offsite traffic mitigation proposed, which includes a new right-turn lane at the proposed entry to the development on East Terry Street. The new right-turn lane will be designed in accordance with FDOT using with the design speed of 40MPH for the deceleration lane length. The lane will not need storage included as it will be continuous flow lane with ample curb return radius provided. The existing left turn lane for eastbound East Terry Street is already constructed and does not require modification as it provides suitable storage for vehicles estimated to enter the site during peak hour. It is understood that there will be additional review of the traffic and required site related improvement as part of the Development Order application and review process.

2. It is the Staff opinion that the Applicant should provide adequate existing topography to clearly define historic flows around and within the property boundaries. The Applicant should locate the existing drainage culverts and the flow line of the drainage swales along Terry Street. The Applicant should show proposed building elevations and typical cross sections through lakes, preserve areas, filter marshes and residential tracts.

Response: The information requested to define historic flows was provided as part of the submittal and included in Exhibit IV-1 – Surface Water Management Plan graphic. 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.

3. Please revise the stormwater narrative to specify that at the time of Local Development Order the engineering plans and drainage calculations must show how the site will store and treat its stormwater runoff consistent with the City's Comprehensive Plan (Policy 9.3.3). This requires an additional 50% water quality volume storage above that required by SFWMD. The drainage analysis must also demonstrate no adverse impact to adjacent property. All stormwater data shall be submitted in an ICPR format for inclusion into the City's master Interconnecting Pond Routing Model.

Response: It is acknowledged that at the time of development order application a detail water quantity and quality analysis will be provided integrating the City's available ICPR basin analysis.

4. On the MCP, please identify the location and width of the Terry Street ROW lines. Development impacts within the Public Works right-of-way will require additional permits.

Response: The MCP has been revised to show more right-of-way information for East Terry Street as requested.

Substantive Comments

5. Utility poles and overhead wires exist along the south property boundary. How will they be handled during the development phase?

Response: The utility poles are located within an existing 30' wide Roadway Easement (O.R. 3086, PG 1592 & O.R. 1264 PG18) along East Terry Street and will remain. The proposed development honors this easement and all landscape buffering and other project setbacks are located outside of this easement.

6. The justification verbiage for Deviation #1 needs clarification concerning the location of setbacks and slope limits. Please refer to the appropriate cross section for clarity.

Response: The lake excavation is proposed with a 25-foot setback from the existing roadway easement line of East Terry Street. Within the 25 feet will be a perimeter berm for water management needs. The height of the berm has not been determined at this time, but probably 2-3 feet higher than natural grade. Also within this area will be a landscape buffer which will be a combination of shrubs and trees. The existing roadway easement includes an overhead utility line with existing poles located along the eastern side of East Terry Street and these will also remain along with the existing roadside swale. Therefore, there are many impediments to an errant vehicle should that be the concern of this comment.

**BONITA SPRINGS Environmental
Sufficiency Comments:**

1. If any heritage trees exist within the development area (live oaks, Florida slash pine, long leaf pine with a 20" DBH or greater per LDC Sec. 3-417(b)), provide an exhibit showing the locations relative to improvements. A hearing for their removal is required in front of the Tree Advisory Board prior to zoning approval.

Response: The MCP has been revised to depict the heritage trees surveyed and the trees which may be preserved in comparison to the site plan as well as consideration as to the grading and land disturbance.

2. In order to receive the 150% credit for reduction in the preserve size, the minimum width of the preserve is required to be 200 feet. The preserve as shown on the MCP does not meet the width requirement for this credit. The preserve area must be 4 acres total with proper application of the credit allowances in LDC Sec. 3-417(b)(4). Staff would be open to considering overlap of the preserve with lake area if the area will be replanted.

Response: Please refer to the MCP that has been revised to recalculate the indigenous preservation with the credit suiting the "width" dimension provided. A deviation is requested to be supplemented by establishing plantings within the drainage and the water management features on site to mimic the landscape of the preserved area.

3. The Soils exhibit is not soils, it is a land cover exhibit. Please provide a soils exhibit at the same scale as the MCP. The FLUCCS and Topographic map exhibits also need to be at the same scale as the MCP. No scale is provided on the Topographic Exhibit. Please provide additional elevations on this Exhibit if available.

Response: The Soils and FLUCCS mapping exhibits have been revised and plotted to the same scale as the provided MCP. Also, the topographic exhibit has been updated to reflect more survey point elevations based upon the drone imagery surface obtained in the field.

4. Please show required Landscape Buffer dimensions on the MCP.

Response: The landscape buffering has been added to the MCP.

Substantive Comments:

1. The open space calculations provided in the Narrative exhibit (pg 5) do not match that provided on the MCP. Please correct so they are the same.

Response: The Open Space calculation and areas tabulated has been revised as part of the general changes to the MCP and the narrative has been updated to reflect the same.

2. The Environmental Assessment references the Lee County Protected Species list. The City has its own list in Appendix B, Chapter 3 of the Land Development Code. Please

assure this was the list utilized during the listed species survey and change the text to reflect the City instead of the County code.

Response: The attached Environmental Assessment has been corrected as suggested.

3. Please complete the first sentence on page 4 of the Narrative.

Response: This sentence has been revised as requested.

4. Schedule of Uses Preserve Tract – please remove or explain the need for essential services and a separate Recreation activities category. Hiking and Nature Study seems to include the amenities that would be approved within a required preserve area.

Response: The Preserve Tract schedule of uses has been updated as requested.

5. Please provide additional information on Hydrochill. If it needs to be reapplied every two years, what happens to it? Does it end up washing out of the turf and entering the water management system? If the spray application method will be utilized for re-applications, would this increase runoff of the product? Please provide the active ingredient list.

Response: Hydrochill information was submitted to demonstrate an example of turf products available on the market. It is the Applicant's intention to utilize turf product that does not require the use of any fill material. Final selection of turf product to be used will occur at a later date.

Please see the attached additional turf product information and 1ft x 1ft turf sample for additional information about potential turf applications.

6. Note: The Preserve Management Plan/Protected Species Management Plan shall be approved with the Development Order.

Response: Noted.

7. There is little native land cover/habitat in the remaining vegetated area, noted as 420 on the FLUCCS map. Since the highest quantity of native vegetation in this area is on the south end of the preserve as shown on the MCP, staff proposes to reduce the required preserve area to retain only part of the south preserve area (approximately 2 acres) and retain the area with the 3 closest heritage pines adjacent. This will also eliminate the need for large areas of replanting within the preserve. If the area of these heritage pines is incorporated into the preserve, a minimal planting plan with grasses and/or saw palmetto would be required.

Response: The MCP has been revised to include an additional preserve area which preserves two heritage trees, one heritage oak and one heritage pine. This has resulted in the need for a deviation to provide less than the required four acres of indigenous vegetation preservation, but as stipulated in the deviation request, will include additional native plantings to offset this difference for a total indigenous area in excess of the code requirements.

**BONITA SPRINGS Bike-Ped/Multimodal
Sufficiency Comments:**

1. Please revise the proposed MCP and/or supplemental exhibits/plans to provide the project's required multi-modal facilities (minimum 8'-10' sidewalks along the project's East Terry Street frontage) and connection points/crossing all the existing/proposed facilities adjacent to the project (existing sidewalks along East Terry Street/Kent Road to the south).

Response: The MCP has been revised and updated to show a proposed multi-use trail within the property along East Terry Street frontage, and external sidewalk connection to East Terry Street public sidewalk and Kent Road privately maintained sidewalk system.

2. Please revise the proposed MCP and/or supplemental exhibits/plans to show the site/project compliance with internal pedestrian network requirements (i.e., the site's internal pedestrian and cycle network and facilities/amenities) as appropriate. This would include but is not limited to 6' sidewalks, trails/pathways, multimodal connection points internal/external to the site, bike racks/stalls, shade/respice areas, etc.

Response: The MCP has been revised to depict the conceptual locations for internal sidewalks and interconnectivity to parking and residential areas. Please note that the sidewalk connection from East Terry Street into the site provides a 6-foot-wide sidewalk. However, the sidewalks within the parking areas will comply with section 4-894 and provide 5-foot-wide sidewalks.

Substantive Comments:

1. The Applicant is being placed on notice that the East Terry Street Corridor is designated by the City of Bonita Springs Bicycle and Pedestrian Master Plan (PATH) as the future home of multi-modal facilities, including sidewalks, multi-use pathways/trails, and corresponding amenities, furnishings, buffering and respice areas as appropriate. As such, the project will be subject to the City of Bonita Springs requirements for the construction and/or provision of all required bicycle facilities and pedestrian facilities specified in the land development code.

Response: Noted.

**BONITA SPRINGS Traffic
Sufficiency Comments:**

1. Based on the Schedule of Uses and renderings submitted, it appears that proposed development will allow what will functionally be detached single family units. Therefore, please revise the TIS using the single family dwelling unit trip generation rate.

Response: See revised TIS. LUC 230 (Multi-Family Housing – Low Rise) is entirely appropriate for the project that is proposed at this location. In order to provide additional information related to the trip generation characteristics of this rental community, TR Transportation Consultants engaged Quality Counts to conduct a traffic count at the site access drive intersections serving the Estia at Lakewood Ranch Apartment community located in Manatee County. This community is exactly

the same residential product that is proposed at the Soltura Bonita Springs site. Estia at Lakewood Ranch has a total of 230 dwelling units and is 100% occupied. Traffic counts were conducted over three (3) weekdays at the two site access drives serving the project and summarized. Included in the Appendix of the revised TIS is the raw traffic count data and the summary calculations that illustrate the trip rate for the surveyed property based on 230 dwelling units. The trip rate developed from the actual surveys were 0.34 trips/dwelling unit for the weekday AM peak hour and 0.45 trips/dwelling unit for the weekday PM peak hour, which is LESS than the trip rate identified in the ITE Trip Generation Report for LUC 220 (Multi-Family Housing – Low Rise).

The ITE Trip Generation report for Land Use Code 210 (Single Family Detached Housing) indicates in the description of this Land Use that *“A single-family detached housing site includes any single-family home on an individual lot.”* There are NO individual lots within the Soltura project. The ITE description of Single Family Detached Housing in the 11th Edition of the Trip Generation Report goes on to state that *“Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little or no front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing”.* The Soltura site is not considered a patio home product as the typical patio home is individually owned and there is separate lot ownership. For the Soltura project, there are no individual ownerships and maintenance is included for the entire property, both inside and outside of the units. Therefore, the use of LUC 220 for this community is entirely appropriate.

2. Please revise the background traffic to exclude the 2021 traffic counts which were low due to the pandemic. Also, include the counts for count station 1205 west of Morton Ave. and the traffic associated with Bonita Grande Mine RPD.

Response: The revised TIS utilized the 2020 traffic data and includes data from station 1205.

3. The requested access at Kent Road will modify the existing intersection. Please include an intersection control evaluation (ICE) study to determine what intersection modifications should be made. The Applicant is referred to the FDOT ICE Manual. At a minimum, a roundabout should be evaluated. The Applicant is advised to reach out to Staff to discuss the methodology to avoid unnecessary comments regarding the analysis approach and content.

Response: An intersection control evaluation study (ICE) was not provided nor is required for this application. A roundabout was not evaluated. This is an existing four-legged intersection along E. Terry Street where the north leg will be expanded to serve as the access to this project.

4. Please provide AM and PM peak season turning movement counts for the intersection of Kent Road and Terry Street. Counts must be taken for six hours between 7AM and 9AM and between 2 PM and 6 PM. This data will be needed for the ICE study.

Response: This information will be provided at the time the project seeks Development Order application to determine the need for additional off-site improvements related to the turn lanes on E. Terry Street.

5. The proposed east access will need to be restricted to right-out only due to its proximity to the intersection at Kent Road. This will require physical channelization of the access driveway.

Response: There is no logical reason to restrict movements on the EXIT only access to E. Terry Street. This access meets the intersection separation requirements of the City's Land Development Code for a FULL access. The access is being designed as an EXIT only and there will be no restrictions on the movements for outbound trips.

6. The proposed access gate at the main entrance may be problematic and result in queues that extend out onto Terry Street. Please provide a queueing analysis for this gated entrance. The Applicant is advised to reach out to Staff to discuss the methodology to avoid unnecessary comments regarding the analysis approach and content.

Response: The gate and entry road are being designed per the City's Land Development Code standards to accommodate stacking at the gate. There is no analysis necessary to support the current LDC standards.

BONITA SPRINGS Public Works

Substantive Comments:

1. The Applicant is put on notice that any work or improvements being proposed within any city-maintained right-of-way will require a permit from the Public Works Department.

Response: Noted.

LEE COUNTY Natural Resources

Substantive Comments:

1. Please be advised that this site is located within the Imperial River watershed (WBID 3258EA), which has an established Basin Management Action Plan (BMAP) for total nitrogen (TN) and dissolved oxygen (DO), and Total Maximum Daily Load (TMDL) for E. coli. At time of local development order, the Applicant may be asked to demonstrate how the development proposes to prevent further degradation of this watershed.

Response: Noted. Additional information to be provided at time of local development order.

2. As mentioned in the narrative, the general vicinity has experienced flooding conditions. At time of local development order, the Applicant may be asked to discuss what

considerations have been taken into account so that the proposed development does not exacerbate conditions for adjacent properties.

Response: Noted. Additional information to be provided at time of local development order.

If you have any questions, please do not hesitate to contact me directly at (239) 319-0026 or jeremy.frantz@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Jeremy Frantz". The signature is written in a cursive, flowing style.

Jeremy Frantz, AICP
Principal Planner/Senior Project Manager

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 = 12.3 acres
- Improved Access:
 - Longer turn lane into development.
 - Two access points to East Terry.
- Indigenous preserves:
 - All preservation and created native planting areas is contiguous.
 - More focused on preservation of highest quality uplands.
 - Two heritage trees preserved.
 - Removal of exotics required.
- Increased Code Compliance:
 - Eagle Bay deviations = 7
 - Proposed deviations = 3
- 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.

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.

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)

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 deviation is requested to allow three Preserve Tracts and a created vegetation area to satisfy 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 property owner or managing entity and not by individual renters.
- 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.

Since the development is located on a single lot and will not be subdivided into individual lots and the development will consist of dwellings which are leased and under common ownership, the proposed Planned Development is consistent with the City's existing definition of multi-family development. The schedule of uses memorializes that the units must be located on a single lot and cannot be subdivided and sold to individual owners.

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 the overall open

space requirements 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:

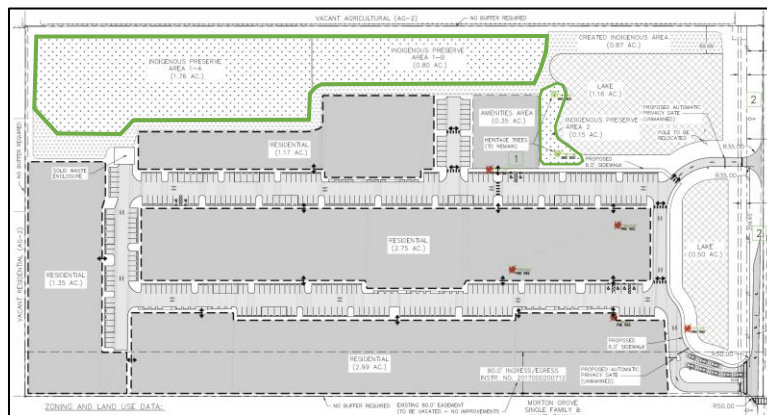
	Required Open Space	Provided Open Space (see note)
Preserve Area	4.0 acres	2.71 acres provided (3.23 acres with credits)
Created Indigenous Area		0.88 acres
Lake Area	4.0 acres	1.66 acres
Open Space and Landscape Buffers		3.18 acres
Residential Open Space		3.44 acres
Total Open Space	8.0 acres	12.38 acres

Note: LDC section 3-417(b)(4) provides a 125% credit for preserves of 1 acres in size, and a 110% credit for preserves 0.5 acres in size as an incentive for the preservation of large tracts of upland indigenous vegetation.

The enclosed Site Development Regulations (Exhibit IV-G) provide for setbacks for all residential product types proposed including for clubhouses. The proposed site design includes enhanced setbacks to E. Terry St. and provides improved compatibility with the surrounding land uses over the previously approved Eagle Bay RPD.

Preservation

The MCP provides for preservation of the highest quality natural resources on site. The Applicant is seeking a deviation from the requirement to provide 50% of the required open space as indigenous vegetation preservation in order to provide 3.23 acres of indigenous vegetation and 0.88 acres of indigenous planting area. The indigenous vegetation credit for large tracts of upland plant communities provided in LDC section 3-417(b)(4)a. is used to result in a total of 4.1 acres of indigenous and planted vegetation areas. The preserve area locations also allow for the preservation of two heritage trees. This deviation request is further explained in the Exhibit IV-H – Schedule of Deviations and Justification.



The MCP provides for separation between the proposed development and the adjacent conservation lands. The location of the preserves was selected in order to retain and protect the highest quality native vegetation. The preserve areas will provide for protection and maintenance

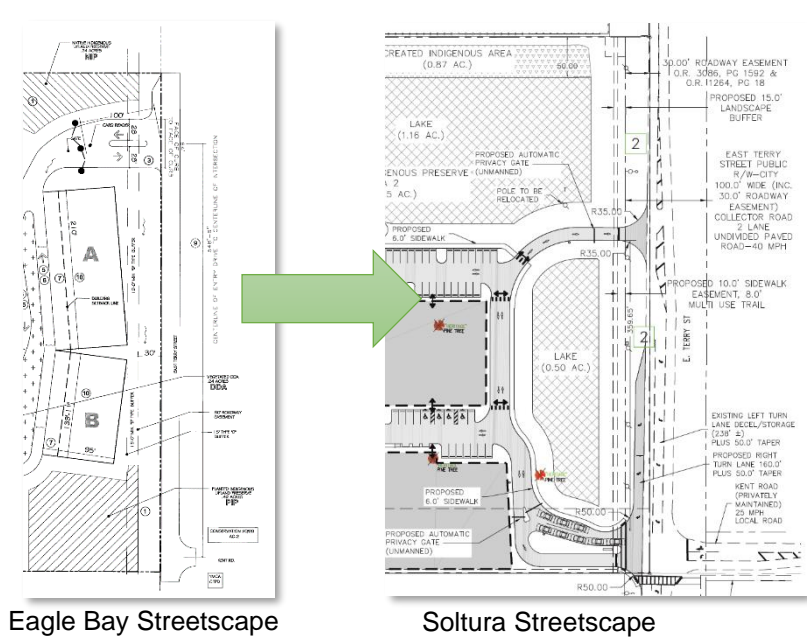
for protected species in perpetuity as intended by the LDC and Comprehensive Plan. Other portions of the site have been previously disturbed and impacted from the former development activity and will not be utilized as on-site preserve.

The protected species survey indicates the presence of gopher tortoises and burrows on site. Therefore, the preserve areas will also be managed for gopher tortoises. A Gopher Tortoise Management Plan is included in Exhibit IV-J.

East Terry Street Streetscape

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.

The project proposes a new right-turn lane at the proposed entry to the development on East Terry Street. It is understood that there will be additional review of the traffic and required site related improvement as part of the Development Order application and review process.

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 preserve tracts which meet the LDC requirements. The preserve areas will provide for protection and maintenance for protected species in perpetuity as intended by the LDC and Comprehensive Plan. An area of created vegetation is contiguous to and connects the preserve areas. 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 proposes a new right-turn lane at the proposed entry to the development on East Terry Street.

The project will provide connection to future planned off-site pedestrian facilities along E. Terry St. It is understood that there will be additional review of the traffic and required site related improvement as part of the Development Order application and review process.

(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, algaecides 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 a combination of preservation and creation of indigenous vegetation, that exceeds the preserve area 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 from preserves 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. Two heritage trees are also proposed to be preserved. 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 preserves shown along the eastern 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 planted indigenous areas, 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

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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 20.07± 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 City of Bonita Springs' 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 20.07± 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 any 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 elliotii*), 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) – 15.35± Acres

This upland habitat type occupies 15.35± 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 elliotii*), 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

FLUCFCS Code	Community Description	Habitat Type	Acres
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	15.35± Ac.
Total			20.07± Ac.

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.

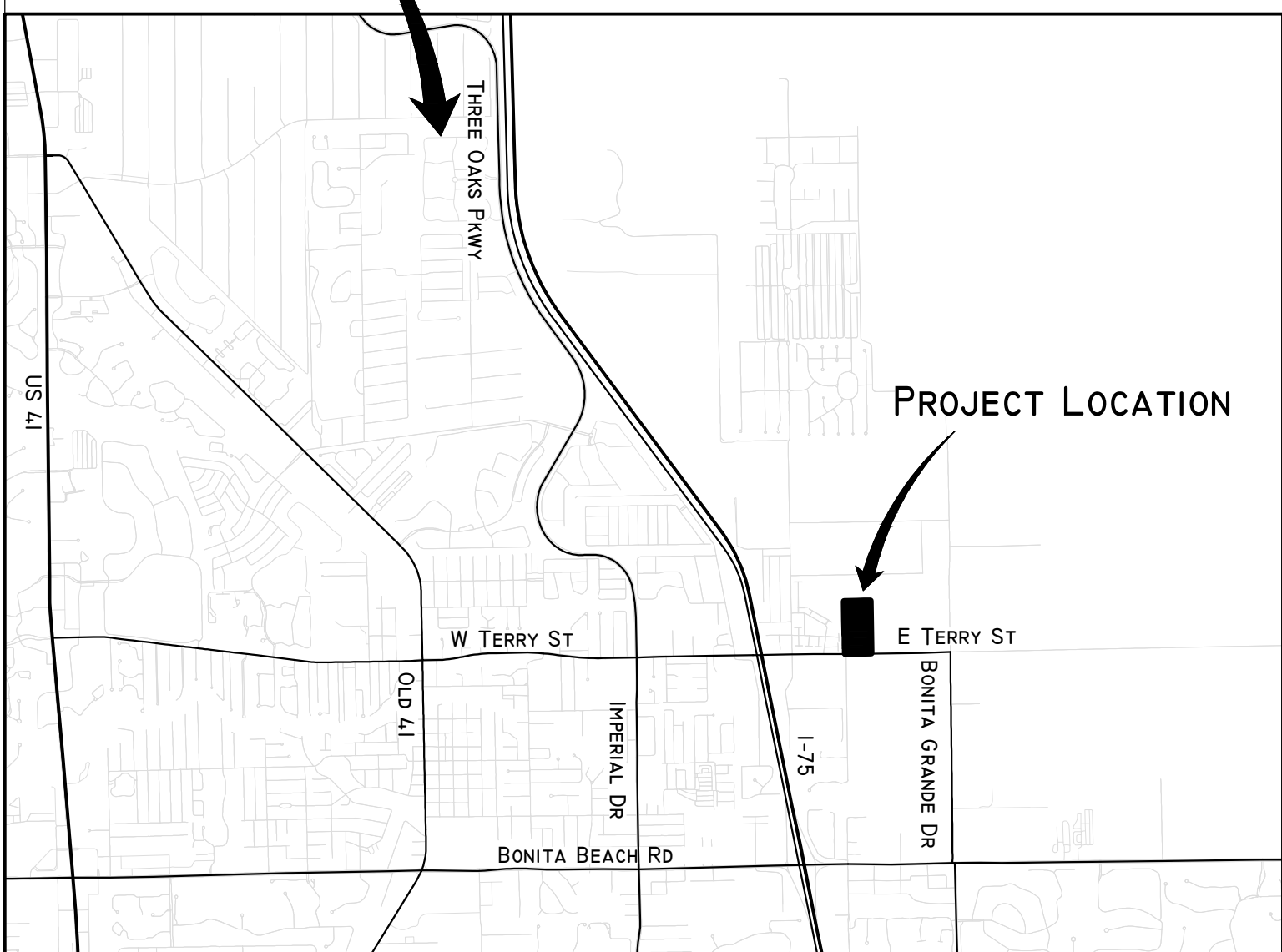
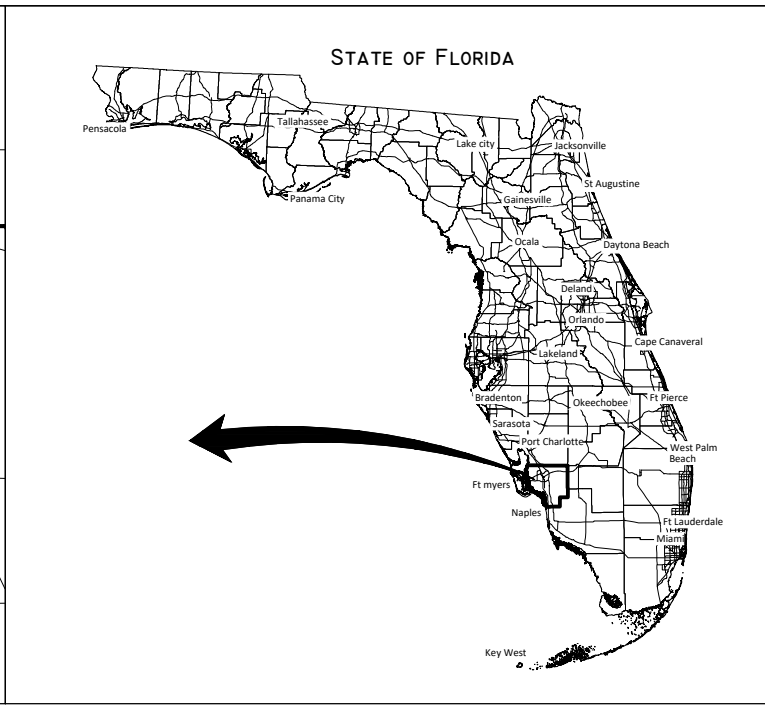
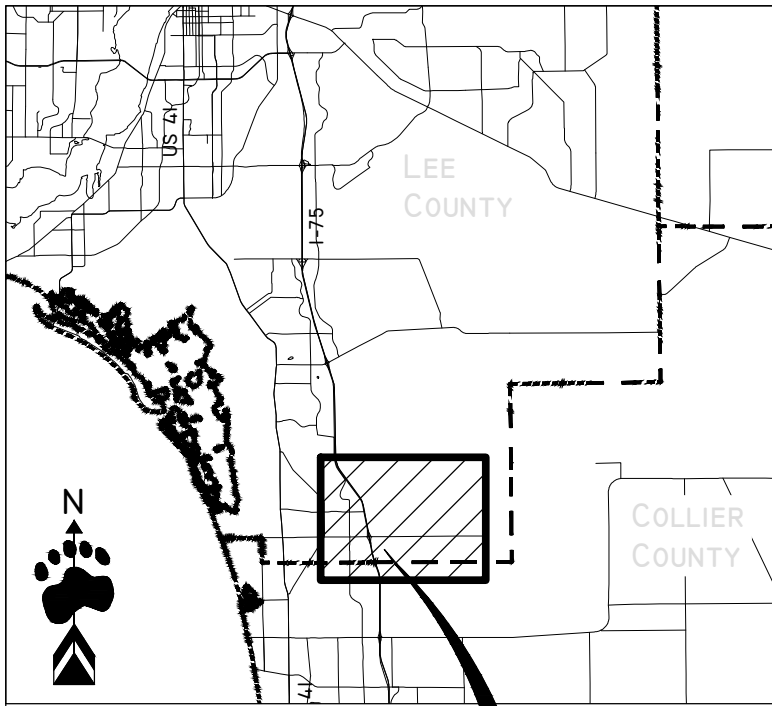
Table 2. Listed Species by Habitat with Current Status

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



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

12585 East Terry Street

Location Map

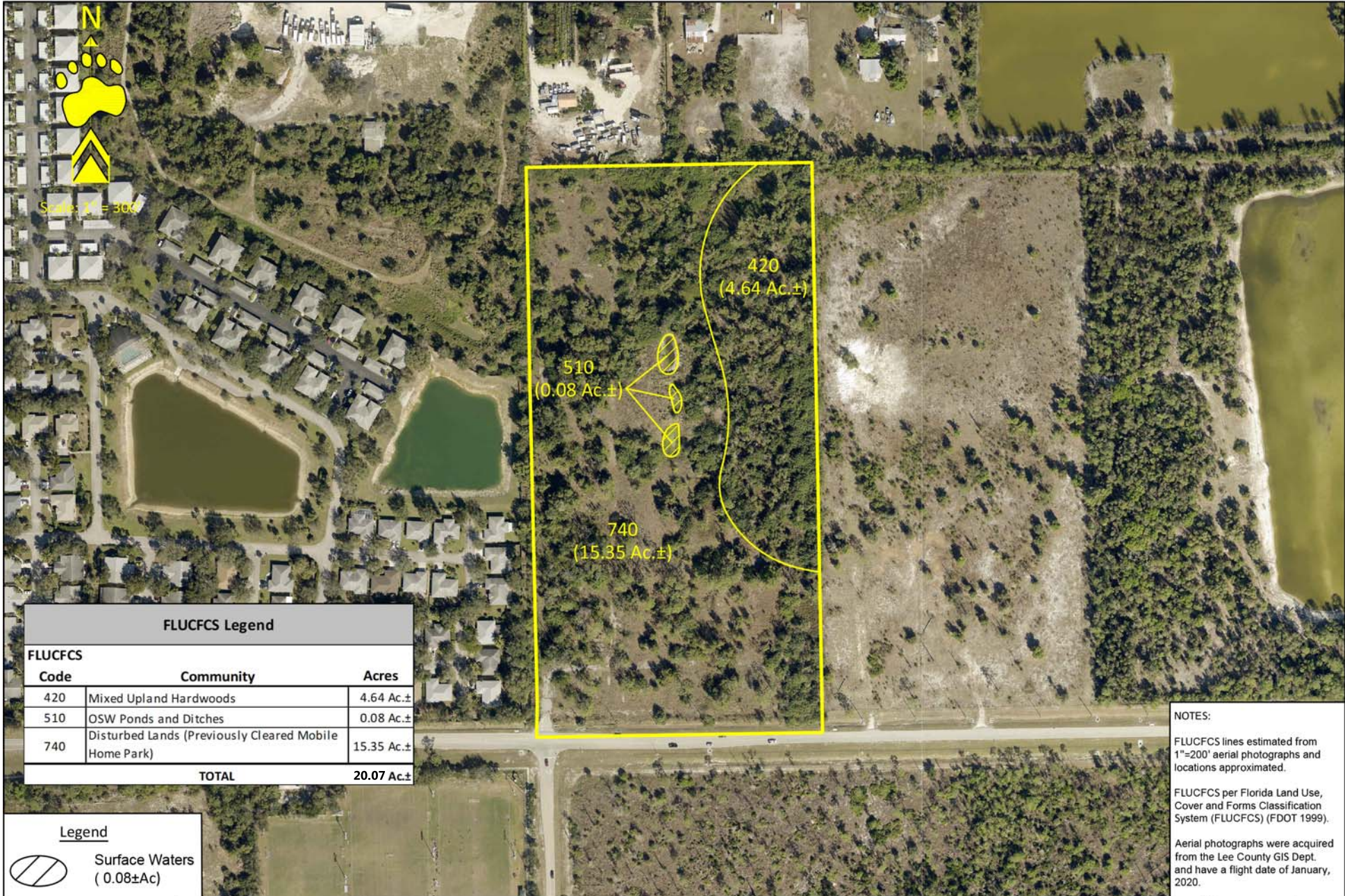
Page 275

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)	15.35 Ac.±
TOTAL		20.07 Ac.±

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

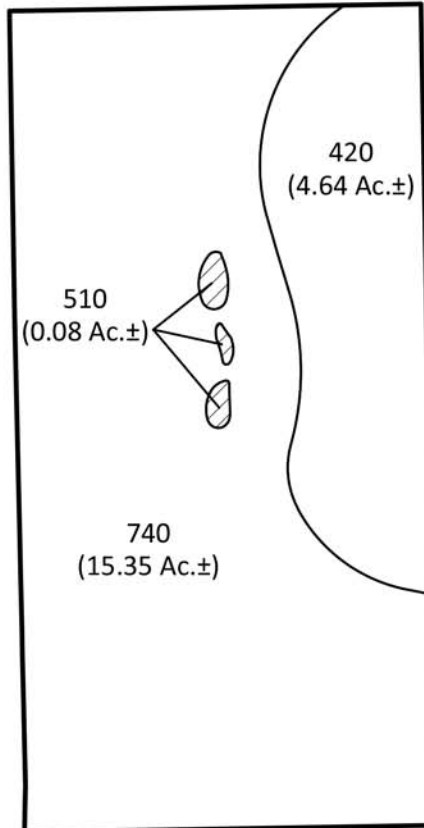
Category	FLUCFCS		Page
Scale:	1" = 300'		-
County	Lee		Exhibit
			-

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

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)	15.35 Ac.±
TOTAL		20.07 Ac.±

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).

12585 East Terry Street

FLUCFCS Map

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

Category	FLUCFCS
Scale:	1" = 300'
County	Lee

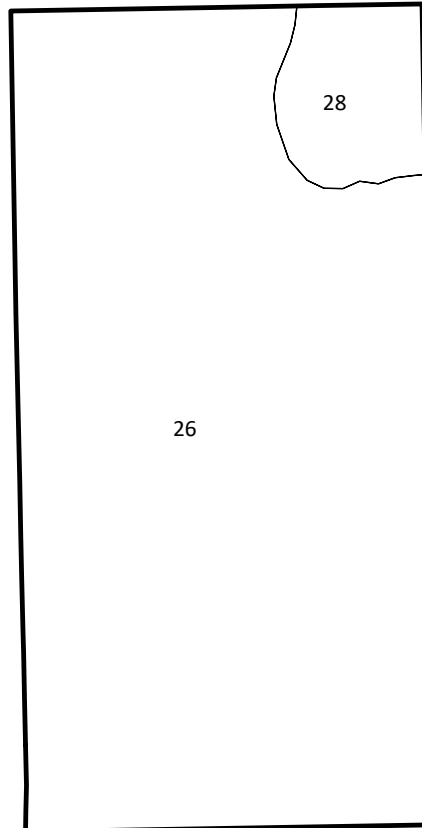
1599 Covington Circle East Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-

Exhibit D
NRCS Soils Map



Scale: 1" = 300'



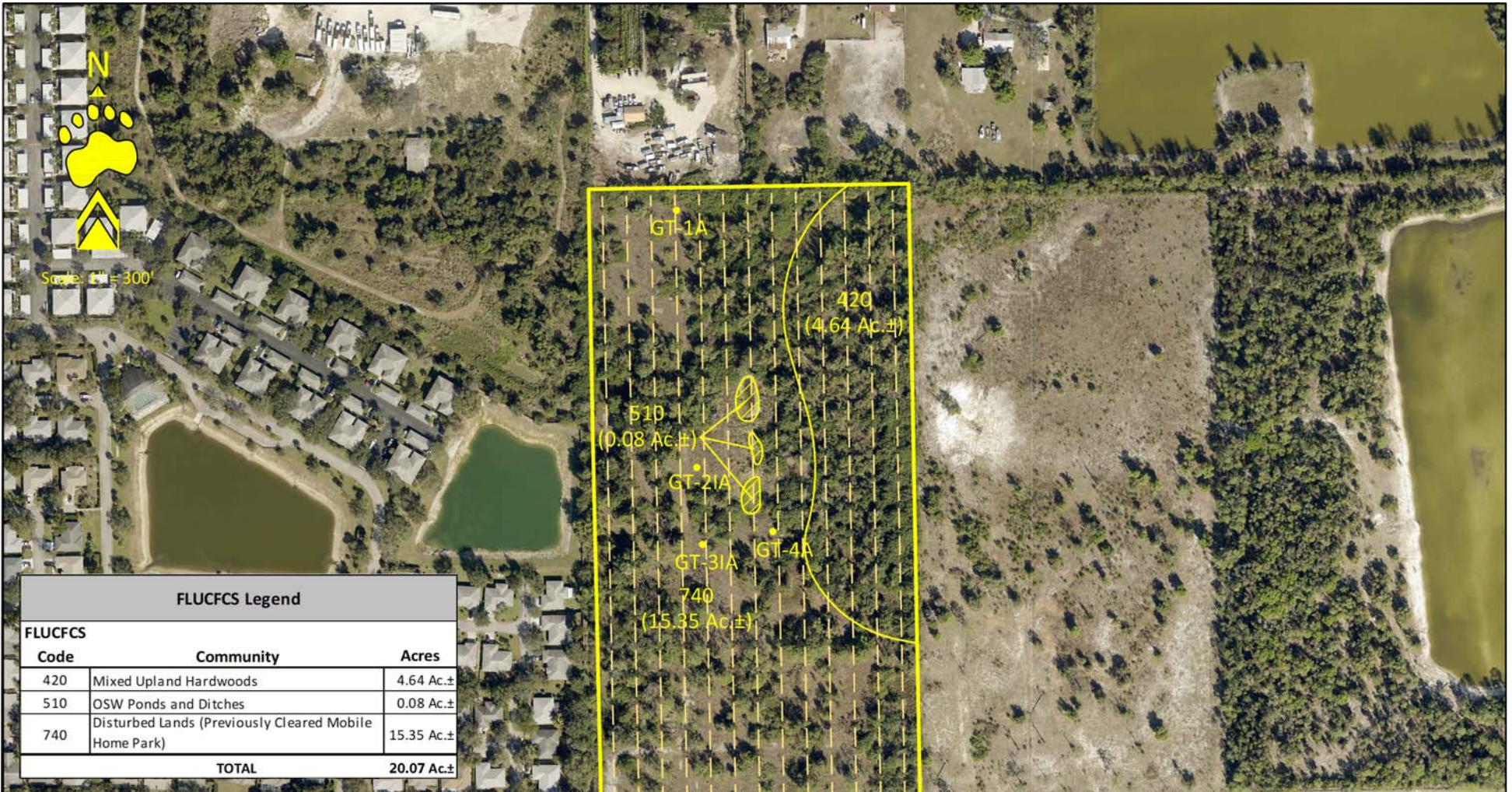
NRCS Soils Legend		
Soil No	Description	Status
26	Pineda Fine Sand	Hydric
28	Immokalee Sand	Non-Hydric

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> <p>Page 281</p>	Category		Page
		BWS	6/15/21		Soils		-
		Job Number			Scale:		1" = 300'
		S/T/R	30/47S/26E		County	Lee	-

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)	15.35 Ac.±
TOTAL		20.07 Ac.±

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

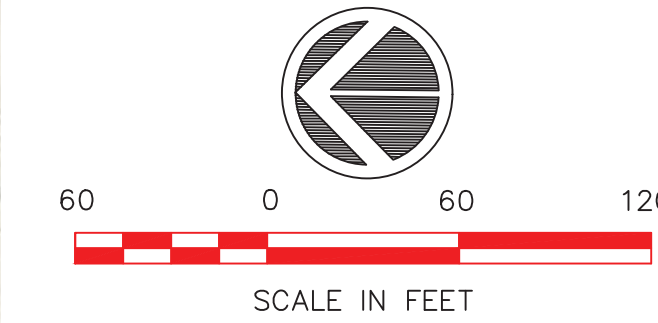
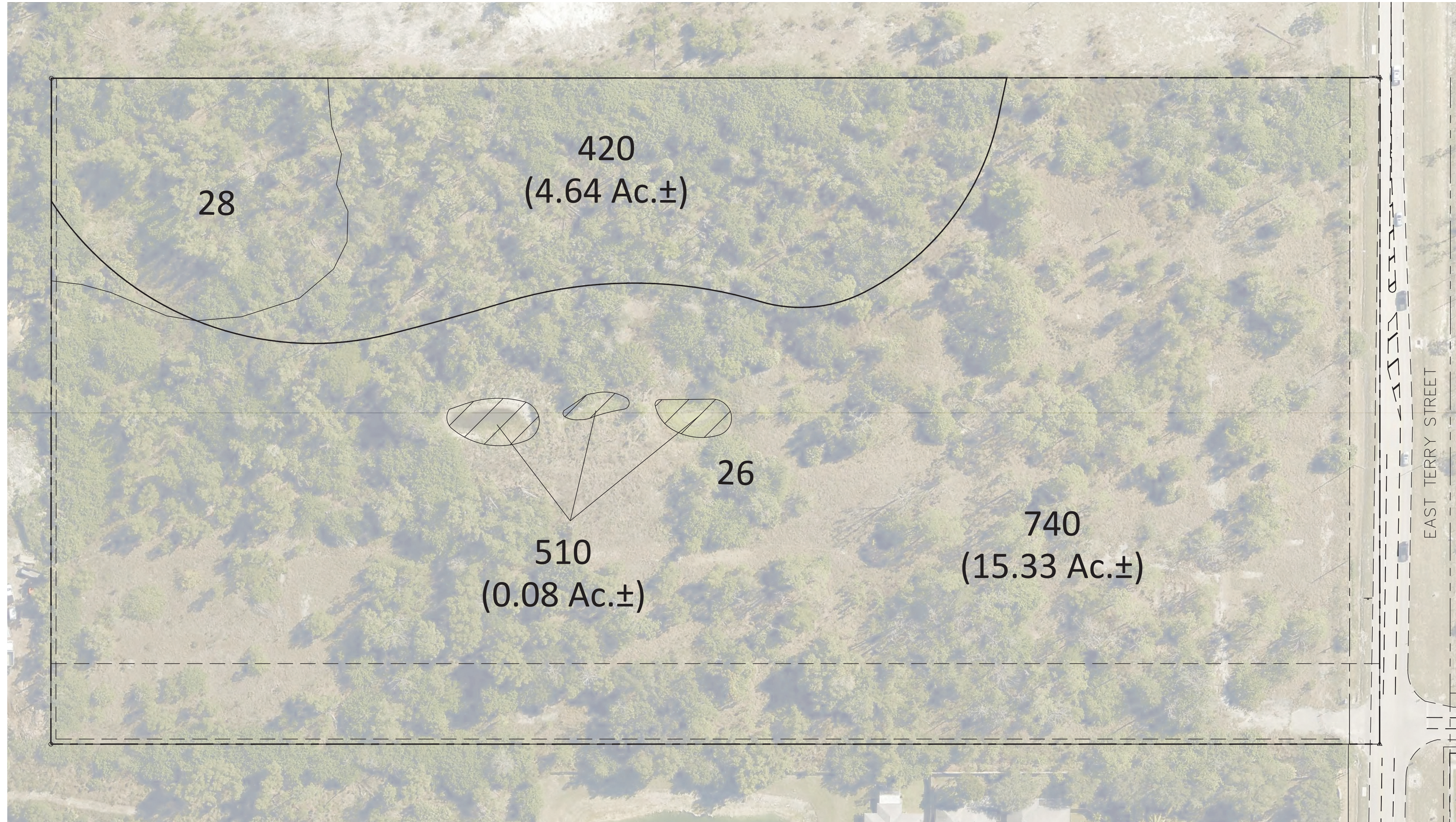
Aerial PSS Map

Category	PSS
Scale:	1" = 300'
County	Lee

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

Page	-
Exhibit	-

EXHIBIT II-F-4 – FLUCFCS & SOILS MAP



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\018\018.dwg Tab: FLUCFCS Nov 11, 2021 - 4:24pm Plotted by: KevinBoys

LETTER	REVISIONS	DATE

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'

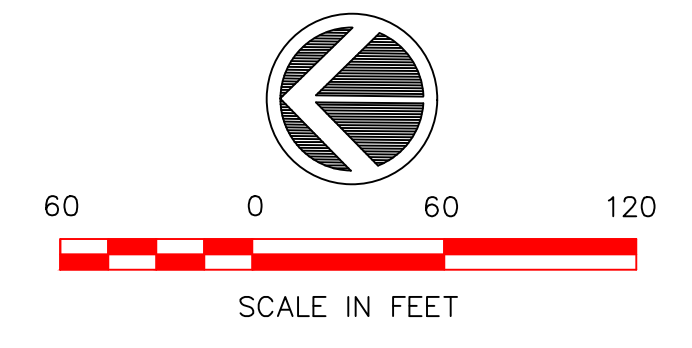


6200 Whiskey Creek Dr.
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

FLUCFCS & SOILS MAP

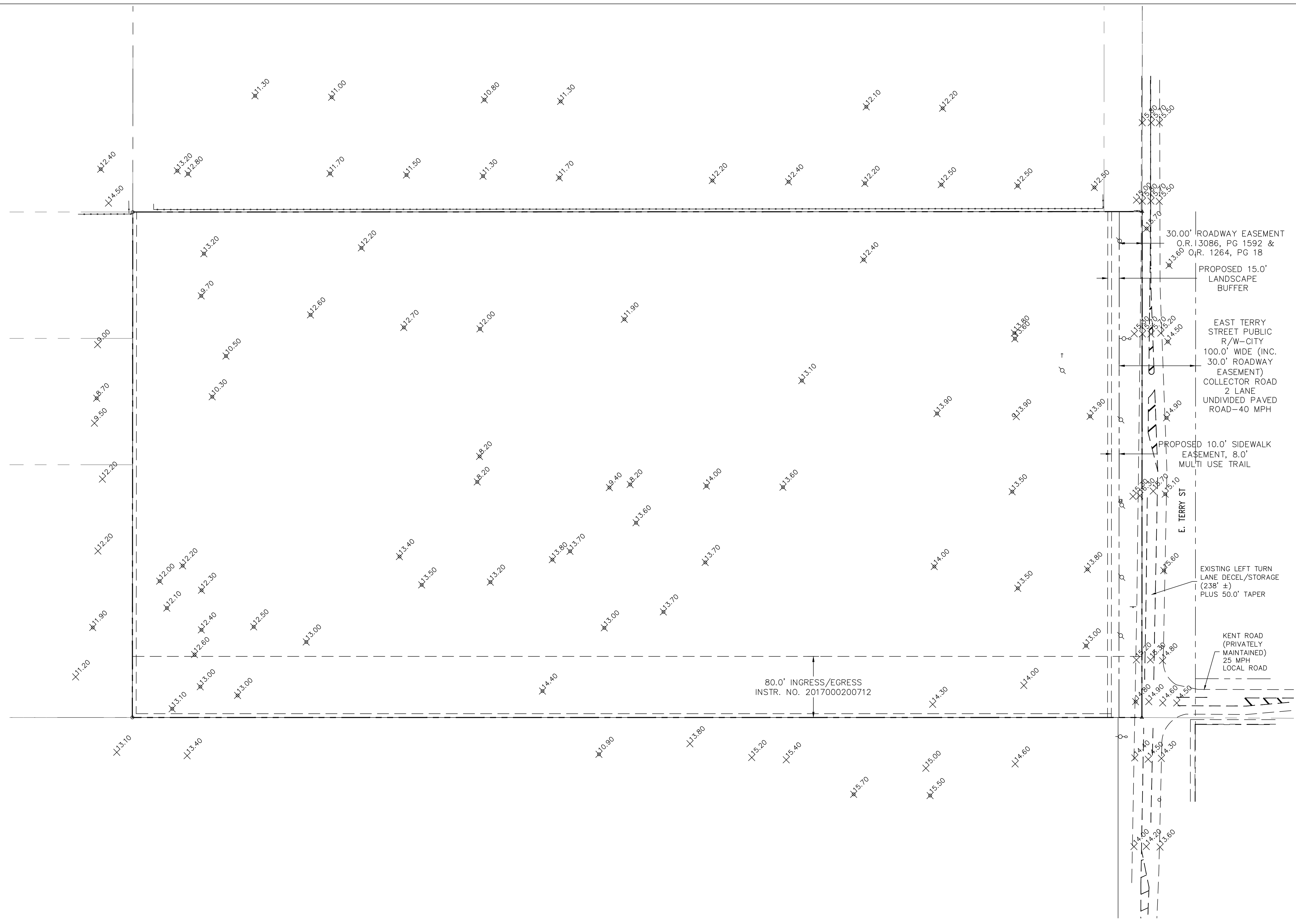
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO.	DRAWING NO.
	-	-
DATE _____	PROJECT NO.	SHEET NO.
	2021082	3 of 3

EXHIBIT II-F-5 – TOPOGRAPHIC MAP



LEGEND

Existing Topo



H:\2021\2021082\01\01\01.dwg Tab: Topo Nov 15, 2021 - 12:21pm Plotted by: KevinBoyns

△		
△		
△	REVISIONS PER CITY COMMENTS	11/10/21
LETTER	REVISIONS	DATE

SOLTURA AT EAST TERRY

DESIGNED BY REB	DATE 08/24/21
DRAWN BY K.L.P.	DATE 08/24/21
CHECKED BY REB	DATE 08/24/21
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

**TOPOGRAPHY
EXHIBIT**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO.	DRAWING NO.
	PROJECT NO.	SHEET NO.
DATE _____	2021082	1 of 2

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**

**REVISED:
November 11, 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 to 200 multi-family residential dwelling units. This community will be an apartment rental community and will have common parking areas and a clubhouse/pool amenity. There are no separate lots on the site and no separate ownership of the units. The entire property is under one STRAP number and one ownership. There will be an on-site management company responsible for the maintenance of the units and grounds of the property, just as a traditional multi-story multi-family community operates. The property will consist of one-, two- and three-bedroom rental units and will be managed by a property management company and will be 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*, 10th 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.

In order to provide additional information related to the trip generation characteristics of this rental community, TR Transportation Consultants engaged Quality Counts to conduct a traffic count at the site access drive intersections serving the Estia at Lakewood Ranch Apartment community located in Manatee County, Florida. This community is exactly the same residential product that is proposed at the Soltura Bonita Springs site. Estia at Lakewood Ranch has a total of 230 rental units in single family detached unit with common parking areas and a clubhouse amenity. At the time of the survey, the property was 100% leased. Traffic counts were conducted over three (3) weekdays at the two site access drives serving the project and summarized. Included in the Appendix is the raw traffic count data and the summary calculations that developed a trip rate for the surveyed property based on 230 dwelling units. The trip rate developed from the actual surveys were 0.34 trips/dwelling unit for the weekday AM peak hour and 0.45 trips/dwelling unit for the weekday PM peak hour, which is LESS than the trip rate

identified in the ITE Trip Generation Report for LUC 220 (Multi-Family Housing – Low Rise).

The ITE report for Land Use Code 210 (Single Family Detached Housing) indicates in the description of this Land Use that *“A single-family detached housing site includes any single-family home on an individual lot.”* There are NO individual lots within the Soltura project. The ITE description of Single Family Detached Housing in the 11th Edition of the Trip Generation Report goes on to state that *“Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little or no front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing”.* The Soltura site is not considered a patio home product as the typical patio home is individually owned and there is separate lot ownership. For the Soltura project, there are no individual ownerships and maintenance is included for the entire property, both inside and outside of the units. Therefore, the use of LUC 220 for this community is entirely appropriate.

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

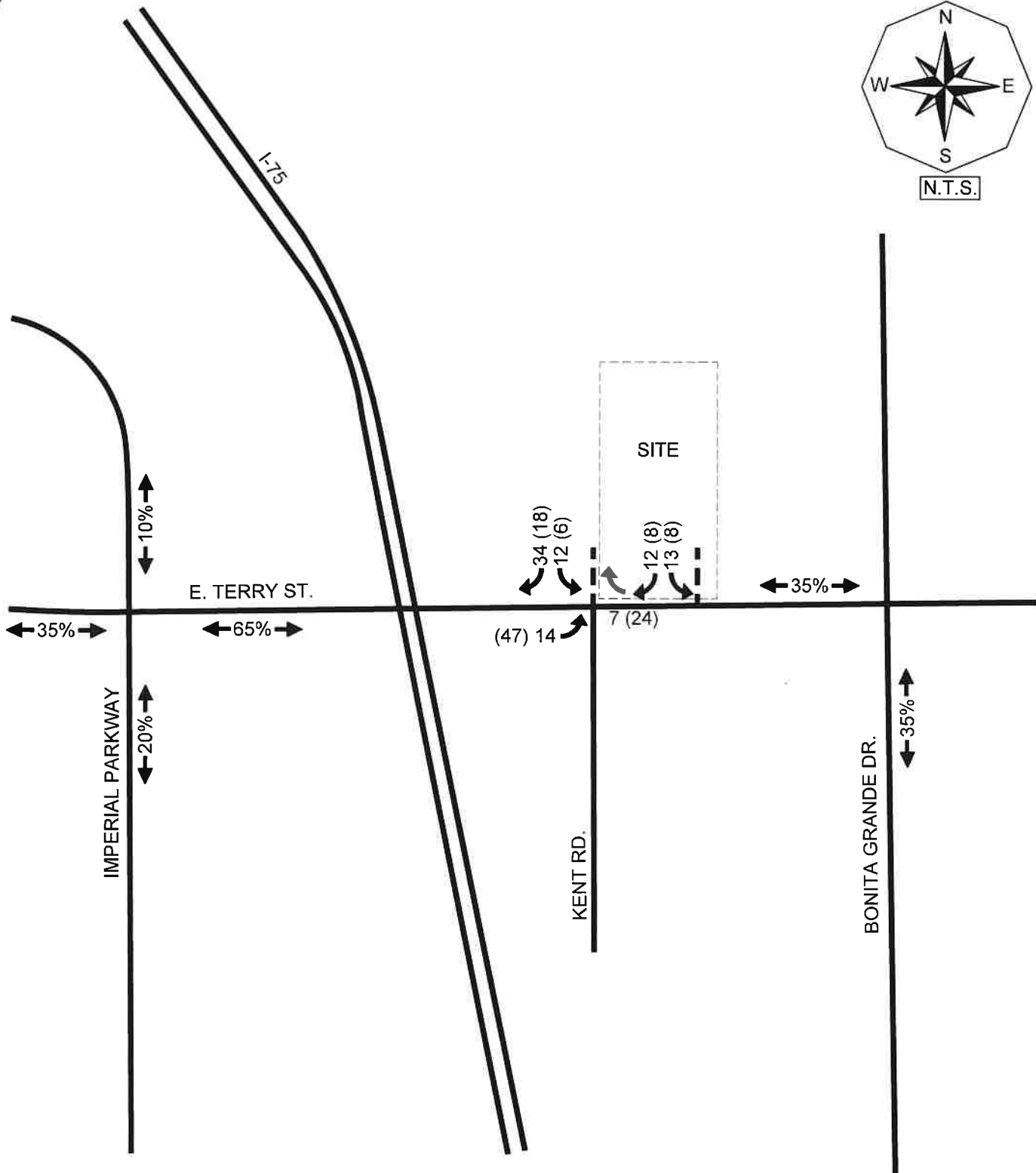
V. TRIP DISTRIBUTION

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.

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.

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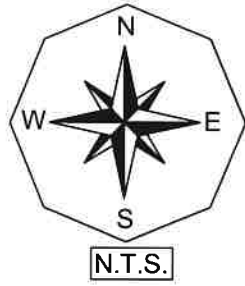
LEGEND

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

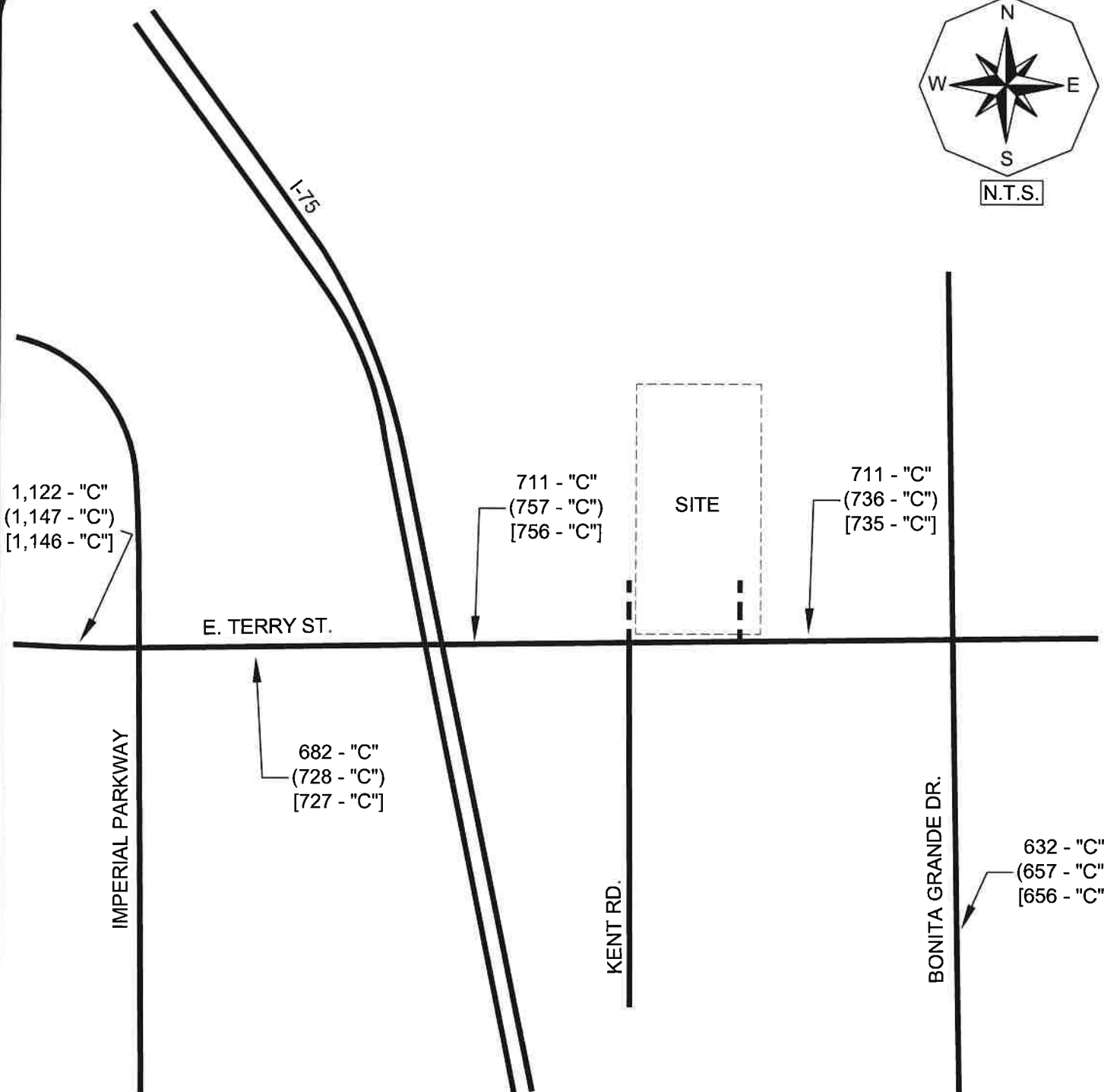
VI. FUTURE TRAFFIC CONDITIONS

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 2020 *City of Bonita Springs Traffic Count Report*. Due to the possible impact of the pandemic on the 2021 traffic data, the 2020 traffic count data was utilized as the base traffic information. 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 2020 *City of Bonita Springs Traffic Count Report*.



F2106.14



LEGEND

- XXX - "X" 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- (XXX -"X") 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS AM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- [XXX -"X"] 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

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.

At the request of City staff, an additional roadway link Level of Service analysis was conducted on E. Terry Street and Bonita Grande Drive that included the trips from the nearby Bonita Grande Mine RPD. Since it is not reasonable to assume that all 700 dwelling units approved in the Bonita Grande Mine RPD could be occupied by 2024 (when the analysis for Soltura was completed), a build-out year of 2028 was assumed in the link analysis that included the trips from the Bonita Grande Mine RPD. **Table 4A**, attached to this report for reference, indicates the Level of Service analysis on the roadway links based on the year 2028 and includes the trips from the Bonita Grande Mine RPD. The traffic volumes for the Bonita Grande Mine RPD were taken from the traffic study conducted for the rezoning application for that site and are included in the Appendix of this report for reference.

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

VIII. CONCLUSION

The 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*, 10th 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

Land Use	Size
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

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
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.

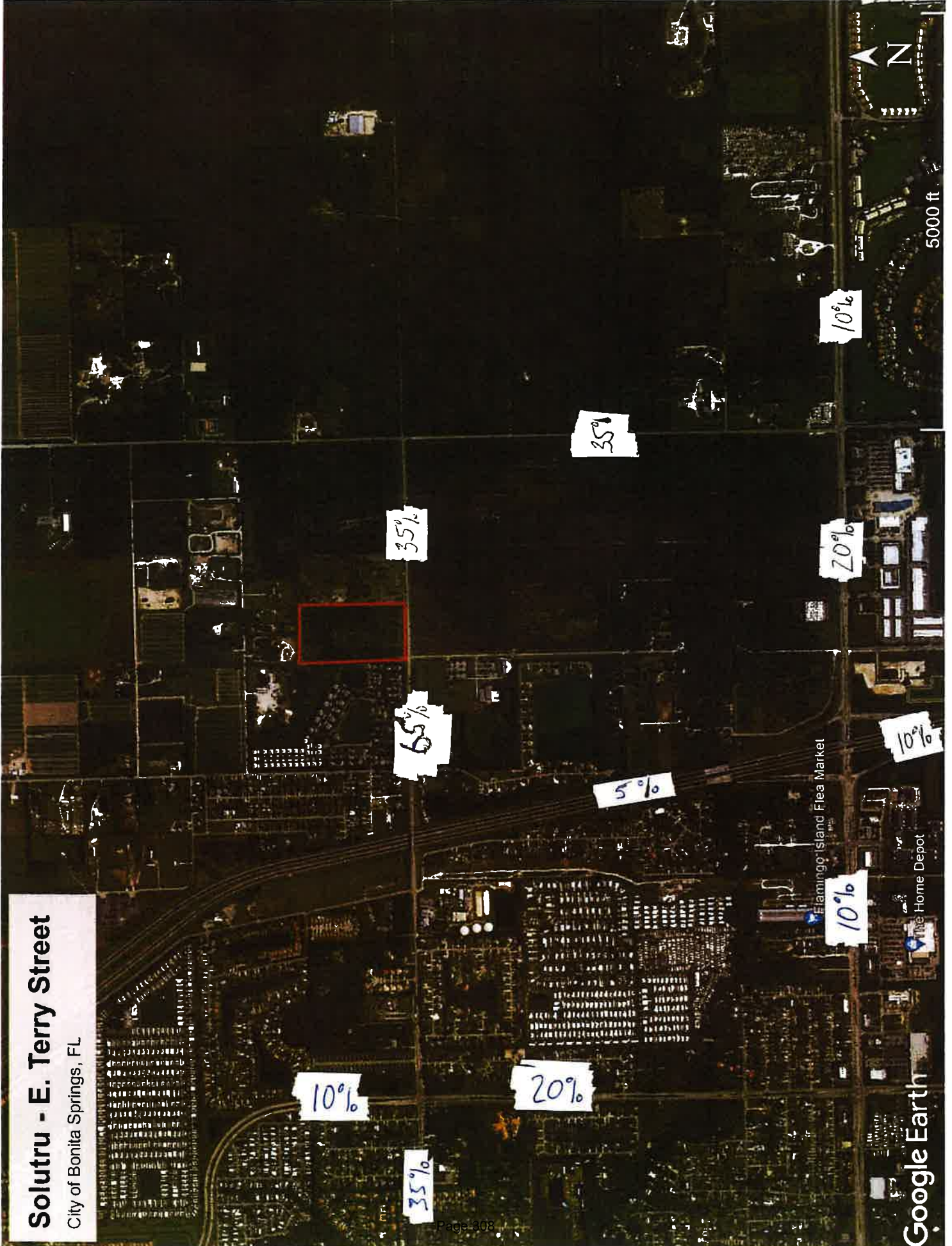
Turn lane analysis will be conducted as part of the site development application when the final number of dwelling units are determined. A preliminary turn lane analysis will be included in this report.

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



35%

35%

10%

20%

65%

5%

10%

10%

20%

35%

10%



5000 ft

Flamingo Island Flea Market

The Home Depot

Google Earth

Multifamily Housing (Low-Rise) (220)

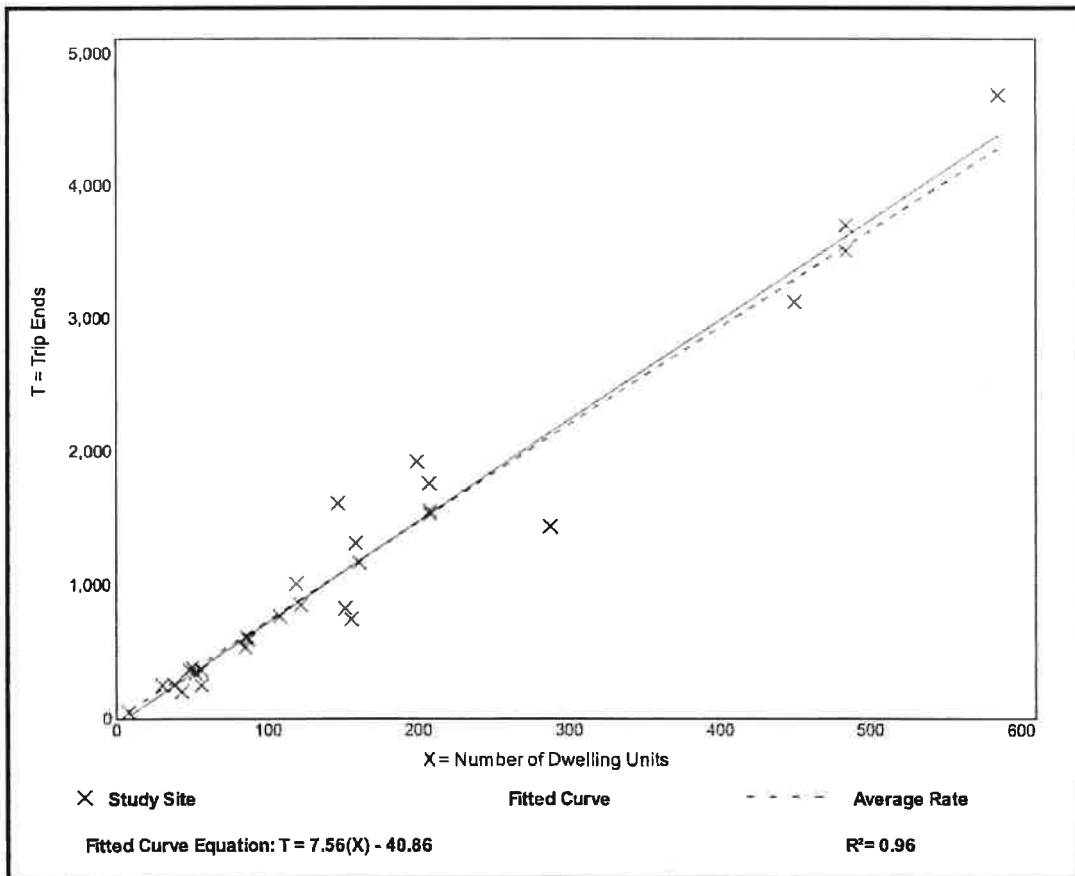
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



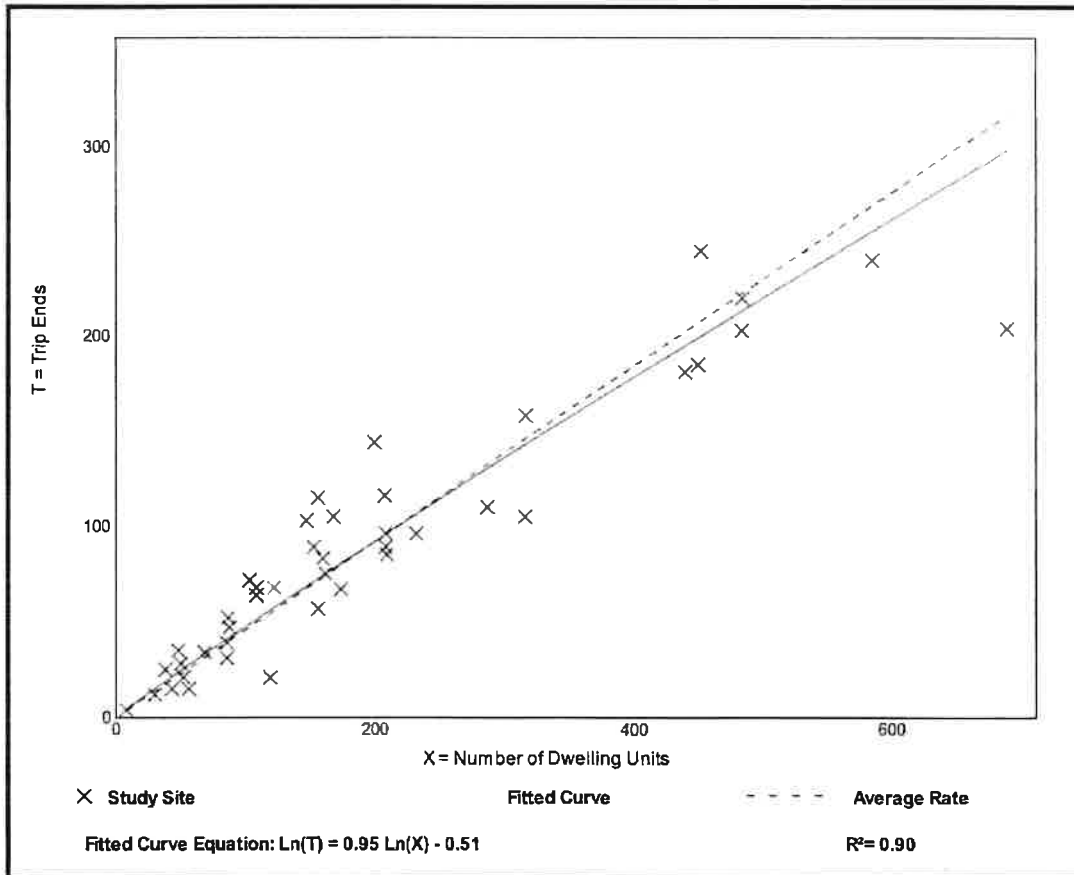
Multifamily Housing (Low-Rise) (220)

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



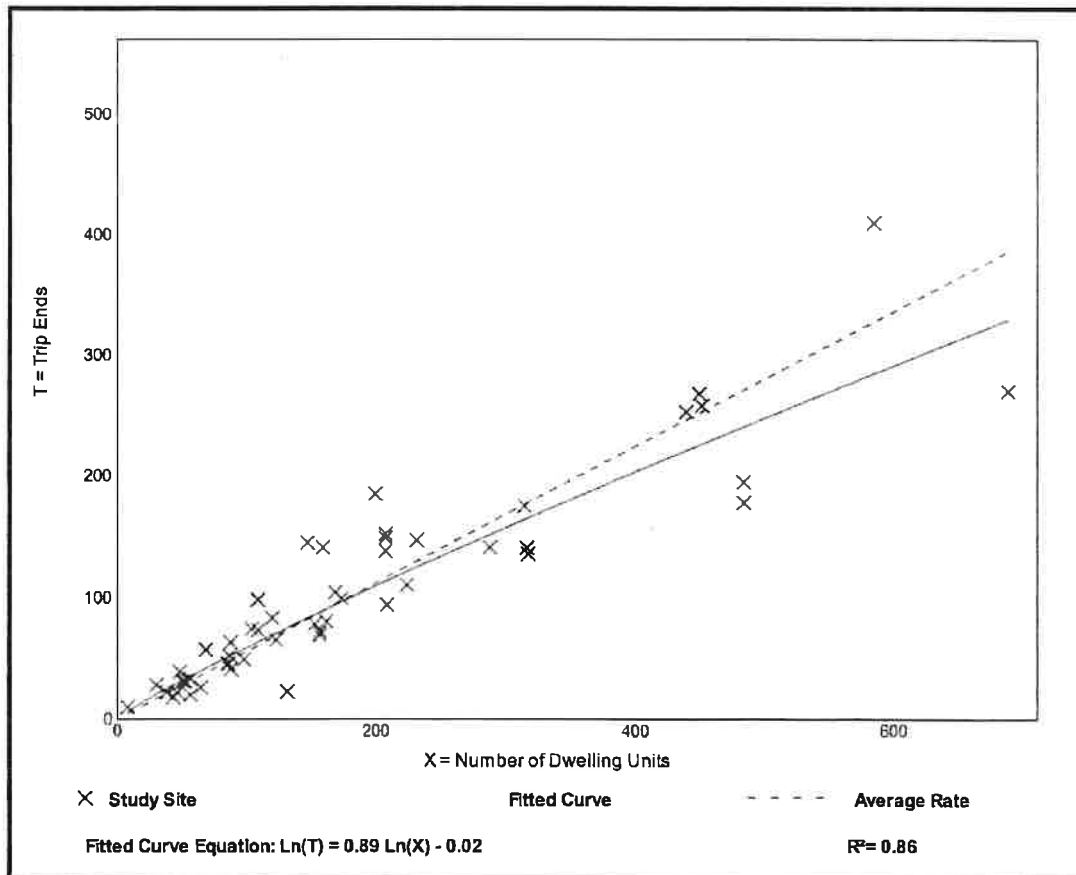
Multifamily Housing (Low-Rise) (220)

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



TABLES 1A, 2A & 3A

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

Revised 10-28-2021

		92 VPH	IN=	21	OUT=	71						
TOTAL AM PEAK HOUR PROJECT TRAFFIC =			IN=	69	OUT=	40						
TOTAL PM PEAK HOUR PROJECT TRAFFIC =			IN=	69	OUT=	40						
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>LOS F VOLUME</u>	<u>PROJECT TRAFFIC</u>	<u>PERCENT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>2% / 3% IMPACT</u>
E. Terry St.	E. of Kent Rd.	2LU	0	140	800	860	860	860	25	35%	25	2.9%
	W. of Kent Rd.	2LU	0	140	800	860	860	860	46	65%	46	5.4%
	W. of Morton Ave.	2LU	0	140	800	860	860	860	46	65%	46	5.4%
	W. of Imperial Pkwy	4LD	0	250	1,840	1,960	1,960	1,960	25	35%	25	1.3%
Bonita Beach Rd.	E. of Bonita Grande	4LD	0	1,690	2,020	2,020	2,020	2,020	7	10%	7	0.4%
	W. of Bonita Grande	4LD	0	1,690	2,020	2,020	2,020	2,020	14	20%	14	0.7%
Bonita Grande Dr.	S. of E. Terry St.	2LU	0	140	800	860	860	860	25	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 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>2020 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	4,500	7,900	5	11.91%	11.91%
	W. of Imperial Pkwy	1211	12,700	16,700	5	5.63%	5.63%
	W. of Morton Ave.	1205	8,100	11,200	5	6.70%	6.70%
Bonita Grande Dr	S. of E. Terry St	1202	6,200	9,100	5	7.98%	7.98%

* 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

$$\text{Annual Growth Rate (AGR)} = \frac{2020 \text{ AADT}^{\wedge(1/\text{Yrs of Growth})}}{\text{BASE AADT}} - 1$$

$$\text{AGR (E. Terry)} = \frac{7,900^{\wedge(1/5)}}{4,500} - 1$$

$$\text{AGR (E. Terry)} = 11.91\%$$

TALBE 4A

LEVEL OF SERVICE ANALYSIS

WITH BONITA GRANDE MINE TRIPS

**TABLE 4A
TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS
SOLTURA BONITA SPRINGS**

Revised 10-28-2021

TOTAL PROJECT TRAFFIC AM = 92		IN = 21	OUT = 71	TOTAL PROJECT TRAFFIC PM = 109		IN = 69	OUT = 40												
ROADWAY	SEGMENT	FTE STA #	ANNUAL RATE 1	2020			2028			PERCENT PROJECT TRAFFIC	2028		2028		2028				
				PK HR PK SEASON	PEAK DIRECTION	LOS	BACKGROUND + VESTED	LOS	AM PROJ TRAFFIC		PM PROJ TRAFFIC	BCKGRND + VESTED + AM PROJ	LOS	BCKGRND + VESTED + PM PROJ	LOS				
				VOLUME 2	VOLUME 3	VOLUME 3	LOS	LOS	LOS		VOLUME	LOS	VOLUME	LOS	VOLUME	LOS			
E. Terry St	E. of Kent Rd	1203	0.00%	453	C	702	C	35%	25	24	727	C	726	C					
	W. of Kent Rd	1203	0.00%	453	C	702	C	65%	46	45	748	C	747	C					
	W. of Morton Ave	1205	0.00%	526	C	775	C	65%	46	45	821	D	820	D					
	W. of Imperial Pkwy	1211	0.00%	901	C	1,005	C	35%	25	24	1,030	C	1,029	C					
Bonita Grande Dr.	S. of E. Terry St	1202	0.00%	465	C	631	C	35%	25	24	656	C	655	C					

¹ Consistent with previous traffic studies that included vested trips, on links where vested trips were added, no additional growth rates were applied to the existing traffic volumes

² The 2020 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 2020 City of Bonita Springs Traffic Study

³ Vested trips for Bonita Grande Mine RPD included in the 2028 Background traffic volumes. BGM RPD trips taken from TIS prepared by TR Transportation Consultants, dated 5-14-2020

BONTIA GRANDE MINE TRIPS

TIS for Bonita Grande RPD - 5/14/2020

**TABLE 2A
CITY OF BONITA SPRINGS TRAFFIC COUNTS AND LEVEL OF SERVICE CALCULATIONS
BONITA GRANDE RPD**

Revised 5-14-2020

FTE Station #	K-Factor	D-Factor
0019	0.150	0.570
0018	0.150	0.570

TOTAL PROJECT TRAFFIC PM = 658 IN= 415 OUT= 243

ROADWAY	SEGMENT	FTE STA #	2019				2025				2025	
			ANNUAL RATE ¹	PEAK DIRECTION VOLUME ²	LOS	VESTED TRAFFIC ³	BACKGROUND VOLUME ⁴	LOS	PERCENT PROJECT TRAFFIC	PM PROJ TRAFFIC	BCKGRND + PM PROJ VOLUME	LOS
E. Terry St	W. of Bonita Grande Dr	1203	9.42%	352	C	N/A	604	C	60%	249	853	D
	W. of Imperial Pkwy	1211	3.22%	708	C	N/A	856	D	25%	104	960	D
W. of Terry St	W. of Old 41	1219	2.92%	590	D	N/A	701	D	12%	50	751	E
	S. of E. Terry St	1202	7.51%	359	D	N/A	554	D	40%	166	720	E
Imperial Pkwy	N. of E. Terry St	1227	7.55%	1,408	C	N/A	2,179	F	15%	62	2,241	F
	S. of E. Terry St	1206	6.93%	1,589	D	N/A	2,375	F	20%	83	2,458	F
Old 41 Rd.	N. of W. Terry St	1220	2.00%	540	C	N/A	608	C	15%	62	670	C
	S. of W. Terry St	1222	2.00%	563	D	N/A	634	D	3%	12	646	D
Bonita Beach Road	E. of Bonita Grande Dr.	0019	N/A	651	C	3,796	4,447	F	10%	42	4,489	F
	W. of Bonita Grande Dr.	0018	N/A	794	C	3,796	4,590	F	25%	104	4,694	F

¹ Annual Growth Rate was formulated utilizing 2019 City of Bonita Springs Traffic Count Report. Refer to Table 3A.

² The 2019 Peak Hour Peak Season Peak Direction Volumes for all other roadways were taken from the Avg. of the three (3) weekday PM Peak Hour Peak Direction counts as contained in the 2019 City of Bonita Springs Traffic Count Report.

³ Vested traffic was calculated by using the background volumes from the "Bonita Beach Traffic By Link" worksheet provided by City of Bonita Springs staff and adjusting them by "K" and "D" factors obtained from the 2019 Peak Hour Peak Season Peak Direction Volume by Annual Growth Rate. For Bonita Beach Road, the 2025 background traffic volume was obtained by adding vested traffic to the background volume.

⁴ Was obtained by adjusting the 2019 Peak Hour Peak Season Peak Direction Volume by Annual Growth Rate. For Bonita Beach Road, the 2025 background traffic volume was obtained by adding vested traffic to the background volume.

* Vested traffic data was only provided for Bonita Beach Road.

**TABLE 1A
PROJECT'S AREA OF IMPACT
BONITA GRANDE RPD**

		502 VPH		126		376				
TOTAL AM PEAK HOUR PROJECT TRAFFIC =		IN=		OUT=						
TOTAL PM PEAK HOUR PROJECT TRAFFIC =		IN=		OUT=						
		658 VPH		415		243				
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>2% / 3% IMPACT</u>
E. Terry St	W. of Bonita Grande Dr	2LN	0	140	800	860	860	60%	249	29.0%
	W. of Imperial Pkwy	4LD	0	0	710	1,590	1,660	25%	104	6.3%
W. Terry St.	W. of Old 41	2LN	0	0	330	710	780	12%	50	6.4%
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740	40%	166	22.4%
Imperial Pkwy	N. of E. Terry St	4LD	0	250	1,840	1,960	1,960	15%	62	3.2%
	S. of E. Terry St	4LD	0	0	710	1,590	1,660	20%	83	5.0%
Old 41 Rd.	N. of W. Terry St	4LD	0	0	710	1,590	1,660	15%	62	3.8%
	S. of W. Terry St	2LU	0	0	330	710	780	3%	12	1.6%
Bonita Beach Road	E. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	10%	42	2.1%
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	25%	104	5.3%
	W. of I-75	6LD	0	400	2,840	2,940	2,940	5%	21	0.7%

* Level of Service Thresholds were obtained from the Lee County Generalized Peak Hour Directional Service Volumes tables (April, 2016)

**LEE COUNTY GENERALIZED
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	C	D	E	A	B	C	D	E		
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840		
		HOMESTEAD RD	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		
BEN HILL GRIFFIN PKWY	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	540	760	1,100	140	540	1,040	1,470	2,120		
BONITA GRANDE RD	FGCU ENTRANCE	COLLEGE CLUB DR	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		
BOYSBOUT RD	ALICO RD	HICKORY BLVD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560		
		VANDERBILT DR	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600		
BUCKINGHAM RD	US 41	VANDERBILT DR	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		
BURNT STORE RD	OLD 41	HACIENDA VILLAGE	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		
BUSINESS 41	I-75	IMPERIAL ST	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		
CAPE CORAL BRIDGE	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		
COLLEGE PKWY	SUMMERLIN RD	SUMMERLIN RD	1	0.3	6LN	0	0	940	2,520	2,520	0	0	1,700	4,550	4,550		
		CLAYTON CT	1	0.2	6LN	0	0	940	2,520	2,520	0	0	1,700	4,550	4,550		
COLONIAL BLVD	US 41	CLAYTON CT	1	0.2	6LN	0	0	940	2,520	2,520	0	0	1,700	4,550	4,550		
		ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870		
FOWLER ST	SR 82	ORANGE RIVER BLVD	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870		
		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		
MCGREGOR BLVD	VAN BUREN PKWY	COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010		
		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		
MCGREGOR BLVD	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270		
		PONDELLA RD	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270		
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		
		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	US 41	WEST END OF BRDG	4 & 5	0.4	4LD	0	1,340	1,900	1,900	1,900	0	2,280	2,870	3,230	3,230		
		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		
MCGREGOR BLVD	MCGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040		
		WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040		
MCGREGOR BLVD	WHISKEY CREEK DR	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040		
		SUMMERLIN RD	4	0.9	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040		
MCGREGOR BLVD	SUMMERLIN RD	SUMMERLIN RD	4	0.4	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740		
		SUMMERLIN RD	1	0.7	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740		
MCGREGOR BLVD	US 41	SUMMERLIN RD	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740		
		FOWLER ST	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740		

**LEE COUNTY GENERALIZED
SERVICE VOLUMES**

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

April 2016

c:\input5

Uninterrupted Flow Highway						
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
Arterials						
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
Controlled Access Facilities						
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
Collectors						
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.						

**2020 TRAFFIC DATA FROM CITY OF
BONITA SPRINGS TRAFFIC COUNT
REPORT**

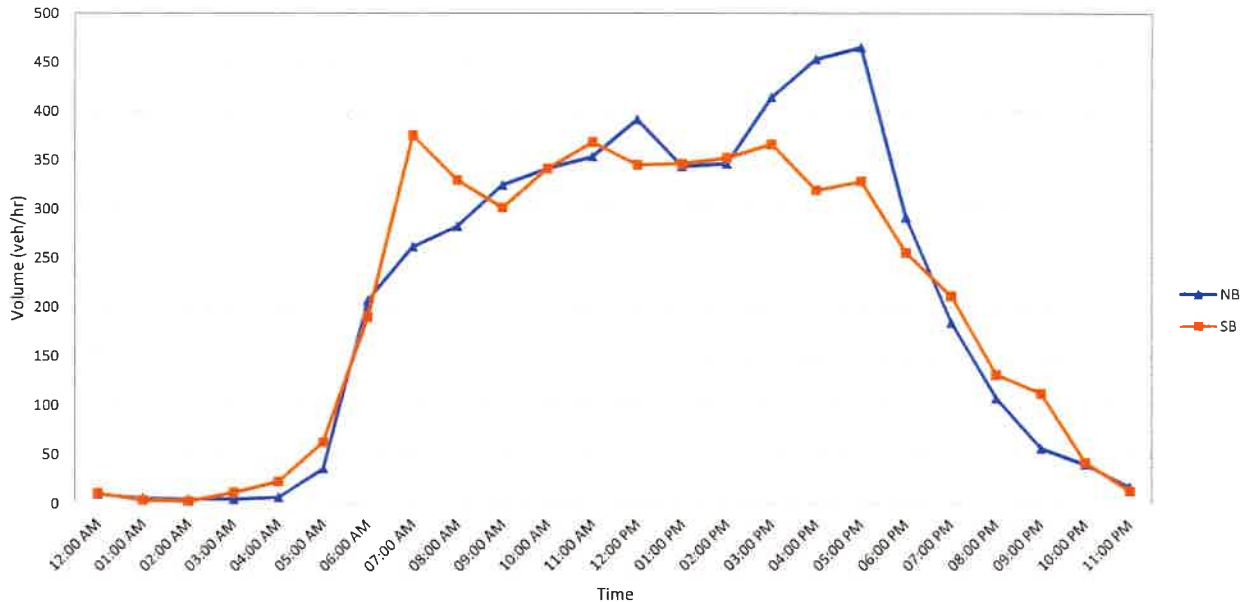
1202-Bonita Grande Dr N of Bonita Beach Rd
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 639 4851

Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	NB	SB	NB	SB	NB	SB	NB	SB
	12:00 AM	10	5	10	9	8	15	9
01:00 AM	4	4	4	1	6	5	5	3
02:00 AM	0	1	6	4	5	0	4	2
03:00 AM	3	10	7	12	3	11	4	11
04:00 AM	7	26	5	19	5	21	6	22
05:00 AM	39	69	26	63	39	54	35	62
06:00 AM	207	181	213	190	198	196	206	189
07:00 AM	251	349	253	367	278	408	261	375
08:00 AM	257	321	279	327	310	340	282	329
09:00 AM	321	307	313	266	339	331	324	301
10:00 AM	352	331	319	323	351	370	341	341
11:00 AM	340	339	350	397	370	368	353	368
12:00 PM	361	303	380	345	432	388	391	345
01:00 PM	325	340	358	317	346	380	343	346
02:00 PM	351	331	321	338	365	387	346	352
03:00 PM	423	355	396	351	423	392	414	366
04:00 PM	443	331	472	323	444	304	453	319
05:00 PM	493	320	417	329	484	334	465	328
06:00 PM	287	241	288	250	299	275	291	255
07:00 PM	183	222	159	189	210	223	184	211
08:00 PM	105	123	90	148	125	122	107	131
09:00 PM	60	115	46	64	62	156	56	112
10:00 PM	32	37	50	54	38	34	40	42
11:00 PM	16	14	18	9	18	16	17	13
Day Total	4870	4675	4780	4695	5158	5130	4937	4833
Combine Totals	9545		9475		10288		9770	

Threeday Average



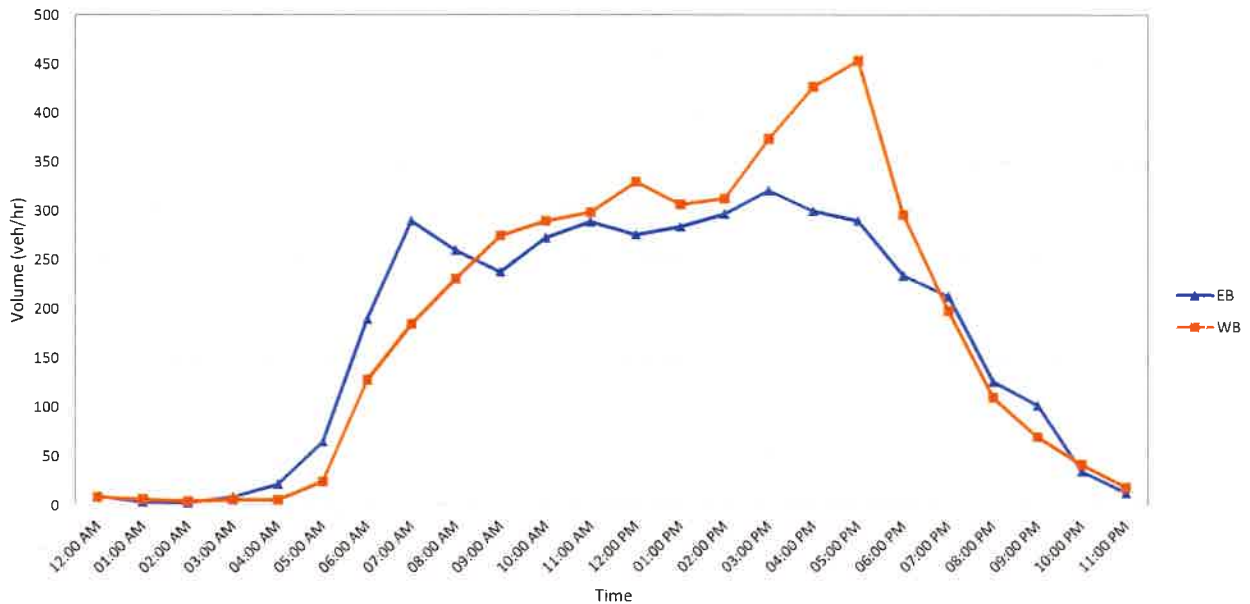
1203-E Terry St W of Bonita Grande Dr
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 639 4851

Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
	12:00 AM	5	9	8	7	14	8	9
01:00 AM	4	5	1	5	4	7	3	6
02:00 AM	1	0	5	6	0	5	2	4
03:00 AM	8	4	6	8	10	3	8	5
04:00 AM	25	6	19	4	19	4	21	5
05:00 AM	68	28	65	19	58	25	64	24
06:00 AM	184	131	182	131	200	118	189	127
07:00 AM	279	180	300	188	287	185	289	184
08:00 AM	263	223	259	234	256	233	259	230
09:00 AM	237	279	231	277	244	266	237	274
10:00 AM	274	304	261	276	281	288	272	289
11:00 AM	279	288	307	313	279	294	288	298
12:00 PM	262	319	273	317	290	350	275	329
01:00 PM	286	295	262	319	302	305	283	306
02:00 PM	285	335	300	296	304	305	296	312
03:00 PM	311	392	322	361	326	366	320	373
04:00 PM	315	415	302	435	279	427	299	426
05:00 PM	287	478	281	405	299	476	289	453
06:00 PM	240	296	219	299	240	291	233	295
07:00 PM	215	217	176	152	246	221	212	197
08:00 PM	119	103	142	98	115	125	125	109
09:00 PM	105	68	58	47	140	91	101	69
10:00 PM	38	36	31	49	33	38	34	41
11:00 PM	14	18	10	20	11	17	12	18
Day Total	4104	4429	4020	4266	4237	4448	4120	4382
Combine Totals	8533		8286		8685		8502	

Threeday Average



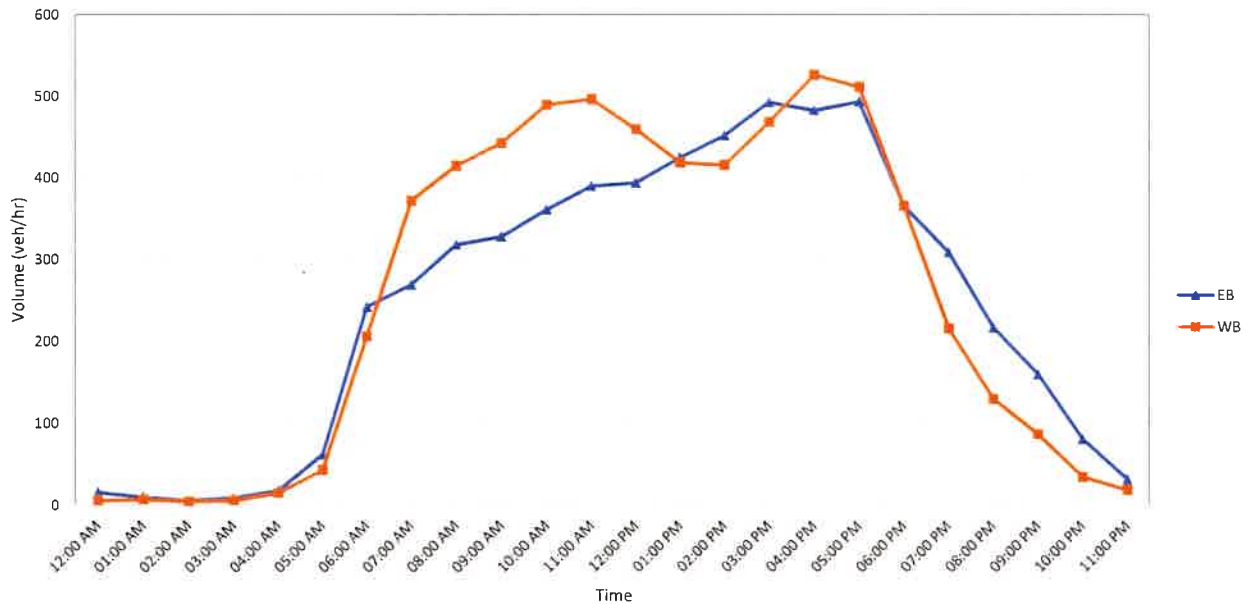
1205-E Terry St E of I-75
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 639 4851

Time	Tuesday		Wednesday		Thursday		Threeday Average	
	3/3/2020		3/4/2020		3/5/2020		EB	WB
	EB	WB	EB	WB	EB	WB		
12:00 AM	13	5	15	7	17	4	15	5
01:00 AM	7	6	9	5	10	7	9	6
02:00 AM	5	2	5	5	5	6	5	4
03:00 AM	6	1	8	9	11	6	8	5
04:00 AM	20	14	12	13	18	14	17	14
05:00 AM	57	46	66	37	60	43	61	42
06:00 AM	235	206	248	196	239	213	241	205
07:00 AM	250	370	291	385	264	359	268	371
08:00 AM	311	416	323	432	317	395	317	414
09:00 AM	332	448	344	422	305	457	327	442
10:00 AM	356	540	357	470	366	457	360	489
11:00 AM	402	491	402	494	362	502	389	496
12:00 PM	392	460	352	446	435	471	393	459
01:00 PM	446	442	394	411	431	400	424	418
02:00 PM	451	439	430	381	471	424	451	415
03:00 PM	498	469	493	467	485	469	492	468
04:00 PM	499	512	476	536	471	529	482	526
05:00 PM	493	517	500	525	485	490	493	511
06:00 PM	342	370	385	376	369	348	365	365
07:00 PM	309	237	285	196	331	212	308	215
08:00 PM	230	112	226	160	192	115	216	129
09:00 PM	173	85	155	62	149	110	159	86
10:00 PM	72	24	81	40	86	39	80	34
11:00 PM	26	17	33	19	33	19	31	18
Day Total	5925	6229	5890	6094	5914	6089	5911	6137
Combine Totals	12154		11984		12003		12048	

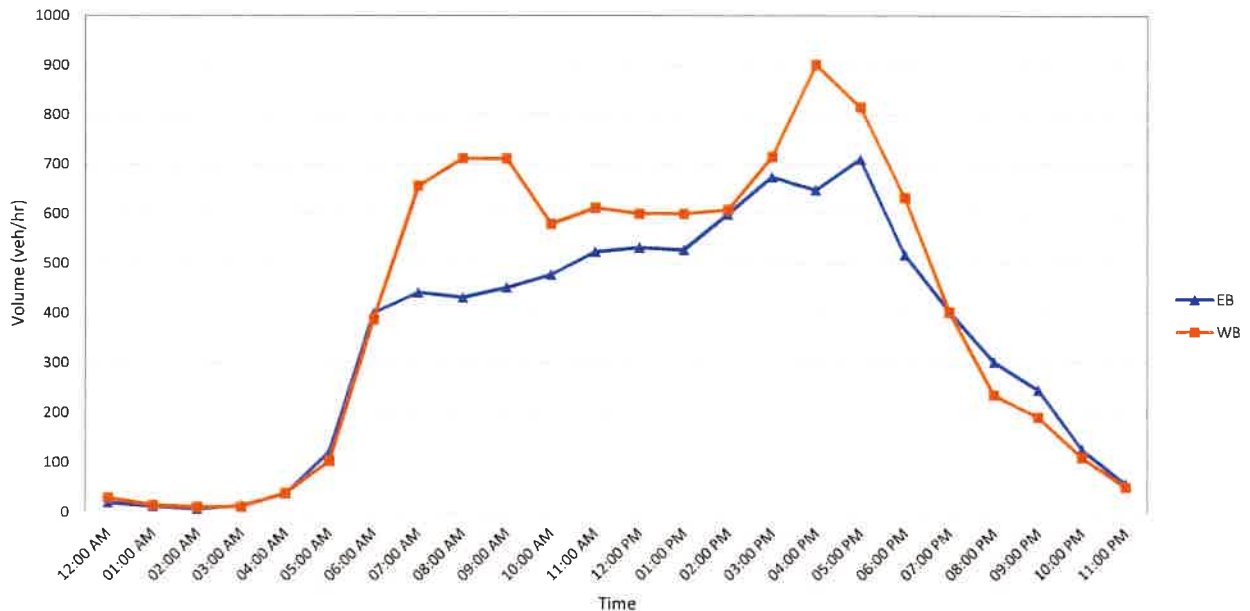
Threeday Average





Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	23	35	17	24	18	28	19	29
01:00 AM	11	12	11	19	12	11	11	14
02:00 AM	6	7	8	12	5	12	6	10
03:00 AM	13	9	10	11	17	9	13	10
04:00 AM	34	36	39	33	37	45	37	38
05:00 AM	122	109	116	99	125	97	121	102
06:00 AM	406	387	403	392	390	382	400	387
07:00 AM	439	643	423	682	461	644	441	656
08:00 AM	431	715	438	723	423	697	431	712
09:00 AM	457	702	465	721	432	710	451	711
10:00 AM	491	593	464	628	475	517	477	579
11:00 AM	536	631	523	609	511	597	523	612
12:00 PM	549	620	511	569	536	610	532	600
01:00 PM	534	649	510	566	537	585	527	600
02:00 PM	613	634	574	598	611	591	599	608
03:00 PM	679	741	659	704	684	701	674	715
04:00 PM	645	1002	652	893	648	807	648	901
05:00 PM	709	882	711	789	709	773	710	815
06:00 PM	500	718	504	652	548	527	517	632
07:00 PM	416	436	405	410	386	360	402	402
08:00 PM	296	224	340	252	266	229	301	235
09:00 PM	282	180	228	210	226	182	245	191
10:00 PM	118	88	121	125	139	118	126	110
11:00 PM	53	52	64	56	55	44	57	51
Day Total	8363	10105	8196	9777	8251	9276	8268	9720
Combine Totals	18468		17973		17527		17988	

Threeday Average

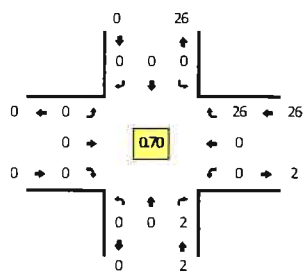


TRIP GENERATION DATA
ESTIA AT LAKEWOOD RANCH

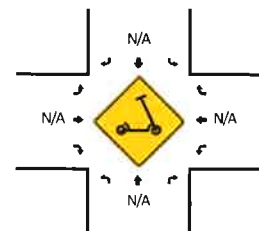
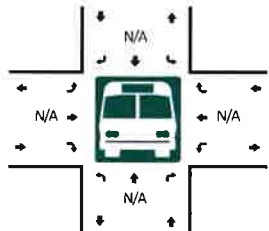
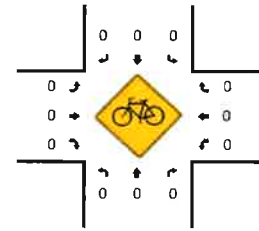
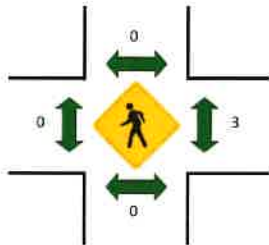
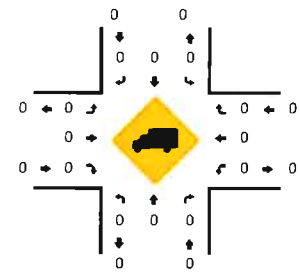
RAW TRAFFIC COUNT DATA

LOCATION: Lakewood Ranch Blvd -- West Apartment Dwy
 CITY/STATE: Manatee, FL

QC JOB #: 15537307
 DATE: Wed, Aug 18 2021



Peak-Hour: 7:45 AM -- 8:45 AM
 Peak 15-Min: 7:45 AM -- 8:00 AM

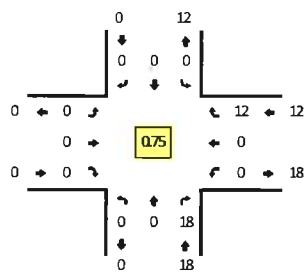


15-Min Count Period Beginning At	Lakewood Ranch Blvd (Northbound)				Lakewood Ranch Blvd (Southbound)				West Apartment Dwy (Eastbound)				West Apartment Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	26
8:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	6	0	7	27
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	27
8:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	6	0	7	28
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	21
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	40	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

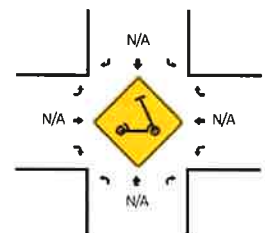
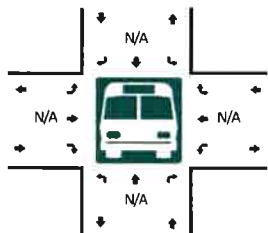
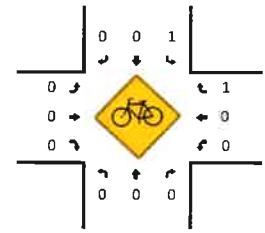
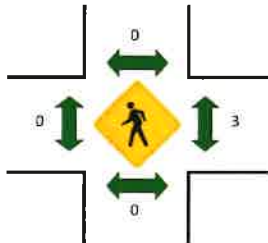
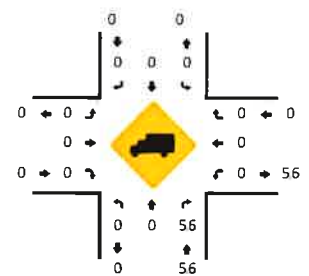
Comments:

LOCATION: Lakewood Ranch Blvd -- West Apartment Dwy
 CITY/STATE: Manatee, FL

QC JOB #: 15537308
 DATE: Wed, Aug 18 2021



Peak-Hour: 4:30 PM -- 5:30 PM
 Peak 15-Min: 5:00 PM -- 5:15 PM

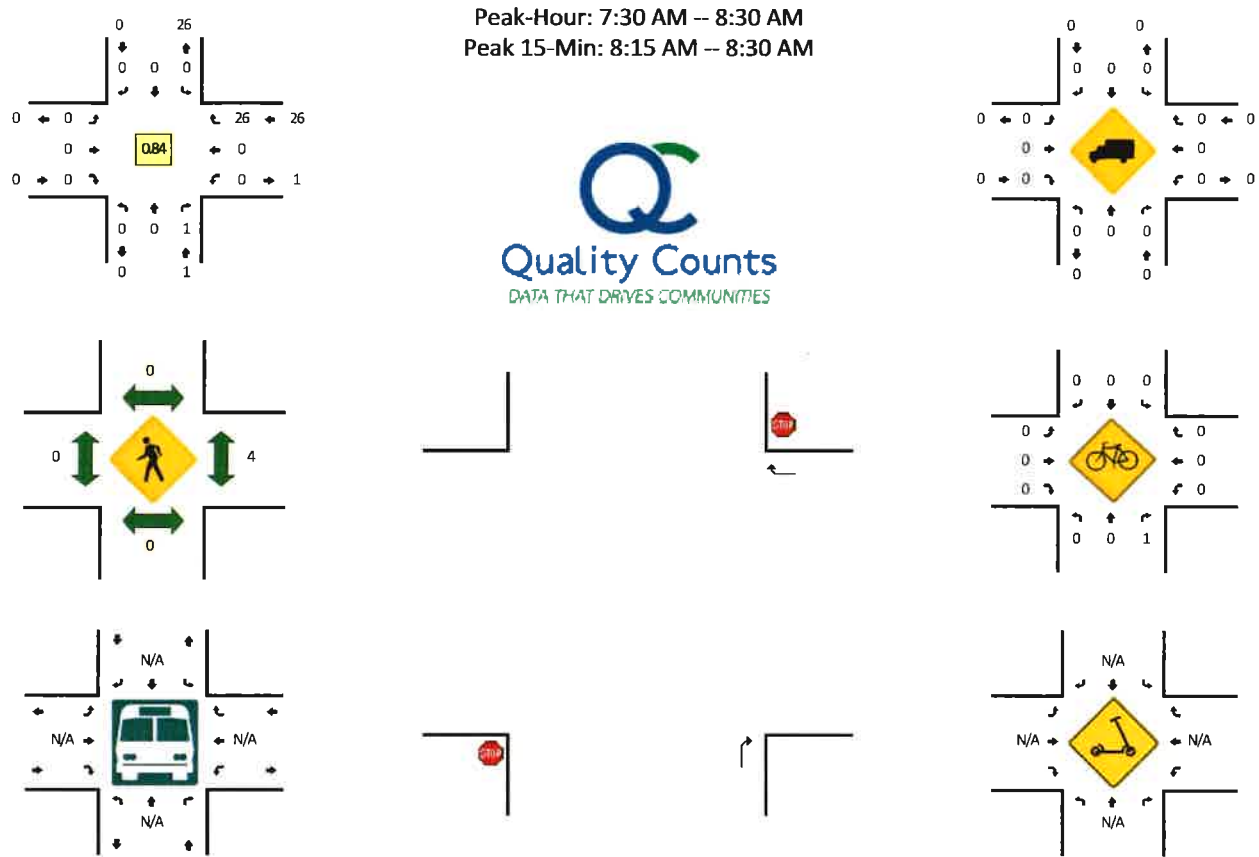


15-Min Count Period Beginning At	Lakewood Ranch Blvd (Northbound)				Lakewood Ranch Blvd (Southbound)				West Apartment Dwy (Eastbound)				West Apartment Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	3	
4:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	3	
4:30 PM	0	0	5	0	0	0	0	0	0	0	0	0	0	0	3	0	8	
4:45 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3	0	5	19
5:00 PM	0	0	7	0	0	0	0	0	0	0	0	0	0	0	3	0	10	26
5:15 PM	0	0	4	0	0	0	0	0	0	0	0	0	0	0	3	0	7	30
5:30 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0	4	26
5:45 PM	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	0	8	29
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	28	0	0	0	0	0	0	0	0	0	0	0	12	0	40	
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		4	0	0		0	0	0		0	0	0		4	
Scoters																		

Comments:

LOCATION: Lakewood Ranch Blvd -- West Apartment Dwy
 CITY/STATE: Manatee, FL

QC JOB #: 15537309
 DATE: Thu, Aug 19 2021



15-Min Count Period Beginning At	Lakewood Ranch Blvd (Northbound)				Lakewood Ranch Blvd (Southbound)				West Apartment Dwy (Eastbound)				West Apartment Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	
7:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	4	0	5	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	21
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	24
8:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	7	0	8	27
8:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	3	24
8:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	3	20
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	4	0	0	0	0	0	0	0	0	0	0	0	28	0	32	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				0				0				8			8	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

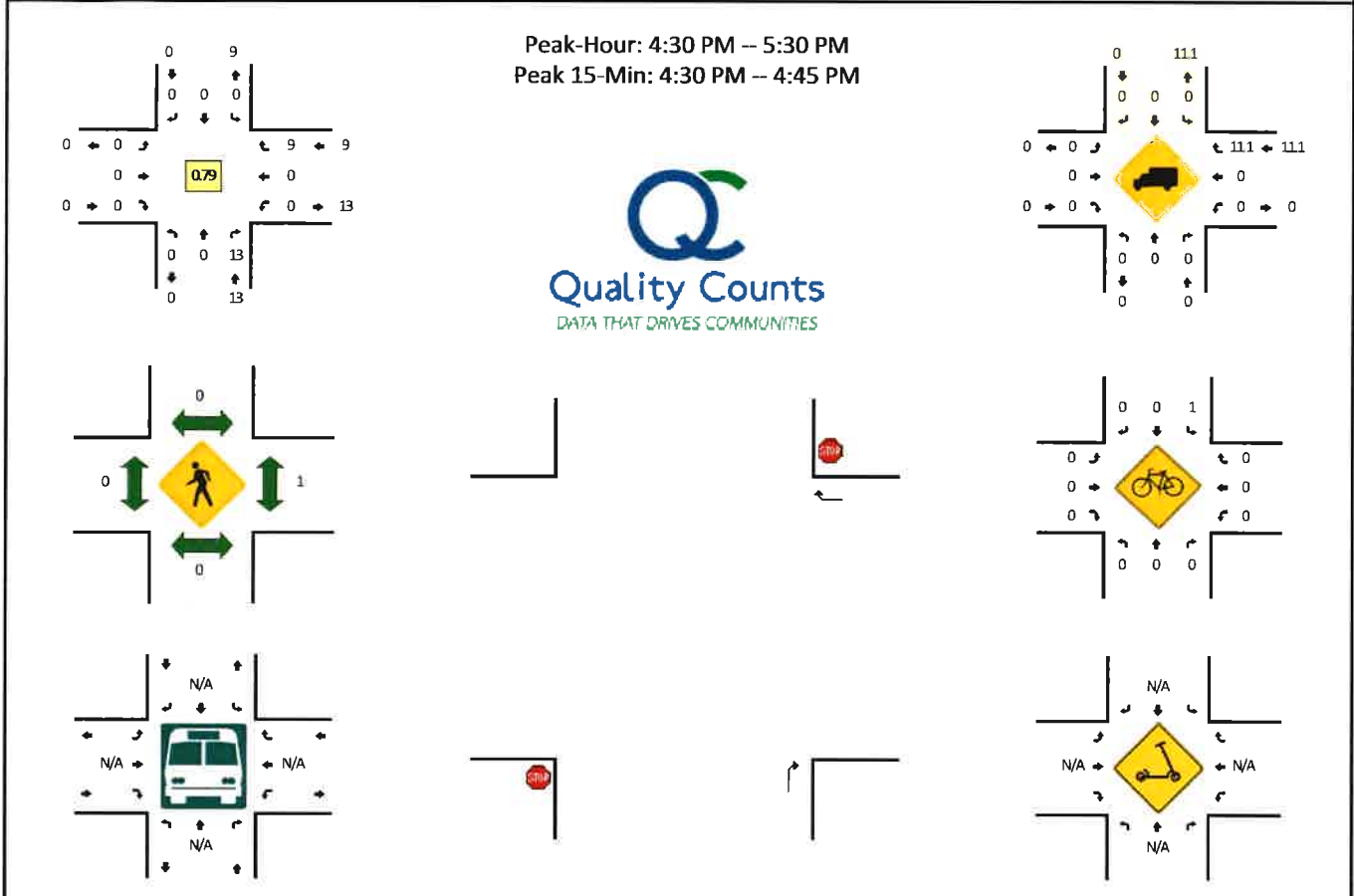
Comments:

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Lakewood Ranch Blvd -- West Apartment Dwy
 CITY/STATE: Manatee, FL

QC JOB #: 15537310
 DATE: Thu, Aug 19 2021



15-Min Count Period Beginning At	Lakewood Ranch Blvd (Northbound)				Lakewood Ranch Blvd (Southbound)				West Apartment Dwy (Eastbound)				West Apartment Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	
4:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	
4:30 PM	0	0	4	0	0	0	0	0	0	0	0	0	0	0	3	0	7	
4:45 PM	0	0	5	0	0	0	0	0	0	0	0	0	0	0	1	0	6	16
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	17
5:15 PM	0	0	4	0	0	0	0	0	0	0	0	0	0	0	3	0	7	22
5:30 PM	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	20
5:45 PM	0	0	5	0	0	0	0	0	0	0	0	0	0	0	2	0	7	21
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	16	0	0	0	0	0	0	0	0	0	0	0	12	0	28	
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	4		4	
Buses																	0	
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																	0	

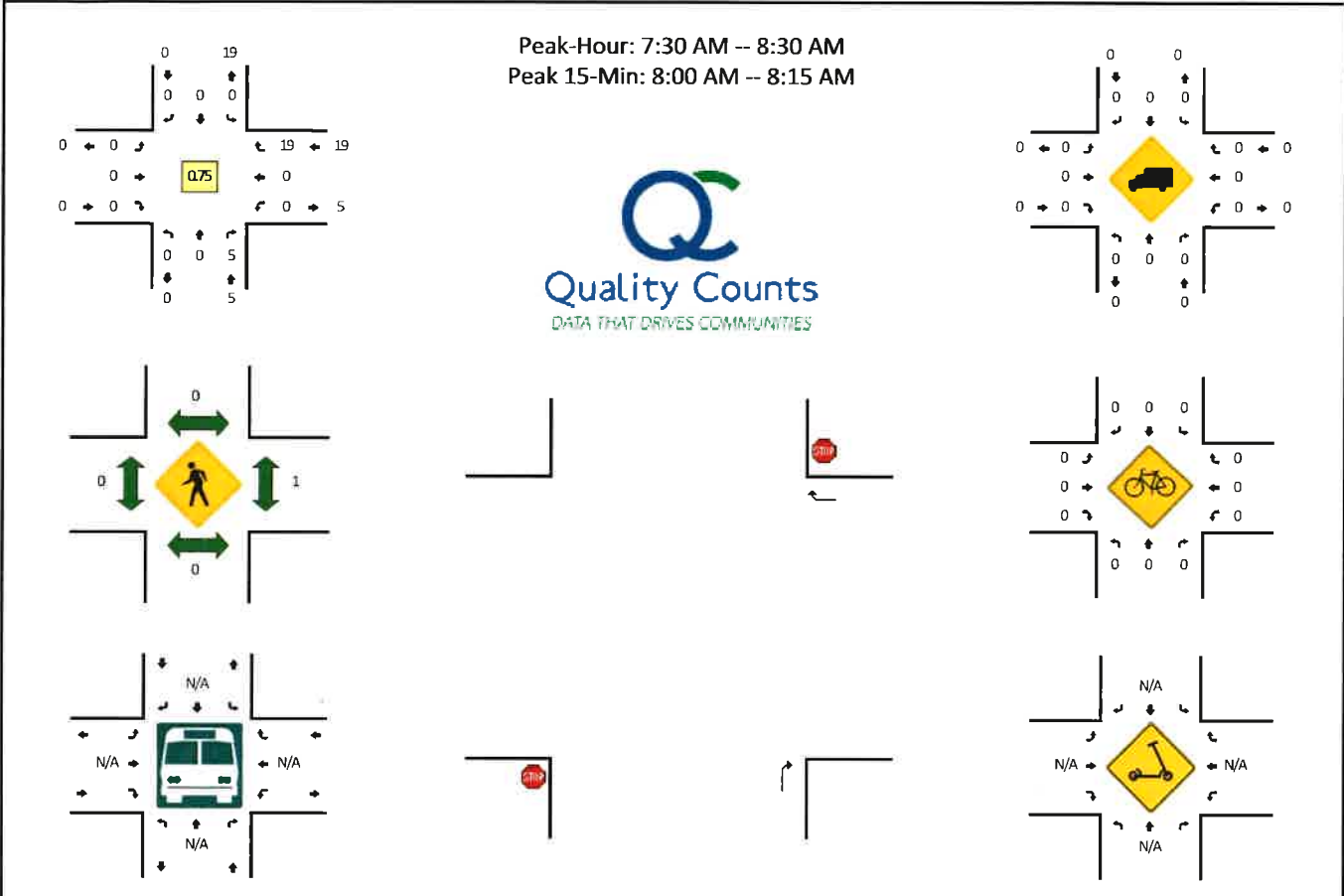
Comments:

Report generated on 8/25/2021 9:27 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Lakewood Ranch Blvd -- West Apartment Dwy
 CITY/STATE: Manatee, FL

QC JOB #: 15537311
 DATE: Fri, Aug 20 2021

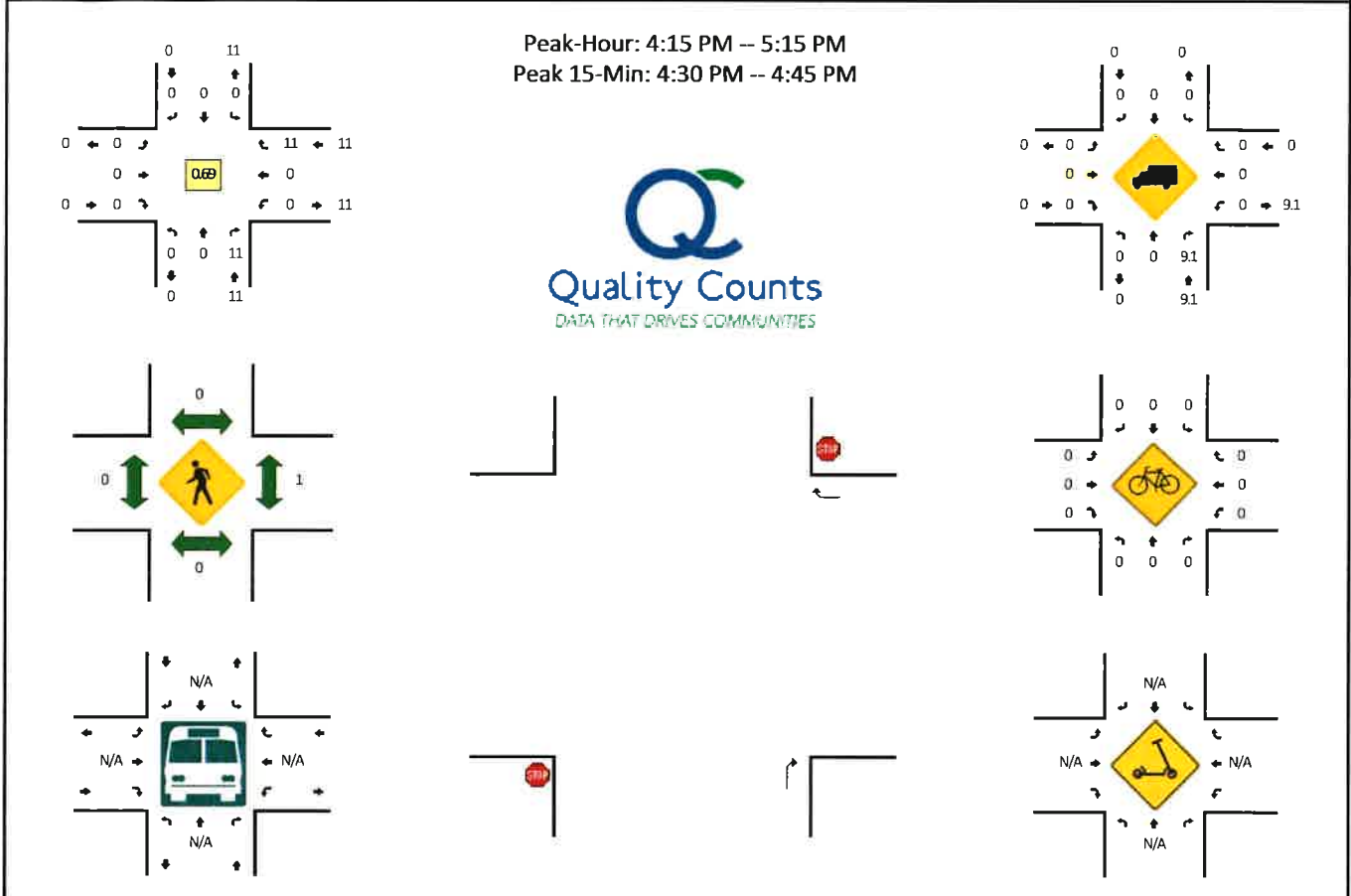


15-Min Count Period Beginning At	Lakewood Ranch Blvd (Northbound)				Lakewood Ranch Blvd (Southbound)				West Apartment Dwy (Eastbound)				West Apartment Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	
7:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	4	0	5	
7:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	5	0	6	20
8:00 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	6	0	8	23
8:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	4	0	5	24
8:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	3	22
8:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	6	0	7	23
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	8	0	0	0	0	0	0	0	0	0	0	0	24	0	32	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				0				0				4			4	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: Lakewood Ranch Blvd -- West Apartment Dwy
 CITY/STATE: Manatee, FL

QC JOB #: 15537312
 DATE: Fri, Aug 20 2021

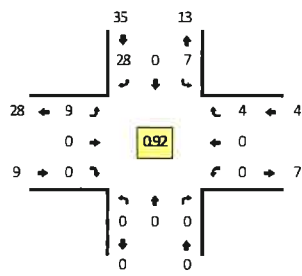


15-Min Count Period Beginning At	Lakewood Ranch Blvd (Northbound)				Lakewood Ranch Blvd (Southbound)				West Apartment Dwy (Eastbound)				West Apartment Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
4:15 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	4	0	6	
4:30 PM	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	0	8	
4:45 PM	0	0	3	0	0	0	0	0	0	0	0	0	0	0	2	0	5	20
5:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	3	22
5:15 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	3	19
5:30 PM	0	0	4	0	0	0	0	0	0	0	0	0	0	0	2	0	6	17
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	4	16
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	0	32	
Heavy Trucks	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

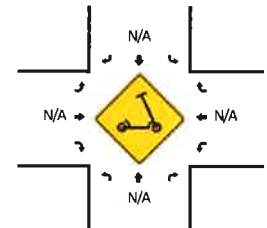
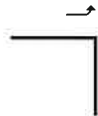
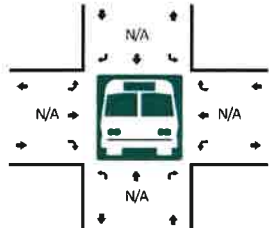
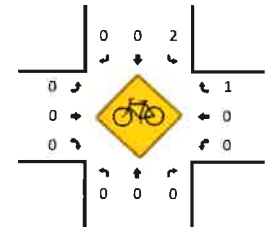
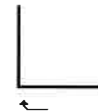
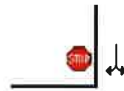
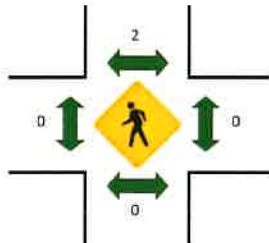
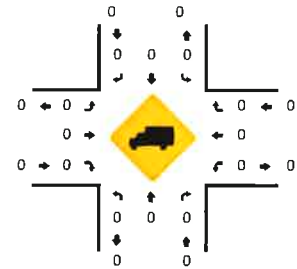
Comments:

LOCATION: South Apartments Dwy -- Wood Fern Trl
 CITY/STATE: Manatee, FL

QC JOB #: 15537313
 DATE: Wed, Aug 18 2021



Peak-Hour: 7:30 AM -- 8:30 AM
 Peak 15-Min: 8:00 AM -- 8:15 AM

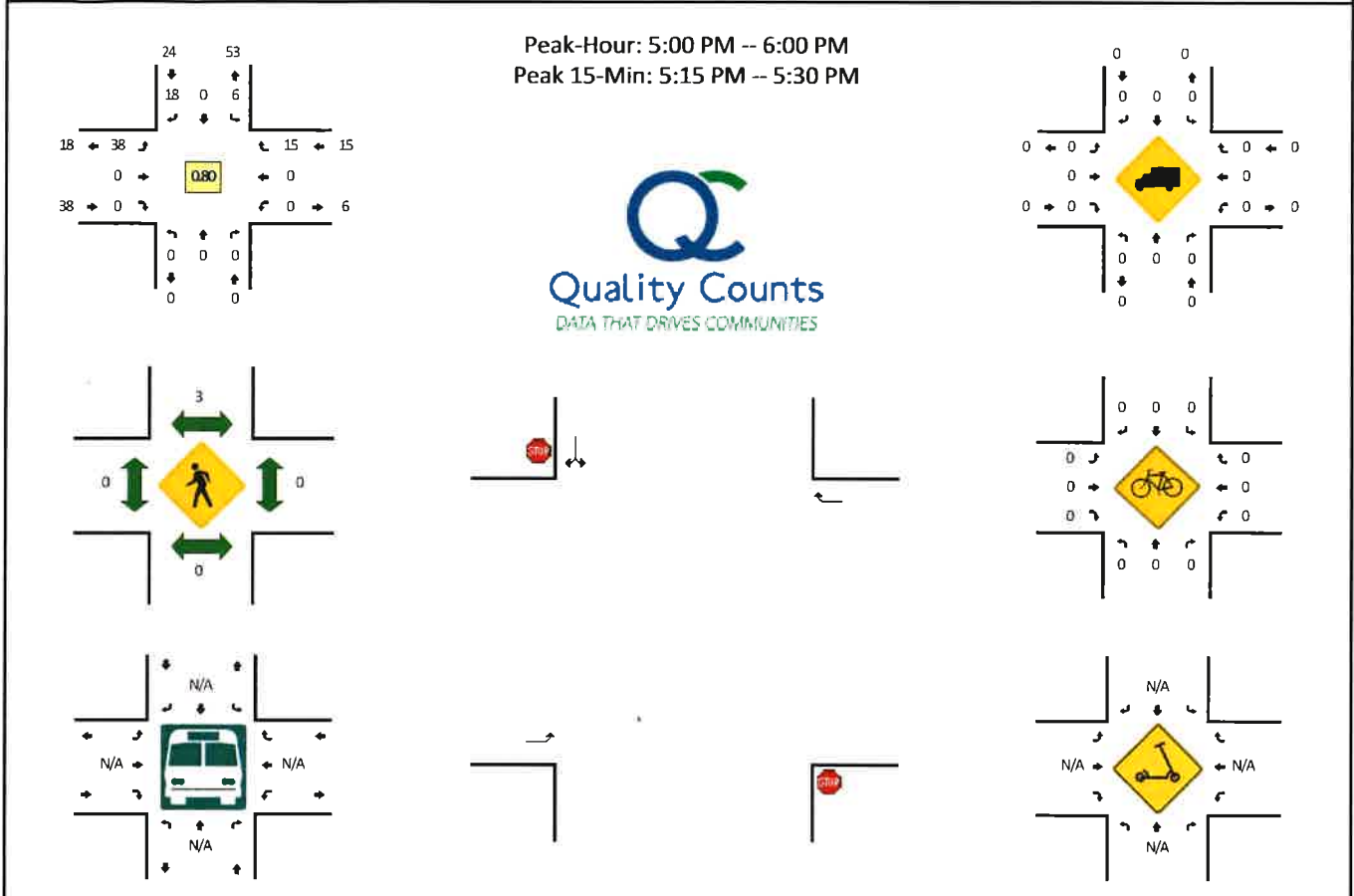


15-Min Count Period Beginning At	South Apartments Dwy (Northbound)				South Apartments Dwy (Southbound)				Wood Fern Trl (Eastbound)				Wood Fern Trl (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	3	0	3	0	0	0	0	0	0	0	1	0	7	
7:15 AM	0	0	0	0	1	0	5	0	2	0	0	0	0	0	0	0	8	
7:30 AM	0	0	0	0	2	0	8	0	2	0	0	0	0	0	0	0	12	
7:45 AM	0	0	0	0	1	0	7	0	4	0	0	0	0	0	0	0	12	39
8:00 AM	0	0	0	0	2	0	7	0	1	0	0	0	0	0	3	0	13	45
8:15 AM	0	0	0	0	2	0	6	0	2	0	0	0	0	0	1	0	11	48
8:30 AM	0	0	0	0	1	0	9	0	2	0	0	0	0	0	0	0	12	48
8:45 AM	0	0	0	0	1	0	4	0	5	0	0	0	0	0	0	0	10	46
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	8	0	28	0	4	0	0	0	0	0	12	0	52	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				8				0				0			8	
Bicycles	0	0	0		8	0	0		0	0	0		0	0	0		8	
Scoters																		

Comments:

LOCATION: South Apartments Dwy -- Wood Fern Trl
 CITY/STATE: Manatee, FL

QC JOB #: 15537314
 DATE: Wed, Aug 18 2021

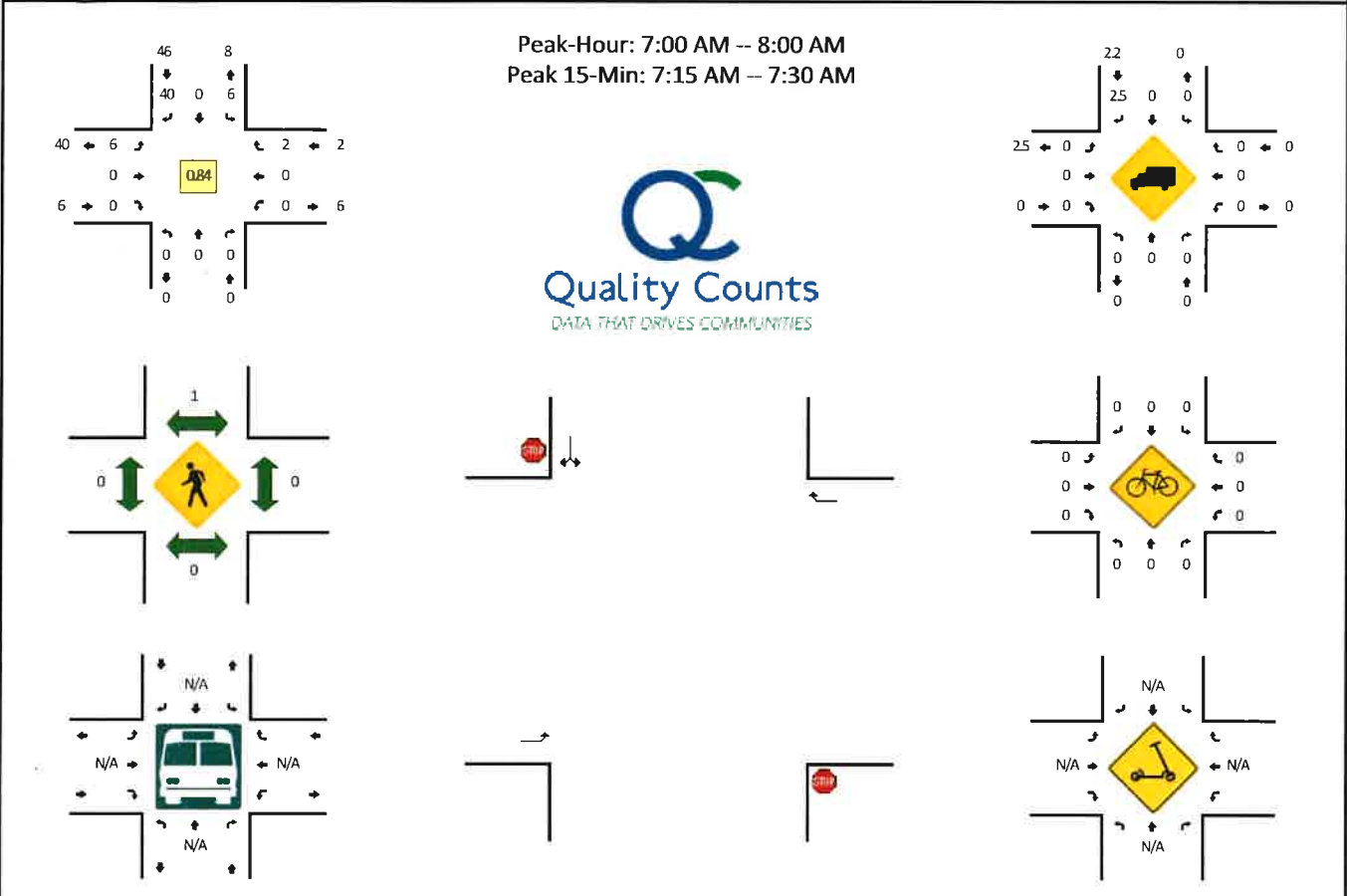


15-Min Count Period Beginning At	South Apartments Dwy (Northbound)				South Apartments Dwy (Southbound)				Wood Fern Trl (Eastbound)				Wood Fern Trl (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	1	0	1	0	5	0	0	0	0	0	0	0	7	
4:15 PM	0	0	0	0	0	0	3	0	12	0	0	0	0	0	0	0	15	
4:30 PM	0	0	0	0	1	0	4	0	12	0	0	0	0	0	3	0	20	
4:45 PM	0	0	0	0	1	0	1	0	11	0	0	0	0	0	1	0	14	56
5:00 PM	0	0	0	0	0	0	4	0	9	0	0	0	0	0	5	0	18	67
5:15 PM	0	0	0	0	2	0	8	0	12	0	0	0	0	0	2	0	24	76
5:30 PM	0	0	0	0	2	0	3	0	7	0	0	0	0	0	4	0	16	72
5:45 PM	0	0	0	0	2	0	3	0	10	0	0	0	0	0	4	0	19	77
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	8	0	32	0	48	0	0	0	0	0	8	0	96	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				8				0				0			8	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

LOCATION: South Apartments Dwy -- Wood Fern Trl
 CITY/STATE: Manatee, FL

QC JOB #: 15537315
 DATE: Thu, Aug 19 2021

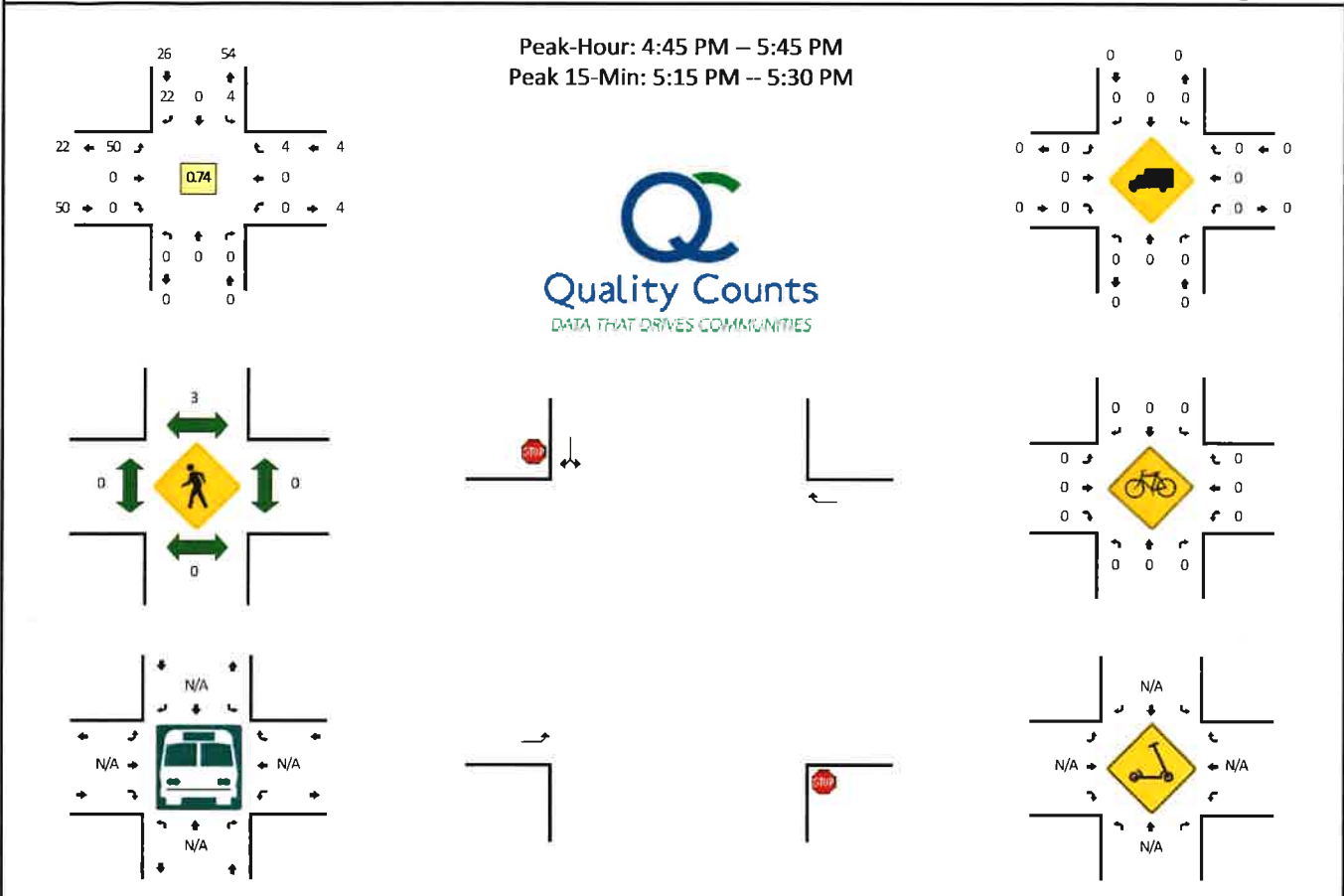


15-Min Count Period Beginning At	South Apartments Dwy (Northbound)				South Apartments Dwy (Southbound)				Wood Fern Trl (Eastbound)				Wood Fern Trl (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	1	0	10	0	0	0	0	0	0	0	0	0	11	
7:15 AM	0	0	0	0	1	0	12	0	1	0	0	0	0	0	2	0	16	
7:30 AM	0	0	0	0	4	0	6	0	3	0	0	0	0	0	0	0	13	
7:45 AM	0	0	0	0	0	0	12	0	2	0	0	0	0	0	0	0	14	54
8:00 AM	0	0	0	0	1	0	6	0	2	0	0	0	0	0	1	0	10	53
8:15 AM	0	0	0	0	0	0	6	0	2	0	0	0	0	0	2	0	10	47
8:30 AM	0	0	0	0	3	0	6	0	2	0	0	0	0	0	0	0	11	45
8:45 AM	0	0	0	0	1	0	4	0	4	0	0	0	0	0	1	0	10	41
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	4	0	48	0	4	0	0	0	0	0	8	0	64	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																	0	
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																	0	

Comments:

LOCATION: South Apartments Dwy -- Wood Fern Trl
 CITY/STATE: Manatee, FL

QC JOB #: 15537316
 DATE: Thu, Aug 19 2021

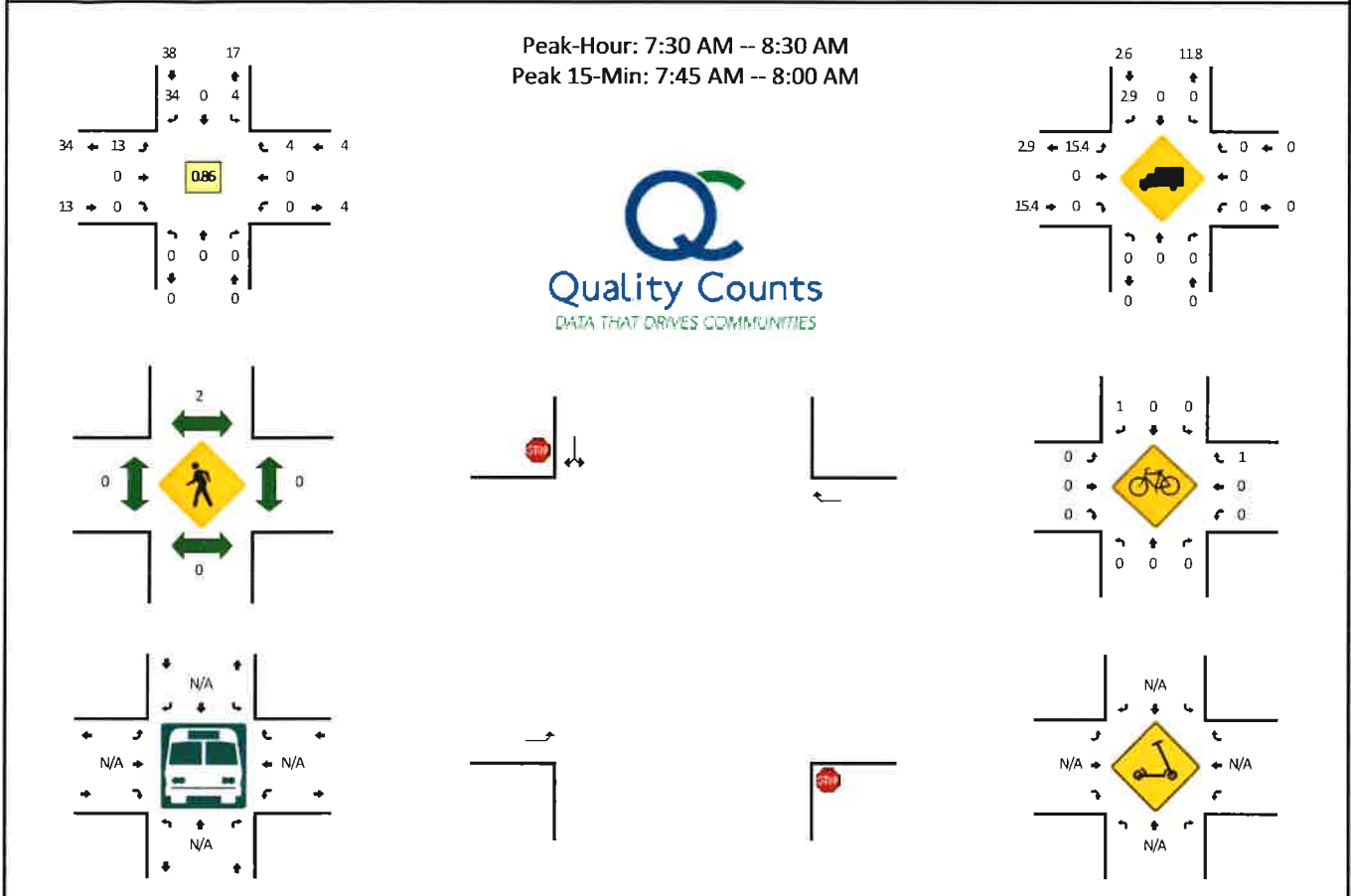


15-Min Count Period Beginning At	South Apartments Dwy (Northbound)				South Apartments Dwy (Southbound)				Wood Fern Trl (Eastbound)				Wood Fern Trl (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	4	0	3	0	9	0	0	0	0	0	0	0	16	
4:15 PM	0	0	0	0	1	0	2	0	10	0	0	0	0	0	0	0	13	
4:30 PM	0	0	0	0	0	0	5	0	6	0	0	0	0	0	1	0	12	
4:45 PM	0	0	0	0	0	0	7	0	7	0	0	0	0	0	3	0	17	58
5:00 PM	0	0	0	0	3	0	8	0	9	0	0	0	0	0	0	0	20	62
5:15 PM	0	0	0	0	1	0	5	0	21	0	0	0	0	0	0	0	27	76
5:30 PM	0	0	0	0	0	0	2	0	13	0	0	0	0	0	1	0	16	80
5:45 PM	0	0	0	0	2	0	4	0	7	0	0	0	0	0	2	0	15	78
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	4	0	20	0	84	0	0	0	0	0	0	0	108	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				4				0				0			4	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: South Apartments Dwy -- Wood Fern Trl
 CITY/STATE: Manatee, FL

QC JOB #: 15537317
 DATE: Fri, Aug 20 2021

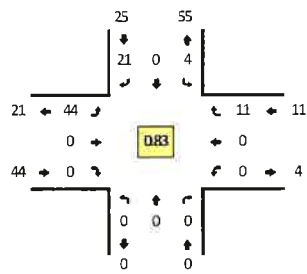


15-Min Count Period Beginning At	South Apartments Dwy (Northbound)				South Apartments Dwy (Southbound)				Wood Fern Trl (Eastbound)				Wood Fern Trl (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	4	0	5	0	1	0	0	0	0	0	2	0	12	
7:15 AM	0	0	0	0	3	0	8	0	0	0	0	0	0	0	1	0	12	
7:30 AM	0	0	0	0	2	0	5	0	2	0	0	0	0	0	1	0	10	
7:45 AM	0	0	0	0	1	0	10	0	4	0	0	0	0	0	1	0	16	50
8:00 AM	0	0	0	0	1	0	9	0	3	0	0	0	0	0	2	0	15	53
8:15 AM	0	0	0	0	0	0	10	0	4	0	0	0	0	0	0	0	14	55
8:30 AM	0	0	0	0	3	0	2	0	2	0	0	0	0	0	0	0	7	52
8:45 AM	0	0	0	0	2	0	3	0	2	0	0	0	0	0	3	0	10	46
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	4	0	40	0	16	0	0	0	0	0	4	0	64	
Heavy Trucks	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles		0	0			0	0			0	0			0	0		0	
Scoters																	0	

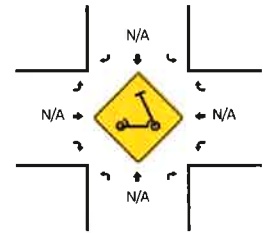
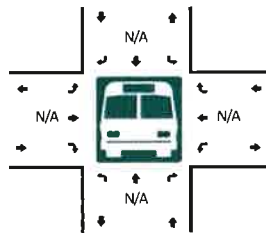
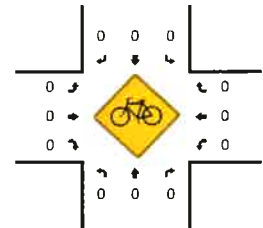
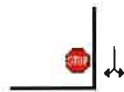
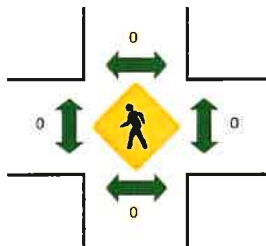
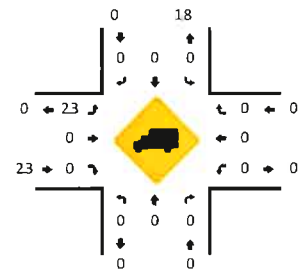
Comments:

LOCATION: South Apartments Dwy -- Wood Fern Trl
 CITY/STATE: Manatee, FL

QC JOB #: 15537318
 DATE: Fri, Aug 20 2021



Peak-Hour: 4:45 PM -- 5:45 PM
 Peak 15-Min: 5:00 PM -- 5:15 PM



15-Min Count Period Beginning At	South Apartments Dwy (Northbound)				South Apartments Dwy (Southbound)				Wood Fern Trl (Eastbound)				Wood Fern Trl (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	2	0	5	0	7	0	0	0	0	0	3	0	17	
4:15 PM	0	0	0	0	1	0	6	0	10	0	0	0	0	0	1	0	18	
4:30 PM	0	0	0	0	2	0	5	0	7	0	0	0	0	0	2	0	16	
4:45 PM	0	0	0	0	0	0	3	0	14	0	0	0	0	0	4	0	21	72
5:00 PM	0	0	0	0	3	0	3	0	14	0	0	0	0	0	4	0	24	79
5:15 PM	0	0	0	0	0	0	8	0	8	0	0	0	0	0	1	0	17	78
5:30 PM	0	0	0	0	1	0	7	0	8	0	0	0	0	0	2	0	18	80
5:45 PM	0	0	0	0	0	0	8	0	11	0	0	0	0	0	2	0	21	80
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	12	0	12	0	56	0	0	0	0	0	16	0	96	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments:

PROPERTY LOCATION AND DATA

Subject Property

11225 Estia Dr - Estia at Lakewood Ranch

Bradenton, Florida - Lakewood Ranch Neighborhood



PROPERTY

No. of Units	230
Stories	1
Avg. Unit Size	872 SF
Type	Apartments - All
Rent Type	Market
Year Built	Sep 2020
Parking	633 Spaces; 2.8 per U...
Distance to Transit	-

PROPERTY MANAGER

Inland - Estia at Lakewood Ranch
(941) 932-4594

OWNER

Inland Real Estate Group of Companies, Inc.

ASKING RENTS PER UNIT/SF

Current:	\$1,867	\$2.14 /SF
Last Quarter:	\$1,656	\$1.90 /SF
Year Ago:	\$1,462	\$1.68 /SF
Competitors:	\$1,798	\$1.76 /SF
Submarket:	\$2,341	\$2.20 /SF

VACANCY

Current:	0.0%	0 Units
Last Quarter:	0.0%	0 Units
Year Ago:	95.7%	220 Units
Competitors:	6.9%	289 Units
Submarket:	4.3%	329 Units

12 MONTH ABSORPTION

Current:	230 Units
Competitor Total:	1,009 Units
Competitor Avg:	63.1 Units
Submarket Total:	1,989 Units
Submarket Avg:	82.9 Units

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	711	102	44.3%	0	0.0%	\$1,700	\$2.39	\$1,700	\$2.39	0.0%
2	2	1,000	128	55.7%	0	0.0%	\$2,000	\$2.00	\$2,000	\$2.00	0.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		711	102	44.3%	0	0.0%	\$1,700	\$2.39	\$1,700	\$2.39	0.0%
All 2 Beds		1,000	128	55.7%	0	0.0%	\$2,000	\$2.00	\$2,000	\$2.00	0.0%
Totals		872	230	100%	0	0.0%	\$1,867	\$2.14	\$1,867	\$2.14	0.0%

Estimate

SITE AMENITIES

24 Hour Access	Clubhouse	Controlled Access
Gameroom	Grill	Pet Care
Pool	Storage Space	Sundeck

UNIT AMENITIES

Air Conditioning	Ceiling Fans	Heating
Island Kitchen	Kitchen	Microwave
Oven	Range	Refrigerator
Stainless Steel Appliances	Tub/Shower	Washer/Dryer

Subject Property



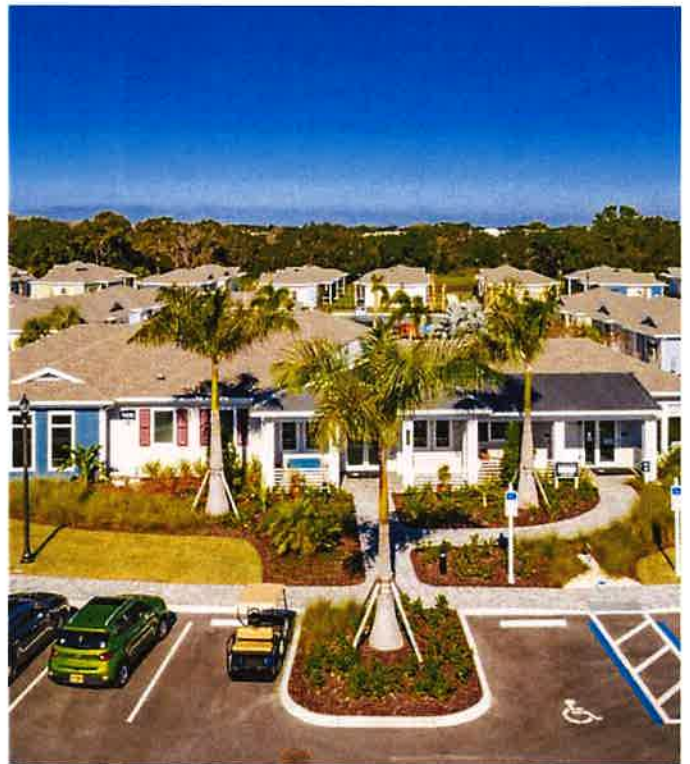
Primary



Building



Building



Building

Images



11225 Estia Dr Bradenton, FL 34211



11225 Estia Dr Bradenton, FL 34211



11225 Estia Dr Bradenton, FL 34211



11225 Estia Dr Bradenton, FL 34211



11225 Estia Dr Bradenton, FL 34211



11225 Estia Dr Bradenton, FL 34211

11225 Estia Dr - Estia at Lakewood Ranch



Apartments - Lakewood Ranch
 Submarket
 Bradenton, FL 34211
[Website](#)

230 Units	385,007 SF GBA	2020 Built	\$1,867 Asking Rent/Unit	\$2.14 Asking Rent/SF
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Building

Type	4 Star Garden Apartments		
Location	Suburban		
Units	230	Year Built	Sep 2020
Avg Unit Size	872 SF	Class	B
Stories	1		
GBA	385,007 SF	Construction	Wood Frame
Typical Floor	385,007 SF	Walk Up	Yes
# of Buildings	57		
Units per Area	5/AC		
Market Segment	All		
Rent Type	Market		
Taxes	\$4,416.06/Unit (2020)		
Walk Score®	Car-Dependent (12)		

Parking Type	Spaces
Surface	633

Land

Land Acres	44.32 AC	Land SF	1,930,579 SF
Bldg FAR	0.20		
Zoning	PDMU		
Parcel	5799-0245-9		

Space Features

Unit Amenities	
Air Conditioning	Oven
Ceiling Fans	Range
Heating	Refrigerator
Island Kitchen	Stainless Steel Appliances
Kitchen	Tub/Shower
Microwave	Washer/Dryer

Site Amenities	
24 Hour Access	Pet Care
Clubhouse	Pool
Controlled Access	Storage Space
Gameroom	Sundeck
Grill	

Public Transportation

Airport	Drive	Distance
Sarasota-Bradenton International Airport	28 min	15.7 mi

Tenants

Name	SF Occupied
Estia Lakewood Ranch	156,647

Source: CoStar Research

Unit Mix

Beds	Units	Avg SF	Asking Rent/Unit	Asking Rent/SF	Concessions
1	102	711	\$1,700	\$2.39	0.0%
2	128	1,000	\$2,000	\$2.00	0.0%
Totals	230	872	\$1,867	\$2.14	0.0%

Updated August 20, 2021

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↓ -95.4%
Submarket 3-5 Star	4.5%	↓ -20.3%
Market Overall	3.0%	↓ -7.6%

Market Rent Per Unit	Current	YOY Change
Subject Property	\$1,867	↑ 27.7%
Submarket 3-5 Star	\$2,259	↑ 45.5%
Market Overall	\$1,728	↑ 29.8%

Concessions	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 3-5 Star	0.3%	↓ -3.4%
Market Overall	0.3%	↓ -2.2%

Under Construction Units	Current	YOY Change
Market Overall	1,207	↓ -58.6%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	\$0	\$0
12 Mo. Price Per Unit	\$356.48K	\$281K

Property Contacts

True Owner	Inland Real Estate Group of Companies, Inc.
Recorded Owner	Northland Echo Lake LLC
Owner Type	Investment Manager
Property Manager	Inland - Estia at Lakewood Ranch

Demographics

	1 mile	3 miles
Population	4,179	31,913
Households	1,947	13,282
Median Age	67	58.30
Median HH Income	\$120,074	\$114,893
Daytime Employees	1,468	9,708
Population Growth '21 - '26	↑ 20.27%	↑ 14.77%
Household Growth '21 - '26	↑ 20.13%	↑ 15.16%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Lakewood Ranch B...	44th Ave E E	20,768	2020	0.68 mi
Manatee Ave E	111th St E E	16,332	2020	1.16 mi
State Road 64 E	Aurora Blvd W	28,743	2020	1.23 mi
State Road 64 E	School House Dr W	43,187	2020	1.54 mi
State Road 64 E	22nd Ter E NE	13,413	2020	1.78 mi
Lena Rd	81st Ct E NE	125,596	2020	1.90 mi
Manatee Ave E	Lorraine Rd E	12,301	2020	2.04 mi
Manatee Ave E	Lena Rd W	25,325	2020	2.05 mi
Lorraine Road	Manatee Ave E N	7,653	2020	2.26 mi
Trooper Jd Young Brg	Sr70 Fr I75 Sb S	115,591	2020	2.30 mi

Made with TrafficMetrix® Products

TRIP GENERATION RATE CALCULATION

Estia at Lakewood Ranch Traffic Count/Trip Rate Calculation

Location: Estia at Lakewood Ranch Apartments - 11225 Estia Drive, Bradenton, FL
Dates: August 18 - August 20, 2021
Units: 230

	Lakewood Ranch Blvd. Access			Wood Fern Tr. Access			
	<u>In</u>	<u>Out</u>	<u>Total</u>		<u>In</u>	<u>Out</u>	<u>Total</u>
	AM Peak Hour						
18-Aug	2	26	28		12	35	47
19-Aug	1	26	27		8	46	54
20-Aug	5	19	24		17	38	55
	PM Peak Hour						
18-Aug	18	12	30		53	24	77
19-Aug	13	9	22		54	26	80
20-Aug	11	11	22		55	25	80

	Total Driveway Volume		
	In	Out	Total
	AM Peak Hour		
18-Aug	14	61	75
19-Aug	9	72	81
<u>20-Aug</u>	<u>22</u>	<u>57</u>	<u>79</u>
Avg.	15	63	78
	PM Peak Hour		
18-Aug	71	36	107
19-Aug	67	35	102
<u>20-Aug</u>	<u>66</u>	<u>36</u>	<u>102</u>
Avg.	68	36	104

TRIP RATES

AM Peak Hour	0.34	trips/dwelling unit
PM Peak Hour	0.45	trips/dwelling unit

**LUC 210 DESCRIPTION FROM
ITE 11th EDITION**

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

TRIP GENERATION EQUATIONS
(10th EDITION)

Multifamily Housing (Low-Rise) (220)

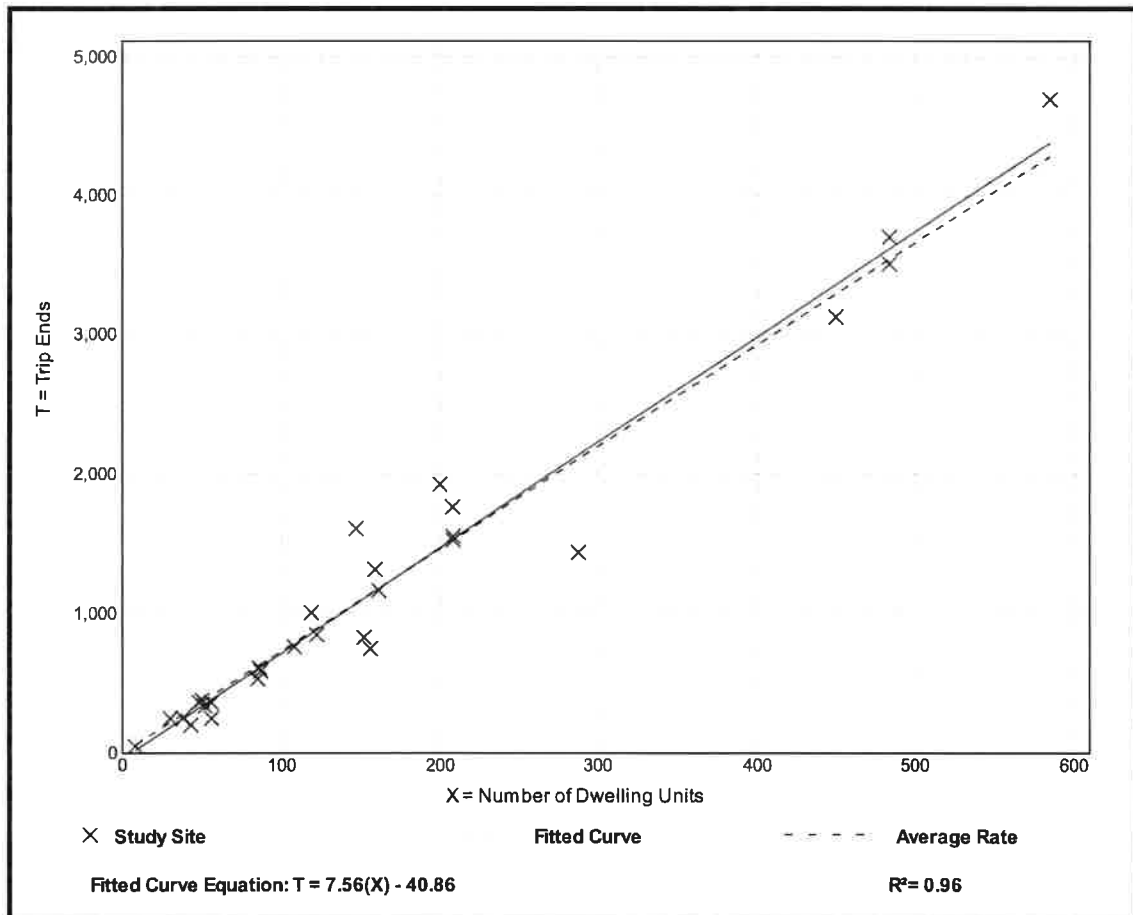
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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.

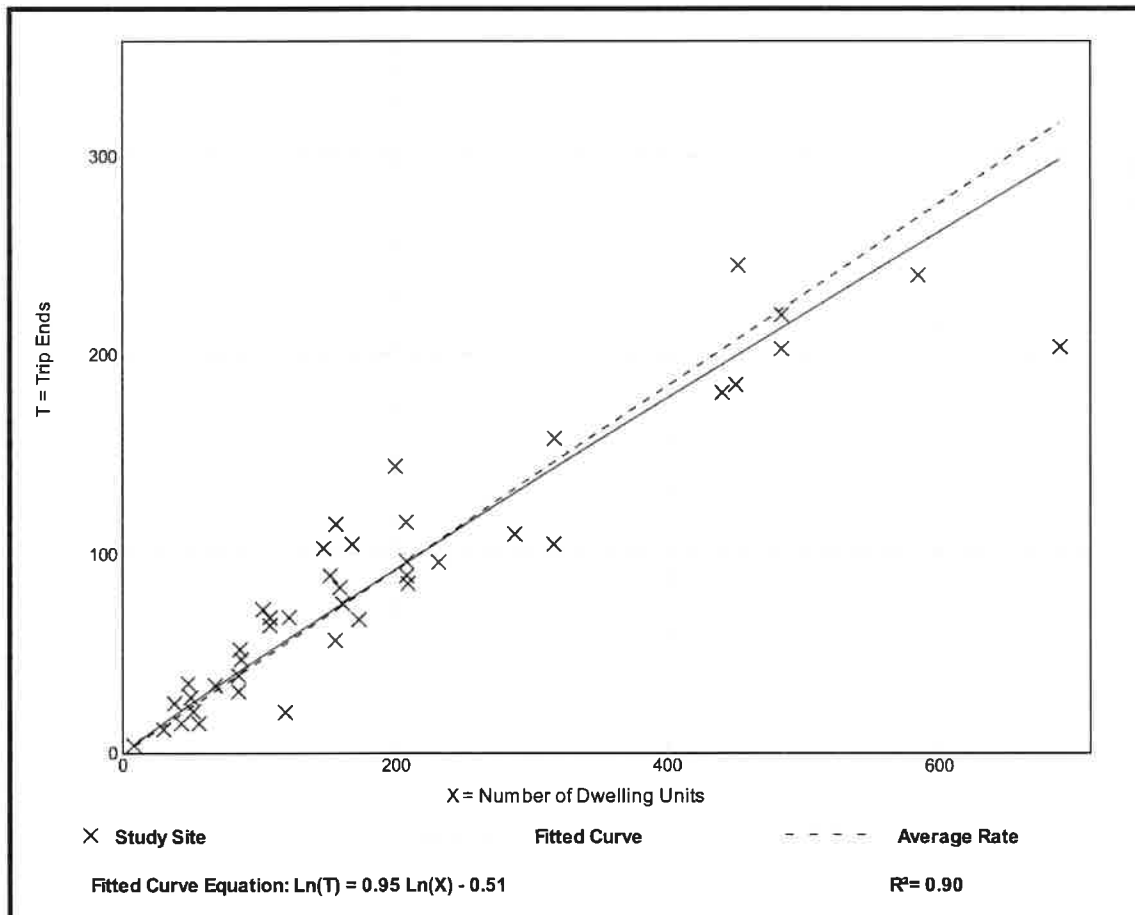
Setting/Location: General Urban/Suburban

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

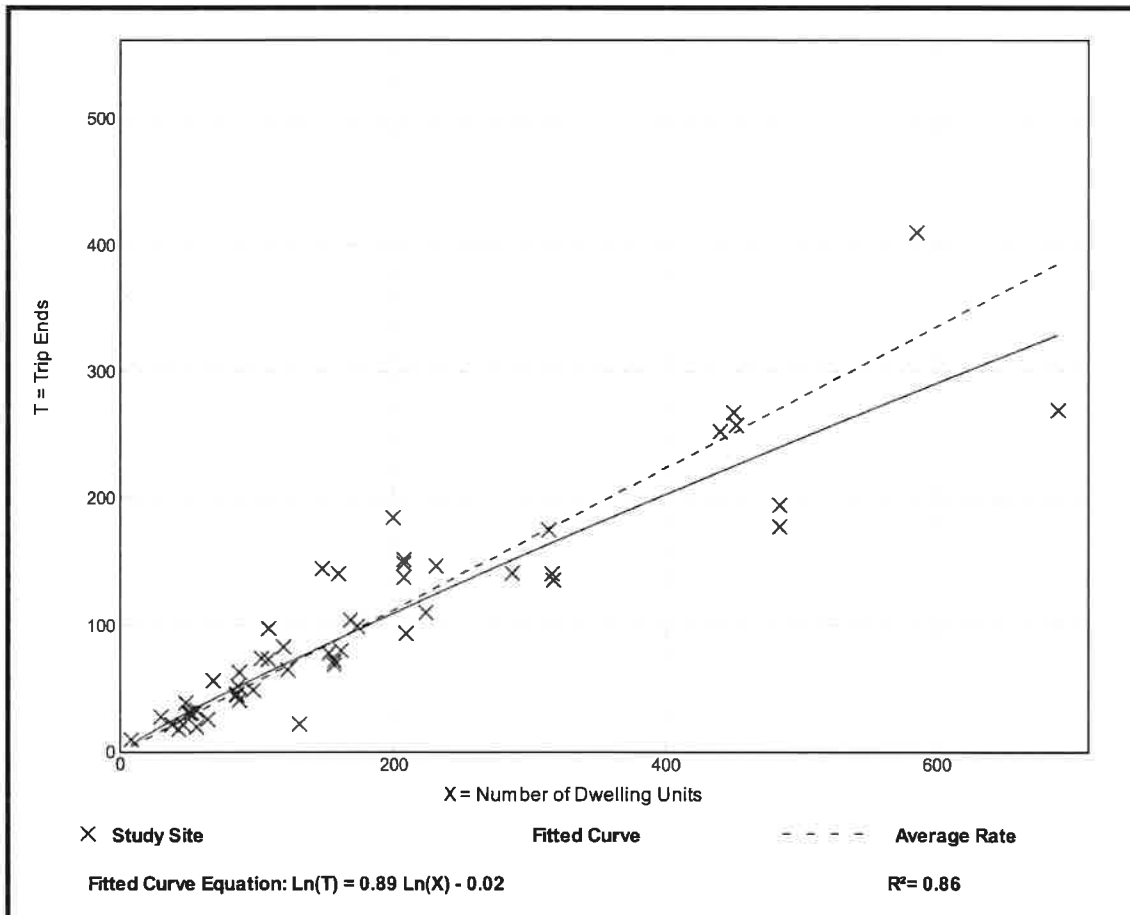


EXHIBIT IV-E – MASTER CONCEPT PLAN

**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

Clubs:

County

Private

Dwelling units:

Multi-Family

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

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

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

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

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

Maximum Lot Coverage = 60%

Minimum Preserve Area = 3.23 acres (see deviation)

Minimum Created Indigenous Area = 0.87 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 = 337 spaces
 Minimum Guest Spaces = 34 spaces
 Total Minimum Spaces = 371 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 = 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.

Deviation #3 seeks relief from LDC Section 3-417(b)(1), which requires developments to provide 50% of required open space through on-site preservation of indigenous vegetation, to allow for the preservation of 3.23 acres of existing indigenous vegetation and 0.87 acres of created indigenous area.

Justification: The Applicant is requesting approval of this deviation in order to provide flexibility in site design while preserving higher quality indigenous areas and heritage trees throughout the site.

Much of the Property has been previously impacted by previous activity and the proposed indigenous vegetation areas preserve higher quality existing vegetation, including two heritage trees. Additionally, an area of created indigenous vegetation will supplement preserved indigenous vegetation as well as provide additional water quality improvement.

The Indigenous Vegetation Credit provided in LDC Section 3-417(b)(4) results in calculated preservation or creation of indigenous areas in excess of the four acres required by the LDC, as shown below:

Indigenous Area	Provided	Credit	Calculated Area
Area 1-A	1.76	125%	2.20
Area 1-B	0.80	110%	0.88
Area 2	0.15	100%	0.15
Subtotal			3.23
Created Indigenous Area	0.87	100%	0.87
Total			4.10

Approval of this deviation will not negatively impact the public health, safety, or welfare as adequate indigenous vegetation will be provided in the development.

EXHIBIT IV-I – SURFACE WATER MANAGEMENT PLAN

BOUNDARY SURVEY

FAUX TURF DETAIL

[Ideal Turf \(https://ideal-turf.com\)](https://ideal-turf.com) > [Blog \(https://ideal-turf.com/blog/\)](https://ideal-turf.com/blog/) > [Pets \(https://ideal-turf.com/category/pets/\)](https://ideal-turf.com/category/pets/) > Fake Grass for Dogs: The Ultimate Pet Turf Buyer's Guide

Fake Grass for Dogs: The Ultimate Pet Turf Buyer's Guide

🕒 July 15, 2020

📁 [Pets \(https://ideal-turf.com/category/pets/\)](https://ideal-turf.com/category/pets/), [Artificial Turf \(https://ideal-turf.com/category/artificial-turf/\)](https://ideal-turf.com/category/artificial-turf/), [Buying Guide \(https://ideal-turf.com/category/buying-guide/\)](https://ideal-turf.com/category/buying-guide/), [Residential \(https://ideal-turf.com/category/residential/\)](https://ideal-turf.com/category/residential/)



Table of Contents



Artificial pet turf [or fake grass for dogs] has been steadily increasing in popularity among homeowners for use in front yards, backyards, play areas, and dog runs.

There are several reasons why people are attracted to this landscaping option.

In hot, dry climates, like the one we enjoy in Texas, artificial grass is an affordable, low-maintenance alternative to natural grass (<https://ideal-turf.com/fake-grass-vs-real-grass/>).

It stays beautiful, lush, and green year-round without the watering required to keep natural grass from drying up in the Texas heat.

Artificial Turf Installation With Dogs // Ideal Turf



Why Should I Install Fake Grass for Dogs?

Maintaining a smooth, green natural grass lawn is a challenge.



It costs a lot of time, energy, and money to keep your yard looking beautiful—doubly so if you have dogs.

Fido can do a lot of damage to your lawn by digging up the grass, creating brown dog urine spots from peeing (<https://ideal-turf.com/dog-urine-spots/>) in the same place, or running on the same path and wearing ruts.

Staying ahead of your dog's impact on the landscaping is a constant struggle for many pet owners.

If you've thought about replacing your real grass with synthetic grass to avoid these issues, you may have more questions than answers.

Is artificial grass safe for dogs and children?

How much does it cost?

Is it environmentally friendly?

Does it drain well?

How do you clean pet turf?

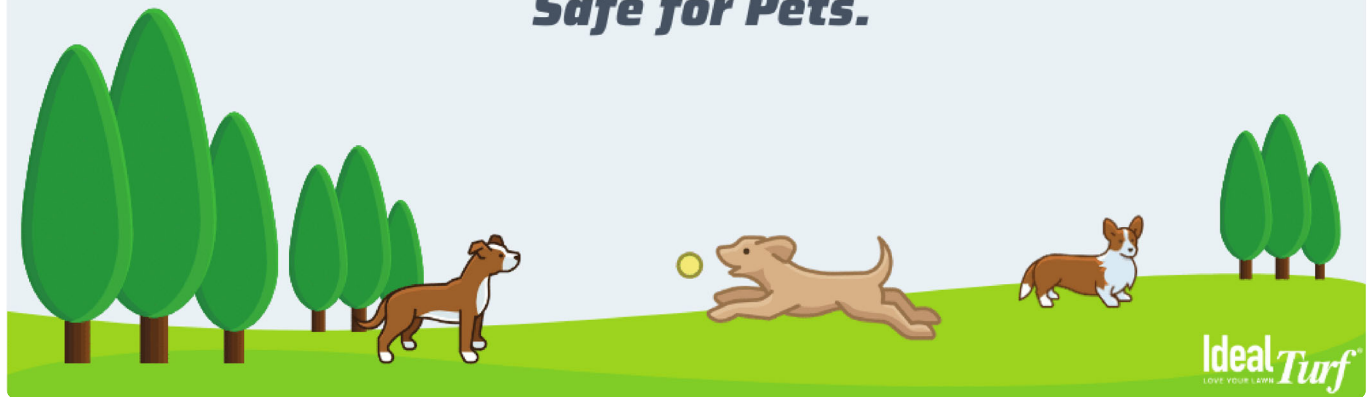
If you're considering taking the leap to try out artificial grass (<https://ideal-turf.com/artificial-grass/>) in your designated pet area/dog run (<https://ideal-turf.com/dog-run-ideas/>), or your entire yard, read on.

We will answer the questions (<https://ideal-turf.com/questions-before-buying-turf/>) you have about the durability, safety, maintenance requirements, and overall pet-friendliness of artificial grass.

We also list our picks for the best brands of fake grass for dogs and other pets.



Today's Artificial Turf Products Have No Detectable Traces of Lead and Are *Safe for Pets.*



Is Artificial Grass Safe for Dogs & Pets?

Naturally, safety is a primary concern for your family, and your fur babies are no exception.

Rest assured that artificial turf is safe for dogs—sometimes even more than normal grass.

A common misconception about synthetic grass (<https://ideal-turf.com/artificial-grass-myths-debunked/>) for dogs is that it contains lead and harmful chemicals.

This was true (<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2957910/>) several years ago, but many artificial turf manufacturers have now eliminated lead and other harmful chemicals from their manufacturing processes.

These improvements in manufacturing technology have made artificial grass safer than ever before (<https://pubmed.ncbi.nlm.nih.gov/24467230/>)—often safer than chemical-treated natural grass.

In 2008 the Center for Environmental Health (CEH) (<https://www.ceh.org/lead-in-artificial-turf/>) and major turf manufacturers entered agreements to make sure synthetic turf would no longer pose this health concern.

This means that, *as long as you choose an ethical, reputable artificial grass installation company, you can rest assured that lead exposure will not be an issue for your family or pets.*

This does not necessarily mean that all existing artificial turf is safe for pets – or safe for children.

If you have synthetic grass in your yard that was installed before moving in, and is of unknown origin, you should consider having the lead levels tested.

Benefits of Fake Grass for Dogs



Low-Maintenance



No Pesticides or Fertilizer



Conserves Water



Ideal Turf
LOVE YOUR LAWN

Benefits of Installing Fake Grass for Dogs

The benefits of using artificial grass (<https://ideal-turf.com/artificial-grass-benefits/>) in a pet area, dog run, or your entire yard are numerous.

Homeowners across the country are opting for manufactured lawns because it is:

Low Maintenance

Eco-Friendly

Cost-Effective

Cleaner for dogs [requiring fewer baths and tick treatments]

Prevents Muddy Paws



The savings in time, money, and energy spent on maintaining a natural grass lawn makes artificial grass a definite win for you and your pet.

Even professional kennels and veterinarians often use fake grass for outdoor pet areas because mowing those areas is difficult and artificial grass cleanup is a cinch.

Many dog parks and apartment complexes with dog areas use synthetic pet turf as well, and for many of the same reasons.

Fake grass will also withstand the heavy use of multiple dogs every day without wearing ruts or holes like normal grass would.

Lastly, it's easy to install, whether the base is concrete or soil.



Real Grass vs. Fake Grass for Dogs

Real grass has its advantages.

Who doesn't love cool, springy, green grass under their feet on a hot summer day? ^

But that natural grass comes at a high price—weekends spent mowing, edging, weeding, and fertilizing the lawn.

And let's not even talk about the water bill in the heat of a Texas summer.

Fake grass may not have the same cool, padded feeling as real grass, but nowadays, it comes pretty close.

Artificial grass is made with blades of varying widths, textures, and colors to mimic the variation in natural grass.

Unless you look closely, you just might mistake it for the real thing.

By installing pet-friendly turf in your yard, you avoid all the problems that burden natural grass lawns:

Brown spots from dog urine

Bugs/Ticks/Fleas/Other Pests

Digging

Mud

When it comes to maintaining a vibrant, smooth, attractive lawn, fake grass for dogs is head and shoulders above real grass.

Natural Grass Usually Requires Chemicals

A healthy-looking natural grass lawn usually requires a plethora of harmful chemicals, such as:

Fertilizers

Herbicides

Pesticides

These substances keep your lawn green and pretty, but they can contaminate groundwater, alter the chemistry of the soil, and even cause cancer

(https://cfpub.epa.gov/npstbx/files/marc_lawnchemicals.pdf) and other diseases.



Chemical treatments for lawns should be avoided when possible.



Artificial Grass Does NOT Require Chemicals

Artificial grass requires no chemical applications.

The backing of our artificial grass is made with antimicrobial additives (<https://ideal-turf.com/artificial-grass/antimicrobial/>) that we've dubbed "Microbe-Safe™" (<https://ideal-turf.com/artificial-grass/antimicrobial/microbe-safe/>)" which prevents the buildup of bacteria, mold, and mildew.

The only maintenance required is the occasional spray down with the hose.

Without all the harmful lawn chemicals, your lovely, green lawn will be a safe place for both pets and kids to play.





What's the Difference Between Pet Turf & Artificial Grass?

Artificial grass has come a long way in the decades since AstroTurf first appeared in 1965.

The massive advances in technology and manufacturing processes have resulted in an incredible variety of synthetic grass products.

Artificial grasses are now produced with specific applications in mind—in this case, artificial grass specifically designed for dogs.

Not all synthetic turf for pets is created equal.

While they may look and feel similar, there are some important differences between artificial grass and Pet Turf (<https://ideal-turf.com/residential/pet-turf/>).

Pet turf is specially designed to withstand the wear and tear from running animals, as well as the high nitrogen concentrations in dog urine.

Fake grass for dogs often has a 100% permeable backing that allows for faster drainage than typical artificial grass.





Where Can I Install Fake Grass for Dogs?

Artificial grass is unbelievably versatile, both in residential (<https://ideal-turf.com/residential/>) and commercial (<https://ideal-turf.com/commercial/>) settings.

The only limit is your imagination.

Synthetic grass can be installed indoors and outdoors, on walls, around pools, between pavers, on rooftops, decks, and patios, just to name a few.

The most common places that people install pet turf are:

Dog runs

Pet areas

Dog-Friendly Backyards
 (<https://ideal-turf.com/dog-friendly-backyard/>)

Patios and Porches

Dog Parks

You can install it in places you wouldn't be able to mow and in small patches that wouldn't make sense for regular grass.



For a more detailed list of places you can install artificial grass around your home, check out our blog post on the 12 Most Common Residential Artificial Turf Applications (<https://ideal-turf.com/residential-artificial-turf-applications/>).



How Do I Maintain Pet-Friendly Artificial Grass?

When it comes to the maintenance of fake grass versus real grass (<https://ideal-turf.com/fake-grass-vs-real-grass/>), there's really no contest.

Once it's installed, artificial turf maintenance (<https://ideal-turf.com/artificial-turf-maintenance/>) is practically non-existent.

There's no mowing, weeding, edging, or watering needed to keep your lawn green year-round.

Homeowners with synthetic turf lawns (<https://ideal-turf.com/residential/lawn-landscape-turf/>) get to spend their Saturdays actually enjoying their yards instead of manicuring them!!





How To Clean Fake Grass for Dogs

While fake turf for pets is much easier to maintain than a normal lawn, you should spray it down once or twice a week with the hose to ensure that the ammonia from pet urine doesn't build up and cause odors.

Do not use a pressure washer to do this.

The force is unnecessary and can damage the grass.

You'll still need to pick up the doggy do-do, but other than that, the only maintenance required to keep your artificial grass looking beautiful is to rake up any debris that falls on it (like twigs and leaves) and fluff it with a broom or rake if it gets pressed down in high traffic areas.

Do not use acidic or alcohol-based cleaners on your synthetic grass, as it can harm the fibers.

How Durable is Fake Grass for Dogs?

An artificial turf installation will last 10 to 20 years.



The longevity of the grass depends on a number of factors such as; how well it's maintained, how much traffic it receives, and the quality of the product.

In general, the best artificial grass (<https://ideal-turf.com/best-artificial-grass/>) will last longer than cheaper alternatives.

What Makes A Turf Product Durable?

Below we'll examine the individual components of artificial turf so that you'll know what to look for when you begin shopping for it.



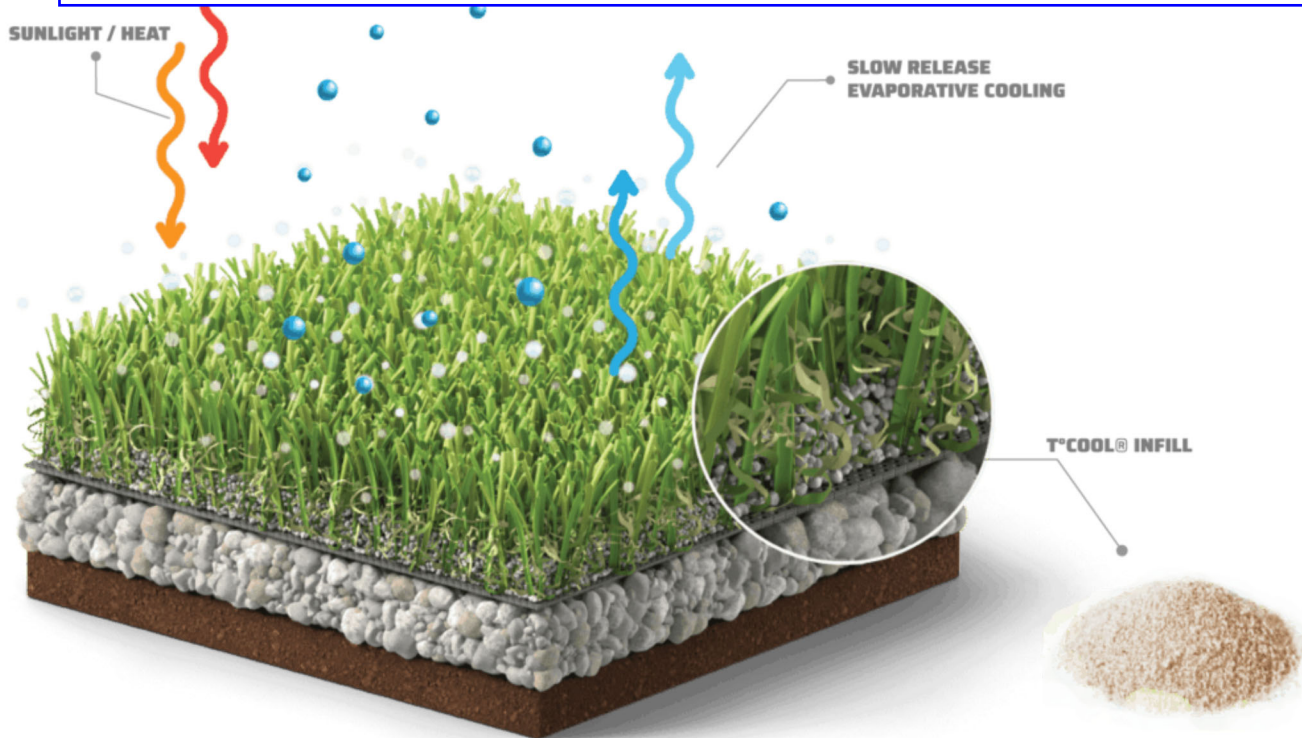
Face Weight

The face weight of synthetic grass is a measure of the weight (in ounces) of the yarn within 1 square yard.

This includes the blades and thatch only and does not include the infill or backing. ^

Turf products (<https://ideal-turf.com/artificial-grass/turf-products/>) with a greater face weight tend to be more durable.

DO NOT USE WITH PETS



Infill

This comes in several forms like rubber, ceramic, silica, etc. and will vary depending on the turf application, turf product, and installer.

Infills play two important roles in turf installations, acting as a ballast to help keep the turf in place and mimic the soil between grass blades, keeping them upright and springy.

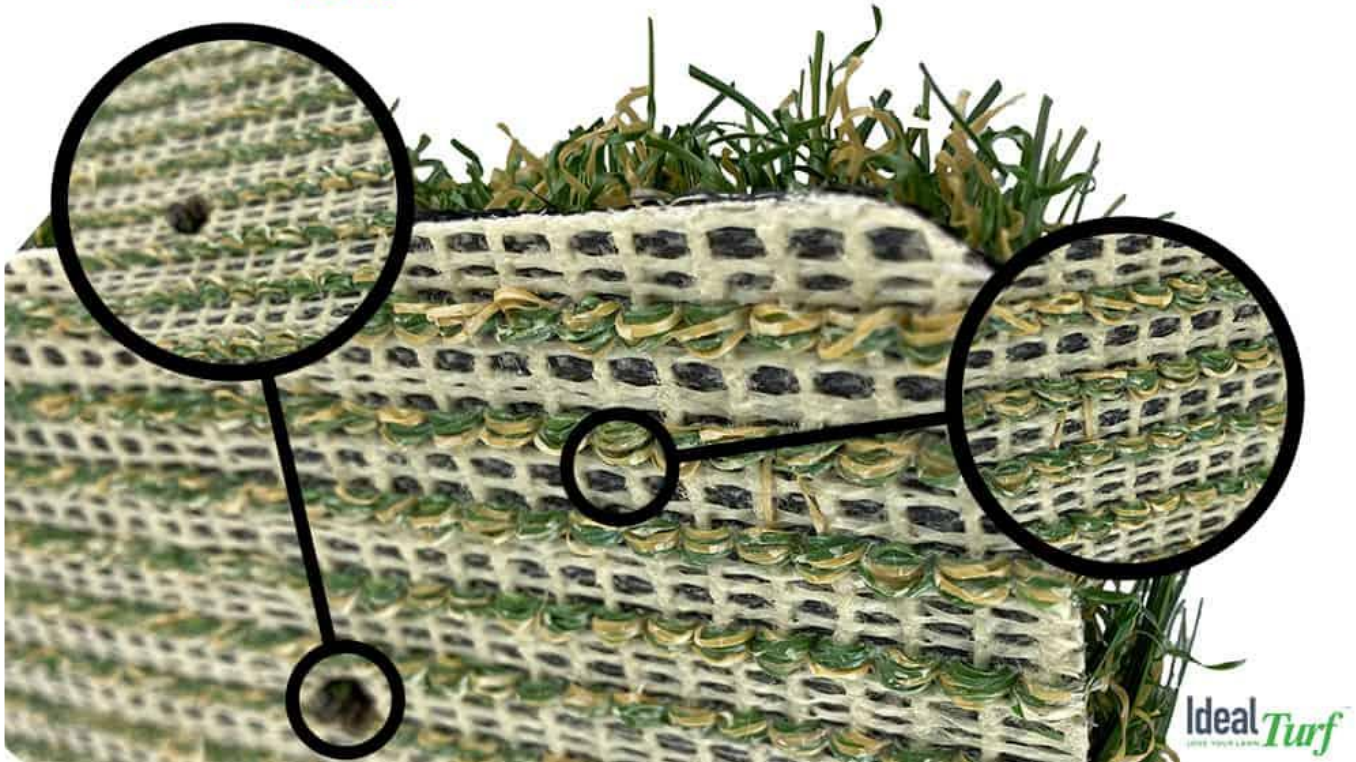
For applications involving dogs and pets, select an infill option (<https://ideal-turf.com/artificial-grass/infill/>) that is antimicrobial to help combat odors.

I recommend checking out "T°Cool® Infill (<https://ideal-turf.com/artificial-grass/infill/t-cool/>)."

Look for varieties that are non-toxic to pets, in case of accidental ingestion.

DUAL FLOW BACKING SYSTEM

100% PERMEABLE & HOLE-PUNCHED



Backing

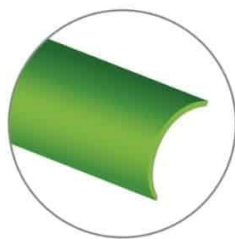
Most pet turf products will have a fully permeable backing to allow water and urine to pass directly through it.

We have a proprietary hybrid backing that we call “DUAL FLOW.”

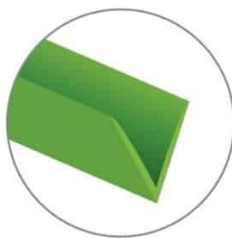
It is a fully permeable backing and a hole-punched backing combined to create the ultimate drainage system for dogs and pets.

The holes allow tiny solid particles to pass through the turf and into the sub-base.

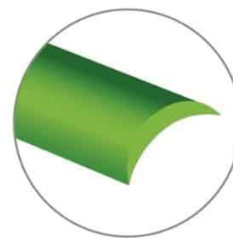




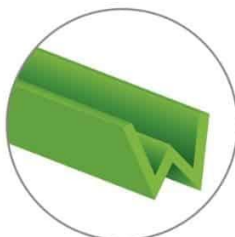
U-shaped



V-shaped



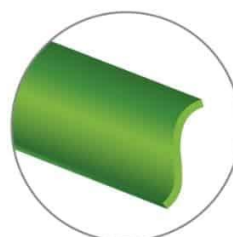
C-shaped



W-shaped



M-shaped



S-shaped

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Fiber Shape

Turf fibers come in a variety of shapes and sizes.

For the most part, blades with a “w” or “m” shape will retain their form and be easy to clean.

Some turf suppliers offer heat-resistant fibers to keep the surface temp down and your pet’s paws cool.

While the fibers may be more resistant to heat, they’re often made of nylon, which is a very tough and rigid material.

We recommend turf products with polypropylene or polyethylene fibers combined with an evaporative cooling infill like T°Cool to help keep temperatures down.



Fake Grass for Dogs Installation Cost
[1,000 Square Foot Lawn]

\$6,160 — \$8,980

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How Much Does Fake Grass for Dogs Cost?

There is an upfront cost with pet turf, and the price will vary depending on the size of the installation, the quality of the turf, and other environmental factors, like leveling that may need to be done before the installation.

On average, for a 500-1,000 sq. ft. installation plan on about \$6.16 – \$8.98 per square foot, depending on the quality of the product.

If you'd like to learn more about the cost of artificial grass or find out how much your installation will cost you can use our artificial grass cost calculator (<https://ideal-turf.com/artificial-grass/cost-calculator/>).

Bear in mind that synthetic lawns are made to last a decade or more.

After the initial purchase, artificial grass costs you next to nothing.

Another factor to consider is how much natural grass is already costing you.

If you were to put in new sod, you'd likely spend thousands of dollars to do so.

Whether the lawn is new or established, you also need to buy expensive lawn equipment (like mowers and edgers), and you must fuel, and maintain your tools. ^

If you have to fertilize, aerate, or treat your lawn for pests, those costs add up too.

If the sticker price of artificial grass seems a bit shocking, bear in mind that the upfront investment in a synthetic lawn (<https://ideal-turf.com/artificial-grass-worth-the-money/>) will pay for itself in a few years with water and maintenance savings.

**Nationwide, Landscape Irrigation is
Estimated to Account for Nearly One-Third
of all Residential Water Use, Totaling Nearly
9 Billion Gallons Per Day!**



- EPA.gov

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Water Savings

One of the biggest financial and environmental savings (<https://ideal-turf.com/eco-friendly-home-tips/>) that fake grass creates is in water.

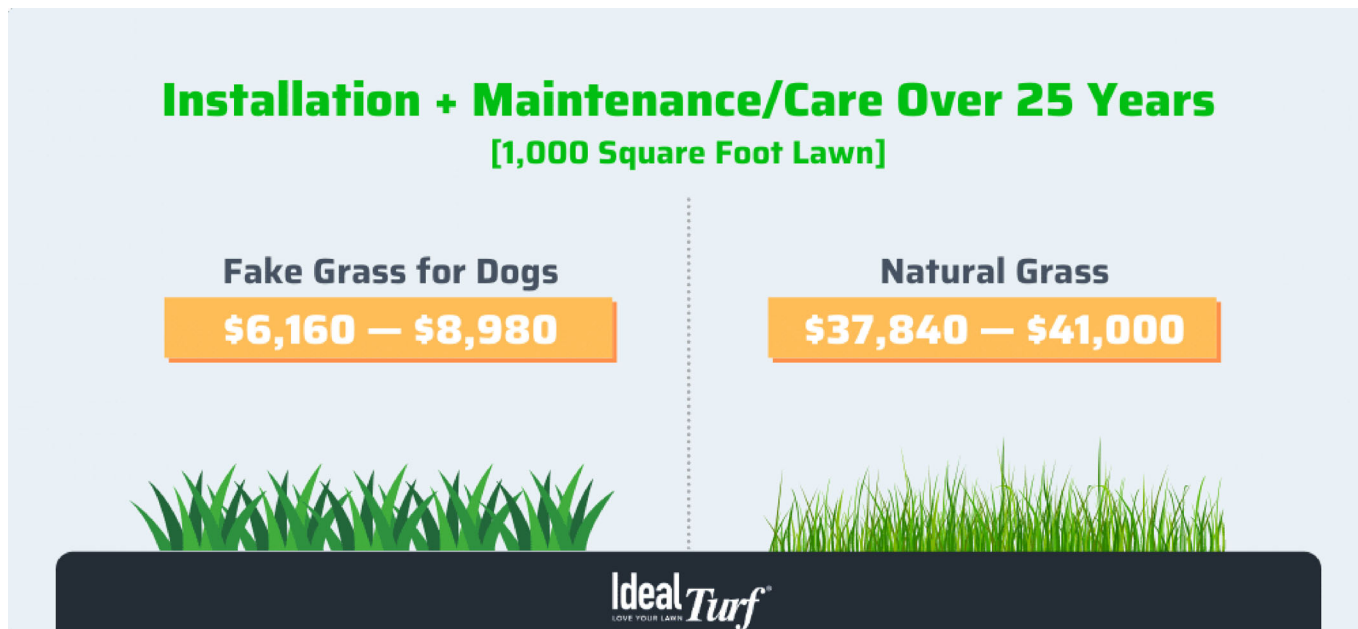
The average American family uses 320 gallons of water per day, about 30 percent of which is devoted to outdoor uses.

More than half of that outdoor water is used for watering lawns and gardens.

Nationwide, landscape irrigation is estimated to account for nearly one-third of all residential water use, totaling nearly 9 billion gallons (<https://19january2017snapshot.epa.gov/www3/watersense/pubs/outdoor.html#:~:text=Outdoor%20Water%20per%20day!>)



That's a lot of cash and empty aquifers just for green grass.



Maintenance Savings

A lot of homeowners with synthetic turf get really excited about this one.

With artificial grass, you can say good-bye to your landscaper and the monthly landscaping bill.

There's no need to take up garage space with mowers, edgers, or weed whackers.

Aside from costing money and hassle, mowing your lawn each week has a hefty toll on the environment.

Lawnmowers and other gas-powered landscaping equipment use 800 million gallons (<https://cleanairyardcare.ca/environmental-facts/>) of gas each year in the U.S. alone, accounting for 5 percent of the overall air pollution.

Installing synthetic turf is a great way to reduce your overall carbon footprint.



Did You Know?

"The Average American Spends 43.8 Hours Caring for Their Yard Each Year!"

- U.S. BUREAU OF LABOR STATISTICS



Time Savings

Did you know that the average American spends 43.8 hours caring for their yard (<https://www.bls.gov/news.release/atus.t08.htm>) each year? That's a full work week!

Installing artificial grass is like giving yourself an extra week of vacation to spend with the people and pets you love, rather than behind a lawnmower.

What To Look For When Buying Fake Grass For Dogs

Just like steaks, lightbulbs, and tennis shoes, artificial grass comes in multiple grades.

Different brands and quality tiers of artificial grass will be more or less durable, and higher-end products come with additional features.

To make an informed buying decision, here are a few important features to look for when shopping for fake grass for dogs.

Durability



Look for a heavier face weight to ensure you're getting artificial grass that will stand up to time and heavy traffic.

Fully Permeable Backing

This is a must-have for pet owners who want to avoid the buildup of odors from pet urine in their lawn.

Warranty

This is not a deal-breaker, but a warranty is a good indicator that the manufacturer is willing to stand behind their product.

Matches Neighborhood Grass Type

Take note of what grasses are common in your area, and match the color and look if you can.

Low Pile Height

A low pile height of around 1 inch is good for pet turf, as it makes cleanup of solid waste quick and easy.

Affordability

With so many choices on the market today, you can find an artificial grass product that meets your needs and fits your budget.

How Is Synthetic Grass Made?

Artificial grass is made (<https://ideal-turf.com/what-is-artificial-grass-made-of/>) by extruding colored, UV-resistant plastic through a machine to form threads.

Those threads are then punched through a backing to form sheets of artificial grass.

The process is similar to hooking yarn through a frame to make a rug.



The length, type, and density of the fibers, as well as the type of backing material, all impact the quality of the final product.

Most pet-friendly turf includes antimicrobial agents in the source material to prevent the growth of bacteria and neutralize odors.

What's the Best Drainage Technology for Pet Turf?

When it comes to fake grass for dogs, the most important feature is drainage.

All artificial turf products have a "Backing" and different backings drain in different ways.

The two most common types of backing are:

- Fully Permeable (or non-perforated)
- Hole-Punch (or perforated)


Fully Permeable Backing (Non-Perforated)



Hole-Punch Backing (Perforated)



What To Avoid With Pet Turf Products?

We've covered the important features to look for when shopping for artificial grass for dogs and pets, but there are a few things that you should avoid as well. 

A lot of turf companies are peddling ceramic infills or so-called “odor control” infills that supposedly complement fake grass for dogs.

For turfs with a hole-punch backing, infill clogs the holes, preventing proper drainage.

If your dog has an occasional bout of diarrhea, cleaning the infill can be messy and infuriating.

How Do I Install Synthetic Grass for Dogs?

The installation process for pet turf (<https://ideal-turf.com/artificial-grass/installation-process/>) is fairly simple and can be completed in just one or two days.

Here's a rundown of what to expect.

Step 1: Pre-Installation



Step 2: Removal of Existing Grass



Step 3: Edging



Step 4: Install Weed Fabric



Step 5: Add Base Material



Step : Roll Out Artificial Grass



Step 7: Spread Infill



Step 8: Power Brush Pet Turf



Step 9: Review Installation



Many do-it-yourselfers ask if they can save money by installing artificial grass themselves.

DIYers may be able to get away with installing a small strip of artificial grass on their own.

For entire lawns where seams are required, this is not recommended.

Visible seams is a common artificial grass problem (<https://ideal-turf.com/artificial-grass-problems/>) that DIY installers encounter.

Because this process requires a variety of specialized equipment and practiced techniques to hide seams and ensure a natural look, it's best to leave the installation of synthetic lawns to the professionals.

What's the Best Fake Grass for Dogs?

The answer to this question depends entirely on the needs of your property and your budget.

This guide is intended to provide you with all the information necessary to make an informed buying decision.



While we have included Ideal Turf among the following products, we do so because we're 100% confident in our products and installation process.

If you have any questions about how our pet turf measures up to the competition, please don't hesitate to ask.

Here are a few of the best artificial grass or pet turf (<https://ideal-turf.com/best-artificial-grass/>) products on the market today.

Global Syn-Turf – Pet Turf

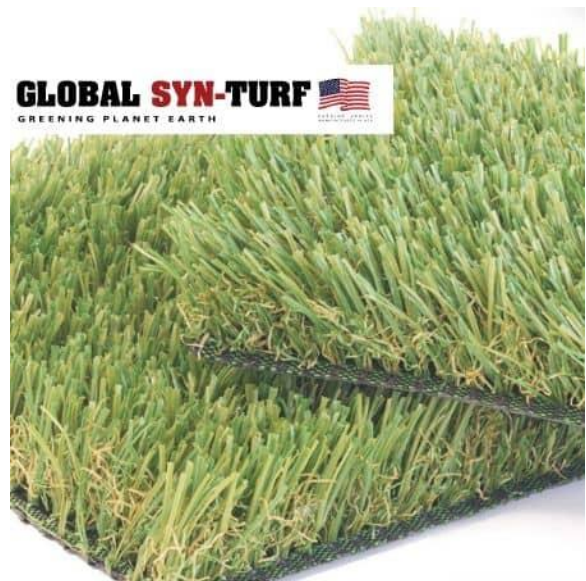
Global Syn-Turf Pet Turf is great for any type of traffic and any size pet. It also has a slightly longer pile height than other pet turf options at 1 1/8". The blades are 'U' shaped, which helps the grass stand upright after multiple uses.

Recommended Use: Light to Heavy Traffic

Colors: Emerald Green and Olive Green

Pile Height: 1 1/8"

Drainage: Fully Permeable [121.4 in/hr]



TigerTurf – Pet Turf

TigerTurf Pet Turf features beautiful field and lime green grass blade color tones in addition to a brown thatch layer. This turf was made for durability and comfort. Their pet turf uses a proprietary turf backing that's incredibly resistant to pull force, so let your



pup play all day! Made to withstand use by all sizes of dogs and their families, you can't go wrong with TigerTurf.

Recommended Use: Moderate to Heavy Traffic

Colors: Field Green, Lime Green, Brown

Pile Height: 1"

Drainage: Hole-Punch[30+ in/hr]



K9Grass — Classic Pet Turf

K9Grass Classic pet turf is great for high-traffic dog areas. K9Grass is made with premium materials, is equipped with a Flow-through backing, and eliminates the need for infill. While K9Grass is arguably the best fake grass for dogs in the industry, it's also the most expensive so be prepared to stretch your budget.

Recommended Use: Light to Heavy Traffic

Colors: Summer Green and Turf Green

Pile Height: 3/4"

Drainage: Permeable [2,000+ in/hr]



Ideal Turf — Dog's Choice

Standing at a pile height of 1.125" **Dog's Choice** (<https://ideal-turf.com/artificial-grass/turf-products/dogs-choice/>) is equipped with our proprietary **DUAL FLOW** drainage and Microbe-Safe™ antimicrobial backing. This highly permeable turf product is perfect for dogs of any size. Summer blend turf fibers are combined with green thatch to create a natural-looking artificial grass lawn. Manufactured in the **USA**, Dog's Choice is also backed by a **20-year warranty** from the manufacturer.



Recommended Use: Light to Heavy Traffic

Colors: Summer Blend Blades w/ Green thatch

Pile Height: 1.125"

Drainage: DUAL FLOW [2,000+ in/hr]

SYNLawn — Pet Platinum

SYNLawn Pet Platinum is the ultimate artificial pet grass for animals of all shapes and sizes. Designed for maximum drainage, long-lasting durability as well as providing low surface temperatures and an elegant combination of natural colors for ultra-realistic natural beauty.

Recommended Use: Light to Heavy Traffic

Colors: Field Green & Apple Blades w/ Field Green & Beige Thatch

Pile Height: 1 1/2"

Drainage: Permeable [1,200 in/hr]



Final Thoughts on Fake Grass for Dogs...

Due to its low maintenance profile, lack of harmful chemical treatments, and long-term durability, fake grass for dogs is a win all around.

The initial investment of prep work and installation will pay for itself with savings on maintenance and water.

Spend your free time playing with your pet on your synthetic lawn rather than spending hundreds of dollars and a workweek each year maintaining it!


If you're interested in having pet turf installed in your Texas yard, get a free estimate today (<https://ideal-turf.com/contact-us/>)!

We'll ensure that you'll have a dog-run or synthetic turf pet area that your family and beloved dog will enjoy for years to come, from the best artificial grass company in Texas (<https://ideal-turf.com/>).

Author: Tim Taylor (<https://ideal-turf.com/author/admin/>)

Tim Taylor is an industrial engineer and entrepreneur with years of hands-on experience in the synthetic turf industry. As a member of the Synthetic Turf Council, he dedicates his time, energy, and resources to finding real solutions to real problems for synthetic turf products and installation processes.

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Turf Maintenance & Care

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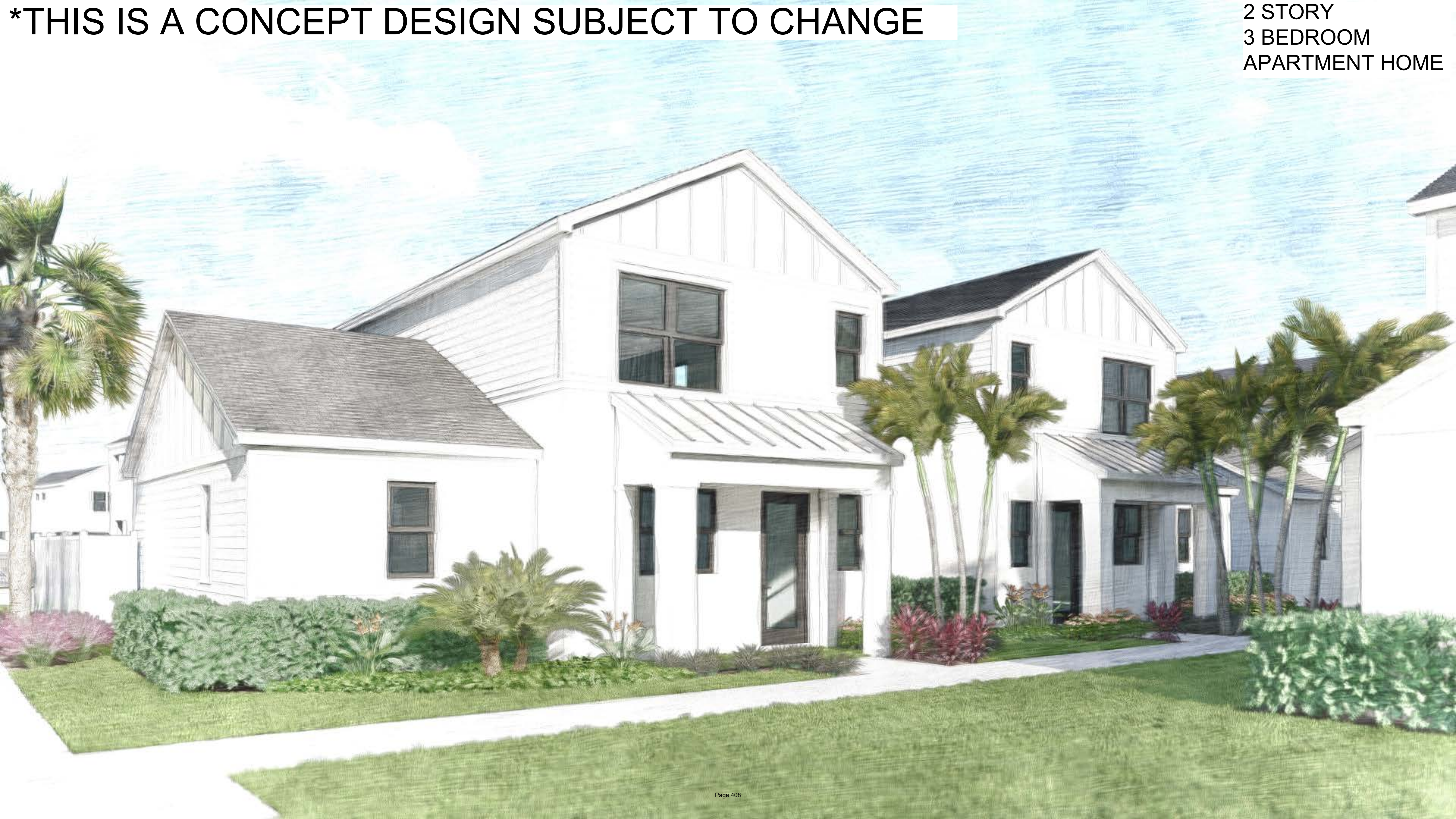
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PRODUCT RENDERINGS AND ELEVATIONS

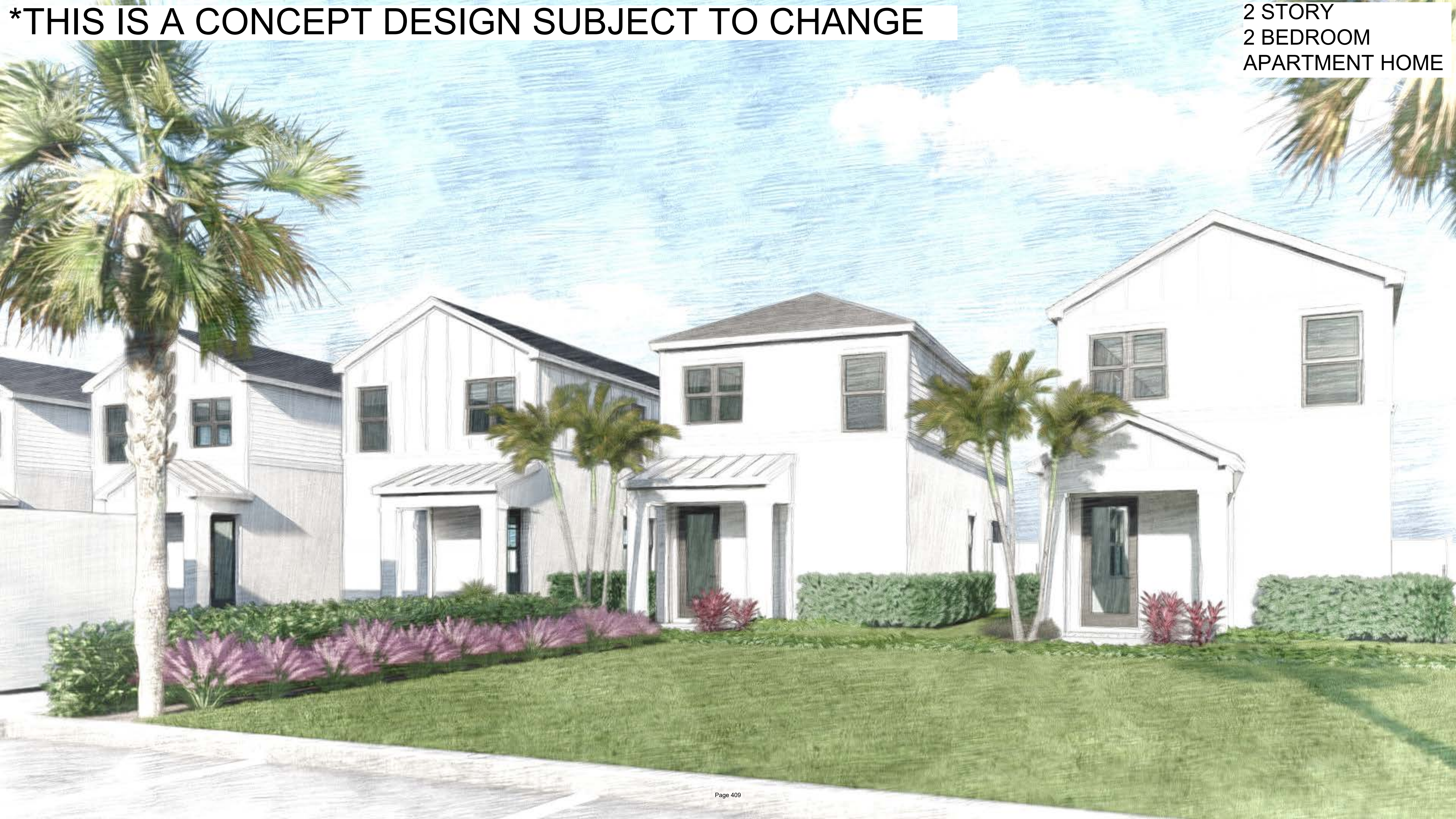
***THIS IS A CONCEPT DESIGN SUBJECT TO CHANGE**

**2 STORY
3 BEDROOM
APARTMENT HOME**



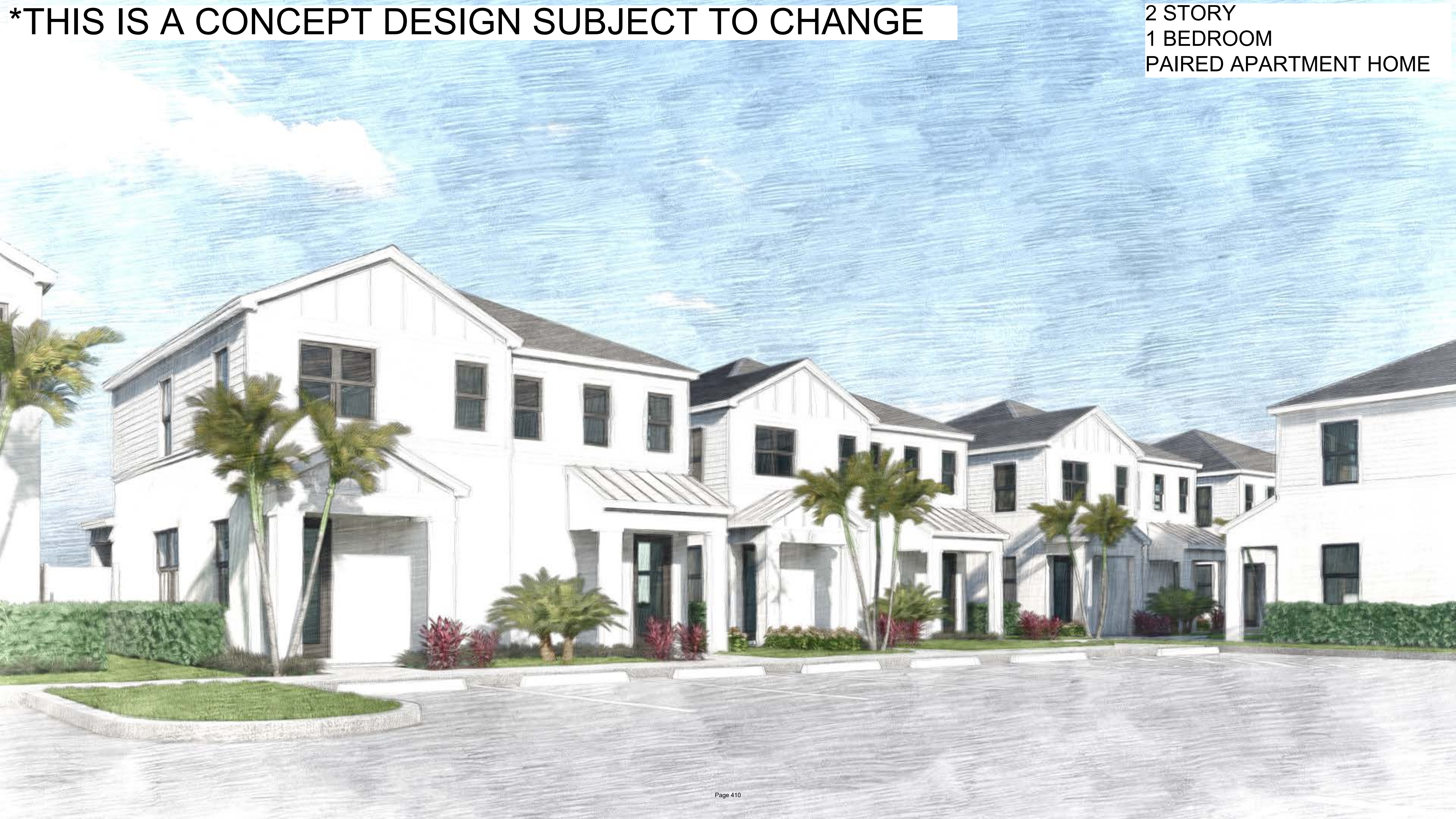
***THIS IS A CONCEPT DESIGN SUBJECT TO CHANGE**

**2 STORY
2 BEDROOM
APARTMENT HOME**



***THIS IS A CONCEPT DESIGN SUBJECT TO CHANGE**

**2 STORY
1 BEDROOM
PAIRED APARTMENT HOME**



***THIS IS A CONCEPT DESIGN SUBJECT TO CHANGE**

**2 STORY
1 BEDROOM
GARAGE FLAT APARTMENT
HOME**





December 23, 2021

Mr. Jeremy Frantz, AICP
Waldrop Engineering, P.A.
28100 Bonita Grande Dr.
Bonita Springs, Florida 34135

Re: Soltura at East Terry RPD Planned Development – PD21-84737-BOS

Dear Mr. Frantz:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development amendment request. Additional support documentation is required for the application to be deemed complete. Please provide comments for each requirement not satisfied on the attached checklist.

Please submit the aforementioned items in order for the city to process your application effectively. If the requested items are not provided within sixty (60) calendar days of the date of this letter, this application will be considered **withdrawn**.

Please feel free to contact me if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Derek Rooney, City Attorney
Brent Spain, Theriaque & Spain
John Dulmer, AICP, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Matt Feeney, Public Works
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Beccagayle Reid, Lee County Natural Resources
Cynthia Vargas, Administrative Assistant
PD Files

9220 Bonita Beach Road
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Bonita Springs, FL 34135
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Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Amy Quaremba
Council Member
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Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

BONITA SPRINGS Planning and Zoning

Substantive Comments:

1. Comment #1 from the previous letter remains and should be addressed: The purpose of the request was for the Applicant to show the line-of-sight from the property lines, not internal to the project. Please provide line of site exhibits from all sides of the property boundary.
2. As echoed by multiple reviewers in this letter, Staff has concerns about the existence of the 80' wide access easement that runs along the west boundary of the property. The proposed MCP shows residential development within the easement. It is the Staff opinion that the Applicant should provide evidence of the easement having been vacated, or, provide a second development option/MCP for staff to review, should the easement remain intact.

Please contact: Mike Fiigon II, Senior Planner
Phone: 239.444.6151
E-mail: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Surveying

Substantive Comments:

1. The vacation of the 80-foot ingress egress easement should be processed prior to approval by Planning and Zoning or City Council regarding the proposed planned development. Alternatively, the site can be redesigned so as not to build with the roadway.
2. Note: This easement has private dedication element that typically requires the release from other private parties.

Please contact: Jay Sweet, City Surveyor
Phone: 239.444.6178
E-mail: jsweet@cityofbonitaspringscd.org

BONITA SPRINGS Engineering

Substantive Comments

1. Comments forthcoming.

Please contact: Stuart Smith, Senior Engineer
Phone: 239.444.6164
E-mail: ssmith@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

Substantive Comments:

1. According to the property appraiser arials, Vacant Residential seems to be an inaccurate description of the lands to the north as shown on the MCP. Please provide the correct label.
2. Preserve acreage may be based on amount of indigenous vegetation onsite and does not need to be half of the open space if not present. Therefore, 4 acres or 20% of the required open space is not required to be retained and managed for this site and Deviation 3 may be removed. Staff estimates the existing native vegetation to be approximately 2 acres. The applicant may choose to designate more lands than required into preservation subject to preserve management requirements. Additionally, any area labeled preserve must meet the 30' setback requirements for preserves and wildlands. The applicant is encouraged to retain the 0.15 acre preserve area containing one heritage pine and one heritage oak and extend this area north and east to retain an additional heritage pine and existing indigenous vegetation to the east equating to 2 acres. The applicant will have additional space in the northeast area of the site for development subject to open space, setback, and other requirements. The applicant could pursue retaining the gopher tortoises onsite in this designated preserve subject to FWC requirements.
3. Heritage trees- When the application is deemed sufficient, a hearing for those to be removed will be scheduled for the Tree Advisory Board.
4. The south landscape buffer needs to be shifted away from the overhead lines to provide buffer trees that will conform to FPL setbacks next to power lines per Sec. 3-423(a)(2), and so the multi-modal path does not overlap per LDC Sec. 3-418(8) and 3-423(3)c. Also, the multi-modal path may be able to be placed in the ROW.
5. Note: Since a deviation is not being requested for lake sinuosity per LDC Sec. 3-420 and 3-331, the lakes will be required to be shown as sinuous on the development order plans.

Please contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6142
Email: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped/Multimodal

Substantive Comments:

1. Please provide the required pedestrian facilities (minimum 6' sidewalk, crossings and connection points) linking the projects proposed E. Terry Street facilities (8' trail/pathway) to the project's interior pedestrian network. As shown, only the western site ingress/egress point provides for the required facilities/connection. At a minimum, please provided the same (6' sidewalk, crossings and connection) adjacent to the projects eastern egress point as well.
2. Please revise the proposed MCP and/or supplemental exhibits/plans to show the site/project compliance with internal pedestrian network requirements (i.e., the site's internal pedestrian and cycle network and facilities/amenities) as appropriate. This would include but is not limited to 6' sidewalks, trails/pathways, multimodal connection points internal/external to the site, bike racks/stalls, shade/respice areas, etc.

The code section referenced by the Applicant (LDC 4-894) pertains to the US 41 Overlay District (which is not applicable to this project).

5' sidewalks could be appropriate as "building perimeter" sidewalks, adjacent to the residences/parking lot so long as the full 5' of width is accessible and unobstructed. However, the larger pedestrian network allowing access to and through the site and it's amenity components should be 6' in width. Additionally, the 6' width will allow for safer navigation of the site for two-way patron travel, families, pet owners, and those with limited mobility and assistive devices (wheelchairs, walkers and OPDMD's); providing for the best possible levels of mobility equity is always important.

3. Please provide an additional crosswalk extending from the projects 6' sidewalk (adjacent the entry lake) to the project's western building's perimeter sidewalk.
4. The Applicant is being placed on notice that all work within city-maintained rights-of-way (ROWs) will require permitting and approval by the City of Bonita Springs Public Works Department including but not limited to additional/separate permitting, design requirements and material specifications, approvals, and inspections.
5. At time of local development order all required bicycle, pedestrian facilities and complete street facilities must meet or exceed the specifications set forth in LDC 3-263, 3-302, 3-303 3-304, 3-491, and the City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as may be amended.

Please contact: Sean Gibbons, Bike-Ped Coordinator
Phone: 239.444.6176
Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Traffic

Sufficiency Comments:

1. LUC 220 is not appropriate for the proposed site. As stated in previous comments, it appears that the proposed development will allow what will functionally be detached single family units. The data provided for the Lakewood Ranch site are not sufficient to justify an alternative trip generation rate due to the small size of the sample. If the Applicant desires to propose an alternate trip generation rate, additional data will be needed. Please submit a methodology to conduct a survey of alternate sites for collecting data to prepare an alternate trip generation rate to be used for this TIS. Otherwise, please revise the trip generation using the single- family dwelling unit rate as previously requested.
2. The provided response to Staff's comment regarding an intersection control evaluation (ICE) study is not acceptable. It is this reviewer's opinion that the introduction of the fourth leg to this intersection, together with the additional trips from the proposed development, will increase the number of vehicle conflicts which may lead to a decrease in operational efficiency and safety. These potential traffic impacts are required to be evaluated as part of the TIS per LDC Section 3-292. Without the information requested, this reviewer will not be able to support the master plan as proposed.
3. In the previous letter, Staff requested the Applicant provide AM and PM peak season turning movement counts for the intersection of Kent Road and Terry Street. It is the reviewer's opinion this information is necessary to support the analysis requested in Comment No. 2.
4. In the previous comment letter, Staff made a comment about the east access being restricted to right-out only, due to its proximity to the intersection of Kent Road. Staff offers the following comment based on the Applicant's response: Although the proposed access would satisfy the intersection separation requirements in the LDC, it is this reviewer's opinion that allowing left-turns out of the site may create a potentially hazardous situation due to limited visibility caused by traffic queueing in the westbound left-turn lane at the Kent Road intersection. Good traffic engineering practice is to limit left-turning movements within the area of influence of an adjacent intersection. Left-out access may be reevaluated at time of development order, however, the access should be restricted to right-out only at this time and include physical channelization of the access driveway.
5. In the previous comment letter, Staff provided a comment regarding possible problems that may result from the proposed gate. Staff requested a queuing analysis for the gated entrance. Staff offers the following comment based on the Applicant's response: Although space provided by the proposed gate appears to satisfy the minimum LDC requirements, this may not be sufficient due to its location adjacent to a major intersection. Other considerations include the potential for additional improvements along Terry Street to accommodate drainage enhancements and multi-modal facilities. Further, the information requested is necessary to evaluate the potential impacts of queueing at the gate on the safe and efficient operation of Terry Street including the intersection at Kent Road which is required to be evaluated as part of the TIS per LDC Section 3-292. Without the information requested, this reviewer will not be able to support the master plan as proposed.

December 23, 2021
Mr. Jeremy Frantz, AICP
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6. It is noted that an existing easement is located along the western boundary of the of the site. It is this reviewer's understanding that this existing easement is for unrestricted access to multiple adjacent parcels including the proposed site. Therefore, this reviewer will not be able to support the master plan as proposed until the existing easement along the western boundary of the site has been vacated. If it remains, the master plan will need to be modified accordingly.

Please contact: Tom Ross, Traffic Group Leader
Phone: 407.718.5443
E-mail: tom.ross2@jacobs.com

BONITA SPRINGS Public Works

Substantive Comments:

The Applicant is put on notice that any work or improvements being proposed within any city-maintained right-of-way will require a permit from the Public Works Department.

Please contact: Matt Feeney, Public Works Director
Phone: 239.949.6246
E-mail: matt.feeney@cityofbonitasprings.org

**Soltura at East Terry RPD
PD Rezone
PD 21-84737-BOS
Resubmittal**

January 31, 2022

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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REVIEW 2 COMMENT RESPONSES



January 28, 2022

Mr. Michael Fiigon, AICP
City of Bonita Springs Community Development
Planning and Zoning Division
9220 Bonita Beach Road
Bonita Springs, FL 34135

**RE: Soltura at East Terry RPD (PD 21-84737-BOS)
Resubmittal #2**

Dear Mr. Fiigon,

It is my pleasure to submit to you the attached revised documents related to the rezoning request for the Soltura at East Terry RPD. Please see the following responses to your comments received on December 23, 2021.

The following information has been provided to assist in your review of the petition

1. Three (3) copies of the Review 2 Comment Responses
2. Three (3) copies of Exhibit II-E-2 & IV-D – Request Narrative and Plan Compliance
3. Three (3) copies of the Traffic Comments Response Letter
4. Three (3) copies of Exhibit IV-E – Master Concept Plan
5. Three (3) copies of Exhibit IV-H – Schedule of Deviations and Justification
6. Three (3) copies of Exhibit IV-I – Surface Water Management Plan
7. Three (3) copies of the Line-of-Sight Exhibits
8. Three (3) copies of the Agreement to Release the Easement
9. One (1) flash drive with electronic copies of all documents

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

BONITA SPRINGS Planning and Zoning: Mike Fiigon

Substantive Comments:

1. Comment #1 from the previous letter remains and should be addressed: The purpose of the request was for the Applicant to show the line-of-sight from the property lines, not internal to the project. Please provide line of site exhibits from all sides of the property boundary.

Response: Please see the attached line-of-sight exhibit.

2. As echoed by multiple reviewers in this letter, Staff has concerns about the existence of the 80' wide access easement that runs along the west boundary of the property. The proposed MCP shows residential development within the easement. It is the Staff opinion that the Applicant should provide evidence of the easement having been vacated, or, provide a second development option/MCP for staff to review, should the easement remain intact.

Response: The easement is a private easement. A vacation is not needed or appropriate in this instance as a vacation only eliminates a public interest. There is no public interest in

this instance. The attached agreement addresses the elimination or release of the easement. Please see the attached Agreement to release the easement.

BONITA SPRINGS Surveying – Jay Sweet

Substantive Comments:

1. The vacation of the 80-foot ingress egress easement should be processed prior to approval by Planning and Zoning or City Council regarding the proposed planned development. Alternatively, the site can be redesigned so as not to build with the roadway.

Response: A vacation is not appropriate or required in this instance. A vacation eliminates a public interest. The interest in this instance is a private interest. Please see the attached Agreement to release the easement.

2. Note: This easement has private dedication element that typically requires the release from other private parties.

Response: Please see the attached Agreement to release the private interest.

BONITA SPRINGS Engineering – Stuart Smith

Substantive Comments:

1. Engineering Sufficiency Comment #2 from the previous letter remains and needs to be addressed. The purpose of this request was for the applicant to provide typical cross sections showing the approximate location of existing Terry Street and the swales along the property frontage. The turn lane and ingress/egress driveways may require closed drainage along the entire Terry Street frontage. Also, please clarify the location of the perimeter berm around the property boundary by providing a typical section adjacent to the residential tracts.

Response: The Master Concept Plan has been updated to show typical sections and conceptual grading along the four boundaries of the site including the East Terry Street proposed right-turn lane. Please refer to MCP sheet 4 – Typical Sections. Regarding the right-turn lane, there is about 10-12 feet of green space between the outside pavement edge of the turn lane and the 8' wide multi-use path. We will address how to address the swale during the development order process, but this area may be better served with a curb and gutter with inlet and culvert connection to the remaining open swale to the east of west of the intersection, or a partially closed system along the north side of the proposed right-turn lane.

BONITA SPRINGS Environmental – Laura Gibson

Substantive Comments:

1. According to the property appraiser arials, Vacant Residential seems to be an inaccurate description of the lands to the north as shown on the MCP. Please provide the correct label.

Response: The description has been updated as requested.

2. Preserve acreage may be based on amount of indigenous vegetation onsite and does not need to be half of the open space if not present. Therefore, 4 acres or 20% of the required open space is not required to be retained and managed for this site and Deviation 3 may be removed. Staff estimates the existing native

vegetation to be approximately 2 acres. The applicant may choose to designate more lands than required into preservation subject to preserve management requirements. Additionally, any area labeled preserve must meet the 30' setback requirements for preserves and wildlands. The applicant is encouraged to retain the 0.15 acre preserve area containing one heritage pine and one heritage oak and extend this area north and east to retain an additional heritage pine and existing indigenous vegetation to the east equating to 2 acres. The applicant will have additional space in the northeast area of the site for development subject to open space, setback, and other requirements. The applicant could pursue retaining the gopher tortoises onsite in this designated preserve subject to FWC requirements.

Response: The preserve area has been revised per this comment and the discussion on January 7, 2022. This has resulted in the removal of the deviation related to preserve acreage and the preservation of an additional Heritage Tree.

3. Heritage trees- When the application is deemed sufficient, a hearing for those to be removed will be scheduled for the Tree Advisory Board.

Response: Acknowledged.

4. The south landscape buffer needs to be shifted away from the overhead lines to provide buffer trees that will conform to FPL setbacks next to power lines per Sec. 3-423(a)(2), and so the multi-modal path does not overlap per LDC Sec. 3-418(8) and 3-423(3)c. Also, the multi-modal path may be able to be placed in the ROW.

Response: Please see the attached revised Master Concept Plan which includes cross sections demonstrating the requested changes.

5. Note: Since a deviation is not being requested for lake sinuosity per LDC Sec. 3-420 and 3-331, the lakes will be required to be shown as sinuous on the development order plans.

Response: A deviation related to lake sinuosity has been added.

BONITA SPRINGS Bike-Ped/Multimodal – Sean Gibbons

Substantive Comments:

1. Please provide the required pedestrian facilities (minimum 6' sidewalk, crossings and connection points) linking the projects proposed E. Terry Street facilities (8' trail/pathway) to the project's interior pedestrian network. As shown, only the western site ingress/egress point provides for the required facilities/connection. At a minimum, please provide the same (6' sidewalk, crossings and connection) adjacent to the project's eastern egress point as well.

Response: The MCP has been updated to include a 6' sidewalk connection at both connections to E. Terry.

2. Please revise the proposed MCP and/or supplemental exhibits/plans to show the site/project compliance with internal pedestrian network requirements (i.e., the site's internal pedestrian and cycle network and facilities/amenities) as appropriate. This would include but is not limited to 6' sidewalks, trails/pathways, multimodal connection points internal/external to the site, bike racks/stalls, shade/respice areas, etc.

The code section referenced by the Applicant (LDC 4-894) pertains to the US 41 Overlay District (which is not applicable to this project).

5' sidewalks could be appropriate as "building perimeter" sidewalks, adjacent to the residences/parking lot so long as the full 5' of width is accessible and unobstructed. However, the larger pedestrian network allowing access to and through the site and its amenity components should be 6' in width. Additionally, the 6' width will allow for safer navigation of the site for two-way patron travel, families, pet owners, and those with limited mobility and assistive devices (wheelchairs, walkers and OPDMD's); providing for the best possible levels of mobility equity is always important.

Response: The attached revised Master Concept Plan depicts conceptual internal sidewalk locations within the parking areas and throughout the residential tracts, as well as a six-foot-wide sidewalk which connects to both access points on E. Terry St. and the amenity center location.

Internal sidewalks within the residential tracts and parking areas will provide five-foot-wide sidewalks, and will be accessible and unobstructed. Crosswalk connections are also provided between the internal network and the six-foot-wide sidewalk.

A 10' wide easement is proposed for a sidewalk/multi-use trail along E. Terry St.

3. Please provide an additional crosswalk extending from the projects 6' sidewalk (adjacent the entry lake) to the project's western building's perimeter sidewalk.

Response: An additional crosswalk has been added in this location. Please see the revised attached Master Concept Plan.

4. The Applicant is being placed on notice that all work within city-maintained rights-of-way (ROWs) will require permitting and approval by the City of Bonita Springs Public Works Department including but not limited to additional/separate permitting, design requirements and material specifications, approvals, and inspections.

Response: Acknowledged.

5. At time of local development order all required bicycle, pedestrian facilities and complete street facilities must meet or exceed the specifications set forth in LDC 3-263, 3-302, 3-303 3-304, 3-491, and the City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), as may be amended.

Response: Acknowledged.

BONITA SPRINGS Traffic – Tom Ross

Sufficiency Comments:

1. LUC 220 is not appropriate for the proposed site. As stated in previous comments, it appears that the proposed development will allow what will functionally be detached single family units. The data provided for the Lakewood Ranch site are not sufficient to justify an alternative trip generation rate due to the small size of the sample. If the Applicant desires to propose an alternate trip generation rate, additional data will be needed. Please submit a methodology to conduct a survey of alternate sites for collecting data to prepare an alternate trip generation rate to be used for this TIS. Otherwise, please revise the trip generation using the single-family dwelling unit rate as previously requested.

Response: See attached response letter from TR Transportation Consultants.

2. The provided response to Staff's comment regarding an intersection control evaluation (ICE) study is not acceptable. It is this reviewer's opinion that the introduction of the fourth leg to this intersection, together with the additional trips from the proposed development, will increase the number of vehicle conflicts which may lead to a decrease in operational efficiency and safety. These potential traffic impacts are required to be evaluated as part of the TIS per LDC Section 3-292. Without the information requested, this reviewer will not be able to support the master plan as proposed.

Response: See attached response letter from TR Transportation Consultants.

3. In the previous letter, Staff requested the Applicant provide AM and PM peak season turning movement counts for the intersection of Kent Road and Terry Street. It is the reviewer's opinion this information is necessary to support the analysis requested in Comment No. 2.

Response: See attached response letter from TR Transportation Consultants.

4. In the previous comment letter, Staff made a comment about the east access being restricted to right-out only, due to its proximity to the intersection of Kent Road. Staff offers the following comment based on the Applicant's response: Although the proposed access would satisfy the intersection separation requirements in the LDC, it is this reviewer's opinion that allowing left-turns out of the site may create a potentially hazardous situation due to limited visibility caused by traffic queueing in the westbound left-turn lane at the Kent Road intersection. Good traffic engineering practice is to limit left-turning movements within the area of influence of an adjacent intersection. Left-out access may be reevaluated at time of development order, however, the access should be restricted to right-out only at this time and include physical channelization of the access driveway.

Response: See attached response letter from TR Transportation Consultants.

5. In the previous comment letter, Staff provided a comment regarding possible problems that may result from the proposed gate. Staff requested a queuing analysis for the gated entrance. Staff offers the following comment based on the Applicant's response: Although space provided by the proposed gate appears to satisfy the minimum LDC requirements, this may not be sufficient due to its location adjacent to a major intersection. Other considerations include the potential for additional improvements along Terry Street to accommodate drainage enhancements and multi-modal facilities. Further, the information requested is necessary to evaluate the potential impacts of queueing at the gate on the safe and efficient operation of Terry Street including the intersection at Kent Road which is required to be evaluated as part of the TIS per LDC Section 3-292. Without the information requested, this reviewer will not be able to support the master plan as proposed.

Response: See attached response letter from TR Transportation Consultants.

6. It is noted that an existing easement is located along the western boundary of the of the site. It is this reviewer's understanding that this existing easement is for unrestricted access to multiple adjacent parcels including the proposed site. Therefore, this reviewer will not be able to support the master plan as proposed until the existing easement along the western boundary of the site has been vacated. If it remains, the master plan will need to be modified accordingly.

Response: A vacation is not appropriate or required in this instance. A vacation eliminates a public interest. The interest in this instance is a private interest. Please see the attached Agreement to release the easement.

BONITA SPRINGS Public Works – Matt Feeney

Substantive Comments:

1. The Applicant is put on notice that any work or improvements being proposed within any city-maintained right-of-way will require a permit from the Public Works Department.

Response: Acknowledged.

If you have any questions, please do not hesitate to contact me directly at (239) 319-0026 or jfrantz@rviplanning.com.

Sincerely,
RVi Planning + Landscape Architecture



Jeremy Frantz, AICP
Project Director

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



SOLTURA AT EAST TERRY

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 Landscape Design:
 - Xeriscape landscape plantings.
 - Reduced irrigation needs.
- Improved Access:
 - Longer turn lane into development.
 - Two access points to East Terry.
- Indigenous preserves:
 - All preservation and created native planting areas is contiguous.
 - More focused on preservation of highest quality uplands.
 - Three heritage trees preserved.
 - Removal of exotics required.
- Increased Code Compliance:
 - Eagle Bay deviations = 7
 - Proposed deviations = 3
- 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.

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.

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)

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.

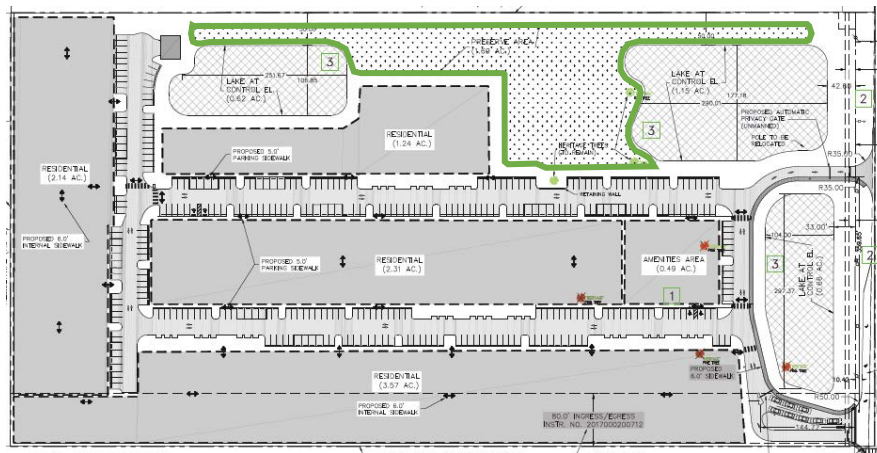
The enclosed MCP delineates the location of the several development tracts. Residential Tracts demonstrate the location where all dwelling units, private yards, and some amenities will be located. A deviation is requested to allow three Preserve Tracts and a created vegetation area to satisfy the Development’s 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.

Land Use	Acreage	Open Space (Percentage)	Open Space (Acres)
Residential	9.75	40	3.90
Lake	2.43	100 (2 Acres Max)	2.00
Indigenous Preserve Area	1.69	100	1.69
Open Space and Landscape Buffers	2.97	100	2.97
Right-of-Way	3.25	0	0
Total	20.07		10.56

The enclosed Site Development Regulations (Exhibit IV-G) provide for setbacks for all residential product types proposed including for clubhouses. The proposed site design includes enhanced setbacks to E. Terry St. and provides improved compatibility with the surrounding land uses over the previously approved Eagle Bay RPD.

Preservation

The MCP provides for preservation of the highest quality natural resources on site. As mentioned above, required preservation area was identified by Environmental staff as approximately two acres. The Applicant has worked with staff to identify preserve areas which optimize retention of the highest quality natural resources as well as heritage trees. The resulting preserve area utilizes the preserve credit in LDC section 3-417(b)(4) for a total of 1.69 acres of preserve area. The preserve area locations also allow for the preservation of three heritage trees.



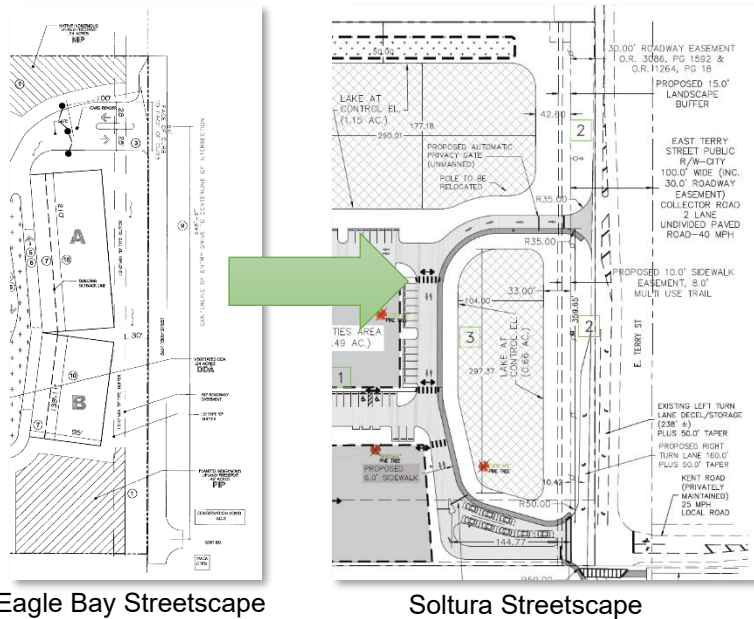
The MCP provides for separation between the proposed development and the adjacent conservation lands. The location of the preserves was selected in order to retain and protect the highest quality native vegetation. The preserve areas will provide for protection and maintenance for protected species in perpetuity as intended by the LDC and Comprehensive Plan. Other portions of the site have been previously disturbed and impacted from the former development activity and will not be utilized as on-site preserve.

The protected species survey indicates the presence of gopher tortoises and burrows on site. Therefore, the preserve areas will also be managed for gopher tortoises. A Gopher Tortoise Management Plan is included in Exhibit IV-J.

East Terry Street Streetscape

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.



Eagle Bay Streetscape

Soltura Streetscape

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.

The project proposes a new right-turn lane at the proposed entry to the development on East Terry Street. It is understood that there will be additional review of the traffic and required site related improvement as part of the Development Order application and review process.

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 preserve tracts which meet the LDC requirements. The preserve areas will provide for protection and maintenance for protected species in perpetuity as intended by the LDC and Comprehensive Plan. An area of created vegetation is contiguous to and connects the preserve areas. 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 proposes a new right-turn lane at the proposed entry to the development on East Terry Street.

The project will provide connection to future planned off-site pedestrian facilities along E. Terry St. It is understood that there will be additional review of the traffic and required site related improvement as part of the Development Order application and review process.

(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.

The stormwater management system 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 a combination of preservation and creation of indigenous vegetation, that exceeds the preserve area 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 from preserves 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 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. Two heritage trees are also proposed to be preserved. 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 preserves shown along the eastern 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 planted indigenous areas, 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

TRAFFIC COMMENTS RESPONSE LETTER

January 27, 2022

Mr. Jeremy Frantz
RVI Planning
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

RE: Soltura at E. Terry RPD
PD21-84737-BOS

Dear Mr. Frantz:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the City of Bonita Springs regarding the proposed rezoning application for the above project. The comments and TR Transportation's response to those comments are listed below for reference.

TIS Comments:

- 1) *LUC 220 is not appropriate for the proposed site. As stated in previous comments, it appears that the proposed development will allow what will functionally be detached single family units. The data provided for the Lakewood Ranch site are not sufficient to justify an alternative trip generation rate due to the small size of the sample. If the Applicant desires to propose an alternate trip generation rate, additional data will be needed. Please submit a methodology to conduct a survey of alternate sites for collecting data to prepare an alternate trip generation rate to be used for this TIS. Otherwise, please revise the trip generation using the single-family dwelling unit rate as previously requested.*

As previously indicated, the rezoning request for the subject site is for a multi-family project. The Cottage Style apartments has been in the market for quite some time and is now taking off and is becoming quite popular. This product is a traditional multi-family community, it is just taken off the stacked building concept and put down on individual building pads. It is a multi-family rental community in every aspect of the operation, from the access (gated), to the parking (shared parking lot) to the amenities (clubhouse/pool), to the management company, (all units are under one management company), to property ownership (the site is under one STRAP number and one ownership and not separate platted lots and separate ownership, to the maintenance (all units as well as all exteriors and common areas are maintained by the management company).

The current zoning on this site is multi-family and we are not changing that. Single Family units are NOT allowed on the site under the current zoning nor under our

proposed Zoning. In our proposed Schedule of Uses, Single Family Dwelling units are NOT a permitted use.

Our intention is not to provide a new Trip Generation rate for this project, but to use the correct trip generation data from the ITE *Trip Generation Report* that is already available, which is Land Use Code 220.

As we have previously provided, traffic counts completed by Quality Counts at the Lakewood Ranch property (Estia at Lakewood Ranch) indicated that this cottage style apartment traffic consistent with LUC 220.

Since then, we retained CJ Hensch out of the Dallas, Texas area to survey three sites in the Dallas metropolitan area. The data for these three sites also confirmed that these cottage style apartments generate peak hour trips similar to LUC 220.

The three sites surveyed were:

Avilla Northside
1212 Community Avenue
McKinney, TX 75071
<https://www.avillanorthside.com/>

118 Units
97% Occupancy at time of counts

Avilla Heritage
2030 S. Forum Dr.
Grand Prairie, TX 75052
<https://www.avillaheritage.com/>

140 Units
100% Occupancy at time of counts

Horizon at Premier
3409 Premier Drive
Plano, TX 75023
<https://www.horizonatpremier.com/>

122 units
98% Occupancy at time of counts

None of these sites were near any transit facilities and all were in the suburban Dallas area.

The surveys at all four sites (including Lakewood Ranch) have confirmed that these types of properties exhibit trip generation characteristics similar to LUC 220. The average of the AM and PM peak hour trip generation rates of the four surveyed properties **was 0.35**

trips per unit for the AM peak hour and 0.46 trips per unit for the PM peak hour.

The ITE report for Multi-family (LUC 220) for the AM Peak hour is **0.40 and 0.51** for the PM peak hour. Attached to this letter are copies of the traffic counts conducted by CJ Hensch and additional data showing the location and statistics of each of the properties.

The rezoning request is not seeking an alternative trip rate for this site, but only use a land use code that is already in ITE and is clearly appropriate for this site and the uses that are being requested.

- 2) *The provided response to Staff's comment regarding an intersection control evaluation (ICE) study is not acceptable. It is this reviewer's opinion that the introduction of the fourth leg to this intersection, together with the additional trips from the proposed development, will increase the number of vehicle conflicts which may lead to a decrease in operational efficiency and safety. These potential traffic impacts are required to be evaluated as part of the TIS per LDC Section 3-292. Without the information requested, this reviewer will not be able to support the master plan as proposed.*

Weekday AM and PM peak hour traffic counts were conducted at the intersection of E. Terry Street and Kent Road on January 4 and January 5th, 2022. The peak hour turning movement data was adjusted to peak season based on data published by Lee County in the Lee County Traffic Count Report based on traffic data for Bonita Beach Road. The background traffic volumes along E. Terry Street were then increase by a historical growth rate based on historical traffic count data as contained in the City of Bonita Springs Traffic Count Report and traffic increased to the year 2026. A Highway Capacity Software (HCS) analysis was then conducted at the intersection of E. Terry Street and Kent Road based on the 2022 Existing Peak Season Conditions, the projected 2026 Peak Season Background conditions and the projected 2026 Peak Season Background plus Project Traffic conditions. Copies of the HCS Summary sheets are attached to this response letter for reference.

The analysis indicates that all movements where Level of Service is measured will operate at LOS "C" or better both with and without the project traffic added to the intersection. Adding the fourth leg to the intersection will not have a significant impact on the overall operational characteristics of the intersection and the intersection will still function at an acceptable Level of Service during the peak hours when the project is fully developed.

- 3) *In the previous letter, Staff requested the Applicant provide AM and PM peak season turning movement counts for the intersection of Kent Road and Terry Street. It is the reviewer's opinion this information is necessary to support the analysis requested in Comment No. 2.*

See previous response.

- 4) *In the previous comment letter, Staff made a comment about the east access being restricted to right-out only, due to its proximity to the intersection of Kent Road. Staff offers the following comment based on the Applicant's response: Although the proposed access would satisfy the intersection separation requirements in the LDC, it is this reviewer's opinion that allowing left-turns out of the site may create a potentially hazardous situation due to limited visibility caused by traffic queueing in the westbound left-turn lane at the Kent Road intersection. Good traffic engineering practice is to limit left-turning movements within the area of influence of an adjacent intersection. Left-out access may be reevaluated at time of development order, however, the access should be restricted to right-out only at this time and include physical channelization of the access driveway.*

There are no justifiable reasons from an engineering standpoint to restrict the exiting movement from the eastern access to only allow right turns out. There is sufficient spacing from the adjacent intersections and there is adequate sight distance at this location to safely permit both left and right turns from this exit only access drive on the Master Concept Plan. The HCS analysis indicates that there is virtually no queue in the westbound left turn lane at the Kent Road intersection. The projected 2026 analysis for both the AM and PM peak hour indicates that the 95th percentile queue is 0.1 vehicle (less than 10 feet). The MCP will continue to show both left and right turn egress at this location. It is understood that the City has the right to modify or close any access connection to a City owned right-of-way based on EXISTING health, safety and welfare issues, but forecasting those issues at this location at this time is unfounded.

- 5) *In the previous comment letter, Staff provided a comment regarding possible problems that may result from the proposed gate. Staff requested a queuing analysis for the gated entrance. Staff offers the following comment based on the Applicant's response: Although space provided by the proposed gate appears to satisfy the minimum LDC requirements, this may not be sufficient due to its location adjacent to a major intersection. Other considerations include the potential for additional improvements along Terry Street to accommodate drainage enhancements and multi-modal facilities. Further, the information requested is necessary to evaluate the potential impacts of queueing at the gate on the safe and efficient operation of Terry Street including the intersection at Kent Road which is required to be evaluated as part of the TIS per LDC Section 3-*

292. Without the information requested, this reviewer will not be able to support the master plan as proposed.

The MCP now illustrates the distance and queuing capability behind the gate to the ROW of E. Terry Street and how the requirements of the LDC are satisfied and no deviation is being requested with respect to queuing at the gate.

If you have any additional questions, please do not hesitate to contact us.

Sincerely,



Ted Treesh, PTP
President

Attachments

TRIP COUNT SUMMARY
ALL FOUR SITES

Trip Count Summary

Horizon At Premier	122 Units		Occupancy - 98%	
	AM Peak Hour		PM Peak Hour	
	In	Out	In	Out
E. Driveway	0	11	0	11
W. Driveway	17	17	29	16
Total	17	28	29	27
Total Trips	45		56	
Trip Rate	0.37		0.46	

Avilla Heritage	140 Units		Occupancy - 100%	
	AM Peak Hour		PM Peak Hour	
	In	Out	In	Out
Waterwood Dr. Access	0	0	0	0
Forum Dr. Access	16	35	41	15
Total	16	35	41	15
Total Trips	51		56	
Trip Rate	0.36		0.40	

Avilla Northside	118 Units		Occupancy - 97%	
	AM Peak Hour		PM Peak Hour	
	In	Out	In	Out
Community Ave. Access	8	28	32	24
White Ave. Access	2	2	2	3
Total	10	30	34	27
Total Trips	40		61	
Trip Rate	0.34		0.52	

Estia @ Lakewood Ranch	
Trip Rate	0.34
	0.45

AVERAGE OF FOUR SURVEYED SITES	
AM Peak Hour	PM Peak Hour
0.35	0.46

ITE TRIP RATES LUC 220 - 11th Edition	0.40	0.51
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HORIZON AT PREMIER

Horizon at Premier

3409 Premier Dr.
Plano TX 75023



3409 Premier Dr - Horizon at Premier



Apartments - Plano Submarket
Plano, TX 75023
[Website](#)

122
Units

122,876
SF GBA

2017
Built

1.6%
Vacancy

\$1,985
Asking Rent/Unit

\$1.99
Asking Rent/SF

Sale

Sold Price	Not Disclosed
Date	Dec 2019
Sale Type	Investment
Financing	1st Mortgage: Prudential Multifamily Mortgage LLC (3.8% Conventional, due in 10 yrs) Bal/Pmt: \$18,691,000/-

Unit Mix

Beds	Units	Avg SF	Asking Rent/Unit	Asking Rent/SF	Concessions
1	26	635	\$1,569	\$2.47	0.4%
2	50	962	\$1,975	\$2.05	0.4%
3	46	1,236	\$2,230	\$1.80	0.4%
Totals	122	996	\$1,985	\$1.99	0.4%

Updated December 28, 2021

Building

Type	4 Star Garden Apartments		
Location	Suburban		
Units	122	Year Built	Feb 2017
Avg Unit Size	996 SF	Constr Start	May 2016
Stories	2	Class	A
GBA	122,876 SF	Construction	Wood Frame
Typical Floor	60,733 SF	Walk Up	Yes
# of Buildings	122	Metering	Individually M...
Units per Area	11/AC		
Market Segment	All		
Rent Type	Market		
Taxes	\$4,756.26/Unit (2020)		
Walk Score®	Somewhat Walkable (58)		
Transit Score®	Some Transit (29)		

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 3-5 Star	4.2%	↓ -3.4%
Subject Property	1.6%	↓ -5.3%
Market Overall	5.4%	↓ -3.5%

Market Rent Per Unit

Submarket 3-5 Star	\$1,663	↑ 21.4%
Subject Property	\$1,985	↑ 1.1%
Market Overall	\$1,414	↑ 15.0%

Concessions

Submarket 3-5 Star	0.5%	↓ -1.2%
Subject Property	0.4%	↑ 0.4%
Market Overall	0.6%	↓ -1.3%

Under Construction Units

Market Overall	28,307	↓ -21.1%
----------------	--------	----------

Submarket Sales Activity

	Current	Prev Year
12 Mo. Price Per Unit	\$214.85K	\$181.93K
12 Mo. Sales Volume	\$695.28M	\$356.09M

Land

Land Acres	10.95 AC	Land SF	477,069 SF
Bldg FAR	0.26		
Parcel	R2721330		

Space Features

Unit Amenities	
Granite Countertops	Sprinkler System
Patio	Stainless Steel Appliances
Porch	Vaulted Ceiling
Range	Vinyl Flooring
Security System	Washer/Dryer
Site Amenities	
Car Charging Station	Spa
Gated	Trash Pickup - Curbside
Pool	Walking/Biking Trails

Public Transportation

Airport	Drive	Distance
Dallas Love Field Airport	32 min	20.7 mi
Dallas/Fort Worth International Airport	40 min	30.2 mi

Property Contacts

True Owner	Starboard Realty Advisors
Recorded Owner	Starboard Premier DST
Owner Type	Investment Manager
Developer	NexMetro Communities
Property Manager	Avenue 5 - Horizon at Premier

Demographics

	1 mile	3 miles
Population	14,255	117,846
Households	4,804	43,172
Median Age	34.80	37.70
Median HH Income	\$68,324	\$80,923
Daytime Employees	7,011	49,363
Population Growth '21 - '26	↑ 10.06%	↑ 10.57%
Household Growth '21 - '26	↑ 9.45%	↑ 10.11%

Images



Building



Building



Monument Sign



Building Photo



Building Photo



Building Photo

Premier Drive at West Driveway - TMC

Tue Nov 2, 2021

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893121, Location: 33.04409, -96.704392, Site Code: 3



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	West Driveway Southbound					Premier Drive Westbound					Premier Drive Eastbound					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
Time																
2021-11-02 7:00AM	19	3	0	22	1	3	117	0	120	0	135	9	0	144	0	286
8:00AM	12	4	0	16	0	5	134	0	139	0	173	10	0	183	0	338
4:00PM	10	4	0	14	1	13	229	0	242	0	375	10	0	385	0	641
5:00PM	17	6	0	23	0	11	188	0	199	0	409	22	0	431	0	653
Total	58	17	0	75	2	32	668	0	700	0	1092	51	0	1143	0	1918
% Approach	77.3%	22.7%	0%	-	-	4.6%	95.4%	0%	-	-	95.5%	4.5%	0%	-	-	-
% Total	3.0%	0.9%	0%	3.9%	-	1.7%	34.8%	0%	36.5%	-	56.9%	2.7%	0%	59.6%	-	-
Lights	55	16	0	71	-	28	662	0	690	-	1076	50	0	1126	-	1887
% Lights	94.8%	94.1%	0%	94.7%	-	87.5%	99.1%	0%	98.6%	-	98.5%	98.0%	0%	98.5%	-	98.4%
Articulated Trucks	0	0	0	0	-	0	1	0	1	-	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.1%	0%	0.1%	-	0%	0%	0%	0%	-	0.1%
Buses and Single-Unit Trucks	3	1	0	4	-	4	5	0	9	-	16	1	0	17	-	30
% Buses and Single-Unit Trucks	5.2%	5.9%	0%	5.3%	-	12.5%	0.7%	0%	1.3%	-	1.5%	2.0%	0%	1.5%	-	1.6%
Pedestrians	-	-	-	-	2	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Premier Drive at West Driveway - TMC

Tue Nov 2, 2021

AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893121, Location: 33.04409, -96.704392, Site Code: 3



Provided by: C. J. Hensch & Associates, Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	West Driveway Southbound OUT					Premier Drive Westbound					Premier Drive Eastbound IN					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
2021-11-02 7:45AM	2	1	0	3	1	3	43	0	46	0	37	1	0	38	0	87
8:00AM	3	1	0	4	0	2	39	0	41	0	40	4	0	44	0	89
8:15AM	4	1	0	5	0	1	34	0	35	0	38	1	0	39	0	79
8:30AM	3	2	0	5	0	1	27	0	28	0	51	4	0	55	0	88
Total	12	5	0	17	1	7	143	0	150	0	166	10	0	176	0	343
% Approach	70.6%	29.4%	0%	-	-	4.7%	95.3%	0%	-	-	94.3%	5.7%	0%	-	-	-
% Total	3.5%	1.5%	0%	5.0%	-	2.0%	41.7%	0%	43.7%	-	48.4%	2.9%	0%	51.3%	-	-
PHF	0.750	0.625	-	0.850	-	0.583	0.831	-	0.815	-	0.814	0.625	-	0.800	-	0.963
Lights	11	4	0	15	-	5	141	0	146	-	163	10	0	173	-	334
% Lights	91.7%	80.0%	0%	88.2%	-	71.4%	98.6%	0%	97.3%	-	98.2%	100%	0%	98.3%	-	97.4%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	1	1	0	2	-	2	2	0	4	-	3	0	0	3	-	9
% Buses and Single-Unit Trucks	8.3%	20.0%	0%	11.8%	-	28.6%	1.4%	0%	2.7%	-	1.8%	0%	0%	1.7%	-	2.6%
Pedestrians	-	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

AM Peak Hour
IN
OUT
17
17

PM Peak Hour
29
16

Premier Drive at West Driveway - TMC

Tue Nov 2, 2021

PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893121, Location: 33.04409, -96.704392, Site Code: 3



Provided by: C. J. Hensch & Associates, Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	West Driveway Southbound OUT					Premier Drive Westbound IN					Premier Drive Eastbound IN					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
2021-11-02 4:15PM	2	1	0	3	0	2	72	0	74	0	91	3	0	94	0	171
4:30PM	2	0	0	2	0	5	45	0	50	0	93	1	0	94	0	146
4:45PM	5	2	0	7	1	3	54	0	57	0	101	3	0	104	0	168
5:00PM	3	1	0	4	0	3	57	0	60	0	107	9	0	116	0	180
Total	12	4	0	16	1	13	228	0	241	0	392	16	0	408	0	665
% Approach	75.0%	25.0%	0%	-	-	5.4%	94.6%	0%	-	-	96.1%	3.9%	0%	-	-	-
% Total	1.8%	0.6%	0%	2.4%	-	2.0%	34.3%	0%	36.2%	-	58.9%	2.4%	0%	61.4%	-	-
PHF	0.600	0.500	-	0.571	-	0.650	0.792	-	0.814	-	0.916	0.444	-	0.879	-	0.924
Lights	11	4	0	15	-	12	227	0	239	-	388	16	0	404	-	658
% Lights	91.7%	100%	0%	93.8%	-	92.3%	99.6%	0%	99.2%	-	99.0%	100%	0%	99.0%	-	98.9%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	1	0	0	1	-	1	1	0	2	-	4	0	0	4	-	7
% Buses and Single-Unit Trucks	8.3%	0%	0%	6.3%	-	7.7%	0.4%	0%	0.8%	-	1.0%	0%	0%	1.0%	-	1.1%
Pedestrians	-	-	-	-	1	-	-	-	-	0	-	-	-	-	-	0
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Premier Drive at East Driveway TMC

Tue Nov 2, 2021

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893122, Location: 33.044269, -96.703122, Site Code: 4



Provided by: C. J. Hensch & Associates

Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	East Driveway Southbound						Premier Drive Westbound						Driveway Northbound						Premier Drive Eastbound						Int
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2021-11-02 7:00AM	5	0	3	0	8	1	0	1	1	0	120	0	0	0	1	0	1	0	1	130	6	0	137	0	266
8:00AM	7	2	4	0	13	1	1	130	0	0	131	0	0	0	0	0	0	0	9	158	8	0	175	0	319
4:00PM	6	1	5	0	12	1	1	231	1	0	233	1	3	1	4	0	8	0	8	368	1	0	377	2	630
5:00PM	2	0	2	0	4	1	2	196	1	0	199	0	2	0	4	0	6	0	9	398	6	0	413	4	622
Total	20	3	14	0	37	4	4	676	3	0	683	1	5	1	9	0	15	0	27	1054	21	0	1102	6	1837
% Approach	54.1%	8.1%	37.8%	0%	-	-	0.6%	99.0%	0.4%	0%	-	-	33.3%	6.7%	60.0%	0%	-	-	2.5%	95.6%	1.9%	0%	-	-	-
% Total	1.1%	0.2%	0.8%	0%	2.0%	-	0.2%	36.8%	0.2%	0%	37.2%	-	0.3%	0.1%	0.5%	0%	0.8%	-	1.5%	57.4%	1.1%	0%	60.0%	-	-
Lights	19	2	14	0	35	-	4	667	3	0	674	-	5	1	9	0	15	-	27	1038	21	0	1086	-	1810
% Lights	95.0%	66.7%	100%	0%	94.6%	-	100%	98.7%	100%	0%	98.7%	-	100%	100%	100%	0%	100%	-	100%	98.5%	100%	0%	98.5%	-	98.5%
Articulated Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.1%	0%	0%	0.1%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.1%
Buses and Single-Unit Trucks	1	1	0	0	2	-	0	8	0	0	8	-	0	0	0	0	0	-	0	16	0	0	16	-	26
% Buses and Single-Unit Trucks	5.0%	33.3%	0%	0%	5.4%	-	0%	1.2%	0%	0%	1.2%	-	0%	0%	0%	0%	0%	-	0%	1.5%	0%	0%	1.5%	-	1.4%
Pedestrians	-	-	-	-	-	3	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	-	6	-
% Pedestrians	-	-	-	-	-	75.0%	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	-	1	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	25.0%	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-	0%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

EAST DRIVEWAY IS EXIT ONLY for residents.
 Count was at Premier Dr. and Site Access for Horizon and adjacent hotel.
 Therefore, only SB movement was considered and 100% was assumed to be trips related to apartments

Premier Drive at East Driveway - TMC

Tue Nov 2, 2021

AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893122, Location: 33.044269, -96.703122, Site Code: 4



Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	East Driveway Southbound					Premier Drive Westbound					Driveway Northbound					Premier Drive Eastbound					Int				
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T		L	U	App	Ped*
2021-11-02 7:45AM	1	0	0	0	1	1	0	47	0	0	47	0	0	0	0	0	0	0	1	35	2	0	38	0	86
8:00AM	1	1	1	0	3	0	0	38	0	0	38	0	0	0	0	0	0	0	1	35	5	0	41	0	82
8:15AM	3	0	0	0	3	1	0	33	0	0	33	0	0	0	0	0	0	0	1	36	0	0	37	0	73
8:30AM	2	1	1	0	4	0	1	26	0	0	27	0	0	0	0	0	0	0	3	49	1	0	53	0	84
Total	7	2	2	0	11	2	1	144	0	0	145	0	0	0	0	0	0	0	6	155	8	0	169	0	325
% Approach	63.6%	18.2%	18.2%	0%	-	-	0.7%	99.3%	0%	0%	-	-	0%	0%	0%	0%	-	-	3.6%	91.7%	4.7%	0%	-	-	-
% Total	2.2%	0.6%	0.6%	0%	3.4%	-	0.3%	44.3%	0%	0%	44.6%	-	0%	0%	0%	0%	0%	-	1.8%	47.7%	2.5%	0%	52.0%	-	-
PHF	0.583	0.500	0.500	-	0.688	-	0.250	0.766	-	-	0.771	-	-	-	-	-	-	-	0.500	0.791	0.400	-	0.797	-	0.945
Lights	7	1	2	0	10	-	1	140	0	0	141	-	0	0	0	0	0	-	6	151	8	0	165	-	316
% Lights	100%	50.0%	100%	0%	90.9%	-	100%	97.2%	0%	0%	97.2%	-	0%	0%	0%	0%	-	-	100%	97.4%	100%	0%	97.6%	-	97.2%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	-	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	1	0	0	1	-	0	4	0	0	4	-	0	0	0	0	0	-	0	4	0	0	4	-	9
% Buses and Single-Unit Trucks	0%	50.0%	0%	0%	9.1%	-	0%	2.8%	0%	0%	2.8%	-	0%	0%	0%	0%	-	-	0%	2.6%	0%	0%	2.4%	-	2.8%
Pedestrians	-	-	-	-	-	2	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

AM Peak Hour IN OUT
 0 11

PM Peak Hour 0 11

Premier Drive at East Driveway - TMC

Tue Nov 2, 2021

PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893122, Location: 33.044269, -96.703122, Site Code: 4



Provided by: C. J. Hensch & Associates, Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	East Driveway Southbound						Premier Drive Westbound						Driveway Northbound						Premier Drive Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2021-11-02 4:15PM	2	0	0	0	2	0	1	70	0	0	71	0	1	0	2	0	3	0	1	90	0	0	91	1	167
4:30PM	0	0	3	0	3	0	0	51	0	0	51	0	0	0	0	0	0	0	2	88	0	0	90	1	144
4:45PM	4	1	1	0	6	1	0	51	0	0	51	1	0	1	1	0	2	0	3	102	0	0	105	0	164
5:00PM	0	0	0	0	0	0	0	59	0	0	59	0	1	0	2	0	3	0	3	102	2	0	107	2	169
Total	6	1	4	0	11	1	1	231	0	0	232	1	2	1	5	0	8	0	9	382	2	0	393	4	644
% Approach	54.5%	9.1%	36.4%	0%	-	-	0.4%	99.6%	0%	0%	-	-	25.0%	12.5%	62.5%	0%	-	-	2.3%	97.2%	0.5%	0%	-	-	-
% Total	0.9%	0.2%	0.6%	0%	1.7%	-	0.2%	35.9%	0%	0%	36.0%	-	0.3%	0.2%	0.8%	0%	1.2%	-	1.4%	59.3%	0.3%	0%	61.0%	-	-
PHF	0.375	0.250	0.333	-	0.458	-	0.250	0.825	-	-	0.817	-	0.500	0.250	0.625	-	0.667	-	0.750	0.936	0.250	-	0.918	-	0.953
Lights	6	1	4	0	11	-	1	229	0	0	230	-	2	1	5	0	8	-	9	378	2	0	389	-	638
% Lights	100%	100%	100%	0%	100%	-	100%	99.1%	0%	0%	99.1%	-	100%	100%	100%	0%	100%	-	100%	99.0%	100%	0%	99.0%	-	99.1%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	0	4	0	0	4	-	6
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0.9%	0%	0%	0.9%	-	0%	0%	0%	0%	0%	-	0%	1.0%	0%	0%	1.0%	-	0.9%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	4	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	0%	-	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	0%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

AVILLA HERITAGE

Avilla Homes

2030 S. Forum Dr.
Grande Prairie TX 75052



President George Bush Turnpike (Toll road)

161

1000 ft



Quannah Dr

Cap Rock Ln

Brazos Ct

Hopi Trail

Waterwood Dr

Dayton Ln

Dove Cir

2030 Forum Dr

Sara Jane Pkwy

2030 S Forum Dr - Avilla Heritage



Apartments - Grand Prairie
Submarket
Grand Prairie, TX 75052
[Website](#)

140
Units

140,140
SF GBA

2019
Built

0%
Vacancy

\$2,259
Asking Rent/Unit

\$2.37
Asking Rent/SF

Building

Type	4 Star Single-Family Home Apartments		
Location	Suburban		
Units	140	Year Built	Nov 2019
Avg Unit Size	955 SF	Constr Start	Jan 2019
Stories	1	Class	A
GBA	140,140 SF	Walk Up	Yes
Typical Floor	140,140 SF	Metering	Individually M...
# of Buildings	140		
Units per Area	10/AC		
Market Segment	All		
Rent Type	Market		
Taxes	\$3,709.18/Unit (2020)		
Walk Score®	Car-Dependent (2)		

Land

Land Acres	13.65 AC	Land SF	594,703 SF
Bldg FAR	0.24		
Parcel	280046000A0010000		

Space Features

Unit Amenities	
Celling Fans	Stainless Steel Appliances
Kitchen	Tub/Shower
Microwave	Washer/Dryer
Refrigerator	
Site Amenities	
24 Hour Access	Property Manager on Site
Maintenance on site	Spa
Pool	Walking/Biking Trails

About the Owner



NexMetro Communities
2355 E Camelback Rd, Suite 805
Phoenix, AZ 85016
United States
(602) 559-9388 (p)
www.nexmetro.com
Since Dec 3, 2021

For NexMetro, their purpose has roots in Tucson, Arizona, where a group of innovative entrepreneurs identified an unmet housing niche. The appeal of their first Avilla neighborhoods was unmistakable. They soon realized that the residents had the wherewithal to buy, but were choosing to rent. Avilla consumers wanted more. In 2012, these founders created NexMetro Communities - and since then they have had the privilege of helping thousands of people move into the next stage of their lives by leasing a new Avilla home.

Unit Mix

Beds	Units	Avg SF	Asking Rent/Unit	Asking Rent/SF	Concessions
1	42	638	\$1,789	\$2.80	0.3%
2	54	971	\$2,453	\$2.53	0.3%
3	44	1,237	\$2,468	\$2.00	0.3%
Totals	140	955	\$2,259	\$2.37	0.3%

Updated December 28, 2021

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 3-5 Star	9.9%	↑ 5.1%
Subject Property	0.0%	↓ -8.8%
Market Overall	5.4%	↓ -3.5%

Market Rent Per Unit

Market Rent Per Unit	Current	YOY Change
Submarket 3-5 Star	\$1,359	↑ 15.5%
Subject Property	\$2,259	↑ 19.4%
Market Overall	\$1,414	↑ 15.0%

Concessions

Concessions	Current	YOY Change
Submarket 3-5 Star	0.6%	↔ 0.0%
Subject Property	0.3%	↑ 0.3%
Market Overall	0.6%	↓ -1.3%

Under Construction Units

Under Construction Units	Current	YOY Change
Market Overall	28,307	↓ -21.1%

Submarket Sales Activity

Submarket Sales Activity	Current	Prev Year
12 Mo. Price Per Unit	\$135.89K	\$120.79K
12 Mo. Sales Volume	\$0	\$0

Property Contacts

True Owner	NexMetro Communities
Recorded Owner	Tommy Joe Winn
Owner Type	Developer/Owner-RGNL
Developer	NexMetro Communities
Property Manager	Portico - Avilla Heritage

Demographics

Demographics	1 mile	3 miles
Population	9,927	118,411
Households	3,033	38,966
Median Age	32	32.10
Median HH Income	\$76,482	\$69,544
Daytime Employees	2,868	27,906
Population Growth '21 - '26	↑ 3.24%	↑ 2.40%
Household Growth '21 - '26	↑ 3.40%	↑ 2.54%

Images



Primary Photo



Building Photo



Building Photo



Leasing Office



Pool



Pool

Waterwood Drive at Driveway - TMC

Tue Nov 2, 2021

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893117, Location: 32.683959, -97.031159, Site Code: 5



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Waterwood Drive Southbound					Driveway Westbound					Waterwood Drive Northbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2021-11-02 7:00AM	148	0	0	148	0	0	0	0	0	3	0	69	0	69	0	217
8:00AM	101	0	0	101	0	0	0	0	0	0	0	75	0	75	0	176
4:00PM	113	0	0	113	0	0	0	1	1	0	0	132	0	132	0	246
5:00PM	115	0	0	115	0	0	2	0	2	0	0	118	0	118	0	235
Total	477	0	0	477	0	0	2	1	3	3	0	394	0	394	0	874
% Approach	100%	0%	0%	-	-	0%	66.7%	33.3%	-	-	0%	100%	0%	-	-	-
% Total	54.6%	0%	0%	54.6%	-	0%	0.2%	0.1%	0.3%	-	0%	45.1%	0%	45.1%	-	-
Lights	469	0	0	469	-	0	2	1	3	-	0	384	0	384	-	856
% Lights	98.3%	0%	0%	98.3%	-	0%	100%	100%	100%	-	0%	97.5%	0%	97.5%	-	97.9%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	8	0	0	8	-	0	0	0	0	-	0	10	0	10	-	18
% Buses and Single-Unit Trucks	1.7%	0%	0%	1.7%	-	0%	0%	0%	0%	-	0%	2.5%	0%	2.5%	-	2.1%
Pedestrians	-	-	-	-	0	-	-	-	-	3	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Waterwood Drive at Driveway - TMC

Tue Nov 2, 2021

AM Peak (7:30 AM - 8:30 AM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893117, Location: 32.683959, -97.031159, Site Code: 5



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Waterwood Drive Southbound IN					Driveway Westbound EXIT					Waterwood Drive Northbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	L	U	App	Ped*	
2021-11-02 7:30AM	52	0	0	52	0	0	0	0	0	0	0	23	0	23	0	75
7:45AM	48	0	0	48	0	0	0	0	0	0	0	25	0	25	0	73
8:00AM	35	0	0	35	0	0	0	0	0	0	0	27	0	27	0	62
8:15AM	27	0	0	27	0	0	0	0	0	0	0	18	0	18	0	45
Total	162	0	0	162	0	0	0	0	0	0	0	93	0	93	0	255
% Approach	100%	0%	0%	-	-	0%	0%	0%	-	-	0%	100%	0%	-	-	-
% Total	63.5%	0%	0%	63.5%	-	0%	0%	0%	0%	-	0%	36.5%	0%	36.5%	-	-
PHF	0.779	-	-	0.779	-	-	-	-	-	-	-	0.861	-	0.861	-	0.850
Lights	160	0	0	160	-	0	0	0	0	-	0	88	0	88	-	248
% Lights	98.8%	0%	0%	98.8%	-	0%	0%	0%	-	-	0%	94.6%	0%	94.6%	-	97.3%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	-	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	2	0	0	2	-	0	0	0	0	-	0	5	0	5	-	7
% Buses and Single-Unit Trucks	1.2%	0%	0%	1.2%	-	0%	0%	0%	-	-	0%	5.4%	0%	5.4%	-	2.7%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Waterwood access is gated and emergency access only.

	<u>IN</u>	<u>OUT</u>
AM Peak	0	0
PM Peak	0	0

Waterwood Drive at Driveway - TMC

Tue Nov 2, 2021

PM Peak (4 PM - 5 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893117, Location: 32.683959, -97.031159, Site Code: 5



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Waterwood Drive Southbound IN					Driveway Westbound OUT					Waterwood Drive Northbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2021-11-02 4:00PM	37	0	0	37	0	0	0	0	0	0	0	31	0	31	0	68
4:15PM	23	0	0	23	0	0	0	0	0	0	0	33	0	33	0	56
4:30PM	33	0	0	33	0	0	0	0	0	0	0	43	0	43	0	76
4:45PM	20	0	0	20	0	0	0	1	1	0	0	25	0	25	0	46
Total	113	0	0	113	0	0	0	1	1	0	0	132	0	132	0	246
% Approach	100%	0%	0%	-	-	0%	0%	100%	-	-	0%	100%	0%	-	-	-
% Total	45.9%	0%	0%	45.9%	-	0%	0%	0.4%	0.4%	-	0%	53.7%	0%	53.7%	-	-
PHF	0.764	-	-	0.764	-	-	-	0.250	0.250	-	-	0.767	-	0.767	-	0.809
Lights	111	0	0	111	-	0	0	1	1	-	0	129	0	129	-	241
% Lights	98.2%	0%	0%	98.2%	-	0%	0%	100%	100%	-	0%	97.7%	0%	97.7%	-	98.0%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	2	0	0	2	-	0	0	0	0	-	0	3	0	3	-	5
% Buses and Single-Unit Trucks	1.8%	0%	0%	1.8%	-	0%	0%	0%	0%	-	0%	2.3%	0%	2.3%	-	2.0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Forum Drive at Driveway - TMC

Tue Nov 2, 2021

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893118, Location: 32.68254, -97.029918, Site Code: 6



Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Driveway Southbound						Forum Drive Westbound						Driveway Northbound						Forum Drive Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2021-11-02 7:00AM	9	0	27	0	36	1	13	284	4	0	301	0	30	0	9	0	39	0	4	224	1	1	230	0	606
8:00AM	8	0	18	0	26	0	8	142	10	0	160	1	15	0	2	0	17	1	3	139	5	0	147	0	350
4:00PM	7	0	15	1	23	1	19	322	20	0	361	1	10	1	3	0	14	0	4	186	4	1	195	0	593
5:00PM	6	0	9	0	15	0	25	312	19	0	356	0	20	0	2	0	22	0	9	212	16	0	237	0	630
Total	30	0	69	1	100	2	65	1060	53	0	1178	2	75	1	16	0	92	1	20	761	26	2	809	0	2179
% Approach	30.0%	0%	69.0%	1.0%	-	-	5.5%	90.0%	4.5%	0%	-	-	81.5%	1.1%	17.4%	0%	-	-	2.5%	94.1%	3.2%	0.2%	-	-	-
% Total	1.4%	0%	3.2%	0%	4.6%	-	3.0%	48.6%	2.4%	0%	54.1%	-	3.4%	0%	0.7%	0%	4.2%	-	0.9%	34.9%	1.2%	0.1%	37.1%	-	-
Lights	28	0	69	1	98	-	63	1046	53	0	1162	-	74	1	16	0	91	-	19	746	26	2	793	-	2144
% Lights	93.3%	0%	100%	100%	98.0%	-	96.9%	98.7%	100%	0%	98.6%	-	98.7%	100%	100%	0%	98.9%	-	95.0%	98.0%	100%	100%	98.0%	-	98.4%
Articulated Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.1%	0%	0%	0.1%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	2	0	0	0	2	-	2	13	0	0	15	-	1	0	0	0	1	-	1	15	0	0	16	-	34
% Buses and Single-Unit Trucks	6.7%	0%	0%	0%	2.0%	-	3.1%	1.2%	0%	0%	1.3%	-	1.3%	0%	0%	0%	1.1%	-	5.0%	2.0%	0%	0%	2.0%	-	1.6%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Forum Drive at Driveway - TMC

Tue Nov 2, 2021

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893118, Location: 32.68254, -97.029918, Site Code: 6



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Driveway Southbound OUT					Forum Drive Westbound IN					Driveway Northbound IN					Forum Drive Eastbound IN					Int	
	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*		
2021-11-02 7:15AM	3	0	2	0	5	2	70	1	0	73	10	0	1	0	11	0	54	0	0	54	143	
7:30AM	4	0	11	0	15	3	101	2	0	106	6	0	1	0	7	0	1	71	0	1	73	201
7:45AM	1	0	6	0	7	6	73	1	0	80	7	0	6	0	13	0	1	51	0	0	52	152
8:00AM	2	0	6	0	8	3	47	2	0	52	2	0	1	0	3	0	3	45	2	0	50	113
Total	10	0	25	0	35	14	291	6	0	311	25	0	9	0	34	0	5	221	2	1	229	609
% Approach	28.6%	0%	71.4%	0%	-	4.5%	93.6%	1.9%	0%	-	73.5%	0%	26.5%	0%	-	-	2.2%	96.5%	0.9%	0.4%	-	-
% Total	1.6%	0%	4.1%	0%	5.7%	2.3%	47.8%	1.0%	0%	51.1%	4.1%	0%	1.5%	0%	5.6%	-	0.8%	36.3%	0.3%	0.2%	37.6%	-
PHF	0.625	-	0.568	-	0.583	0.583	0.720	0.750	-	0.733	0.625	-	0.375	-	0.654	-	0.417	0.778	0.250	0.250	0.784	0.757
Lights	9	0	25	0	34	13	288	6	0	307	25	0	9	0	34	-	4	217	2	1	224	599
% Lights	90.0%	0%	100%	0%	97.1%	92.9%	99.0%	100%	0%	98.7%	100%	0%	100%	0%	100%	-	80.0%	98.2%	100%	100%	97.8%	98.4%
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	0%
Buses and Single-Unit Trucks	1	0	0	0	1	1	3	0	0	4	0	0	0	0	0	-	1	4	0	0	5	10
% Buses and Single-Unit Trucks	10.0%	0%	0%	0%	2.9%	7.1%	1.0%	0%	0%	1.3%	0%	0%	0%	0%	0%	-	20.0%	1.8%	0%	0%	2.2%	1.6%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

	<u>IN</u>	<u>OUT</u>
Am Peak	16	35
Pm Peak	41	15

Forum Drive at Driveway - TMC

Tue Nov 2, 2021

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893118, Location: 32.68254, -97.029918, Site Code: 6



Provided by: C. J. Hensch & Associates, Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Driveway Southbound OUT					Forum Drive Westbound IN					Driveway Northbound IN					Forum Drive Eastbound IN					Int				
	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*					
2021-11-02 5:00PM	0	0	2	0	2	0	6	65	4	0	75	0	4	0	1	0	5	0	3	47	2	0	52	0	134
5:15PM	1	0	1	0	2	0	8	84	3	0	95	0	6	0	0	0	6	0	0	56	5	0	61	0	164
5:30PM	2	0	3	0	5	0	7	82	4	0	93	0	4	0	0	0	4	0	3	49	1	0	53	0	155
5:45PM	3	0	3	0	6	0	4	81	8	0	93	0	6	0	1	0	7	0	3	60	8	0	71	0	177
Total	6	0	9	0	15	0	25	312	19	0	356	0	20	0	2	0	22	0	9	212	16	0	237	0	630
% Approach	40.0%	0%	60.0%	0%	-	-	7.0%	87.6%	5.3%	0%	-	-	90.9%	0%	9.1%	0%	-	-	3.8%	89.5%	6.8%	0%	-	-	-
% Total	1.0%	0%	1.4%	0%	2.4%	-	4.0%	49.5%	3.0%	0%	56.5%	-	3.2%	0%	0.3%	0%	3.5%	-	1.4%	33.7%	2.5%	0%	37.6%	-	-
PHF	0.500	-	0.750	-	0.625	-	0.781	0.929	0.594	-	0.937	-	0.833	-	0.500	-	0.786	-	0.750	0.883	0.500	-	0.835	-	0.890
Lights	6	0	9	0	15	-	25	309	19	0	353	-	20	0	2	0	22	-	9	211	16	0	236	-	626
% Lights	100%	0%	100%	0%	100%	-	100%	99.0%	100%	0%	99.2%	-	100%	0%	100%	0%	100%	-	100%	99.5%	100%	0%	99.6%	-	99.4%
Articulated Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.3%	0%	0%	0.3%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.2%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	0	1	0	0	1	-	3
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0.6%	0%	0%	0.6%	-	0%	0%	0%	0%	0%	-	0%	0.5%	0%	0%	0.4%	-	0.5%
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

AVILLA NORTHSIDE

Avilla Northside

1212 Community Ave.
McKinney TX 75071



1212 Community Ave - Avilla Northside



Apartments - Allen/McKinney
 Submarket
 McKinney, TX 75071
[Website](#)

118 Units **118,118** SF GBA **2018** Built **2.8%** Vacancy **\$2,036** Asking Rent/Unit **\$2.05** Asking Rent/SF

Building

Type	4 Star Single-Family Home Apartments		
Location	Suburban		
Units	118	Year Built	May 2018
Avg Unit Size	995 SF	Constr Start	Dec 2016
Stories	1	Class	A
GBA	118,118 SF	Walk Up	Yes
Typical Floor	18,427 SF	Metering	Individually M...
# of Buildings	118		
Units per Area	10/AC		
Market Segment	All		
Rent Type	Market		
Taxes	\$95.50/Unit (2020)		
Walk Score®	Car-Dependent (27)		

Land

Land Acres	12.07 AC	Land SF	525,551 SF
Bldg FAR	0.22		
Parcel	R2116868		

Space Features

Unit Amenities	
Air Conditioning	Oven
Cable Ready	Porch
Dishwasher	Range
Granite Countertops	Refrigerator
Heating	Stainless Steel Appliances
High Speed Internet Access	Tub/Shower
Kitchen	Vinyl Flooring
Lawn	Washer/Dryer
Microwave	Window Coverings
Site Amenities	
24 Hour Access	Property Manager on Site
Gated	Tenant Controlled HVAC
Grill	Trash Pickup - Door to Door
Maintenance on site	

Public Transportation

Airport	Drive	Distance
Dallas Love Field Airport	45 min	33.0 mi

Tenants

Name	SF Occupied
MEB - Avilla Northside	3,000

Source: CoStar Research

Unit Mix

Beds	Units	Avg SF	Asking Rent/Unit	Asking Rent/SF	Concessions
1	24	635	\$1,537	\$2.42	0.5%
2	51	962	\$2,029	\$2.11	0.5%
3	43	1,236	\$2,322	\$1.88	0.5%
Totals	118	995	\$2,036	\$2.05	0.5%

Updated December 12, 2021

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 3-5 Star	6.4%	↓ -3.2%
Subject Property	2.8%	↓ -2.0%
Market Overall	5.4%	↓ -3.5%

Market Rent Per Unit

	Current	YOY Change
Submarket 3-5 Star	\$1,601	↑ 22.5%
Subject Property	\$2,036	↑ 9.6%
Market Overall	\$1,414	↑ 15.0%

Concessions

	Current	YOY Change
Submarket 3-5 Star	0.5%	↓ -1.1%
Subject Property	0.5%	↑ 0.5%
Market Overall	0.6%	↓ -1.3%

Under Construction Units

	Current	YOY Change
Market Overall	28,307	↓ -21.1%

Submarket Sales Activity

	Current	Prev Year
12 Mo. Price Per Unit	\$223.18K	\$188.06K
12 Mo. Sales Volume	\$239.15M	\$201.81M

Property Contacts

True Owner	NexMetro Communities
Owner Type	Developer/Owner-RGNL
Developer	NexMetro Communities
Property Manager	Portico - Avilla Northside

Demographics

	1 mile	3 miles
Population	11,537	75,792
Households	3,912	24,929
Median Age	34.50	34.80
Median HH Income	\$79,832	\$80,875
Daytime Employees	7,385	33,021
Population Growth '21 - '26	↑ 12.98%	↑ 12.30%
Household Growth '21 - '26	↑ 12.42%	↑ 11.89%

Images



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Community Avenue at Driveway - TMC

Tue Nov 2, 2021

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893119, Location: 33.209283, -96.646063, Site Code: 1



Provided by: C. J. Hensch & Associates
Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Community Avenue Southbound					Driveway Westbound					Community Avenue Northbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2021-11-02 7:00AM	216	0	1	217	0	6	27	0	33	1	8	482	0	490	0	740
8:00AM	137	4	0	141	0	11	9	0	20	3	4	478	0	482	0	643
4:00PM	397	12	0	409	0	8	4	0	12	5	17	274	0	291	0	712
5:00PM	462	7	0	469	0	7	18	1	26	1	23	287	0	310	0	805
Total	1212	23	1	1236	0	32	58	1	91	10	52	1521	0	1573	0	2900
% Approach	98.1%	1.9%	0.1%	-	-	35.2%	63.7%	1.1%	-	-	3.3%	96.7%	0%	-	-	-
% Total	41.8%	0.8%	0%	42.6%	-	1.1%	2.0%	0%	3.1%	-	1.8%	52.4%	0%	54.2%	-	-
Lights	1191	23	0	1214	-	31	58	1	90	-	51	1492	0	1543	-	2847
% Lights	98.3%	100%	0%	98.2%	-	96.9%	100%	100%	98.9%	-	98.1%	98.1%	0%	98.1%	-	98.2%
Articulated Trucks	2	0	1	3	-	0	0	0	0	-	0	1	0	1	-	4
% Articulated Trucks	0.2%	0%	100%	0.2%	-	0%	0%	0%	0%	-	0%	0.1%	0%	0.1%	-	0.1%
Buses and Single-Unit Trucks	19	0	0	19	-	1	0	0	1	-	1	28	0	29	-	49
% Buses and Single-Unit Trucks	1.6%	0%	0%	1.5%	-	3.1%	0%	0%	1.1%	-	1.9%	1.8%	0%	1.8%	-	1.7%
Pedestrians	-	-	-	-	0	-	-	-	-	9	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	90.0%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	1	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	10.0%	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Community Avenue at Driveway - TMC

Tue Nov 2, 2021

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893119, Location: 33.209283, -96.646063, Site Code: 1



Provided by: C. J. Hensch & Associates, Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Community Avenue Southbound IN					Driveway Westbound OUT					Community Avenue Northbound IN					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2021-11-02 7:15AM	50	0	0	50	0	3	7	0	10	0	0	121	0	121	0	181
7:30AM	54	0	0	54	0	1	9	0	10	0	5	123	0	128	0	192
7:45AM	54	0	1	55	0	1	1	0	2	1	0	134	0	134	0	191
8:00AM	38	1	0	39	0	5	1	0	6	1	2	145	0	147	0	192
Total	196	1	1	198	0	10	18	0	28	2	7	523	0	530	0	756
% Approach	99.0%	0.5%	0.5%	-	-	35.7%	64.3%	0%	-	-	1.3%	98.7%	0%	-	-	-
% Total	25.9%	0.1%	0.1%	26.2%	-	1.3%	2.4%	0%	3.7%	-	0.9%	69.2%	0%	70.1%	-	-
PHP	0.907	0.250	0.250	0.900	-	0.500	0.500	-	0.700	-	0.350	0.902	-	0.901	-	0.984
Lights	186	1	0	187	-	10	18	0	28	-	7	514	0	521	-	736
% Lights	94.9%	100%	0%	94.4%	-	100%	100%	0%	100%	-	100%	98.3%	0%	98.3%	-	97.4%
Articulated Trucks	0	0	1	1	-	0	0	0	0	-	0	0	0	0	-	1
% Articulated Trucks	0%	0%	100%	0.5%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0.1%
Buses and Single-Unit Trucks	10	0	0	10	-	0	0	0	0	-	0	9	0	9	-	19
% Buses and Single-Unit Trucks	5.1%	0%	0%	5.1%	-	0%	0%	0%	0%	-	0%	1.7%	0%	1.7%	-	2.5%
Pedestrians	-	-	-	-	0	-	-	-	-	2	-	-	-	-	-	0
% Pedestrians	-	-	-	-	0%	-	-	-	-	100%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	0%	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

IN
OUT

AM Peak Hr. 8 28
 PM Peak Hr. 32 24

Community Avenue at Driveway - TMC

Tue Nov 2, 2021

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893119, Location: 33.209283, -96.646063, Site Code: 1



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Community Avenue Southbound IN					Driveway Westbound OUT					Community Avenue Northbound IN					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2021-11-02 4:45PM	98	5	0	103	0	1	0	0	1	1	8	73	0	81	0	185
5:00PM	130	0	0	130	0	3	7	0	10	0	5	81	0	86	0	226
5:15PM	127	3	0	130	0	2	5	0	7	0	5	70	0	75	0	212
5:30PM	99	2	0	101	0	2	4	1	7	1	4	72	0	76	0	184
Total	454	10	0	464	0	8	16	1	25	2	22	296	0	318	0	807
% Approach	97.8%	2.2%	0%	-	-	32.0%	64.0%	4.0%	-	-	6.9%	93.1%	0%	-	-	-
% Total	56.3%	1.2%	0%	57.5%	-	1.0%	2.0%	0.1%	3.1%	-	2.7%	36.7%	0%	39.4%	-	-
PHP	0.873	0.500	-	0.892	-	0.667	0.571	0.250	0.625	-	0.688	0.914	-	0.924	-	0.893
Lights	451	10	0	461	-	7	16	1	24	-	21	292	0	313	-	798
% Lights	99.3%	100%	0%	99.4%	-	87.5%	100%	100%	96.0%	-	95.5%	98.6%	0%	98.4%	-	98.9%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	1	0	1	-	1
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0.3%	0%	0.3%	-	0.1%
Buses and Single-Unit Trucks	3	0	0	3	-	1	0	0	1	-	1	3	0	4	-	8
% Buses and Single-Unit Trucks	0.7%	0%	0%	0.6%	-	12.5%	0%	0%	4.0%	-	4.5%	1.0%	0%	1.3%	-	1.0%
Pedestrians	-	-	-	-	0	-	-	-	-	2	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

White Avenue at Driveway - TMC

Tue Nov 2, 2021

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893120, Location: 33.208403, -96.64403, Site Code: 2



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Driveway Southbound					White Avenue Westbound					White Avenue Eastbound					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
Time																
2021-11-02 7:00AM	2	0	0	2	1	2	668	0	670	0	491	0	0	491	0	1163
8:00AM	2	0	0	2	3	0	528	0	528	0	428	0	0	428	0	958
4:00PM	3	0	0	3	0	4	526	0	530	0	662	0	0	662	0	1195
5:00PM	3	0	0	3	3	3	586	0	589	0	680	0	0	680	0	1272
Total	10	0	0	10	7	9	2308	0	2317	0	2261	0	0	2261	0	4588
% Approach	100%	0%	0%	-	-	0.4%	99.6%	0%	-	-	100%	0%	0%	-	-	-
% Total	0.2%	0%	0%	0.2%	-	0.2%	50.3%	0%	50.5%	-	49.3%	0%	0%	49.3%	-	-
Lights	9	0	0	9	-	8	2280	0	2288	-	2233	0	0	2233	-	4530
% Lights	90.0%	0%	0%	90.0%	-	88.9%	98.8%	0%	98.7%	-	98.8%	0%	0%	98.8%	-	98.7%
Articulated Trucks	0	0	0	0	-	0	1	0	1	-	2	0	0	2	-	3
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0.1%	0%	0%	0.1%	-	0.1%
Buses and Single-Unit Trucks	1	0	0	1	-	1	27	0	28	-	26	0	0	26	-	55
% Buses and Single-Unit Trucks	10.0%	0%	0%	10.0%	-	11.1%	1.2%	0%	1.2%	-	1.1%	0%	0%	1.1%	-	1.2%
Pedestrians	-	-	-	-	6	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	85.7%	-	-	-	-	-	-	-	-	-	-	
Bicycles on Crosswalk	-	-	-	-	1	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	14.3%	-	-	-	-	-	-	-	-	-	-	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

White Avenue at Driveway - TMC

Tue Nov 2, 2021

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893120, Location: 33.208403, -96.64403, Site Code: 2



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Driveway Southbound OUT						White Avenue Westbound IN					White Avenue Eastbound					Int
	R	L	U	App	Ped*		R	T	U	App	Ped*	T	L	U	App	Ped*	
Time																	
2021-11-02 7:15AM	1	0	0	1	0		1	172	0	173	0	135	0	0	135	0	309
7:30AM	0	0	0	0	1		1	166	0	167	0	144	0	0	144	0	311
7:45AM	0	0	0	0	0		0	159	0	159	0	134	0	0	134	0	293
8:00AM	1	0	0	1	0		0	132	0	132	0	118	0	0	118	0	251
Total	2	0	0	2	1		2	629	0	631	0	531	0	0	531	0	1164
% Approach	100%	0%	0%	-	-		0.3%	99.7%	0%	-	-	100%	0%	0%	-	-	-
% Total	0.2%	0%	0%	0.2%	-		0.2%	54.0%	0%	54.2%	-	45.6%	0%	0%	45.6%	-	-
PHF	0.500	-	-	0.500	-		0.500	0.914	-	0.912	-	0.922	-	-	0.922	-	0.936
Lights	2	0	0	2	-		2	617	0	619	-	524	0	0	524	-	1145
% Lights	100%	0%	0%	100%	-		100%	98.1%	0%	98.1%	-	98.7%	0%	0%	98.7%	-	98.4%
Articulated Trucks	0	0	0	0	-		0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-		0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	-		0	12	0	12	-	7	0	0	7	-	19
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-		0%	1.9%	0%	1.9%	-	1.3%	0%	0%	1.3%	-	1.6%
Pedestrians	-	-	-	-	1		-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	100%		-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0		-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	0%		-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Right-in / Right-out access

	<u>IN</u>	<u>OUT</u>
AM Peak	2	2
PM Peak	2	3

White Avenue at Driveway - TMC

Tue Nov 2, 2021

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 893120, Location: 33.208403, -96.64403, Site Code: 2



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Driveway Southbound OUT					White Avenue Westbound IN					White Avenue Eastbound					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
2021-11-02 4:45PM	0	0	0	0	0	0	148	0	148	0	152	0	0	152	0	300
5:00PM	1	0	0	1	0	0	191	0	191	0	154	0	0	154	0	346
5:15PM	1	0	0	1	0	0	137	0	137	0	190	0	0	190	0	328
5:30PM	1	0	0	1	1	2	141	0	143	0	161	0	0	161	0	305
Total	3	0	0	3	1	2	617	0	619	0	657	0	0	657	0	1279
% Approach	100%	0%	0%	-	-	0.3%	99.7%	0%	-	-	100%	0%	0%	-	-	-
% Total	0.2%	0%	0%	0.2%	-	0.2%	48.2%	0%	48.4%	-	51.4%	0%	0%	51.4%	-	-
PHF	0.750	-	-	0.750	-	0.250	0.808	-	0.810	-	0.864	-	-	0.864	-	0.924
Lights	3	0	0	3	-	1	614	0	615	-	654	0	0	654	-	1272
% Lights	100%	0%	0%	100%	-	50.0%	99.5%	0%	99.4%	-	99.5%	0%	0%	99.5%	-	99.5%
Articulated Trucks	0	0	0	0	-	0	1	0	1	-	1	0	0	1	-	2
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0.2%	0%	0%	0.2%	-	0.2%
Buses and Single-Unit Trucks	0	0	0	0	-	1	2	0	3	-	2	0	0	2	-	5
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	50.0%	0.3%	0%	0.5%	-	0.3%	0%	0%	0.3%	-	0.4%
Pedestrians	-	-	-	-	1	-	-	-	-	0	-	-	-	-	-	0
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

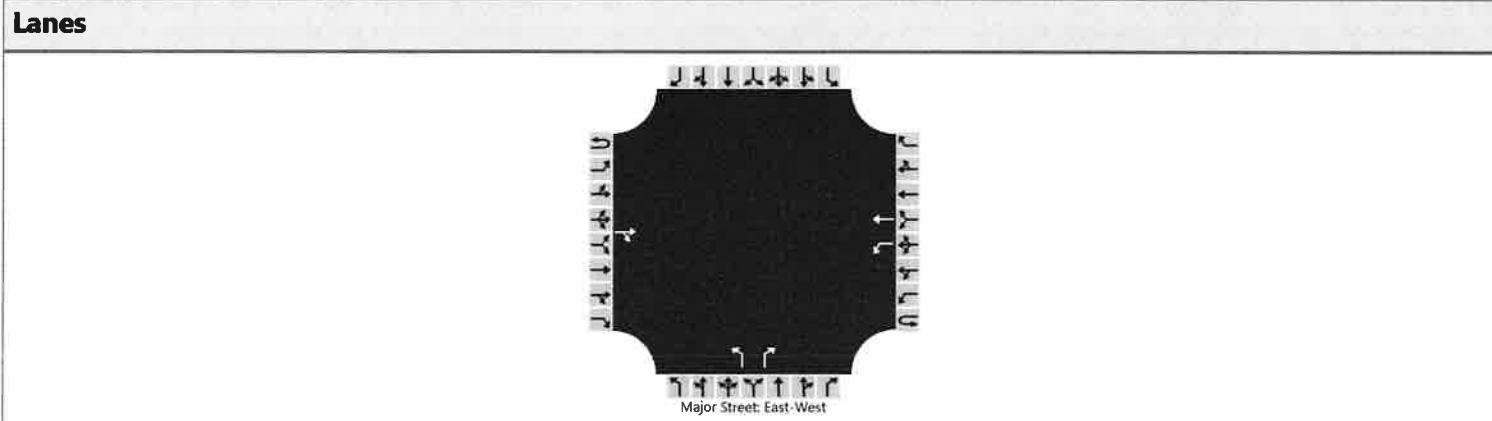
E. TERRY STREET AT KENT ROAD INTERSECTION ANALYSIS

HIGHWAY CAPACITY SOFTWARE
SUMMARY SHEETS

**EXISTING
PEAK SEASON**

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TBT	Intersection	E. Terry at Kent Rd.
Agency/Co.	TR Transportation Cons	Jurisdiction	City of Bonita Springs
Date Performed	1/20/2022	East/West Street	E. Terry
Analysis Year	2022	North/South Street	Kent Rd.
Time Analyzed	AM Peak Hour Existing PS	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Soltura F2106.14		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			239	68		37	175			39		13				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

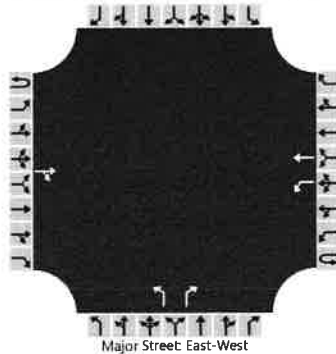
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						40				42		14				
Capacity, c (veh/h)						1237				561		747				
v/c Ratio						0.03				0.08		0.02				
95% Queue Length, Q ₉₅ (veh)						0.1				0.2		0.1				
Control Delay (s/veh)						8.0				11.9		9.9				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)						1.4				11.4						
Approach LOS										B						

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	TBT			Intersection	E. Terry at Kent Rd.		
Agency/Co.	TR Transportation Cons			Jurisdiction	City of Bonita Springs		
Date Performed	1/20/2022			East/West Street	E. Terry		
Analysis Year	2022			North/South Street	Kent Rd.		
Time Analyzed	PM Peak Hour Existing PS			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Soltura F2106.14						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			328	53		38	432			34		32				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

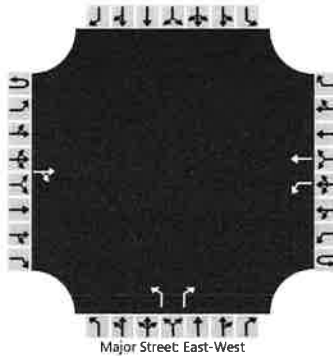
Flow Rate, v (veh/h)						41				37		35				
Capacity, c (veh/h)						1156				410		667				
v/c Ratio						0.04				0.09		0.05				
95% Queue Length, Q ₉₅ (veh)						0.1				0.3		0.2				
Control Delay (s/veh)						8.2				14.6		10.7				
Level of Service (LOS)						A				B		B				
Approach Delay (s/veh)						0.7				12.7						
Approach LOS										B						

**2026 BACKGROUND
PEAK SEASON**

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	TBT			Intersection	E. Terry at Kent Rd.		
Agency/Co.	TR Transportation Cons			Jurisdiction	City of Bonita Springs		
Date Performed	1/20/2022			East/West Street	E. Terry		
Analysis Year	2026			North/South Street	Kent Rd.		
Time Analyzed	AM Peak Hour BackgroundPS			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Soltura F2106.14						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			276	68		37	202			39		13				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

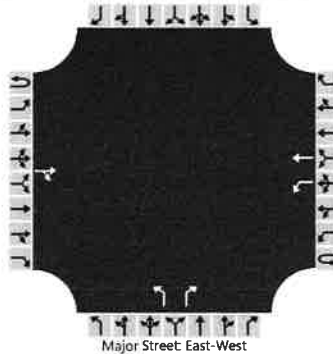
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						40				42		14				
Capacity, c (veh/h)						1196				529		710				
v/c Ratio						0.03				0.08		0.02				
95% Queue Length, Q ₉₅ (veh)						0.1				0.3		0.1				
Control Delay (s/veh)						8.1				12.4		10.2				
Level of Service (LOS)						A				B		B				
Approach Delay (s/veh)						1.3				11.8						
Approach LOS										B						

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	TBT			Intersection	E. Terry at Kent Rd.		
Agency/Co.	TR Transportation Cons			Jurisdiction	City of Bonita Springs		
Date Performed	1/20/2022			East/West Street	E. Terry		
Analysis Year	2026			North/South Street	Kent Rd.		
Time Analyzed	PM Peak Hour BackgroundPS			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Soltura F2106.14						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			379	53		38	499			34		32				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

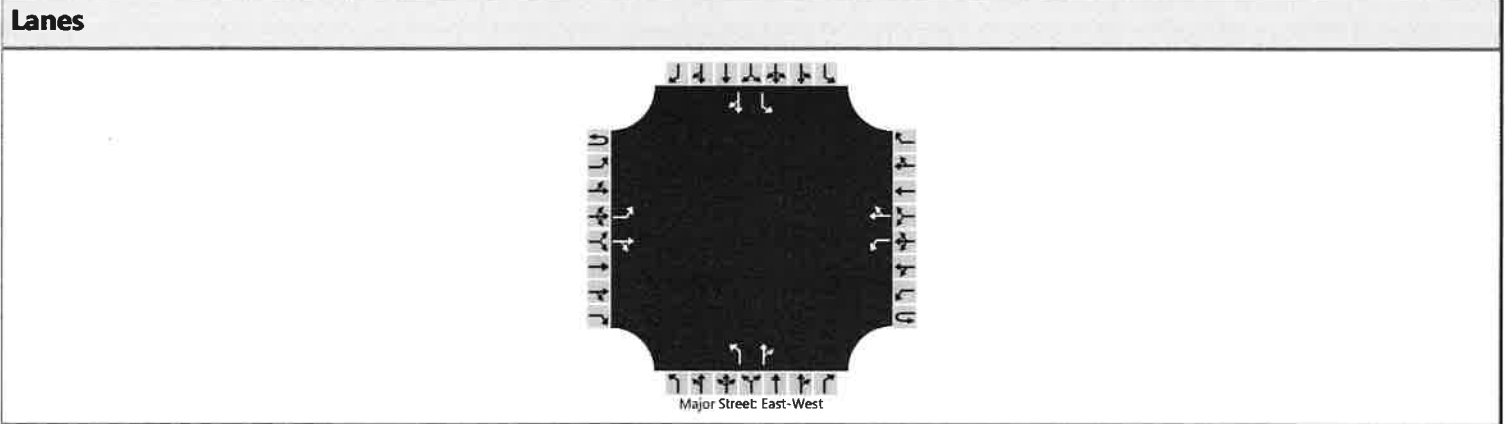
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						41				37		35				
Capacity, c (veh/h)						1103				370		621				
v/c Ratio						0.04				0.10		0.06				
95% Queue Length, Q ₉₅ (veh)						0.1				0.3		0.2				
Control Delay (s/veh)						8.4				15.8		11.1				
Level of Service (LOS)						A				C		B				
Approach Delay (s/veh)						0.6				13.5						
Approach LOS										B						

**2026 WITH PROJECT
PEAK SEASON**

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	TBT			Intersection	E. Terry at Kent Rd.		
Agency/Co.	TR Transportation Cons			Jurisdiction	City of Bonita Springs		
Date Performed	1/20/2022			East/West Street	E. Terry		
Analysis Year	2026			North/South Street	Kent Rd.		
Time Analyzed	AM Peak Hour W/Project PS			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Soltura F2106.14						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12	
Priority																	
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		1	1	0	
Configuration		L		TR		L		TR		L		TR		L		TR	
Volume (veh/h)		14	276	68		37	214	7		39	0	13		12	0	34	
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0	
Proportion Time Blocked																	
Percent Grade (%)										0				0			
Right Turn Channelized																	
Median Type Storage					Left Only								1				

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

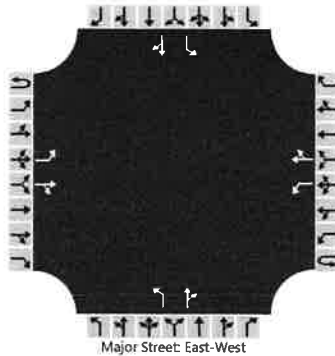
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		15				40				42		14		13		37	
Capacity, c (veh/h)		1338				1196				437		710		442		808	
v/c Ratio		0.01				0.03				0.10		0.02		0.03		0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.1				0.3		0.1		0.1		0.1	
Control Delay (s/veh)		7.7				8.1				14.1		10.2		13.4		9.7	
Level of Service (LOS)		A				A				B		B		B		A	
Approach Delay (s/veh)		0.3				1.2				13.1				10.6			
Approach LOS		A				A				B				B			

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	TBT			Intersection	E. Terry at Kent Rd.		
Agency/Co.	TR Transportation Cons			Jurisdiction	City of Bonita Springs		
Date Performed	1/20/2022			East/West Street	E. Terry		
Analysis Year	2026			North/South Street	Kent Rd.		
Time Analyzed	PM Peak Hour W/Project PS			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Soltura F2106.14						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12	
Priority																	
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		1	1	0	
Configuration		L		TR		L		TR		L		TR		L		TR	
Volume (veh/h)		47	379	53		38	507	24		34	0	32		6	0	18	
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0	
Proportion Time Blocked																	
Percent Grade (%)										0				0			
Right Turn Channelized																	
Median Type Storage					Left Only								1				

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		51				41				37		35		7		20	
Capacity, c (veh/h)		1006				1103				260		621		263		529	
v/c Ratio		0.05				0.04				0.14		0.06		0.02		0.04	
95% Queue Length, Q ₉₅ (veh)		0.2				0.1				0.5		0.2		0.1		0.1	
Control Delay (s/veh)		8.8				8.4				21.1		11.1		19.1		12.1	
Level of Service (LOS)		A				A				C		B		C		B	
Approach Delay (s/veh)		0.9				0.6				16.3				13.8			
Approach LOS										C				B			

TRAFFIC COUNTS

E Terry St @ Kent Rd AM 1-5-22

File Name: E Terry St @ Kent Rd AM 1-5-22

Site Code:

Location:

Study Date: 01/05/2022

Cars and Peds

Time	Southbound				E. Terry St Westbound				Kent Rd Northbound				E. Terry St Eastbound							
	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total	
07:00	0	0	0	0	0	0	0	23	5	0	28	4	0	7	0	11	6	68	0	113
07:15	0	0	0	0	0	48	0	42	6	0	48	7	0	3	0	10	4	56	0	118
07:30	0	0	0	0	0	57	0	52	5	0	57	2	0	4	0	6	10	55	0	128
07:45	0	0	0	0	0	53	0	39	14	0	53	4	0	8	0	12	13	83	0	161
Total	0	0	0	0	0	186	0	156	30	0	186	17	0	22	0	39	33	262	0	520
08:00	0	0	0	0	0	39	0	34	5	0	39	5	0	8	0	13	12	57	0	121
08:15	0	0	0	0	0	46	0	42	4	0	46	3	0	11	0	14	8	46	0	114
08:30	0	0	0	0	0	59	0	43	16	0	59	2	0	5	0	7	15	60	0	141
08:45	0	0	0	0	0	56	0	46	10	0	56	2	0	13	0	15	29	62	0	162
Total	0	0	0	0	0	200	0	165	35	0	200	12	0	37	0	49	64	225	0	538
Grand Total	0	0	0	0	0	386	0	321	65	0	386	29	0	59	0	88	97	487	0	1058
Appr %	-2	-2	-2	-2	0	83.2	16.8	0	0	0	33	0	33	0	67	0	16.6	83.4	0	0
Total %	0	0	0	0	0	30.3	6.1	0	0	0	2.7	0	2.7	0	5.6	0	9.2	46	0	0
AM PK Hr	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00
AM PK Vol	0	0	0	0	0	165	35	0	165	35	200	12	0	37	0	49	64	225	0	538
AM PHF	NaN	NaN	NaN	NaN	NaN	0.897	0.547	NaN	NaN	NaN	0.847	0.600	NaN	0.712	NaN	0.817	0.552	0.907	NaN	0.830

E Terry St @ Kent Rd AM 1-5-22



File Name: E Terry St @ Kent Rd AM 1-5-22

Location:

Site Code:

Study Date: 01/05/2022





All Vehicles

0	0	0	0
Right	Thru	Left	U-Turn
			

0	0	225	64
U-Turn	Left	Thru	Right
			

E. Terry St

AM Peak Hour Statistics
 AM Peak Hour Begins: 08:00
 AM Peak Hour Volume: 538
 AM Peak Hour Factor: 0.830

0	165	35	0
Right	Thru	Left	U-Turn
			

E. Terry St

0	37	0	12
U-Turn	Left	Thru	Right
			

Kent Rd

E Terry St @ Kent Rd PM 1-5-22

File Name: E Terry St @ Kent Rd PM 1-5-22

Location:

Site Code:

Study Date: 01/04/2022

Cars and Peds

Time	Southbound				E. Terry St Westbound				Kent Rd Northbound				E. Terry St Eastbound											
	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total					
16:00	0	0	0	0	0	0	0	90	6	0	96	2	0	8	0	0	0	10	9	90	0	0	99	205
16:15	0	0	0	0	0	103	0	93	10	0	103	5	0	5	0	0	0	10	2	76	0	0	78	191
16:30	0	0	0	0	0	110	0	107	3	0	110	12	0	5	0	0	0	17	7	71	0	0	78	205
16:45	0	0	0	0	0	89	0	85	4	0	89	6	0	14	0	0	0	20	7	52	0	0	59	168
Total	0	0	0	0	0	398	0	375	23	0	398	25	0	32	0	0	0	57	25	289	0	0	314	769
17:00	0	0	0	0	0	114	0	111	3	0	114	6	0	8	0	0	0	14	8	77	0	0	85	213
17:15	0	0	0	0	0	111	0	101	10	0	111	4	0	7	0	0	0	11	14	84	0	0	98	220
17:30	0	0	0	0	0	126	0	114	12	0	126	16	0	8	0	0	0	24	13	73	0	0	86	236
17:45	0	0	0	0	0	92	0	82	10	0	92	4	0	9	0	0	0	13	15	75	0	0	90	195
Total	0	0	0	0	0	443	0	408	35	0	443	30	0	32	0	0	0	62	50	309	0	0	359	864
Grand Total	0	0	0	0	0	841	0	783	58	0	841	55	0	64	0	0	0	119	75	598	0	0	673	1633
Appr %	-2	-2	-2	-2	-2		0	93.1	6.9	0		46.2	0	53.8	0	0	0		11.1	88.9	0	0		
Total %	0	0	0	0	0		0	47.9	3.6	0		3.4	0	3.9	0	0	0		4.6	36.6	0	0		
PM Pk Hr	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00
PM Pk Vol	0	0	0	0	0	443	0	408	35	0	443	30	0	32	0	0	0	62	50	309	0	0	359	864
PM PHF	NaN	NaN	NaN	NaN	NaN	0.879	NaN	0.895	0.729	NaN	0.879	0.469	NaN	0.889	NaN	NaN	NaN	0.646	0.833	0.920	NaN	NaN	0.916	0.915

E Terry St @ Kent Rd PM 1-5-22

File Name: E Terry St @ Kent Rd PM 1-5-22

Location:

Site Code:
Study Date: 01/04/2022





All Vehicles

0	0	0	0
Right	Thru	Left	U-Turn
			

0	0	309	50
U-Turn	Left	Thru	Right
			

E. Terry St

PM Peak Hour Statistics
 PM Peak Hour Begins: 17:00
 PM Peak Hour Volume: 864
 PM Peak Hour Factor: 0.915

0	408	35	0
Right	Thru	Left	U-Turn
			

E. Terry St

0	32	0	30
U-Turn	Left	Thru	Right
			

Kent Rd

HISTORIC TRAFFIC DATA
CITY OF BONITA SPRINGS TRAFFIC
COUNT REPORT



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	Dec-09	Dec-10	Feb-12	Jan-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	5600	5000	5900	6300	6100	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	26700	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	23400	24800	23000	23500	24600	25900	30300	25300	28600	29400	26800							
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	26300	22900	23600	N/A	N/A	32300	31100	28800	32800	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	30700	30500	34500	34900	33000							
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200							
0012**	N/A	Bonita Beach Rd E. of Banefoot 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	5300	5600	6100	5500	5500	6600	6300	7200	7900	9100	9100							
1213	N/A	Cookshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	1700	1700	3900	3700	2100	1600	2200	2000							
1207	N/A	Denn St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	3000	2900	2600	3400	3500	3600							
1208	N/A	Denn St W of Marhesson Ave	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2900	2300	2400	2000	2500	2400	2100	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	7800	7800	9000	8600	8700	10100	11200	10200							
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	13000	1400	14300	14800	13400	14800	14200	13200	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	4400	4400	5600	5400	5700	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	9100	9300	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	8600	9000	9600	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	8800	9100	9700	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	21100	23300	27400	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	15300	15700	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	20200	20500	25100	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	16600	18000	21400	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	1600	2000	2000	2100							
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5900	5700	5600	6600	6600	6000							

PCS #42
BONITA BEACH ROAD
PEAK SEASON FACTOR
ADJUSTMENT
LEE COUNTY TRAFFIC COUNT
REPORT

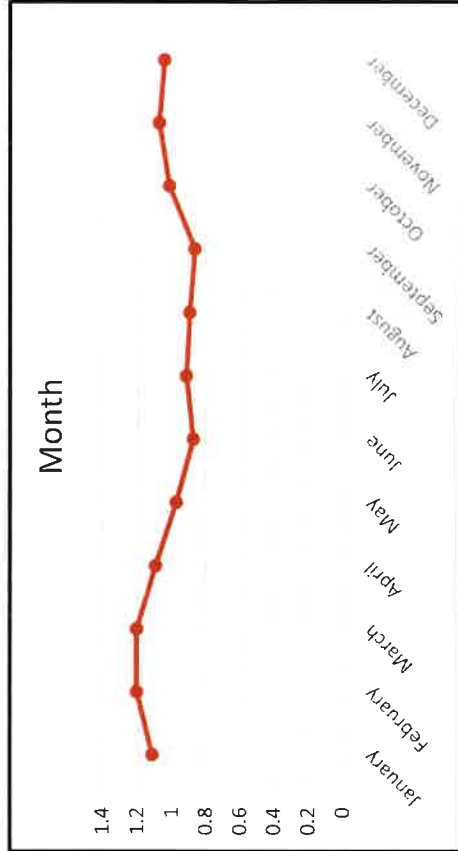
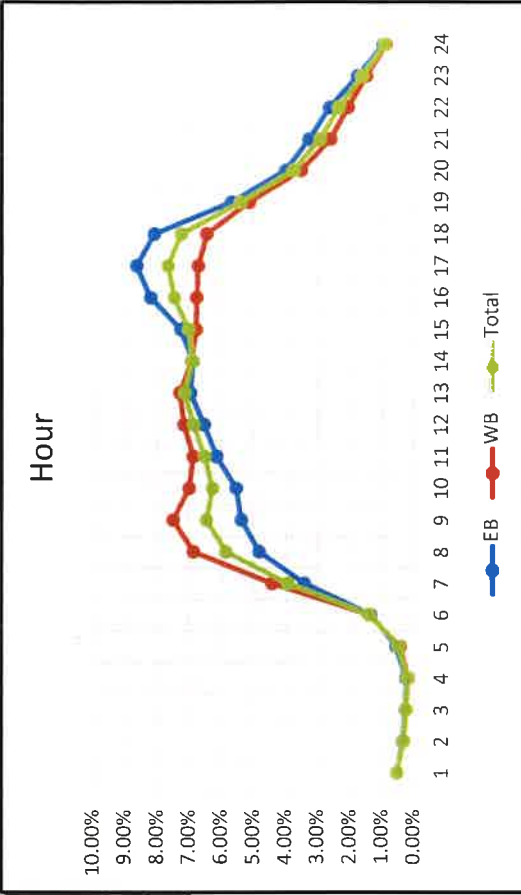
PCS 42 - Bonita Beach Rd west of I-75

2019 AADT = 40,500 VPD

Hour	EB	WB	Total
0	0.55%	0.56%	0.55%
1	0.38%	0.34%	0.36%
2	0.29%	0.26%	0.27%
3	0.27%	0.20%	0.24%
4	0.58%	0.45%	0.51%
5	1.37%	1.43%	1.40%
6	3.44%	4.44%	3.95%
7	4.84%	6.88%	5.88%
8	5.40%	7.52%	6.48%
9	5.56%	7.02%	6.30%
10	6.16%	6.89%	6.53%
11	6.55%	7.18%	6.87%
12	6.98%	7.31%	7.15%
13	6.89%	6.94%	6.91%
14	7.27%	6.80%	7.03%
15	8.22%	6.78%	7.49%
16	8.66%	6.73%	7.68%
17	8.11%	6.47%	7.27%
18	5.71%	5.15%	5.43%
19	4.02%	3.54%	3.78%
20	3.29%	2.62%	2.95%
21	2.66%	2.08%	2.37%
22	1.79%	1.51%	1.65%
23	0.99%	0.90%	0.94%

Month of Year	Fraction
January	1.12
February	1.21
March	1.21
April	1.1
May	0.98
June	0.88
July	0.92
August	0.9
September	0.87
October	1.02
November	1.08
December	1.05

Directional Factor	
AM	0.59
PM	0.56
EB	
WB	



Design Hour Volume	Factor	
	#	Volume
5	5205	0.129
10	4570	0.113
20	4332	0.107
30	4100	0.101
50	3984	0.098
100	3794	0.094
150	3694	0.091
200	3648	0.090

Day of Week	Fraction
Sunday	0.74
Monday	1.02
Tuesday	1.04
Wednesday	1.08
Thursday	1.07
Friday	1.14
Saturday	0.9

$(1.12 + 1.21 + 1.21) / 3 = 1.18 - 1.12 = 0.06 + 1 = 1.06$
PSF

**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TRAFFIC VOLUMES**

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

E. Terry St. @ Kent Rd.
January 5, 2022
2026

	AM Peak Hour (8:00 -9:00 AM)											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	37	0	12	0	0	0	0	225	64	35	165	0
Peak Season Correction Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
Current Peak Season Volumes	39	0	13	0	0	0	0	239	68	37	175	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.67%	0.00%	0.00%	3.67%	0.00%
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
2026 Background Turning Volumes	39	0	13	0	0	0	0	276	68	37	202	0
Project Turning Volumes				12		34	14				12	7
2026 Background + Project	39	0	13	12	0	34	14	276	68	37	214	7

	PM Peak Hour (5:00- 6:00 PM)											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	32	0	30	0	0	0	0	309	50	36	408	0
Peak Season Correction Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
Current Peak Season Volumes	34	0	32	0	0	0	0	328	53	38	432	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.67%	0.00%	0.00%	3.67%	0.00%
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
2026 Background Turning Volumes	34	0	32	0	0	0	0	379	53	38	499	0
Project Turning Volumes				6		18	47				8	24
2026 Background + Project	34	0	32	6	0	18	47	379	53	38	507	24

ANNUAL GROWTH RATE CALCULATIONS

**TABLE 2A
ANNUAL GROWTH RATE CALCULATIONS
BASED UPON HISTORICAL AADT DATA**

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>CURRENT</u> <u>ID#</u>	<u>2009</u> <u>VOLUME</u>	<u>2020</u> <u>VOLUME</u>	<u>YRS OF</u> <u>GROWTH</u>	<u>ANNUAL</u> <u>GROWTH</u> <u>RATE</u>	<u>ACTUAL</u> <u>GROWTH</u> <u>RATE</u>
E. Terry St.	E. of I-75	1205	8,100	11,200	9	3.67%	3.67%

* All traffic volumes were obtained from the City of Bonita Springs Traffic Count Report

** 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

$$\text{Annual Growth Rate (AGR)} = \frac{\text{2020 AADT}^{\wedge(1/\text{Yrs of Growth})}}{\text{2009 AADT}} - 1$$

$$\text{AGR (E. Terry)} = \frac{11,200^{\wedge(1/9)}}{8,100} - 1$$

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

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

EXHIBIT II-F-4 – FLUCFCS & SOILS MAP

EXISTING CONDITIONS

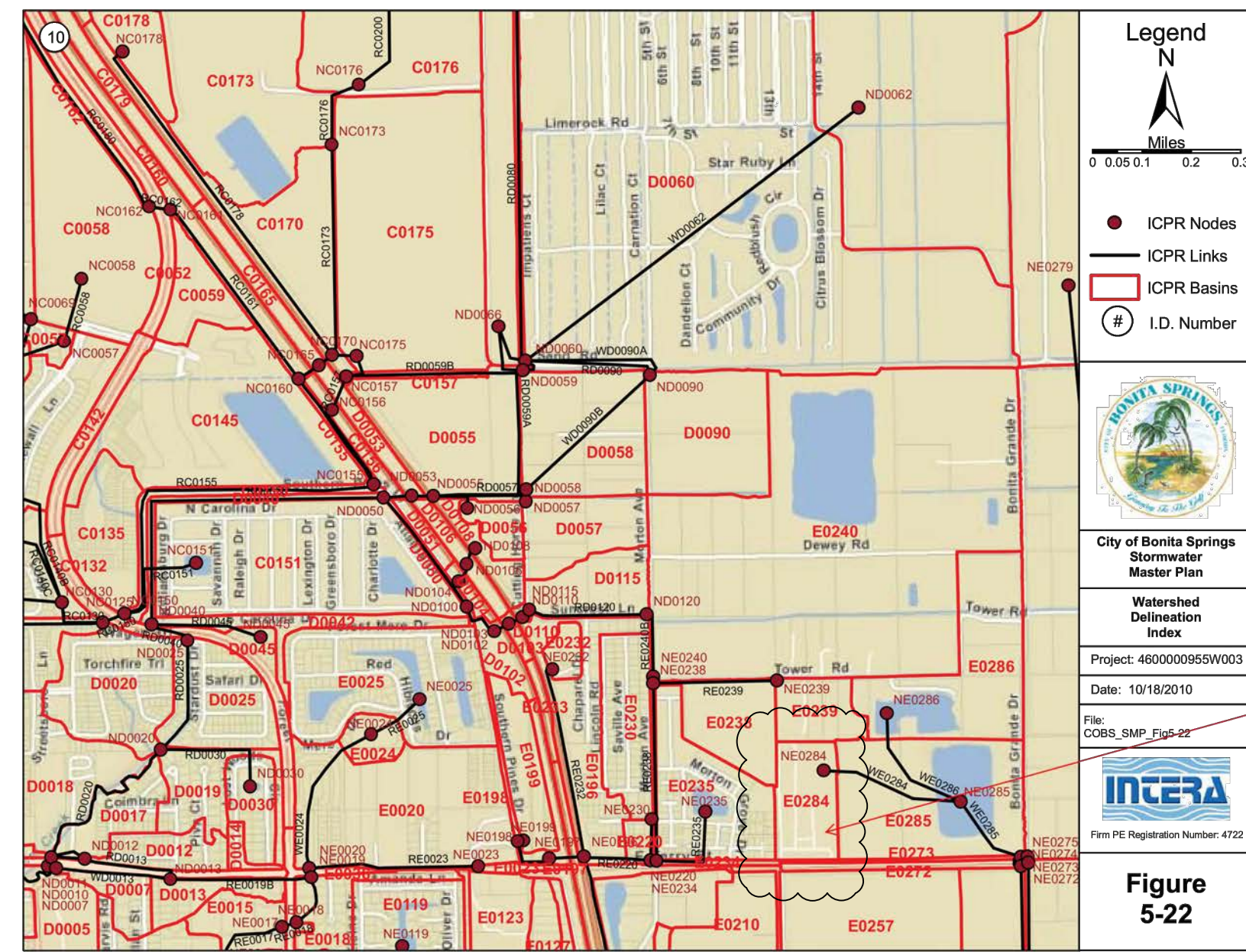
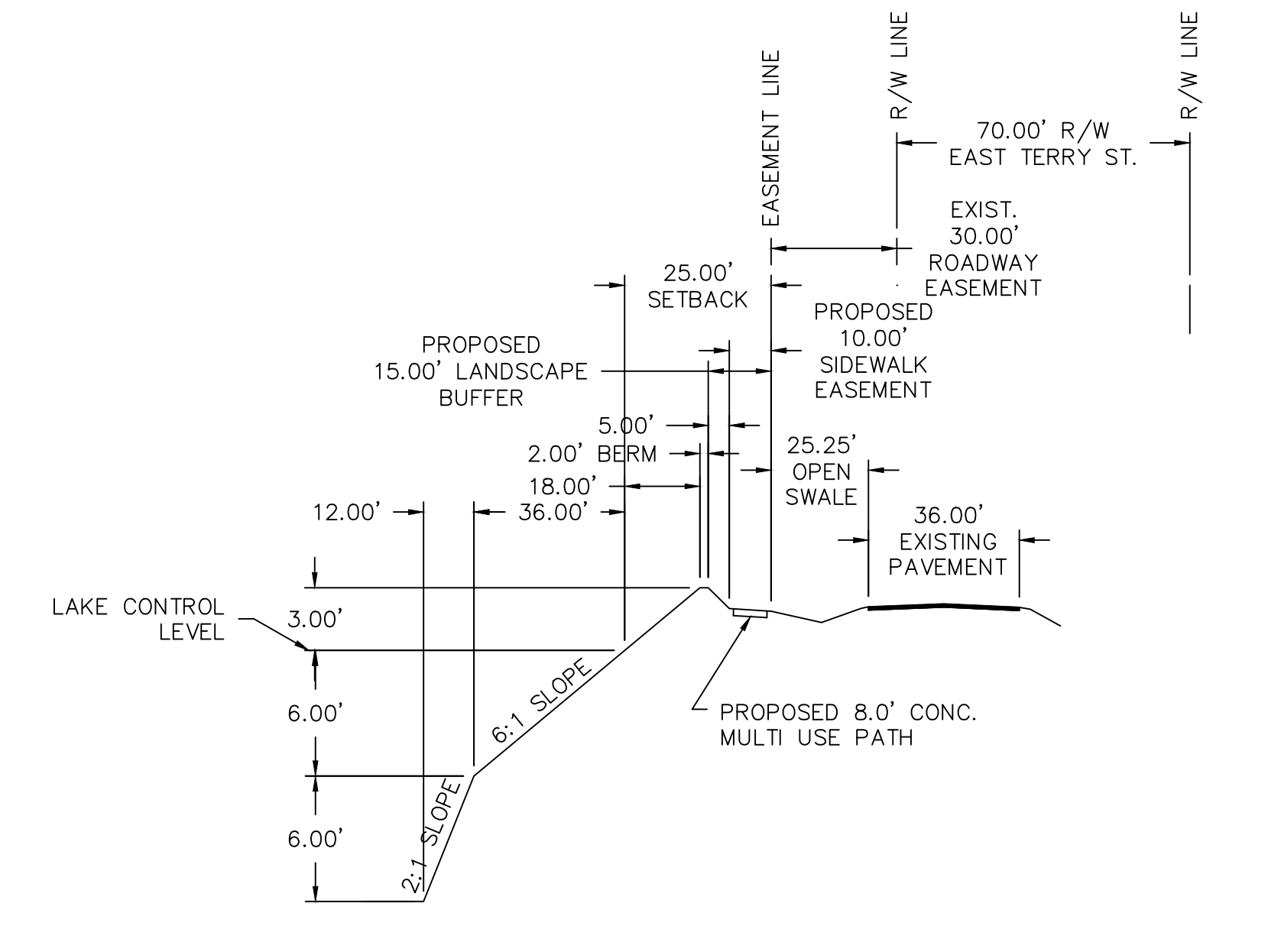


Table 7-3 (Continued)
Simulated Node Peak Flow Rates (cfs) of Selected Design Storm Events
Note: Node locations are provided in Figures 5-12 to 5-31

LINK	2yr. 1hr	2yr. 24hr	5yr. 1hr	5yr. 24hr	10yr. 1hr	10yr. 24hr	25yr. 1hr	100yr. 24hr
RA0182	0.23	0.73	0.38	0.93	0.53	1.06	1.82	3.20
RA0183	4.37	6.62	5.30	7.75	5.97	8.30	9.85	11.11
RA0184	0.00	0.00	0.01	0.00	0.01	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	32.75	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	1.07
RA0190	13.99	10.82	18.72	13.15	21.99	13.61	29.48	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	20.34	21.65
RA0201A	6.35	2.68	7.95	2.94	7.36	2.97	0.00	0.35
RA0201B	3.33	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	1099.02	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	3.23
RA0250	59.63	49.96	121.43	62.03	132.29	69.23	200.95	200.01
RA0250B	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
RA0283A	21.21	8.97	24.80	12.82	26.13	15.59	26.22	25.43
RA0283B	13.31	5.44	14.25	5.58	14.67	5.68	9.69	7.93
RA0287	20.31	11.78	25.36	14.90	25.29	16.86	23.19	23.07
RA0288	16.31	9.62	16.25	12.10	16.25	13.71	15.46	15.40
RA0289	59.63	30.24	60.69	36.85	64.57	42.88	122.84	147.83
RA0287	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		
RA0290	3.20	1.20	3.72	1.88	4.16	1.87		
RA0292A	13.94	2.60	18.19	3.32	20.70	4.18		
RA0292B	1.61	0.00	3.51	0.00	4.74	0.00		
RA0293A	7.40	2.30	7.41	2.92	7.33	3.72		
RA0293B	6.75	1.73	7.88	2.28	7.98	3.05		
RA0294A	13.90	4.03	13.77	5.20	13.62	6.57		
RA0294B	5.90	1.25	6.55	1.75	6.60	2.48		
RA0295A	18.74	7.03	18.88	9.37	18.97	10.36		
RA0295B	16.11	4.10	16.46	5.37	16.58	7.37		
RA0300	34.13	15.76	48.23	18.94	53.04	21.32		

Table 7-3 (Continued)
Simulated Node 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	11.05	10.82	11.40	10.92	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
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	10.54	12.64	10.83	12.76	12.06	13.27	13.43
NE0209	12.39	12.36	12.64	12.42	12.76	12.47	13.27	13.44
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	13.44
NE0232	13.28	13.52	13.37	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	12.38	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	11.17	13.23	11.53	13.33	11.82	13.74	13.88
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	12.86	11.54	12.30	11.63	12.43	11.70	13.01	13.17
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	5.73	7.22	6.16	8.01	6.38	8.42	11.20	11.80
NE0260	6.51	8.11	6.97	9.28	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	11.90	12.34	12.11	12.41	12.44	13.28	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	9.96	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	14.99
NE0278	13.86	14.25	13.98	14.39	14.05	14.49	14.84	14.96
NE0279	13.30	13.60	13.37	13.78	13.43	13.93	14.64	14.91
NE0280	7.26	8.90	7.74	9.41	7.97	10.52	13.54	14.55
NE0284	13.80	14.24	13.98	14.40	14.05	14.59	14.86	14.99
NE0286	11.70	12.43	11.91	12.72	12.04	12.89	13.57	14.14

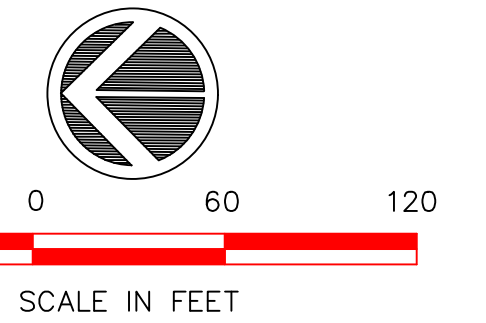
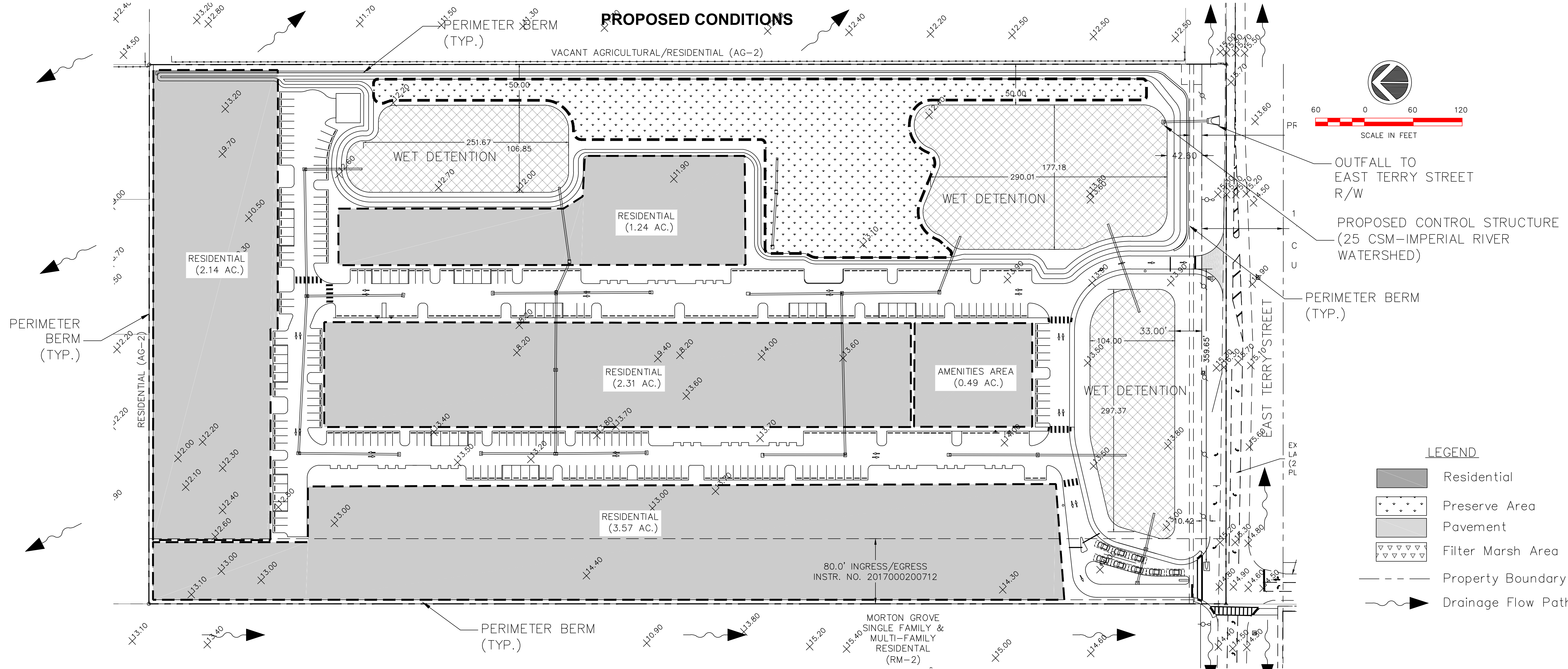


**CITY OF BONITA SPRINGS
STORMWATER MASTER PLAN**

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

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

SECTION 1 AT LAKE



- LEGEND**
- Residential
 - Preserve Area
 - Pavement
 - Filter Marsh Area
 - Property Boundary
 - Drainage Flow Path

H:\2021\2021082\018\018.dwg Plot: MDP Jun 21, 2022 - 11:20am Plotted by: Kevin Payne

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

SOLTURA AT EAST TERRY

DESIGNED BY
REB

DRAWN BY
K.L.P.

CHECKED BY
REB

VERTICAL SCALE
N/A

DATE
08/24/2021

DATE
08/24/2021

DATE
08/24/2021

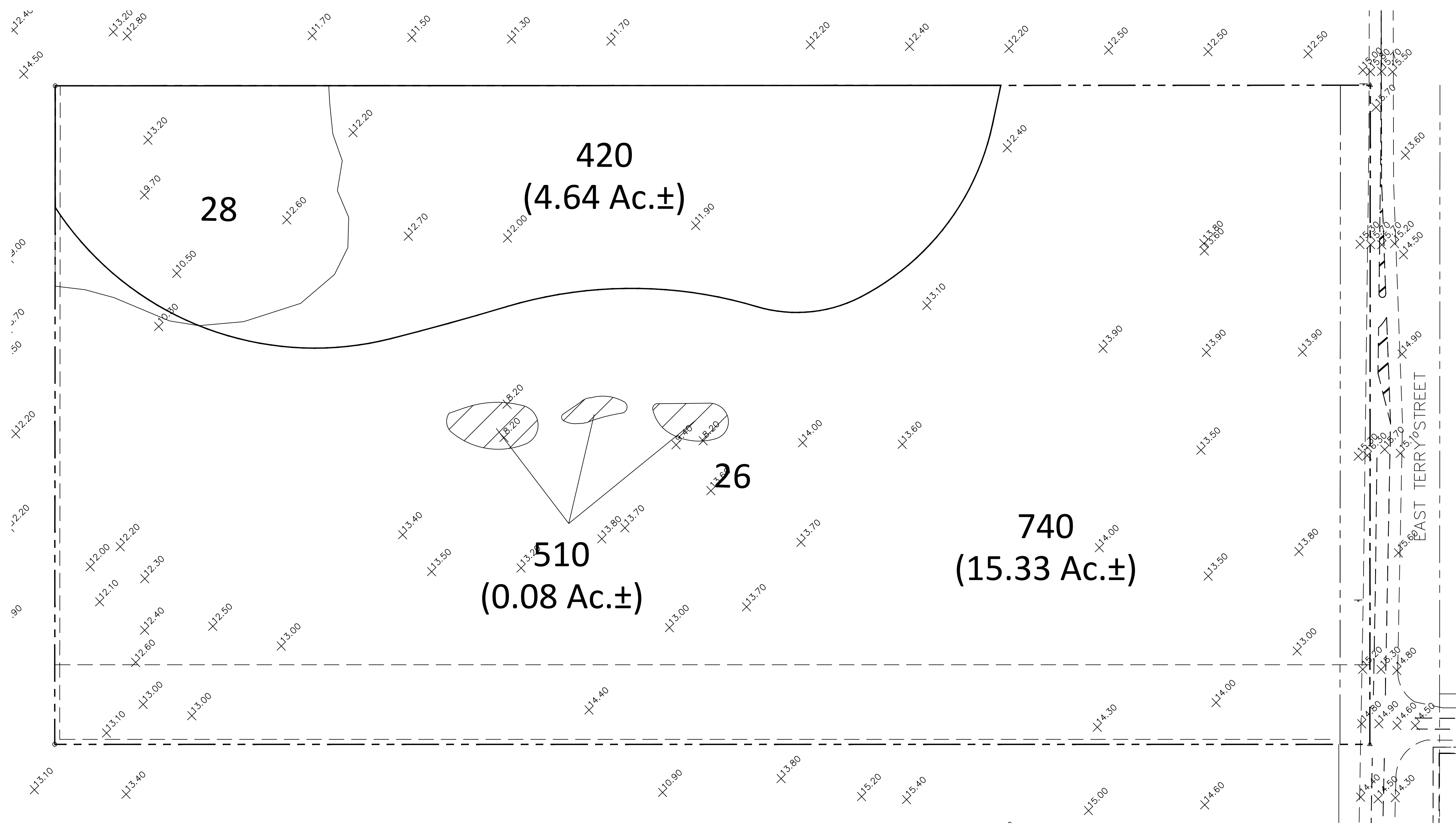
HORIZONTAL SCALE
1"=60'



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

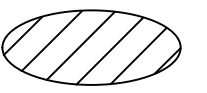
CONCEPTUAL DRAINAGE PLAN

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



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.dwg Tab: 01.dwg Plotted by: Kevin Payne

LETTER	REVISIONS	DATE

SOLTURA AT EAST TERRY

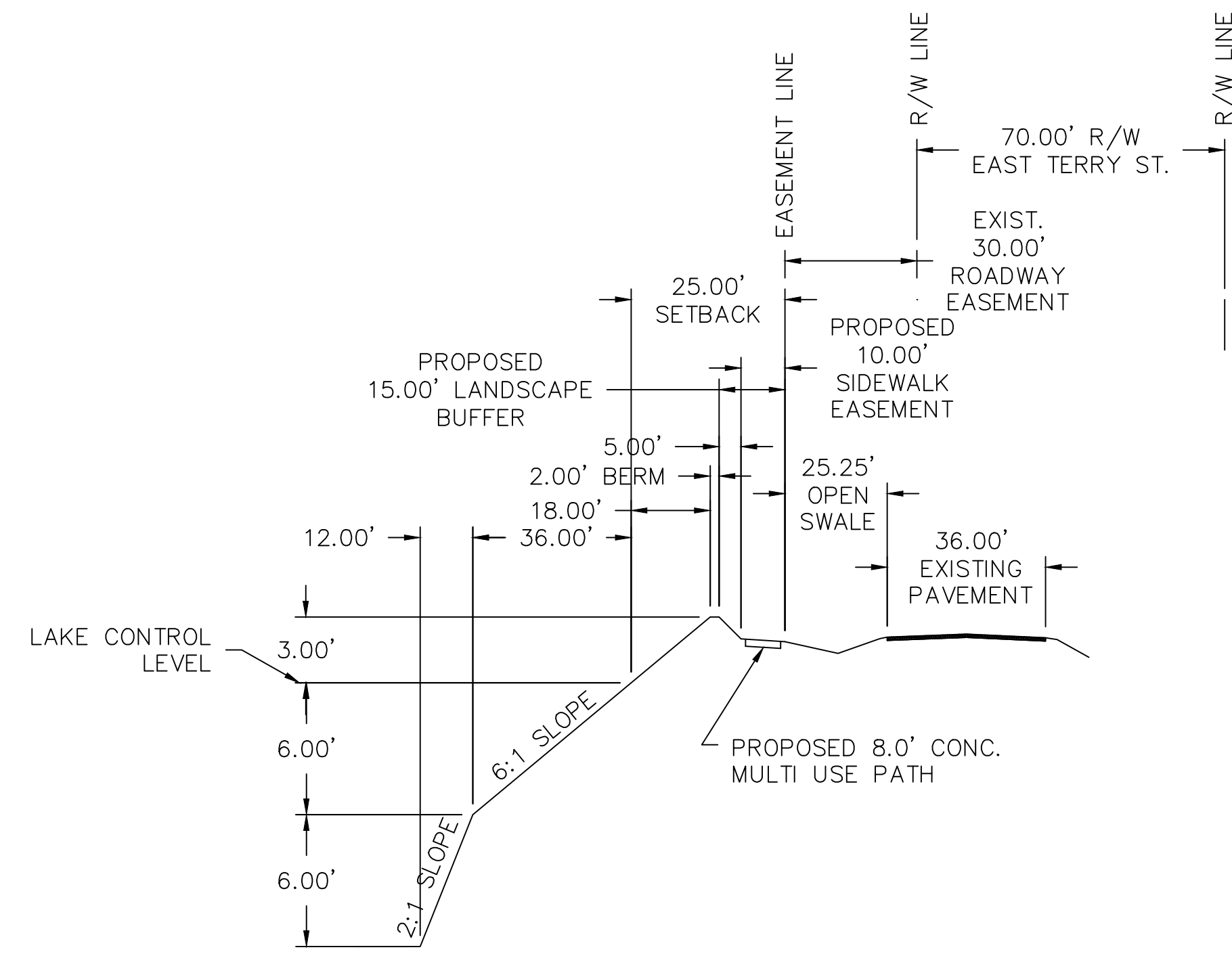
DESIGNED BY REB	DATE 08/24/2021
DRAWN BY K.L.P.	DATE 08/24/2021
CHECKED BY REB	DATE 08/24/2021
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=60'



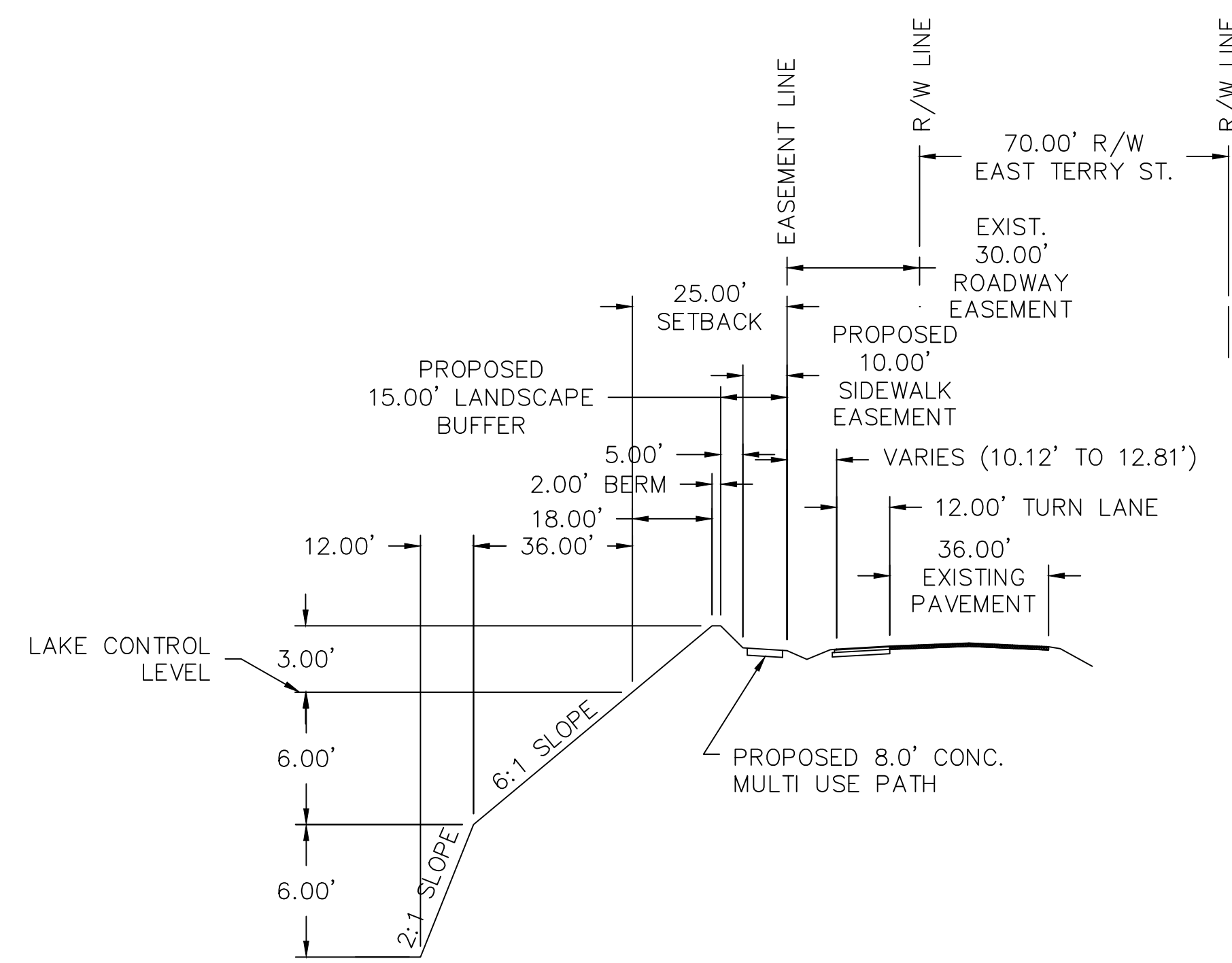
6200 Whiskey Creek Dr.
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

FLUCFCS & SOILS MAP

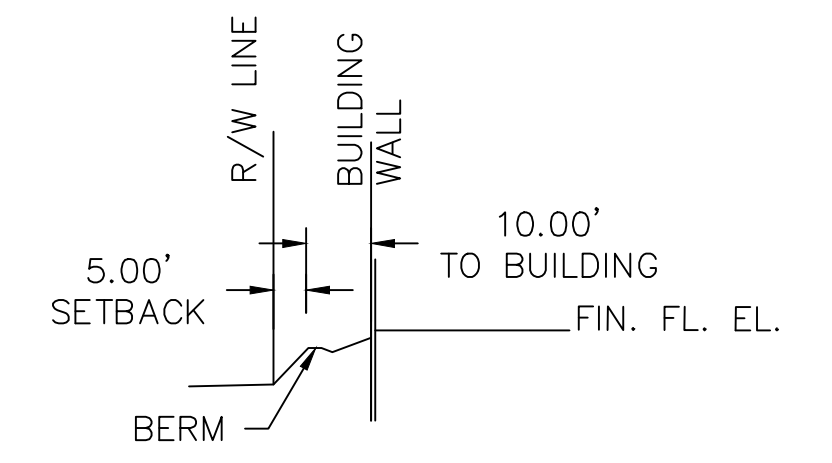
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO.	DRAWING NO.
	-	-
DATE _____	PROJECT NO.	SHEET NO.
	2021082	3 of 4



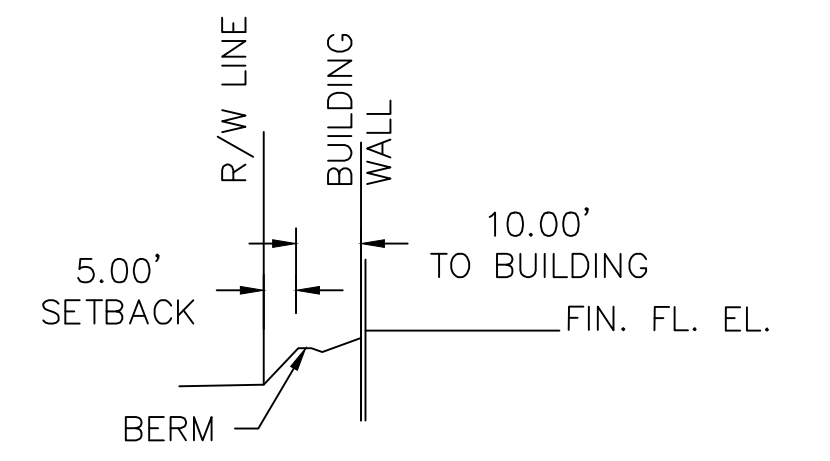
SECTION 1 AT LAKE
NTS



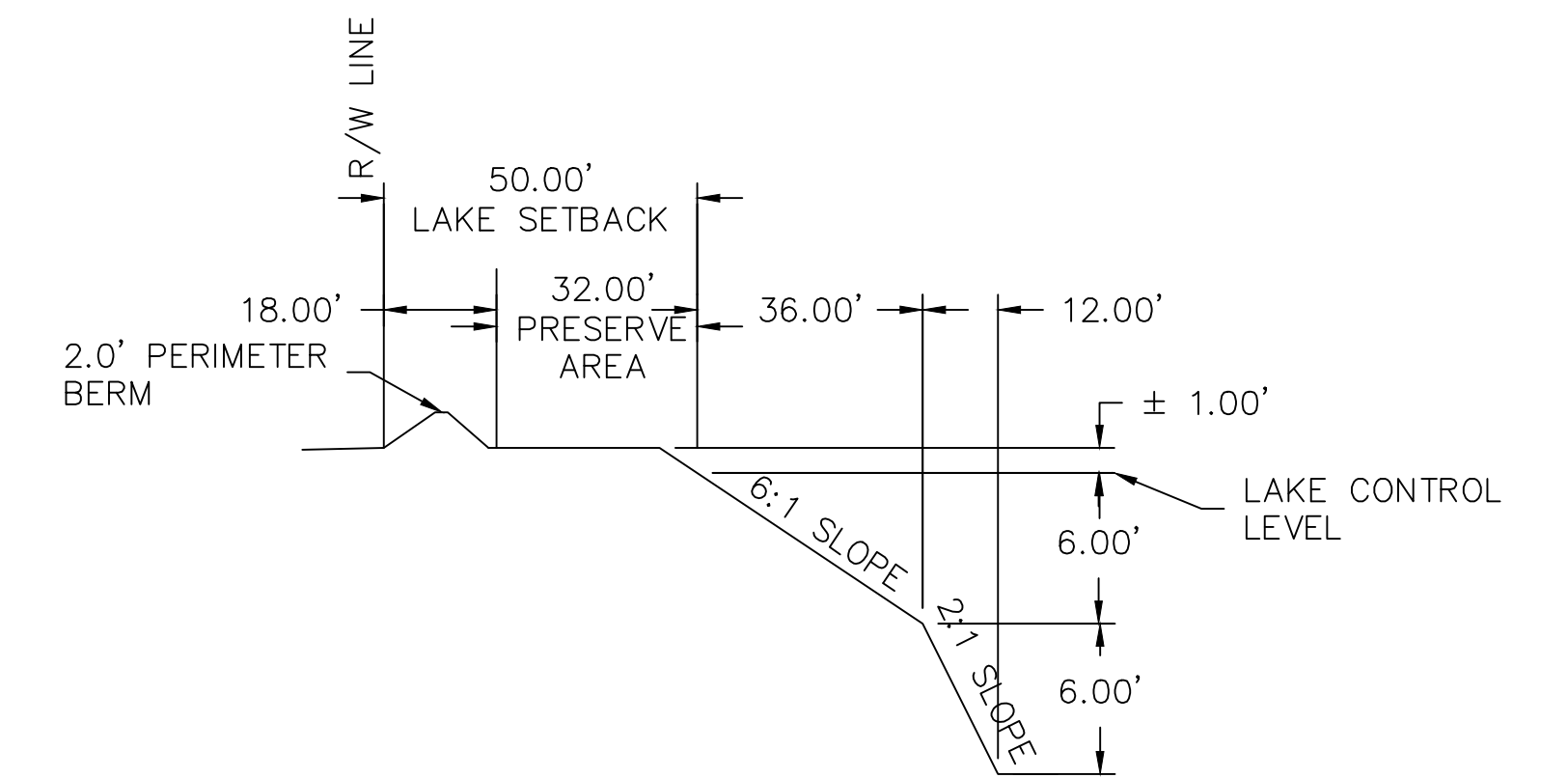
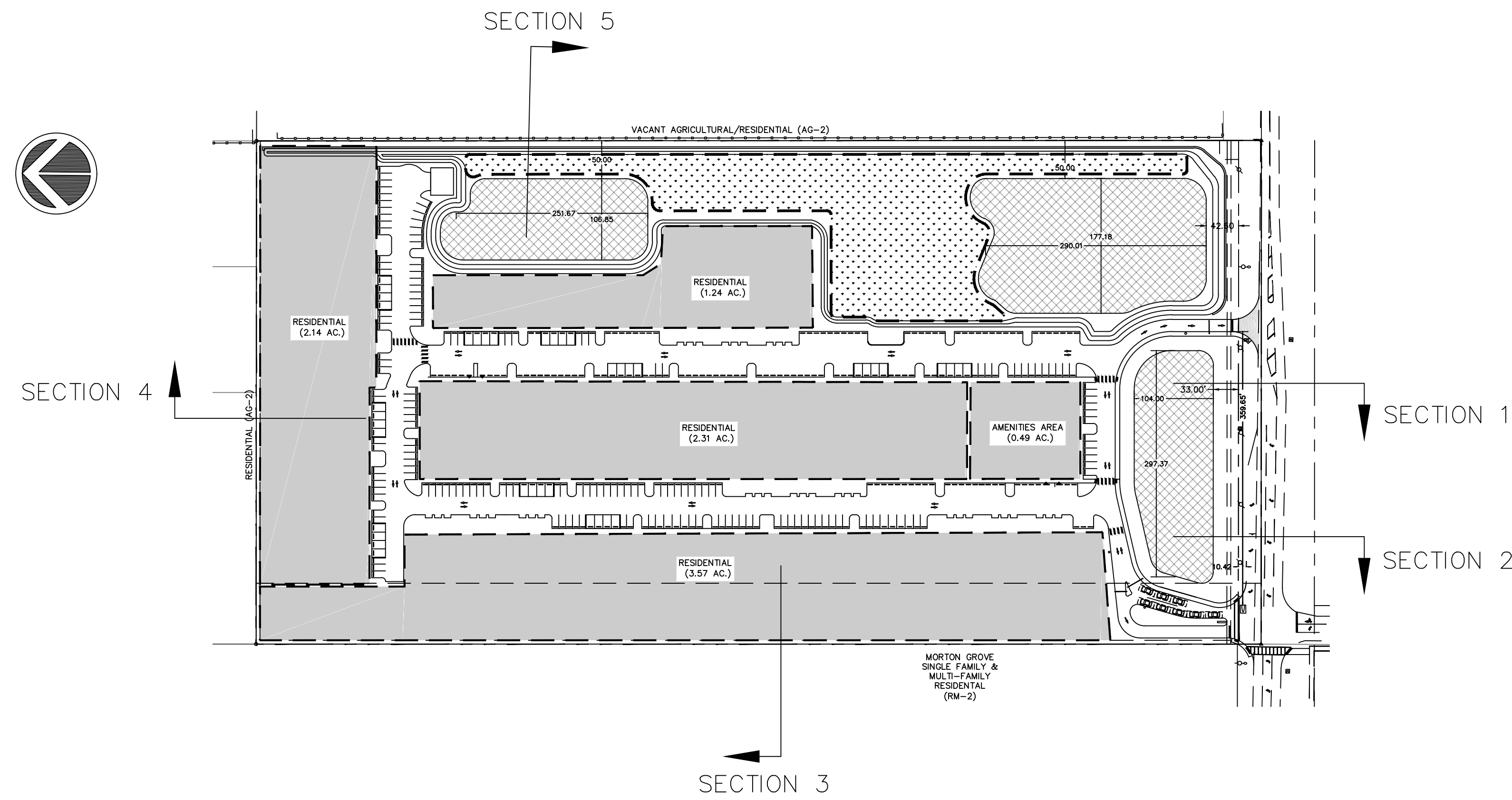
SECTION 2 AT TURN LANE
NTS



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.dwg Plot: Sections Jun 21, 2022 - 11:29am Plotted by: Kevin Payne

LETTER	REVISIONS	DATE
△		
△	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

TYPICAL SECTIONS

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

EXHIBIT IV-H – SCHEDULE OF DEVIATIONS AND JUSTIFICATION



SOLTURA AT EAST TERRY

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 =	337 spaces
<u>Minimum Guest Spaces =</u>	<u>34 spaces</u>
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.

Deviation #3 seeks 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.

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.

AGREEMENT TO RELEASE THE EASEMENT

LETTER AGREEMENT

September 20, 2021

Bonita East 20, LLC
c/o Oakbrook Properties, Inc.
4601 Garden Point Trail
Wellington, FL 33414
Attn: Ned Dewhirst

Re: Trinity Enterprise Holdings, Inc.

Dear Mr. Dewhirst:

I am writing to confirm the agreement between Soltura Development Group, LLC, a Florida limited liability company ("Soltura"), and Bonita East 20, LLC, a Florida limited liability company ("Bonita East 20"), with respect to the Easement Agreement dated September 25, 2017 entered into between Bonita East 20 and Trinity Enterprise Holdings, Inc., a Florida corporation, as Trustee of the Trinity Real Estate Trust dated February 4, 2010 ("Trinity"), recorded as Official Records Instrument No. 2017000200712 of the Public Records of Lee County, Florida (the "Easement Agreement") granting a perpetual, nonexclusive easement (the "Existing Easement") for the propose of ingress, landscaping, drainage, signage, lighting and utilities over the western eighty (80) feet of the Property described on Exhibit "A" attached to this Letter Agreement (the "Property").

The parties acknowledge that Soltura has contracted to purchase the Property from Trinity pursuant to the Commercial Contract with an effective date of April 12, 2021 (the "Commercial Contract"). Pursuant to the Commercial Contract, Soltura is to close on the acquisition of the Property on or before January 12, 2022 (as may be amended from time-to-time by Soltura and Trinity, the "Outside Closing Date").

It is our understanding that Bonita East 20 will release the Existing Easement affecting the Property upon the occurrence of the following:

In Soltura's sole discretion, Soltura shall pay to Bonita East 20 the amount of REDACTED in consideration of and in exchange for the release of the Existing Easement.

Upon receipt of payment, Bonita East 20 agrees to execute and deliver to Soltura a termination and release of the Existing Easement in form and substance satisfactory to Chicago Title Insurance Company (the "Title Company") so that the Title Company will insure title to the Property without exception for the Existing Easement.

Soltura's option shall be contingent upon the acquisition by Soltura (or its assignee) of the Property pursuant to the Commercial Contract and shall survive Closing on the acquisition of the Property for a period of thirty (30) days.

This letter is intended to be a legally binding obligation of the parties and shall be governed by the laws of the State of Florida.

Please confirm your agreement with the foregoing, by signing and returning this letter to my attention.

Please contact me to discuss any questions or comments.

Soltura Development Group, LLC,
a Florida limited liability company

By: 
Danville Leadbetter, Manager

Agree to and accepted this
11th day of October, 2021

Bonita East 20, LLC,
A Florida limited liability company

By: Oakbrook Properties, Inc.,
a Delaware corporation

By: 
Ned Dewhirst, Vice President

C:\Users\Gtruxton\Documents\Soltura Development Group, LLC\Purchase From Trinity Real Estate Trust\Soltura Letter Agreement - GT Revised September 20, 2021.Docx

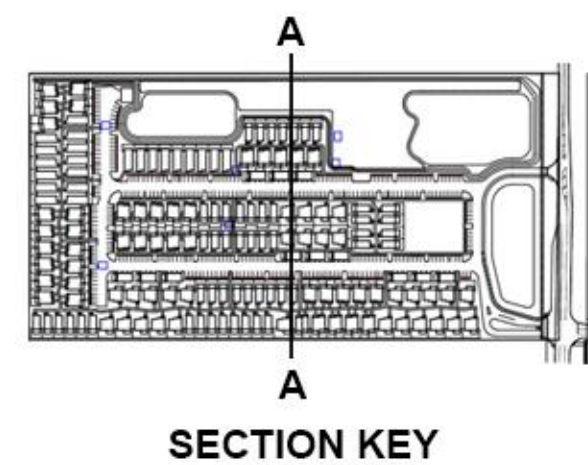
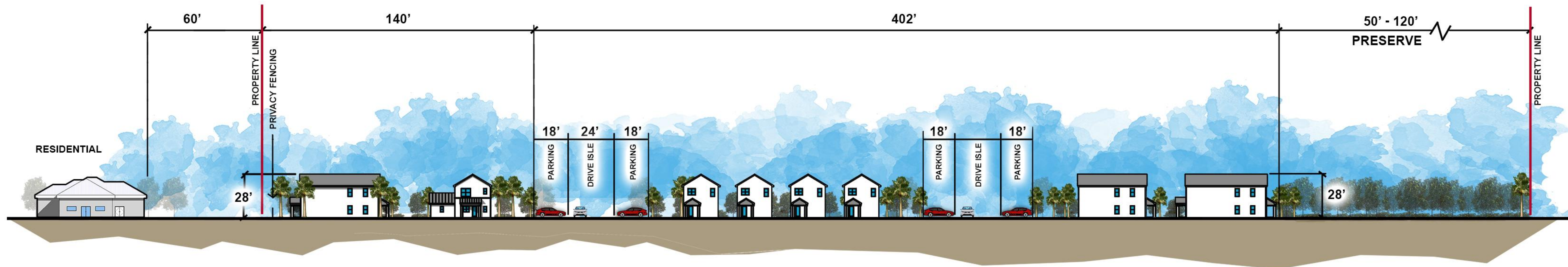
Exhibit "A"

The West half (1/2) of the southwest quarter (1/4) of the southeast quarter (1/4) of Section 30, Township 47 South, Range 26 East, Lee County, Florida.

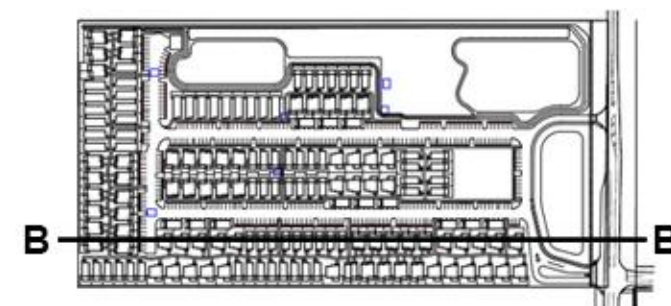
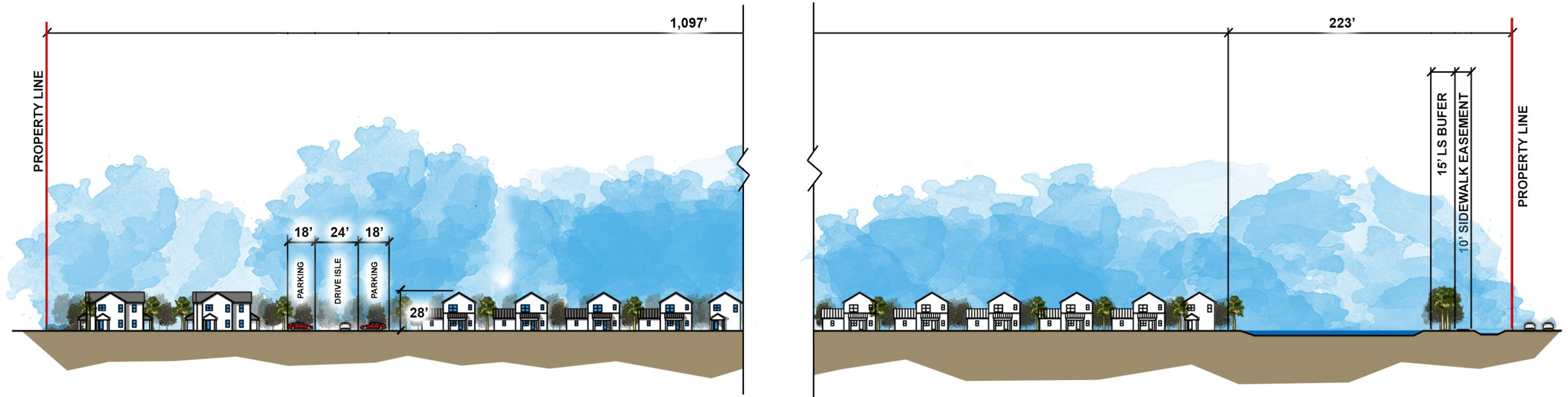
Exhibit "B"

The Southeast quarter (1/4) of the southeast quarter (1/4) of Section 30, Township 47 South, Range 26 East, Lee County, Florida, less the south fifty (50) feet thereof.

LINE-OF-SIGHT EXHIBITS



Soltura - East Terry Street Section - A



SECTION KEY

Soltura - East Terry Street

Section - B



Oak Hammock Office Park at Whiskey Creek
 6200 Whiskey Creek Drive
 Fort Myers, Florida 33919
 Office: (239) 985-1200
 Web: www.HoleMontes.com / www.HMEng.com
 Florida Certificate Of Authorization No. 1772



February 22, 2022

Mr. Jeremy Frantz, AICP
RVI Planning
28100 Bonita Grande Dr., Ste. 305
Bonita Springs, Florida 34135

Re: Soltura at East Terry Residential Planned Development – PD21-84737-BOS

Dear Mr. Frantz:

The Zoning Division has reviewed the information provided and supplemented for the planned development request referenced above. The application has been found sufficient and the following language is being drafted for the 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 three (3) deviations.

Please review the proposed language carefully and notify me in writing no later than March 1, 2022, if the above request language is sufficient or if changes are requested.

Staff has provided additional substantive comments for consideration. Please review them accordingly.

Please feel free to contact me if you have any questions.

The City of Bonita Springs has adopted standards for neighborhood meetings pursuant to LDC Sec. 4-28. The applicant shall advertise and conduct a post-sufficiency neighborhood meeting within thirty (30) days of the date of sufficiency. A notice of the meeting shall be provided to the City.

The City of Bonita Springs may process invoices for cost recovery services pursuant to LDC Sec. 2-571. Staff will notify the applicant under separate cover when an additional cost recovery deposit is due. Payment shall be provided to avoid delays in the processing of the case and any associated cases.

Costs for notices (\$60.00) and sign posting (\$5.69) are due at time of submittal of post-sufficiency neighborhood meeting items.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
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Mayor

Amy Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
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February 22, 2022

Mr. Jeremy Frantz, AICP

PD21-84737-BOS: Soltura at East Terry Residential Planned Development

Page 2

Copy:

Derek Rooney, City Attorney

Brent Spain, Theriaque & Spain

John Dulmer, AICP, Community Development Director

Jacqueline Genson, Planning & Zoning Manager

Matt Feeney, Public Works

Jay Sweet, AICP, PSM, City Surveyor

Laura Gibson, Senior Environmental Specialist

Sean Gibbons, Bike-Ped Coordinator

Stuart Smith, Development Engineer

Tom Ross, Transportation Engineer

Beccagayle Reid, Lee County Natural Resources

Cynthia Vargas, Administrative Assistant

PD Files

February 22, 2022

Mr. Jeremy Frantz, AICP

PD21-84737-BOS: Soltura at East Terry Residential Planned Development

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BONITA SPRINGS Zoning

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

Please Contact: Mike Fiigon, Senior Planner

Phone: 239-444-6151

Email: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

1. The response letter indicates a change to the south landscape buffer as requested in the previous RAI letter to shift it away from the overhead lines and so the multi-modal path does not overlap per LDC Sec. 3-418(8) and 3-423(3)c. No change is observed to the buffer area. Buffer plantings must be planted across a minimum of half of the buffer width (7.5'), and no more than 20% of impervious is allowed to encroach into areas designated as open space. The buffer may not be able to be counted towards open space if the multi-use path overlaps more than 20% of the buffer. Staff suggests providing a closed swale adjacent to East Terry where the multi-use path can overlay it and remove it from the landscape buffer. This buffer also appears to overlap the lake maintenance easement and consideration for maintaining the lake bank must be provided for the location of buffer plantings.
2. Further justification should be provided for lake sinuosity, which is required to help with water quality. The applicant should provide additional means to provide water quality for the lakes proposed for this deviation. add condition on littorals planted to mimic sinuosity.
3. Remove or update the Indigenous Area Calculations table on the MCP to reflect the changes.

Please Contact: Laura Gibson, Environmental Specialist

Phone: 239-444-6142

Email: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped

1. Please update the Master Concept Plan to more clearly show/delineate the 8' Multi-Use Trail to be constructed by the Applicant. While a callout is provided and the trail is shown in a cross section, it is the Staff opinion it is prudent to clearly indicate the location of this facility on the MCP.
2. At 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 (LDC 3-263, 3-302, 3-303 3-304, 3-491, etc.), the City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), the Bonita

February 22, 2022

Mr. Jeremy Frantz, AICP

PD21-84737-BOS: Soltura at East Terry Residential Planned Development

Page 4

Beach Road Corridor Design Standards, and all applicable as required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

3. At time of local development order, the Applicant shall coordinate with the City of Bonita Springs Public Works Department for any and all work conducted within city-maintained rights-of-way (ROWs) including but not limited to additional/separate permitting, design requirements and material specifications, approvals, and inspections.

Please Contact Sean Gibbons, Bike-Ped Coordinator

Phone: 239-444-6176

Email: sgibbons@cityofbonitaspringscd.org



SOLTURA AT EAST TERRY

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 Landscape Design:
 - Xeriscape landscape plantings.
 - Reduced irrigation needs.
- Improved Access:
 - Longer turn lane into development.
 - Two access points to East Terry.
- Indigenous preserves:
 - All preservation and created native planting areas is contiguous.
 - More focused on preservation of highest quality uplands.
 - Three heritage trees preserved.
 - Removal of exotics required.
- Increased Code Compliance:
 - Eagle Bay deviations = 7
 - Proposed deviations = 4
- 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.

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.

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)

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 deviation is requested to allow three Preserve Tracts and a created vegetation area to satisfy 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 property owner or managing entity and not by individual renters.
- All units will utilize shared off-site 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.

Since the development is located on a single lot and will not be subdivided into individual lots and the development will consist of dwellings which are leased and under common ownership, the proposed Planned Development is consistent with the City's existing definition of multi-family development. The schedule of uses memorializes that the units must be located on a single lot and cannot be subdivided and sold to individual owners.

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

The development utilize stormwater lakes and to provide water quality treatment and 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.

Open Space

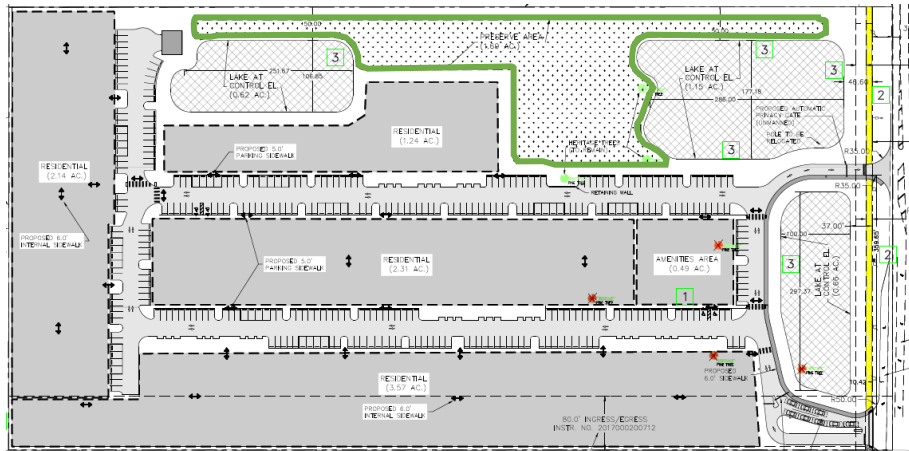
The project is required to provide 40% (8 acres) of the site as open space, of which 50% must be indigenous preserve area unless the development area does not contain enough existing native vegetation. Communication with environmental staff identified a preserve requirement of approximately 1.69 acres of indigenous vegetation. The Applicant is not seeking a deviation from the overall open space requirements and intends to provide the required open space in each Tract of the RPD. The MCP provides for a total of 53% on-site open space as follows:

Land Use	Acreage	Open Space (Percentage)	Open Space (Acres)
Residential	9.75	40	3.90
Lake	2.43	100 (2 Acres Max)	2.00
Indigenous Preserve Area	1.69	Varies	1.94
Open Space and Landscape Buffers	2.97	100	2.97
Right-of-Way	3.25	0	0
Total	20.07		10.81

The enclosed Site Development Regulations (Exhibit IV-G) provide for setbacks for all residential product types proposed including for clubhouses. The proposed site design includes enhanced setbacks to E. Terry St. and provides improved compatibility with the surrounding land uses over the previously approved Eagle Bay RPD.

Preservation

The MCP provides for preservation of the highest quality natural resources on site. As mentioned above, required preservation area was identified by Environmental staff as approximately two acres. The Applicant has worked with staff to identify preserve areas which optimize retention of the highest quality natural resources as well as heritage trees. The resulting preserve area utilizes the preserve credit in LDC section 3-417(b)(4) for a total of 1.69 acres of preserve area. The preserve area locations also allow for the preservation of three heritage trees.



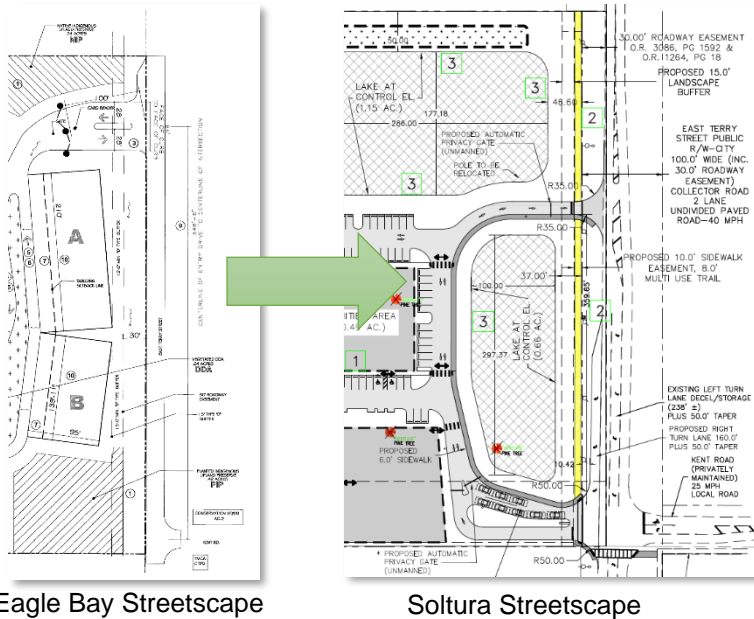
The MCP provides for separation between the proposed development and the adjacent conservation lands. The location of the preserves was selected in order to retain and protect the highest quality native vegetation. The preserve areas will provide for protection and maintenance for protected species in perpetuity as intended by the LDC and Comprehensive Plan. Other portions of the site have been previously disturbed and impacted from the former development activity and will not be utilized as on-site preserve.

The protected species survey indicates the presence of gopher tortoises and burrows on site. Therefore, the preserve areas will also be managed for gopher tortoises. A Gopher Tortoise Management Plan is included in Exhibit IV-J.

East Terry Street Streetscape

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.



Eagle Bay Streetscape

Soltura Streetscape

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.

The project proposes a new right-turn lane at the proposed entry to the development on East Terry Street. It is understood that there will be additional review of the traffic and required site related improvement as part of the Development Order application and review process.

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 preserve tracts which meet the LDC requirements. The preserve areas will provide for protection and maintenance for protected species in perpetuity as intended by the LDC and Comprehensive Plan. An area of created vegetation is contiguous to and connects the preserve areas. 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 proposes a new right-turn lane at the proposed entry to the development on East Terry Street.

The project will provide connection to future planned off-site pedestrian facilities along E. Terry St. It is understood that there will be additional review of the traffic and required site related improvement as part of the Development Order application and review process.

(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.

The stormwater management system 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 a combination of preservation and creation of indigenous vegetation, that exceeds the preserve area 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 from preserves 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 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. Two heritage trees are also proposed to be preserved. 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 preserves shown along the eastern 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 planted indigenous areas, 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.

EXISTING CONDITIONS

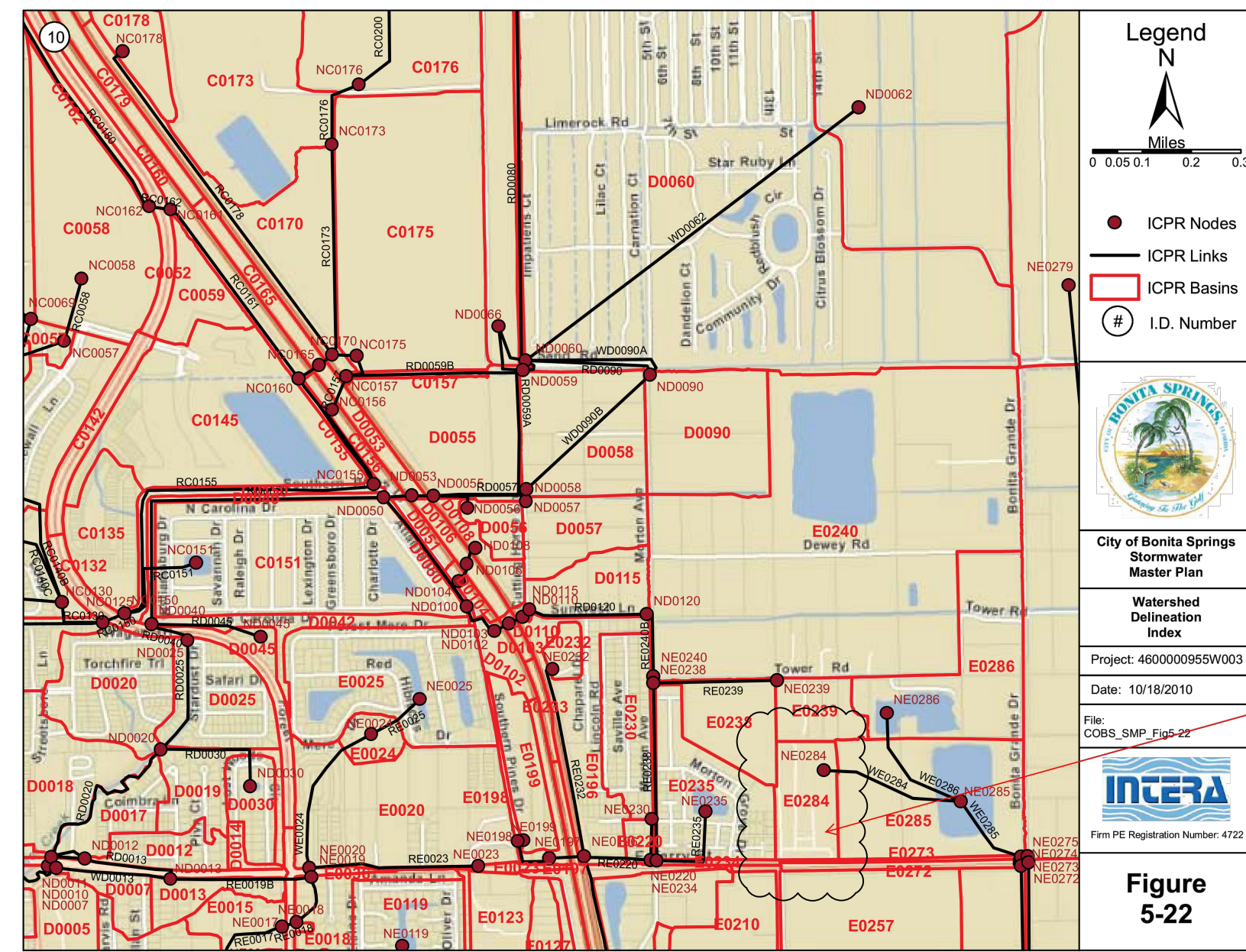
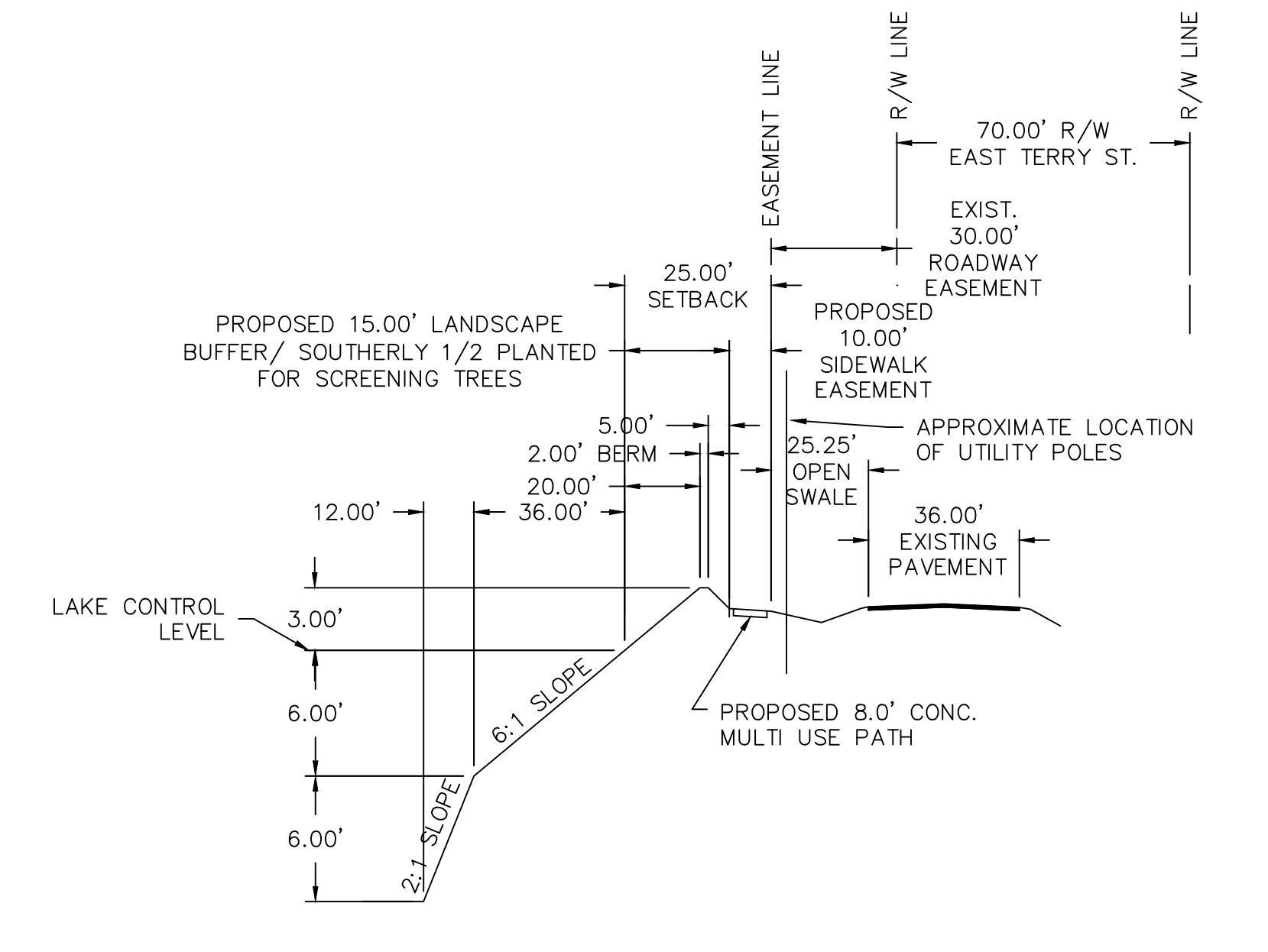


Table 7-2 (Continued)
Simulated Peak Flow Rates (cfs) of Selected Design Storm Events
Note: Link locations are provided in Figures 5-12 to 5-31

LINK	2yr. 1hr	2yr. 24hr	5yr. 1hr	5yr. 24hr	10yr. 1hr	10yr. 24hr	25yr. 72hr	100yr. 72hr
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	82.49	47.83
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) 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. 72hr	100yr. 72hr
NE0198	11.95	10.82	11.40	10.93	11.61	11.00	12.57	12.76
NE0199	12.51	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	11.82	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	13.87	14.25	13.99	14.40	14.05	14.59	14.86	14.99
NE0232	13.86	14.25	13.98	14.39	14.05	14.49	14.84	14.96
NE0233	13.30	13.40	13.37	13.78	13.42	13.93	14.64	14.91
NE0234	7.26	8.90	7.74	9.81	7.97	10.52	13.54	14.55
NE0235	13.20	13.24	13.28	13.31	13.31	13.31	13.31	13.31
NE0236	11.70	12.43	11.91	12.72	12.04	12.89	13.57	14.14

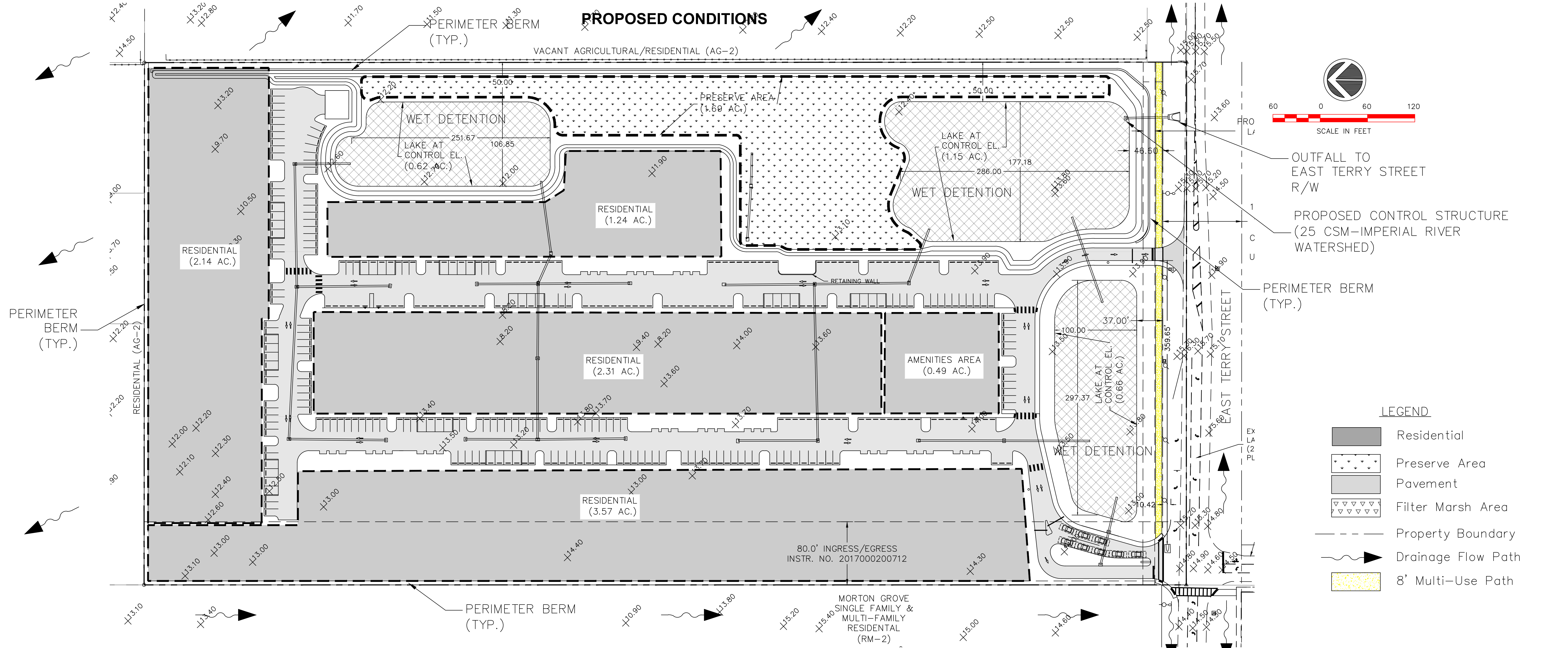


CITY OF BONITA SPRINGS
STORMWATER MASTER PLAN

STORMWATER MASTER PLAN
ICPR MODEL EXIST. CONDITIONS (CFS)

STORMWATER MASTER PLAN
ICPR MODEL EXIST. CONDITIONS MAX. STAGE

SECTION 1 AT LAKE



SOLTURA AT EAST TERRY

CONCEPTUAL DRAINAGE PLAN

LETTER	REVISIONS	DATE

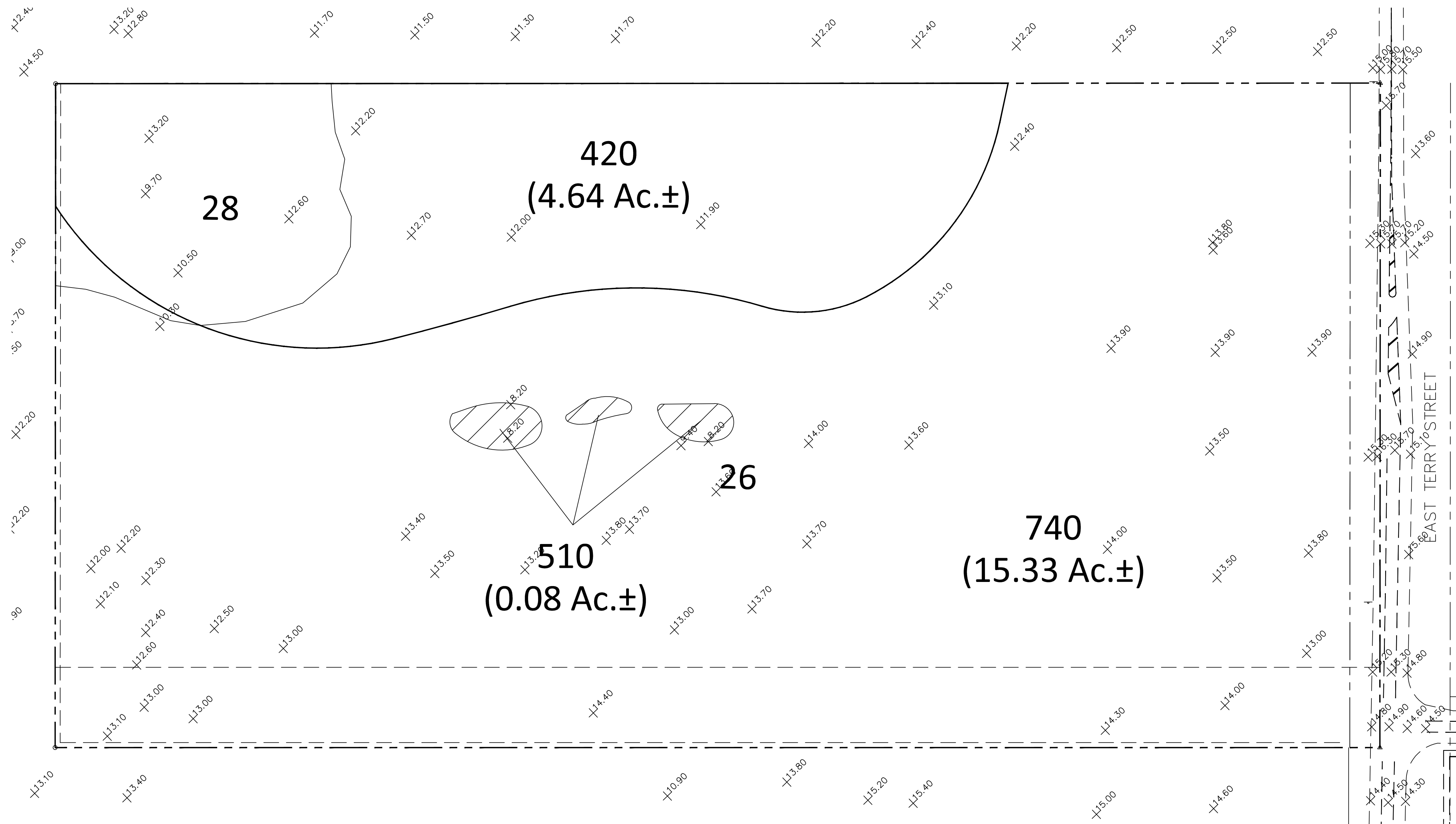
DESIGNED BY REB	DATE 08/24/2021
DRAWN BY K.L.P.	DATE 08/24/2021
CHECKED BY REB	DATE 08/24/2021
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=60'



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

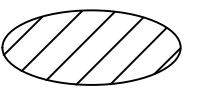
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO. -	DRAWING NO.
DATE	PROJECT NO. 2021082	SHEET NO. 2 of 4

H:\2021\2021082\01\01\01\01.dwg Plot: MDP Mar 22, 2022 - 8:21am Plotted by: KevinFoye



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 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'

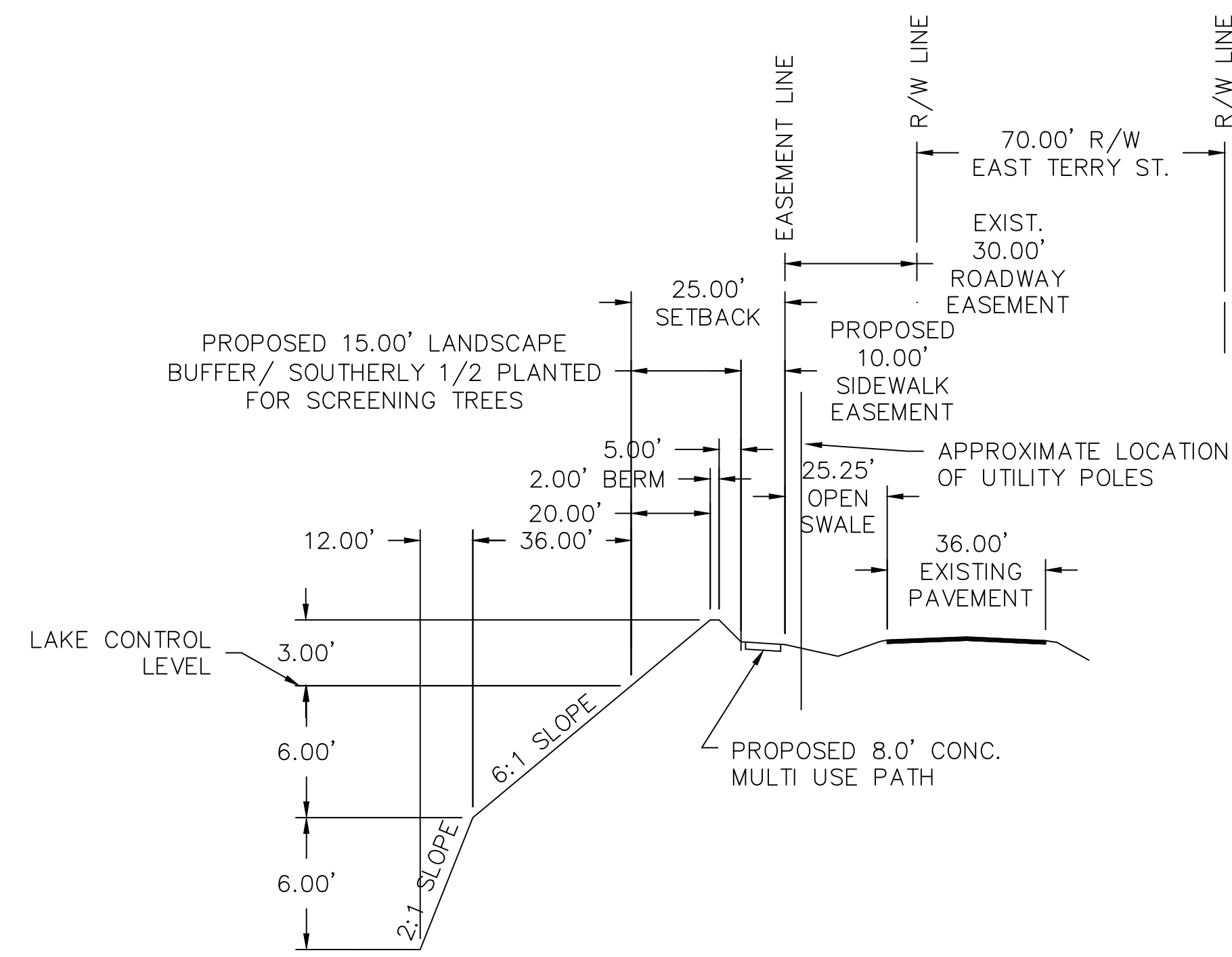


6200 Whiskey Creek Dr.
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

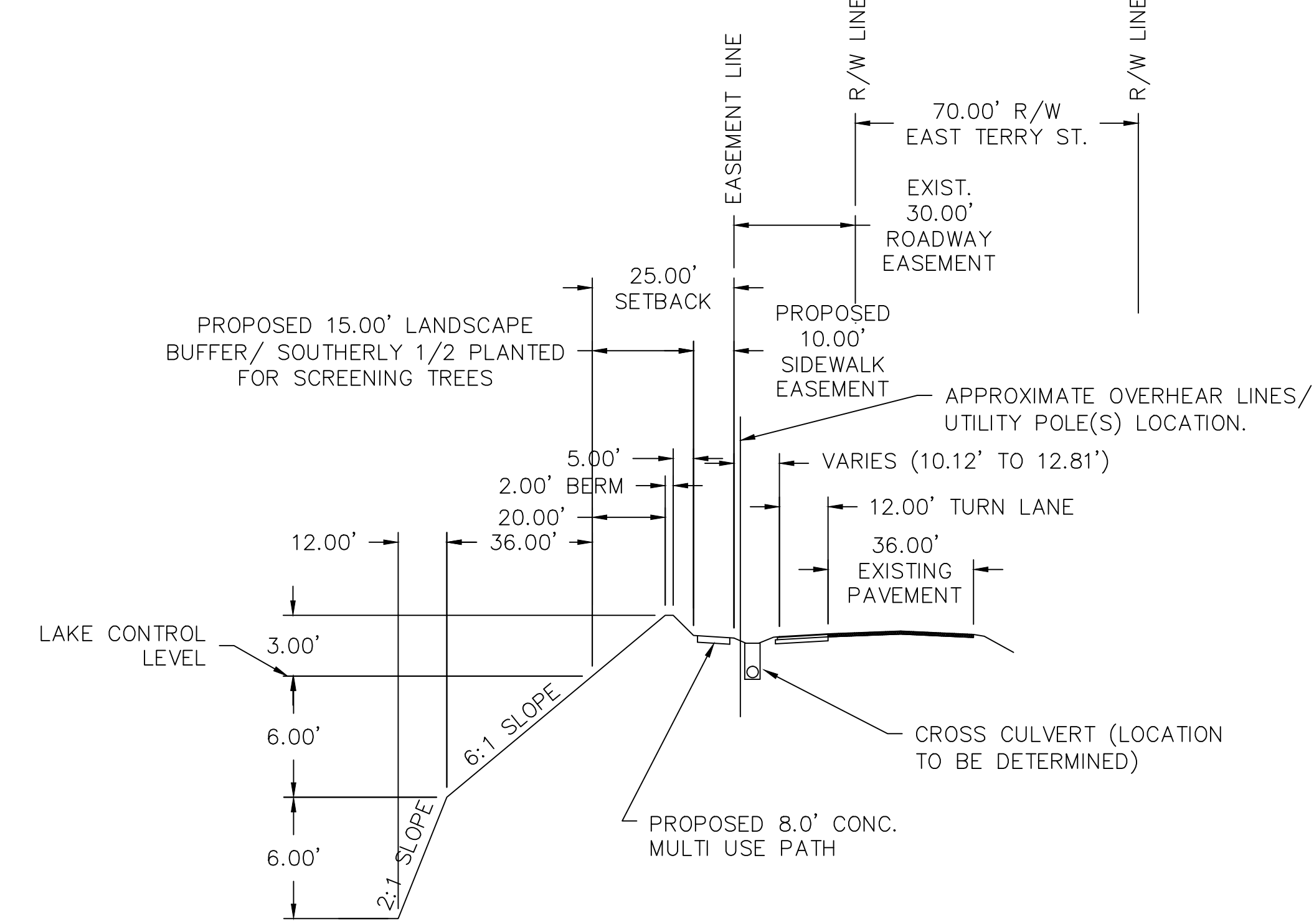
FLUCFCS & SOILS MAP

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

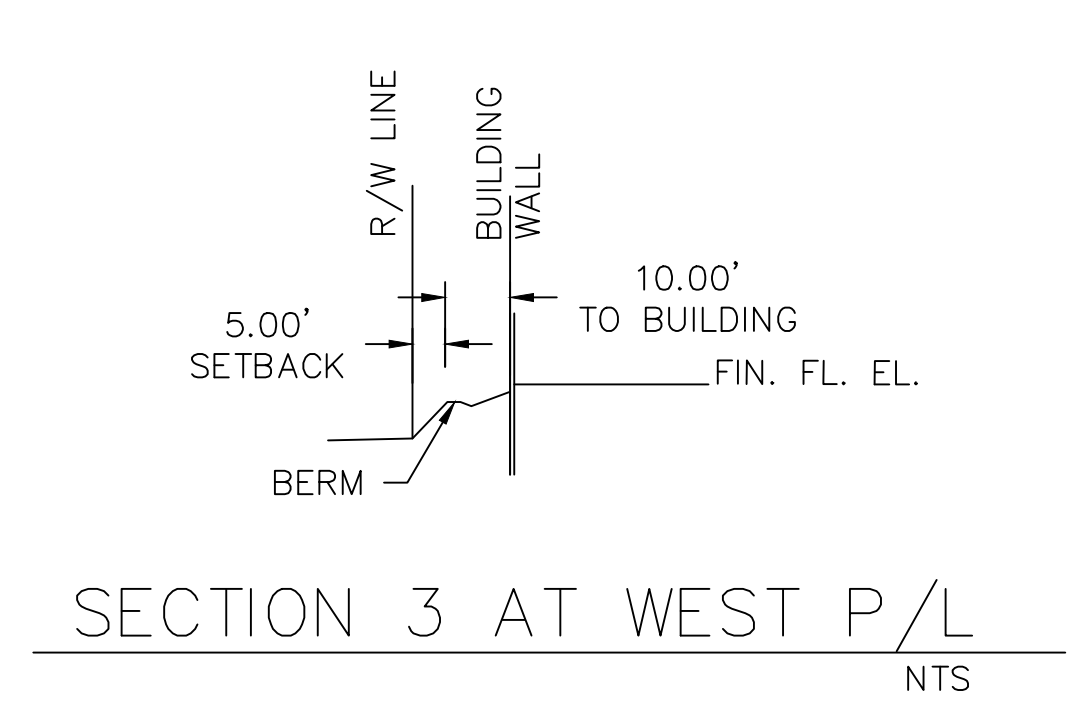
REFERENCE NO. -	DRAWING NO.
PROJECT NO. 2021082	SHEET NO. 3 of 4



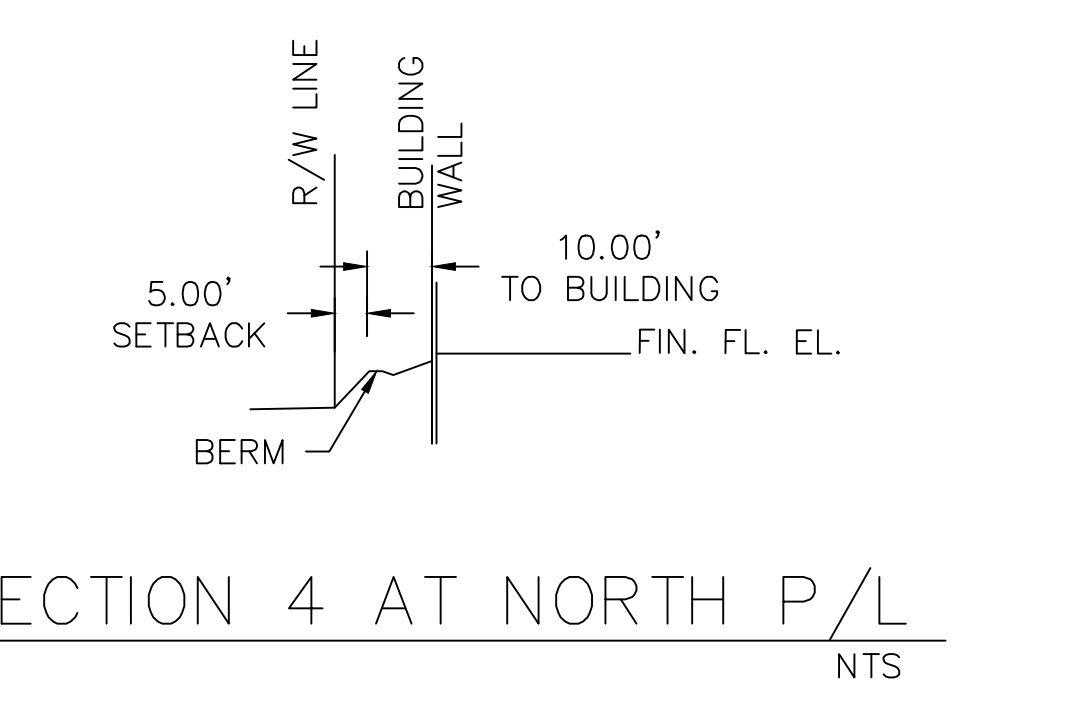
SECTION 1 AT LAKE
NTS



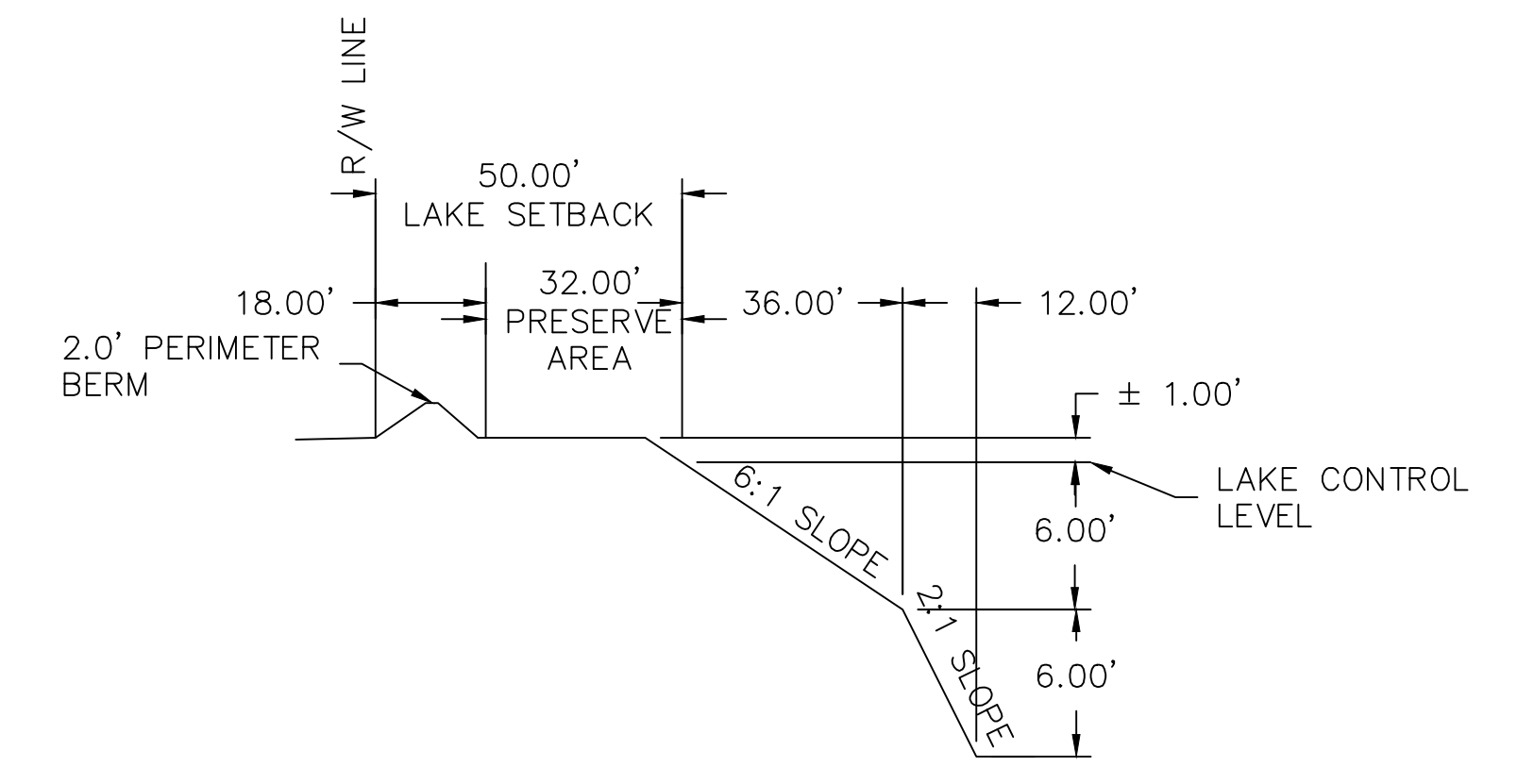
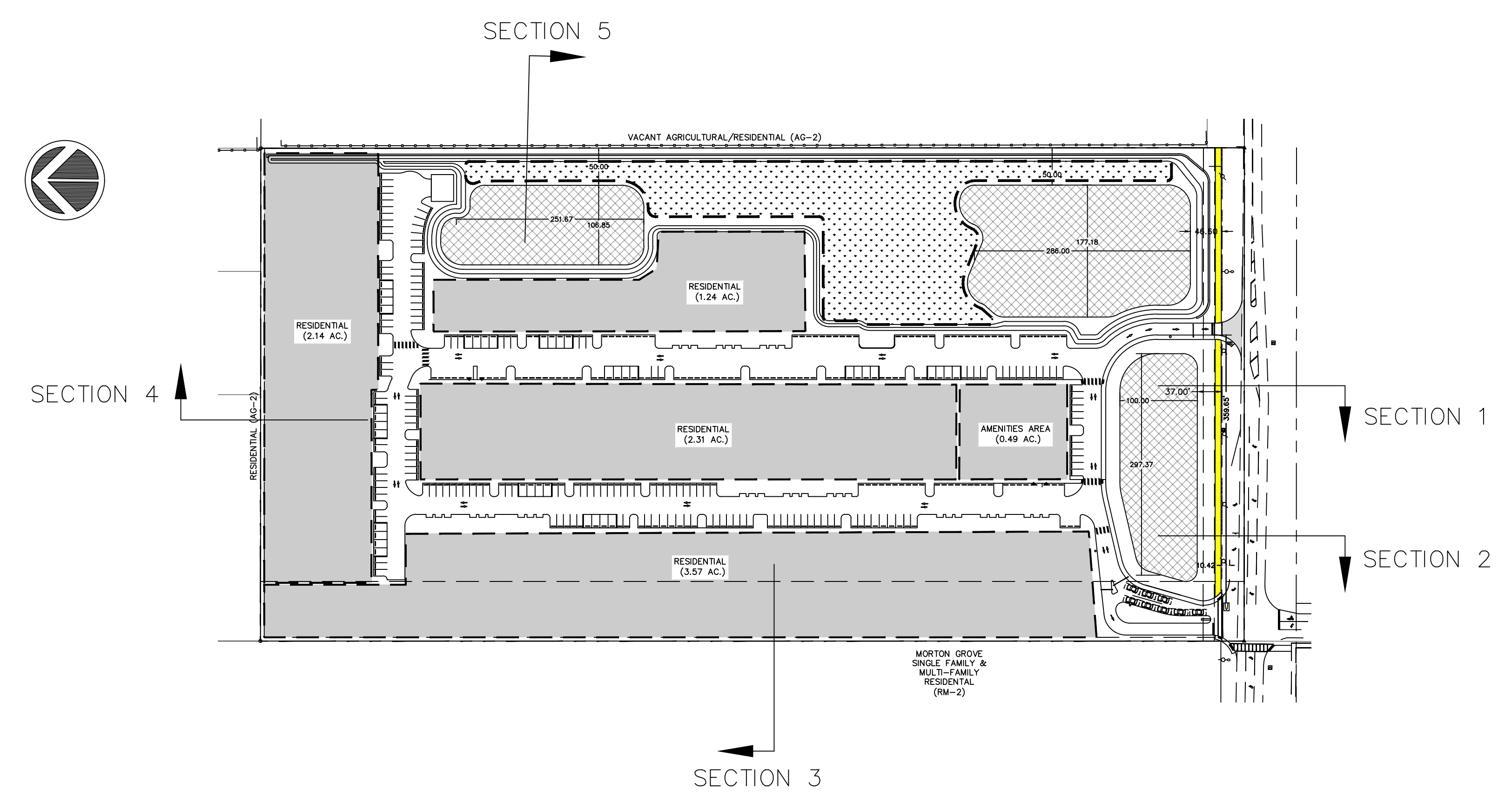
SECTION 2 AT TURN LANE
NTS



SECTION 3 AT WEST P/L
NTS



SECTION 4 AT NORTH P/L
NTS



SECTION 5 AT EAST P/L
NTS

H:\2021\20210820\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

TYPICAL SECTIONS

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



SOLTURA AT EAST TERRY

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

Maximum of 200 Dwelling Units

Residential Tract

Accessory uses, buildings and structures

Administrative offices

Clubs:

County

Private

Dwelling units:

Multi-Family

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

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

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

Dimension	Residential Unit	Accessory Use	Clubhouse/ Amenity Center
Minimum Lot Size (square feet)	N/A	N/A	N/A
Minimum Lot Width (feet)	N/A	N/A	N/A
Minimum Lot Depth (feet)	N/A	N/A	N/A
Maximum Building Height (feet)	35	35	35
Minimum Building Separation (feet)	10	10	20
Minimum Building Setbacks (feet)			
Street (East Terry Street)	20	20	20
Waterbody	5	5	5
Preserve	30	30	30
Perimeter (see deviation #4)	5	5	30

Minimum Open Space = 40% (8 acres)
 Indigenous Native Vegetation = 1.69 acres

Maximum Lot Coverage = 60%

Minimum Preserve Area = 1.69 acres

Minimum Lake Setback to Adjacent Properties = 25 feet (see deviation #2)

Perimeter Buffers Size and Type

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

Required Parking

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

See deviation #1



SOLTURA AT EAST TERRY

Exhibit IV-H: Schedule of Deviations & Justification Narrative

Deviation #1 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 =	336 spaces
<u>Minimum Guest Spaces =</u>	<u>34 spaces</u>
Total Minimum Spaces =	370 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.

Deviation #2 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 #3 seeks 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, with the condition that required littorals will be planted to mimic a sinuous shoreline.

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, (which will be planted to mimic a sinuous shoreline) and other code requirements. For these reasons, the deviation request will not negatively impact public health, safety or welfare.

Deviation #4 seeks relief from LDC Section 4-741(b)(1)b. which requires a minimum setback of 15 feet for structures and buildings from development perimeter boundaries, to allow for a five-foot perimeter setback along the north, east, and west property lines, with the condition that a five-foot Type-A buffer will be provided where principal structures are less than 15 feet from the property line.

Justification: The Applicant is requesting approval of this deviation to provide a five-foot perimeter setback along the norther, 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.



February 25, 2022

Mr. Michael Fiigon, AICP
City of Bonita Springs Community Development
Planning and Zoning Division
9220 Bonita Beach Road
Bonita Springs, FL 34135

**RE: Soltura at East Terry RPD (PD 21-84737-BOS)
Post-Sufficiency Neighborhood Meeting Items**

Dear Mr. Fiigon,

It is my pleasure to submit to you the attached documents related to the rezoning request for the Soltura at East Terry RPD, pursuant to your Sufficiency Letter received on February 22, 2022.

The following information has been provided to assist in your review of the petition:

1. Three (3) copies of the Neighborhood Meeting #2 Summary.
2. Three (3) copies of the Neighborhood Meeting #3 Summary.
3. One (1) flash drive with electronic copies of all documents.
4. One (1) check in the amount of \$65.69 for the costs of notices and sign posting.

Additionally, the following request language was provided in the Sufficiency Letter:

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 three (3) deviations.

This language is sufficient, and no changes are requested.

If you have any questions, please do not hesitate to contact me directly at (239) 319-0026 or jfrantz@rviplanning.com.

Sincerely,
RVI Planning + Landscape Architecture

A handwritten signature in black ink that reads 'Jeremy Frantz'.

Jeremy Frantz, AICP
Project Director



Soltura at East Terry Residential Planned Development Neighborhood Meeting Summary #2

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 Tuesday, January 25, 2022. 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 January 4, 2022. The Affidavit of Publication is attached as Exhibit "B".

The list of participants is attached as Exhibit "C" and demonstrates approximately four attendees were present at the meeting in addition to the consultant team. There were two participants 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, community design, 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:

- Pricing and Income targets for the community.
- Proposed unit sizes.
- Anticipated leasing restrictions for age or duration of tenancy.
- Anticipated traffic impacts associated with the development.
- Characteristics of the community such as management companies, lot layout and size, buffering and landscaping.
- Stormwater management characteristics of the community and in the area.
- Anticipated timing of development.

There was discussion about 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 7:00 p.m.

EXHIBIT A - MAILING LABELS

TRINITY ENTERPRISE HOLDINGS IN
1000 PINEBROOK RD
VENICE, FL 34285

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

TRINITY ENTERPRISE HOLDINGS IN
1000 PINEBROOK RD
VENICE, FL 34285

TRINITY ENTERPRISE HOLDINGS IN
1000 PINEBROOK RD
VENICE, FL 34285

PAUL TOMITHY W TR
11345 GREAT BLUE TREE
FISHERS, IN 46037

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

MORTON GROVE HOMEOWNERS ASSOC
PEGASUS PROPERTY MANAGEMENT
8840 TERRENE CT #102
BONITA SPRINGS, FL 34135

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

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

WHEELER KAREN J
12501 TOWER RD
BONITA SPRINGS, FL 34135

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

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

ALBRECHT ALICE M
12601 TOWER RD
BONITA SPRINGS, FL 34135

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

ESTEBAN SIMON PABLO
10411 STRIKE LN
BONITA SPRINGS, FL 34135

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

CLEVENGER MICHAEL J
12685 TOWER RD
BONITA SPRINGS, FL 34135

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

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

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

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

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

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

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

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

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

ELISCA LINDA
26977 MORTON GROVE DR
BONITA SPRINGS, FL 34135

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

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

ZEMAN KEITH D TR
2725 JAYCOX RD
AVON, OH 44011

BENOIT MARY B
12355 LONDONDERRY LN
BONITA SPRINGS, FL 34135

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

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

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

CASTELLANOS JENNIFER
40 HEDGE LN
WESTBURY, NY 11590

FIGUEROA DAVID
12341 LONDONDERRY LN
BONITA SPRINGS, FL 34135

TESSIER ALICIA
12335 LONDONDERRY LN
BONITA SPRINGS, FL 34135

BURHANS REBECCA
10681 STRIKE LN
BONITA SPRINGS, FL 34135

GARCIA BLADILIA
12329 LONDONDERRY LN
BONITA SPRINGS, FL 34135

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

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

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

BYRD MEGAN M
12315 LONDONDERRY LN
BONITA SPRINGS, FL 34135

TRACEY SARA E
12313 LONDONDERRY LN
BONITA SPRINGS, FL 34135

KLUCHAR JOELLEN
12309 LONDONERRY LANE
BONITA SPRINGS, FL 34135

HEDRICH NORMAN TR
SIESKY PILON + WOOD
10981 BONITA BEACH RD SE
BONITA SPRINGS, FL 34135

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

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

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

UNITED TELEPHONE CO OF FL
PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD, CO 80021

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

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

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

GASPARRINO SUSAN
12393 LONDONDERRY LN
BONITA SPRINGS, FL 34135

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

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

REBEIZ LYNDA
12373 LONDONDERRY LN
BONITA SPRINGS, FL 34135

CALVO SERGIO G
12367 LONDONDERRY LN
BONITA SPRINGS, FL 34135

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

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

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

GRIFFIN JASON
800 HIDDEN HARBOUR DR
NAPLES, FL 34109

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

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

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

KANERVA DREW + JOANNE
3145 DRIFTWOOD DR
BURLINGTON ON L7M 3C8
CANADA

KIRTON JAMES +
25 SKILTON RD
WATERTOWN, CT 6795

HEDRICH BRADLEY C + JENNIFER L
1817 IMPERIAL GOLF COURSE BLVD
NAPLES, FL 34110

VARRO THOMAS + DIANE
137 2ND CONCESSION STR
RR 2
COURTLAND ON NOJ 1E0
CANADA

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

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

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

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

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

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

PROGRESS RESIDENTIAL BORROWER
7720 N DOBSON RD
SCOTTSDALE, AZ 85256

FORSTER THOMAS
1308 LITTLE BLUE HERON COURT
NAPLES, FL 34108

LUETH LAURI
26897 MORTON GROVE DR
BONITA SPRINGS, FL 34135

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

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

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

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

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

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

STEINMEIER DIANN L &
5833 SIMSBURY DR
HARRISBURG, PA 17111

NERVO-SMITH TIFFANEY ANN
12301 NOTTING HILL LN UNIT 2
BONITA SPRINGS, FL 34135

CASTELLANOS JENNIFER
40 HEDGE LN
WESTBURY, NY 11590

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

STANSIL LLC
4226 5TH AVE SW
NAPLES, FL 34119

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

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

MARGARITIS ARTHUR
JENNIFER CASTELLANOS
40 HEDGE LN
WESTBURY, NY 11590

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

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

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

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

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

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

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

GOLBERT-KEENAN SHANNON R +
12330 NOTTING HILL LN #16
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

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

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

SPARACINO JACK S
15 MILLENIUM LOOP
STATEN ISLAND, NY 10309

BORECKY MARVIN +
26222 PRINCESS LN
BONITA SPRINGS, FL 34135

GRAGG DAVID N &
9902 FAIRMOUNT RD
NEWBURY, OH 44065

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

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

MARGARITIS ARTHUR
40 HEDGE LN
WESTBURY, NY 11590

RODRIGUEZ CANDIDA & MANUEL
17280 CHERRYWOOD CT #6004
BONITA SPRINGS, FL 34135

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

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

CASTELLANOS JENNIFER
40 HEDGE LN
WESTBURY, NY 11590

ALLEN ROBERT H
PO BOX 367384
BONITA SPRINGS, FL 34136

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

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

QUIROZ JORGE E & KARINA
12351 NOTTING HILL LN #34
BONITA SPRINGS, FL 34135

MARGARITIS ARTHUR +
40 HEDGE LN
WESTBURY, NY 11590

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

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

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

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

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

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

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

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

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

MORTON GROVE HOMEOWNERS ASSN
PEGASUS PROPERTY MANAGEMENT
8840 TERRENE CT #102
BONITA SPRINGS, FL 34135

MORTON GROVE OWNERS ASSOC INC
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

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

LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS, FL 33902

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

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

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

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 Nicole Jacobs, 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:
Tuesday, January 25, 2022 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 editions dated in the issues of:

01/04/2022

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 said newspaper editions dated:

Sworn to and Subscribed before me this 4th of January 2022, by legal clerk who is personally known to me.

Nicole Jacobs
Affiant

Sarah Bertelsen
Notary State of Wisconsin, County of Brown
7/27/25
My commission expires

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, January 25, 2022
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 Development 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 Rezoning. The Planned Development Rezoning proposes to rezone the property from the Eagle Bay Residential Planned Development (RPD) zoning district to the Soltura Residential Planned Development (RPD) zoning district.
The RPD rezoning application propose a 200-unit residential community consisting of multi-family residential dwelling units.

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions. *Social distancing and masks are required.

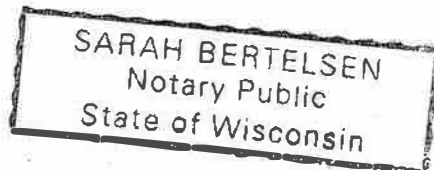
Attending virtually is also available via Zoom using ID# 852 6925 4321

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@waldropengineering.com

AD#5064425 Jan.4 ,2021

of Affidavits 1

This is not an invoice



SOLTURA AT EAST TERRY PLANNED DEVELOPMENT NEIGHBORHOOD MEETING

JANUARY 25, 2022 – 5:30 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Gina Colage	26735 Little John Ct #27	ginadoll1975@yahoo.com
Tom + Donna Peters	12301 Notting Hill Lane #4 05	dp90daopt@aol.com
Debra Price	12600 Tower Rd Bonita Springs, FL	dprice57@gmail.com

Exhibit D - Presentation



SOLTURA AT EAST TERRY

Neighborhood Meeting
January 25, 2022



WELCOME & INTRODUCTIONS

- Danville Leadbetter & Arron Simon – Soltura Development Group, LLC
- Neale Montgomery, Esq. – Pavese Law Firm
- Jeremy Frantz, AICP - RVi Planning + Landscape Architecture
- 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)

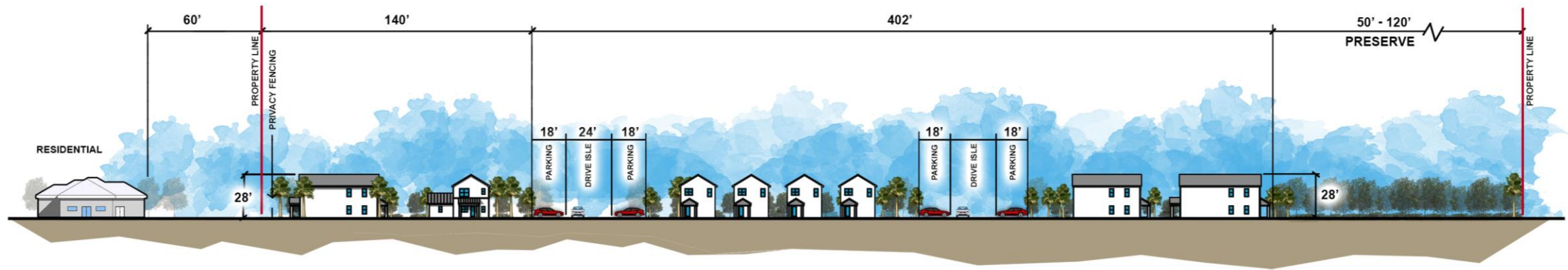
SOLTURA DEVELOPMENT GROUP

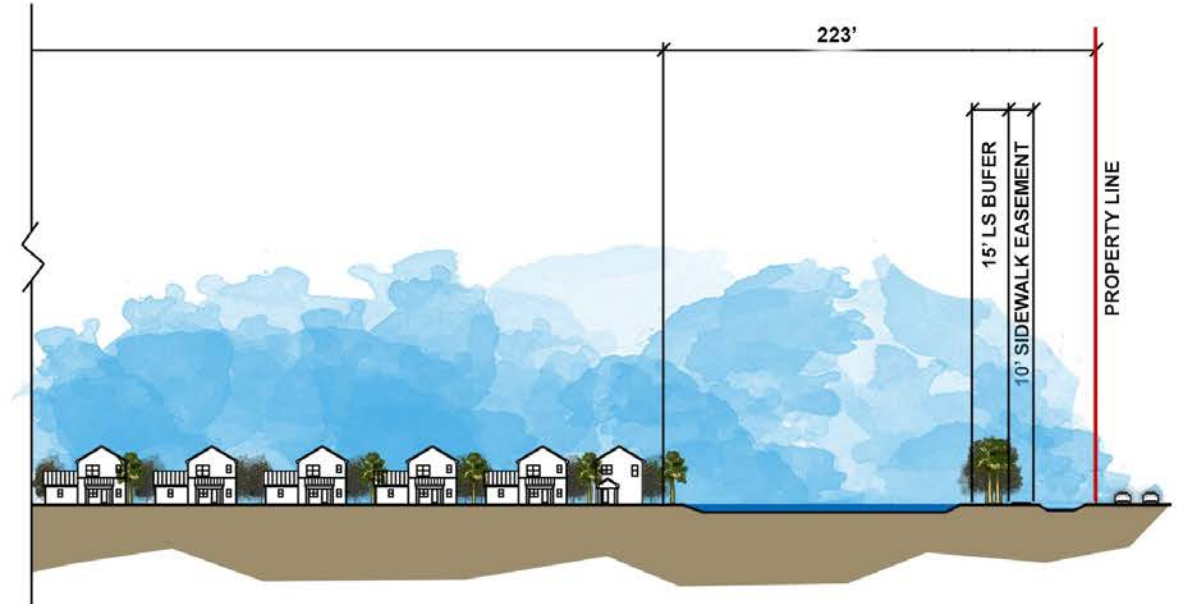
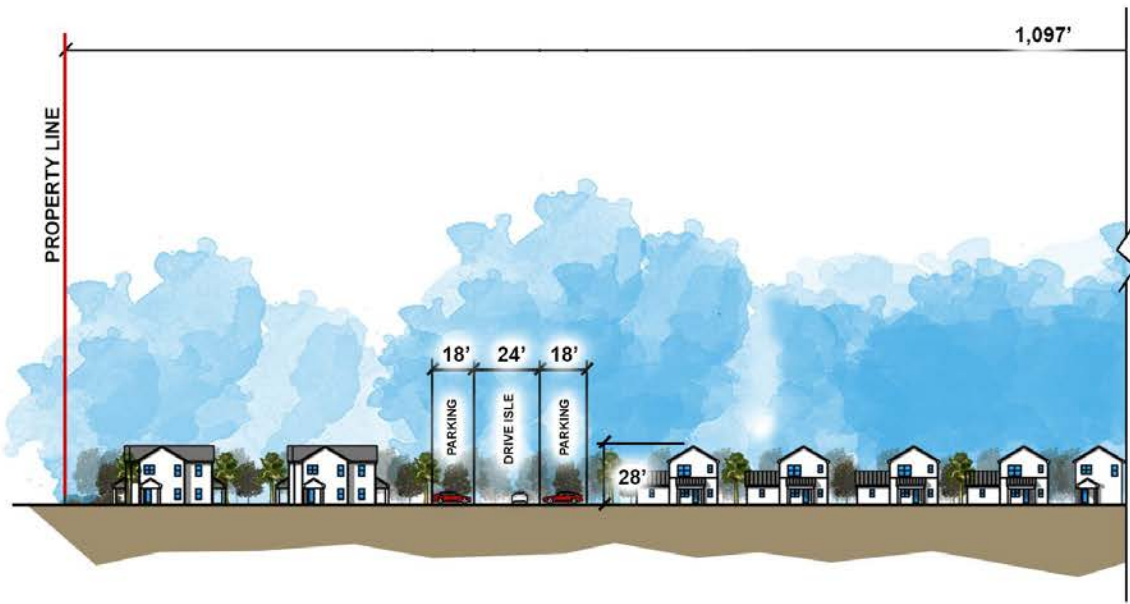


- Local developers with 15+ years of experience developing high-quality communities with a focus in Southwest Florida
- Experience across multiple asset classes but with a foundation in residential Master Planned communities
- Using innovative design to address housing market needs
- Developer of Soltura at the Forum in Fort Myers
- www.solturadevelopment.com

COTTAGE APARTMENT HIGHLIGHTS

- Each apartment is its own separate free-standing building, inclusive of both front and back patio's, impact windows and doors. This allows each renter the space and opportunity for their own single-family home experience within an apartment setting
- Onsite property management and lifestyle coordinator
- 1, 2, and 3 bed apartments
- No initial down payment, no mortgage, no maintenance, and no shared walls
- Private fenced back yard is very convenient for pets and private outdoor living
- Amenities similar to apartments and other master planned communities of similar size
- <https://www.odysseybysoltura.com/>















ODYSSEY BY SOLTURA



ODYSSEY BY SOLTURA



ODYSSEY BY SOLTURA

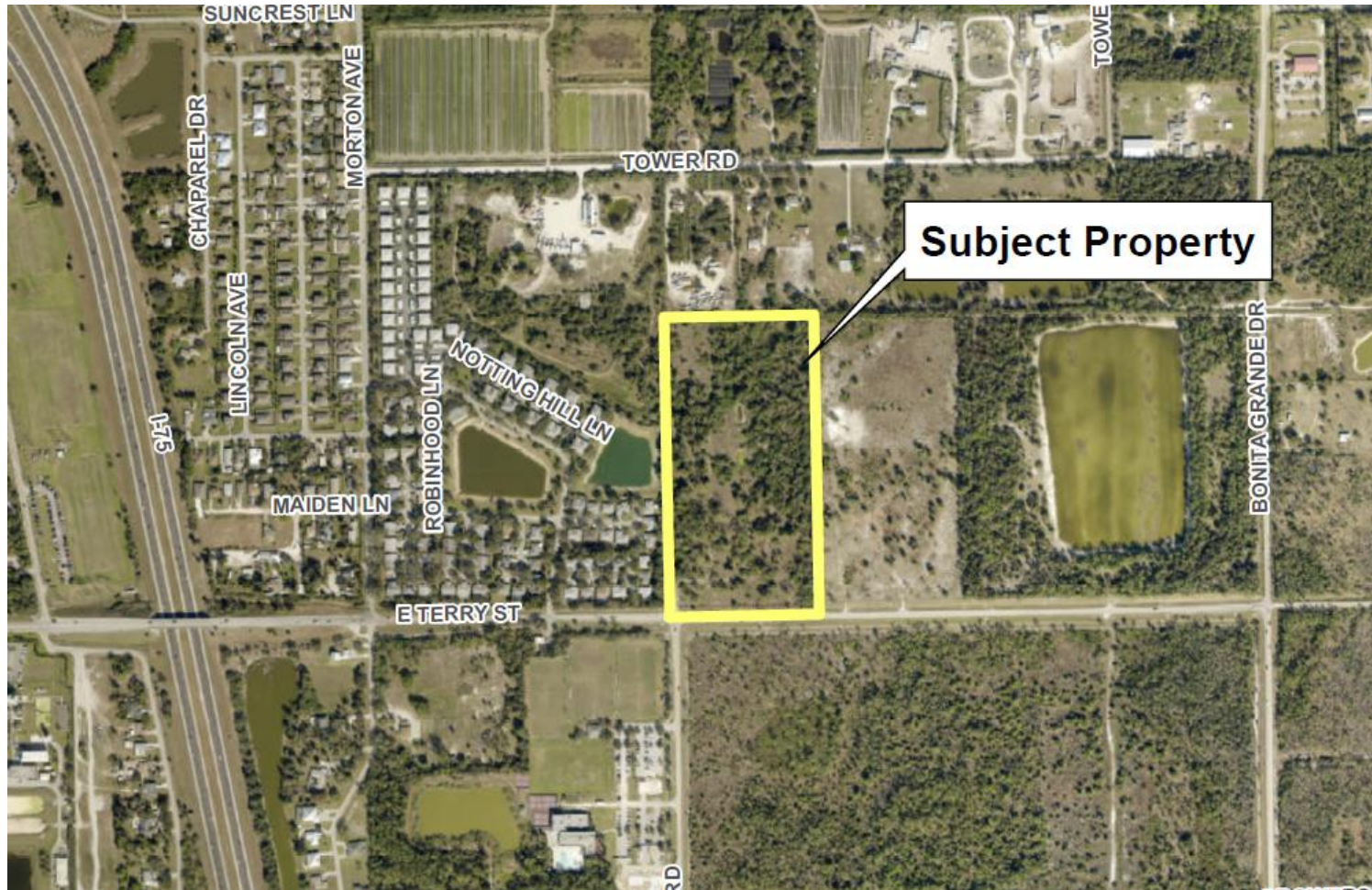


ODYSSEY BY SOLTURA



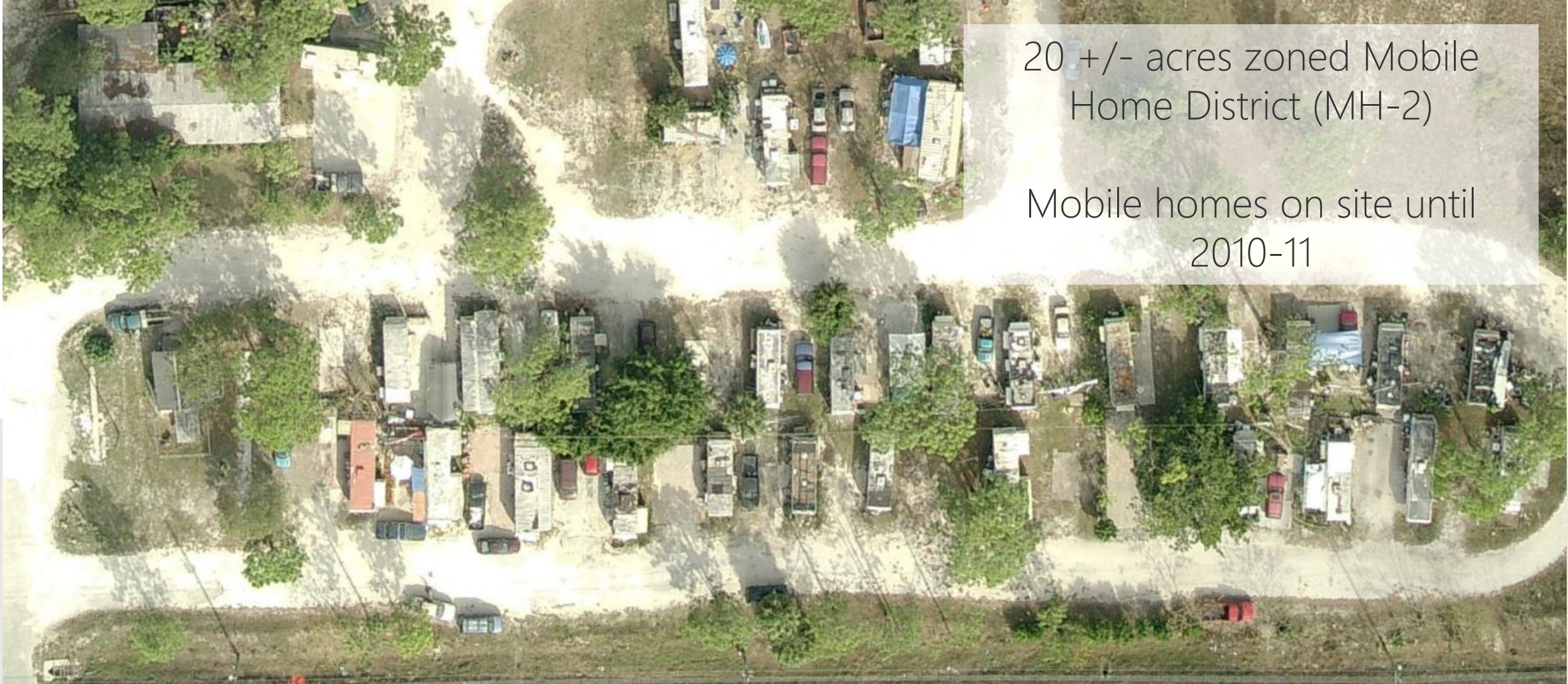
ODYSSEY BY SOLTURA

PROPERTY OVERVIEW



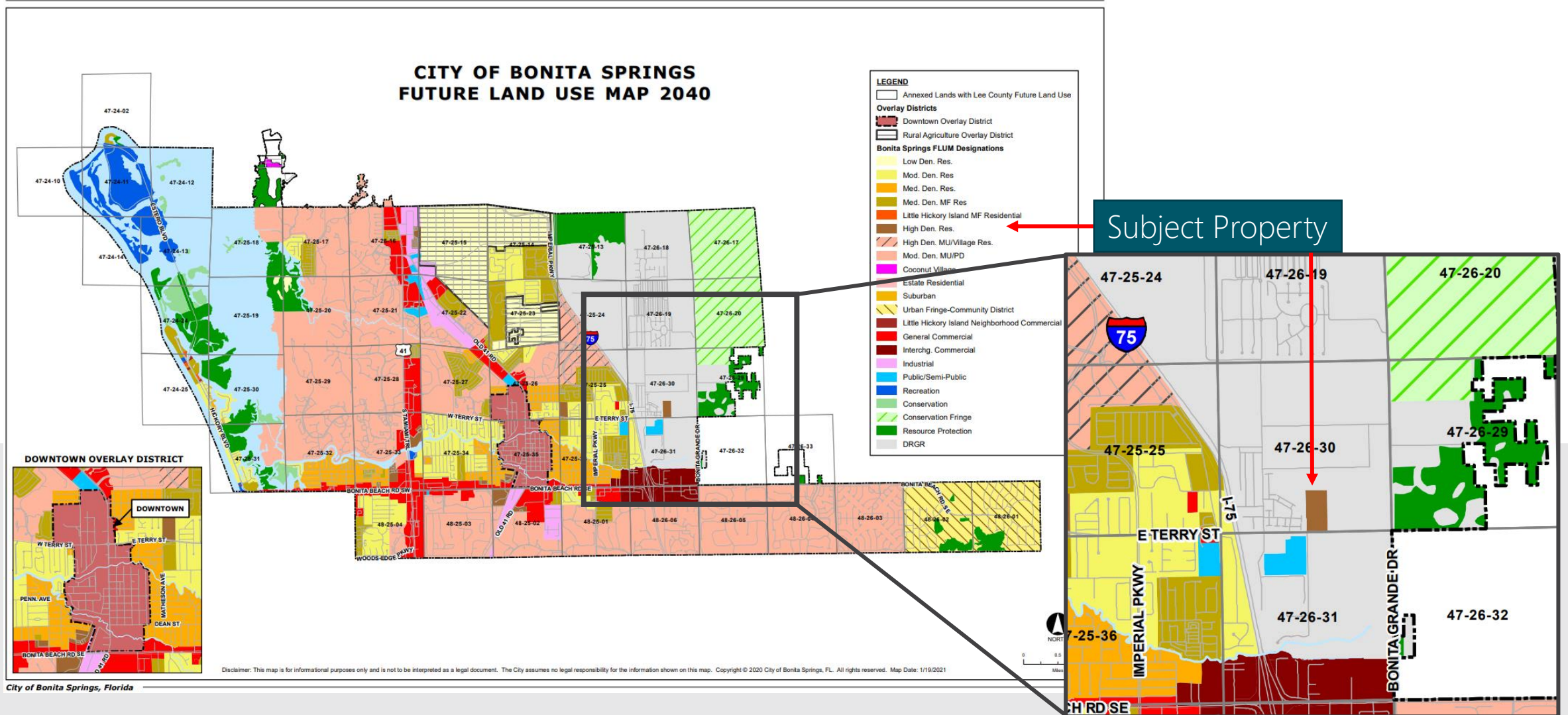
- 20+/-acres
- Accessed from East Terry Street
- 1/2 Mile west of Bonita Grande Rd at Kent Rd Intersection
- Heavily impacted due to historical activities

PROPERTY HISTORY

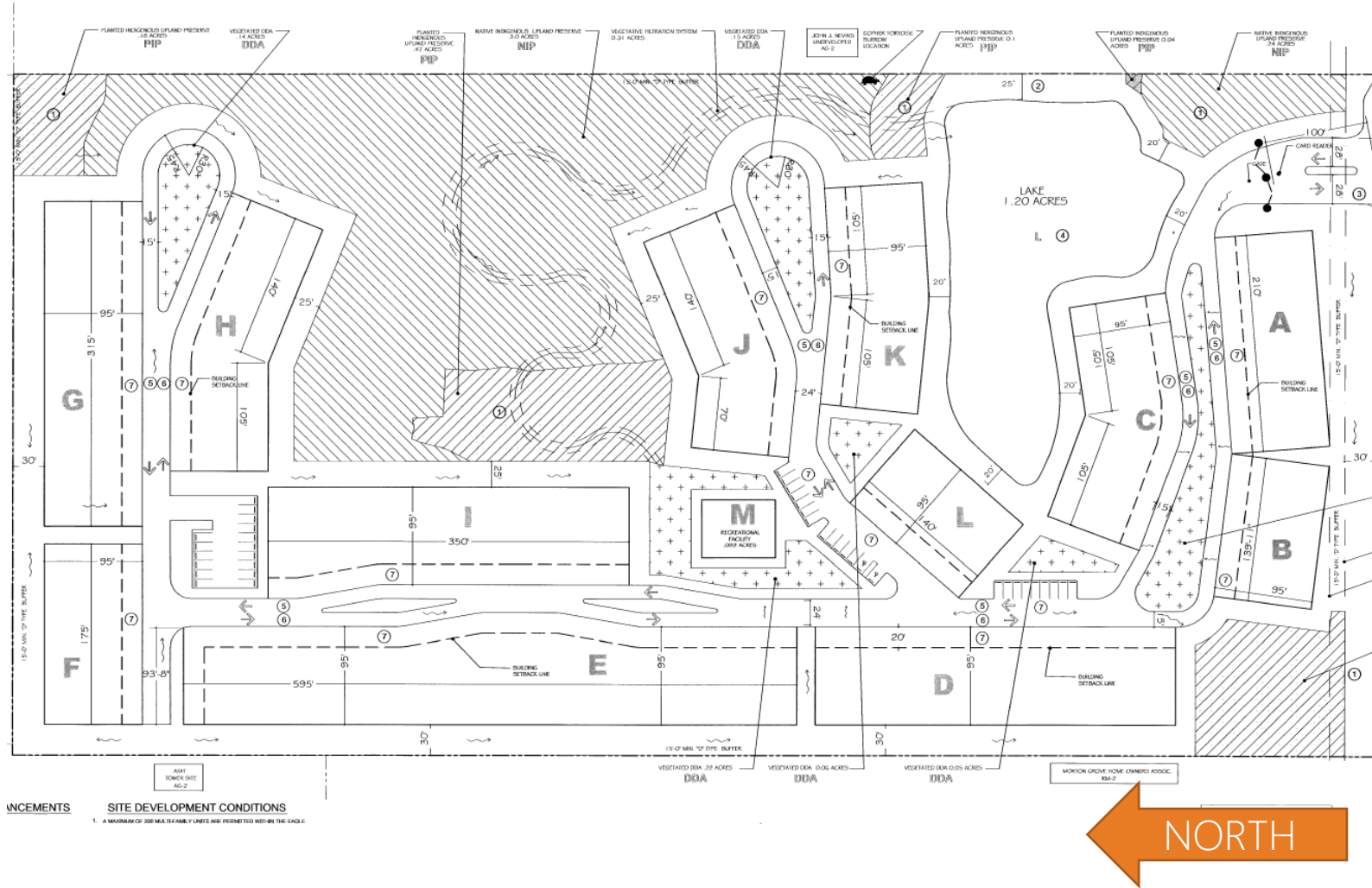


20 +/- acres zoned Mobile Home District (MH-2)
Mobile homes on site until 2010-11

PROPERTY HISTORY



PROPERTY HISTORY

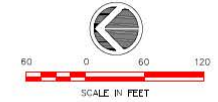
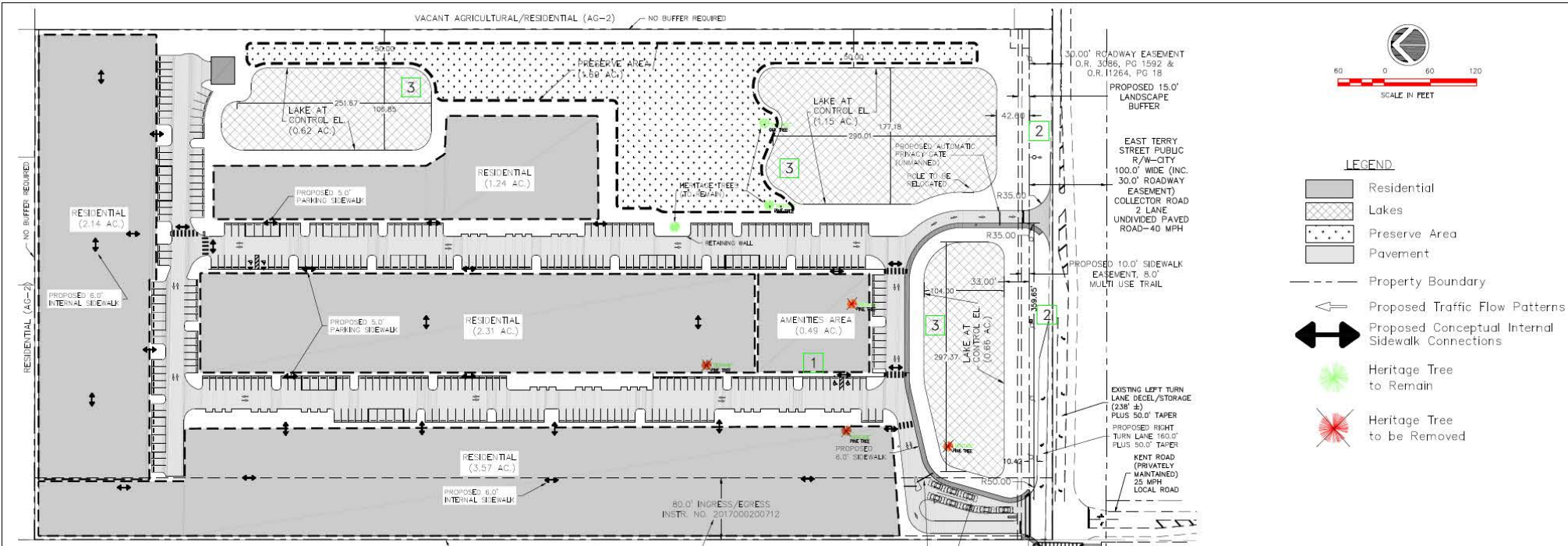


- Eagle Lakes RPD (Expired)
- Multi-Family Buildings
- Maximum Height 35 feet / 3 stories

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*



- LEGEND**
- Residential
 - Lakes
 - Preserve Area
 - Pavement
 - Property Boundary
 - Proposed Traffic Flow Patterns
 - Proposed Conceptual Internal Sidewalk Connections
 - Heritage Tree to Remain
 - Heritage Tree to be Removed

ZONING AND LAND USE DATA:

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

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
PRIVATE CLUBHOUSE	2088 SF	= 0 SPACES (ANCIILLARY 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 GARAGE	= 48 SPACES
	= 36 SPACES
12'x18' ADA	= 8 SPACES
TOTAL SPACES PROVIDED:	= 378 SPACES

PROJECT SUMMARY:

1. LAND USE BREAKDOWN:

Residential	9.75	Ac.±
Lake	2.43	Ac.±
Indigenous Area	1.69	Ac.±
Open Space and Landscape Buffers	2.97	Ac.±
Pavement	3.25	Ac.±
TOTAL	20.07	Ac.±

2. DENSITY:

9.96 UNITS PER ACRE

3. NOTES:

MAXIMUM NUMBER OF DWELLING UNITS = 200

4. DEVIATIONS:

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

5. OPEN SPACE:

OPEN SPACE REQUIRED : 40.00% 8.00 AC.

PROPOSED OPEN SPACE DATA

Land Use	Acres	Percentage	Open Space
(1.) Residential	9.75	40	3.90
Lake	2.43	100 (2 AC. MAX.)	2.00
Indigenous Preserve Area	1.69	varies	1.94
Open Space and Landscape Buffers	2.97	100	2.97
Right-of-way	3.25	100	0.00
TOTAL	20.07		6.81

MASTER CONCEPT PLAN

* ENTRANCE GATE LOCATION IS CONCEPTUAL IN NATURE AND SHALL COMPLY WITH THE LDC AT THE TIME OF LOCAL DEVELOPMENT ORDER.

INDIGENOUS AREA CALCULATIONS

Indigenous Area	Provided	Credit	Calculated
Area 1	1.01	125%	1.26
Area 2	0.68	100%	0.68
	1.69		1.94

REVISIONS PER CITY COMMENTS	DATE
REVISIONS PER CITY COMMENTS	01/19/22
REVISIONS PER CITY COMMENTS	01/06/22
REVISIONS PER CITY COMMENTS	11/10/21

SOLTURA AT EAST TERRY

DESIGNED BY	DATE
REP	08/24/21
DRAWN BY	DATE
K.L.P.	08/24/21
CHECKED BY	DATE
REP	08/24/21
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1"=60'



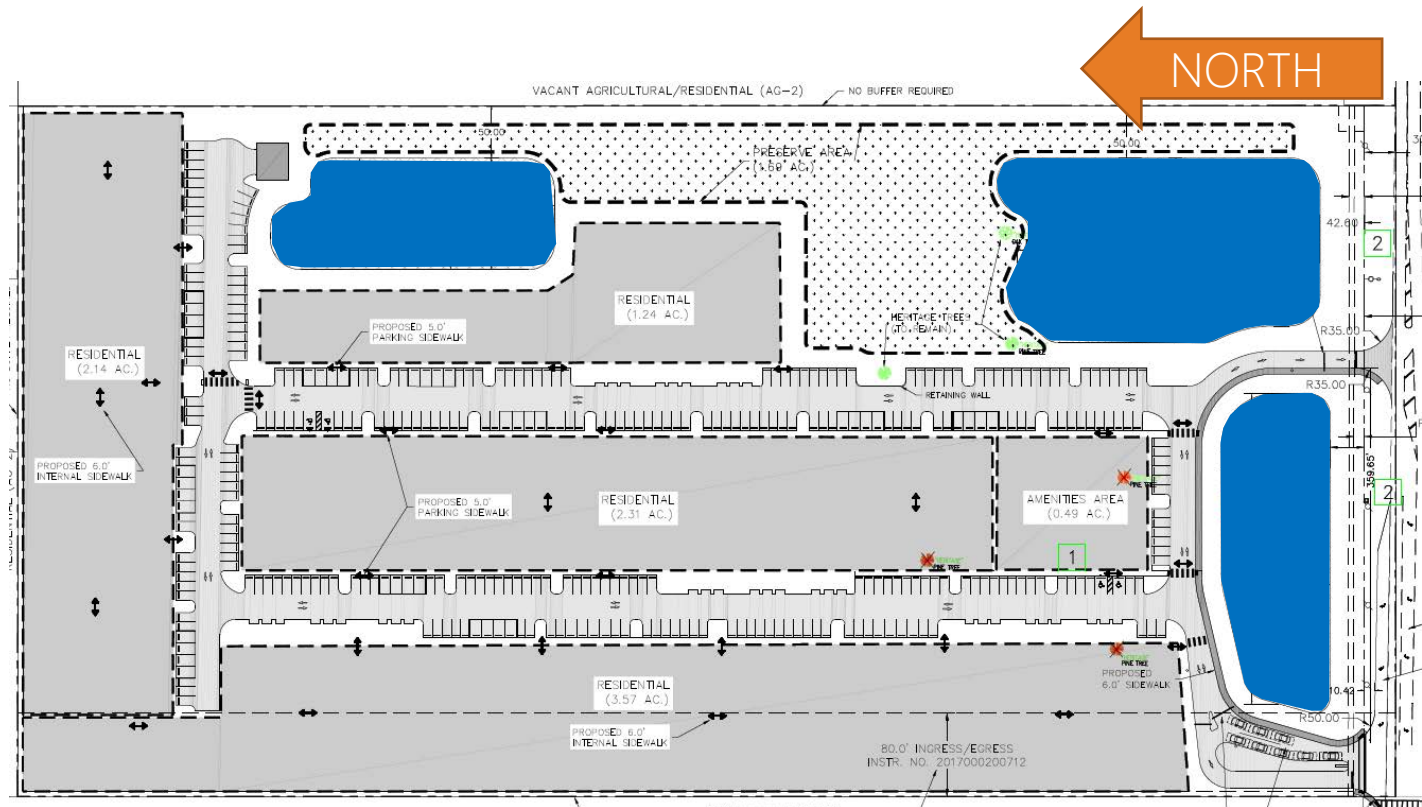
6200 Whiskey Creek Dr.
Fort Myers, FL 33919
Page 7 of 7 (39) 985-1200
Florida Certificate of Authorization No.1772

MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.	REFERENCE NO. -	DRAWING NO.
DATE	PROJECT NO. 2021082	SHEET NO. 1 of 4

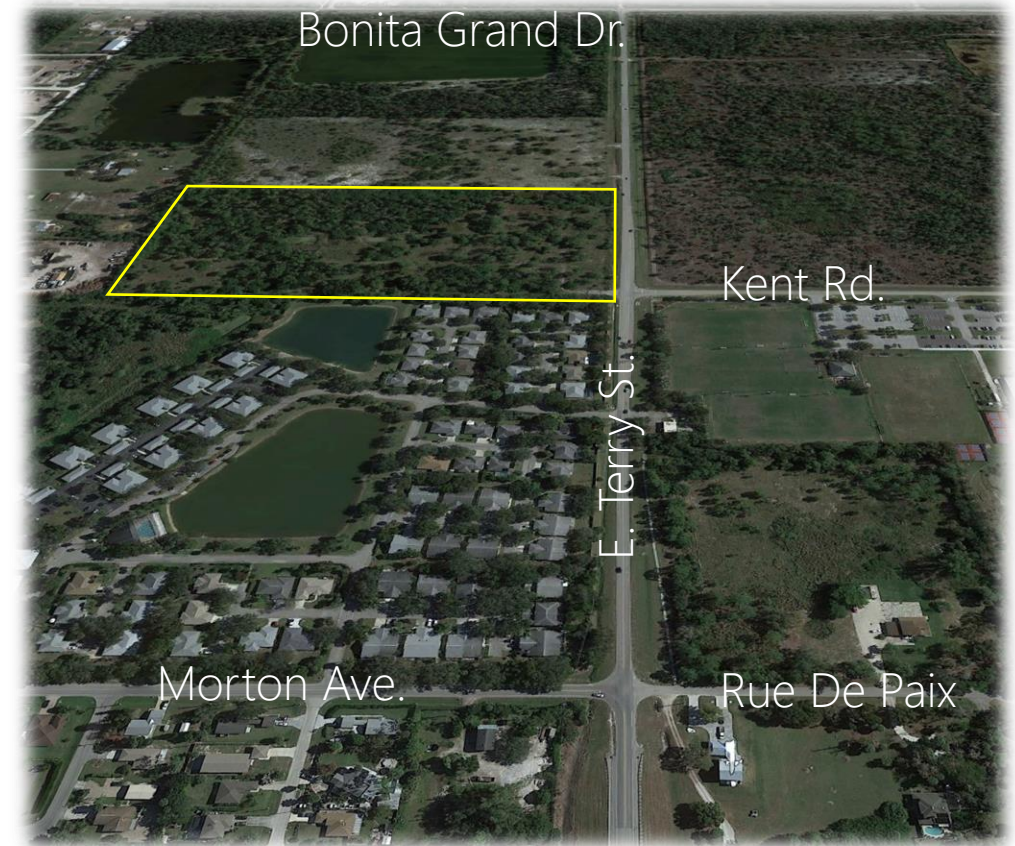
STORMWATER

- The stormwater management system will include:
 - ✓ On site treatment train using three stormwater lake storage 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



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



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

REZONING PROCESS/NEXT STEPS

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

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: _____

Fee: _____

Current Zoning: _____

Land Use Classification(s): _____

Date of Zoning: _____

Date of Application: _____

Comp. Plan Density: _____

Date of City Council: _____

1. Neighborhood Meeting
2. File Application to Rezone the Property
3. Staff Review (current step)
4. Neighborhood Meeting
5. Public Hearings:
 - I. One (1) Zoning Board Hearing
 - II. Two (2) City Council Hearings

QUESTIONS

jfrantz@rviplanning.com

(239) 319-0026

www.solturadevelopment.com



Soltura at East Terry Residential Planned Development Neighborhood Meeting Summary #3

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 5:00 p.m., on Thursday, February 24, 2022. The meeting was held for the Planned Development Rezoning application. The meeting was noticed to property owners listed in the attached “Exhibit A,” and the meeting notice was published in the News-Press on February 3, 2022. The Affidavit of Publication is attached as “Exhibit B.”

Approximately three attendees were present at the meeting in addition to the consultant team. The list of participants is attached as “Exhibit C.” There were no participants in attendance virtually via Zoom.

Jeremy Frantz (Agent) with RVI Planning + Landscape Architecture welcomed attendees, introduced the project, and together with the Applicant and consultant team, presented the Master Concept Plan, an Aerial Exhibit and handed out a PowerPoint presentation, all 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, community design, 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 included:

- The location of the preserve area for the project.
- Zoning of the adjacent properties to the east.
- Stormwater characteristics of the property and surrounding area and the stormwater management system for the project.
- Trip counts, traffic studies and anticipated traffic impacts associated with the project.
- Proposed buffers, landscaping and sidewalk requirements for the project.
- Timeframe for hearings and development of the project.
- Affordability of the proposed units.

There was discussion about 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 5:30 p.m.

EXHIBIT A - MAILING LABELS

TRINITY ENTERPRISE HOLDINGS IN
1000 PINEBROOK RD
VENICE, FL 34285

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

TRINITY ENTERPRISE HOLDINGS IN
1000 PINEBROOK RD
VENICE, FL 34285

TRINITY ENTERPRISE HOLDINGS IN
1000 PINEBROOK RD
VENICE, FL 34285

PAUL TOMITHY W TR
11345 GREAT BLUE TREE
FISHERS, IN 46037

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

MORTON GROVE HOMEOWNERS ASSOC
PEGASUS PROPERTY MANAGEMENT
8840 TERRENE CT #102
BONITA SPRINGS, FL 34135

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

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

WHEELER KAREN J
12501 TOWER RD
BONITA SPRINGS, FL 34135

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

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

ALBRECHT ALICE M
12601 TOWER RD
BONITA SPRINGS, FL 34135

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

ESTEBAN SIMON PABLO
10411 STRIKE LN
BONITA SPRINGS, FL 34135

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

CLEVENGER MICHAEL J
12685 TOWER RD
BONITA SPRINGS, FL 34135

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

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

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

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

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

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

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

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

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

ELISCA LINDA
26977 MORTON GROVE DR
BONITA SPRINGS, FL 34135

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

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

ZEMAN KEITH D TR
2725 JAYCOX RD
AVON, OH 44011

BENOIT MARY B
12355 LONDONDERRY LN
BONITA SPRINGS, FL 34135

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

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

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

CASTELLANOS JENNIFER
40 HEDGE LN
WESTBURY, NY 11590

FIGUEROA DAVID
12341 LONDONDERRY LN
BONITA SPRINGS, FL 34135

TESSIER ALICIA
12335 LONDONDERRY LN
BONITA SPRINGS, FL 34135

BURHANS REBECCA
10681 STRIKE LN
BONITA SPRINGS, FL 34135

GARCIA BLADILIA
12329 LONDONDERRY LN
BONITA SPRINGS, FL 34135

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

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

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

BYRD MEGAN M
12315 LONDONDERRY LN
BONITA SPRINGS, FL 34135

TRACEY SARA E
12313 LONDONDERRY LN
BONITA SPRINGS, FL 34135

KLUCHAR JOELLEN
12309 LONDONERRY LANE
BONITA SPRINGS, FL 34135

HEDRICH NORMAN TR
SIESKY PILON + WOOD
10981 BONITA BEACH RD SE
BONITA SPRINGS, FL 34135

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

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

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

UNITED TELEPHONE CO OF FL
PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD, CO 80021

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

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

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

GASPARRINO SUSAN
12393 LONDONDERRY LN
BONITA SPRINGS, FL 34135

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

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

REBEIZ LYNDA
12373 LONDONDERRY LN
BONITA SPRINGS, FL 34135

CALVO SERGIO G
12367 LONDONDERRY LN
BONITA SPRINGS, FL 34135

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

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

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

GRIFFIN JASON
800 HIDDEN HARBOUR DR
NAPLES, FL 34109

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

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

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

KANERVA DREW + JOANNE
3145 DRIFTWOOD DR
BURLINGTON ON L7M 3C8
CANADA

KIRTON JAMES +
25 SKILTON RD
WATERTOWN, CT 6795

HEDRICH BRADLEY C + JENNIFER L
1817 IMPERIAL GOLF COURSE BLVD
NAPLES, FL 34110

VARRO THOMAS + DIANE
137 2ND CONCESSION STR
RR 2
COURTLAND ON NOJ 1E0
CANADA

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

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

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

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

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

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

PROGRESS RESIDENTIAL BORROWER
7720 N DOBSON RD
SCOTTSDALE, AZ 85256

FORSTER THOMAS
1308 LITTLE BLUE HERON COURT
NAPLES, FL 34108

LUETH LAURI
26897 MORTON GROVE DR
BONITA SPRINGS, FL 34135

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

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

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

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

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

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

STEINMEIER DIANN L &
5833 SIMSBURY DR
HARRISBURG, PA 17111

NERVO-SMITH TIFFANEY ANN
12301 NOTTING HILL LN UNIT 2
BONITA SPRINGS, FL 34135

CASTELLANOS JENNIFER
40 HEDGE LN
WESTBURY, NY 11590

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

STANSIL LLC
4226 5TH AVE SW
NAPLES, FL 34119

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

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

MARGARITIS ARTHUR
JENNIFER CASTELLANOS
40 HEDGE LN
WESTBURY, NY 11590

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

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

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

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

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

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

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

GOLBERT-KEENAN SHANNON R +
12330 NOTTING HILL LN #16
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

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

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

SPARACINO JACK S
15 MILLENIUM LOOP
STATEN ISLAND, NY 10309

BORECKY MARVIN +
26222 PRINCESS LN
BONITA SPRINGS, FL 34135

GRAGG DAVID N &
9902 FAIRMOUNT RD
NEWBURY, OH 44065

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

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

MARGARITIS ARTHUR
40 HEDGE LN
WESTBURY, NY 11590

RODRIGUEZ CANDIDA & MANUEL
17280 CHERRYWOOD CT #6004
BONITA SPRINGS, FL 34135

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

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

CASTELLANOS JENNIFER
40 HEDGE LN
WESTBURY, NY 11590

ALLEN ROBERT H
PO BOX 367384
BONITA SPRINGS, FL 34136

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

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

QUIROZ JORGE E & KARINA
12351 NOTTING HILL LN #34
BONITA SPRINGS, FL 34135

MARGARITIS ARTHUR +
40 HEDGE LN
WESTBURY, NY 11590

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

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

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

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

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

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

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

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

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

MORTON GROVE HOMEOWNERS ASSN
PEGASUS PROPERTY MANAGEMENT
8840 TERRENE CT #102
BONITA SPRINGS, FL 34135

MORTON GROVE OWNERS ASSOC INC
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

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

LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS, FL 33902

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

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

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

Attn:

WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS, FL 34135

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared

D. Roberts 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 Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

02/03/2022

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 24th of February 2022, by legal clerk who is personally known to me.

D. Roberts
Affiant

Amy Kokott
Notary State of Wisconsin County of Brown

6/30/2025
My commission expires

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, February 24, 2022

TIME: 5:00 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 4-2B, Soltura Development 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 Residential Planned Development (RPD) zoning district to the Soltura Residential Planned Development (RPD) zoning district.

The RPD rezone application propose a 200-unit residential community consisting of multi-family residential dwelling units.

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions. Social distancing and masks are required.

Attending virtually is also available via Zoom using ID# 852 6925 4321

Your input matters! For questions please contact:
RVI Planning + Landscape Architecture, Inc. c/o Jeremy Frantz
28100 Bonita Grande Drive, Suite 305
(239) 319-0026 OR jfrantz@rviplanning.com
AD# 5115373 2/3/22

of Affidavits: 1

This is not an invoice

AMY KOKOTT
Notary Public
State of Wisconsin

SOLTURA AT EAST TERRY PLANNED DEVELOPMENT NEIGHBORHOOD MEETING

FEBRUARY 24, 2022 – 5:00 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
ROBERT ALLEN	12350 NOTTING HILL LN #31 B. GDS 3435	ROBERT.RHA.ALLEN88@GMAIL
Jim Desing	12360 Notting Hill dome #38	Kmacw@sbcglobal.net

SOLTURA AT EAST TERRY

Neighborhood Meeting
February 24, 2022



WELCOME & INTRODUCTIONS

- Danville Leadbetter & Arron Simon – Soltura Development Group, LLC
- Neale Montgomery, Esq. – Pavese Law Firm
- Jeremy Frantz, AICP - RVi Planning + Landscape Architecture (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)

SOLTURA DEVELOPMENT GROUP

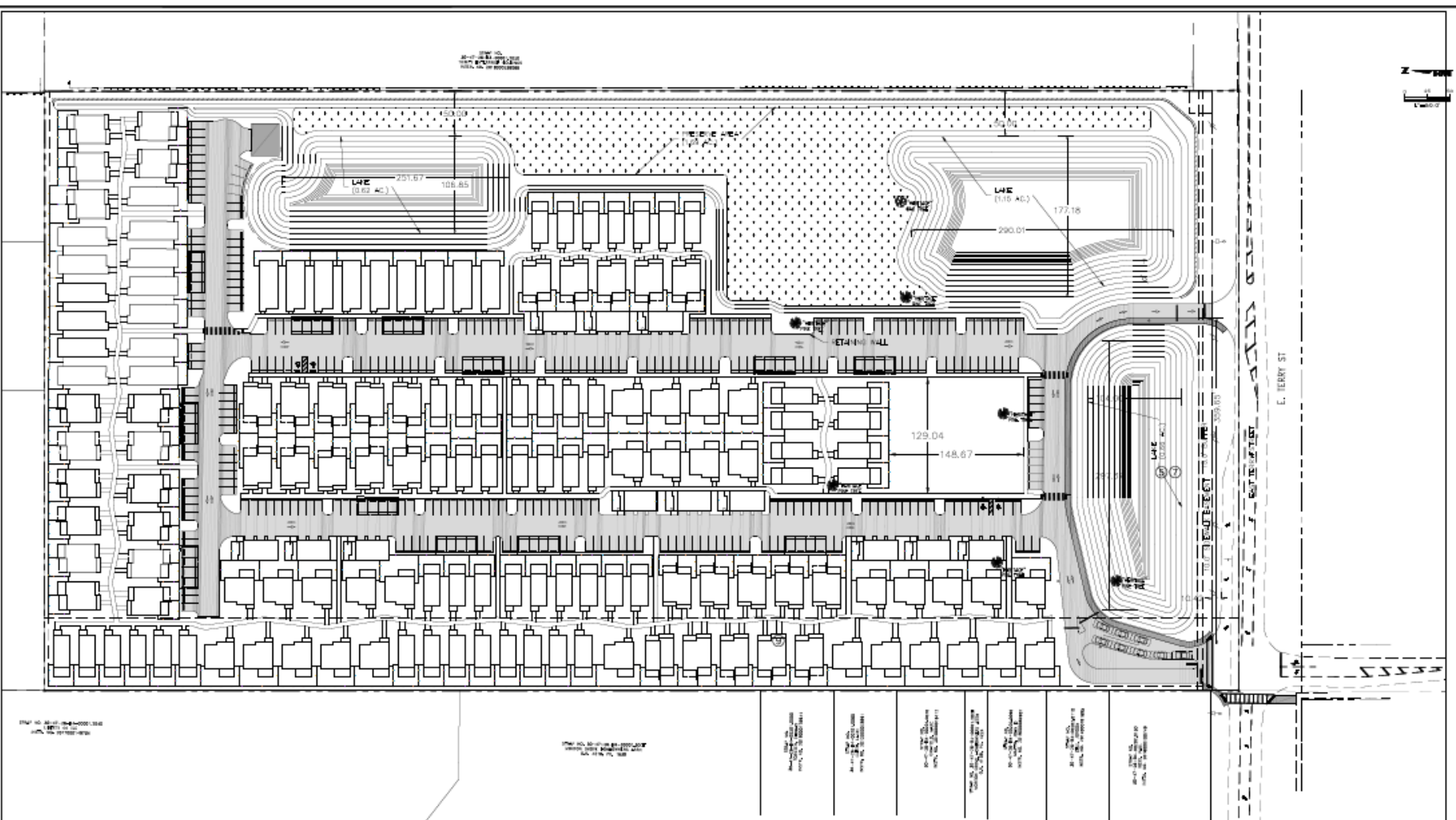


- Local developers with 15+ years of experience developing high-quality communities with a focus in Southwest Florida
- Experience across multiple asset classes but with a foundation in residential Master Planned communities
- Using innovative design to address housing market needs
- Developer of Soltura at the Forum in Fort Myers
- www.solturadevelopment.com

COTTAGE APARTMENT HIGHLIGHTS

- Each apartment is its own separate free-standing building, inclusive of both front and back patio's, impact windows and doors. This allows each renter the space and opportunity for their own single-family home experience within an apartment setting
- Onsite property management and lifestyle coordinator
- 1, 2, and 3 bed apartments
- No initial down payment, no mortgage, no maintenance, and no shared walls
- Private fenced back yard is very convenient for pets and private outdoor living
- Amenities similar to apartments and other master planned communities of similar size
- <https://www.odysseybysoltura.com/>

H:\2021\20210823\20210823\20210823-10-Arch Plan Set - 11-23-21.rvt
 11/23/2021 10:50:00 AM



PLAN NO. 20210823-10-A
 DATE: 11/23/2021
 SCALE: AS SHOWN

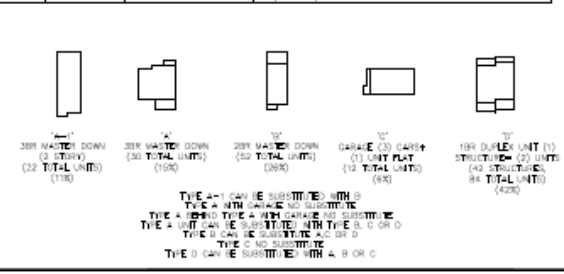
SITE		ZONING		EXISTING LAND USE	
NORTH	40'-2"	R-10	RECREATIONAL	RECREATIONAL-AGRICULTURAL	
SOUTH	40'-2"	R-10	RESIDENTIAL	R-10 E. TERRY, VACANT AC.	
EAST	40'-2"	R-10	VACANT	VACANT	
WEST	50'-0"	R-10	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	

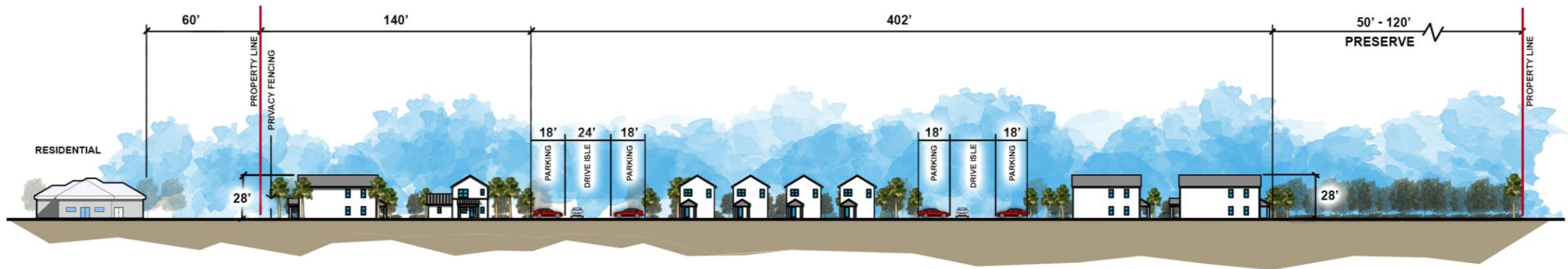
SETBACKS		EASEMENTS	
FRONT	20.0'	FRONT	20.0'
REAR	5.0'	FRONT	10.0'
SIDE	5.0'	REAR	5.0'
REAR	5.0'	SIDE	5.0'
MINIMUM BUILDING HEIGHT	10.0'	MINIMUM BUILDING HEIGHT	10.0'
MAXIMUM BUILDING HEIGHT	35.0'	MAXIMUM BUILDING HEIGHT	35.0'
MAXIMUM LOT COVERAGE	60.0%	MAXIMUM LOT COVERAGE	60.0%

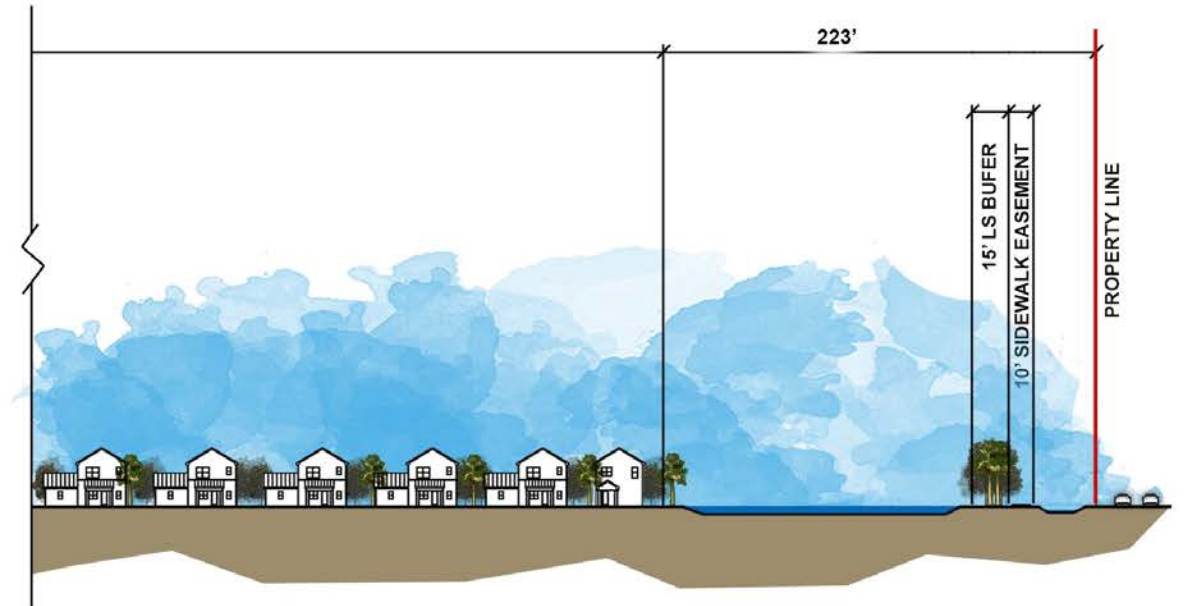
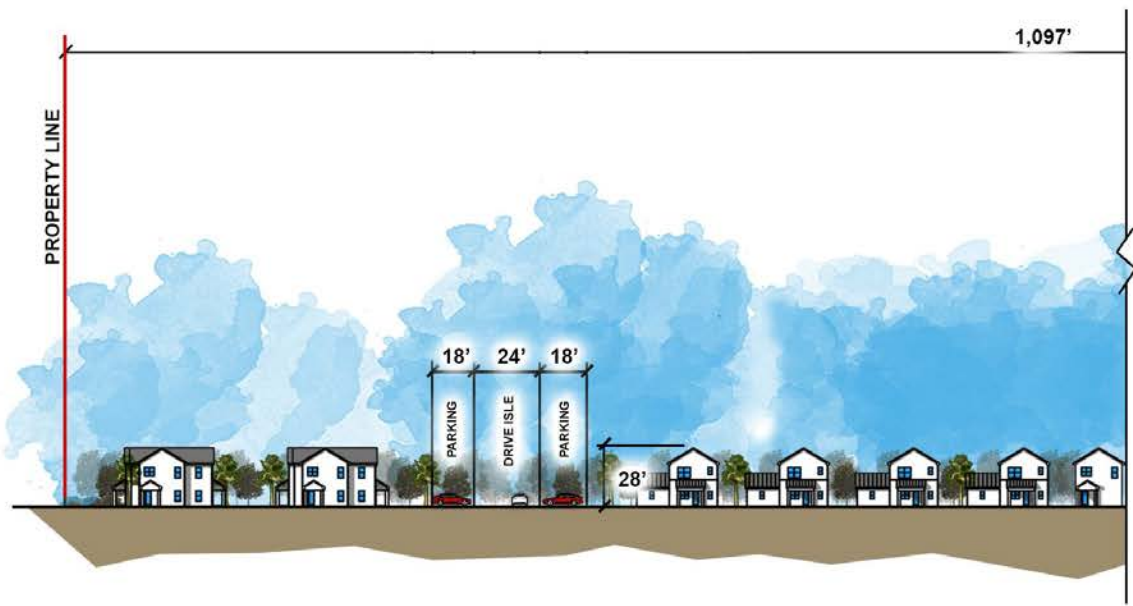
UNIT TYPES		SPACES PROVIDED	
LIFT UNIT	12 UNITS @ 1.25/UNIT = 15 SPACES	STAIR	STANDARD
1-BEDROOM	84 UNITS @ 1.50/UNIT = 126 SPACES	STAIR	CARPORT
2-BEDROOM	52 UNITS @ 1.75/UNIT = 91 SPACES	CARPORT	STANDARD
3-BEDROOM	53 UNITS @ 2.0/UNIT = 106 SPACES	CARPORT	STANDARD
TOTAL REQUIRED SPACES	336 SPACES	CARPORT	STANDARD
TOTAL PROVIDED SPACES	370 SPACES	CARPORT	STANDARD

UNIT MIX	
LIFT UNIT	12 UNITS
1-BEDROOM UNIT	84 UNITS
2-BEDROOM UNIT	52 UNITS
3-BEDROOM UNIT	53 UNITS
TOTAL UNITS	201 UNITS

PROJECT AREA		FINISHED AREA	
PROJECT AREA	874,404.58 SF	200.7 AC	100.00 %
PAVEMENT	141,622.78 SF	3.25 AC	16.20 %
CONCRETE	45,465.11 SF	1.04 AC	5.20 %
LIFT UNIT (828 SF x 12)	9,936.00 SF	0.23 AC	1.14 %
1-BEDROOM (710.88 SF x 84)	59,713.60 SF	1.37 AC	6.83 %
2-BEDROOM (877.63 SF x 52)	45,636.76 SF	1.05 AC	5.22 %
3-BEDROOM (1740 SF x 53)	91,200.00 SF	2.09 AC	10.39 %
3-BED-APT (1129 SF x 22)	24,838.00 SF	0.57 AC	2.84 %
CL. PHASE	2,088.00 SF	0.05 AC	0.24 %
LIVE	100,800.00 SF	2.31 AC	12.11 %
TOTAL FINISHED AREA	499,382.63 SF	10.77 AC	55.48 %
RECREATION AREA	331,315.67 SF	7.61 AC	37.69 %
RECREATION AREA	21,728.38 SF	1.48 AC	8.43 %
TOTAL RECREATION AREA	403,044.05 SF	9.09 AC	46.12 %
OPEN SPACE	349,791 SF	8.00 AC	40 %
REQUIRED OPEN SPACE	349,791 SF	8.00 AC	40 %
OPEN SPACE PROVIDED	73,728.38 SF	1.69 AC	
RECREATION AREA	103,850.00 SF	2.43 AC	
LIVE	331,315.67 SF	7.60 AC	
TOTAL RECREATION AREA	375,578.38 SF	8.12 AC	
OPEN SPACE PROVIDED	375,578.38 SF	8.12 AC	

















ODYSSEY BY SOLTURA



ODYSSEY BY SOLTURA



ODYSSEY BY SOLTURA

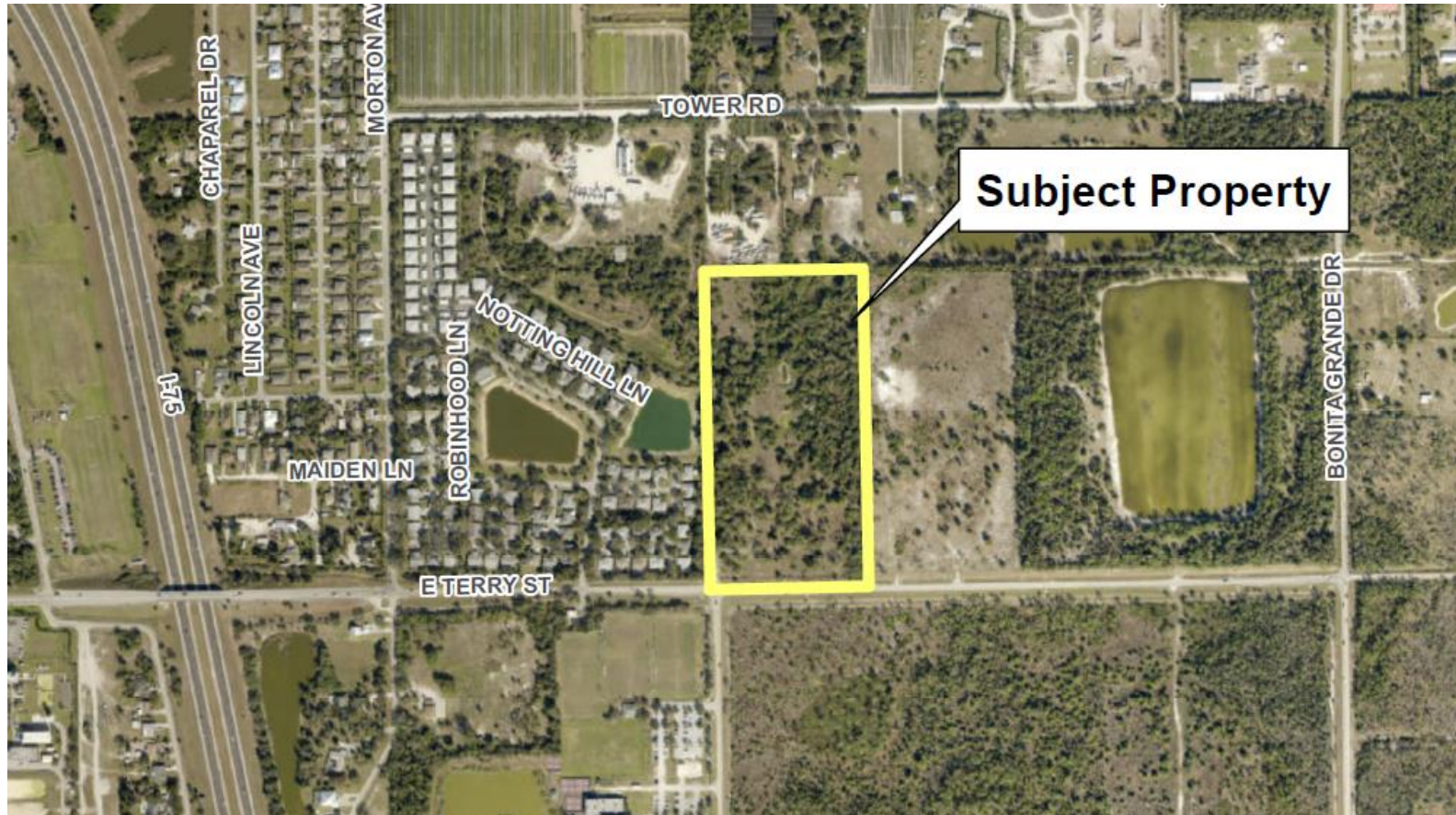


ODYSSEY BY SOLTURA



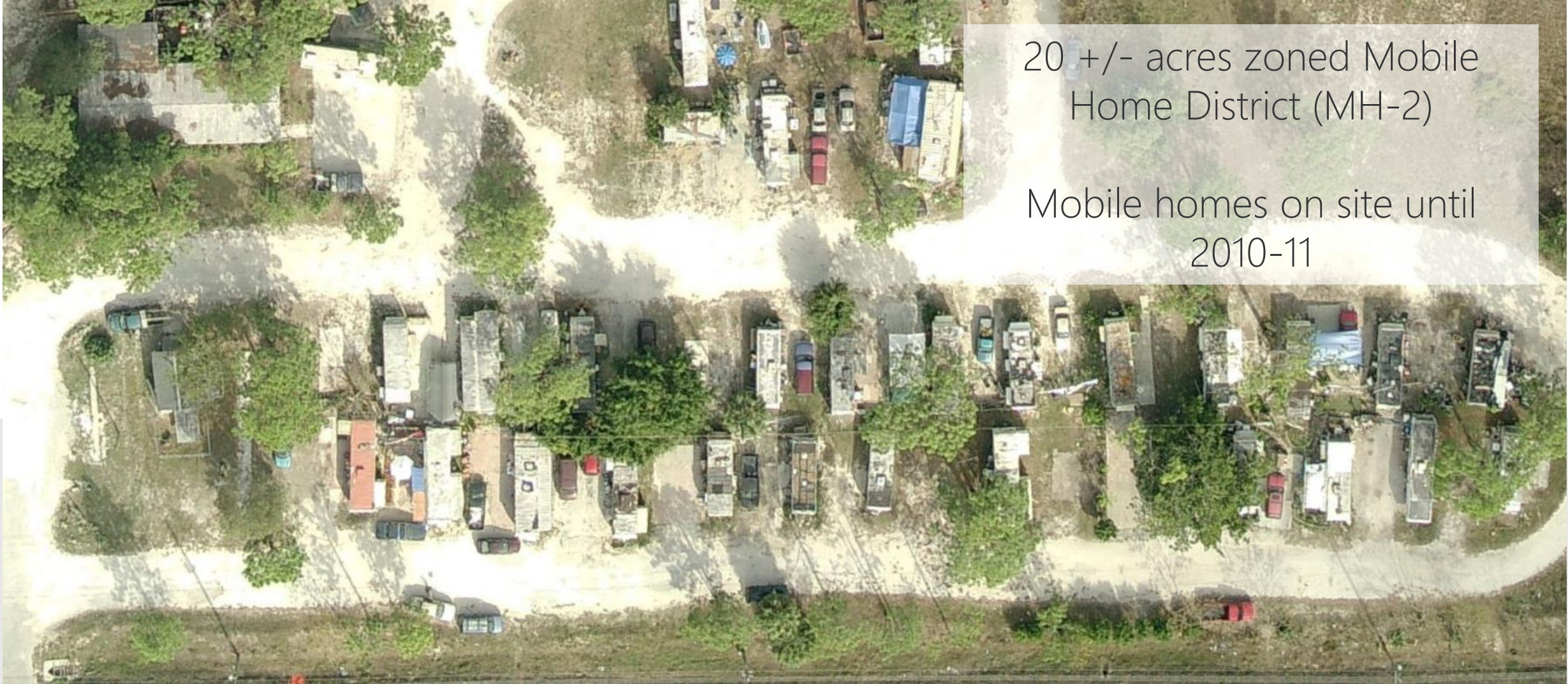
ODYSSEY BY SOLTURA

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

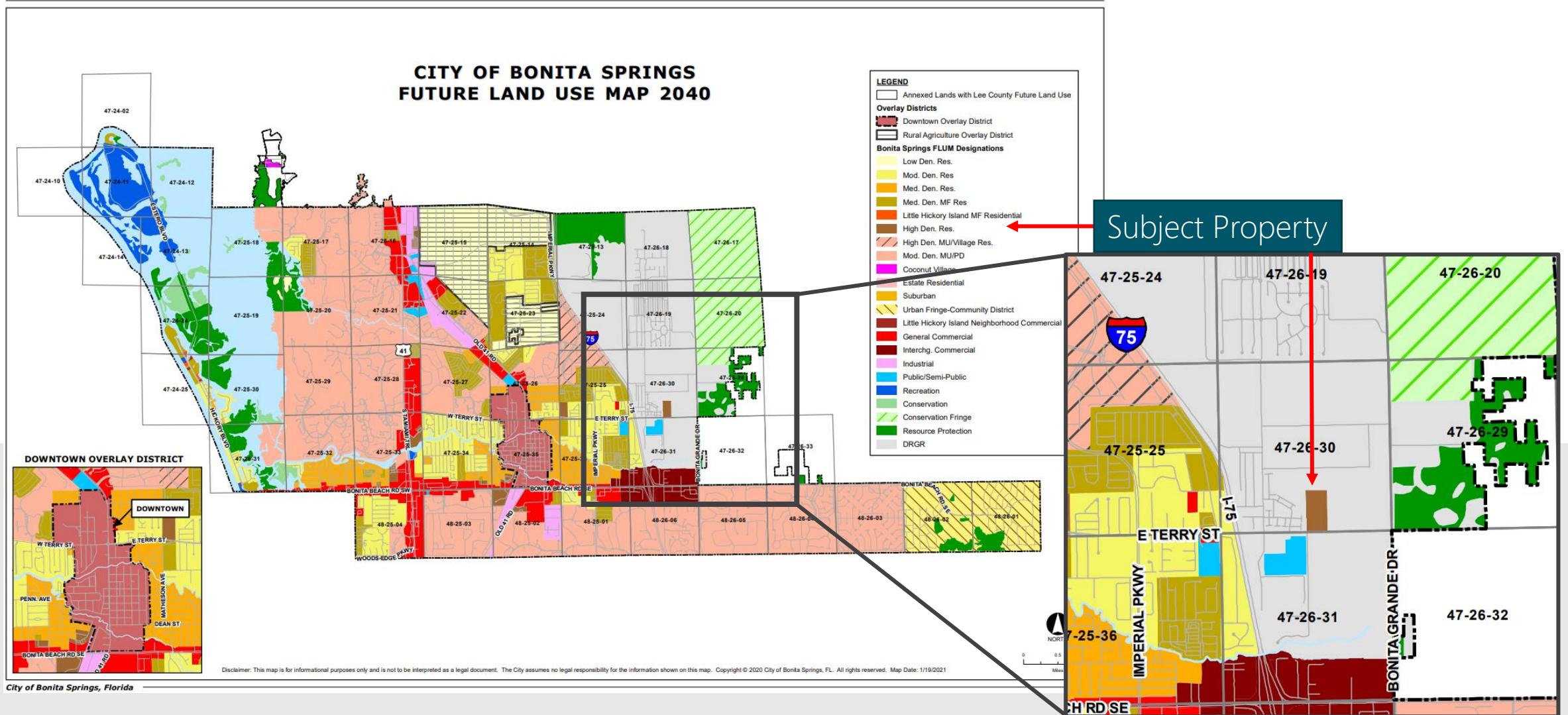
PROPERTY HISTORY



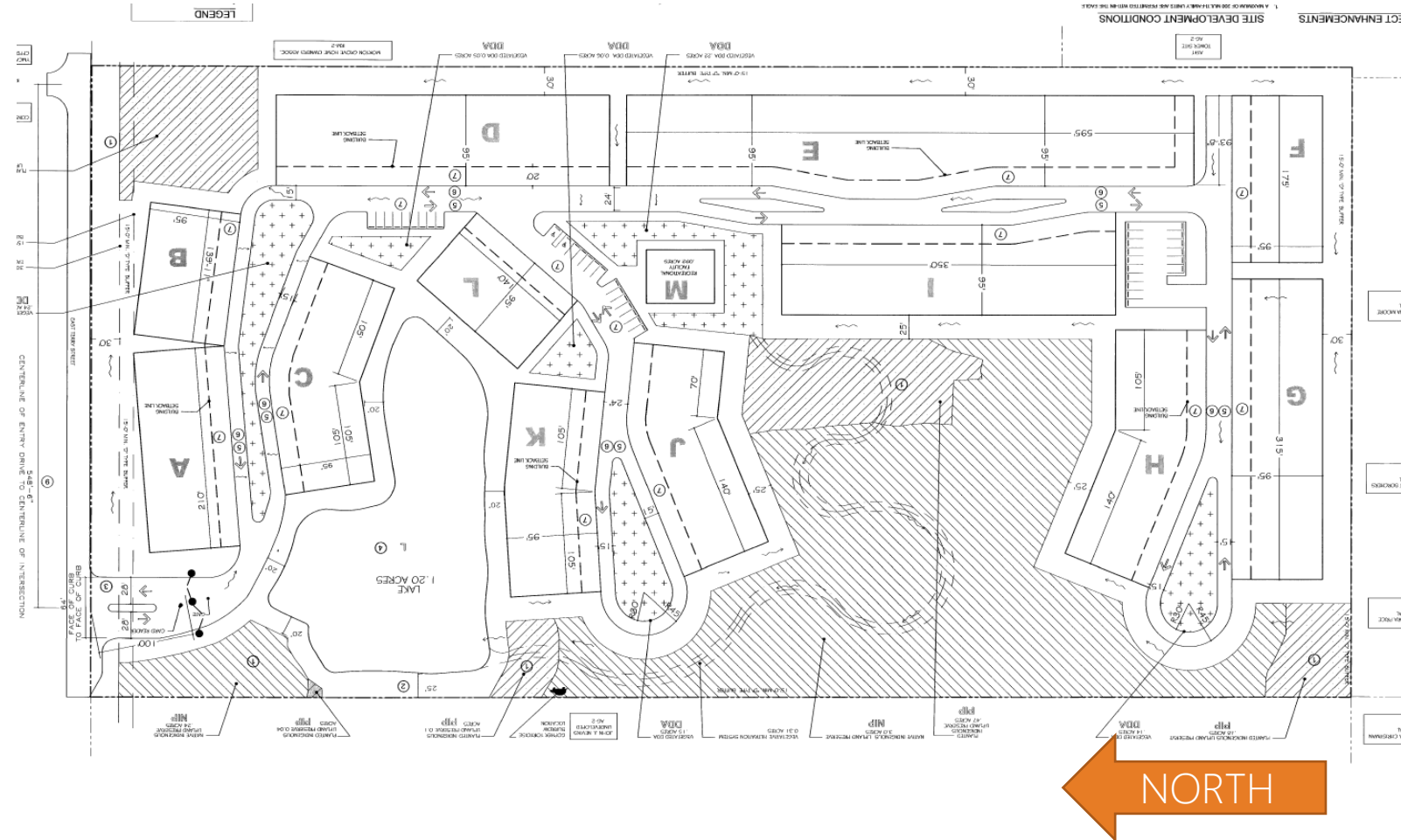
20 +/- acres zoned Mobile Home District (MH-2)

Mobile homes on site until 2010-11

PROPERTY HISTORY



PROPERTY HISTORY

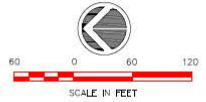
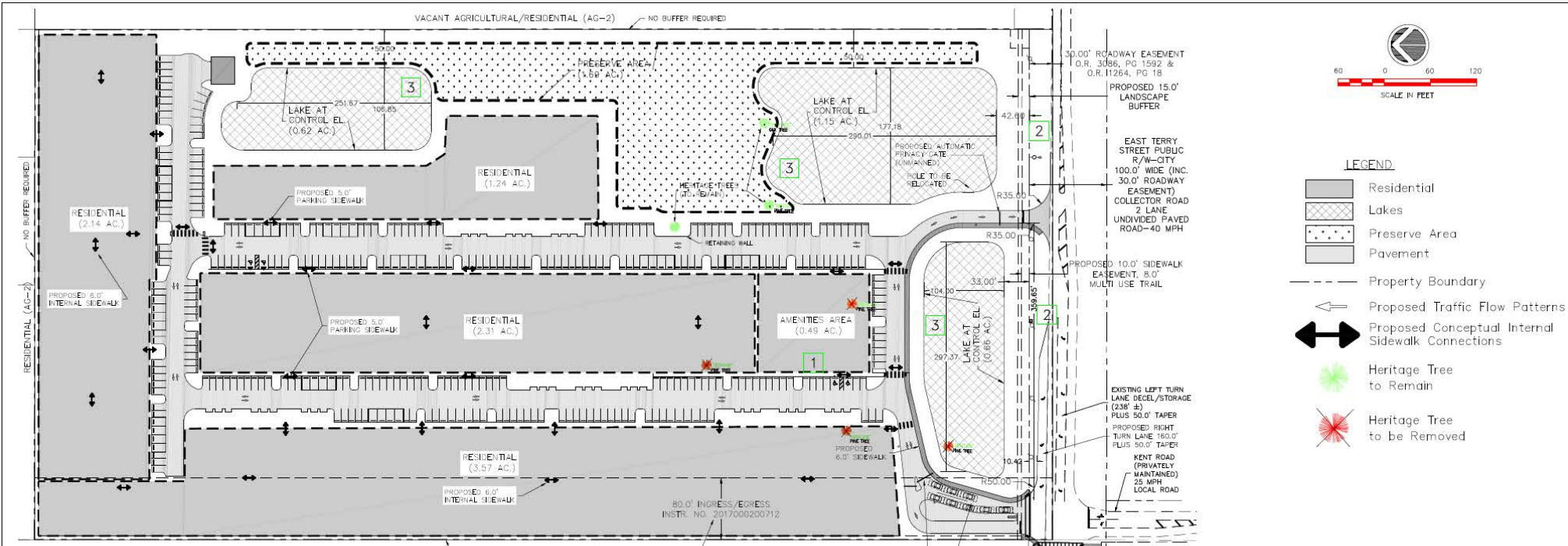


- Eagle Lakes RPD (Expired)
- Multi-Family Buildings
- Maximum Height 35 feet / 3 stories

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*



- LEGEND**
- Residential
 - Lakes
 - Preserve Area
 - Pavement
 - Property Boundary
 - Proposed Traffic Flow Patterns
 - ↔ Proposed Conceptual Internal Sidewalk Connections
 - ✱ Heritage Tree to Remain
 - ✱ Heritage Tree to be Removed

ZONING AND LAND USE DATA:

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

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
PRIVATE CLUBHOUSE	2088 SF	= 0 SPACES (ANCIILLARY 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 GARAGE	= 48 SPACES
	= 36 SPACES
12'x18' ADA	= 8 SPACES
TOTAL SPACES PROVIDED:	= 378 SPACES

PROJECT SUMMARY:

1. LAND USE BREAKDOWN:

Residential	9.75	Ac.±
Lake	2.43	Ac.±
Indigenous Area	1.69	Ac.±
Open Space and Landscape Buffers	2.97	Ac.±
Pavement	3.25	Ac.±
TOTAL	20.07	Ac.±

2. DENSITY:

9.96 UNITS PER ACRE

3. NOTES:

MAXIMUM NUMBER OF DWELLING UNITS = 200

4. DEVIATIONS:

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

5. OPEN SPACE:

OPEN SPACE REQUIRED : 40.00% 8.00 AC.

PROPOSED OPEN SPACE DATA

Land Use	Acres	Percentage	Open Space
(1.) Residential	9.75	40	3.90
Lake	2.43	100 (2 AC. MAX.)	2.00
Indigenous Preserve Area	1.69	varies	1.94
Open Space and Landscape Buffers	2.97	100	2.97
Right-of-way	3.25	100	0.00
TOTAL	20.07		10.81

MASTER CONCEPT PLAN

1. ASSUMES NO GREATER THAN 60% LOT COVERAGE

ENTRANCE GATE LOCATION IS CONCEPTUAL IN NATURE AND SHALL COMPLY WITH THE LDC AT THE TIME OF LOCAL DEVELOPMENT ORDER.

INDIGENOUS AREA CALCULATIONS

Indigenous Area	Provided	Credit	Calculated
Area 1	1.01	125%	1.26
Area 2	0.68	100%	0.68
	1.69		1.94

REVISIONS PER CITY COMMENTS	DATE
REVISIONS PER CITY COMMENTS	01/19/22
REVISIONS PER CITY COMMENTS	01/06/22
REVISIONS PER CITY COMMENTS	11/10/21

SOLTURA AT EAST TERRY

DESIGNED BY	REP	DATE	08/24/21
DRAWN BY	K.L.P.	DATE	08/24/21
CHECKED BY	REP	DATE	08/24/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=60'



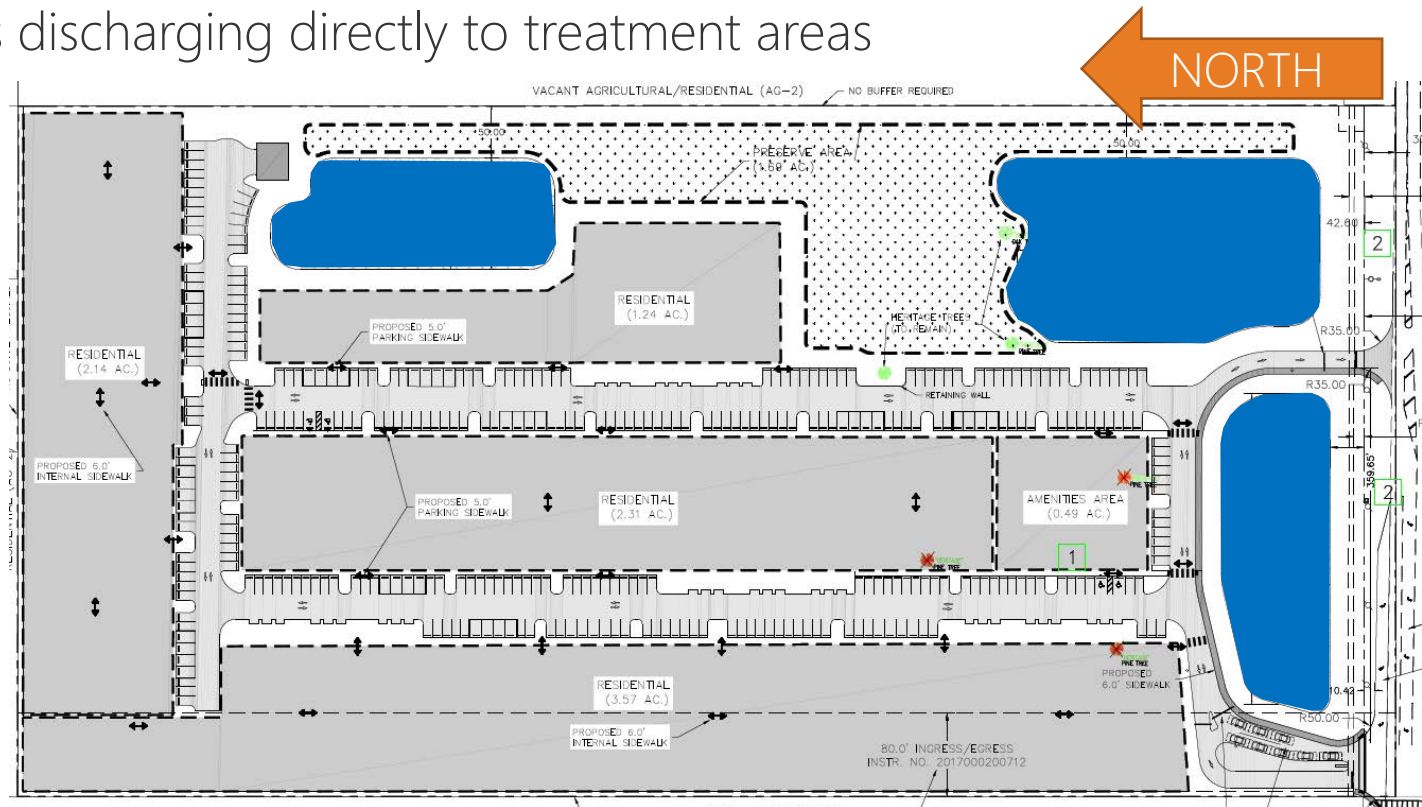
6200 Whiskey Creek Dr.
Fort Myers, FL 33919
Page 04 of 439 985-1200
Florida Certificate of Authorization No.1772

MASTER CONCEPT PLAN

DATE	2021082	DRAWING NO.	1 of 4
PROJECT NO.	2021082	SHEET NO.	1 of 4

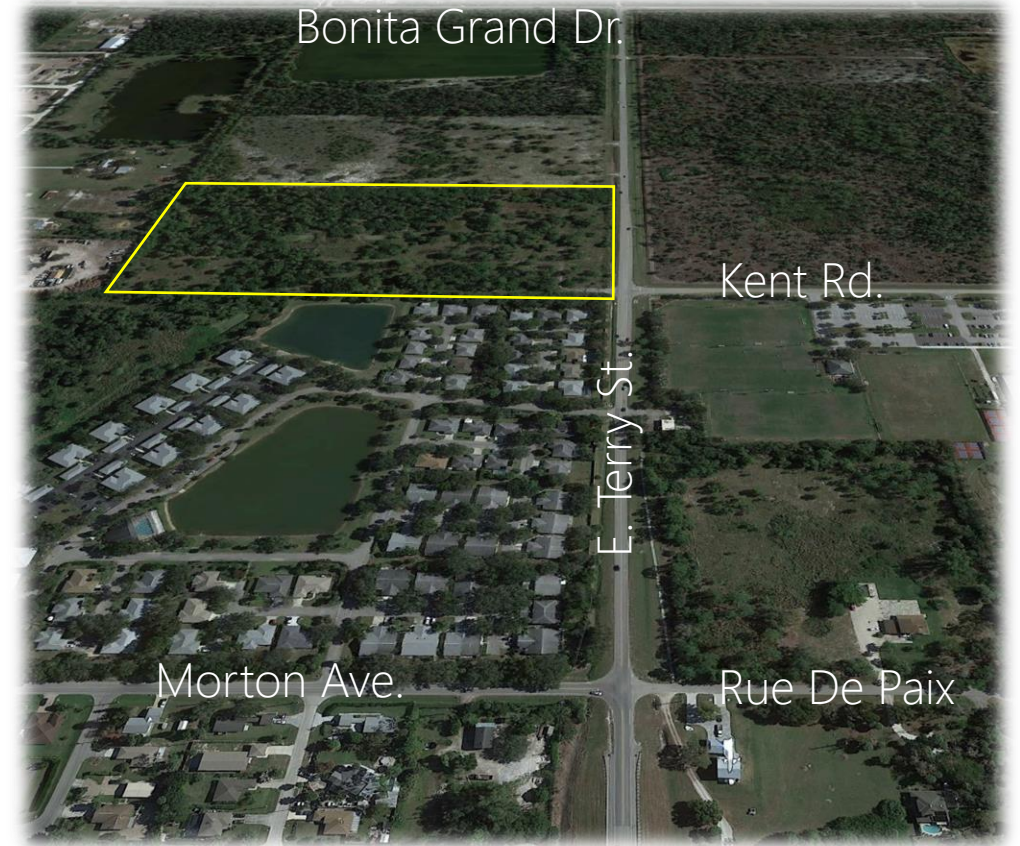
STORMWATER

- The stormwater management system will include:
 - ✓ On site treatment train using three stormwater lake storage 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



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



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

REZONING PROCESS/NEXT STEPS

PUBLIC HEARING APPLICATION FOR PLANNED DEVELOPMENT

Community Development Department | 2220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: (239) 444-8150 | Fax: (239) 444-8140

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: _____

Fee: _____

Date of Application: _____

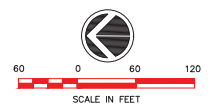
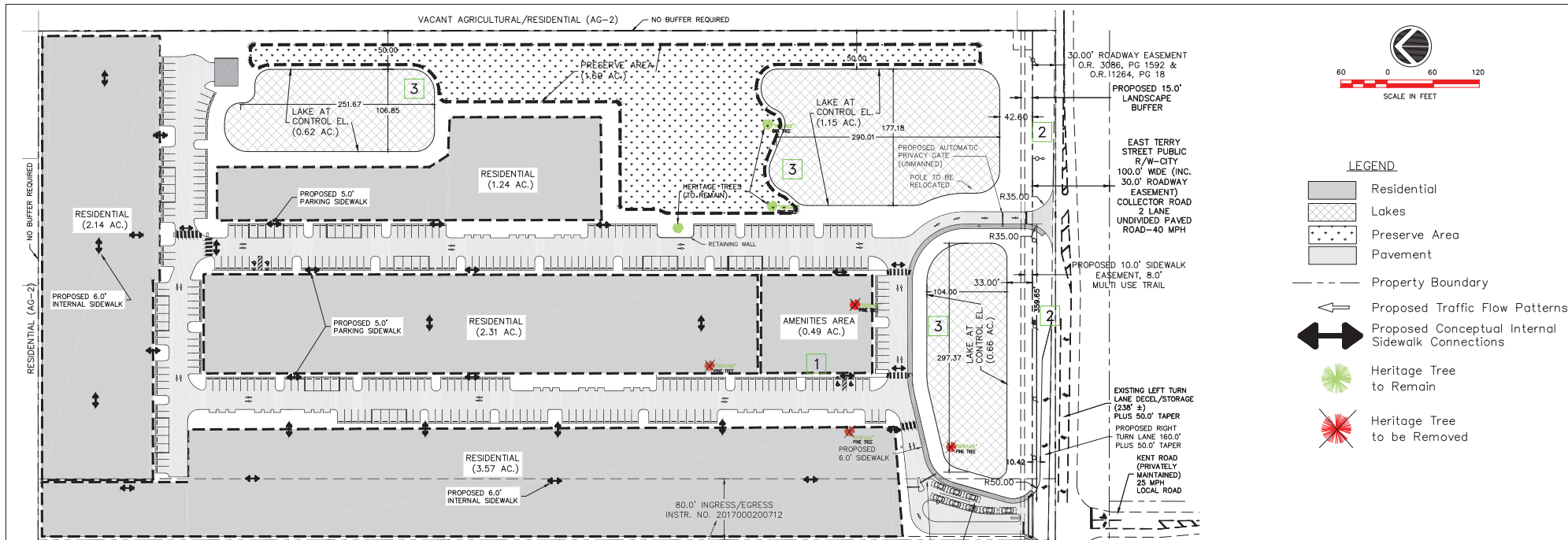
1. Neighborhood Meetings
August 26, 2022
Jan 25, 2022
2. Filed Application to Rezone the Property
3. Staff Review (complete)
4. Neighborhood Meeting
Feb 24, 2022
5. Public Hearings:
 - I. One (1) Zoning Board Hearing
 - II. Two (2) City Council Hearings

QUESTIONS

jfrantz@rviplanning.com

(239) 319-0026

www.solturadevelopment.com



- LEGEND**
- Residential
 - Lakes
 - Preserve Area
 - Pavement
 - Property Boundary
 - Proposed Traffic Flow Patterns
 - Proposed Conceptual Internal Sidewalk Connections
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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
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

PROJECT SUMMARY:

1. LAND USE BREAKDOWN:

Residential	9.75 Ac.±
Lake	2.43 Ac.±
Indigenous Area	1.69 Ac.±
Open Space and Landscape Buffers	2.95 Ac.±
Pavement	3.25 Ac.±
TOTAL	20.07 Ac±

2. DENSITY:

9.96 UNITS PER ACRE

3. NOTES:

MAXIMUM NUMBER OF DWELLING UNITS = 200

4. DEVIATIONS:

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

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	9.75	40	3.90
Lake	2.43	100 (2 AC. MAX.)	2.00
Indigenous Preserve Area	1.69	varies	1.94
Open Space and Landscape Buffers	2.97	100	2.97
Right-of-Way	3.25	0	0
TOTAL:	20.07		10.81

1. ASSUMES NO GREATER THAN 60% LOT COVERAGE

* ENTRANCE GATE LOCATION IS CONCEPTUAL IN NATURE AND SHALL COMPLY WITH THE LDC AT THE TIME OF LOCAL DEVELOPMENT ORDER.

INDIGENOUS AREA CALCULATIONS			
Indigenous Area	Provided	Credit	Calculated
Area 1	1.01	125%	1.26
Area 2	0.68	100%	0.68
	1.69		1.94

H:\30321\30321\DWG\30321_Plan_02.dwg, Job: 30321, Job Date: 08/24/21, 11:15am, Plotted by: kshah@hmm.com

REVISIONS PER CITY COMMENTS	DATE
REVISIONS PER CITY COMMENTS	01/19/22
REVISIONS PER CITY COMMENTS	01/06/22
REVISIONS PER CITY COMMENTS	11/10/21

SOLTURA AT EAST TERRY

DESIGNED BY	REB	DATE	08/24/21
DRAWN BY	K.L.P.	DATE	08/24/21
CHECKED BY	REB	DATE	08/24/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=60'



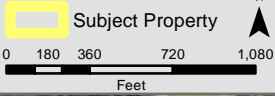
6200 Whiskey Creek Dr.
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

MASTER CONCEPT PLAN

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



Subject Property



To City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135

Citizen Response Form re: Proposed Zoning Action within 375 feet of my property

I received a notice requesting comments and/or concerns about the Soltura at East Terry Residential Planned Development application. I have great familiarity with this area as I have lived in the Morton Grove community at the intersection of Morton Avenue and East Terry for twenty-one years, since 2001. Since 2012 I have owned a single-family home in the southeasterly part of this community; my east-facing backyard abuts the proposed Soltura development separated only by the community's perimeter concrete block wall.

I **OPPOSE** this development for many reasons.

1. **WATER MANAGEMENT:** Our water management system cannot handle a community of Soltura's size in that location. Hurricane Irma flooded our community on September 10th of 2017; it was not until October 4th that the water had receded enough to walk down the streets in Morton Grove without walking through water. Note – we were still flooded almost a month later; it was just at that time a narrow path had finally cleared on the streets so I could walk my dogs beyond the end of my driveway.

This problem with water management and drainage has not been solved. Our canals/drainage ditches along Terry are often clogged; the water will be street high on one side of the easterly most entrance to Morton Grove and practically dry on the other. The Colony Board's President is often out there attempting to clear the obstruction; the city's not managing it. Additionally, water alongside Bonita Grande between Terry and Bonita Beach Road regularly tries to encroach upon the road. The effect of heavy rains out here is problematic and unpredictable; I can't even imagine what chaos the added Soltura development would contribute to the already existing problem.

2. **TRAFFIC:** With so many living north of the intersection of Morton Avenue and East Terry, we already have a traffic problem there. You pretty much can't turn left/east from Morton Avenue onto East Terry and turning left/north from East Terry onto Morton Avenue is risky too. Traffic constantly cuts – whips, actually – through our development to avoid the risk and/or wait; it's become quite dangerous. And for some reason, traffic is often backed up heading west over the interstate as well, almost to Livingston.

As for the Bonita Grande/East Terry intersection, the trucks from the mining operation make that intersection a nightmare. I understand that's to cease, the mine to be replaced with a development that will increase the traffic a hundred-fold. Yikes. Plus there is already a surprising amount of car traffic at that intersection as well. I leave for work around 6:10 A.M. and often have 4-5 cars ahead of me at that four-way stop. Add Soltura to that? Please no.

3. **WILDLIFE:** That lot is home to many creatures who've been squeezed out of their former habitats due to development. Given its location, it would be perfect kept as a reserve to allow the wildlife to move among the few areas we have out here without going through developments. Or, if developed, with limited density. The existence of the wildlife is already far too fragile.

We regularly enjoy the squirrels, playing in our trees and on the fence/wall. After Irma, we didn't see a squirrel until February, for 5 months. How would the Solutura construction affect them? There've also been black bear and deer; in that area or lurking on the fence I've seen a bobcat, fox squirrel, one or more racoon families, possums, armadillos, dozens of bird species and a

variety of other creatures including what I am pretty sure was an Eastern Indigo Snake, a Florida threatened species. A former neighbor who works for FWC agreed. It seems that lot may already be taken.

I really could go on but I will stop for now. Please feel free to direct any questions you might have my way.

I have looked at Solutra's plans – for their green spaces, entrances, etc. I just don't see how they + we can make it work nor that the development will be anything but a detriment to this East Terry area. Please reject their proposal and strive to find and maintain a balance here in Bonita Springs that allows our waterways and water systems, traffic, people, and wildlife to coexist peacefully in harmony.

Respectfully,
Lauri Lueth
26897 Morton Grove Drive

**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD21-84737-BOS**

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mike Fiigon, Planner**, at **(239) 444-6151**, or **mfiigon@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

<http://cityofbonitasprings.org/cms/one.aspx?pagelId=13788499>

<p>Zoning Board of Adjustments: April 19th, 2022 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>	<p>City Council: <i>First Reading:</i> April 20th, 2022 at 9:00am (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p> <p><i>Second Reading:</i> May 4th, 2022 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>
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CASE NUMBER: PD21-84737-BOS

CASE NAME: Soltura at East Terry Residential Planned Development (RPD)

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.

LOCATION: The subject property is located at 12585 E. Terry St, Bonita Springs FL 34135. STRAP: 30-47-26-B3-00001.2010.

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

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose _____

Application: PD21-84737-BOS, Soltura at East Terry Residential Planned Development (RPD)

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

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:	
NAME: _____	PHONE: _____
ADDRESS: _____	CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.



AFFIDAVIT OF POSTING NOTICE

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

INSTRUCTIONS

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- a. Signs for case # PD-21-84737-305 must be posted by April 4, 2022.
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.
- c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or pother structure. The sign may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.
- f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Jeremy Frantz
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 4-
229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN
THE ZONING APPLICATION REFERENCED BELOW:

Jeremy Frantz
SIGNATURE OF APPLICANT OR AGENT

Jeremy Frantz
NAME (TYPED OR PRINTED)

28100 Bonita Grande Dr #305
ST. OR P.O. BOX

Bonita Springs, FL 34135
CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 31 day of March, 2022,
by Jeremy Frantz, personally known to me or who produced
_____ as identification and who did/did not take oath.

Jessica K. Linn
Signature of Notary Public

Jessica K. Linn
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)



POSTED
NO TRESPASSING
KEEP OUT

PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS

From: [Jeremy Frantz](#)
To: [Michael Fiigon](#)
Subject: RE: Soltura RPD
Date: Tuesday, April 5, 2022 5:44:56 PM

I'm so sorry Mike.

Please update the section reference to 3-331(d)(1)(a)(3), as discussed. The rest of the deviation language and justification remains the same, but I had included the wrong section reference.

Sincerely,

Jeremy Frantz, AICP

Project Director

RVi Planning + Landscape Architecture

28100 Bonita Grande Dr, Suite 305 • Bonita Springs, FL 34135
239.357.9580 Mobile • 239.319.0026 Direct • 239.405.7777 Main
www.rviplanning.com

This email is intended exclusively for the individual or entity to which it is addressed. This message and attachments may contain confidential information.

Unauthorized review or use is strictly prohibited. If you received this message in error, please advise the sender and delete all copies of this message.

From: Michael Fiigon <mfiigon@cityofbonitaspringscd.org>

Sent: Tuesday, April 5, 2022 5:26 PM

To: Jeremy Frantz <jfrantz@rviplanning.com>

Subject: Soltura RPD

Hi Jeremy,

Any updates on what you'd like to do with the deviation language? This is the way I have it written in the report (which is currently being reviewed by the attorneys):

Deviation No. 2: Requesting relief from Sec.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.

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: The correct code section for the deviation request should be LDC 3-331(d)(1)(a)(3). Per LDC 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 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.

At a minimum, I would advise sending an email or a response stating that you cited the incorrect code section and wish to provide the correct one for the record.

Thanks,

Mike Fiigon II

Senior Planner

City of Bonita Springs, Community Development

Mfiigon@cityofbonitaspringscd.org

239-444-6151

9220 Bonita Beach Road, Suite 111

Bonita Springs, FL 34135

<http://cityofbonitaspringscd.org>

The zoning information contained within does not constitute an official Zoning Verification Letter and may be subject to changes and may contain errors. The application for an official Zoning Verification Letter can be found here: http://cityofbonitaspringscd.org/forms/Zoning_Verification_Letter_20170502.pdf

***How are we doing?** If you have a quick minute, please participate in a brief online Customer Satisfaction Survey. We'd love to hear from you as we value and welcome customer feedback. To participate in the survey, click here: <http://cityofbonitaspringscd.org/customer-survey/>*

Florida has a very broad public records law. Most written communications to or from City Employees and officials regarding City business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.