

CASE C: PD18-55071-BOS

STAFF REPORT

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BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: REZONE – PLANNED DEVELOPMENT
CASE NUMBER: PD18-55710-BOS
HEARING DATE: September 15, 2020
PLANNERS: Jacqueline Genson, AICP

APPLICATION SUMMARY:

- A. Applicant: LB Estero Bay Investments, LLC
- B. Agent: Waldrop Engineering, P.A.
Coleman, Yovanovich & Koester, P.A.
- C. Request: A request to rezone 30.51 +/- acres from Commercial Planned Development (CPD), Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), and Agriculture AG-2 to an RPD/CPD to allow for a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and a seventy-five (75) bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp.
- D. Location: The property is located at the northwest corner of Coconut Road and Coconut Point Resort Drive.
- E. Future Land Use Map Designation: The subject property is designated as City of Bonita Springs Coconut Village (13.7 acres) and Resource Protection (3.7+/- acres) and Lee County Outlying Suburban (13.2+/- acres) and Wetlands (0.10+/- acres).

In addition to this rezoning petition, the Applicant filed a request to amend the City of Bonita Springs Comprehensive Plan (Bonita Plan). The proposed Text and Map Amendments would allow for the Applicant's development scenario as described in the request.

The proposed Text and Map Amendments were reviewed by the City Council on August 5, 2020, and transmitted to the Florida Department of Economic Opportunity (FDEO) through the Expedited State Review Amendment Process (§163.3184(4), *Florida Statutes*). The following entities reviewed the proposed Text and Map

Amendments; FDEO, Southwest Florida Regional Planning Council (SWFRPC), Florida Department of Environmental (FDEP), South Florida Water Management District (SFWMD), the Florida Department of Transportation (FDOT), Village of Estero, and Lee County. None of these entities had any objections to the proposed amendments relative to the request.

The adoption hearing for the proposed Text and Map Amendments is scheduled on October 21, 2020, which will be the same public hearing date for the City Council's consideration of this companion rezoning petition. As reflected below, [Section 163.3184\(12\), Florida Statutes](#), provides for the concurrent consideration of a rezoning request with a related plan amendment:

(12) CONCURRENT ZONING. – At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this section. Zoning changes approved by the local government are contingent upon the comprehensive plan or plan amendment transmitted becoming effective.

The staff report was written on the presumption that the transmitted Text and Map Amendments will be approved, adopted, and not challenged. Without the Text and Map Amendments, this rezoning application would be inconsistent with the Bonita Plan and could not be approved. If adopted, the effective date of the Text and Map Amendments, if they are not timely challenged, will be thirty (31) days after the state land planning agency notifies the City that the plan amendment package is complete.

- F. Current Zoning: A portion of the property was rezoned by the City to a Commercial Planned Development (ZO-14-03) in 2014. The remaining portion of the property that was annexed thereafter is zoned Lee County Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), and Agriculture AG-2.
- G. Current Land Use: The property contains a closed marina waterfront and a few vacant residential structures.

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

BACKGROUND:

History and Overview

The proposed rezoning application encompasses fifty-four (54) separate parcels totaling 30.51+/- acres. The lands comprising the project were annexed into the City in two (2) phases. The first phase was annexed into the City in 2014. Both phases are subject to an Annexation Agreement, BSC-03-46 (Attachment A). In 2014, the City approved a Future Land Use Map amendment to designate Phase 1 of the property as Resource Protection and a new future land use category, Coconut Village. The Coconut Village Future Land Use category was created and approved to accommodate the redevelopment of the property as contemplated in the Annexation Agreement.

The second phase was annexed into the City in 2015. Per Section 171.062(2), *Florida Statutes*, annexed property remains subject to the requirements of a county's land use plan and a county's zoning or subdivision regulations until the municipality adopts a comprehensive plan amendment that includes the annexed area. To date, the City has not amended the City's Future Land Use Map to designate the Phase 2 lands with a City future land use category.

The previous owners obtained a planned development zoning approval from the City for the lands within Phase 1, referred to as the Estero Bay Marina Commercial Planned Development (CPD) through Zoning Ordinance (ZO-14-03). The zoning approved the redevelopment and expansion of the marina from forty (40) to seventy-two (72) wet slips, 150 dry slip boat storage, and other retail uses (207,000 square feet) that were open to the general public and for limited private membership club uses. While the CPD did not specify the public use of the retail uses (like restaurants, accessory marine uses, associated parking, and open space), it did presume that these uses would be open and available to patrons, which would have included the general public.

The previous owners obtained permits to improve portions of the existing seawall on the south side of the marina. They also submitted a local development order for the Phase 1 development but did not respond to the City's Staff comments; therefore, the permits were vacated and withdrawn. The previous owners stated that they had difficulty securing financing for the project and had several discussions with the City Staff and other interested parties regarding alternative uses for the site. The City Staff has continuously expressed the history and intent of the Annexation Agreement and that any proposed change in uses should take into consideration public access to the Estero Bay.

The Applicant purchased the property in 2018. The Applicant is considering two (2) residential development scenarios, both of which include a public access component to Estero Bay. The Applicant has provided a public amenities matrix that compares the proposed public amenity/public uses of its project to the Estero Bay Marina Commercial Planned Development CPD (only included Phase 1).

The proposed Text Amendment to the Coconut Village Future Land Use category modifies the text by: 1) allowing more stand-alone residential uses in multi-family buildings or 2) allowing senior living opportunities (Continuing Care Facility with Independent Living and Assisted Living, with associated facilities). The proposed Text Amendment also increases the density from 6.0 dwelling units an acre (du/acre) to 11.4 du/acre under one scenario or to 6.4 du/acre under the second scenario. Finally, the proposed Text Amendment sets forth a minimum standard for providing waterfront public access through a boat ramp, wet slips, and boat trailer parking.

This rezoning request implements the uses and intensity consistent with the proposed Text and Map Amendment requests for the stand-alone residential uses, the increase in density, the marina

and marine support uses, and other public and private recreational uses. The Applicant has agreed to preserve the ability under the Development of Regional Impact (DRI) for the construction of the 150 dry boat storage use, subject to the Lee County Manatee Protection Plan, in the event there is a market to support the use in the future.

Uses

The specific requested uses are included in **Exhibit “C.”** As stated previously, the Applicant’s request includes two (2) development options. The first option includes a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units calculated at a density of two (2) ILF units: one (1) residential dwelling unit per LDC Sec. 4-1183(c); seventy-five (75) Assisted Living Facility (ALF) at a density of four (4) ALF people: one (1) residential dwelling unit per LDC Sec. 4-1283(a)(1), seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site & 10 off-site in the Bayview II CPD), and one (1) public boat ramp. The second option includes 300 multi-family dwelling units; seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site & 10 off-site in the Bayview II CPD), and one (1) public boat ramp.

While the request includes a CCF use option and a multi-family use option, only one or the other will be built. The Applicant desires to develop the property as a CCF. The Applicant is requesting multifamily residential as an alternative development option given the uncertainty of the required state approval process.

Property Development Regulations and Deviations

All development is required to develop in accordance with the Land Development Code (LDC) Chapters 3 (Development Standards) and Chapter 4 (Zoning). Conditions and deviations set forth in the adopted zoning ordinance may augment the standard development regulations such as development standards, buffering, deviations, and any associated conditions of approval.

The development regulations are included in **Condition 2b** and reflected in **Exhibit “C.”** Deviations may be requested during the review process in accordance with [LDC 4-326](#) and [LDC 3-81\(b\)](#). The current planned development request includes thirteen (13) deviations. All deviations and associated justifications by the Applicant are included in the Applicant’s Analysis in Attachment “B.” The City Staff’s analysis and recommendation on the deviation requests are included later in this staff report.

Comprehensive Plan Considerations

For review purposes, this City Staff report has been written based on the presumption that the Text and Map Amendments will be approved and adopted. Without approval of the Text and Map Amendments, this rezoning application would be inconsistent with the Bonita Plan and could not be approved. Additional Staff Analysis is included in **Attachment “A.”** The Applicant’s Analysis is included in **Attachment “B.”**

Transportation Summary Analysis

The rezoning request has been reviewed by the City’s Community Development, Lee County Department of Transportation, and the Village of Estero. The Applicant’s analysis indicates that Coconut Road will operate at a Level of Service “E” with this project. It is possible that this project may need to make site-related improvements; however, that analysis will be performed at time of local development order. The City Staff will continue to include the Village of Estero and LCDOT on all future application requests that have the potential to impact Coconut Road.

Conservation/Coastal Management Summary Analysis

The City of Bonita Springs is a coastal boating community and promotes the use of water-dependent uses. The Bonita Plan desires renovation of existing facilities over establishment of new facilities. The public water access and boating slips (wet and dry) provided with the redevelopment of this property are consistent with the goals, objectives, and policies of the Conservation/Coastal Management Element of the Bonita Plan.

Resource and wetland protection will be enhanced with this new project design and water quality will be improved from that of the previously proposed project.

The revised and expanded Planned Development is requesting a deviation from the LDC Section that implements Policy 7.2.2 regarding indigenous vegetation preservation due to the current state of the indigenous vegetation and the proposed uses. The majority of the indigenous vegetation is highly impacted by exotic vegetation and previous land uses on the property. The Applicant would provide 1.76 acres less than typically required.

Infrastructure Summary Analysis

The rezoning application was distributed to Bonita Springs Utilities, Estero Fire Rescue, Lee County School District, Public Works, and the Community Development Engineer and Transportation Engineer. All review disciplines had no objections to the request. As a result, it is the City Staff's opinion that the proposed project is consistent with the Infrastructure Element of the Bonita Plan.

CONCLUSIONS:

The following conclusions are based upon the Applicant's Application being reviewed for compliance with the Bonita Plan and the City's LDC. **Attachment "A,"** which is attached hereto and made a part hereof, demonstrates the type of analysis that was done. The Applicant's application materials and exhibits are included in **Attachment "B."**

Pursuant to the City's LDC, the Applicant was required to hold two (2) neighborhood meetings. The first meeting was held on October 18, 2018, and a second meeting was held on February 26, 2020. Additional methods of public notice included mailed notices to properties within 375 feet of the property, rezoning property posting signs along Coconut Road and one on Estero Bay, and a legal ad in the Fort Myers Newspress that ran on August 27, 2020, for the Zoning Board public hearing.

The rezoning request was evaluated by Community Development for planning, zoning, engineering, environmental, and transportation impacts. Lee County, Estero Fire Rescue, and Bonita Springs Utilities also reviewed the request. The proposed development, as conditioned, is consistent with the requirements and standards of the Bonita Plan and the City's LDC. A detailed City Staff analysis is included in **Attachment "A"** of the Staff Report.

RECOMMENDATION:

On August 5, 2020, the City Council transmitted the companion Text and Map Amendments to the state land planning agency. Therefore, based on the legislative intent of the City Council, City Staff recommends **APPROVAL** of Petition PD18-55071-BOS Bayview on Estero Bay RPD/CPD which proposes to rezone 30.51 +/- acres from Commercial Planned Development (CPD), Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), and Agriculture AG-2 to an RPD/CPD to allow for a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and a seventy-five (75) bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp. This recommendation of APPROVAL is subject to the following conditions:

Conditions:

1. The project shall be consistent with the Master Concept Plan and Urban Design Plan Overlay stamped received August 18, 2020, and titled "Bayview on Estero Bay" prepared by Waldrop Engineering, P.A., and attached hereto (**Exhibit "B,"** Sheets 1-3), except as modified by the conditions below.

The approved development allows for a maximum of 300 Independent Living Facility (ILF) units and a seventy-five (75) bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp.

The Applicant must provide a cumulative land development summary table as a part of any local development order application.

2. Duration of rights. Pursuant to Section 4-303(a)(2) of the Land Development Code, the MCP will expire within five (5) years of the date of approval unless, within such timeframe, the Developer obtains development orders for construction of the CPD portion of the project (public marina and park) and the Bayview II CPD local development order (off-site parking) to account for a substantial portion of the project.
3. The following limits apply to the project and uses:
 - a. Schedule of Uses: **Exhibit "C"**
 - b. The Development Regulations: See **Exhibit "B"**
4. Environmental
 - a. The Applicant shall provide 100% native vegetation plantings within all required buffers, as shown on the MCP, except that coconut palms may be used and counted as native palms.
 - b. The Applicant shall implement the Best Management Practices for DEP's Clean Marina facilities. Within one (1) year of the certificate of completion for the marina, the Applicant shall submit for and pursue the DEP Clean Marina Program Designation for the marina.

- c. Prior to the first certificate of occupancy, the Applicant shall place signs visible to all users within the marina portion of the project educating such users about the following:
 - i. The importance of sea grass beds, oyster bars, bird rookeries, listed species, and clean water; and
 - ii. Scaring of seagrass beds from vessels and the long-term negative impacts from such scaring; and
 - iii. A statement that it is against the law to destroy sea grass beds, disturb bird rookeries, molest manatees, and that this preserve is patrolled by law enforcement; and
 - iv. A full-sized map depicting how to exit the marina and pathway to the closest marked channel; and
 - v. A second map showing the marked channels in Estero Bay.

The City Staff may administratively approve the location of any signs, so as to allow them within setbacks, if necessary, to be most visible for the marina users.

- d. At the time of local development order, the Preserve Management Plan shall include signage demarcating the limits and protected status at a minimum of every 300 feet of the preserve areas
- e. The Preserve Management Plan shall be recorded as an addendum to the Home Owners/Property Owners Association's documents.
- f. At the time of local development order, documentation from the United States Fish and Wildlife Service confirming the number of slips, including slip transfers, approved at Bayview on Estero Bay shall be submitted to the City. The Applicant must specify the number of slips allocated to the subject property.
- g. The mangroves shall not be trimmed for the purpose of providing view corridors to the water. Any proposed trimming shall be included in the Preserve Management Plan approved by the City Environmental Sciences Staff.
- h. Open Space: 11.79 acres of open space must be provided on the development order plans in compliance with LDC Chapter 3. Final acreage is subject to change based upon final acreage for Commercial Planned Development and Residential Planned Development areas.
- i. Indigenous Preserve: A minimum of 4.13 acres of indigenous preserve must be provided on development order plans in the general locations shown on Sheet 1 of the MCP. Final acreage is subject to change based upon final acreage for Commercial Planned Development and Residential Planned Development areas.
- j. Removal of septic systems: The proposed project shall connect to Bonita Springs Utilities' centralized potable water and sewer service, except for interim facilities used on a temporary basis during construction, and unmanned essential services on a temporary basis until water and sewer is extended to the development. All existing septic systems shall be removed from the property.

5. Engineering. At the time of local development order, the Applicant shall provide or meet the following criteria:
 - a. The use of gutters, downspouts, and bubblers/yard drains may be required to properly channelize and direct runoff to a suitable outfall.
 - b. To help prevent erosion and improve stormwater quality, the Applicant may be required to utilize the following: (1) swale and berms surrounding the perimeter of the lakes and/or, (2) flatter slopes (as flat as a 6:1 slope) than currently required (4:1 slope) for lake banks and littoral planting areas, (3) a greater quantity of littoral plantings than currently required and/or, (4) if necessary, other shoreline stabilization methods, such as bulkheads or rip rap.
6. Informational Interpretive Signage: A minimum of one (1) sign, 18 inches by 24 inches in area, shall be provided within the Commercial Planned Development, providing information on historical background of the property.
7. Public Access
 - a. The Applicant, and its successors or assigns, shall dedicate the CPD area to the City for public use in perpetuity. The legal mechanism for the dedication will be determined and finalized at time of local development order review. The dedication may only be vacated if the public use is terminated by the City or with the approval of the City. Property and uses identified as open to the public shall be constructed and operational as part of the first phase of the development.
 - b. At a minimum, the following public facilities shall be designed, permitted, and constructed by the Applicant:
 - i. Boat ramp;
 - ii. Kayak launch;
 - iii. Passive park;
 - iv. Ship store;
 - v. Indoor restroom facilities connected to sanitary sewer and potable water services;
 - vi. Ten (10) wet slips, one (1) boat slip provided to Estero Fire Rescue, and one (1) boat slip provided to Lee County Sheriff's Office;
 - vii. Fifteen (15) on-site boat trailer parking spaces and eight (8) on-site standard parking spaces (including one disabled parking space), with up to ten (10) additional boat trailer spaces and fourteen (14) additional standard parking spaces available at the Bayview II CPD located at 4789 Coconut Road, if demand requires; and
 - viii. Shuttle services shall be provided to the additional public parking spaces in the commercial parking lot in the Bayview II CPD located at 4798 Coconut Road. The hours of operation for the shuttle service will be provided at the time of local development order review and shall be based upon the parking needs of the project and fluctuations in seasonal demand.
 - c. The above-referenced public facilities shall be open to the public daily from dusk until dawn.
 - d. Public use does not require that the public must join a club or group prior to leasing, renting, or purchasing a dock space. The Applicant or the marina operator may charge a reasonable fee for such use of the wet slips or ramp.

- e. The Applicant, and its successors or assigns, shall be responsible for the operations and maintenance of the CPD area, which may be assigned to a third party operator.
 - f. The Applicant may charge a usage fee for the boat ramp and/or parking facilities.
8. Transportation and Multimodal
- a. The Applicant's traffic analysis indicates that traffic conditions will meet existing levels of service provided planned intersection improvements at US 41 and Pelican Colony Boulevard are constructed. The Applicant shall contribute to the cost of the design, permitting, and construction of a traffic signal at the intersection of US 41 and Pelican Colony Boulevard. The contribution shall be made to the City for impact fee credits for the full cost of the design, permitting, and construction paid by the Applicant. The design, permitting, and construction costs for the traffic signal shall be shared between the Applicant and the Developer of Coconut Point DRI, located to the east of the proposed traffic signal in the Village of Estero. In no instance will the Applicant's fair share exceed fifty percent (50%) of the total cost of design, permitting, construction and construction management. The City will provide the impact fee credits not later than thirty (30) days after the Applicant provides the funds to the City. The funds shall be due and owing within twenty (20) business days of receipt of written notice requesting said funds from the City. The City will coordinate with the Village of Estero and provide said funds to the Village for the design and construction of the signal.
 - b. Other than the deviations and/or exceptions provided by this approval, at the time of local development order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by LDC Chapter 3 and all applicable design standards except as modified herein and as required by the Estero Fire Rescue and National Fire Protection Area (NFPA).
 - c. The proposed access points along the Coconut Road right-of-way will need to be approved by the Lee County Department of Transportation.
 - d. Prior to construction, a Lee County Type 'D' Limited Review Development Order (LDO) will be required for the offsite improvements within the County maintained rights-of-way.
9. The subject property has a multitude of easements across it. Prior to approval of any local development order, any easement in conflict with the development plan must be vacated or otherwise extinguished.
10. At the time of local development order, the Applicant shall plat the property in accordance with the City's Plat Code.
11. A Tall Structures Permit shall be provided for by Lee County prior to issuance of the local development order for buildings that exceed 125 feet in height.
12. The Applicant or the Applicant's representative shall conduct an assessment model to determine whether the minimum radio signal's strength for the fire department communication is in compliance in accordance with NFPA 1: 11.10, and NFPA 1221: 11.3.9, standards for inbound and outbound signal strength and quality. If minimum

signal strength is not available, the Applicant shall install radio enhancement in the building.

13. This Master Concept Plan is subject to conditions set forth herein and the rules, regulations laws, and codes in place at the time of Development Order and Constructions Plan approval. Approval of this Planned Development is not a guarantee of future approvals.

Deviations:

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

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

The city manager or designee is also authorized to grant deviations from the technical standards for specific sections in LDC Chapter 3 based on review criteria established in [LDC 3-81\(b\)](#). In those instances, the City Staff has evaluated those deviations as a part of this review process and may approve, approve with conditions, or reject the Applicant's request. The Applicant must ensure that the following criteria have been met:

1. The proposed alternative is based on sound engineering practices; and
2. The proposed alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested; and
3. For division 7 of article III of this chapter, Public Transit, the required facility would unnecessarily duplicate existing facilities; and
4. The granting of the deviation is not inconsistent with any specific policy directive of the city council, any other ordinance, or any city comprehensive plan provision; and
5. The granting of the deviation is not inconsistent with in the intent of the bicycle and pedestrian master plan, Bonita Beach Road Visioning Study, and the complete streets policy.

The current planned development request includes thirteen (13) deviations. All deviations and associated justifications by the Applicant are included in the Applicant's Analysis in Attachment "B." The City Staff's analysis and recommendation on each deviation request is as follows:

1. Deviation 1 seeks relief from LDC Section 3-417(6), setbacks, which requires a minimum thirty (30) foot setback from all preserve (wildland) areas for buildings and accessory structures for the purposes of fire protection, to permit principal and accessory structures to be located fifteen (15) feet from a preserve.

Justification: The two (2) preserve areas are primarily wetlands and will pose minimal risk from wildfire. The Master Concept Plan shows a minimal amount of structures that would be encroaching into this setback. Besides this setback, other mitigation measures are available for buildings and accessory structures that encroach into this setback under

NFPA Standard 1144 that may be required by the Fire Marshall during Development Order review. Therefore, the City Staff has no objections to the Applicant's deviation request and justification and recommends **APPROVAL** of the deviation request.

2. Deviation 2 seeks relief from LDC Section 3-418(d)(7), buffering adjacent property, which requires that all freestanding parking areas, whether commercial, public, or private, not associated with other development must provide a Type "D" buffer for the right-of-way and Type "C" buffer if they abut single-family residential or multiple-family residential uses or zoning, to permit the marina CPD area to provide no internal buffer between the proposed commercial and residential uses.

Justification: The City Staff has no objection to the Applicant's request and agree with its justification that the marina is integral to both the public access and private residential uses. The Applicant has located the residential uses internal to the site, and due to the planned nature of both uses, a buffer would impede connecting future residents and patrons with the waterfront. Additionally, the residential dwellings will be elevated in buildings above parking, which serves as a spatial buffer for compatibility purposes. The City Staff recommends **APPROVAL** of the deviation request.

3. Deviation 3 seeks relief from LDC Section 4-1732(4)(n)1. and 2., Recreation facilities, indoor, 1. Gymnasiums, health clubs and similar type recreational establishments wherein large floor areas are required to accommodate equipment for individual users. Four (4) parking spaces per 1,000 square feet of total floor area. 2. All other indoor recreational facilities not specifically listed: One (1) parking space per 100 square feet of total floor area, to permit indoor recreational parking requirements to be calculated at one (1) space per 1,000 square feet of floor area.

Justification: The City Staff has no objection to the Applicants request and agree with its justification. The City Staff has visited the two (2) Moorings Park locations with the Applicant. The Applicant also has extensive experience in constructing both CCF and multi-family buildings within the region. The City Staff is also supportive in these design provisions that support reduction in urban heating by reducing unnecessary impervious surfaces. The City Staff recommends **APPROVAL** of the deviation request.

4. Deviation 4 seeks relief from LDC Section 4-303, duration of rights conferred by adopted Master Concept Plan, which remain valid for five years from the date the Planned Development was approved by City Council, to permit the Bayview on Estero Bay Master Concept Plan to remain valid for ten (10) years from the date of City Council approval.

Justification: The City Staff has no objection to the request; however, this deviation requires City Council approval. The City Staff agrees that this project will more than likely be a multi-phase development due to permitting requirements with various agencies for the marina and the State of Florida approval process for the senior housing development option. The City Staff also understands that both residential scenarios would require a minimum pre-sale requirement for each building prior to commencement of construction. The City Staff acknowledges the public benefit of the public access component for the

marina uses and recommends **APPROVAL** of the deviation request subject to Condition 2.

5. Deviation 5 seeks relief from LDC Section 3-291(a)(1), connection separation, which requires a 125-foot motor vehicle entrance separation on local roadways, to allow for a minimum separation of ten (10) feet between the project entrance and existing driveways south of Coconut Road as shown on the MCP. This deviation request is from the technical standards for specific sections in LDC Chapter 3 and can be approved administratively.

Justification: The driveways to the south side of Coconut Road include an unimproved maintenance driveway associated with the Pelican Landing Marina, and a secondary maintenance access to the Hyatt Regency Coconut Point Resort & Spa. Currently, the southern driveways do not generate a heavy volume of traffic. The proposed access points will also require approval by Lee County Department of Transportation (LCDOT), which owns and maintains the Coconut Road right-of-way. Public health, safety, and welfare considerations are still met with this deviation request. Therefore, the City Staff has no objections to the Applicant's deviation request and justification and recommends **APPROVAL** of the deviation request subject to Condition 9.

6. Deviation 6 seeks relief from LDC Section 3-417(b)(1)a., which requires a minimum thirty (30) foot setback from indigenous native vegetation to any habitable structure, to permit a fifteen (15) foot setback from indigenous native vegetation to any habitable structure.

Justification: The setback applies to habitable structures, the closest definition of which is in LDC Sec. 9-27 Definitions "*Habitable floor* means any floor area usable for living purposes, including working, sleeping, eating, cooking or recreation, or any combination thereof. Bathrooms, toilet compartments, closets, halls, storage or utility space and similar areas are not considered habitable space." The MCP shows the majority of the preserve boundary meeting this thirty (30) foot setback. The setback is required to prevent encroachment and maintain preserve vegetation and wildlife habitat integrity during and after construction. A condition has been added to require signage for the preserve areas, not currently required by the City's LDC, which will assist with maintenance of the preserve boundary and separation from the developed area. Therefore, City Staff has no objections to the Applicant's deviation request and justification and recommends **APPROVAL** of the deviation request, subject to Condition 4.d.

7. Deviation 7 seeks relief from LDC Section 4-741(b), which requires all buildings and structures to be setback from the development perimeter a distance equal to the greater of one-half the height of the building or structure, to allow all buildings and structures within the Bayview on Estero Bay RPD/CPD to be setback from the development perimeter at a distance equal to the distances as shown on the MCP, with forty-five (45) feet being the smallest distance.

Justification: The City Staff agrees that the intent of this standard is for compatibility purposes relative to spatial distancing. This deviation is for the perimeter adjacent to Building A2, which would otherwise require a 122.5' perimeter setback. The area north of the perimeter is owned by Pelican Landing Golf Report, with a contract to purchase by

London Bay Homes. Therefore, the property ownership will more than likely be under unified control at some point in the future with a proposal for a similar development pattern. The Applicant states that the site design maximizes public access to the marina and preserves the on-site wetlands. The City Staff recommends **APPROVAL** of the deviation request subject to consistency with building and NFPA codes.

8. Deviation 8 seeks relief from LDC Section 4-741(d)(4), minimum separation of buildings, which requires where there are two (2) or more principal buildings on a development tract, the minimum separation of buildings shall be one-half the sum of their heights, or twenty (20) feet, whichever is greater, to allow the minimum building separation between buildings A1 and A2 to be twenty (20) feet, and the minimum separation between buildings A and D to be forty-five (45) feet.

Justification: Similar to Deviation 7, the City Staff agrees that the intent of this standard is for compatibility purposes relative to spatial distancing. As previously stated, the Applicant states the site design maximizes public access to the marina and preserves on-site wetlands. The site design places the tallest buildings closest to the waterfront to maximize views of Estero Bay and five (5) other mid-rise buildings to the east. This site design and the design of Building A (A1 tower and A2 tower) requires relief from the building separation requirement. The Applicant states that its architectural elevations and perspective views from the surrounding area demonstrate the proposed project will allow for an attractive development that is of a consistent height and development form when compared to mid- and high-rise buildings in the area. The City Staff has no objection to the request, subject to review and approval by the building department and Estero Fire Rescue. The City Staff recommends **APPROVAL** of the deviation request.

9. Deviation 9 seeks relief from LDC Section 4-1723, which requires all residential and non-residential uses to provide off-street parking spaces in accordance with specific regulations, to allow for off-site parking for the CPD, which is for the public use, as shown on the MCP.

Justification: This deviation is requested to satisfy parking requirements related to the public portion of the marina. The City Staff agrees that the Applicant is providing fifteen (15) boat trailer parking spaces on the CPD portion of the Planned Development, which exceeds the ten (10) spaces required for one (1) boat ramp, and exceeds the requirements of the current CPD zoning (ZO-14-03). This deviation will allow the Applicant to provide fourteen (14) of the required parking spaces at an off-site location on Coconut Road (4798 Coconut Road) that is less than 0.4 miles from the site to support additional parking for the public use areas and potential employee parking. The offsite parking lot is located in unincorporated Lee County and has the necessary zoning approvals (Z-19-024) for this use by providing ten (10) additional boat trailer parking spaces and seventy-eight (78) vehicle parking spaces. This is intended to accommodate overflow parking while ensuring appropriate function of the site via publicly available shuttle service between the projects. The City Staff recommends **APPROVAL** of the deviation request subject to Condition 2.

10. Deviation 10 seeks relief from LDC Section 7-381(4), setbacks for multi-slip docking facilities, which requires docking facilities to be setback a minimum of twenty-five (25) feet

from side lot lines, to allow for a zero (0) foot setback along the southern PD boundary/side lot line.

Justification: A mangrove preserve owned by Pelican Landing borders the south side of the project. A seawall will separate this mangrove preserve from the proposed project's docking facilities. Extension of the docking facilities into this setback will allow for public uses including a boat ramp, parking, and docking spaces for both the public and emergency service vessels. Therefore, the City Staff has no objections to the Applicant's deviation request and justification and recommends **APPROVAL** of the deviation request.

11. Deviation 11 seeks relief from LDC Section 4-741(b)(2), property development regulations, which requires that parking or internal roads or drives may not be closer to the development perimeter than the width of any buffer area or landscape strip, or five (5) feet, to allow parking and internal roads to be less than five (5) feet from the development perimeter only in areas identified on the MCP.

Justification: The deviation applies to the main entrance of the RPD section of the project. The Applicant states that this is needed to support the proposed design for public access to the Estero Bay, including boat launch, accessway, and parking spaces for boats and cars. The City Staff has no objection to this request because an existing dirt road, Weeks Street, already exists in this general location. The City Staff recommends **APPROVAL** of the deviation request

12. Deviation 12 seeks relief from LDC Section 3-418(d)(3), landscape buffers, which requires a fifteen (15) foot Type "D" landscape buffer for commercial to right-of-way, to allow a ten (10) foot Type "D" buffer where the public accessible boat ramp and parking abut Coconut Road.

Justification: The deviation is needed to support the proposed design for public access to the Estero Bay, including boat launch, accessway, and parking spaces for boats and cars and applies to the CPD portion of the project only. A ten (10) foot wide Type "D" buffer is proposed adjacent to the public boat ramp area (CPD) to maximize land available for public parking and access. The Applicant has proposed to provide upsized plantings in accordance with LDC Section 3-422(c)(2). Specifically, the trees will be planted at sixteen (16) feet in height versus ten (10) feet, and the required hedge row will be planted at a minimum of thirty-six (36) inches, instead of twenty-four (24) inches. The deviation will benefit the public by maximizing the land area within the property to provide the proposed civic amenities. Therefore, the City Staff has no objections to the Applicant's deviation request and justification and recommends **APPROVAL** of the deviation request.

13. Deviation 13 seeks relief from LDC Section 3-417(b)(1)a, indigenous vegetation, which requires large developments to provide 50% of their open space requirements through on-site preservation of existing native vegetative communities, thus requiring Bayview on Estero Bay to provide 5.90 acres of indigenous preservation, to allow the project to satisfy this requirement by providing 4.13 acres of on-site indigenous vegetation.

Justification: The revised and expanded Planned Development is requesting a deviation from the LDC Section that implements Policy 7.2.2 regarding indigenous vegetation preservation due to the current state of the indigenous vegetation and the proposed uses. The majority of the indigenous vegetation is highly impacted by exotic vegetation and previous land uses on the property. The applicant would provide 1.76 acres less than typically required.

SUBJECT PROPERTY:

The Applicant indicates the STRAP numbers are: 074725B2000030060, 074725B200003011A, 074725B2000030350, 074725B2000030000, 074725B2000030170, 074725B2000030190, 074725B2000030320, 074725B2000030080, 074725B2000030120, 074725B2000030150, 074725B2000050000, 074725B2000030310, 074725B2000030340, 074725B2000030280, 074725B2000030030, 074725B2000030100, 074725B2000030270, 074725B200003014B, 074725B2000030010, 074725B200003003A, 074725B2000030110, 074725B200006001A, 074725B2000030240, 074725B2000030230, 074725B200003014C, 074725B2000030390, 074725B2000020000, 074725B2000030050, 074725B2000030140, 074725B2000030200, 074725B2000030160, 074725B2000030220, 074725B2000030260, 074725B2000030130, 074725B2000030070, 074725B2000060010, 074725B2000030090, 074725B2000060000, 074725B2000030250, 074725B2000030380, 074725B200003014A, 074725B2000030360, 074725B2000030330, 074725B2000030040, 074725B200006001C, 074725B2000030210, 074725B2000030290, 074725B2000030400, 074725B2000030370, 074725B200003011B, 074725B2000030300, 074725B2000030020, 074725B2000030410, and 074725B2000030180.

EXHIBITS:

- A. Legal Description and Sketch of the Subject Property stamped November 8, 2018
- B. Master Concept Plan stamped received August 31, 2020
- C. Schedule of Uses

ATTACHMENTS:

- A. Staff Informational Analysis
 - i. Background and Informational Analysis
 - ii. Annexation Agreement
- B. Applicant's Informational Analysis
 - i. Application and Density Calculations
 - ii. Topographic Elevation Data Map
 - iii. Comprehensive Plan and LDC Consistency Narrative
 - iv. Project Request Narrative
 - v. Schedule of Deviations
 - vi. Public Transit Map
 - vii. Traffic Impact Analysis
 - viii. Environmental Analysis
 - ix. Stormwater Management Narrative
 - x. Cultural Resource and Historic Analysis
 - xi. Line of Sight Exhibits
 - xii. Existing Land Use, Zoning, and Aerial Maps
 - xiii. Current Zoning, Zoning Ordinance 14-03
 - xiv. Bayview II CPD, Lee County Zoning Resolution No. 19-024
 - xv. Pre-filing and Post-sufficiency Neighborhood Meeting Information
 - xvi. ECCL and PLCA documentation

PROPERTY DESCRIPTION

PARCELS 1-2

1. LOT OF LAND IN THE NORTH PART OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 25 EAST, COUNTY OF POLK, FLORIDA, ACCORDING TO...

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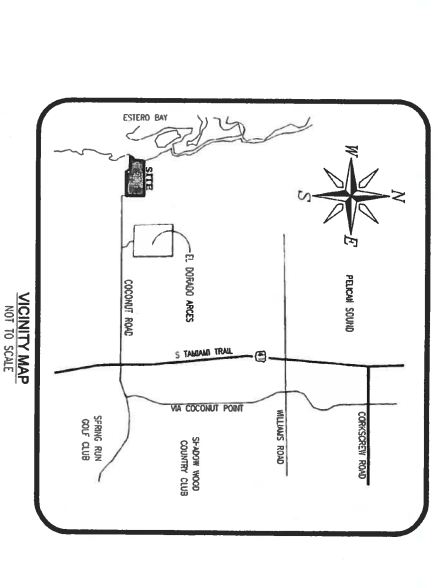
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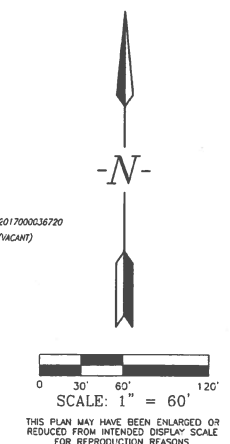
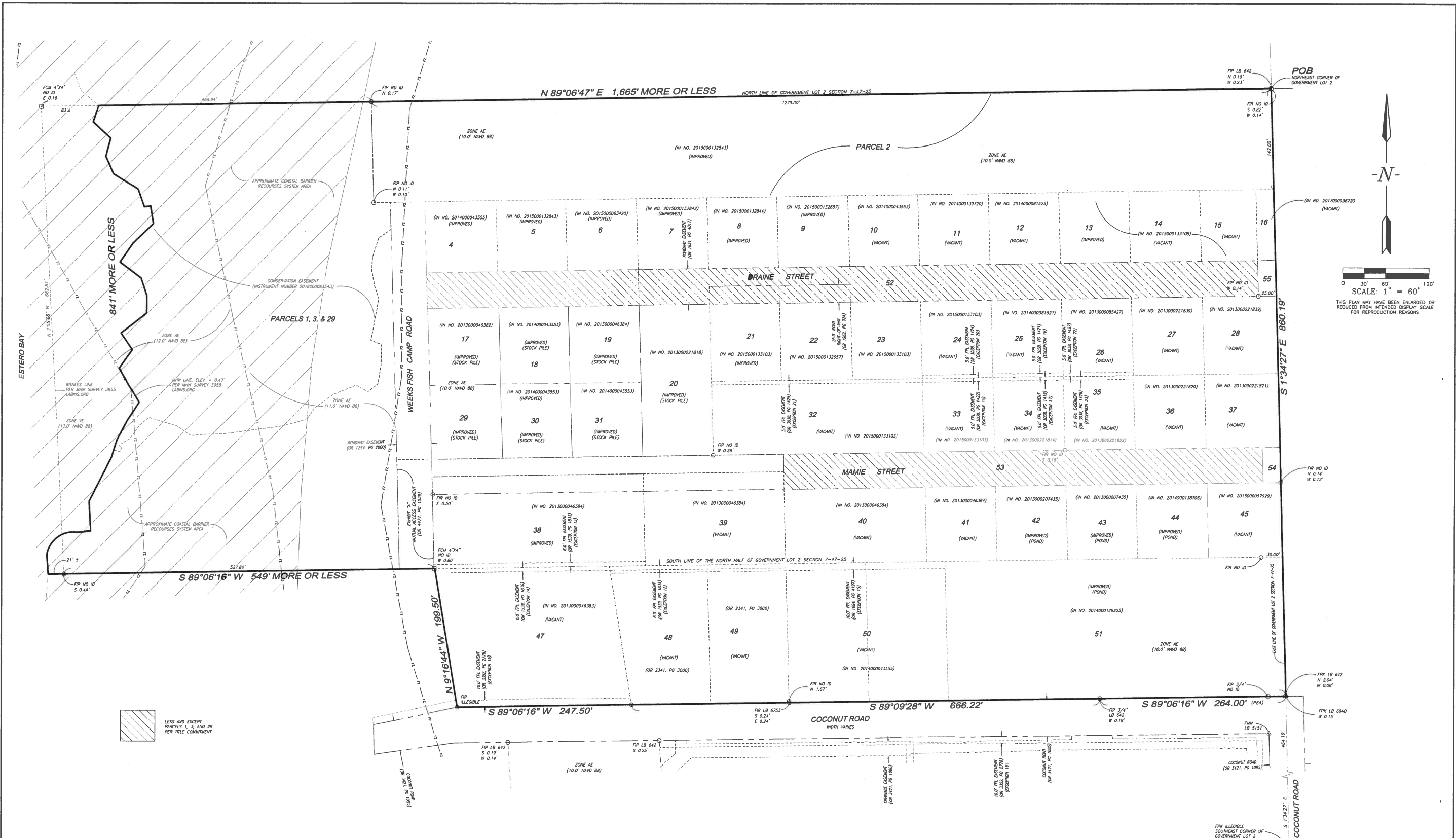


SCHEDULE B-11 EXCEPTIONS
CROSSING UNDER BY THE RIGHT OF WAY OWNER...

- List of schedule B-11 exceptions including easements, encroachments, and property descriptions for various parcels.

PROPERTY DESCRIPTION
1. LOT OF LAND IN THE NORTH PART OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 25 EAST, COUNTY OF POLK, FLORIDA, ACCORDING TO...

Grady Minor Land Surveyors & Planners
Civil Engineers Land Surveyors Planners Landscape Architects
3800 Via Del Rio, Bonita Springs, Florida 34134



LEGEND

POB POINT OF BEGINNING	(C) CALCULATED	ELEV ELEVATION	MB METER	UT UTILITY
FO FOUND	SD SLOPE	HW HATCH	TR TELEPHONE	TR TELEPHONE
IR IRON	OB OBJECT	AW AIR	RS RESERVOIR	TR TELEPHONE
SR SET	OR OFFICIAL RECORDS BOOK	AVC AIR CONDITIONING UNIT/PROP	WV WATER	TR TELEPHONE
PC PROFESSIONAL SURVEYOR AND MAPPER	PSM PROFESSIONAL SURVEYOR AND MAPPER	CNC CONCRETE	WM WATER METER	TR TELEPHONE
LD LINED BUSINESS	LD LINED BUSINESS	CP CORRUGATED METAL PIPE	WF WATER FLOW PREVENTOR	TR TELEPHONE
CM CONCRETE MASONRY	CM CONCRETE MASONRY	CP CORRUGATED PLASTIC PIPE	WF WATER FLOW PREVENTOR	TR TELEPHONE
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REVISION: ADDED LABELS FOR PARCELS 54 AND 55 4-17-18
 REVISION: REVISED PER CLIENT COMMENTS 4-3-18
 REVISION: ADDED RECORDED CONSERVATION EASEMENT 3-21-18
 REVISION: REVISED PER UPDATED TITLE COMMITMENT 1-25-18

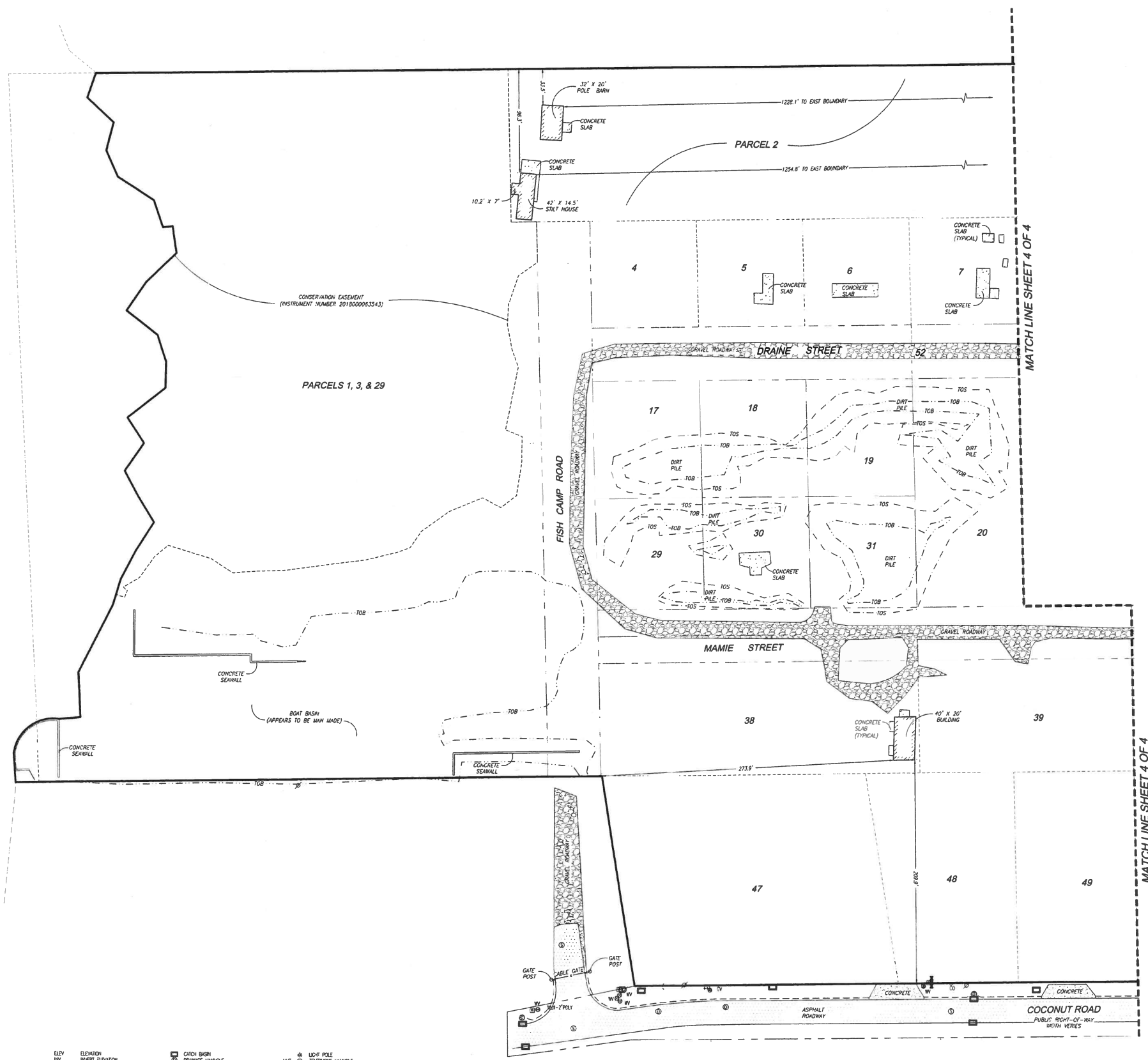
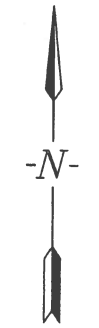
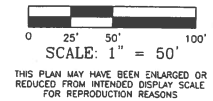
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 Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

DRAWN BY:	KJG
CHECKED BY:	DLS
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DATE:	17 AUGUST 2017
FILE:	115-ALTA-4-3-18.DWG
SHEET:	2 of 4

ALTA / NSPS LAND TITLE SURVEY
WEEKS FISH CAMP
BOUNDARY AND EASEMENTS
A PARCEL OF LAND
 LYING IN
SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT COMPLETE WITHOUT SHEETS 1 - 4 OF 4



LEGEND

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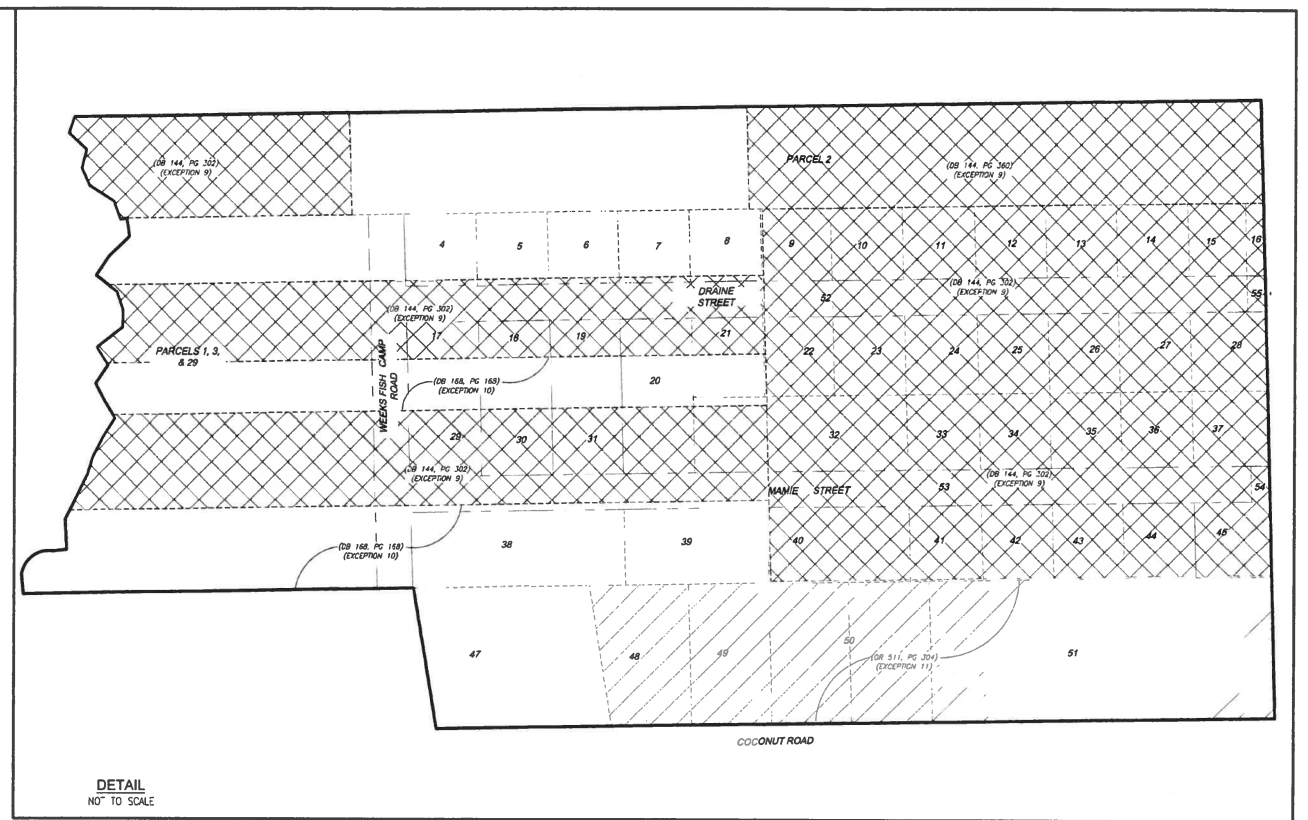
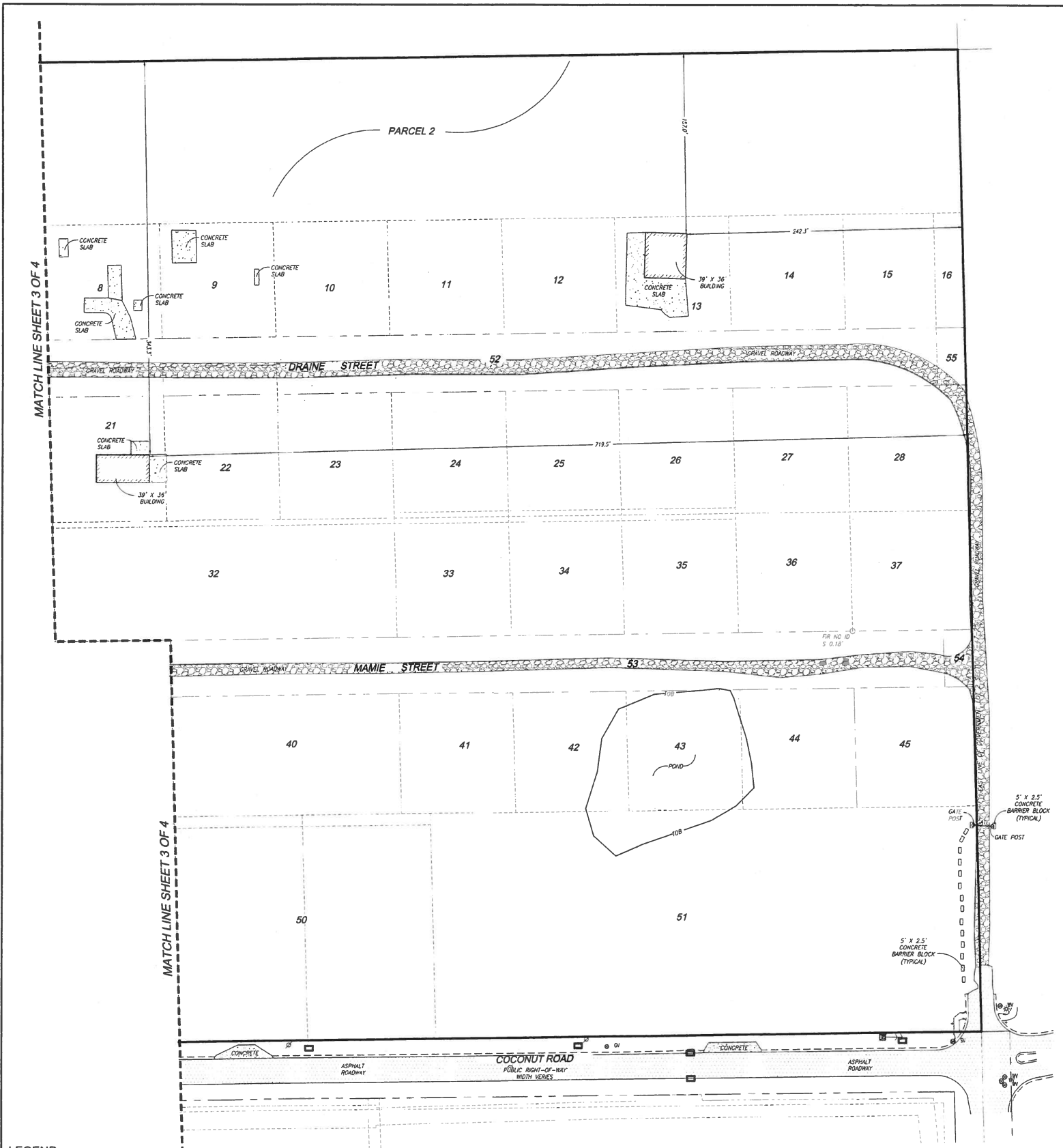
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DATE: 18 AUGUST 2017
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SHEET: 3 of 4

ALTA / NSPS LAND TITLE SURVEY
WEEKS FISH CAMP IMPROVEMENTS
A PARCEL OF LAND LYING IN
SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT COMPLETE WITHOUT SHEETS 1 - 4 OF 4

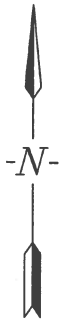
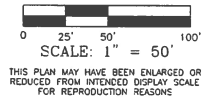
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 REVISION: REVISED PER UPDATED TITLE COMMITMENT 1-25-18

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NOTES:

- 1. BOUNDARIES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1980 ADJUSTMENT AND REFER TO THE EAST LINE OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S 134°27' E.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: WFC, REGION 2 AND A COMMITMENT DATE OF DECEMBER 14, 2017 AT 8:00 AM. MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION THAT RANGES FROM 10.0' TO 12.0' (NAD 83) AND ZONE VE HAVING A BASE FLOOD ELEVATION OF 13.0' (NAD 83). PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0589 1, DATED 28 AUGUST 2008, FLOOD LINES SHOWN HEREON WERE SCALED FROM THE REFERENCED FIRM MAP AT A SCALE OF 1" = 500'.
4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO LOCATE THEM ON THIS MAP.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
8. THIS SURVEY IS VOID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAY BE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
11. DEED INFORMATION SHOWN HEREON TAKEN FROM LEE COUNTY PROPERTY APPRAISER WEBSITE AS OF 18 JULY 2017.



LEGEND table with symbols for various survey features like points of commencement, iron rods, monuments, and utility lines.

LEGEND table with symbols for various survey features like calculated points, bearings, distances, and elevations.

GradyMinor logo and contact information: Civil Engineers • Land Surveyors • Planners • Landscape Architects. Cert. of Auth. FB 0005151, Cert. of Auth. LB 0005151. Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

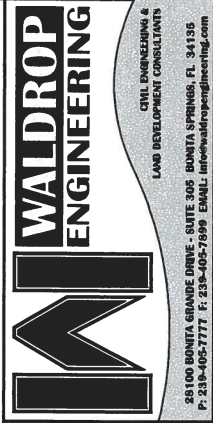
Q. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134 Business LC 26000266

Revision and drawing information table with columns for revision number, description, date, and sheet number.

ALTA / NSPS LAND TITLE SURVEY WEEKS FISH CAMP IMPROVEMENTS A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

NOT COMPLETE WITHOUT SHEETS 1 - 4 OF 4

RECEIVED
CITY OF BONITA SPRINGS
AUG 31 2020
COMMUNITY DEVELOPMENT
DEPARTMENT



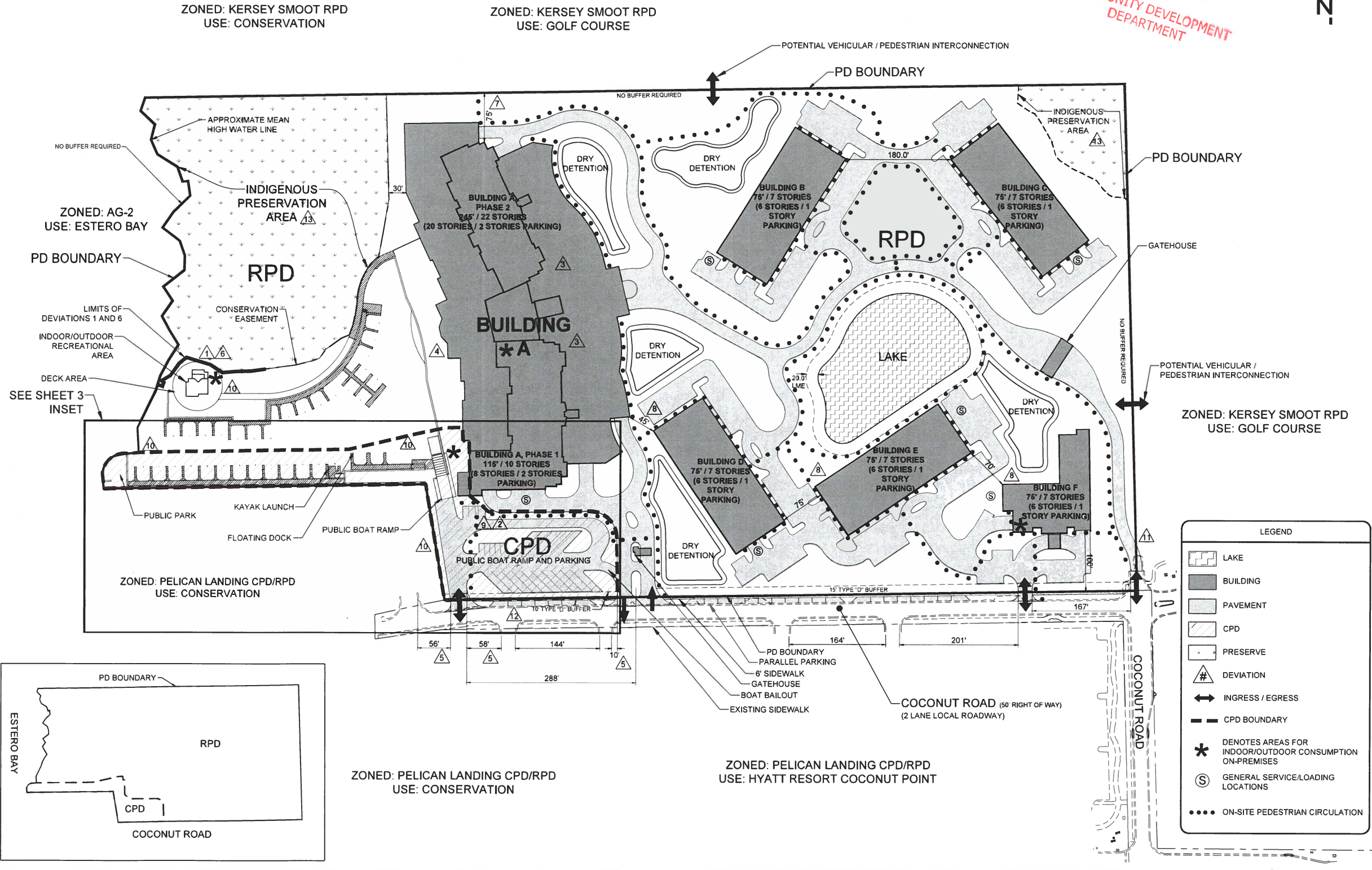
BAYVIEW ON ESTERO BAY
RPD/CPD
CLIENT: LB ESTERO BAY INVESTMENTS, LLC
SHEET 1 OF 3
MASTER CONCEPT PLAN

PLAN REVISIONS

REV 01	10/15/19	REVISED PER CITY COMMENTS
REV 02	11/15/19	REVISED PER CITY COMMENTS
REV 03	03/12/20	REVISED PER CITY COMMENTS

SCALE IN FEET
0 40 80 120

SET NUMBER: 704-001-E01
SHEET: 1 OF 3



LEGEND

[Symbol]	LAKE
[Symbol]	BUILDING
[Symbol]	PAVEMENT
[Symbol]	CPD
[Symbol]	PRESERVE
[Symbol]	DEVIATION
[Symbol]	INGRESS / EGRESS
[Symbol]	CPD BOUNDARY
[Symbol]	DENOTES AREAS FOR INDOOR/OUTDOOR CONSUMPTION ON-PREMISES
[Symbol]	GENERAL SERVICE/LOADING LOCATIONS
[Symbol]	ON-SITE PEDESTRIAN CIRCULATION

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SITE SUMMARY:
 EXISTING PLAN DESIGNATION: COCONUT VILLAGE
 EXISTING ZONING DESIGNATION: CPD, RPD, MHPD, AND AG-2
 EXISTING LAND USE: VACANT
 PROPOSED ZONING DESIGNATION:
 RESIDENTIAL PLANNED DEVELOPMENT (RPD) AND
 COMMERCIAL PLANNED DEVELOPMENT (CPD)


GROSS AREA: 30.51± ACRES

MAXIMUM DEVELOPMENT POTENTIAL:

OPTION 1:
 300 CONTINUING CARE FACILITY - INDEPENDENT LIVING FACILITY UNITS (ILF)
 75 ASSISTED LIVING FACILITY (ALF) BEDS
 72 WET BOAT SLIPS & 25 DRY BOAT SLIPS (15 ON-SITE AND 10 OFF-SITE DRY SLIPS)
 1 PUBLIC BOAT RAMP
 OR
 OPTION 2:
 300 MULTI-FAMILY DWELLING UNITS
 72 WET BOAT SLIPS & 25 DRY BOAT SLIPS (15 ON-SITE AND 10 OFF-SITE DRY SLIPS)
 1 PUBLIC BOAT RAMP

SITE DATA TABLE:

RPD AREA: 28.45 ACRES
 CPD AREA: 2.06 ACRES
 OPEN SPACE:
 RPD AREA: 11.38± ACRES (28.45 ACRES X 0.40)
 CPD AREA: 0.41± ACRES (2.06 ACRES X 0.20)
 TOTAL REQUIRED: 11.79 ACRES
 TOTAL PROVIDED: 11.79 ACRES
 INDIGENOUS PRESERVE:
 TOTAL REQUIRED: 5.89± ACRES (11.79± ACRES X 0.50)
 TOTAL PROVIDED: 4.13± ACRES

INDIGENOUS PRESERVE 	
INDIGENOUS PRESERVE	TOTAL
3.51 AC (WETLANDS)	3.51 AC
0.63 AC (EXOTIC WETLAND HARDWOODS)	0.63 AC
TOTAL REQUIRED	5.89 AC
TOTAL PROVIDED	4.13 AC


DEVIATIONS

- FROM LDC SECTION 3-417(6), SETBACKS
- FROM LDC SECTION 3-418(D)(7), BUFFERING ADJACENT PROPERTY
- FROM LDC SECTION 4-1732(4)(N)1. AND 2., REQUIRED PARKING
- FROM LDC SECTION 4-303(A)(2), DURATION OF RIGHTS CONFERRED BY ADOPTED MASTER CONCEPT PLAN
- FROM LDC SECTION 3-291(A)(1), CONNECTION SEPARATION
- FROM LDC SECTION 3-417(B)(1)A., WETLAND HABITABLE STRUCTURE SETBACK
- FROM LDC SECTION 4-741(B), DEVELOPMENT PERIMETER SETBACK
- FROM LDC SECTION 4-741(D)(4), MINIMUM SEPARATION OF BUILDINGS
- FROM LDC SECTION 4-1723, OFF-SITE PARKING
- FROM LDC SECTION 7-381(4), MULTI-SLIP DOCKING SETBACKS FROM SIDE LOT LINES
- FROM LDC SECTION 4-741(B)(2), PARKING AND INTERNAL ROADS SETBACK FROM DEVELOPMENT PERIMETER
- FROM LDC SECTION 3-418(D)(3), LANDSCAPE BUFFERS
- FROM LDC SECTION 3-417(B)(1)A, INDIGENOUS VEGETATION

NOTES:

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES EXCEPT WHERE A DEVIATION HAS BEEN APPROVED.
- ALL ACREAGES AND CPD/RPD TRACT LINES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O., OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC). THE MINIMUM REQUIRED OPEN SPACE WILL BE MET WITHIN BOTH TRACTS PER THE LDC BASED UPON THE FINAL ACREAGE OF THE RPD AND CPD AREAS.
- PEDESTRIAN FACILITIES ON-SITE ARE SUBJECT TO FINAL PLACEMENT OF BUILDINGS.
- FINAL JURISDICTIONAL DETERMINATION (JD) FOR INDIGENOUS PRESERVE AREA IN THE NORTHEAST CORNER SHALL BE DETERMINED AT THE TIME OF D.O. PERMITTING.
- SERVICE AND LOADING AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF D.O. PERMITTING.

DEVELOPMENT REGULATIONS (RPD)

MINIMUM LOT AREA: N.A.
 MINIMUM LOT WIDTH: N.A.
 MINIMUM LOT DEPTH: N.A.
 MINIMUM SETBACKS:
 PRINCIPAL STRUCTURE:
 PD PERIMETER: 
 BUILDINGS 75' ABOVE FEMA + 1' OR LESS IN HEIGHT: PER LDC.
 BUILDINGS 75' ABOVE FEMA + 1' OR GREATER IN HEIGHT: 75 FEET
 INTERNAL CPD/RPD BOUNDARY: 0 FEET

ACCESSORY STRUCTURES: **INCLUDES COVERED PARKING AND PARKING DECK LEVELS

PD PERIMETER: 15 FEET
 INTERNAL CPD/RPD BOUNDARY: 0 FEET
 INTERNAL RPD/RPD BOUNDARY: 0 FEET

MINIMUM BUILDING SEPARATION: 

PRINCIPAL STRUCTURES: 60 FEET
 PRINCIPAL TO ACCESSORY: 0 FEET**
 COVERED PARKING ATTACHED TO PRINCIPAL BUILDING: 0 FEET**
 COVERED PARKING TO COVERED PARKING: 20 FEET**
 **COVERED PARKING INCLUDES PARKING DECK LEVELS EXTENDING FROM PRINCIPALS STRUCTURES

MAXIMUM LOT COVERAGE: 60 PERCENT

MAXIMUM BUILDING HEIGHT:

BUILDING A, PHASE 2: 245 FEET (22 STORIES)
 BUILDING A, PHASE 1: 115 FEET (10 STORIES)
 BUILDINGS B-E: 75 FEET (7 STORIES)
 BUILDING F: 75 FEET (7 STORIES)

INDIGENOUS VEGETATION SETBACK: 15 FEET  

DEVELOPMENT REGULATIONS (CPD)

MINIMUM LOT AREA: 10,000 SQUARE FEET
 MINIMUM LOT WIDTH: N.A.
 MINIMUM LOT DEPTH: N.A.
 MINIMUM SETBACKS:
 PRINCIPAL STRUCTURES - PD PERIMETER: 15 FEET
 ACCESSORY STRUCTURES - PD PERIMETER: 0 FEET
 INTERNAL CPD/RPD BOUNDARY: 0 FEET

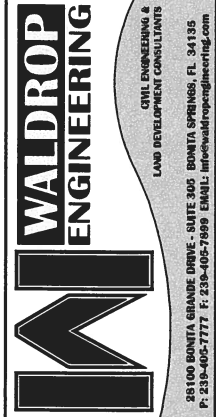
MINIMUM BUILDING SEPARATION:

PRINCIPAL STRUCTURES: 20 FEET
 PRINCIPAL TO ACCESSORY: 0 FEET

MAXIMUM LOT COVERAGE: 50%

MAXIMUM BUILDING HEIGHT: 45 FEET

INDIGENOUS VEGETATION SETBACK: 30 FEET



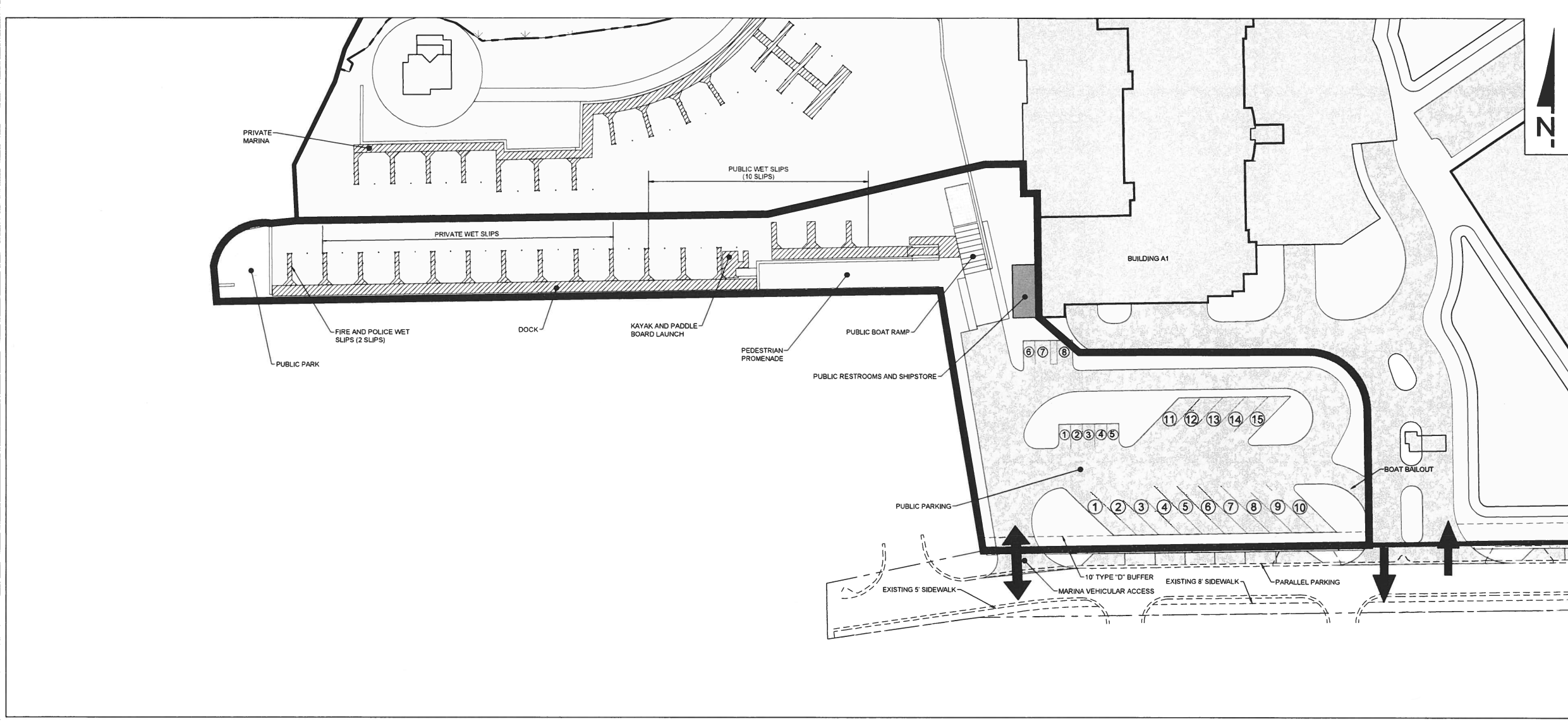
CIVIL ENGINEERING &
 LAND DEVELOPMENT CONSULTANTS
 28160 BOYNTON GRANDE DRIVE - SUITE 300 BOYNTON SPRINGS, FL 34135
 P: 239-495-7777 F: 239-495-7959 EMAIL: info@waldropengineering.com

BAYVIEW ON ESTERO BAY
RPD/CPD
 CLIENT: LB ESTERO BAY INVESTMENTS, LLC
 SHEET 2 OF 3
 MASTER CONCEPT PLAN

PLAN REVISIONS	REVISION/COMMENT	DATE	BY	CHKD

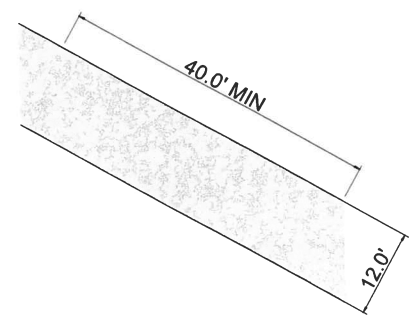
NOT TO SCALE
 SET NUMBER: 704-001-E01
 SHEET: 2 OF 3

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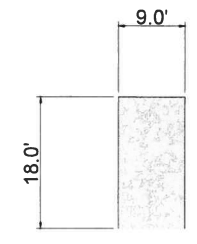


CPD INSET

PARKING SPACES	
TYPE	NO. OF SPACES
BOAT TRAILER	15
STANDARD	7
HANDICAPPED	1
TOTAL SPACES	23



BOAT TRAILER SLIP SPACE (TYP)



STANDARD PARKING (TYP)

WALDRUP ENGINEERING

W

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
 98100 MONTE GRANDE DRIVE, SUITE 500, MONTE SPRINGS, FL 34136
 P: 238-495-7777 F: 238-495-7999 EMAIL: info@waldrupengineering.com

BAYVIEW ON ESTERO BAY
RPD/CPD
 CLIENT: LB ESTERO BAY INVESTMENTS, LLC
 SHEET 3 OF 3
 MASTER CONCEPT PLAN

PLAN REVISIONS	REVISED PER CITY COMMENTS	DATE	BY

SCALE IN FEET
 0 15 30 60
 SET NUMBER 704-001-E01
 SHEET 3 OF 3

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Bayview on Estero Bay RPD/CPD

**Exhibit IV-G
Schedule of Uses**

REVISED DECEMBER 2019



MAXIMUM DEVELOPMENT

The Planned Development is approved for a maximum of the following:

OPTION 1 (CONTINUING CARE FACILITIES OPTION):

- *A Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units calculated at a density of 2 ILF units: 1 residential dwelling unit per 4-1183(c);
- 75 Assisted Living Facility (ALF) at a density of 4 ALF beds: 1 residential dwelling unit per 4-1283(a)(1); and
- 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD)
- 1 public boat ramp

OR

OPTION 2 (MULTI-FAMILY OPTION):

- 300 multi-family dwelling units; and
- 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD)
- 1 public boat ramp

RPD

Accessory uses and structures, residential

Administrative offices

Assisted Living Facility (ALF)

ALF/CCF Accessory uses and structures, ALF/CCF including but not limited to: small-scale retail and personal services for use by residents such as ATM's, auditoriums, banking, barber and/or beauty shop, spa services, laundry and/or dry cleaning (Group I and II), medical offices, pharmacy, postal services, rehabilitation facilities, sundries, other community recreational facilities and similar uses)

Continuing Care Facility (CCF)

Clubs, country, private and fraternal

Accessory uses, including but not limited to:

- ATM
- Bait and tackle shop
- Boat dock
- Boat ramp
- Consumption on premises, including outdoor seating
- Day care center, adult and child
- Food and beverage service
- Locker rooms

- Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
- Rental or leasing establishments, Group I only
- Restaurants Groups I, II and III with consumption on premises and outdoor seating
- Specialty retail shop, Groups I and II
- Swimming pools
- Sports courts
- Communication facilities, wireless
- Community gardens
- Cultural facilities
- Dwelling units:
 - Multi-family Building
- Entrance gates and gatehouse
- Essential services
- Essential services facilities, Group I
- Excavation, water retention
- Fences, walls
- Health Care Facilities, Groups I, II and III
- Home occupations in accordance with LDC Chapter 4
- Independent Living Units (ILF)
- Models, display center, model unit limited to residential uses within the PD
- Multi-Slip Docking Facility
- Parks, public and private
- Parks, Groups I and II excluding fishing piers
- Parking lot, accessory, commercial, garage, temporary
- Real estate sales office
- Recreational facilities, commercial Group III, outdoor cultural, passive and active recreational (private on-site) and educational activities only
- Signs in accordance with Chapter 6
- Storage, indoor, accessory only
- Temporary uses in accordance with Chapter 4
- Transportation services, Group I and II

CPD

- Accessory uses and structures
- Administrative offices
- ATM
- Boat parts store
- Boat rental and leasing establishments, Group I
- Club, private
 - Accessory uses, including but not limited to:
 - Bait and tackle shop
 - Boat dock
 - Consumption on premises, including outdoor seating
 - Food and beverage service
 - Locker rooms
 - Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
 - Rental or leasing establishments, Group I only

Restaurants Groups I, II and III with consumption on premises and outdoor seating
and accessory to private club only
Specialty retail shop, Groups I and II
Swimming pools
Sports courts
Excavation, water retention
Fences, walls
Marina
Marina, accessory uses, excluding fueling facilities
Multi-slip docking facility
Parking lot, accessory
Parks, Groups I and II (excluding fishing piers)
Recreation Facilities, Commercial Group III, outdoor cultural, passive and active recreational and
educational activities only
Signs in accordance with Chapter 6
Transportation services, Groups I and II

ATTACHMENT “A”

BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The purpose and intent of the various planned development districts is to further implement the goals, objectives, and policies of the Bonita Springs Comprehensive Plan (Bonita Plan) by providing some degree of flexibility in planning and designing developments as defined in [Land Development Code \(LDC\) 4-200\(2\)](#). The standard of review conducted by the City Staff and other review agencies provides the basis for the City Staff’s recommendation on this rezoning request as outlined in [LDC 4-131\(d\)\(3\)](#) and [LDC 4-299\(a\)\(2\) and \(4\)](#). This recommendation is then presented to the City Council which has the final-decision making authority.

This request is to rezone the subject property into a Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow for a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and a seventy (75) -bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND seventy-two (72) wet boat slips, twenty-five (25) dry boat slips (15 on-site and 10 off-site in the Bayview II CPD), and one (1) public boat ramp.

Master Concept Plan

The rezoning request includes a three (3) page Master Concept Plan (Exhibit “B”), that depicts the proposed Master Concept Plan; Site Summary, Open Space calculations, Deviations, Notes, and Development Regulations; and CPD Inset for the public access portion of the marina. Sheet 1 depicts the Indigenous Preservation Areas, the Residential (RPD) areas, and the Public Access Marina (inclusive of the boat ramp, boat-trailer parking, and standard parking spaces). Sheet 2 includes the project land use breakdown, project density and intensity, open space calculations, deviations, notes, and development regulations. Sheet 3 is the CPD Inset, which provides additional detail and scale for the public access portion of the marina.

Sheet 1 of the Master Concept Plan is bifurcated into an RPD and CPD. The RPD area includes portions of the marina for private access, five (5) residential buildings (CCF and multi-family), one (1) building for Assisted Living Facility use, a series of wet and dry retention areas for stormwater management, a vehicular and pedestrian circulation system, and two (2) areas for on-site preservation. The tallest elements of the proposed project are located in two (2) tower elements on one (1) building pedestal: A1 is proposed at 115 feet/10 stories (8 stories/2 stories of parking) and A2 at 245 feet/22 stories (20 stories/2 stories of parking). The remaining residential buildings are proposed at 75 feet/7 stories (6 stories/1 story of parking)The RPD portion of the proposed project will be gated and separated from the public access portion of the site; however, interconnectivity to the Pelican Landing RPD/CPD F1 parcel (f/k/a Raptor Bay) is anticipated.

The CPD portion of the site is designed for public access with the following amenities: boat ramp, kayak launch, a passive park, ship store, indoor restroom facilities, ten (10) public boat slips, fifteen (15) boat trailer spaces, eight (8) parking spaces (including one disabled parking space), and an opportunity for twenty-six (26) additional on-street parallel parking spaces along the north side of Coconut Road. The Applicant also intends to provide additional boat trailer and standard parking space at the commercial parking lot in the Bayview II CPD located at 4798 Coconut Road. The Applicant, and its successors or assigns, will dedicate the CPD area to the City for public use in perpetuity.

The Schedule of Uses included in Exhibit “C” identify the specific uses for both the Residential and Commercial areas of the proposed project. The property development regulations are included on Sheet 2 of Exhibit “B” and further determine how these uses may develop under this Master Concept Plan.

Surrounding Land Use

The area is surrounded by conservation, hospitality, and recreational uses. Directly to the north are conservation and recreational uses within the Raptor Bay Golf Club and Hyatt Plantation resort and timeshare area. The mangroves and golf course are a part of the timeshare property, which is zoned Residential Planned Development (RPD). Directly to the east is Coconut Resort Drive (50-foot private driveway easement), and the entrance to the Raptor Bay Golf Club and Hyatt Plantation resort and timeshare area. Directly to the south is Coconut Road, a two-lane County collector roadway and a portion of the PLCA Marina parcel. This portion of the Marina parcel that directly abuts the proposed project is a roadway and mangrove area protected by a conservation easement. South of Coconut Road is the Hyatt Regency at Coconut Point, a hotel and conference/event facility. This northernmost section of the Hyatt’s facility encompasses an outdoor recreational area (swimming pool and lazy river), parking garage, loading/unloading area, waste management, and other service function areas. Directly to the west is a portion of the PLCA Marina parcel and Estero Bay. This portion of the Marina parcel also directly abuts a mangrove area protected by a conservation easement. The Applicant is in the process of modifying existing permits with FDEP and ACOE and states that the proposed project will improve the water quality in this area above current conditions.

The surrounding properties have the following attributes:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Kersey Smoot RPD and Pelican Landing RPD/CPD, Pelican Landing Golf Resort	Lee County Wetlands and Lee County Outlying Suburban
East: Kersey Smoot RPD and Pelican Landing RPD/CPD, Pelican Landing Golf Resort	Lee County Outlying Suburban
South: Pelican Landing RPD/CPD, Pelican Landing Community Association Marina and the Hyatt Regency Coconut Point Resort and Spa	Lee County Wetlands and Lee County Outlying Suburban
West: Estero Bay	N/A

Environmental Considerations

Wetlands and the Boat Basin

The previously issued Florida Department of Environmental Protection (FDEP) and Army Corps of Engineers (ACOE) permits focused on the number of boat slips, dredging depths, mangrove removal, turbidity control during construction, marina flushing after the marina is built, and an Operation and Maintenance Plan. The Applicant is in the process of obtaining modifications to these permits to expand the basin and boat trailer parking area. The previously specified controls are still likely to be required by each permit as applicable. Fueling services are no longer being offered at the marina. The Applicant is requesting to dredge the entire marina bottom to -4' mean low water (MLW). The previous permit specified depth to -3' MLW for all but twenty-seven (27) slips that would have been dredged to -4' MLW to allow the boats to raise and lower from the lifts without causing turbidity in the water column.

An additional area (0.09 acres) of the mangrove Conservation Easement will be removed and the Applicant has proposed to add 0.10 acres of mangrove swamp and wetlands along the northeastern border of the Conservation Easement. The removal and mitigation of the mangroves will be reviewed by FDEP and ACOE. The onsite mangroves extend and are connected to offsite mangroves to the north, which are also under a Conservation Easement. A 0.62-acre freshwater wetland area is located in the northeastern portion of the proposed project and will be preserved and restored.

Listed Species

Listed species that may occur in a marina basin include marine sea turtles, manatees, and small toothed sawfish. To analyze a marina request, the Conservation/Coastal Management Element Policy 7.7.9 of the Bonita Plan states: "The City shall utilize the Boat Facility Siting Plan for Lee County to review proposed marina and other boat facility permitting requests." The application was found to be consistent with this policy. Consistency also includes analysis of the Lee County Manatee Protection Plan, which was reviewed and approved by Lee County. The Lee County Manatee Protection Plan scrutinizes such aspects but not limited to the location of the site, number of wet/dry slips, and trailer parking.

In accordance with the requirements of the Lee County Manatee Protection Plan, information signs about manatees will be posted at the marina for boaters to read. Marine sea turtles and small toothed sawfish are expected to avoid the boat basin due to the noise and vibrations from boating activity within the basin.

Since the permits for the 150 dry slips have expired, a new Manatee Consistency Plan review is required for five (5) additional boat trailer parking spaces which count as dry slips. All other slips were accounted for in the agency permits for the marina.

The mangrove preserve area on the north side of the proposed project will be placed under a preserve management plan to help protect the area from exotic plant invasions, garbage and trash, etc. Listed species such as bromeliads, orchids, and small toothed sawfish are expected to utilize this area. No listed species likely to occur in the remaining upland and freshwater wetland portion of the site were found, presumably due to the disturbed nature of the site.

Water Quality & Best Management Practices

Conservation/Coastal Management Element Water Quality Objectives and Policies, 16.1 through 16.2.3 of the Bonita Plan, are geared towards surface water, storm water, groundwater, level of service, and infrastructure. These Policies require that these items be regulated and infrastructure be in place as development occurs. The proposed project will adhere to these Policies as permits are obtained.

Best Management Practices, Conservation/Coastal Management Element Objective 9.3 and Policies 9.3.1 through 9.3.3 of the Bonita Plan, address stormwater treatment. Per these Policies, the marine facility will also have a traditional stormwater treatment system to capture runoff from the impervious areas, retain the water, treat it through the use of swales and wet and dry detention areas, and release it. Per Conservation/Coastal Management Element Policy 9.3.3, water quality treatment will be 50% more due to the discharge into an aquatic preserve. The marina will have additional best management policies per its FDEP and ACOE permits that include very specific turbidity controls during construction with sampling every four (4) hours for turbidity.

The Applicant has proposed a very specific plan to address the common water quality problems that arise from marinas, boat basins, and dead-end canals due to lack of flushing. To enhance and maintain flushing of the boat basin and to accommodate the upland development plans for the property, the Applicant proposes to create a tidal connection between the basin and the Conservation Easement by expanding the basin to the north and eliminating a small tidal wetland and associated box culvert. To accomplish this connection, the disturbed area within the Conservation Easement will be graded to match the existing elevation.

By expanding the size of the basin and establishing a tidal connection through the mangroves, flushing of the basin can be improved over the previous permitted tidal wetland. To demonstrate the improved flushing the Applicant employed two (2) methods to predict the rate of flushing, one for ebb tide release based on the measured ebb current velocities in the basin and bay, and one for flood tide release based on salinity density currents. The calculated flushing rate for the ebb tide release was fourteen (14) hours and the flushing rate for flood tide release was sixty-six (66) hours. State regulations for flushing rates require ninety-six (96) hours or less. Live aboards are not permitted. All vessels that moor, dock, or use the marina shall be maintained in a fully operational condition.

Minor in-water repairs and boat maintenance that will not cause water pollutants are allowed. Prohibitions include: marine sewage, hazardous materials, discharges of oils and greases associated with engine and hydraulic repairs, and related metal-based bottom paints associated with hull scraping, cleaning, and painting. Other water quality measures, such as over water fish cleaning stations and in water hull maintenance, are also prohibited.

Archeological

The Applicant hired Archaeological and Historical Conservancy, Inc., to conduct a Cultural Resource Assessment Survey dated August 2017. A previous report was done in 2013. The 2013 analysis found that the site had an overall medium probability for archaeological sites. However, the 2017 report found a low probability due to the site's low elevation. A site search with the Florida Division of Historic Resources determined that no previously recorded cultural resources occur in the project site. The pedestrian survey and shovel tests were all negative.

Five (5) structures were documented on the parcel, three (3) structures remain on the site. In the opinion of the Applicant's consultant, one (1) of the remaining structures is not eligible for listing in the National Register of Historic Places. There was insufficient information to determine the eligibility of the other structures. Through the current FDEP permit modification review, the Florida Division of Historical Resources is recommending that the project area be subjected to supplemental systematic subsurface testing and that the resultant survey report should conform to the provisions of Chapter 1A-46, Florida Administrative Code, and reviewed by their office, along with the original Phase I report and updated documentation for the five (5) historical structures initially recorded.

Stormwater/Drainage

Existing Runoff Characteristics of the Property

The existing property contains a closed marina waterfront and a few vacant residential structures with minimal stormwater management. Currently, existing rainfall runoff sheet flows mostly from east to west with a discharge to the Estero Bay.

Proposed Drainage

The proposed project's onsite surface water management system will generally consist of a series of berms, swales, interconnected dry-detention basins, lakes, and possibly pervious pavers/underground stormwater storage facilities. The proposed project's roadway and drainage infrastructure will capture and route all surface water run-off within the stormwater management boundaries to these facilities, which will be adequately designed to provide the required water quality treatment and attenuation. The surface water management system will manage the on-site design elevations for the minimum roadway and perimeter berms. Minimum crown of roadway/parking elevations will be set to an elevation above the five (5) year, one (1) day peak storm stage or 5.5 feet above mean sea level per the LDC Section 3-324(c), whichever is greater. The proposed project's minimum perimeter berm must be designed to an elevation equal to or greater than the twenty-five (25) year, three (3) day peak storm stage.

To enhance and maintain flushing of the boat basin and accommodate the upland development plans, the design proposes a connection between the basin and the Conservation Easement. This tidal connection will increase the flushing of the boat basin and improve the water quality in this area above the current conditions. The Applicant is in the process of modifying the existing permits with FDEP and ACOE.

At time of local development order, the Applicant shall provide additional engineering detail and an ICPR drainage analysis to demonstrate no adverse offsite stormwater impacts and control of stormwater runoff within the property. The 100-year storm event is the primary storm event used to evaluate the proposed design and the project must be incorporated into the City's updated stormwater ICPR model. Additionally, the City reserves the right to request additional modeling of other storm events upon review of the data. The drainage system shall be designed to meet or exceed the requirements of SFWMD and shall provide for the attenuation/retention of stormwater prior to discharge. Consistent with the Bonita Plan, an additional 50% of water quality volume above SFWMD base requirement must also be provided.

A Lake Management Plan shall be submitted along with the local development order submittal. The Lake Management Plan shall address the use of best management practices (BMPs), erosion control and bank stabilization, and maintenance of the proposed lake.

Traffic

The rezoning request has been reviewed by the City's Community Development, Lee County Department of Transportation (LCDOT), and the Village of Estero. The Village of Estero has received concerns regarding development along Coconut Road and has commissioned several traffic studies, the latest was a supplement to the 2016 Coconut Road Traffic Study. This supplement is a traffic technical memorandum, which analyzed capacity concerns and intersection operations along Coconut Road.

The Applicant's analysis indicates that this rezoning request results in a lower trip generation than the current CPD. The Applicant's analysis indicates that Coconut Road will operate at a Level of Service "E" with this proposed project. It is possible that this proposed project may need to make site-related improvements; however, that analysis will be performed at time of local development order. The City Staff will continue to include the Village of Estero and LCDOT on all future application requests that have the potential to impact Coconut Road.

Comprehensive Plan Considerations

The Applicant has prepared a comprehensive plan consistency analysis as part of this application request (See Attachment "B"). On August 5, 2020, the City Council voted to transmit the Text and Map Amendments to support this rezoning request. This analysis has been updated and modified based on the City Council's direction during the transmittal hearing on the Text and Map Amendments.

Future Land Use Element

Future Land Use Element Goal 1 of the Bonita Plan addresses land use patterns by providing a variety of land uses, encouraging a mixture of uses, and preserving the natural environment and economic vitality of the community with the availability of essential services. The City Council found that the proposed amended Coconut Village Future Land Use category will still encourage the redevelopment of an older marina into current compliance and will still provide public access to the Estero Bay waterfront. The proposed map amendment will encourage redevelopment of the marina with public and private marine uses and non-residential uses, while still preserving environmentally sensitive areas in the Resource Protection category.

The proposed text and map amendments were found consistent with the level of services standards for transportation. The rezoning request has been reviewed by the City's Community Development, Lee County Department of Transportation, and the Village of Estero. The Village of Estero has concerns regarding development along Coconut Road and has commissioned a traffic technical memorandum regarding the capacity and intersection operation along Coconut Road.

Coconut Road will have a Level of Service "E" with this proposed project and will not require capacity improvements. It is possible that this proposed project may need to pay a proportionate share of intersection improvements at time of local development order review. The City Staff will continue to include the Village of Estero and Lee County on these application requests. The request is consistent with **Future Land Use Element Objective 1.11** of the Bonita Plan.

The proposed text and map amendments were found consistent with the level of service standards for potable water, sanitary sewer, solid waste, and stormwater sub-elements of the Bonita Plan. The Applicant has obtained level of service letters from BSU and Lee County Solid Waste stating that service and capacity are available to serve the proposed project and anticipated demand. The Applicant will have to obtain the necessary federal and state permits/modifications from ACOE and FDEP relative to water quality and stormwater management. The request is consistent with **Future Land Use Element Policy 1.11.1.** of the Bonita Plan.

Transportation Element

Transportation Element Policy 1.7.4. of the Bonita Plan states as follows “*The City shall review requests for development orders and building permits for compliance with the Bikeways/Walkways Facilities Plan and the bikeways and pedestrian ways requirements in the Land Development Code.*”

The multimodal features being provided by this application have been designed to allow for multimodal users (vehicles, small private transit, and pedestrians) in, through, and out of the site via a system of internalized infrastructure (pathways). The Applicant shall coordinate with the City and Lee County on required right-of-way improvements for vehicular and pedestrian (sidewalk) improvements. The request as conditioned is **consistent** with Transportation Element **Policy 1.7.4** of the Bonita Plan.

Conservation/Coastal Management Element

Conservation/Coastal Management Element Goal 5: Protection of Life and Property in Coastal High Hazard and Coastal Management Areas. This Goal relates to the protection of life and property in the Coastal High Hazard Area (CHHA) and Coastal Management Area (CMA). The objective and policies for the CHHA were amended in 2017 as a part of the Evaluation and Appraisal Review (EAR). They still require the City to minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the CHHA by limiting new development in that area. Conservation/Coastal Management Element Policy 5.1.1 of the Bonita Plan requires property within the CHHA to meet one (1) of the criteria in accordance with Section 163.3178(8)(a), *Florida Statutes*. The Applicant has provided an analysis for the proposed project stating that it has met this requirement.

The City’s Consultant, as a part of the City’s general comprehensive plan amendment process, has coordinated with representatives of the State Emergency Response Team (SERT), which is the agency responsible for shelter evacuation modeling for Florida. SERT is in the process of updating the model and the Florida Department of Economic Opportunity (FDEO) states that the Applicant must demonstrate consistency with Section 163.3178(8)(a), *Florida Statutes*, at time of local development order.

The City’s LDC also requires an emergency preparedness plan, approved by emergency management, at time of local development order. Additionally, the City’s LDC requires a hurricane shelter and evacuation analysis, which provides an option to provide mitigation to address those impacts, which is consistent with Conservation/Coastal Management Element Policy 5.1.1 of the Bonita Plan.

Conservation/Coastal Management Element Objective 5.2 of the Bonita Plan addresses lands in the CMA, which was adopted in December 2019 as part of the second phase of the State-mandated comprehensive plan amendments. Recognizing that the State mandated a different standard for properties in the CHHA, the public wanted to maintain that same level of protection for properties in that area. Consequently, the City Council adopted the CMA, which includes this property and all annexed lands that had a CHHA designation under Lee County's Comprehensive Plan (Lee Plan). The policies contained in Objective 5.2 prohibit density increases on coastal or barrier islands, limit the type of shoreline protection in V-Zones, encourage the reduction of density for undeveloped lands, limit infill based on surrounding density/intensity, encourage land acquisition for public access, require compliance with the City's Flood Ordinance, and prohibit new mobile home parks. While the proposed project removes non-conforming single-family and mobile homes out of the CMA and replaces them with structures built to current FEMA and Florida Building Code standards, it does place more people at risk in both redevelopment scenarios.

The Applicant's analysis relies on a "net density" approach versus "gross density" for the purposes of meeting the requirements of Conservation/Coastal Management Element Objective 5.2. Policies relative to density are included in the Future Land Use Element and the Definition section of the Bonita Plan. The Bonita Plan recognizes that each future land use category includes a maximum allowable density for residential uses, but the actual allowable density for any given property will be stated in the City's LDC or in the enacting planned development ordinance for planned developments based on factors such as compatibility with surrounding existing land uses and future land use patterns; vehicular access and existing and planned roadway patterns; the availability of public services and facilities; and environmental considerations. The Bonita Plan also recognizes that, while the average density over an area or parcel remains constant, internal variations are allowed.

Conservation/Coastal Management Element Policy 5.2.4 of the Bonita Plan is not meant to address compatibility, but rather to direct higher population concentrations in areas where the flood risk is less from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise. Most of the Applicant's comparisons in their density analysis included the high-rise buildings located within the Pelican Landing DRI and Pelican Landing RPD/CPD. At the transmittal hearing for the companion Text and Map Amendments, the City Council supported the Applicant's "net density" analysis and found the request consistent with Policy 5.2.4.

The public access portion of the project will provide access to the estuary without capital outlay from the City. The waterfront access will provide an opportunity to the citizens and visitors. The public access portion of the site is consistent with Conservation/Coastal Management Element Policy 5 of the Bonita Plan.

The request as legislatively determined by City Council is **consistent with Conservation/Coastal Management Element Goal 5** of the Bonita Plan.

Conservation/Coastal Management Element Goal 4: Coastal Resource Protection of the Bonita Plan states as follows: *"To protect the natural resources of the coastal planning area from damage caused by inappropriate development."*

Conservation/Coastal Management Element Goal 7: Resource Protection of the Bonita Plan states as follows: *"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."*

Conservation/Coastal Management Element Goal 15: Wetlands of the Bonita Plan states as follows: *“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.”*

The mangroves along the bay side of the proposed project will continue to remain within the Resource Protection category consistent with Conservation/Coastal Management Element Goal 4 and Conservation/Coastal Management Element Objective 7.11 Marine Productivity. Protection of the mangroves is also consistent with Conservation/Coastal Management Element Goal 9 Estuarine Water Quality, Conservation/Coastal Management Element Goal 14 Coastal Areas, Conservation/Coastal Management Element Goal 15 Wetlands, and Conservation/Coastal Management Element Goal 18 Fisheries. Work adjacent to the mangroves will be closely reviewed by the permitting agencies. A freshwater wetland in the northeast of the project site will be preserved and restored as well.

Conservation/Coastal Management Element Goal 22: Shoreline Management of the Bonita Plan states as follows: *“To encourage the maintenance and development of water-dependent shoreline uses and to avoid their displacement by non-water-dependent uses.”*

Of note for the Conservation/Coastal Management Element consistency review are the Marina Siting Criteria, Objective 22.3, and Marina Design Criteria, Objective 22.4. Conservation/Coastal Management Element Policy 22.3.4b. of the Bonita Plan states: “Marinas are encouraged in previously disturbed areas and in areas that have historically been used for marina-related activities.” The renovation of the Weeks Fish Camp Marina would be a renovation of an existing facility and is consistent with this Policy.

Extensive research was done in 2014, which determined eighty-two (82) wet slips were located at the former Weeks Fish Camp. The new marina will have seventy-two (72) wet slips and fifteen (15) trailer parking spaces considered as dry slips. For consistency with Conservation/Coastal Management Element Policies 7.7.9 and 22.3.5 of the Bonita Plan, a new Boat Facility Siting Plan review will be needed for the change from ten (10) to fifteen (15) boat trailer parking spaces. Redevelopment of this former marina is consistent with Conservation/Coastal Management Element Objective 22.1 and Conservation/Coastal Management Element Policy 22.1.1 of the Bonita Plan. While the 150 dry-slip storage is no longer proposed as encouraged by Conservation/Coastal Management Element Policy 22.1.3 of the Bonita Plan, the recently approved Text and Map Amendments do not preclude such use. The marina will continue to allow for public use with one (1) boat ramp, ten (10) public boat slips, and fifteen (15) on-site and ten (10) off-site trailer spaces (4798 Coconut Road) as contemplated by Conservation/Coastal Management Element Policy 22.2.2 of the Bonita Plan.

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

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation; and	Yes
The request meets or exceeds performance and location standards set forth for the proposed uses; and	Non-applicable. This is a carry-over provision from Lee County where performance and location standards are evaluated as a part of the Lee Plan.
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan; and	Yes
The request is compatible with existing or planned uses in the surrounding area; and	Yes
Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and	Yes
Will the request adversely affect environmentally critical areas and natural resources; and	No
Public facilities are, or will be, available and adequate to serve the proposed land use; and	Yes
The proposed use or mix of uses is appropriate at the subject location; and	Yes
The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest; and	Yes
The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development; and	Yes

Deviations enhance the achievement of the objectives of the planned development and preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.	Yes
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ANNEXATION AGREEMENT

**Donavan LLC, Estero Bay Marine, LLC and Sugar Mountain
Development, LLC**

THIS ANNEXATION AGREEMENT is between the City of Bonita Springs, a municipal corporation of the State of Florida, hereinafter referred to as the "City", whose address is 9101 Bonita Beach Road, Bonita Springs, Florida, 34135 and Donovan, LLC a Florida limited liability company with an office at 15 Public Square, Suite 210, Wilkes-Barre, Pennsylvania, 18701; Estero Bay Marine, LLC, a Florida limited liability company with an office at 2143 Monastery Circle, Orlando, Florida 32822 and Sugar Mountain Development, LLC a Florida limited liability company, with an office at 381 Bodle Road Wyoming, PA 18644, hereinafter collectively referred to as "Property Owners",.

WITNESSETH:

WHEREAS, the Property Owners are separately developing Lot 2, Section 7, Township 47 South, Range 25 consisting of Thirty and forty-eight hundredths of an acre more or less (30.51 +/- acres), the sketch and description of said property are attached hereto as Exhibit "A" and made a part hereof (hereinafter referred to as the *PROPERTY*);

WHEREAS, Donovan, LLC is the owner of a parcel of land consisting of One and twelve one hundredths of an acre more or less (1.12 +/- acres). Estero Bay Marine, LLC is the owner of Ten and Seventy-Four hundredths of an acre more or less (10.74 +/- acres). Sugar Mountain Development, LLC is the owner of parcels of land consisting of Five and Forty-Eight hundredths of an acre more or less (5.48 +/-). This property is a part of what was previously the Weeks Fish Camp, which is a portion of the the *PROPERTY* with portions of said property have been zoned previously by Lee County pursuant to Z-91-045, Z-94-006, Z-98-066, and Z-03-029, the sketch and description describing said property, which in total consists of Seventeen and Thirty-Four hundredths of an acre more or less (17.34 +/- acres), are attached hereto as Exhibit "B", and made a part hereof (hereinafter referred to as the *MARINA AREA or Phase 1*); Donovan, LLC, Estero Bay Marine, LLC and Sugar Mountain Development, LLC are hereby joining in this Agreement solely and exclusively for the purposes of Annexation and zoning and are hereinafter collectively referred to as the *CO-DEVELOPERS*;

WHEREAS, Sugar Mountain Development, LLC is developing a portion of the *PROPERTY* previously part of the Weeks Fish Camp which have also been zoned previously by Lee County pursuant to Z-91-045, Z-94-006, Z-98-066, and Z-03-029, the sketch and description describing said property, which consists of Thirteen and seventeen hundredths of an acre more or less (13.17 +/- acres) are attached hereto as Exhibit "C", and made a part hereof (hereinafter referred to as the *UPLANDS or Phase 2*). (The *MARINA AREA* and the *UPLANDS* are hereinafter individually referred to as the *ANNEXATION AREA*);

WHEREAS, *CO-DEVELOPERS* have an ownership interest in the *MARINA AREA* and are petitioning the *CITY* to annex the *MARINA AREA* into the *CITY* on the terms and conditions stated herein;

WHEREAS, Sugar Mountain Development, LLC is the owner or has an equitable interest in a substantial portion of the UPLANDS and anticipates full equitable ownership in all of the UPLANDS and are petitioning the CITY to annex the MARINA AREA into the CITY on the terms and conditions stated herein;

WHEREAS, this annexation agreement covers the voluntary annexation area, and other areas within what was part of the Weeks Fish Camp that may be annexed through voluntary or other statutory means, with the property currently being annexed being contiguous, compact, unincorporated territory adjacent to the City; and

WHEREAS, the PARTIES agree to set forth the agreements and understandings reached between them as of the date hereof for their mutual protection and convenience, and to establish mechanisms for resolving any remaining detailed matters relating to the annexation and development of the PROPERTY.

IN CONSIDERATION of the mutual benefits contained herewith, it is therefore agreed as follows:

1. RECITALS AND FINDINGS OF FACT.

- 1.1 CO-DEVELOPERS own the PROPERTY in Phase 1. Sugar Mountain Development, LLC owns or has a contractual interest in a majority of the UPLANDS of Phase 2, and anticipates full equitable ownership of the property in Phase 2.
- 1.2 PROPERTY OWNERS represent that no obligation or undertaking under this agreement is barred or prohibited by contractual agreement with any other person or entity.
- 1.3 PROPERTY OWNERS and the CITY recognize the benefits of the parties having reasonable certainty regarding the planning, existing entitlements, vested rights of development and zoning approvals on the property, the parameters of the PROPERTY and any and all property located that is in the CITY or annexed into the CITY on a voluntary or involuntary basis.
- 1.4 PROPERTY OWNERS desire that the PROPERTY be annexed in accordance with the terms of this Annexation Agreement.
- 1.5 PROPERTY OWNERS, their successors, heirs and assigns, have the right to build in accordance with the existing approvals by Lee County. However, the parties will use their best efforts to expeditiously process the comprehensive land use and zoning changes associated with the proposed marina and resort.
- 1.6 The parties acknowledge that there are proposed plans that will require amendments to the comprehensive plan and zoning necessary for the developer to fully realize the development. As part of the annexation agreement that relates to the remainder of the parcels (Phase 2), the PROPERTY OWNERS will submit, and the City will process concurrently, the comprehensive plan and zoning for the remainder of the property as submitted by the PROPERTY OWNERS.

- 1.7 The CITY will process the comprehensive plan amendment, and the land development regulations will be amended to permit development of the marina and adjacent development in accordance with Section 4 of this Agreement. When the CITY amends the comprehensive plan to bring the property into a CITY future land use category, the CITY will consider a Marina Resort District for lands on the eastern portion of Estero Bay (i.e., not to be used on the barrier islands of Little and Big Hickory, Black Island, Lover's Key).
- 1.8 Subsequent to the annexation, but prior to obtaining the development approvals set forth in Section 4 hereof, all local government permits required for the development of the PROPERTY issued by the CITY shall conform to the applicable requirements of the existing county planned development zoning, final plan approval, and any local development orders which will be converted to CITY permits and CITY planned developments (PD) with substantially the same provisions as the County approvals.
- 1.9 As both documents are intended to be amended, the development approved through the various zoning resolutions, final plan approval has been reviewed by the CITY and is hereby determined to be consistent with the CITY comprehensive plan and land development regulations.
- 1.10 The PROPERTY is reasonably compact and contiguous to the boundary of the CITY along portions of properties lying north of Section 7, Township 47, Range 25.
- 1.11 No part of the PROPERTY is included within the boundary of any other incorporated municipality.
- 1.12 Annexation of the PROPERTY meets the requirements of Section 171.044, Florida Statutes, and will not result in the creation of an enclave.

2. APPLICATION FOR ANNEXATION.

- 2.1 PROPERTY OWNERS will file a Voluntary Annexation Petition for the PROPERTY.
- 2.2 PROPERTY OWNERS and the CITY shall use their best efforts and pursue in good faith the successful completion of the annexation process in accordance with the terms of this agreement and the process outlined in the petition, as adopted by City of Bonita Springs Ordinance No. 02-08.
- 2.3 PROPERTY OWNERS shall have the right to annex the additional properties as set forth in the Map in Exhibit B as Phase 2, as long as the properties are compact and contiguous.

3. TIMETABLE FOR ANNEXATION.

- 3.1 The Voluntary Annexation Agreement and the Petition for Annexation Area shall be filed by March 1, 2014 and shall be considered for approval by the CITY on or before June 1, 2014. The date may be extended by mutual agreement of the PARTIES. The petition will be approved for each phase, but the fee for the annexation need only to be paid once during the first petition hearing.

- 3.2 The City will annex by ordinance the property designated as Phase 1 within six months from approval of the annexation agreement.
- 3.3 The portion identified as Phase 2 will not be part of the first ordinance for voluntary annexation pursuant to this annexation agreement. The parties agree that annexation of the Property identified as Phase 2, in whole or in part, into the City will be accomplished by the City adopting an ordinance within six months after the applicant has acquired all property that can be obtained within the Phase 2 area.

4. DEVELOPMENT APPROVALS.

- 4.1 The CITY agrees that it is equitably estopped from requiring PROPERTY OWNERS' zoning be revised or amended from the Lee County zoning approval(s). If PROPERTY OWNERS seek to amend the zoning, only those items being amended will be reviewed in accordance with the CITY land development requirements, and the CITY will not use the amendment application as an opportunity to revise aspects of the zoning that are not at issue in the amendment application.
- 4.2 The CITY and PROPERTY OWNERS acknowledge that: (i) pursuant to Section 171.062(2), Florida Statutes, the current Lee County Comprehensive Plan and zoning regulations shall remain in effect until the CITY adopts a Comprehensive Plan Amendment to include the annexed PROPERTY; and (ii) the CITY Comprehensive Land Use Plan will designate the land use of the PROPERTY to a Future Land Use Category that allows the proposed uses approved by the Lee County zoning, including any height and property development regulations. The amendment will include a text change that will allow for one new building greater than 75 feet. The amendment will show CITY jurisdiction over the annexed area and reclassify the PROPERTY to a Comprehensive Plan designation with the appropriate text change that is acceptable to PROPERTY OWNERS and the CITY.
- 4.3 With exception to the property to be designated as Resource Protection, the CITY will legislatively amend its Comprehensive Land Use Plan to designate the PROPERTY (Exhibit "A") and the other properties under common ownership that are annexed into the CITY as a Marina Resort District (Exhibit "D") and a subsequent planned development application for the subject property located on the eastern portion of Estero Bay (i.e., not to be used on the barrier islands of Little and Big Hickory, Black Island, Lover's Key) that is intended to provide for property-designed destination resort facilities, to enhance and diversify the recreational opportunities and economy of the City of Bonita Springs. Amendments to the Comprehensive Plan may occur upon completion of the annexation ordinances as they may occur. The overlay will ensure the development will complement the physical attractiveness of an area without adverse effects on the significant natural features of Estero Bay which contribute to the setting or affect the compatibility of the other development within the

area. PROPERTY OWNERS shall cooperate with the CITY in obtaining such amendments.

- 4.4 The CITY will initiate the comprehensive plan amendment(s), with the PROPERTY OWNERS reimbursing the CITY for costs of advertisements and payment of their consulting fees to provide necessary documentation to support the amendment(s). The CITY will legislatively amend its land development regulations to support the planned development for its marina overlay district, if necessary. The PROPERTY OWNERS will be responsible for preparing and submitting the application for rezoning, including all fees and supporting documentation.
- 4.5 The CITY agrees that the fees and charges levied by the CITY during the term hereof for the annexation, comprehensive plan amendment, and rezoning shall be no greater than those in effect and charged generally by the CITY.
- 4.6 The parties recognize that the development of the Marina Resort District contemplates a hotel / condominium with a pro forma that includes the 80% reduction in road and other impact fees currently provided to development in unincorporated Lee County. Impact fees for Schools, Fire and EMS are collected on behalf of other governmental entities, and the City will allow the 80% reduction consistent with the reduction within the unincorporated area for fees collected for other agencies. This 80% reduction will terminate when the County reduction terminates. As an additional incentive, the parties agree that the hotel portion may be eligible for additional City economic development incentives and shall be eligible for a 100% reduction in road and parks impact fees (these impact fees are collected and used by the City of Bonita Springs) for a date of five years from the date of annexation, unless Lee County extends the impact fee reduction time period beyond that date, in which case, they will continue to be reduced. The remainder of the development (marina, restaurant, garage, retail area, other housing, etc.) will be eligible for an 85% reduction in road and park impact fees to run conterminously with the reduction provided for development in unincorporated Lee County.
- 4.7 The parties recognize that the development approvals set forth in this agreement contemplate that the PROPERTY OWNERS will timely move forward with its comprehensive plan amendments and planned development rezoning. Should the PROPERTY OWNERS fail to submit a comprehensive plan amendment within one year after annexation and the planned development rezoning within two (2) years of the comprehensive plan amendment, the CITY may initiate any comprehensive plan amendment on the property that it legislatively determines is appropriate for the use of the property.

5. GENERAL PROVISIONS

- 5.1 Time is of the essence under this Agreement.
- 5.2 This Agreement shall be construed and enforced in accordance with the laws of the State of Florida and shall be binding on and inure to the benefit of the PARTIES hereto and their successors and assigns.

- 5.3 Any waiver by either party of any provision of this Agreement or any other instrument ancillary hereto or breach hereof or thereof must be in writing and shall not operate or be construed as a waiver of any other provision or subsequent breach thereof.
- 5.4 Jurisdiction for any litigation arising under this Agreement shall lie within the appropriate court in Lee County, Florida.
- 5.5 This Agreement and the Exhibits attached hereto constitute the sole and entire agreement between the PARTIES hereto and the Agreement shall be binding. No promise, representations, or inducements not included in this Agreement shall be binding upon any party hereto. This agreement may only be modified by a written Agreement executed by the PARTIES.
- 5.6 This Agreement shall be effective when fully executed.
- 5.7 The PARTIES warrant that the representatives signing this document have the authority to do so and are authorized to sign.
- 5.8 Each party will be responsible for their own legal fees for any disputes involving this agreement, including appeals.
- 5.9 All rights established herein run with the land and can be conveyed to all heirs, successors, subsidiaries and assigns.
- 5.10 Should the CITY fail to perform in accordance with the terms and conditions set forth herein, PROPERTY OWNERS have the right to file for a contraction to remove the PROPERTY from the CITY and the CITY will approve any request for contraction based on the CITY's failure to perform.

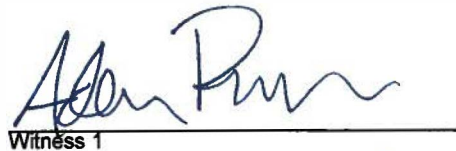
IN WITNESS WHEREOF the undersigned have executed this Annexation Agreement in the capacities and on the date indicated.



 Witness 1



 Witness 2



 Witness 1




 Witness 2



Donavan, LLC

BY: 
 Samuel A. Falcone, Jr., Esq, Agent

Date: February 20, 2014

Estero Bay Marine, LLC
 BY: 
 William Fraser, Manager

Date: 2-21-14

Sugar Mountain Development, LLC,
 BY: 

Witness 1

Eileen Archer Lago
Witness 2

Thomas Kretchik, Sole Member

Date: 2.21.14

ATTEST:

CITY OF BONITA SPRINGS CLERK

By: Dianne Lynn
Dianne Lynn, City Clerk

CITY OF BONITA SPRINGS

By: Ben Nelson
Mayor Ben Nelson

APPROVED AS TO FORM:

By: [Signature]
City Attorney

EXHIBIT A
SKETCH AND LEGAL DESCRIPTION

Parcel in
Government Lot 2
Section 7, Township 47 South, Range 25 East,
Lee County, Florida

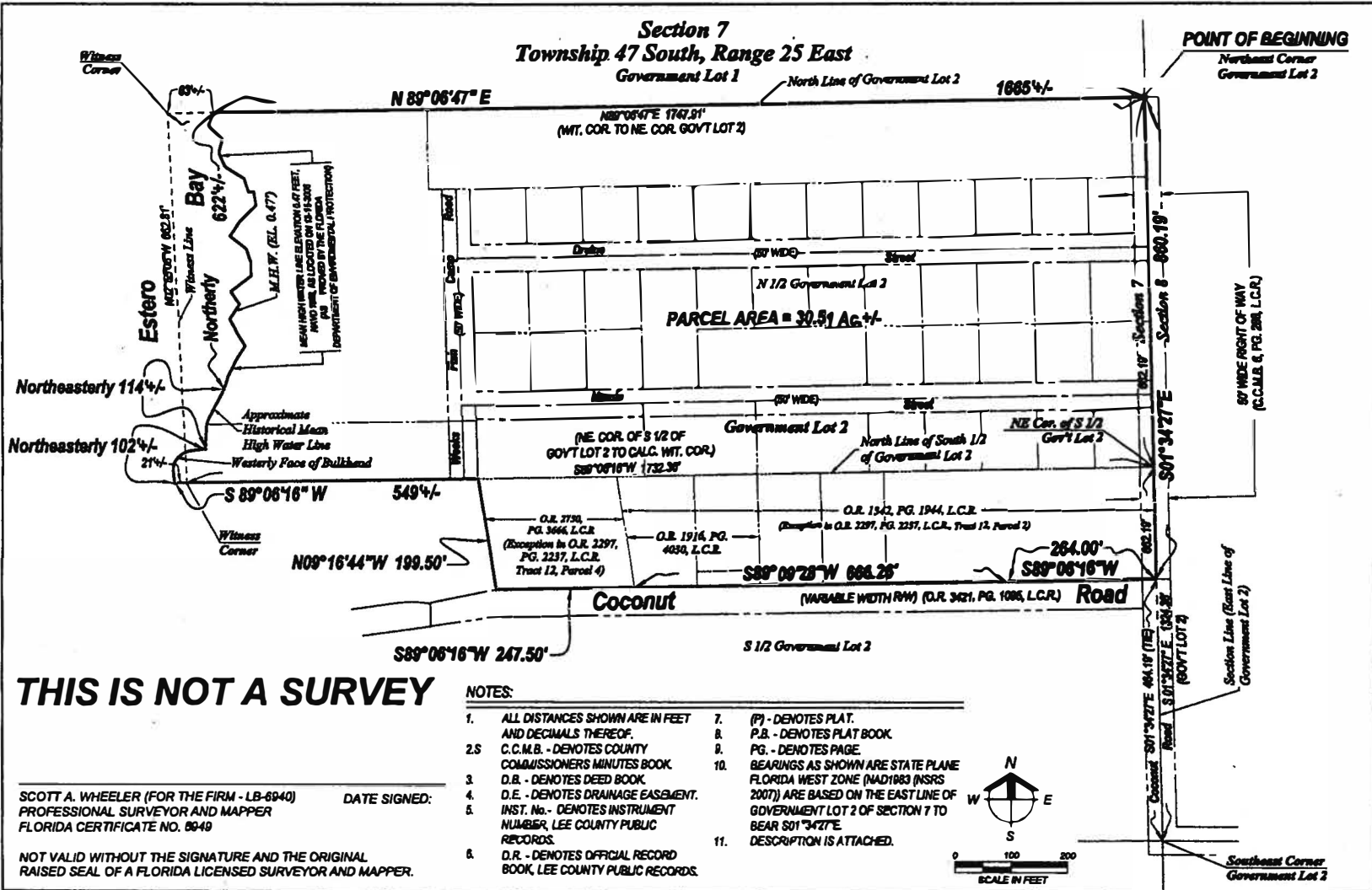
A tract or parcel of land lying in Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

Beginning the Northeast Corner of said Government Lot 2 run S01°34'27"E along the East line of said Government Lot 2 for 860.19 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run the following three (3) courses along said Northerly right of way line: S89°06'16"W for 264.00 feet; S89°09'28"W for 666.26 feet and S89°06'16"W for 247.50 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run N09°16'44"W along the Westerly line of said lands for 199.50 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along said North Line for 549 feet, more of less, to an intersection with the Westerly face of a Concrete Bulkhead; thence run Northeasterly along the face of said Bulkhead for 102 feet, more or less, to an intersection with the approximate Historic Mean High Water Line of Estero Bay; thence run Northeasterly along said approximate Historic Mean High Water Line for 114 feet, more or less, to an intersection with the Mean High Water Line of Estero Bay; thence run Northerly along said Mean High Water Line for 622 feet, more or less, to an intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 1,665 feet, more or less, to the POINT OF BEGINNING.

Containing 30.51 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of Government Lot 2 of said Section 7 to bear S01°34'27"E.

**Section 7
Township 47 South, Range 25 East**



THIS IS NOT A SURVEY

- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - C.C.M.B. - DENOTES COUNTY COMMISSIONERS MINUTES BOOK
 - D.B. - DENOTES DEED BOOK
 - D.E. - DENOTES DRAINAGE EASEMENT.
 - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
 - D.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 - (P) - DENOTES PLAT.
 - P.B. - DENOTES PLAT BOOK
 - PG. - DENOTES PAGE
 - BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE EAST LINE OF GOVERNMENT LOT 2 OF SECTION 7 TO BEAR S01°34'27"E
 - DESCRIPTION IS ATTACHED.

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 8649

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

Barraco
Civil Engineering, Land Surveying, Land Planning, Landscape Architecture

ESTERO BAY MARINE, LLC, 5475 1st AVE, SUITE 100, FORT GUYER, GULF BAY BEACH, FLORIDA 33906
PHONE (889) 491-9779
FAX (889) 491-9779

FLORIDA CERTIFICATE OF PROFESSIONAL SURVEYOR NO. 12458
EXPIRES 12-31-2015

Estero Bay Marine, LLC

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTION 7 TOWNSHIP 47 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

PROJECT ADDRESS

DATE PREPARED: February 20, 2014

SKETCH TO ACCOMPANY DESCRIPTION

DATE PREPARED: February 20, 2014

2 OF 2

EXHIBIT B
SKETCH AND LEGAL DESCRIPTION
Phase One

Parcel in
Government Lot 2
Section 7, Township 47 South, Range 25 East,
Lee County, Florida

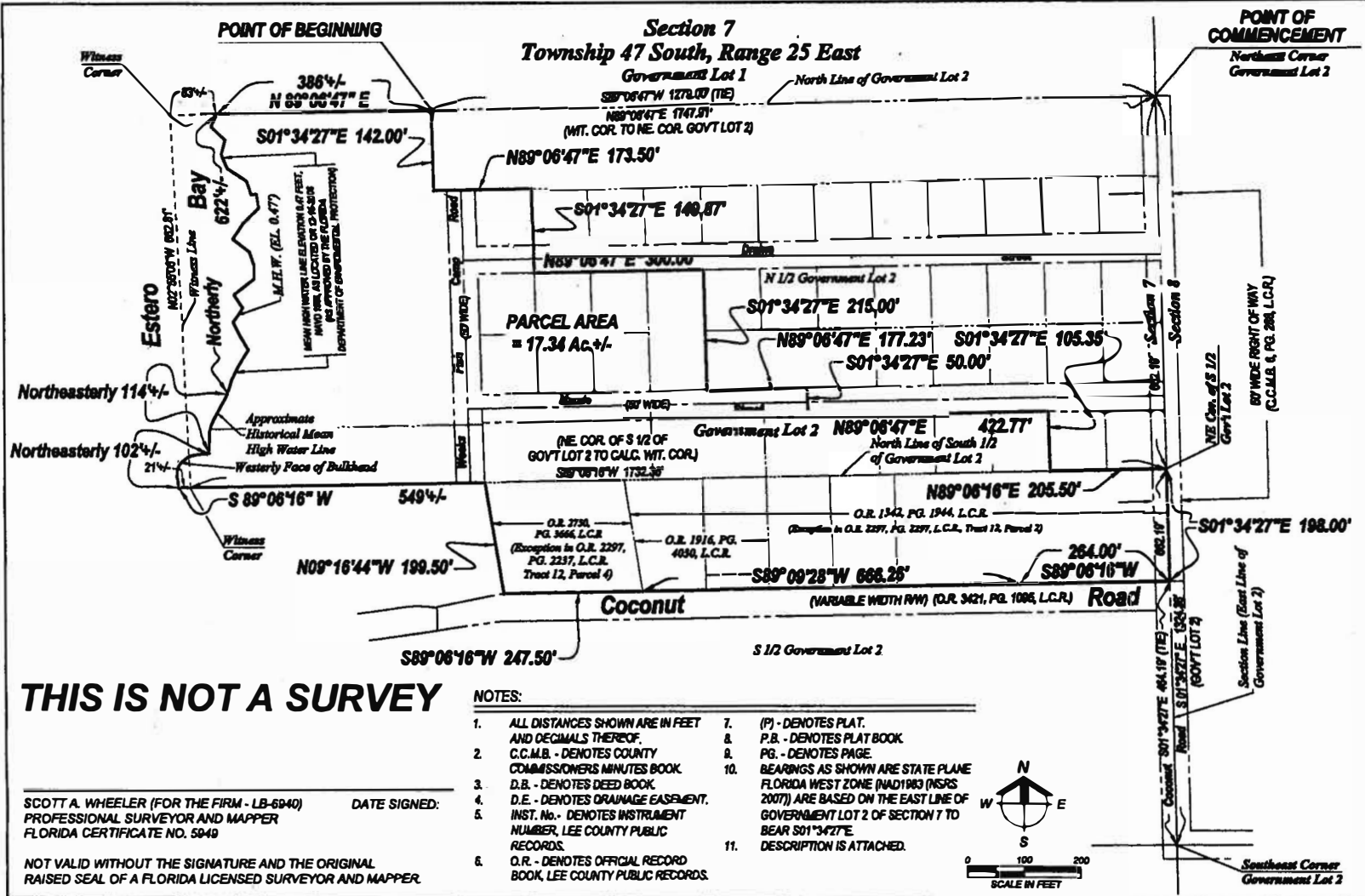
A tract or parcel of land lying in Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows: Commencing at the Northeast Corner of said Government Lot 2 run S89°06'47"W along the North line of said Government Lot 2 for 1,279.00 to the POINT OF BEGINNING;

From said POINT OF BEGINNING run S01°34'27"E parallel with the East line of said Government Lot 2 for 142.00 feet; thence run N89°06'47"E parallel with said North line of Government Lot 2 for 173.50 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 149.87 feet to an intersection with the South line of Draine Street (50 feet wide right of way); N89°06'47" E along said South line, also being parallel with said North line of Government Lot 2 for 300.00 feet; thence run S01°34'27" E parallel with said East line of Government Lot 2 for 215.00 feet to an intersection with the North line of Mamie Street (50 feet wide right of way); thence run N89°06'47" E along said North line of Mamie Street, also being parallel with said North line of Government Lot 2 for 177.23 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 50.00 feet to an intersection with the South line of said Mamie Street; thence run N89°06'47" E along said South line, also being parallel with said North line of Government Lot 2 for 422.77 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 105.35 feet an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run N89°06'16"E along said North line for 205.50 feet to the Northeast corner of the South Half (S 1/2) of said Government Lot 2; run S01°34'27"E along the East line of said Government Lot 2 for 198.00 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run the following three (3) courses along said Northerly right of way line: S89°06'16"W for 264.00 feet; S89°09'28"W for 666.26 feet and S89°06'16"W for 247.50 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run N09°16'44"W along the Westerly line of said lands for 199.50 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along said North Line for 549 feet, more of less, to an intersection with the Westerly face of a Concrete Bulkhead; thence run Northeasterly along the face of said Bulkhead for 102 feet, more or less, to an intersection with the approximate Historic Mean High Water Line of Estero Bay; thence run Northeasterly along said approximate Historic Mean High Water Line for 114 feet, more or less, to an intersection with the Mean High Water Line of Estero Bay; thence run Northerly along said Mean High Water Line for 622 feet, more or less, to an

intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 386 feet, more or less, to the POINT OF BEGINNING.

Containing 17.34 acres, more or less

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of Government Lot 2 of said Section 7 to bear S01°34'27"E.



Barraco
Land Acquisition, Inc.
Civil Engineers - Land Surveyors
1875 W. UNIVERSITY BLVD. SUITE 100
FORT MYERS, FLORIDA 33905
PHONE (888) 88-1875
FAX (888) 88-1875

Estero Bay Marine, LLC

A PARCEL OF LAND IN SECTION 7 TOWNSHIP 47 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA.

PLAT NUMBER
2014-0000000000

DATE
FEBRUARY 20, 2014

PREPARED BY
SCOTT A. WHEELER

DATE
FEBRUARY 20, 2014

SCALE
AS SHOWN

SKETCH TO ACCOMPANY DESCRIPTION

3 OF 3

THIS IS NOT A SURVEY

- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - C.C.M.B. - DENOTES COUNTY COMMISSIONERS MINUTES BOOK.
 - D.B. - DENOTES DEED BOOK.
 - D.E. - DENOTES DRAINAGE EASEMENT.
 - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
 - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 - (P) - DENOTES PLAT.
 - P.B. - DENOTES PLAT BOOK.
 - PG. - DENOTES PAGE.
 - BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NAD83 2007)) ARE BASED ON THE EAST LINE OF GOVERNMENT LOT 2 OF SECTION 7 TO BEAR S01°34'27"E.
 - DESCRIPTION IS ATTACHED.

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

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

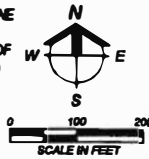


EXHIBIT C
SKETCH AND LEGAL DESCRIPTION
Phase Two

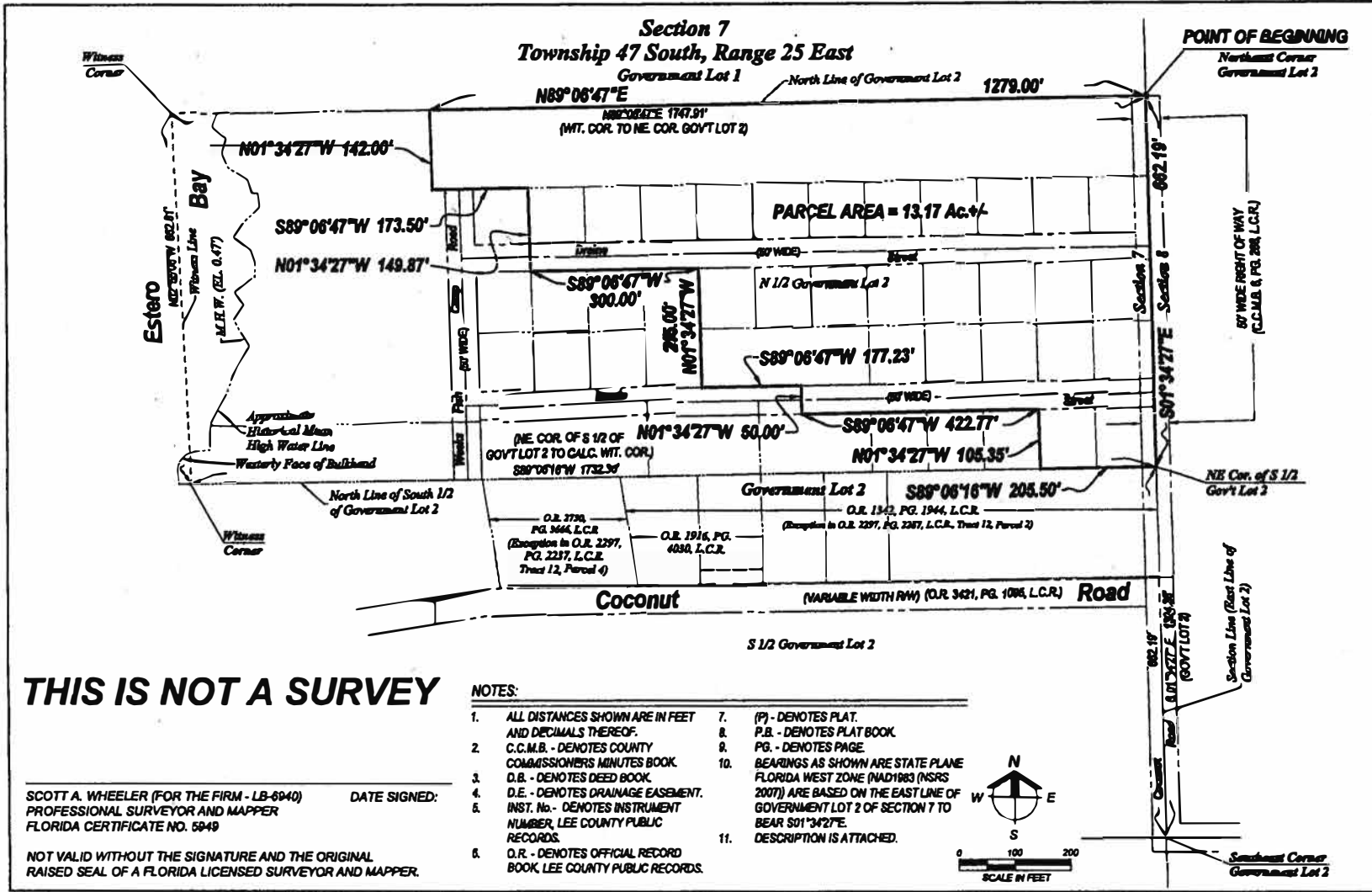
Parcel in
Government Lot 2
Section 7, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

Beginning the Northeast Corner of said Government Lot 2 run S01°34'27"E along the East line of said Government Lot 2 for 662.19 feet to Northeast corner of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along the North line of said South Half (S 1/2) of Government Lot 2 for 205.50 feet; thence run N01°34'27"W parallel with said East line of Government Lot 2 for 105.35 feet to an intersection with the South line of Mamie Street (50 feet wide right of way); thence run S89°06'47"W along said South line, also being parallel with said North line of Government Lot 2 for 422.77 feet; thence run N01°34'27"W parallel with said East line of Government Lot 2 for 50.00 feet to an intersection with the North line of said Mamie Street; thence run S89°06'47"W along said North line of Mamie Street, also being parallel with said North line of Government Lot 2 for 177.23 feet; thence run N01°34'27"W parallel with said East line of Government Lot 2 for 215.00 feet to an intersection with the South line of Draine Street (50 feet wide right of way); thence run S89°06'47"W along said South line, also being parallel with said North line of Government Lot 2 for 300.00 feet; thence run N01°34'27"W parallel with said East line of Government Lot 2 for 149.87 feet; thence run S89°06'47"W parallel with said North line of Government Lot 2 for 173.50 feet; thence run N01°34'27"W parallel with said East line of Government Lot 2 for 142.00 feet to an intersection with said North line of Government Lot 2; thence run N89°06'47"E along said North line of Government Lot 2 for 1,279.00 feet to the POINT OF BEGINNING.

Containing 13.17 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of Government Lot 2 of said Section 7 to bear S01°34'27"E.



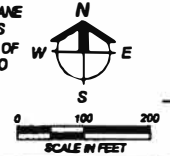
THIS IS NOT A SURVEY

NOTES:

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2. C.C.M.B. - DENOTES COUNTY COMMISSIONERS MINUTES BOOK.
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9. PG. - DENOTES PAGE.
10. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE EAST LINE OF GOVERNMENT LOT 2 OF SECTION 7 TO BEAR S01°34'27\"/>

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
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 FORT MYERS, FLORIDA 33901-5000
 PHONE (888) 441-1119
 FAX (888) 441-1120

Estero Bay Marine, LLC

A PARCEL OF LAND IN SECTION 7 TOWNSHIP 47 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING TITLE - SURVEYING LICENSE
 PROFESSIONAL SEAL

PLAT INFORMATION

SECTION 7
 TOWNSHIP 47 SOUTH
 RANGE 25 EAST,
 LEE COUNTY, FLORIDA

PLAT INFORMATION

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 TOWNSHIP 47 SOUTH
 RANGE 25 EAST,
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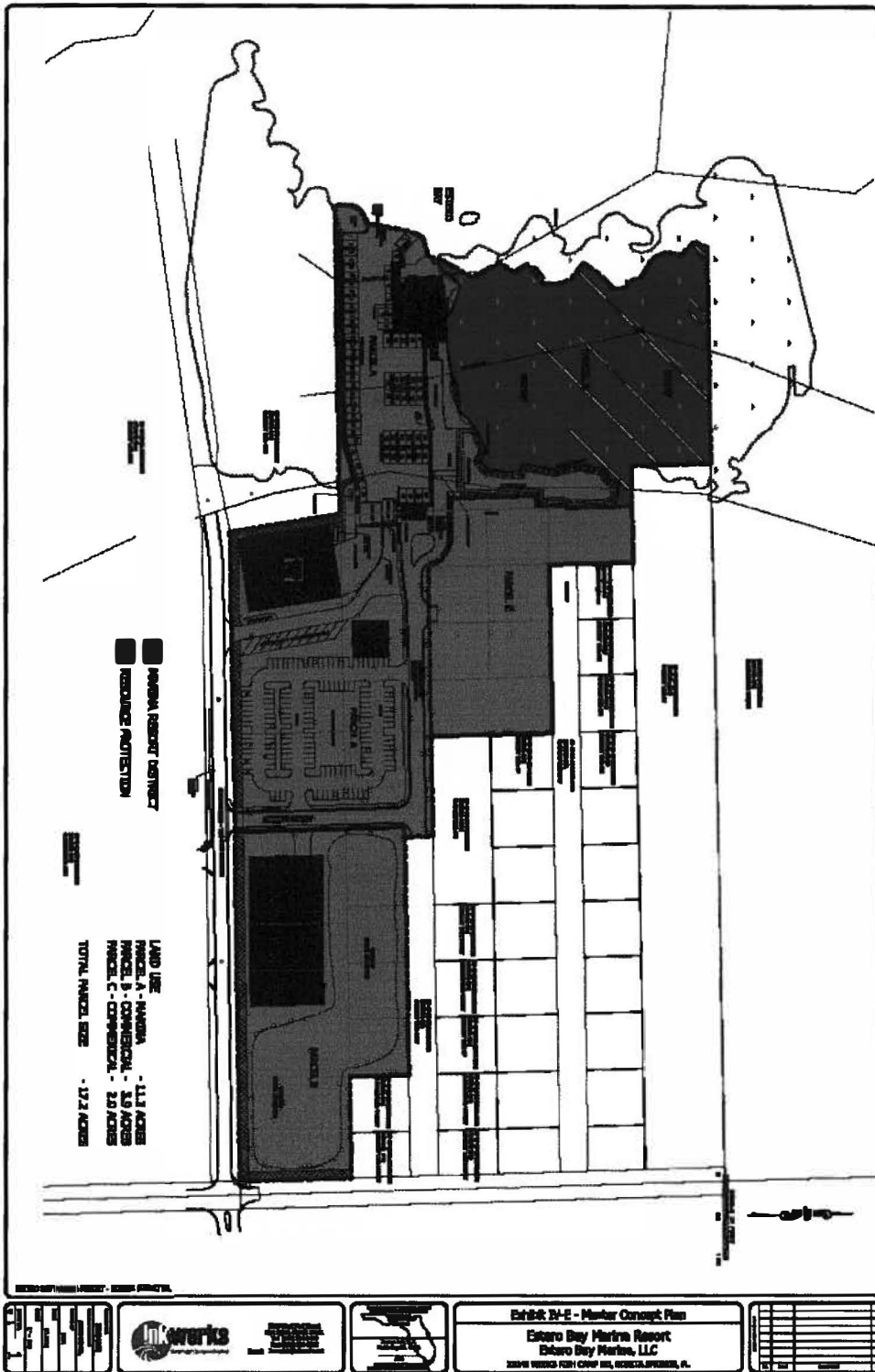
PLAT INFORMATION

SECTION 7
 TOWNSHIP 47 SOUTH
 RANGE 25 EAST,
 LEE COUNTY, FLORIDA

SKETCH TO ACCOMPANY DESCRIPTION

DATE: APR 11 2014
 SHEET NUMBER: 2 OF 2

EXHIBIT D
SKETCH AND DESCRIPTION
RESORT FACILITY



Estero Bay Marina and Resort
Schedule of Uses
Exhibit IV-G

Parcel A

Accessory uses and structures
Administrative Offices
Bank and financial establishments, Group I
Boat Parts Store
Boat Rental
Boat Storage, dry
Club, Commercial and Private
Consumption on Premises
Essential Services
Excavation, Water retention
Fences, walls
Marina
Parking Lot: Accessory
Recreational Facilities, commercial Group III, Outdoor cultural, passive and active recreational and educational activities only
Restaurant Groups I, II and III
Signs in accordance with Chapter 6
Transportation Services, Group I

Parcel B

Accessory uses and structures
Administrative Offices
Essential Services
Excavation, Water retention
Fences, walls
Parking Lot: Accessory, Commercial, Garage (public parking), Temporary
Signs in accordance with Chapter 6

Parcel C

Accessory uses and structures
Administrative Offices
Bank and financial establishments, Group I
Business Services, Group I
Clothing Stores, general
Consumption on Premises
Convenience food and beverage store
Cultural Facilities
Essential Services
Excavation, Water retention
Fences, walls
Food Store, Group I except Supermarkets

Hobby, toy and game shops
Laundry or dry cleaning, Group I
Package Store
Parking Lot: Accessory
Pharmacy
Post Office
Personal Services, Group I, Group II Beauty spa and Health Club only
Real Estate Office
Recreation Facilities, commercial Group I, Coin-operated amusement establishment only
Recreational Facilities, commercial Group III, Outdoor cultural, passive and active
recreational and educational activities only
Rental or leasing establishments, Group I only
Restaurant Groups I, II and III
Signs in accordance with Chapter 6
Specialty Retail, Groups I and II
Transportation Services, Group I



**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: LB Estero Bay Investments LLC

Project Name: Bayview on Estero Bay RPD/CPD

STRAP Number(s): Please see Exhibit I-B-3

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: PD18-55071-305 Date of Application: 11/8/2020

Fee: See Receipts

Current Zoning: CPD, MHPD, AG-2

Land Use Classification(s): Coconut Village + Preserve Protection Comp. Plan Density: Pending CPA 6.4 and 11.4 du/acre

Date of Zoning Public Hearing: 9/15/2020 Date of City Council Public Hearing: 10/7 and 10/21/2020

Planner Assigned: J. Enson

Staff Recommendation: _____

TYPE OF APPLICATION

DRI PD – Existing Development PD – Amendment

Option 1 Option 2



**PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION**

A. Name(s) of applicant(s): LB Estero Bay Investments LLC
Mailing Address: Street: 2210 Vanderbilt Beach Road, Suite 1300
City: Naples State: FL Zip: 34109
Phone Number: Area Code: 239 Number: 449-1550 Ext: _____
E-mail: danvillel@londonbay.com

B. Relationship of applicant to property:
 Owner Trustee Option holder Lessee Contract Purchaser
 Other (indicate): _____

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

** If the application is City-initiated, enter the date the action was initiated by the Council: N.A. Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3". [Sec. 4-193]*

C. Name of owner(s) of property: Same as applicant
Mailing Address: Street: _____
City: _____ State: _____ Zip: _____
Phone Number: Area Code: _____ Number: _____ Ext: _____
Fax Number: Area Code: _____ Number: _____

D. Date property was acquired by present owner(s): April 18, 2018

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

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

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

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

Name: Alexis V. Crespo, Waldrop Engineering, P.A./ Richard Yovanovich, Coleman, Yovanovich & Koester, P.A.

Address: 28100 Bonita Grande Dr. #305, Bonita Springs, FL 34135/ 4001 Tamiami Tr. N., Ste 300, Naples, FL 34103

Contact Person: Alexis V. Crespo, AICP / Richard D. Yovanovich, Esq.

Phone: 239-405-7777 / 239-435-3535 E-mail: alexis.crespo@waldropengineering.com/ ryovanovich@cyklawfirm.com

**PART II
GENERAL INFORMATION**

A. Request: CPD, RPD, MHPD and AG-2

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

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

2. Option Chosen: Option 1 Option 2

3. Other - Provide specific details. _____

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

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

YES. Property is identified as:

Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

Section: _____ Township: _____ Range: _____

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

C. Project Street Address: Please see Exhibit I-B-3

D. General Location Of Property (referenced to major streets): North side of Coconut Road, approximately one half mile west of El Dorado Blvd.

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: Coconut Village

2. Are you proposing any City of Bonita Springs amendments which could affect the subject property?
 NO YES If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?
 NO YES. If yes, specify the minimum elevation required for the first habitable floor.

AE-EL10 NGVD (MSL)

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

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

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

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

Briefly describe current use of the property: _____

Property consists of vacant land and defunct marina.

H. Property Dimensions

- 1. Width (average if irregular parcel): 1695+/- Feet
- 2. Depth (average if irregular parcel): 950+/- Feet
- 3. Frontage on road or street: 1177+/- Feet on Coconut Road
(Name of street)
- 4. Total land area: 30.51+/- Acres or Square Feet

I. Land Area Calculations

- 1. Undevelopable Areas:
 - a. Freshwater wetland areas 0.62+/-
 - b. Other wetland areas 3.51+/-
 - c. Submerged land subject to tidal influence:
 - d. Total (a + b + c): 4.13+/-
- 2. Remaining developable land (H.4 less I.1.d): 26.38+/-

**PART III
PROPOSED DEVELOPMENT**

A. Nature of Request

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

_____ Single Family	_____ Mobile Homes	_____ Recreational Vehicles
_____ Zero-Lot-Line	_____ Duplex/Two Family	_____ Townhouses
300 Multi-Family/ILF	300 TOTAL ALL TYPES*	75 CCF/ALF (4:1) 300 ILF (2:1)

See III-A-2, Item G

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

a. PERMITTED total units (from Exhibit III-A-2): 300 * **See III-A-2, Item G**

b. PROPOSED total units (from A-1. above): 300

c. PROPOSED density (from Exhibit III-A-2): 11.4

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

Retail: _____ Total gsf

Offices: _____ Total gsf

Medical: _____ gsf Non-medical: _____ gsf

Hotel/Motel: _____ Total units

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

Industrial: N.A. Total gsf

Under roof: N.A. gsf Not under roof: N.A. gsf

Mines, Quarries, or General Excavation: Acres to be excavated: N.A.

Other-specify: Marina and public boat ramp 72 wet slips; and 15 on-site and 10 off-site boat trailer spaces = 25 dry slips

Number of Beds (if applicable): 75 ALF beds OR: _____ gsf

4. Building Height

* _____ Maximum height of buildings (in feet above grade) * **245' above FEMA + 1' (varies per building)**

** _____ Number of Habitable Floors ****20 above parking (varies per building)**

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

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

B. Facilities

1. Fire District: Estero Fire Rescue

2. Water Supply

a. Estimated daily consumption of potable water:

- 1. Residential units: 75,000 gpd
- 2. Mobile Home units: _____ gpd
- 3. Rec. Vehicle units: _____ gpd
- 4. Commercial: 250 gpd
- 5. Industrial: _____ gpd

b. Source of potable water: BSU water main

c. Do you have a written agreement from the utility company to serve your project?
 NO _____ YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: Bonita Springs Utilities

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

- 1. Residential units: 75,000 gpd
- 2. Mobile Home units: _____ gpd
- 3. Recreational Vehicles: _____ gpd
- 4. Commercial: 250 gpd
- 5. Industrial: _____ gpd

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

c. Source of sanitary sewer service: Bonita Springs Utilities

d. Do you have a written agreement from the utility company to serve your project?
 NO _____ YES. If yes, please submit a copy of the agreement.

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

f. Are individual sewage disposal systems proposed? NO _____ YES.

C. Transportation

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

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

PART IV - SUBMITTAL REQUIREMENTS

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

***At least one copy must be an original.**

PART V

AFFIDAVIT

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

Mark D. Wilson

Signature of Owner or Owner-authorized Agent

11/5/18
Date

Mark D. Wilson *

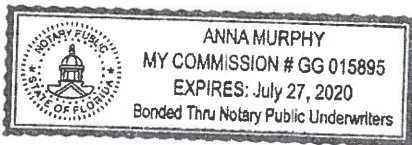
Typed or printed name and title

*Authorized representative of LB Estero Bay Investments, LLC

STATE OF FLORIDA)
COUNTY OF ~~LEE~~ Collier

The foregoing instrument was certified and subscribed before me this 5th day of November 2018, by Mark D. Wilson, who is personally known to me or who has produced as identification.

(SEAL)



Anna Murphy
Signature of notary public

Printed name of notary public

PART I – GENERAL EXPLANATORY NOTES

THE APPLICANT MUST PAY THE APPROPRIATE APPLICATION FEE AS SET FORTH BY THE CITY.

UPON WRITTEN REQUEST, THE DIRECTOR MAY MODIFY THE SUBMITTAL REQUIREMENTS CONTAINED IN THIS SECTION IF THE APPLICANT CLEARLY DEMONSTRATES THAT THE SUBMISSION WILL HAVE NO BEARING ON THE REVIEW AND PROCESSING OF THE APPLICATION. THE REQUEST AND THE DIRECTOR'S WRITTEN RESPONSE MUST ACCOMPANY THE APPLICATION SUBMITTED AND WILL BECOME A PART OF THE PERMANENT FILE.

PART I – EXPLANATORY NOTES

- A. Applicant's Name: Application may be made by the landowner or the authorized agent. [Sec. 4-193(a)] Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:
- 1) It is not required that both husband and wife initiate the application on private real property owned by them.
 - 2) The property is subject to a land trust agreement, the trustee may initiate the application.
 - 3) The fee owner is a corporation, any duly authorized corporate official may initiate the application.
 - 4) The fee owner is a partnership, the general partner may initiate the application.
 - 5) The fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
 - 6) The property is a condominium or time-share condominium, refer to Sec. 4-193(a)(1)b. for rules.
 - 7) The property is a subdivision, refer to Sec. 4-193(a)(1)c. for rules.
 - 8) Rezoning initiated by the City Council on property not owned by the City.
- B. Relationship of applicant to owner: If the applicant is not the owner of the property or the person authorized to represent the owner through the Covenant of Unified Control, the applicant must submit proof of authority to represent the owner. This may be accomplished with a **notarized** authorization form from the owner or his authorized representative. Label this submittal as Exhibit I-B-1.
- If the owner does not desire to sign the attached Covenant of Unified Control he may submit an alternate document for consideration by the City Attorney's office prior to submitting the application for rezoning. A copy of the City Attorney's approval of the document must be submitted with the application.
- If the application is City-initiated by the City of Bonita Springs Council, attach a copy of the "green sheet" whereby the action was authorized. Label the copy as Exhibit I-B-2.
- Submit a list of the names of all property owners and their addresses for property included within the requested action. Label as Exhibit I-B-3.
- C. Name of owner (s): see F. below
- D. Date property was acquired by present owner(s). If the City initiated the rezoning and does not own the property or have it under contract for purchase, enter "Not Applicable".
- E. If the request is City-initiated and the City is not purchasing the property, enter "Not Applicable".
- F. Disclosure Form: Except for City-Initiated rezonings, a Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.
- G. Existing Deed Restrictions: A copy of the deed restrictions on the subject property, if any, and a statement as to how the deed restrictions may affect the requested action must be submitted.
- H. Authorized Agent(s): If the owner or applicant has authorized agent(s) to act on his/her behalf, list the agent(s) name, mailing address and phone number. If City-initiated, enter "Not Applicable".

PART II – EXPLANATORY NOTES

A. Nature of Request:

1. If for rezoning to a Planned Development district, indicate the zoning classification(s) being requested.
2. If not for rezoning provide specific details of the action requested. (eg. Amendment to PD. Etc),

B. Legal Description: **If rezoning to more than one district, a separate legal description must be provided for each classification requested.**

If the property is not within a platted subdivision recorded in the official plat books of Lee County, a complete legal description must be attached which is sufficiently detailed and legible so as to be able to locate said property on county maps or aerial photographs. The legal description must include the Section, Township, Range, and parcel number(s).

If the application includes multiple contiguous parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different zoning requests are made on individual parcels. Label the legal description as Exhibit II-B-1.

If the request is owner-initiated, a survey or a certified sketch of description as set out in chapter 5J-17.053, Florida Administrative Code must be submitted, unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included.

The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary-survey prepared by a surveyor meeting the minimum technical standards for land surveying in the state, as set out in chapter 5J-17.053, F.A.C. Boundaries must be clearly marked with a heavy line. The boundary line must include the entire area to be developed. If the request is owner-initiated the Federal Emergency Management Agency flood zone and required finished floor elevation must be shown as well as the location of existing structures on the property.

C. Project Street Address: If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (239) 338-3200.

D. General Location: The general location should reference known major streets so as to indicate to the general public the location of the property. A property location map must be submitted. Label the map as Exhibit II-D.

E. City of Bonita Springs Plan Information:

1. List the current City of Bonita Springs Land Use Classification of the subject parcel(s).
2. City of Bonita Springs Plan Information. Submit a copy of any amendment being proposed to the City of Bonita Springs Plan by the applicant which may affect the subject property as well as the Planning Division's reference number for the amendment. Label the proposed amendment as Exhibit II-E-1. Attach a statement as to how the amendment will affect your property. Label the statement as Exhibit II-E-2.

F. Drainage, Water Control and Other Environmental Issues

2. If environmentally sensitive areas exist on the site, an environmental assessment must be prepared that examines the existing conditions, addresses the environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

H. Property Dimensions: If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street.

The total area (in square feet or acres) of the property.

I. Land Area Calculations

1. Undevelopable Areas: Insert the area of land identified as undevelopable by the following terms:
 - a. Freshwater wetlands
 - b. Other wetlands
 - c. Submerged land subject to tidal inundation. The area of land which is submerged and is subject to tidal inundation.

PART III – EXPLANATORY NOTES

A. Nature of Request

5. Aviation Hazard: If your project is near any commercial or general aviation facility or within any area delineated on the Lee County Port Authority Airspace Notification Map as a notification area, describe any structures (including proposed communication towers), lighting, or other features which could adversely affect safe flight, and labeled it Exhibit III.A.5.

B. Facilities

1. Fire District: List the Fire District in which the property is located.
2. Water Supply:
 - a. Estimate the daily consumption of potable water by the proposed project.
For residential projects, use 250 gpd (gallons per day) per unit. If the water treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:
 - Mobile Homes use 187.5 gpd. per unit.
 - Recreational Vehicles use 150 gpd. per unit.For all other types of projects, show calculations and source of consumption rates utilized.
 - b. If the property lies wholly or partly in the certificated franchised service area of an established water utility, name the utility company.
If a private, on-site, potable water system is proposed, please provide a description of the system.
 - d. Source of non-potable water service: If a separate system is proposed for non-potable (irrigation) water uses, please specify the source.
3. Sanitary Sewer Service.
 - a. Estimated daily production of wastewater
For residential projects use 200 gpd (gallons per day) per unit. If the sewage treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:
 - Mobile Homes use 150 gpd per unit.
 - Recreational Vehicles use 120 gpd per unitFor all other types of projects, show calculations and source of consumption rates utilized.
 - b. If any special types of effluent can be anticipated, please submit Exhibit III.B.3. (attached)
 - c. If the property lies wholly or partly in the certificated or franchised service area of an established sanitary sewer district or sewer utility name the utility.
 - e. If a private, on-site, wastewater treatment and disposal facility is proposed, please submit Exhibit III.B.3 (attached).

PART IV - EXPLANATORY NOTES: Exhibits not previously discussed.

Surrounding Property Owners List: A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. **[Sec 4-194(a)(6)]**

Property Owners Map: A City Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet [five hundred (500) feet if for a COP] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant shall be responsible for the accuracy of the map. **[Sec. 4-194(a)(7)]**

Unified Control Documentation. A notarized document (see Exhibit IV-D) corroborating unified control over the subject parcel. **[Sec. 4-295(a)(3)]**

If the owner does not desire to sign the attached Covenant of Unified Control he may submit an alternate document for consideration by the City Attorney's office prior to submitting the application for rezoning.

Existing Conditions: **[Sec. 4-295(a)(4)]** NOTE: If more than one of the following requirements is shown on the same set of maps or photos, please mark the document with all appropriate exhibition numbers.

Existing zoning and current uses: Show existing zoning and current land uses surrounding the property to a distance of 375 feet.

Soils, vegetation and ground cover: Classified in accordance with USDA/SCS system and the Florida Land Use and Cover Classification System, respectively

Topography: Provide a City of Bonita Springs Topographical map (if available).

Public Transit: Show the property in relation to existing and proposed public transit routes and bus stops, including what facilities exist at the bus stop.

Environmental Assessment: Areas of encroachment by undesirable exotic (floral) species, the line of mean high water, and jurisdictional boundaries of state and federal agencies, and Coastal Construction Setback Lines. If the site contains unique landforms or biological areas such as creek beds, sand dunes, coastal or interior hammocks, or old growth pine flatwoods, additional information may be required including wildlife and plant inventories and hydrologic details, in order to identify the highest quality biological communities and develop suitable conservation measures. Please contact the City of Bonita Springs Community Development at 239-444-6150 with any questions concerning this environmental assessment.

Master Concept Plan: Refer to Sec. 4-295 (a)(6)a.3. or b. 3. AND 4-295(a)(7)a. for information.

Schedule of Uses: **[Sec. 4-295(a)(7)]**

1. A summary of the kinds of uses proposed for the entire site (for projects containing residential uses, this shall include the types of proposed dwelling units);
2. The units (gross square feet for commercial/industrial uses, number of units for residential, motel/ hotel uses, beds for institutional types of uses, etc.) of each kind of use for the entire site;
3. For developments containing uses for which the parking requirements are to be determined by the Director, the number of parking spaces proposed for those uses.

Schedule of deviations: Refer to Sec. 4-295(a)(6)a.9. or b.9. and 4-295(a)(7)d.

Traffic Impact Statement: **[Sec. 4-295(a)(6)a.11 Or b. 10 and 4-295(a)(7)]** Format and degree of detail is set forth in the adopted City of Bonita Springs Code.

Surface Water Management Plan: **[Sec. 4-295 (b)(1)]** Written statements which describe:

1. The runoff characteristics of the property in its existing state;
2. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;
3. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;
4. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.
5. Describe the requirements for fill materials posed by this development for other than building pads (use, volume, etc.)
6. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding. **[3-324]**

Management Plan for Protected Species: **[Sec. 4-295(b)(2)]** Refer to the Sec. 3-456.

Program for phased development: **[Sec. 4-295(b)(3)]** Description of program for phased development (if applicable). A description of the program of phased construction, if the development is to be so constructed.

GENERAL

- a. The applicant is responsible for the accuracy and completeness of this application. Any time delays or additional expenses necessitated due to the submittal of inaccurate or incomplete information shall be the responsibility of the applicant.
- b. All information submitted with the application or submitted at the public hearing becomes part of the public record and shall be a permanent part of the file.
- c. All applications must be submitted in person. Mailed-in applications will not be processed.
- d. All attachments and exhibits submitted shall be of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
- e. The Department staff will review this application for compliance with requirements of the City of Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.
- f. All applicants shall pay an application fee as set forth in the City of Bonita Springs Fees and Charges Manual.

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

STRAP NO. Please see Exhibit I-B-3 **CASE NO.** _____

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

Name and Address	Percentage of Ownership
<u>N.A.</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, and Office	Percentage of Stock
<u>LB ESTERO BAY INVESTMENTS LLC</u>	<u>100%</u>
<u>2210 Vanderbilt Beach Rd, Ste 1300, Naples FL 34109</u>	_____
<u>PLEASE SEE ATTACHED</u>	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Interest
<u>N.A.</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name and Address	Percentage of Ownership
<u>N.A.</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Name, Address, & Office (if applicable)	Percentage of Stock
N.A.	

Date of Contract: _____

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

Name and Address

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

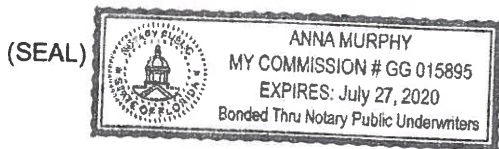
The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: Mark D. Wilson
 (Applicant)

Mark D. Wilson, authorized representative of LB Estero Bay Investments, LLC
 (Printed or typed name of applicant)

STATE OF FLORIDA
 COUNTY OF ~~LEE~~ Collier

The foregoing instrument acknowledged before me this 5th day of November 2018, by Mark D. Wilson, who is personally known to me or who has produced _____ as identification.



Signature of Notary Public: Anna Murphy
 Printed Name of Notary Public

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM

OWNERSHIP OF LB ESTERO BAY INVESTMENTS, LLC

**LB Bonita Springs Investments, LLC,
A Florida limited liability company**

50%

Mark D. Wilson, as Trustee of the
Mark D. Wilson Revocable Trust dated 9/5/2000 50.98%

Stephen G. Wilson, as Trustee of the Heron
Trust dated 1/1/2006 19.02%

LB Evo Holdings, LLC, a Delaware
limited liability company 30.00%

LB Evo Holdings, LLC, a Delaware limited liability company

25%

Eijk de Mol van Otterloo, Trustee of the
Eijk de Mol van Otterloo Revocable Trust 100%
Dated November 22, 2013

Manager: Eijk de Mol Van Otterloo

**Jeffrey J. Diermeier, Trustee of the
Diermeier Family Trust**

25%

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

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

Please see Exhibit II-B-1 Boundary Survey

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

Please see Environmental Report

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

Please see Environmental Report

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

Adjacent to Estero Bay the entire project shoreline north of the boat basin consists of mangroves. These mangroves are in a designated Conservation Easement. South of the boat basin entrance the shoreline is protected by a vertical concrete seawall. Within the basin the shoreline shall be vertical concrete seawall and vertical vinyl seawall. The top elevation of the vinyl seawall is below the mean low water elevation to allow tidal water to flow to and from the basin through the adjacent mangrove forests. Please refer to attached Exhibit II-F-2, which delineates these areas on a map.

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

A. Gross Residential Acres

- | | |
|---|----------------|
| 1. Total land area: | 30.51+/- acres |
| 2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): | _____ acres |
| a. R-O-W providing access to non-residential uses: | 0 _____ acres |
| b. Non-residential use areas: | _____ acres |
| 3. Gross residential acres (Line A.1 less A.2): | _____ acres |
| a. Uplands areas | 26.38+/- acres |
| b. Freshwater Wetlands areas | 0.62+/- acres |
| c. Other Wetland areas | 3.51+/- acres |

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

Density Standards (from the Comprehensive Plan)

- | | |
|---|----------------------------------|
| 1. Maximum density for Land Use Classification: | 11.4 _____ units/gross res. acre |
| 2. Maximum total density for Land Use Classification: | 11.4 _____ units/gross res. acre |

MAXIMUM PERMITTED DWELLING UNITS *

*See Section G below for density calculation

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

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

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

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

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

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

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

F. Conservation, Resource Protection, DRGR

- | | |
|-------------------------------------|-------------------|
| 1. Total acres of "Open Land" | <u>4.13</u> acres |
| 2. Maximum density (F.1 times 0.2*) | <u>0.2</u> units |
| 3. Total permitted units: | <u>0.2</u> units |

Not available for transfer to uplands

G. Coconut Village Land Use Category

G. Coconut Village Land Use Category

Option 1: Continuing Care Facilities (CCF) Per LDC Section 4-1183

- Coconut Village FLU Standard Density (Uplands) = 6.42 du/acre
(26.38 ac X 6.42 du/acre = 169)
- Resource Protection FLU Standard Density (Wetlands) = 1 du/20 acres
(4.13 ac X 1/20 du/ac = 0.20 - not available for transfer to uplands)
- Maximum Permitted Units = 169 du
- ALF/ILF Conversion = 300 ILF/CCF units (2 unit:1 du) = 150 units
75 ALF Units (4 beds:1 du) = 19 units

Option 2: Multi-Family

- Coconut Village FLU Standard Density (Uplands) = 11.4 du/acre
(26.38 ac X 11.4 du/ac = 300)
- Resource Protection FLU Standard Density (Wetlands) = 1 du/20 acres
(4.13 ac X 1/20 du/ac = 0.20 - not available for transfer to uplands)
- Maximum Permitted Density = 300 du

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

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

N.A.

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

1. Method and degree of treatment:

N.A.

2. Quality of the effluent:

N.A.

3. Expected life of the facility:

N.A.

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

N.A.

5. Receiving bodies or other means of effluent disposal:

N.A.

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

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

N.A.

2. Current water table conditions:

N.A.

3. Proposed rate of application:

N.A.

4. Back-up system capacity:

N.A.

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

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Bayview on Estero Bay - See Exhibit I-B-3 and legally described in exhibit A attached hereto. (street address)

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

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

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

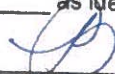


Owner

Mark D. Wilson, authorized representative of LB Estero Bay Investments, LLC
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 12th day of February 2019, by Mark D. Wilson, who is personally known to me or who has produced _____ as identification.



Notary Public

(Name typed, printed or stamped)
(Serial Number, if any)



BAYVIEW ON ESTERO BAY
DENSITY CALCULATIONS
REVISED DECEMBER 2019

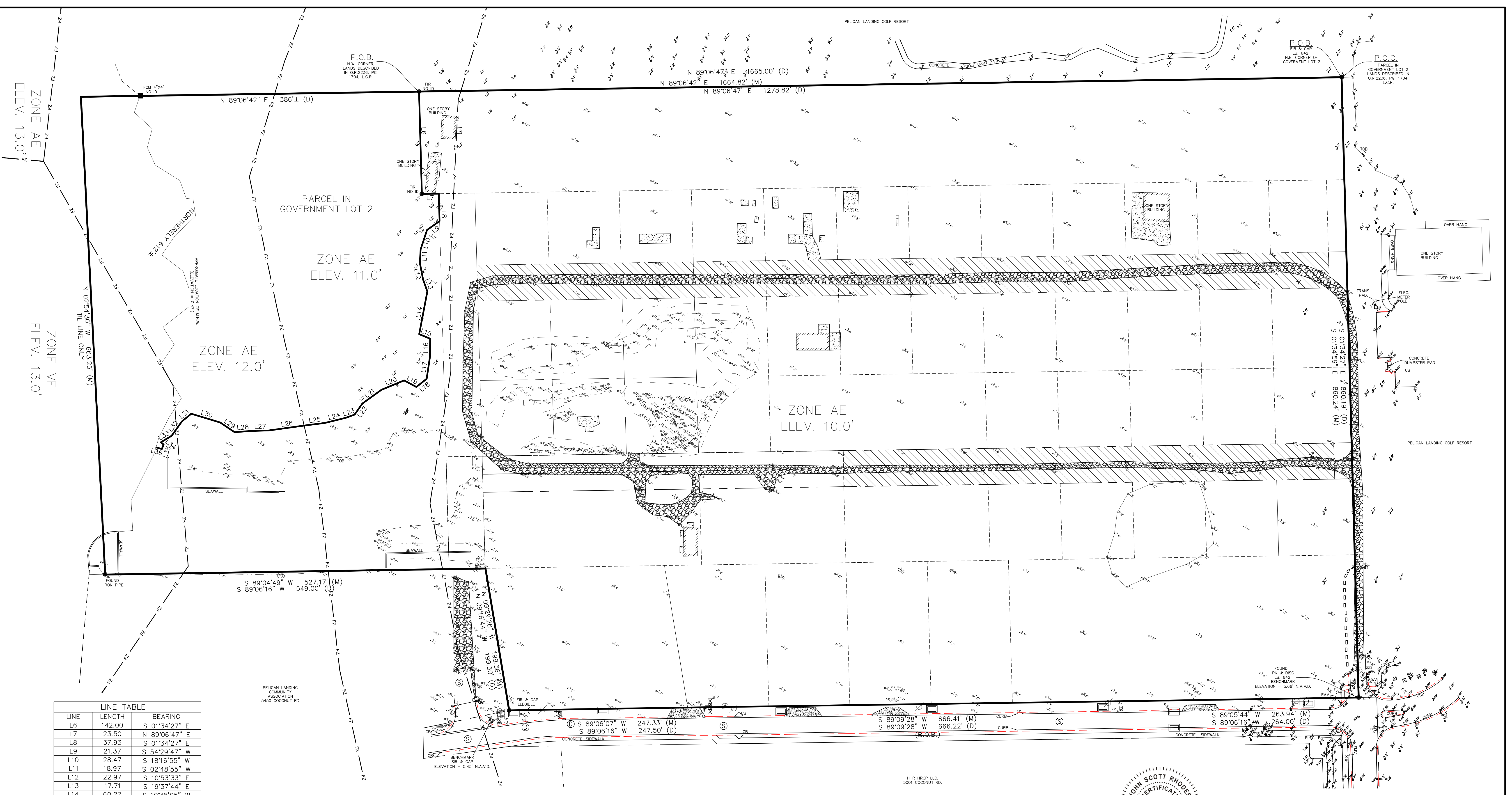
Option 1: Continuing Care Facilities (CCF) Per LDC Section 4-1183

1. Coconut Village FLU Standard Density (Uplands) = 6.42 du/acre
(26.38 ac X 6.42 du/acre = 169)
2. Resource Protection FLU Standard Density (Wetlands) = 1 du/20 acres
(4.13 ac X 1/20 du/ac = 0.20 - not available for transfer to uplands)
3. Maximum Permitted Units = 169 du
4. ALF/ILF Conversion = 300 ILF/CCF units (2 unit:1 du) = 150 units
75 ALF Units (4 beds:1 du) = 19 units

Option 2: Multi-Family

1. Coconut Village FLU Standard Density (Uplands) = 11.4 du/acre
(26.38 ac X 11.4 du/ac = 300)
2. Resource Protection FLU Standard Density (Wetlands) = 1 du/20 acres
(4.13 ac X 1/20 du/ac = 0.20 - not available for transfer to uplands)
3. Maximum Permitted Density = 300 du

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LINE	LENGTH	BEARING
L6	142.00	S 01°34'27" E
L7	23.50	N 89°06'47" E
L8	37.93	S 01°34'27" E
L9	21.37	S 54°29'47" W
L10	28.47	S 18°16'55" W
L11	18.97	S 02°48'55" W
L12	22.97	S 10°53'33" E
L13	17.71	S 19°37'44" E
L14	60.27	S 10°48'05" W
L15	16.47	S 67°28'47" E
L16	24.84	S 00°37'49" W
L17	31.07	S 08°27'07" W
L18	18.26	S 51°28'12" W
L19	19.25	N 61°45'57" W
L20	34.02	S 67°32'24" W
L21	32.56	S 54°15'32" W
L22	18.69	S 34°55'22" W
L23	12.96	S 70°03'40" W
L24	30.12	S 76°07'48" W
L25	20.17	S 82°50'38" W
L26	51.86	S 82°08'35" W
L27	23.82	S 88°23'38" W
L28	23.88	S 85°50'44" W
L29	24.17	N 56°15'51" W
L30	41.74	N 73°06'29" W
L31	16.70	S 50°46'59" W
L32	24.62	S 35°38'12" W
L33	17.47	S 58°47'00" W
L34	4.98	S 51°12'50" E
L35	6.70	S 21°54'07" W
L36	8.00	N 73°28'24" W

LEGAL DESCRIPTION
 PARCEL IN GOVERNMENT LOT 2
 SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

A TRACT OF PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2 RUN S89°06'47" W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 FOR 142.00 FEET TO THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 2236, PAGE 1704, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN S01°34'27" E ALONG THE WEST LINE OF SAID LANDS AND PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 2 FOR 37.93 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN N89°06'47" E ALONG THE SOUTH LINE OF SAID LANDS AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 2 FOR 23.50 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE WEST 50 FEET OF THE EAST 125.50 FEET AS MEASURED ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE RUN S01°34'27" E ALONG SAID WEST LINE FOR 37.93 FEET; THENCE LEAVING SAID WEST LINE RUN SOUTHWESTERLY AND WESTERLY THE FOLLOWING TWENTY EIGHT (28) COURSES: S54°29'47" W FOR 21.37 FEET; S18°16'55" W FOR 28.47 FEET; S02°48'55" W FOR 18.97 FEET; S10°53'33" E FOR 22.97 FEET; S19°37'44" E FOR 17.71 FEET; S10°48'05" W FOR 60.27 FEET; S67°28'47" E FOR 16.47 FEET; S00°37'49" W FOR 24.84 FEET; S08°27'07" W FOR 31.07 FEET; S51°28'12" W FOR 18.26 FEET; N61°45'57" W FOR 19.25 FEET; S67°32'24" W FOR 34.02 FEET; S54°15'32" W FOR 32.56 FEET; S34°55'22" W FOR 18.69 FEET; S70°03'40" W FOR 12.96 FEET; S76°07'48" W FOR 30.12 FEET; S82°50'38" W FOR 20.17 FEET; S82°08'35" W FOR 51.86 FEET; S88°23'38" W FOR 23.82 FEET; S85°50'44" W FOR 23.88 FEET; N56°15'51" W FOR 24.17 FEET; N73°06'29" W FOR 41.74 FEET; S50°46'59" W FOR 16.70 FEET; S35°38'12" W FOR 24.62 FEET; S58°47'00" W FOR 17.47 FEET; S51°12'50" E FOR 4.98 FEET; S21°54'07" W FOR 6.70 FEET AND N73°28'24" W FOR 8 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN NORTHERLY ALONG SAID MEAN HIGH WATER LINE FOR 412 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE RUN N89°06'47" E ALONG SAID NORTH LINE FOR 386 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 3.62 ACRES, MORE OR LESS.

BEARINGS HEREINAFTER MENTIONED ARE STATE PLANE FOR THE FLORIDA STATE PLANE (NAD83/NRSR 2007) AND ARE BASED ON THE EAST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 7 TO BEAR S01°34'27" E.

LEGAL DESCRIPTION
 (AS SURVEYED)

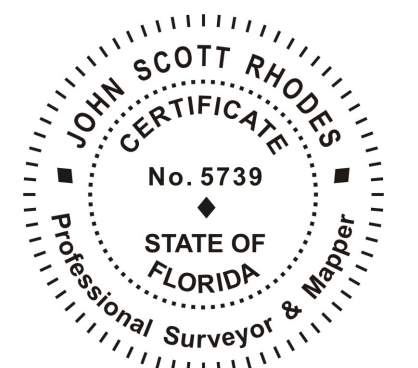
A PARCEL OF LAND LYING WITHIN GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID LOT 2 SOUTH 07°34'27" EAST; A DISTANCE OF 860.19 FEET TO A POINT ON THE NORTH BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2401, PAGE 1088, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG SAID LANDS FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 89°06'16" WEST; A DISTANCE OF 247.50 FEET; 2) THENCE SOUTH 89°09'28" WEST; A DISTANCE OF 666.41 FEET; 3) THENCE SOUTH 89°06'16" WEST; A DISTANCE OF 247.50 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 0114000893, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERN BOUNDARY OF SAID LANDS, NORTH 07°16'44" WEST; A DISTANCE OF 199.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE FOREMENTIONED GOVERNMENT LOT 2; THENCE RUN ALONG SAID SOUTH LINE, SOUTH 89°06'16" WEST; A DISTANCE OF 549 FEET MORE OR LESS TO A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; A PORTION OF WHICH IS DEPICTED ON THE MEAN HIGH WATER LINE SURVEY PUBLISHED ON LARSONS WITH A FILE NUMBER OF 3806; THENCE RUN ALONG SAID MEAN HIGH WATER LINE NORTHERLY; A DISTANCE OF 841 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE RUN ALONG SAID NORTH LINE, NORTH 89°06'47" EAST; A DISTANCE OF 1,665 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 30.51 ACRES, MORE OR LESS.

- ABBREVIATIONS
- BFP = BACK FLOW PREVENTOR
 - BOB = BASIS OF BEARING
 - CB = CATCH BASIN
 - CO = CEMENT CLEAN OUT
 - CTV = CABLE TV
 - EQ = EJECTOR
 - ELEC. B. = ELECTRIC BOX
 - F.C.M. = FOUND CONCRETE MONUMENT
 - F.F. = FOUND FINISHED FLOOR ELEVATION
 - F.I.R. = FOUND 5/8" IRON ROD
 - F.N. = FOUND NAIL AND DISC
 - F.P. = FOUND FLUORINE POWER AND LIGHT
 - GV = GAS VALVE
 - M = MEASURED
 - ME = MAINTENANCE EASEMENT
 - NVD = NATIONAL GEODETIC VERTICAL DATUM
 - CHW = OVERHEAD WIRES
 - P = PLAT
 - PRP = PERMANENT CONTROL POINT
 - PK = PK NAIL
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PROV = PROFESSIONAL SURVEYOR AND MAPPER
 - PSM = PUBLIC UTILITY AND DRAINAGE EASEMENT
 - ROW = RIGHT OF WAY LINE
 - SIR = SET 5/8" IRON ROD AND CAP/LB 6897
 - TRANS = TRANSFORMER
 - TEL = TELEPHONE BOX
 - T.O.B. = TOP OF BANK
 - UE = UTILITY EASEMENT
 - WE = WATER EASEMENT
 - WW = WATER VALVE
 - WMB = WATER METER BOX
 - WVP = WOOD UTILITY POLE
 - FW = FIRE HYDRANT
 - WAS = WATER GATE VALVE
 - WB = WATER METER BOX
 - WUP = WOOD UTILITY POLE
 - WR = WIRE RISER
 - Y = CITY ANCHOR
 - Z = POINT OF BEGINNING
 - STORM CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - SANITARY MANHOLE
 - ELECTRIC HANDHOLE
 - LIGHT POLE
 - WALL COLLAR
 - GRAVEL ROADWAY
 - CONCRETE PAD
 - BOUNDARY DIVIDING SPECIAL FLOOD HAZARD AREAS OF DIFFERENT BASE FLOOD ELEVATION, FLOOD DEPTHS OR FLOOD VELOCITIES
 - CONCRETE PAVEMENT ELEVATIONS
 - GROUND ELEVATIONS

- NOTES
1. BEARINGS ARE BASED ON THE SOUTH BOUNDARY LINE AS BEING S 89°09'28" W AS SHOWN.
 2. ELEVATIONS ARE BASED ON N.A.V.D. 1988 UNLESS NOTED.
 3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
 4. SUBJECT TO EASEMENTS OF RECORD.
 5. ABSTRACT NOT REVIEWED.
 6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 7. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON INSTALLATIONS WERE LOCATED UNLESS SHOWN.
 8. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 9. LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT.
 10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.



BY: JOHN SCOTT RHODES PSM # 5739

BOUNDARY SURVEY

CERTIFIED TO:
LONDON BAY DEVELOPMENT GROUP

design: EFC
checked: JSR
acc'd #: 2019-204
view: PLOT
project #: 2019-204
sheet #: 1 of 1
file #: 2019-204 BNDY

date: NOV. 19, 2019
scale: 1" = 60'
cogo #: 19-204

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

8100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(39) 405-8166 (39) 405-8163 FAX

FLOOD ZONE: ZONE AE
PANEL NO.: 12071C 0589 F
ELEVATIONS 10.118.12
ELEVATION 13

MAP REVISION DATE: AUGUST 28, 2008

Bayview on Estero Bay RPD/CPD

**Comprehensive Plan Consistency Narrative
Exhibit II-E-2**

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The proposed Residential Planned Development (RPD)/Commercial Planned Development (CPD) will be consistent with the City of Bonita Springs Comprehensive Plan and Land Development Code, and more specifically the proposed Coconut Village future land use category, upon adoption of the companion Text and Future Land Use Map amendments.

The proposed rezoning will allow the subject site to be redeveloped with up to 300 Independent Living Facility (ILF) units and 75 ALF units within a CCF under Option 1, or 300 multi-family residential dwelling units under Option 2. Both development options will include a public marina including a boat ramp, kayak launch, recreation area/park, and parking facilities for vehicles and boat trailers. This development proposal far exceeds the current provision of public access and amenities allowed by the Weeks Fish Camp CPD approved per Z-14-03 and deemed consistent with the Coconut Village future land use category.

The proposed CPD/RPD rezoning consistent with the Goals, Objectives and Policies of the City of Bonita Springs Comprehensive Plan as follows:

(FUTURE LAND USE) Policy 1.1.2. – Density, Affordable Housing Density Bonus, and Wetlands Transfer of Density

The proposed Bayview on Estero Bay RPD/CPD is within the Coconut Village FLU category, which is proposed for a maximum allowable density of 11.4 du/acre for on-site uplands for the multi-family residential Option 2, as required in Policy 1.1.2. Where CCF uses are developed in accordance with LDC Sec. 4-1183 under preferred Option 1, the proposed density drops significantly to 6.4 du/acre. This density is a slight increase to the currently approved density of 6 du/acre applicable to the category.

A portion of the Coconut Village FLU category contains wetlands designated as Resource Protection on the proposed FLUM. The density for these lands has been calculated at 1 du/20 acres in full compliance with the above policy. The RPD/CPD provides for protection of these wetland areas found on-site as shown on the MCP. Therefore, the proposed Coconut Village FLU category is consistent with FLU Policy 1.1.2.

(FUTURE LAND USE) Policy 1.7.6. – The City shall protect its environmentally critical areas by requiring the use of Planned Development in locations exhibiting characteristics of environmentally critical areas including: (1) Areas designated as Resource Protection on the Future Land Use Map; (2) other wetlands identified on the map of Evaluated Wetlands in the Future Land Use Map Series, and; (3) rare and unique upland habitats, including sand scrub, coastal scrub and pine flatwoods identified on the Vegetation and Habitats Map contained in the Conservation/Coastal Management Element, where these habitats can be categorized as mature due to the absence of severe impacts caused by logging, drainage and exotic infestation. Developments shall incorporate clustering or other

innovative and appropriate development techniques to avoid clearing and other impacts associated with the development footprint by shifting infrastructure and other structures to appropriate non-sensitive locations.

Most of the Bayview on Estero Bay property is located on what is known as the former Weeks Fish Camp Property, which has direct access to Estero Bay. This property contains wetlands, which are designated as resource protection on the Coconut Village Map – Addendum to Future Land Use Map (Ordinance Number 14-23). The current companion comprehensive plan amendment application proposes to retain the on-site wetlands in the Resource Protection FLU category, subject to final jurisdictional determination by the South Florida Water Management District (SFWMD).

The proposed MCP demonstrates that development has been placed outside the wetland area adjacent to Estero Bay and the development has been clustered on the previously disturbed and developed portions of the site consistent with FLU Policy 1.7.6.

(FUTURE LAND USE) Objective 1.8: Ensure that population densities in the Coastal High Hazard Area are not increased beyond that allowed prior to the adoption of this Comprehensive Plan.

At the time the Comprehensive Plan was adopted, the subject property was not within the City, thus any annexation of land in the CHHA since the City's incorporation and adoption of the Comprehensive Plan cannot be subject to the above policy from a practical standpoint.

Staff has arrived at similar opinions for areas intended for redevelopment including the subject property and the Old US 41 Redevelopment area, or "Downtown Bonita Springs", where densities have clearly been modified and increased since the Comprehensive Plan was originally adopted.

Policy 1.8.1 under this objective goes on to state "This Comprehensive Plan has used, and all future City Evaluation and Appraisal Review (EAR) and updates shall use, the Southwest Florida Regional Planning Council's (SWFRPC) Statewide Regional Evacuation Study for the Southwest Florida Region for analysis purposes."

This supportive policy also indicates the objective is not a blanket statement that densities cannot be increased on any individual properties within the CHHA, but rather the City's overall population capacities should not be increased in the CHHA on a city-wide scale. The Applicant is unaware of any city-wide analysis that has been undertaken by Staff in this regard.

The proposed density in the Bayview project is consistent with the Comprehensive Plan in that all impacts on sheltering and evacuation resulting from development/redevelopment activities within the CHHA are mitigated through cooperation and coordination with Lee County Emergency Management Operations at time of local development order, and through required mitigation codified in the LDC.

Also, the surrounding densities in the CHHA of the City are higher than the proposed development in the Bayview on Estero Bay project. While the densities presented in the Applicant's analysis are "net" densities for individual developments internal to Pelican Landing, as opposed to a gross density for the 2,750+/-acre DRI, the analysis has merit for

the purposes of presenting compatibility from a built form perspective (proposed high rise development proximate to similar high-rise development). Whereas, the gross density of the Pelican Landing DRI does not accurately portray the immediate surrounding development pattern, which consists of future 22-story buildings in Raptor Bay to the north, and multiple high-rise towers existing to the south, including La Scala, Florencia, Treviso, Sorrento, and Navona.

Please also refer to the detailed Hurricane Evacuation Report submitted with the initial application for full details on how the project will comply with Florida Statutes relating to evacuation and required mitigation.

(FUTURE LAND USE) Policy 1.8.3: The City shall continue to meet or better the Region's 18-hour, and Lee County's 24-hour, goals for evacuation time.

This policy is out of date relative to an evacuation time standard for the Region and Lee County. Lee Plan Policy 105.1.2 which refers to 109.1.5 and are in accordance with Florida Statute Section 163.3178(8)(a)(b) that requires Comprehensive Plan Amendments that increase the density in the CHHA to not cause an increase in the out of county hurricane evacuation time for a category 5 storm event to exceed 16 hours. This evacuation time standard is also consistent with Conservation/Coastal Management Element Policy 5.1.3(b) see discussion under this policy. Also see response to Conservation/Coastal Management Element Goal 10: Evacuation and Shelter, Objective 10.1: Evacuation, Policy 10.1.1 for further discussion on assessing the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane clearance times.

(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

The proposed development permitted in the Bayview on Estero Bay RPD/CPD has availability of water, sewer and solid waste (please see letters of availability from service providers). The site is within the BSU service area and there are no anticipated LOS issues in the near term or long-term planning vision.

The resulting project will be required to obtain an environmental resource permit from the SFWMD, which evaluates stormwater management consistent with the criteria established in Policy 1.11.1.

The project proposes to provide a public marina/boat ramp use with associated parking for 25 boat trailer spaces (15 on-site and 10 off-site in the Bayview II CPD), 10 public boat slips, public restrooms and public park.

The application includes a Traffic Impact Analysis for the near and long-term time frames required. No level of service deficiencies for collector or arterial roadways. The companion CPD/RPD identifies a traffic reduction from the current approved zoning with the proposed CCRC or residential and marina development option.

(TRANSPORTATION) Policy 1.1.3: The minimum acceptable peak hour/peak season/peak direction roadway levels of service shall be as follows:

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

The proposed RPD/CPD application included a Transportation Impact Statement (TIS) prepared by TR Transportation Consultants, Inc. in support of this application. The TIS concludes that there are no level of service issues resulting from the proposed development program. The development of the subject site meets the requirements set forth by the City of Bonita Springs Comprehensive Plan and LDC in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development.

(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 Bayview on Estero Bay RPD/CPD 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. This project as proposed is supported by a market and economic analysis, which concludes that the proposed inclusion of the CCF or conventional multi-family uses will meet a current and growing demand for mid and high-rise lifestyle housing in the City of Bonita Springs. The subject property has direct access to Estero Bay and consistent with residential communities such as Bonita Bay and Pelican Landing, Bayview properties are highly sought out communities within the City. Providing for waterfront multi-family dwellings or the CCF units will continue to provide the City of Bonita with a desirable diversity of dwelling units, which will serve the anticipated aging 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.

(INFRASTRUCTURE) Sanitary Sewer Sub-Element: Objective 2.1: Promote the application of new technology and management practices to increase efficiency and to promote conservation of natural resources.

Reclaimed water is not available at this location.

(INFRASTRUCTURE) Solid Waste Sub-Element: Objective 1.1: Conserve the City's resources and minimize use of the County's landfill facilities.

The project will provide recycling collection facilities for the various uses within the project.

(INFRASTRUCTURE) Solid Waste Sub-Element: Policy 1.1.1: The City will continue its participation in Lee County's program of recycling, waste-to-energy facility and landfill disposal and meet with representatives of the County to ensure cooperation with the

County in implementing its programs to decrease the volume of solid waste deposited in landfills.

The project will not discharge to a city stormwater collection facility.

(INFRASTRUCTURE) Solid Waste Sub-Element: Policy 1.1.2: The City will continue its programs to segregate recyclables, yard waste, hazardous wastes, and construction and demolition debris.

The project shall be designed to comply with the City's requirements for programs to segregate recyclables, yard waste, hazardous wastes, and construction and demolition debris.

(INFRASTRUCTURE) Solid Waste Sub-Element: Policy 1.1.3: The City will cooperate with Lee County in public education efforts through distribution of information to residents and businesses in the City concerning the proper management of hazardous wastes.

The project is not located in a wellfield area.

(CONSERVATION/COASTAL MANAGEMENT) Goal 5: Protection of Life and Property in Coastal High Hazard Areas. To protect human life and developed property from natural disasters.

The proposed project is consistent with this goal and LDC related to CHHAs and hurricane preparedness/mitigation. The City Plan does not preclude development in the CHHA as long there is consistency with the Future Land Use Map, Goals, Objectives and Policies. The combination of loss of life and property mitigation measures list below will ensure the protection of the public health, safety and welfare.

(CONSERVATION/COASTAL MANAGEMENT) Objective 5.1: Development in Coastal High Hazard Areas - The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the City's coastal high hazard area by limiting new development within the CHHA Category 1 hurricane evacuation area as defined by the SWFRPC hurricane evacuation study and using its land acquisition program to purchase vacant properties for open space, preservation or recreation uses.

The Bayview on Estero Bay RPD/CPD is intended to redevelop this area of the city. The impacts on sheltering and evacuation resulting from development/redevelopment activities within the CHHA are mitigated through cooperation and coordination with Lee County Emergency Management Operations at time of local development order.

(CONSERVATION/COASTAL MANAGEMENT) Policy 5.1.1: Rezoning to allow higher densities shall not be permitted on barrier and coastal islands.

The project is not on a barrier island or coastal island.

(CONSERVATION/COASTAL MANAGEMENT) Policy 5.1.2: Shoreline development in V Zones shall be protected from flood risk, coastal erosion, wave action, and storms by vegetation, setbacks, and/or beach renourishment, rather than by seawalls or other

hardened structures that tend to hasten beach erosion. Repairs of lawfully constructed, functional, hardened structures as defined in F. S. Chapter 161 may be allowed subject to applicable state and local review and approval.

A 3.62± acre wetland conservation easement for preservation will protect the development from flood risk, coastal erosion and wave action generated from Estero Bay.

(CONSERVATION/COASTAL MANAGEMENT) Policy 5.1.6: All development and major redevelopment in the CHHA shall conform to the City's Flood Damage Protection Ordinance and be consistent with the flood-resistant construction requirements in the Florida Building Code and applicable flood plan management regulations set forth in 44 C.F.R. part 60.

The proposed development will comply with the City's Flood Damage Protection Ordinance and be consistent with the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60 as applicable.

(CONSERVATION/COASTAL MANAGEMENT) Policy 5.1.10: Development in coastal areas shall consider site development techniques to reduce losses due to flooding and claims made under flood insurance policies issued in the state. These may include accommodation strategies, such as elevating structures, drainage improvements, or green infrastructure techniques that function to absorb or store water.

The proposed developed portion of project site is located within the AE (Elevation 10) 100-year floodplain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM Panel 589, Map #12071C0589F). The City is now requiring an additional one foot above this level to reduce the vulnerability of future development in the A-Zone. A 3.62± acre wetland conservation easement for preservation will protect the development from flood risk, coastal erosion and wave action generated from Estero Bay.

(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 Bayview on Estero Bay RPD/CPD development will occur on upland areas which have been previously impacted by marina and residential development. The wetlands an indigenous upland areas identified on-site have been incorporated into the site plan as preserve and open space areas. The preserve areas include 3.62± acres of mangrove wetlands. The protection of this mangrove area will also provide for habitat for area fish and wildlife species. These areas will be incorporated into the indigenous management plan; through this management plan and maintained in accordance with state and federal permit requirements.

(CONSERVATION/COASTAL MANAGEMENT) Objective 7.4: Endangered and Threatened Species in General - The City of Bonita Springs shall continue to protect habitats of endangered and threatened species and species of special concern in order to maintain or enhance existing population numbers and distributions of listed species.

There have been numerous surveys for protected plant and wildlife species conducted on the Bayview on Estero Bay project site. There have not been any protected species

identified on-site during any one of these surveys. The proposed development will occur on upland areas which have been previously impacted by marina and residential development. On-site preservation will include a 3.62± acre mangrove wetland area, as well as a small wetland in the northeast corner of the site, and portions of indigenous uplands, which will serve as buffer areas for these on-site wetlands. Wetland areas are subject to a perpetual conservation easement and incorporated into the management plan for the development. The protection of these wetland communities will provide for habitat for area fish and wildlife species.

(CONSERVATION/COASTAL MANAGEMENT) Objective 7.5: Loggerhead Sea Turtles - The City shall protect sea turtle nesting habitat.

There were no loggerhead turtles identified during any of the species surveys conducted on-site; however, the proposed Bayview on Estero Bay project will adhere to the policies set forth protecting loggerhead sea turtles. Development of the subject property will require the applicant to design plans and receive appropriate permits from Federal, State and local agencies that will insure that development protects marine fisheries habitat and our coastal resources.

(CONSERVATION/COASTAL MANAGEMENT) Objective 7.6: Southern Bald Eagles - The City shall use its bald eagle habitat protection regulations to protect Southern bald eagle nesting sites and request the County to monitor Southern bald eagle nesting activity.

There were numerous species surveys conducted on the Bayview on Estero Bay project site. There were no bald eagles identified during any of the species surveys conducted on the Bayview on Estero Bay project site. Development of the subject property will require the applicant to design plans and receive appropriate permits from Federal, State and local agencies that will insure that development protects any protected species and their resources.

(CONSERVATION/COASTAL MANAGEMENT) Objective 7.7: West Indian Manatees. The City of Bonita Springs shall ensure the protection of the West Indian Manatee.

There were numerous species surveys conducted on the Bayview on Estero Bay project site. There were no West Indian manatees identified during any of the species surveys conducted on-site; however, the proposed Bayview on Estero Bay project will adhere to the policies set forth protecting the West Indian manatees. The protection of the mangrove wetland communities will provide for habitat for area fish and 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 insure that development protects marine fisheries habitat and our coastal resources.

(CONSERVATION/COASTAL MANAGEMENT) Objective 7.11: Marine Productivity - The City shall continue to support maintenance and improvement of marine fisheries productivity, and promote the conservation of fishery resources through the protection and restoration of finfish and shellfish habitat.

The proposed Bayview on Estero Bay development will occur on upland areas which have been previously impacted by marina and residential development. Coastal resources on Estero Bay will be protected by the preservation of a 3.62± acre mangrove wetland area,

which is under a conservation easement. The protection of these wetland communities will provide for habitat for area fish and 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 insure that development protects marine fisheries habitat and our coastal resources.

(CONSERVATION/COASTAL MANAGEMENT) Goal 8: Historic Resources. Protect, provide access to and educate residents regarding the historic resources of the City of Bonita Springs.

The Florida Master Site File was contacted regarding the Bayview on Estero Bay project site. According to their database, there are no archaeological sites, and five standing structures found historically within the section, township, and range of the project site. Currently, there are no historical structures that exist on-site; any historical buildings, which may have previously existed on-site, have been moved, relocated, or condemned, prior to the current site owner.

(CONSERVATION/COASTAL MANAGEMENT) Goal 10: Evacuation and Shelter. To provide evacuation and facilitate the development of shelter capabilities adequate to safeguard the public against the effects of hurricanes and tropical storms.

The public shelter and evacuation impacts will be mitigated through compliance with the City and County LDC Hurricane Preparedness requirements to safeguard the public against the effects of hurricanes and tropical storms.

(CONSERVATION/COASTAL MANAGEMENT) Goal 11: Hazard Mitigation. To provide through City plans, programs, and regulations means to minimize future property losses from natural disasters such as flooding, tropical storms and hurricanes.

(CONSERVATION/COASTAL MANAGEMENT) Objective 11.1: Development Regulations - The City shall reduce the vulnerability of development in the A-Zone as defined by FEMA.

(CONSERVATION/COASTAL MANAGEMENT) Policy 11.1.1: All development regulations shall be reviewed and revised to require that the vulnerability of future development in the A-Zone (as defined by the FEMA) be reduced.

The proposed developed portion of project site is located within the AE (Elevation 10) 100-year floodplain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM Panel 589, Map #12071C0589F). The City requires 100-year flood elevation for new development plus one foot for a total of 11 feet above mean sea level. This requirement essentially elevates the first floor at or above the CHHA worst case flood level of 11.1 foot at mean tide reduce the vulnerability of future development in the A-Zone.

(CONSERVATION/COASTAL MANAGEMENT) Policy 11.1.4: All new residential development of more than 50 units shall be required to provide continuing information to residents concerning hurricane evacuation and shelters, through the establishment of a homeowner's or residents' association.

The applicant will commit to provide continuing information to residents concerning hurricane evacuation and shelters as part of the State law required Comprehensive

Emergency Plan (CEMP), through the establishment of a homeowner's or residents' association, if developed as the multi-family residential option. If developed as a CCF, the operator will provide continuing information to residents and provide an evacuation plan.

(CONSERVATION/COASTAL MANAGEMENT) Policy 11.1.5: All new residential development of more than 100 units shall be required to formulate an emergency hurricane preparedness plan. This plan is subject to the approval of the City through the County's Division of Emergency Management.

The applicant will commit to completing an emergency hurricane preparedness plan that is subject to the approval of the City through the County's Division of Emergency Management. Also, a (CEMP) will be completed for the safety and well-being of the residents, partners, visitors and contractors of Bayview on Estero Bay, in the event of an internal or external emergency, and to comply with all applicable regulations put forth by the Center for Medicare and Medicaid Services (CMS) and in the Florida Rule of Law, including but are not limited to the following: 58A-5 and 59A-4.126 of the Florida Administrative Code; 400-23 (2) (g) and 429-41 of the Florida Statutes. This plan must be updated, reviewed and approved yearly. According to the state statute, the CEMP "during its review, the local emergency management agency shall ensure that the following agencies, at a minimum, are given the opportunity to review the plan: the Department of Elderly Affairs, the Department of Health, the Agency for Health Care Administration, and the Division of Emergency Management." Based on other CEMPs reviewed and that will be developed for the project, residents will be evacuated on buses and agreements will be in place with other ALFs for off-site out of storm surge vulnerability area sheltering and care.

(CONSERVATION/COASTAL MANAGEMENT) Goal 14: Coastal Areas. The City shall conserve, maintain, and enhance the natural balance of ecological functions in the coastal planning area, with particular emphasis on the protection of beach and dune systems so as to retain their contribution to storm protection, natural resources, and economic development.

(CONSERVATION/COASTAL MANAGEMENT) Objective 14.1: Coastal Area In General - The City of Bonita Springs shall continue to manage the coastal area to provide a balance among conservation of resources, public safety capabilities, and development.

The proposed project is consistent with this goal, objective and LDC related to CHHAs and hurricane preparedness/mitigation. The City Plan does not preclude development in the CHHA as long there is consistency with the Future Land Use Map, Goals, Objectives and Policies. The combination of loss of life and property mitigation measures listed below will ensure the protection of the public health, safety and welfare and additional public expenditures within the CHHA will not occur. The project proposal is consistent with this primary objective for the "Coastal Planning Area in General" that directs "the City shall continue to manage the coastal planning area to provide a balance among conservation of resources, public safety capabilities, and development".

(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 15.1.7: All mangrove swamp wetlands (FLUCCS #612) and stream and lake swamp wetlands (FLUCCS #615) located in the City, as identified in the wetland inventory and evaluation contained in the Conservation/Coastal Management Element, shall be afforded the highest degree of protection.

The proposed Bayview on Estero Bay development will occur on upland areas, which have been previously impacted by marina and residential development. Coastal resources on Estero Bay will be protected by the preservation of a 3.6± acre mangrove wetland area, which is under a conservation easement and incorporated into the on-site management plan for the preservation and protection of wetland communities.

In direct compliance with Policy 15.1.7, an upland buffer of 25 feet will be provided to protect the mangroves from impacts along the majority of the preserve frontage. The perimeter of the CE along the south and east boundaries is 800+/- feet. Vertical construction will encumber approximately 149 feet (18 percent) of the 25-foot buffer with a minimum width of 15 feet.

The proposed elevated timber boardwalk providing access to the recreational area abuts the CE. The existing upland below the boardwalk shall be lowered to promote water flow between the boat basin and the mangrove wetland. The elevated boardwalk is proposed as an environmental enhancement in lieu of a paved walkway on grade. an upland buffer will be provided for to protect the mangrove wetlands areas described.

The protection of these wetland communities will provide for habitat for area fish and 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 marine fisheries habitat and our coastal resources.

(CONSERVATION/COASTAL MANAGEMENT) Goal 16: Water Quality. To ensure that water quality is maintained or improved for the protection of the environment and people of the City of Bonita Springs.

The proposed rezoning will comply with all state and federal regulations that relate to water quality. The PD includes a comprehensive water management plan to address water quality, attenuation, and low impact development standards. The companion text amendment includes more specific standards than exist in the Comprehensive Plan today to ensure on-site preserve and conservation of environmentally sensitive areas.

(CONSERVATION/COASTAL MANAGEMENT) Goal 18: Fisheries Management. The City will cooperate with Lee County to preserve the ecosystem that nourishes and shelters the commercial and sport fisheries in Lee County.

The proposed rezoning will assist in preserving the ecosystem that nourishes and shelters commercial and sport fisheries in Lee County. The proposed Bayview on Estero Bay development will occur on upland areas, which have been previously impacted by marina

and residential development. Coastal resources on Estero Bay will be protected by the preservation of a 3.6± acre mangrove wetland area, which is under a conservation easement and incorporated into the on-site management plan for the preservation and protection of wetland communities. The protection of these wetland communities will provide for habitat for area fish and 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 insure that development protects marine fisheries habitat and our coastal resources.

(CONSERVATION/COASTAL MANAGEMENT) Goal 19: Marine and Navigation Management. The City will cooperate with Lee County to develop and implement a comprehensive marine resource management program.

The proposed project is consistent with this goal related to developing and implementing a comprehensive marine resource management program.

(CONSERVATION/COASTAL MANAGEMENT) Goal 20: Water Access. Ensure public access to water.

The proposed project is consistent with this goal related to water access and ensuring public access to water. The development program proposed via the Text Amendment, Map Amendment, and PD rezone applications serve to enhance public access and amenities associated with this project through meaningful and enforceable zoning conditions including: public boat ramp, park, kayak launch, wet slips and dry slips. The Applicant has carefully evaluated the required public access under the current entitlements versus what is proposed in this Amendment and submits that this application will increase public access.

(CONSERVATION/COASTAL MANAGEMENT) Goal 22: Shoreline Management. To encourage the maintenance and development of water-dependent shoreline uses and to avoid their displacement by non-water-dependent uses.

Adjacent to Estero Bay the entire project shoreline north of the boat basin consists of mangroves. These mangroves are in a designated Conservation Easement. South of the boat basin entrance the shoreline is protected by a vertical concrete seawall. Within the basin the shoreline shall be vertical concrete seawall and vertical vinyl seawall. The top elevation of the vinyl seawall is below the mean low water elevation to allow tidal water to flow to and from the basin through the adjacent mangrove forests. These details are incorporated into the PD conditions to ensure compliance with this objective.

For these reasons, the Bayview on Estero Bay RPD/CPD is consistent with the City of Bonita Springs Comprehensive Plan and the Land Development Code.

BAYVIEW ON ESTERO BAY RPD/CPD

EXHIBIT IV-D – Description of Proposed Development/ Project Narrative

REVISED DECEMBER 2019

CITY OF BONITA SPRINGS
RECEIVED
DEC 27 2019
COMMUNITY DEVELOPMENT
DEPARTMENT

REQUEST

The Applicant (LB Estero Bay Investments, LLC) has filed a PD Amendment application to rezone the 30.5+/- acre subject property from CPD, AG-2, MHPD and RPD to a unified Planned Development zoning district known as Bayview on Estero Bay CPD/RPD. The application also requests to modify the Schedule of Uses, Site Development Standards, and Master Concept Plan to allow for development of a waterfront community containing a mix of residential, commercial marina and public uses. The maximum building height requested is 245 feet. The site will connect to City of Bonita Springs potable water and sanitary sewer facilities.

Specifically, the Planned Development is proposed with the following options for redevelopment of the property:

OPTION 1 (CONTINUING CARE FACILITIES OPTION) PER LDC SEC. 4-1183:

- A Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units calculated at a density of 2 ILF units: 1 residential dwelling unit per 4-1183(c);
- 75 Assisted Living Facility (ALF) at a density of 4 ALF beds: 1 residential dwelling unit per 4-1283(a)(1);
- 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD); and
- One (1) public boat ramp.

OR

OPTION 2 (MULTI-FAMILY OPTION):

- 300 multi-family dwelling units; and
- 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD); and
- One (1) public boat ramp.

No commercial intensity is requested in either Option 1 or 2, except for private, on-site recreational amenities, personal services, and ancillary medical office for residents of the development, and ancillary retail associated with the 72 wet boat slips, dry slips and public boat ramp.

The Applicant is requesting a CCF use option and multi-family use option, with the understanding that one or the other will be built. It is the Applicant's intent and desire to develop the property as a CCF. However, given the uncertainty of the required state approval process, the Applicant is requesting multi-family residential as an alternative development option.

The proposed CPD/RPD will retain the public and private marina uses currently approved and add either CCF uses or and multi-family residential uses, along with typical accessory uses and on-site services. The intent is to redevelop this blighted site with an amenitized, master-planned waterfront community with extensive public recreational opportunities in this underserved area of the City.

The application is supported by substantial data and analysis including a traffic impact statement, environmental assessment, archeological analysis and an economic feasibility assessment. The Applicant

has prepared conceptual architectural drawings to demonstrate the project's compatibility with surrounding coastal mid- and high-rise development, including line of sight and massing exhibits. These exhibits have been shared with nearby property owners in advance of the application submittal to the City of Bonita Springs with continued modifications to the proposal to address community input. The Applicant also conducted their required public information meeting on October 18, 2018. A transcript of that meeting was provided in the initial CPD/RPD application, a second public information meeting will be conducted once the application is deemed sufficient by Staff per the LDC requirements.

This application is a companion to a comprehensive plan amendment, which proposes to modify the Coconut Village FLU District text and FLU Map (See also CPA18-54980-BOS and CPA18-54982-BOS) to allow for a range of residential, non-residential and civic uses, while enhancing integral public access to the Estero Bay.

The project site is currently zoned CPD pursuant to Zoning Ordinance 14-03 and allows for an intense mix of marina and commercial uses including 72 wet slips, 150 dry slips, and other retail uses totaling 207,000 square feet. The proposed rezoning to RPD/CPD represents a reduction in the intensity of the property, making it more complimentary to and compatible with the surrounding development pattern.

The proposed Master Concept Plan (MCP) provides a range of uses and features including multi-family residential or CCF uses located in buildings A1, A2, C, D, E, and F. A private multi-docking facility, a public marina and boat ramp with associated parking, a kayak launch and public park, internal and external pedestrian facilities are also provided. The site plan provides for preserve areas including mangrove wetlands preserved in perpetuity under a recorded Conservation Easement, and open space areas in full compliance with the LDC. A 15-foot wide Type "D" landscape buffer is provided for along Coconut Road, except for where a deviation has been requested to provide a 10' Type "D" buffer with upsized plantings adjacent to the public parking area. Buffers are provided in compliance with the LDC in all other areas.

The following is an analysis of the Planned Development's consistency with the review criteria set forth in the City of Bonita Springs Land Development Code.

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 subject CPD/RPD zoning application is a companion to the pending Coconut Village FLU Map and Text Amendments. The proposed range of uses, including public marina, a CCF containing both ILF and ALF units per Option 1, or multi-family residential dwellings per Option 2, along with ancillary commercial and personal services. These uses are consistent with the uses proposed in the Coconut Village FLU Category and maintain the intent for this land use category to provide significant public amenities and Estero Bay access to City residents.

Additionally, the proposed density, intensity and development program will be in compliance with the Bonita Plan upon adoption of the companion CPA. The PD 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 permit 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 CPD/RPD complies with the marina facility siting criteria as outlined in the LDC. No other performance standards or locational criteria apply to this request.

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 companion CPA expresses the maximum density and intensity of the proposed CCF and multi-family residential uses in the site-specific category known as Coconut Village. The proposed development program is consistent with the companion FLU amendment.

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

Approval of this RPD/CPD rezoning will ensure future redevelopment of this impacted, infill site is both complimentary to, and compatible with the surrounding development pattern based upon site-specific performance standards.

The proposed rezoning will allow for the development of up to 300 multi-family or 300 Independent Living Facility (ILF) units and 75 ALF beds within a CCF, in addition to public and private amenities, open space, preserve, and site infrastructure.

In general, the Coconut Road corridor is dynamic and urbanized area developed with a mix of medium and high-density residential land uses, as well as tourist-oriented non-residential development. These non-residential uses include a major resort hotel, timeshares, several golf courses, and a marina. In terms of building heights, the majority of surrounding lands are developed with mid- and high-rise development including the adjacent Hyatt Coconut Point Resort (213'/18 stories), Navona at The Colony Golf & Bay Club (maximum of 254'/20 stories over parking), and Altaira at the Colony Golf & Bay Club (maximum of 249', 20 stories over parking). As shown on the attached Conceptual Plan & Visualization Presentation prepared by EDSA, views of the proposed community are comparable to those already established by the nearby Hyatt Coconut Point Resort and Colony high-rise condominiums. The varying building heights proposed in the Bayview on Estero Bay RPD/CPD are compatible with the heights and intensities of surrounding development and do not introduce building heights that are out of scale with the neighborhoods.

The most proximate single-family residential development is El Dorado Acres, approximately 300 feet east of the subject property, and separated by golf course holes and golf-related maintenance facilities. The tallest building proposed within the Bayview on Estero Bay RPD/CPD is located along the Estero Bay waterfront, and as far west into the site as possible. As shown in the Conceptual Plan & Visualization Presentation prepared by EDSA specifically, this sensitive site design provides substantial physical and visual separation between proposed structures to the El Dorado Acres community.

Viewsheds from surrounding properties will be further improved via external perimeter buffers, setbacks from PD boundaries, building perimeter plantings, and a high level of architectural design and articulation on the buildings. The rezoning will provide for highly demanded public access to Estero Bay, including public boat ramp, kayak launch, public parking, and public park area. The amendment carefully limits the size and scope of these public facilities to protect the surrounding neighborhoods along Coconut Road from external impacts.

From an environmental standpoint, the proposed development program will be compatible with the environmentally sensitive Estero Bay via continued preservation of 3.6+/-acres in the northern portion of the site. The PD also includes a comprehensive water management plan to address water quality, attenuation, and low impact development standards, as outlined in the proposed conditions.

The request directly supports the City's desire to direct new growth in existing urbanized areas, as evidenced by the significant efforts to encourage infill and direct development away from the DR/GR lands in the eastern portions of the municipal limits. The rezoning will ensure the appropriate utilization of the public investment in infrastructure and services in this area.

The maximum proposed density for the multi-family option of the Bayview on Estero Bay CPD/RPD is approximately 11.4 dwelling units per acre under Option 2. However, the project will most likely be developed at a maximum density of 6.4 dwelling units per acre as a CCF under Option 1 (based on 2:1 equivalency for ILFs and 4:1 equivalency for ALFs per the LDC).

While the proposed density is an increase above the previously approved density of 6 dwelling units per acre (6 du/ac), it is compatible with the nearby mid and high-rise towers approved and constructed in the adjacent Pelican Landing community. Additionally, the Applicant is eliminating 207,000 SF of commercial uses AND 150 dry boat slips, and significantly reducing the intensity of the project. Please refer to the tabulation below, which demonstrates the density of existing mid and High-rise towers located in Pelican Landing for comparative purposes.

<u>HIGH-RISE</u>	<u>UNITS</u>	<u>AREA</u>	<u>DENSITY</u>
LA SCALA	72	3.8± AC.	18.9 d.u./ac
CASTELLA	72	4.2± AC.	17.1 d.u./ac
PALERMO	72	4± AC.	18.0 d.u./ac
NOVONA	106	3.6± AC.	29.4 d.u./ac
SORRENTO	75	4.4± AC.	17.0 d.u./ac
TREVISO	80	4.6± AC.	17.4 d.u./ac
FLORENCIA	122	4± AC.	30.5 d.u./ac
ALTAIRA	76	4.8± AC.	15.8 d.u./ac
CIELO	96	10.4± AC.	9.2 d.u./ac

- 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 Coconut Village FLU Amendment and CPD/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;***

A portion of the site is mangrove preserve and currently within a Conservation Easement as shown on the MCP and Conservation Easement Exhibit. This easement is subject to modification via a pending application to revise the boundary. However, no net reduction to this preserve area is proposed.

The MCP also identifies a secondary Indigenous Preserve area, in the northeast corner consisting of freshwater wetlands. Both preserve areas will continue to be protected and will be maintained exotic-free in perpetuity as intended by the LDC and Comprehensive Plan. Other portions of the site have been previously disturbed and impacted from the former marina and residential development and will not be utilized as on-site preserve.

The CPA has been amended to reflect these areas as Resource Protection in compliance with the Bonita Plan policies relating to wetland protection.

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 mix of uses within the CPD/RPD is appropriate and compatible at this location. The CPD area proposes a public recreation component consisting of a boat ramp, kayak launch, park, surface parking area, along with public wet slips. These uses are appropriate as the area was historically utilized for marina and boat ramp uses. The CPD serves to expand these uses by providing public access and significant civic benefit as public access in this area is underserved. As noted above, Coconut Road is an urbanized corridor with extensive mid- and high-rise developments, the Hyatt Coconut Point Resort property and other active recreational and residential developments.

The site has historically been developed with mobile homes connected to wells and septic tanks. While denser, the proposed multi-family residential or CCF uses are more complimentary to the surrounding development pattern and represent significant enhancement in terms of viewsheds, utilization of public infrastructure, and tax base. With proximity to Estero Bay, the marina component is an appropriate (and approved use) and provides for both public and private water access.

It is important to emphasize that the existing CPD permits a variety of marina and marine related uses including retail and commercial retail uses up to 207,000 square feet. The proposed elimination of the retail commercial uses and inclusion of the multi-family residential and CCF options represent a reduction in the overall intensity of the proposed CPD/RPD.

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

The draft ordinance for the CPD/RPD will include appropriate conditions to ensure that development of the site will be consistent with the Coconut Village 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 Applicant has provided proposed conditions as part of this application. The proposed conditions are relative to the Applicant's commitment to provide one (1) publicly accessible boat ramp and associated parking spaces, and wet slips with associated parking, for public use. Two (2) wet slips are provided for Estero Fire and Lee County Sheriff's Office. The conditions also address environmental sciences, surface water management, central water and sewer service, marina design, transportation, and other miscellaneous items.

- (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.

- a. *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. The proposed RPD/CPD is a reduction in transportation impact from what is currently approved. The applicant has also prepared an economic analysis, which has been submitted as an exhibit to the companion FLU amendment and rezoning applications. This analysis demonstrates that the proposed RPD/CPD has a positive economic impact to the City of Bonita Springs. Letters of availability have been obtained and submitted to the City as part of the companion CPA application from the following agencies and provide evidence that all public facilities required to support the project are available: Lee County Sheriff's Office, Lee County Solid Waste Division, Estero Fire and Rescue, Bonita Springs Utilities, and the Lee County School District.

The PD will also provide a public boat ramp, kayak launch, public parking and recreational area and will thereby contribute to public facilities available in the area.

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 subject property will be located in a FLU category tailored for the

specific development proposed for the property. The proposed RPD/CPD is consistent with the land uses, intensity and development parameters of the proposed Coconut Village future land use policies, as amended. 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/CPD, 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 buildings and site improvements. As previously noted, the proposed building heights and intensity of development are consistent with both residential mid- and high-rise developments located in the adjacent Pelican Landing CPD/RPD. The project also includes provisions for a publicly accessible boat ramp, boat slips, park, kayak launch, and parking area for boat trailers and vehicles. The Applicant has filed a concurrent rezoning application with Lee County for a CPD on Coconut Road that will provide overflow parking to support the proposed public amenities. The CPD provides approximately 88 additional parking spaces, including 10 boat trailer spaces.

The project provides extensive areas of open space including the marina and boat basin, landscape buffers, water management areas, outdoor recreational areas, and pedestrian pathways. The Applicant is not seeking a deviation from the open space requirements set forth in the LDC, which requires the project to provide 20% open space for the CPD portion and 40% open space for the RPD portion.

- (b) 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/CPD application is consistent with the methodology required for a zoning level traffic analysis in the City of Bonita Springs. The TIS concludes that there is available capacity on the surrounding roadway network to support the proposed development program.

Ingress and egress to the site is provided in three (3) locations via Coconut Road, which is the only legal means of access to the property. The Applicant intends to provide off-site related improvements including pedestrian facilities as required by the LDC. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

- (c) 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 the Coconut Road corridor west of U.S. 41. The nearest Lee Tran transit stop is located along U.S. 41 near the entrance to the Coconut Point Mall. As outlined in the proposed conditions, the Applicant is providing a publicly accessible shuttle service that will transport passengers from the aforementioned Lee County CPD parking lot on Coconut Road to the public marina area of the project.

- (d) 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.**

The site's drainage and surface water management system will be designed in accordance with criteria established by the South Florida Water Management District. The buildings developed on site will have their first finished floor elevated to a minimum elevation equal to FEMA + 1'. No flooding or erosion issues will result from development on this property. The proposed uses will not produce glare, odors, pollutants or noise that will be injurious to the surrounding properties or the public.

The developments on-site surface water management system will generally consist of a series of berms, swales, interconnected dry-detention basins, lakes and or pervious pavers/underground stormwater storage facilities. The projects roadway and drainage infrastructure will capture and route all surface water run-off within the stormwater management boundaries to these facilities, which will be adequately designed to provide the required water quality treatment and attenuation.

The surface water management system will govern the on-site design elevations for the minimum roadway and perimeter berms. Minimum crown of roadway/parking elevations will be set to an elevation above the 5-year, 1-day peak storm stage or 5.5 feet above mean sea level per the City of Bonita Springs LDC section 3-324(c), whichever is greater. The projects minimum perimeter berm must be designed to an elevation equal to or greater than the 25-year, 3-day peak storm stage. Given the proximity to Estero Bay, the sites stormwater discharges into a tidally controlled outfall thus no stormwater attenuation or pre-determined discharge rate is required for the 25-year, 3-day storm event.

The majority of the site is in Zone AE with base flood elevations from 10' to 12' NAVD 88 from the east across the site towards the bay on the west. Please refer to FEMA Panel 12080-589-F. As

noted above, the minimum finished floor elevation of the onsite structures will be a minimum of 1 foot above the base flood elevation for the first habitable floor.

- (e) 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 two (2) areas of indigenous preserve that meets the requirements of the LDC. A full archeological assessment was completed for the property and no significant archeological potential exists on the site. A copy of the archeological report is enclosed. A professional biologist was retained to perform a full environmental assessment of the site. Vegetative, protected species, and land use mapping was performed and included in the enclosed environmental report. No protected species were identified on-site due to historical use of the property as a mobile home park. The site was also assessed for compliance with manatee protection policies in accordance with the Conservation and Coastal Management Element (CCME). The site and marina components are consistent with the Lee County Manatee Protection Plan, as adopted by the City Council.

- (f) 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 natural wetland habitat and direct access to Estero Bay by providing highly demanded public access to the marina basin, boat ramp and Estero Bay. The public portion of the project, or the CPD tract, provides a park, in addition to the other amenities, for use by the public. Preservation of the wetland areas, as shown on the proposed MCP, furthers several objectives and policies of the CCME. The site will also provide on-site indoor and outdoor recreational areas, which will include swimming pool(s), physical fitness facilities, nature trails, gardens, and sports courts.

- (g) 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. Placement of the higher buildings was purposely sited closest to Estero Bay in order to provide expansive water views for residents of the project, but also to provide the greatest possible separation between the buildings and El Dorado Acres community located directly east of the project. The tallest building (A2) will be more than 2000' from the nearest residential lot in El Dorado Acres. Sight line studies were prepared and shared with El Dorado Acres property owners prior to application submittal and are enclosed for reference.

- (h) 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 maximum density of the Bayview on Estero Bay CPD/RPD is approximately 11.4 dwelling units per acre for the multi-family Option 2, and 6.4 du/acre if developed as a CCF under preferred Option 1 (based on the 2:1 equivalency factor for ILF and 4:1 equivalency factor for ALF beds in the LDC). The 6.4 du/acre under the preferred development Option 1 is a minimal increase the currently approved Coconut Village density.

The nearest developed property is the Hyatt Regency Coconut Point Resort and Spa, located directly south of Coconut Road. This hotel is within a land use district of the Pelican Landing CPD/RPD that permits building heights up to 20 habitable floors over parking. The tallest building in the Bayview on Estero Bay RPD/CPD is comparable in height to the Hyatt hotel and nearby high-rise residential development also permitted within the Pelican Landing CPD/RPD. Several buildings in the Colony area of Pelican Landing have been constructed as 20 stories over parking. A density matrix has been created below identifying the constructed densities for the Pelican Landing mid- and high-rise buildings.

<u>HIGH-RISE</u>	<u>UNITS</u>	<u>AREA</u>	<u>DENSITY</u>
LA SCALA	72	3.8± AC.	18.9 d.u./ac
CASTELLA	72	4.2± AC.	17.1 d.u./ac
PALERMO	72	4± AC.	18.0 d.u./ac
NOVONA	106	3.6± AC.	29.4 d.u./ac
SORRENTO	75	4.4± AC.	17.0 d.u./ac
TREVISO	80	4.6± AC.	17.4 d.u./ac
FLORENCIA	122	4± AC.	30.5 d.u./ac
ALTAIRA	76	4.8± AC.	15.8 d.u./ac
CIELO	96	10.4± AC.	9.2 d.u./ac

The densities and intensities are comparable to the proposed density of the Bayview on Estero Bay RPD/CPD. The design standards for both communities assure that they will be sufficiently separated and compatible.

- (a) ***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.***

As outlined in the proposed development regulations on Sheet 2 of the MCP, the project provides for 0-foot setbacks between the internal RPD/CPD development footprints. The intent of the RPD/CPD is to provide a development program that coexists and features public and private uses. The project will be designed and permitted as a marina and residential project. The two uses are functionally compatible and require no specific buffering beyond LDC required buffers.

- (b) ***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 an on-site pedestrian network that provides enhanced connectivity throughout the site. Off-site pedestrian facilities are also provided that will

encourage pedestrian activity for the public use portions of the project. Private areas of the RPD will be gated, but internal vehicular and pedestrian access will be provided throughout the project for residents and guests.

- (c) 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 tallest building has been placed in proximity to the boat basin with views of the Estero Bay. The placement of the tallest building in this location provides for the largest separation from residential uses in the El Dorado Acres community to the east. All other buildings within the project will be 75' or less in height.

- (d) 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.**

Parking will be a combination of structured and surface parking. Surface parking is minimized to maintain attractive viewsheds of the property from adjacent public right-of-way and surrounding developments. Off-site parking is provided via the Bayview II CPD at 4798 Coconut Road to supplement the PD's parking requirements for employees and public visitors to the boat ramp. Buffers are provided in compliance with the LDC to further ensure compatibility, except where a deviation is requested along the western segment of Coconut Road to maximize developable area at the public boat ramp.

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.

- (e) 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.

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

The developer will establish its own regulations for architectural design and non-residential buildings will comply with LDC standards.

In sum, the RPD/CPD proposes a development program that is appropriate and compatible in this location based upon the surrounding land use pattern containing a major destination resort, mid- and high-rise multi-family uses, and active recreational facilities.

The proposal provides for quality redevelopment and significant increased tax base related to this blighted and underutilized waterfront site that has been vacant for many years.

The project provides specific and measurable enhancements relating to protection, conservation, enhancement and restoration of natural resources, as well as furthering the City's goals and objectives to public access to the Estero Bay where adequate and available public infrastructure exists to support the development.

The rezoning fully meets the original and amended intent of the Coconut Village future land use category to incorporate meaningful public access to Estero Bay and expands upon the public access and facilities approved through the Weeks Fish Camp CPD in 2014, including boat ramp, kayak launch, public parking, and a recreation/park site.

The proposed rezoning will meet or exceed the standards set forth in the LDC for planned developments, except where a deviation has been requested for flexibility and enhancement of the site design. For these reasons, the Applicant respectfully requests approval of this rezone as proposed.

Bayview on Estero Bay RPD/CPD

Deviations & Justification Narrative

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Deviation 1 seeks relief from LDC Section 3-417(6), setbacks, which requires a minimum 30-foot setback from all preserve (wildland) areas for buildings and accessory structures for the purposes of fire protection, to permit principal and accessory structures to be located 15' from a preserve.

Justification: This deviation is only applicable to the 3.51-acre mangrove preserve area along the Estero Bay waterfront. This on-site mangrove preserve area is bordered on two sides by open waters of Estero Bay and/or the marina basin. The wetland environment poses no risk of wildfire, which is the primary purpose of the 30-foot setback. Therefore, the greater setback is not warranted for fire protection measures. As shown on the MCP, this deviation will only apply to a limited area along the southern boundary of the Conservation Easement (CE). All other areas along the CE will comply with the 30-foot setback.

The proposed deviation will provide for sensitive site design that balances access to the waterfront with environmental protection. An upland buffer will be provided to protect the mangroves from impacts along the majority of the CE frontage. The perimeter of the CE boundary is approximately 800 feet in length. Vertical construction requested by this deviation will only encumber 68+/- feet (or 8.5%) of the upland buffer, and only 219+/- feet (or 27%) of the CE frontage.

The proposed elevated timber boardwalk providing access to the recreational area abuts the CE. The existing upland below the boardwalk shall be lowered to promote water flow between the boat basin and the mangrove wetland. The elevated boardwalk is proposed as an environmental enhancement in lieu of a paved walkway on grade. As designed, the deviation will allow for flexibility while protecting the mangroves as intended by the LDC and Comprehensive Plan.

Deviation 2 seeks relief from LDC Section 3-418(d)(7), buffering adjacent property, which requires that all freestanding parking areas, whether commercial, public, or private, not associated with other development must provide a Type "D" buffer for the right-of-way and Type "C" buffer if they abut single-family residential or multiple-family residential uses or zoning, to permit the marina CPD area to provide no internal buffer between the proposed commercial and residential uses.

Justification: The marina functions are integral to both public and private use as a component of the CPD/RPD. The provision of a buffer separating these integrated use areas would disrupt the views and function of the marina and boat basin activities. The residential uses are internal to the planned development and due to the planned nature of both uses, a buffer would not serve any useful purpose and would be a detriment to the proposed design of connecting future residents and patrons with the waterfront. The residential dwellings will be elevated in a building above parking, further negating the need for the LDC required buffer for compatibility purposes.

Deviation 3 seeks relief from LDC Section 4-1732(4)(n)1. and 2., Recreation facilities, indoor, 1. Gymnasiums, health clubs and similar type recreational establishments wherein large floor areas are

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required to accommodate equipment for individual users. Four parking spaces per 1,000 square feet of total floor area. 2. All other indoor recreational facilities not specifically listed: One parking space per 100 square feet of total floor area, to permit indoor recreational parking requirements to be calculated at 1 space per 1,000 square feet of floor area.

Justification: This section requires minimum parking requirements for indoor recreational facilities at either 1 space per 250 sf or 1 space per 100 sf depending on use. The proposed project will have indoor recreational space located within Building A, which will also contain almost half of the units within the project. In addition, the use of golf carts and shuttle service within the project will be encouraged. Given these design provisions, the reduced recreational parking spaces for the private, on-site recreational uses is appropriate. Publicly accessible uses, such as the boat ramp, will be parked in accordance with the LDC, either on-site or on the nearby commercial parking CPD in Lee County.

Deviation 4 seeks relief from LDC Section 4-303, duration of rights conferred by adopted Master Concept Plan, which remain valid for five years from the date the Planned Development was approved by City Council, to permit the Bayview on Estero Bay Master Concept Plan to remain valid for ten years from the date of City Council approval.

Justification: This deviation is warranted and justified due to the likely multi-phase development for the CPD/RPD and due to the potentially lengthy application approval use for the senior housing development option, which requires approval by the State of Florida. This review and approval process have no definitive time frames established by the legislature. Additionally, this process imposes a minimum pre-sale requirement for each building prior to commencement of construction. Therefore, the applicant may need the additional years to ensure sufficient time is available to complete the process.

Deviation 5 seeks relief from LDC Section 3-291(a)(1), connection separation, which requires a 125-foot motor vehicle entrance separation on local roadways, to allow for a minimum separation of 10 feet between the project entrance and existing driveways south of Coconut Road as shown on the MCP.

Justification: The driveways to the south side of Coconut Road include an unimproved maintenance driveway associated with the Pelican Landing Marina, and a secondary maintenance access to the Regency Hyatt hotel. These driveways are ancillary in nature and do not generate sufficient trips to conflict with the proposed access points to the CPD on the north side of Coconut Road. The access has been designed to uphold public health, safety and welfare. The deviation request meets the following criteria, as outlined in LDC Section 3-81:

(1) That the alternative proposed to the standards contained herein is based on sound engineering practices;

The connection separation request meets or exceeds standards based on sound engineering practices.

(2) That the alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested;

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The alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard. The requested deviation ensures there will be no negative impact to public health, safety and welfare.

(3) For division 7 of article III of this chapter, Public Transit, the required facility would unnecessarily duplicate existing facilities; and

Public Transit will not unnecessarily duplicate the existing facilities. The deviation only related to connection separation.

(4) The granting of the deviation is not inconsistent with any specific policy directive of the city council, any other ordinance, or any city comprehensive plan provision.

To the Applicant's knowledge, the granting of this deviation is not inconsistent with any specific policy directives of the city council, any other ordinance, or any city comprehensive plan provision.

(5) The granting of the deviation is not inconsistent with in the intent of the bicycle and pedestrian master plan, Bonita Beach Road Visioning Study and the complete streets policy.

The granting of this deviation is not inconsistent with the intent of the Bicycle and Pedestrian Master Plan, Bonita Beach Road Visioning Study, or the Complete Streets policy.

Deviation 6 seeks relief from LDC Section 3-417(b)(1)a., which requires a minimum 30-foot setback from indigenous native vegetation to any habitable structure, to permit a 15' setback from Indigenous native vegetation to any habitable structure.

Justification: The requested deviation will only apply in the one (1) area as shown on the Master Concept Plan, which is the proposed marina-related accessory building. All other habitable structures will comply with the 30-foot setback from indigenous native vegetation. The proposed deviation will provide for sensitive site design that balances access to the waterfront with environmental protection. See also Justification 1 above.

Deviation 7 seeks relief from LDC Section 4-741(b), which requires all buildings and structures to be setback from the development perimeter a distance equal to the greater of one-half the height of the building or structure, to allow Building A, Phase 2 within the Bayview on Estero Bay RPD/CPD to be setback from the development perimeter a minimum of 75 feet as shown on the MCP. Buildings 75 feet or less must comply with the LDC, or one-half the height of the building.

Justification: This deviation will allow for flexible design within this master-planned development and allow for a taller structure that is compatible to the surrounding development pattern. This LDC requirement for vast perimeter setbacks is appropriate for suburban style, single-use projects. The multi-use, waterfront concept with building heights to maximize desirable views of Estero Bay requires relief from this requirement. The architectural elevations and perspective views from surrounding properties demonstrate the deviation will allow for an attractive development that is of a consistent height and development form when compared to mid- and high-rise buildings in Pelican Landing, Bay Colony and the Hyatt Regency Coconut Point Resort immediately adjacent to the Property. Moreover, the adjacent uses, including golf course and golf course maintenance, do not necessitate the required setback for compatibility purposes. The

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Applicant is also the contract purchaser of the parcel directly north of the deviation area that would be impacted by this request.

The deviation will allow the Applicant to maximize public access to the marina and preserve the on-site wetland areas as shown on the MCP. Therefore, the deviation directly enhances public health, safety and welfare.

Deviation 8 seeks relief from LDC Section 4-741(d)(4), minimum separation of buildings, which requires where there are two or more principal buildings on a development tract, the minimum separation of buildings shall be one-half the sum of their heights, or 20 feet, whichever is greater, to allow the minimum building separation between Building A and D to be 45 feet.

Justification: This deviation will allow for flexible design within this master-planned development and allow for taller structures that are compatible to the surrounding development pattern. This LDC requirement for internal building separation is appropriate for suburban style, single-use projects. The multi-use, waterfront concept with building heights to maximize desirable views of Estero Bay requires relief from this requirement. The architectural elevations and perspective views from surrounding properties demonstrate the deviation will allow for attractive development that is of a consistent height and development form when compared to mid- and high-rise buildings in Pelican Landing, Bay Colony and the Hyatt Regency Coconut Point Resort immediately adjacent to the property.

Similar to Deviation 7, this deviation will allow the Applicant to maximize public access to the marina and preserve the on-site wetland areas as shown on the MCP. Therefore, the deviation directly enhances public health, safety and welfare.

Deviation 9 seeks relief from LDC Section 4-1723, which requires all residential and non-residential uses to provide off-street parking spaces in accordance with specific regulations, to allow for off-site parking for the CPD, which is for the public use, as shown on the MCP.

Justification: This deviation is being requested in order to satisfy parking requirements related to the public portion of the marina. The Applicant is providing 15 boat trailer parking spaces on the CPD portion of the Planned Development, exceeding the minimum requirements of the LDC for a public boat ramp, and exceeding the requirements of the current CPD zoning for the property.

The deviation will allow the Applicant to provide 14 required parking spaces at the off-site location on Coconut Road, less than 0.4 miles from the site to support additional parking for the public use areas and potential employee parking. The offsite parking lot is intended to accommodate overflow parking while ensuring appropriate function of the site via publicly available shuttle service between the projects (see attached Proposed Conditions). Per Z-19-024 provided to City Staff, this parking lot contains 10 boat trailer parking spaces and 78 vehicle parking spaces. This deviation recognizes the limited land area in this infill site, and the significant developer contribution of public access to the water – a significant and highly-demanded civic amenity in this area.

Deviation 10 seeks relief from LDC Section 7-381(4), setbacks for multi-slip docking facilities, which requires docking facilities to be setback a minimum of 25 feet from side lot lines, to allow for a 0' setback along the southern PD boundary/side lot line.

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Justification: The land area immediately south of the proposed deviation location is undeveloped preserve lands and will not be impacted by the proposed design. The setback is needed to accommodate the public boat ramp and supportive parking, along with public wet slips for the Estero Fire District and Lee County Sheriff's Office. This clear public benefit is justification for the request and provides for the protection and enhancement of public health, safety and welfare.

Deviation 11 seeks relief from LDC Section 4-741(b)(2), property development regulations, which requires that parking or internal roads or drives may not be closer to the development perimeter than the width of any buffer area or landscape strip, or five feet, to allow parking and internal roads to be less than 5 feet from the development perimeter only in areas identified on the MCP.

Justification: The deviation is needed based on existing conditions and to support the proposed design for public access to the Estero Bay, including boat launch, accessway and parking spaces for boats and cars. The design will not negatively impact adjacent properties and will provide a valuable public amenity on this infill site. The deviation is supported by installation of the 10-foot wide right-of-way buffer with enhanced/upsized plantings per Deviation 12 below.

Deviation 12 seeks relief from LDC Section 3-418(d)(3), landscape buffers, which requires a 15' Type "D" landscape buffer for commercial to right-of-way, to allow a 10' Type "D" buffer where the public accessible boat ramp and parking abut Coconut Road.

Justification: The deviation is needed to support the proposed design for public access to the Estero Bay, including boat launch, accessway and parking spaces for boats and cars. A 15' Type "D" buffer is shown adjacent to Coconut Road for the majority of the property frontage as required by the LDC. A 10-foot wide Type "D" buffer is proposed along the eastern segment of Coconut Road frontage to maximize the land area available in this portion of the site to provide for public parking, park space and waterfront access.

In lieu of providing the full buffer width, the 10' Type D buffer is proposed with upsized plantings in accordance with LDC Section 3-422(c)(2). Specifically, the trees will be planted at 16' in height vs. 10', and the required hedge row will be planted at a minimum of 36", instead of 24". The proposed plantings will provide for the appropriate screening as intended by the code to ensure attractive views of the site from Coconut Road. The deviation will benefit the public by maximizing the land area within the property to provide the proposed civic amenities.

Deviation 13 seeks relief from LDC Section 3-417(b)(1)a, indigenous vegetation, which requires large developments to provide 50% of their open space requirements through on-site preservation of existing native vegetative communities, thus requiring Bayview on Estero Bay to provide 5.90 acres of indigenous preservation, to allow the project to satisfy this requirement through the 4.13 acres of on-site indigenous vegetation.

Justification: The project site contains 4.13 acres of on-site preserve wetlands, all of which are proposed for preservation by this application. The Applicant is seeking approval of this deviation to satisfy the indigenous vegetation requirement based upon the wetland preserve areas due to the infill nature of this redevelopment project and the substantial public benefit provided.

The site is an infill project in the urbanized area of the City, west of US 41 and well-served by existing and planned public infrastructure and services. These urban areas do

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not necessitate the need for expansive on-site green space as more rural areas of the City in the eastern portion of the municipality.

The Applicant is providing a significant public benefit to the City of Bonita Springs via the proposed boat ramp, public boat slips, marina parking, and park space. These public amenities are provided for in perpetuity to the citizens of Bonita and at no cost to the public. In order to maximize the area available on-site for this substantial investment in public infrastructure a reduction to on-site preserve areas is warranted.

The Applicant is preserving all on-site wetlands, including the expansive mangrove area along the Estero Bay to meet the intent of the LDC to provide green space in projects and protect environmentally sensitive lands. The site will also contain attractive native vegetation via the landscaped buffers and building perimeter plantings in addition to the proposed preserve areas.

It is important to note the existing native vegetation is in relatively poor health based upon inspection by the Applicant's environmental consultant. The deviation recognizes the significant site impacts due to the previous development impact activities. Other areas of the site that contain indigenous vegetation are highly disturbed. Based upon the unique site conditions, the Applicant respectfully submits the deviation is appropriate for this project and the substantial mangrove preserve will meet the intent of the LDC to protect indigenous plant communities.

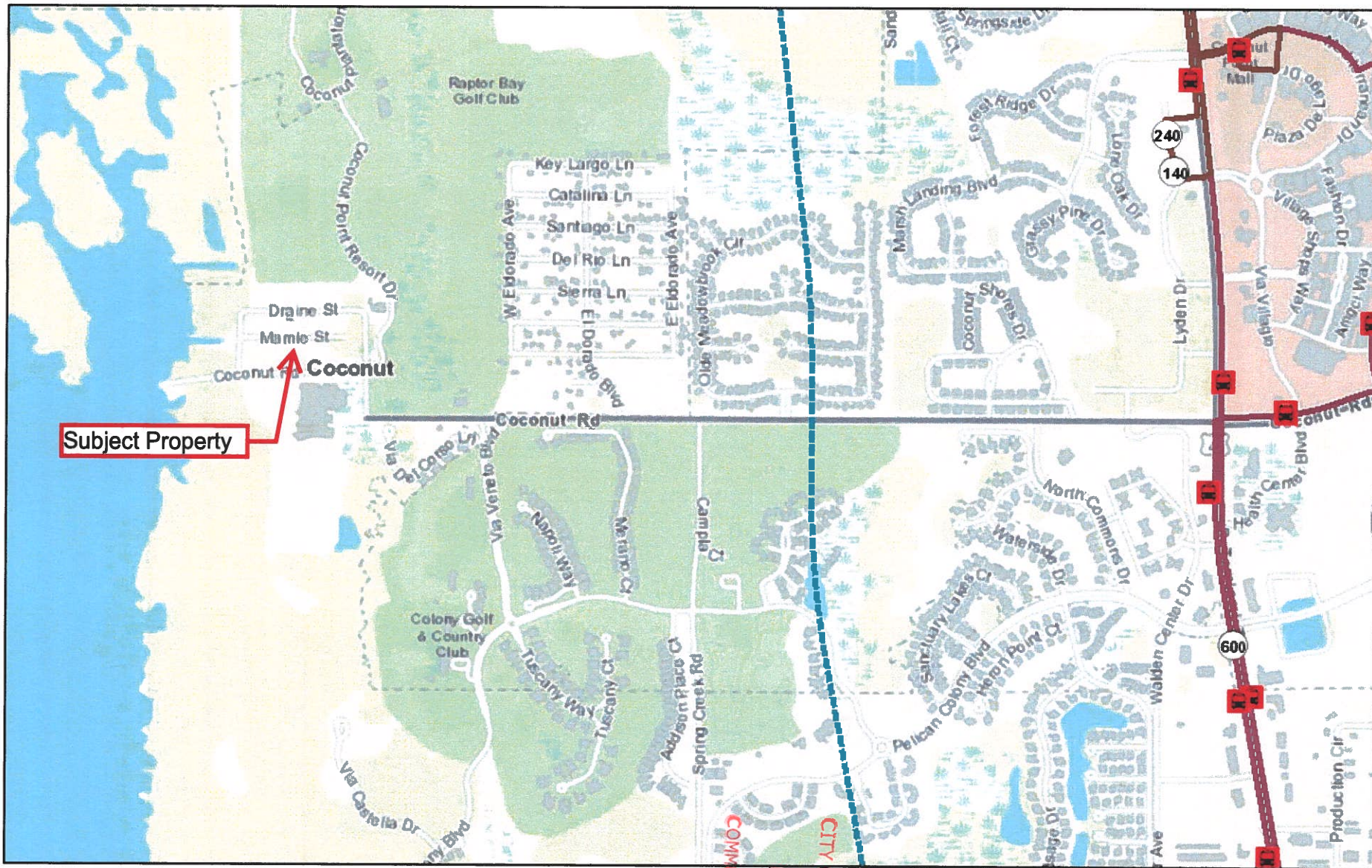
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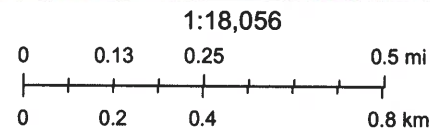
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Bayview on Estero Bay RPD/CPD Exhibit IV.A. Public Transit Routes Map



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ADA Corridor	Bus Routes	015	040	070	110	140	240
ADA Corridor	005	020	050	080	120	150	410
Not in ADA Corridor	010	030	060	100	130	160	420



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Lee County GIS
County of Collier, County of Lee, FL, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA |

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December 23, 2019

Ms. Alexis Crespo, AICP
Waldrop Engineering, P.A.
28100 Bonita Grande Drive, Suite #305
Bonita Springs, FL 34135

RE: Bayview on Estero Bay
CPA18-54980-BOS
CPA18-54982-BOS
PD18-55071-BOS

Dear Ms. Crespo:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the City of Bonita Springs Department of Community Development regarding the proposed comprehensive plan and text amendment as well as rezoning applications for the above project. The comments and TR Transportation's response to those comments are listed below for reference.

CPA18-54980-BOS & CPA18-54982-BOS Comments:

- 1) *The reviewer agrees that the proposed change will not increase the traffic impact compared to the approved uses. However, the Applicant is encouraged to demonstrate the total traffic volumes anticipated along Coconut Road with the full build-out consistent with the traffic volumes provided in the Pelican Landing traffic study.*

The Pelican Landing traffic study has already demonstrated the total traffic volumes anticipated along Coconut Road and included trips from the project parcels referred to as Weeks Fish Camp. These traffic volumes were shown in the traffic assignment figures as part of the Pelican Landing traffic study. Those figures were attached to the Appendix of the revised TIS report for reference.

The base peak hour peak season peak direction traffic volumes in **Table 2A** of the previously submitted TIS report did utilize the volumes from Coconut Road traffic study prepared for the Village of Estero. The Coconut Road traffic study also demonstrated the future 2026 traffic volumes along Coconut Road, which included traffic volumes not only from the existing more intense zoning on-site but also from other surrounding approved zonings in the area as well potential future construction projects. The 2026 LOS analysis results from the Coconut Road traffic study are attached to the Appendix of the revised TIS report for reference.

It is important to note that the Comprehensive Plan Amendment analysis has been revised to include potential 5,000 square foot public restaurant. This restaurant space was not

included in the rezoning analysis. The applicant acknowledges that if a public restaurant is sought for in the future, a subsequent rezoning application would have to be filed as well as the amendment to the Master Concept Plan (MCP). At this time the public restaurant use is only included as part of the Comprehensive Plan Amendment.

PD18-55071-BOS Comments:

- 1) *It is understood that the proposed action constitutes an overall reduction of traffic impact from what has been approved for this site. However, the approved background traffic from the Pelican Landing DRI and the background traffic from other nearby proposed developments needs to be provided for consistency. This is an important element in understanding the cumulative impact of the proposed action. Please provide a traffic diagram along Coconut Road up to US 41 showing all approved and proposed project trips, including trips associated with the off-site parking area, for both the AM and PM peak hours.*

The Coconut Road traffic study has already included background traffic from other nearby proposed developments as well as the Pelican Landing DRI. The Coconut Road traffic study also included a more intense use from this property than what is currently being proposed with the rezoning application. Therefore, the requested analysis has been previously demonstrated in the Coconut Road traffic study. The cumulative impact of the proposed rezone action is illustrated in **Table 7** of the TIS report.

A traffic diagram was created to illustrate the proposed project trips traveling to/from the site as well as the off-site parking area. See **Figure 2** of the revised TIS report. A traffic diagram showing all approved project trips in the area has been previously provided in the traffic assignment figures contained within the Pelican Landing traffic study. Those figures were attached to the Appendix of the revised TIS report for reference.

- 2) *Retail and public restaurants are still included in the Schedule of Uses. Please remove or include in the TIS. If included in the TIS, the number should be consistent.*

The schedule of uses in the rezoning application does not permit a public restaurant use. It is only permitted as an accessory use to the private club. The applicant acknowledges that if a public restaurant is sought for in the future, a subsequent rezoning application would have to be filed as well as the amendment to the Master Concept Plan (MCP). At this time the public restaurant use is only included as part of the Comprehensive Plan Amendment.

- 3) *Request for Dry boat slips has been removed from the TIS. The TIS does not include a boat ramp. However, the Schedule of Uses still includes "Marina" and "Multi-slip docking facility" with no restrictions. The TIS needs to reflect the full development potential of the site based on the language in the proposed Zoning Ordinance. The proposed Zoning Ordinance was not included in the submittal. Please provide a revised TIS and the proposed Zoning Ordinance.*

The proposed boat ramp is an ancillary use to the proposed marina. The TIS accounts for most intense development scenario which includes 72 wet slips and 25 dry slips (dry slips constitute the 15 on-site and 10 off-site vehicle/trailer parking spaces being provided). The proposed Zoning Ordinance will be provided with this resubmittal.

- 4) *The Schedule of Uses includes: ALF, limited to 75 beds; CCF, limited to 300 units; and ILF, limited to 300 units. This is not consistent with the TIS. The TIS needs to reflect the full development potential of the site based on the language in the proposed Zoning Ordinance. Please provide a revised TIS report.*

The previous submitted TIS for zoning was completed based on the worst case scenario in terms of trip generation. The proposed 300 CCF units and 75 ALF are equivalent to approximately 169 multi-family residential units per City's residential unit conversion (2 ILF/CCF per 1 MF DU & 4 ALF Beds per 1 MF DU). The TIS was completed based on 300 multi-family residential units.

- 5) *The Schedule of Uses identifies which residential housing types are permitted under Option 1 and Option 2. However, it does not specify that Option 1 and Option 2 are mutually exclusive. Please specify in the Schedule of Uses and in the proposed Zoning Ordinance that Option 1 and Option 2 are mutually exclusive.*

Acknowledged. Option 1 and Option 2 are mutually exclusive.

- 6) *The Schedule of Uses refers to ALF as Adult Living Facility. It is assumed this is intended to mean Assisted Living Facility. Please confirm. If so, please revise the language to avoid confusion.*

Acknowledged. Language has been revised to avoid confusion.

- 7) *Please provide detailed trip generation calculations for all scenarios for verification.*

The TIS has been completed based on the worst case scenario in terms of trip generation. As mentioned in the response to Comment No. 4 above, the proposed 300 CCF units and 75 ALF are equivalent to approximately 169 multi-family residential units per City's

residential unit conversion (2 ILF/CCF per 1 MF DU & 4 ALF Beds per 1 MF DU). The TIS was completed based on 300 multi-family residential units. See also trip generation comparison at the end of the TIS report.

- 8) *Please provide a full accounting of all trips associated with the off-site parking area that was approved by Lee County. Include a traffic diagram showing all trip origins, destinations, and turning movements at each intersection (including driveways).*

Acknowledged. See Figure 2 of the TIS report.

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

Sincerely,



Ted B. Treesh, PTP
President



Yury Bykau, E.I.
Transportation Consultant

Attachments

TRAFFIC IMPACT STATEMENT

FOR

BAYVIEW ON ESTERO BAY RPD COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. 1810.03)

PREPARED BY:

**TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

**Revised:
December 19, 2019**

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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 Comprehensive Land Use Plan amendment and re-zoning approval. The site is located at the western terminus of Coconut Road and is immediately to the north of the Coconut Hyatt Regency Resort within the Pelican Landing DRI. **Figure 1** illustrates the approximate location of the subject site.

A portion of the parcel is currently zoned CPD under City Ordinance 14-03. This Ordinance covers approximately 17.34 acres of the parcel. The Future Land Use on this parcel is Coconut Village and the CPD zoning permits for the development of commercial and resort hotel uses and associated amenities as well as a Marina with both wet slips and dry boat storage slips. This parcel is commonly referred to as Weeks Fish Camp – Phase I. The remainder of the parcel, referred to as Weeks Fish Camp – Phase II, is currently in the City of Bonita but has retained the Lee County Future Land Use category of Outlying Suburban. This approximately 13.17 acres is currently zoned AG-2. The proposed application will reclassify the Future Land Use Category on the entire 30.51 acres as Bayview on Estero Bay in order to permit the future rezoning and development of residential uses on the subject parcel.

The proposed Comprehensive Plan Amendment will allow the subject site to be developed with up to 300 multi-family residential units OR 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units within a Continuing Care Facility (CCF). Each option will also include the Marina land use with 72 wet slips, 25 dry slips (dry slips constitute the 15 on-site and 10 off-site vehicle/trailer parking spaces being provided) and associated uses as well as the public boat ramp, all of which are currently permitted in the existing zoning. A public restaurant use is also being proposed as part of the Comprehensive Plan Amendment only.



The proposed rezone will allow the subject site to be developed with up to 300 multi-family residential units OR 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units within a Continuing Care Facility (CCF). Each option will also include the Marina land use with 72 wet slips, 25 dry slips (dry slips constitute the 15 on-site and 10 off-site vehicle/trailer parking spaces being provided) and associated uses as well as the public boat ramp, all of which are currently permitted in the existing zoning. Uses that will be eliminated from the site during the zoning process that are currently permitted under Ordinance 14-03 include the retail and public restaurant uses that are not ancillary to the Marina or the assisted living/independent living facility use. The remaining permitted 125 dry boat slips (dry boat storage use) will be eliminated as well. The applicant acknowledges that if a public restaurant is sought for in the future, a rezoning application would have to be filed as well as the amendment to the Master Concept Plan (MCP). At this time the public restaurant use is only included as part of the Comprehensive Plan Amendment. The proposed schedule of uses for the rezone does not permit a public restaurant use. It is only permitted as an accessory use to the private club.

The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the Traffic Analysis Zone (TAZ) 3188 and the short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure.

Methodology meeting notes were exchanged with the City of Bonita Springs Staff as part of the proposed Comprehensive Plan Amendment and rezoning traffic study. The latest methodology notes are attached to the Appendix of this report for reference. This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

II. EXISTING CONDITIONS

The subject site is mostly vacant apart from several abandoned buildings on site. The site is bordered by Coconut Road to the south, Pelican Landing Development of Regional Impact (DRI) borders the site to the east, Wetlands and Raptor Bay Golf Course border the site to the north, and Estero Bay borders the site the west.

Coconut Road is a two lane undivided local roadway that borders the subject site to the south. Coconut Road is classified as a major collector roadway between the Coconut Hyatt Regency Resort entrance and US 41. Coconut Road has a posted speed limit of 40 mph and is under the jurisdiction of the Lee County Department of Transportation to the west of Via Veneto Boulevard and under the jurisdiction of the Village of Estero to the east of Via Veneto Boulevard.

III. COMPREHENSIVE PLAN AMENDMENT

The existing Future Land Use Category on the approximately 17.34 acre portion of the subject site is Coconut Village which is governed by City of Bonita Springs Ordinance 14-23. This Future Land Use Category permits land uses such as marinas, retail, hotels and office uses. Residential uses are only permitted when they are incorporated into a resort hotel complex. Non-residential uses are limited to a maximum Floor Area Ratio (FAR) of 1.2 (See Exhibit A from Ordinance 14-23). The remainder of the subject site has a Lee County Future Land Use Category of Outlying Suburban. The Outlying Suburban Land Use Category on approximately 13.17 acre portion of the site permits the development of residential dwelling units up to 6 units per acre. The application will reclassify the Future Land Use Category on the entire 30.51 acres as Coconut Village in order to permit the future rezoning and development of residential uses on the subject parcel.

The proposed Land Use Category of Coconut Village will not permit any more intense uses than what is currently permitted under the existing Future Land Use Category on the

subject site. The additional uses permitted on the site with the new Land Use Category include a continuing care facility (CCF), including independent living/assisted living units, skilled nursing and memory care facilities as well as traditional multi-family residential dwelling units. The density will be capped to permit the development of up to 300 multi-family residential units OR 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units within a Continuing Care Facility (CCF). All of the other uses that are currently permitted in the existing land use category will be carried over to the new land use designation.

IV. TRIP GENERATION – COMPREHENSIVE PLAN AMENDMENT

The proposed Comprehensive Plan Amendment request will allow the subject site to be developed with up to 300 multi-family residential units OR 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units within a Continuing Care Facility (CCF). Each option will also include the Marina land use with 72 wet slips, 25 dry slips (dry slips constitute the 15 on-site and 10 off-site vehicle/trailer parking spaces being provided) and associated uses as well as the public boat ramp, all of which are currently permitted in the existing zoning. A public restaurant use of approximately 5,000 square feet is also being proposed as part of the Comprehensive Plan Amendment only. As previously mentioned, the companion rezoning and its Schedule of Uses will not permit a development of a public restaurant use. **Table 1** summarizes the land uses that were utilized to complete the trip generation for the proposed Comprehensive Plan Amendment application.

**Table 1
Land Uses
Bayview on Estero Bay**

Land Use	Size
Multi-Family Residential Or Continuing Care Facility (CCF)	300 MF Units Or 300 ILF + 75 ALF Units
Marina	97 Slips (72 Wet Slips & 25 Dry Slips*)
Restaurant	5,000 Sq. Ft.

*On-site and off-site truck/trailer parking spaces

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. As previously indicated, the subject site could be developed with either 300 multi-family residential units OR 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units within a Continuing Care Facility (CCF). Therefore, in order to analyze the worst case scenario in terms of trip generation, a trip generation comparison was conducted between the two residential options. Each option will also include the Marina land use with 97 slips (72 Wet Slips & 25 Dry Slips) and associated uses as well as a 5,000 square foot restaurant. The trip generation for the residential multi-family uses will be based on LUC 221 and LUC 222 since the residential multi-family units will be in buildings between 3 and 10 floors as well as buildings over 10 floors. The trip generation for the independent living units within the CCF will be based on LUC 252 (Senior Adult Housing – Attached). The trip generation for the assisted living units within the CCF will be based on LUC 254 (Assisted Living). The trip generation for the Marina use will be based on Land Use Code 420 (Marina). For the public restaurant use, Land Use Code 932 (High-Turnover Sit-Down Restaurant) will be used. The equations for these land uses are included in the Appendix of this report for reference. The trip generation comparison is also shown in the Appendix for reference.

Based upon the results of the trip generation comparison between the two proposed residential options, developing the site with the multi-family residential units to estimate the trip generation potential of the subject site yields the most conservative results. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation as currently proposed.

**Table 2
Trip Generation
Bayview on Estero Bay**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (144 Units LUC 221)	13	36	49	38	25	63	783
Multi-Family (156 Units LUC 222)	14	43	57	38	24	62	826
Marina (97 Slips)	2	5	7	12	8	20	234
High-Turnover Sit-Down Restaurant (5,000 Sq. Ft.)	28	22	50	30	19	49	561
Total	57	106	163	118	76	194	2,404

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

As mentioned previously, the Comprehensive Plan Amendment would reclassify the Future Land Use Category on the entire 30.51 acres as Coconut Village in order to permit a development of residential uses and a restaurant on the subject parcel. The density will be capped to permit the development of up to 300 multi-family residential units OR 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units within a Continuing Care Facility (CCF). Note, all of the other uses that are currently permitted in the existing land use category will be carried over to the new land use designation. The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the Traffic Analysis Zone (TAZ) 3188 in the Long Range Transportation Plan and the short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization’s (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvement shown on the 2040 Financially Feasible Plan is the construction of a new

two-lane roadway, referred to as the Sandy Lane extension, from Strike Lane to Pelican Colony Boulevard. There are no other programmed improvements within the vicinity of the subject site. The 2040 Lee County MPO Highway Cost Feasible Plan is attached the Appendix of this report for reference.

The subject site falls within Traffic Analysis Zone (TAZ) 3188 in the adopted FDOT District One Travel Model (FSUTMS). TAZ 3188 currently has both productions and attractions in the existing model. **Table 3** identifies the Productions (residential and hotel units) as well as Attractions (Industrial, Commercial and Service Employment) uses as well as the corresponding floor areas associated with the employment projections based on ITE data.

Table 3
TAZ 3188
FDOT District One Travel Model

Land Use	Units/Employees	Approx. Floor Area
Single Family Dwelling Units	180 Units	
Multi-Family Dwelling Units	55 Units	
Hotel Units	150 Rooms	
Industrial Employment	2	3,780 sq. ft.
Commercial Employment	5	16,950 sq. ft.
Service Employment	84	210,000 sq. ft.

The majority of TAZ 3188 is occupied by the Raptor Bay Golf Course, the Coconut Hyatt Residences as part of the Pelican Landing DRI as well as El Dorado Acres residential development. Adding the multi-family use or the continuing care facility (CCF) use as well as a restaurant will not cause the TAZ to exceed the development parameters that were considered in the overall 2040 Long Term Transportation analysis. The Service Employment is typically retail type of uses, which again are permitted in the existing land use category but will not be constructed if the site is developed as a multi-family residential project or a CCF. The accompanying zoning request will make abundantly clear that this is the intention for this project.

Therefore, the existing 2040 Long Range Transportation Plan as adopted by the Lee County Metropolitan Planning Organization, will not be impacted as a result of the requested change in Land Use to add the multi-family, CCF and restaurant uses to the approved uses permitted in this land use category. Hence, no changes to the adopted long range transportation plan are required as result of the proposed land use change.

Short Range Impacts (5-year horizon)

The 2018 – 2022 City of Bonita Springs and Lee County Five Year Capital Improvement Programs (CIP) as well as the Florida Department of Transportation Adopted Work Programs were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed improvements to the roadway network identified in the aforementioned work programs.

Table 1A and **Table 2A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the proposed land use change. The methodology used to conduct the Level of Service is shown on Table 2A. From Table 2A, all roadways except for US 41 north of Corkscrew Road, are anticipated to operate within their recommended minimum Level of Service standards as a result of the proposed Comprehensive Plan Amendment. US 41 north of Corkscrew, is shown to operate at a Level of Service “F” both with and without the addition of the project traffic in the year 2023. Therefore, this segment of US 41 is considered as a future transportation deficiency that this project would not be responsible for mitigation. All other roadways analyzed, including Coconut Road, are shown to operate at an acceptable Level of Service both with and without the addition of project traffic in the year 2023. Therefore, based on the analysis no modifications are necessary to the 5-year adopted work programs of the Florida Department of Transportation, the City of Bonita Springs or Lee County.

It is important to note the base peak hour peak season peak direction volumes shown in Table 2A for Coconut Road were consistent with the base volumes from the 2016

Coconut Road Traffic Study prepared for the Village of Estero. Attached to the Appendix of this report for reference are figures and tables obtained from the *Pelican Landing CPD/RPD Amendment Traffic Impact Statement* and 2016 Coconut Road Traffic Study. These tables and figures demonstrate the total traffic volumes anticipated along Coconut Road in 2024 and 2026, respectively. Both studies incorporated traffic from Pelican Landing DRI as well as other approved zonings (including this site) and approved developments in the area. The traffic impacts of the proposed Comprehensive Plan Amendment and rezoning applications are less than those analyzed in the two aforementioned traffic studies.

VI. ZONING ANALYSIS

The existing zoning on the approximately 17.34 acre portion of the subject site is CPD which is governed by City of Bonita Springs Ordinance 14-03. This zoning permits the development of commercial and resort hotel uses and associated amenities as well as a Marina with both wet slips and dry boat storage slips. The remainder approximately 13.17 acre portion of the subject site is zoned AG-2. The proposed rezoning on entire 30.51 acre parcel will permit the development of a residential community that will include up to 300 multi-family residential units OR 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units within a Continuing Care Facility (CCF). Each option will also include the Marina land use with 72 wet slips, 25 dry slips and associated uses as well as the public boat ramp, all of which are currently permitted in the existing zoning. Uses that will be eliminated from the site during the zoning process that are currently permitted under Ordinance 14-03 include the retail and public restaurant uses that are not ancillary to the Marina or the assisted living/independent living facility use. The remaining permitted 125 dry boat slips (dry boat storage use) will be eliminated as well.

The applicant acknowledges that if a public restaurant is sought for in the future, a subsequent rezoning application would have to be filed as well as the amendment to the Master Concept Plan (MCP). At this time the public restaurant use is only included as

part of the Comprehensive Plan Amendment. The proposed schedule of uses for the rezone does not permit a public restaurant use. It is only permitted as an accessory use to the private club. **Table 4** summarizes the land uses that were utilized to complete the trip generation for the proposed rezone application.

Table 4
Land Uses – Rezoning Application
Bayview on Estero Bay

Land Use	Size
Multi-Family Residential Or Continuing Care Facility (CCF)	300 MF Units Or 300 ILF + 75 ALF Units
Marina	97 Slips (72 Wet Slips & 25 Dry Slips*)

*On-site and off-site truck/trailer parking spaces

Trip Generation

The trip generation for the proposed rezoning application was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 10th Edition. As previously indicated, the subject site could be developed with either 300 multi-family residential units OR 300 Independent Living Facility (ILF) units and 75 Assisted Living Facility (ALF) units within a Continuing Care Facility (CCF). Therefore, in order to analyze the worst case scenario in terms of trip generation, a trip generation comparison was conducted between the two residential options. Each option will also include the Marina land use with 97 slips (72 Wet Slips & 25 Dry Slips) and associated uses. The trip generation for the residential multi-family uses will be based on LUC 221 and LUC 222 since the residential multi-family units will be in buildings between 3 and 10 floors as well as buildings over 10 floors. The trip generation for the independent living units within the CCF will be based on LUC 252 (Senior Adult Housing – Attached). The trip generation for the assisted living units within the CCF will be based on LUC 254 (Assisted Living). The trip generation for the Marina use will be based on Land Use Code 420 (Marina). The equations for these land uses are included in the Appendix of this report for reference. The trip generation comparison is also shown in the Appendix for reference.

Based upon the results of the trip generation comparison between the two proposed residential options, developing the site with the multi-family residential units to estimate the trip generation potential of the subject site yields the most conservative results. **Table 5** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation as currently proposed for the rezoning application.

**Table 5
Trip Generation – Rezoning Application
Bayview on Estero Bay**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (144 Units LUC 221)	13	36	49	38	25	63	783
Multi-Family (156 Units LUC 222)	14	43	57	38	24	62	826
Marina (97 Slips)	2	5	7	12	8	20	234
Total	29	84	113	88	57	145	1,843

The proposed rezoning request will also be a “down zoning” from what is currently permitted. Ordinance 14-03 details the uses permitted on the 17.34 acre parcel that is part of this zoning request. **Table 6** illustrates the trip generation as approved under the existing zoning based on the TIS prepared for the rezoning application, dated June of 2014. This TIS is attached as part of the Methodology Meeting Notes in the Appendix of this report for reference. The trip generation for the existing approved uses has been updated based on latest Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 10th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the retail uses, Land Use Code 420 (Marina) was utilized for the trip generation purposes of the marina uses and Land Use Code 932 (High-Turnover Sit-Down Restaurant) was utilized for the trip generation purposes of the restaurant uses based on the number of seats.

Table 6
Trip Generation – Existing Zoning
Estero Bay Marina Resort

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (20,000 sq. ft.)	100	62	162	79	86	165	2,012
Restaurant (228 Seats)	57	52	109	55	41	96	996
Marina (222 Slips)	5	11	16	28	19	47	535
Total	162	125	287	162	146	308	3,543

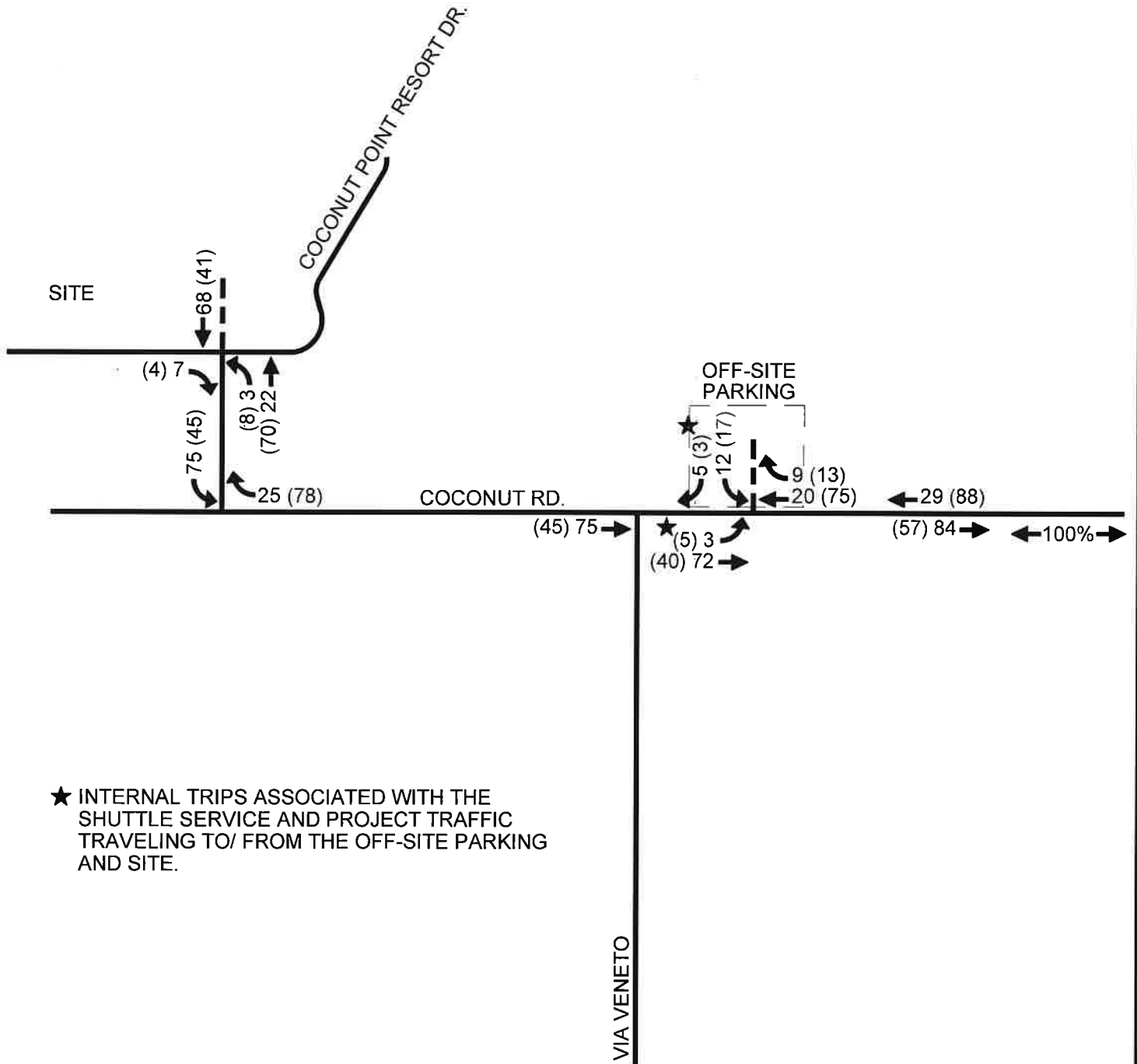
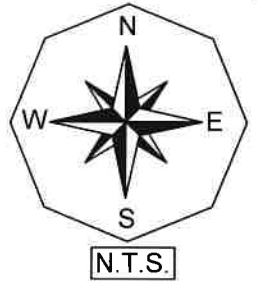
Table 7 illustrates the trip reduction when comparing the approved uses to the most intense trip generation of the proposed uses (multi-family option – Table 5).

Table 7
Trip Generation Comparison– Existing Zoning vs. Requested Zoning
Estero Bay Marina Resort & Bayview On Estero Bay

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	29	84	113	88	57	145	1,843
Approved Zoning	-162	-125	-287	-162	-146	-308	-3,543
Trip Reduction	-133	-41	-174	-74	-89	-163	-1,700

As can be seen from Table 7, the requested zoning will **REDUCE** the traffic impacts of the development by approximately 61% in the AM peak hour, 53% in the PM peak hour and approximately 48% over the entire weekday from what is currently approved.

The trips shown in Table 5 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on 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 in **Table 3A** and **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives and off-site parking area. The off-site parking area will provide parking for employees and overflow parking for the marina component. The off-site parking lot is within the walking distance



★ INTERNAL TRIPS ASSOCIATED WITH THE SHUTTLE SERVICE AND PROJECT TRAFFIC TRAVELING TO/ FROM THE OFF-SITE PARKING AND SITE.

LEGEND

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

of the project. The applicant also intends to provide a shuttle service that will transport visitors from the off-site parking lot to the site. Internal trips associated with the shuttle service as well as the project traffic traveling to/from the off-site parking area and the site is also shown on Figure 2. These internal trips were not included in the link Level of Service Analysis due to the minimal amount of trips added to the short segment of roadway between Weeks Street and the off-site parking lot.

Attached to the Appendix of this report are also traffic assignment figures obtained from the *Pelican Landing CPD/RPD Amendment Traffic Impact Statement*. These figures demonstrate the total traffic volumes anticipated along Coconut Road in 2024. The aforementioned study incorporated traffic from Pelican Landing DRI as well as other approved zonings (including this site) and approved developments in the area. The traffic impacts related to the proposed rezoning application are less than those analyzed in the aforementioned traffic study.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined by the City of Bonita Springs Traffic Impact Statement Guidelines, Table 3A, in the Appendix of this report, was created. This table indicates which roadway links will exceed 2% or 3% of the directional peak hour capacity of the Level of Service Standard. The Level of Service Thresholds were obtained from the *Lee County Link-Specific Service Volume* tables, dated June, 2016. Based on Table 3A, Coconut Road west of US 41 is projected to be significantly impacted as a result of the proposed development.

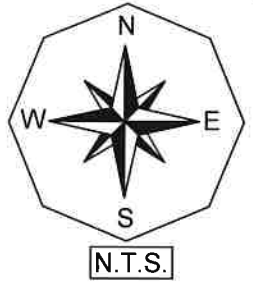
Level of Service Analysis

The future Level of Service analysis was based on the build-out year of 2026 which is consistent with other application documents. Based on this horizon year analysis, the surrounding roadway network was analyzed for the existing conditions, year 2026 without the development and year 2026 with the development. **Table 4A** in the Appendix of the report indicates the methodology utilized to obtain the year 2026 build-out traffic volumes as well as the growth rate utilized for each roadway segment analyzed. The

existing 2016 peak hour peak season peak direction volumes for Coconut Road were obtained from Table 6 of the *Coconut Road Traffic Study* prepared for the Village of Estero in 2016. The existing 2017 peak hour peak season peak direction volumes for US 41 were calculated by adjusting the 2017 AADT by the appropriate MOCF, K and D factors as obtained from the 2016 *Florida Traffic Information Online* webpage and growing the resultant volumes by the appropriate growth rates for each roadway segment as indicated within Table 2A. The data for US 41 was obtained from FDOT due to lack of traffic data on US 41 near the projects location in the 2018 *City of Bonita Springs Traffic Count Report*. The Coconut Road Traffic Study and the traffic data obtained from the Florida Traffic Online webpage are attached to the Appendix for reference.

It is important to note the base peak hour peak season peak direction volumes shown in Table 4A for Coconut Road were consistent with the base volumes from the 2016 *Coconut Road Traffic Study* prepared for the Village of Estero. Attached to the Appendix of this report for reference are figures and tables obtained from the *Pelican Landing CPD/RPD Amendment Traffic Impact Statement* and 2016 Coconut Road Traffic Study. These tables and figures demonstrate the total traffic volumes anticipated along Coconut Road in 2024 and 2026, respectively. Both studies incorporated traffic from Pelican Landing DRI as well as other approved zonings (including this site) and approved developments in the area. The traffic impacts related to the proposed rezoning application are less than those analyzed in the two aforementioned traffic studies.

Figure 3 indicates the year 2026 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 hours with the development traffic added to the roadways. Figure 3 was derived from Table 4A contained in the Appendix.



U.S. 41

2,880 - "C"
(2,914 - "C")
[2,915 - "C"]

COCONUT POINT MALL



SITE

COCONUT RD.

742 - "D"
(826 - "D")
[830 - "D"]

834 - "C"
(847 - "C")
[847 - "C"]

2,880 - "C"
(2,918 - "C")
[2,920 - "C"]

LEGEND

XXX - "X" PROJECTED 2026 BACKGROUND TRAFFIC VOLUME AND LEVEL OF SERVICE DESIGNATION

(XXX - "X") PROJECTED 2026 BACKGROUND TRAFFIC VOLUME PLUS AM PEAK HOUR SITE TRAFFIC VOLUME AND LEVEL OF SERVICE DESIGNATION

[XXX - "X"] PROJECTED 2026 BACKGROUND TRAFFIC VOLUME PLUS PM PEAK HOUR SITE TRAFFIC VOLUME AND LEVEL OF SERVICE DESIGNATION

As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed residential development. All roadway links analyzed will continue to operate at an acceptable Level of Service in 2026 both with and without the proposed development. Therefore, no roadway capacity improvements to the roadways within the study area will be warranted as a result of the additional traffic to be generated by the proposed development. The proposed development does not cause any degradation in Level of Service on the surrounding roadways. Therefore, the only responsibility of this project is the payment of the road impact fees, which are utilized to mitigate off-site impacts.

It is important to note that Table 14 from the attached *Coconut Road Traffic Study* prepared for the Village of Estero, indicates Coconut Road west of US 41 to operate at a Level of Service “F” in the 2026 peak hour conditions. The Coconut Road Traffic Study incorporated traffic from Pelican Landing DRI as well as other approved zonings (including this site) and approved developments in the area. The traffic impacts related to the site subject to this rezoning application are less than those analyzed in the aforementioned traffic study.

VII. CONCLUSION

The proposed BayView on Estero Bay is located at the western terminus of Coconut Road and is immediately to the north of the Coconut Hyatt Regency Resort. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the City of Bonita Springs Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development.

The 2040 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place will not require modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that

the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements to the roadways within the study area are necessary to accommodate the proposed development. The proposed development does not cause any degradation in Level of Service on the surrounding roadways. Therefore, the only responsibility of this project is the payment of the road impact fees, which are utilized to mitigate off-site impacts.

Additionally, one segment of US 41 was shown to operate below the minimum acceptable Level of Service in the short range transportation analysis conducted as part of this report. However, this roadway segment was shown to operate at a failing Level of Service prior to the addition of the project traffic to the surrounding roadway network. Therefore, this roadway segment is considered as a future transportation deficiency that this project would not be responsible for mitigating.

APPENDIX

METHODOLOGY MEETING NOTES

MEMORANDUM

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

FROM: Ted B. Treesh
President

DATE: October 10, 2018

RE: Bayview on Estero Bay RPD
Future Land Use Amendment & Rezoning
Traffic Impact Statement Methodology
Coconut Road – City of Bonita Springs, FL

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the Comprehensive Plan Amendment application as well as the rezoning application for the Bayview on Estero Bay parcel. The application will include approximately 31 acres and includes and is contiguous to the Weeks Fish Camp. The site is located at the western terminus of Coconut Road and is immediately to the north of the Coconut Hyatt Regency Resort.

A portion of the parcel is currently zoned CPD under City Ordinance 14-03. This Ordinance covers approximately 17.3 acres of the parcel. The Future Land Use on this parcel is Coconut Village and the CPD zoning permits the development of commercial and resort hotel uses and associated amenities as well as a Marina with both wet slips and dry boat storage slips. This parcel is commonly referred to as Weeks Fish Camp – Phase I. The remainder of the parcel, referred to as Weeks Fish Camp – Phase II, is currently in the City of Bonita but has retained the Lee County Future Land Use Category of Outlying Suburban. This approximately 13 acres is currently zoned AG-2. The application will reclassify the Future Land Use Category on the entire 31 acres as Bayview on Estero Bay in order to permit the future rezoning and development of residential dwelling units on the subject parcel.

The existing Future Land Use Category of Coconut Village is governed by City of Bonita Springs Ordinance 14-23. This Future Land Use Category permits land uses such as

marinas, retail, hotels and office uses. Residential uses are only permitted when they are incorporated into a resort hotel complex. Non-residential uses are limited to a maximum Floor Area Ratio (FAR) of 1.2 (See Exhibit A from Ordinance 14-23). The Outlying Suburban Land Use Category on approximately 13 acres of the site permits the development of residential dwelling units up to 6 units per acre.

The Comprehensive Plan Amendment request will be followed by a subsequent rezoning request for the entire 31 acre parcel to permit the development of a residential community that will include up to 300 multi-family residential units **OR** 375 Continuing Care Retirement Community (CCRC) units. A CCRC is an all-inclusive community that contains Independent Living Units, Assisted Living Units and Skilled Nursing Care units and is commonly referred to as an age-in-place community. Each zoning option will also include the Marina land use with 75 wet slips and associated uses as well as the public boat ramp, both of which are currently permitted in the existing zoning. Uses that will be eliminated from the site during the zoning process that are currently permitted under Ordinance 14-03 include the retail and public restaurant uses that are not ancillary to the Marina or the CCRC use. The 150 dry boat slips (dry boat storage use) will be eliminated as well.

Comprehensive Plan Amendment Analysis

The proposed Land Use Category of Bayview on Estero Bay will not permit any more intense uses than what is currently permitted under the existing Future Land Use Category on the subject site. The additions to the site with the new Land Use Category include continuing care retirement communities, including independent living, skilled nursing and memory care facilities as well as traditional multi-family residential dwelling units. The density will be capped to permit the development of up to 300 traditional multi-family dwelling units or up to 375 Continuing Care Retirement Community units. All of the other uses that are currently permitted in the existing land use category will be carried over to the new land use designation.

The subject site falls within Traffic Analysis Zone (TAZ) 3188 in the adopted FDOT District One Travel Model (FSUTMS). TAZ 3188 currently has both productions and attractions in the existing model. **Table 1** identifies the Productions (residential and hotel units) as well as Attractions (Industrial, Commercial and Service Employment) uses as well as the corresponding floor areas associated with the employment projections based on ITE data.

Table 1
TAZ 3188
FDOT District One Travel Model

Land Use	Units/Employees	Approx. Floor Area
Single Family Dwelling Units	180 Units	
Multi-Family Dwelling Units	55 Units	
Hotel Units	150 Rooms	
Industrial Employment	2	3,780 sq. ft.
Commercial Employment	5	16,950 sq. ft.
Service Employment	84	210,000 sq. ft.

The majority of TAZ 3188 is occupied by the Raptor Bay Golf Course and the Coconut Hyatt Residences as part of the Pelican Landing DRI as well as El Dorado Acres. Adding the multi-family use or the CCRC use will not cause the TAZ to exceed the development parameters that were considered in the overall 2040 Long Term Transportation analysis. The Service Employment is typically retail type uses, which again are permitted in the existing land use category, but will not be constructed if the site is developed as a multi-family residential project or a CCRC use, which the accompanying zoning request will make abundantly clear, that is the intention for this this project.

Therefore, it is our conclusion that the existing 2040 Long Range Transportation Plan, as adopted by the Lee County Metropolitan Planning Organization will not be impacted as a result of the requested change in Land Use to add the multi-family and CCRC uses to the approved uses permitted in this land use category.

Zoning Traffic Analysis

The rezoning traffic study will be completed consistent with the requirements outlined in Resolution 17-76. Traffic data for Coconut Road will be taken from the Coconut Road Traffic Study has prepared by Trebilcock Consulting Solutions for the Village of Estero.

The rezoning request will also be a “down zoning” from what is currently permitted. Ordinance 14-03 details the uses permitted on the 17 acre parcel that is part of this zoning request. **Table 2** identifies the weekday peak hour and daily trip generation based on the traffic study prepared for the rezoning application as well as the trip generation for the multi-family residential, CCRC and Marina uses proposed as part of this rezoning application.

The trip generation was completed utilizing the Institute of Transportation Engineer’s (ITE) report, *Trip Generation*, 10th Edition. The trip generation for the residential multi-family uses are based on LUC 221 and LUC 222 since the residential multi-family units will be in buildings between 3 and 10 floors as well as buildings over 10 floors. The CCRC trip generation will be based on Land Use Code 255 (Continuing Care Retirement

Community). For the Marina use, Land Use Code 420 (Marina) will be used. **Table 2** summarizes the proposed uses on the subject site.

Table 2
Land Uses
Bayview on Estero Bay Rezoning

Land Use	Size
Multi-Family Residential	300 Units
Or	Or
CCRC	375 Units
Marina	75 Wet Slips

Table 3 reflects the total weekday AM and PM peak hour trip generation of proposed rezoning based on the traditional multi-family development option. **Table 4** reflects the trip generation based on the CCRC development option and **Table 5** illustrates the trip generation as approved under the existing zoning based on the TIS prepared for the rezoning application.

Table 3
Trip Generation – Multi-Family Option
Bayview on Estero Bay Rezoning

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (144 Units LUC 221)	13	36	49	38	25	63	783
Multi-Family (156 Units LUC 222)	14	43	57	38	24	62	826
Marina (75 Slips)	2	3	5	10	6	16	181
Total	29	82	111	86	55	141	1,790

Table 4
Trip Generation – CCRC Option
Bayview on Estero Bay Rezoning

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
CCRC (375 Units)	30	38	68	29	44	73	1,469
Marina (75 Slips)	2	3	5	10	6	16	181
Total	32	41	73	39	50	89	1,650

Table 5
Trip Generation – Existing Zoning
Estero Bay Marina Resort

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Reail (20,000 sq. ft.)	100	62	162	79	86	165	2,012
Restaurant (228 Seats)	60	49	109	60	36	96	996
Marina (222 Slips)	5	11	16	28	19	47	535
Total	165	122	287	167	141	308	3,543

Table 6 illustrates the trip reduction when comparing the approved uses to the most intense trip generation of the proposed uses (traditional multi-family option).

Table 6
Trip Generation Comparison– Existing Zoning vs. Requested Zoning
Estero Bay Marina Resort & Bayview On Estero

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	29	82	111	86	55	141	1,790
Approved Zoning	-165	-122	-287	-167	-141	-308	-3,543
Trip Reduction	-136	-40	-176	-81	-86	-167	-1,753

As can be seen from Table 6, the requested zoning will **REDUCE** the traffic impacts of the development by approximately 61% in the AM peak hour, 61% in the PM peak hour and approximately 49% over the entire weekday from what is currently approved.

Since the rezoning request will be LESS intense in terms of peak hour and daily trip generation from what is currently approved, the traffic study will only analyze the roadway links that are identified in the Study Area as defined below. No intersection analysis will be completed since this is a REDUCTION in intensity from what was originally approved. Intersection and turn lane analysis may be completed at the time of Local Development Order depending on the intensity of the actual use proposed and the traffic study guidelines that are applicable at that time.

TRIP DISTRIBUTION

The trip distribution for the project trips will be manually estimated and will extend to the roadway links where the project trips do not consume more than 2% or 3% of the directional peak hour adopted Level of Service Volumes as determined by the Lee County Link Specific Service Volume Tables. If the Link Specific Service Volume Tables produced by Lee County are not available for a roadway link, the Lee County Generalized Level of Service Volume Tables will be used.

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.

EXISTING/FUTURE TRAFFIC

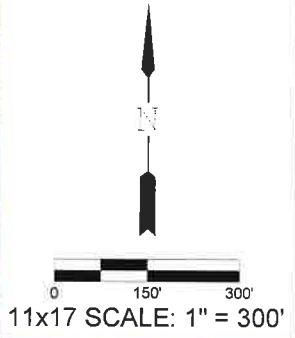
Existing roadway link traffic conditions will be based on the Daily Hourly Volume (DHV) as reported in the 2018 City of Bonita Springs Traffic County Reports as prepared by FTE as well as from traffic data from the Village of Estero, including the Coconut Road Traffic Study as prepared by Trebilcock Consulting Solutions, dated June 8, 2016.

Analysis scenarios will be as follows:

- Existing traffic within the study area
- Existing traffic increased by a growth factor to the year 2023 (Future Background Traffic Conditions)
- Existing traffic increased by a growth factor to the year 2023 (Future Background Traffic Conditions) and PM peak hour project trips added to the links.

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

Attachments



Parcel no longer included in application

LEGEND

Revised	Date	Description	By

DESIGNED BY:	
DRAWN BY:	
APPROVED:	
JOB CODE:	
SCALE:	



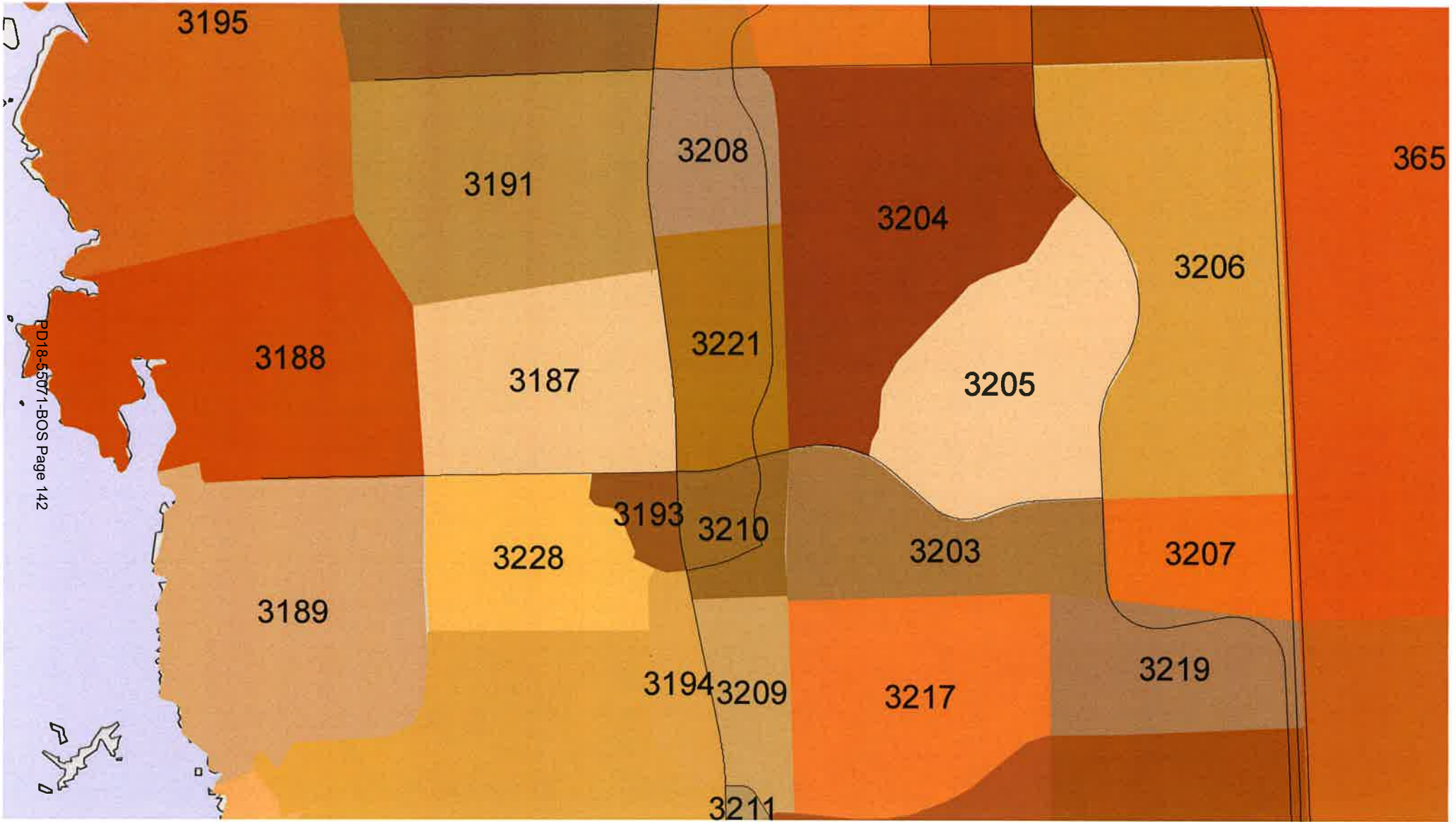
Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
 Bonita Springs, FL 34134 Fort Myers, FL 33901
 PD 18-55074 BOS Page 14 of 14

Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

BAYVIEW ON ESTERO BAY RPD

AERIAL PHOTOGRAPH
 DATE AERIAL FLOWN: JAN 2018
 SOURCE: LEE COUNTY PROPERTY APPRAISER

MUNICIPALITY	
SEC OWN RGE	
DATE	
DATE	SEPTEMBER 2018
ESSENTIAL TYPE	
NO AMENDMENT	
SHEET	1 OF 1



CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 14-03

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST BY ESTERO BAY MARINE, LLC; DONAVAN, LLC; AND SUGAR MOUNTAIN DEVELOPMENT, LLC TO REZONE FROM LEE COUNTY RESIDENTIAL PLANNED DEVELOPMENT (RPD), MOBILE HOME PLANNED DEVELOPMENT (MHPD), COMMERCIAL PLANNED DEVELOPMENT (CPD), RESIDENTIAL R-3, AND AGRICULTURE AG-2 TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO ALLOW FOR 72 WET SLIPS, 150 DRY SLIPS, AND OTHER RETAIL USES TOTALING 207,000 SQUARE FEET WITH A MAXIMUM HEIGHT NOT TO EXCEED 75 FEET ON LAND LOCATED AT 5000, 5040, 5050, AND 5060 COCONUT ROAD; 23149, 23148, AND 23170 WEEKS FISH CAMP ROAD; 5227, 5233, AND 5234 DRAINE STREET; AND 5119, 5203, 5207, 5211, 5219/5225, 5220, 5228, 5230, 5231, AND 5236 MAMIE STREET, BONITA SPRINGS, FLORIDA, ON 17.34 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Estero Bay Marine, LLC; Donovan, LLC; and Sugar Mountain Development, LLC has filed an application to rezone 17.34± acres of land from Lee County Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), Commercial Planned Development (CPD), Residential R-3, and Agricultural AG-2 to CPD to allow for 72 wet slips, 150 dry slips, and other retail uses totaling 207,000 square feet with a maximum height not to exceed 75 feet which requires:

WHEREAS, the subject property is located Access Undetermined; 5000, 5040, 5050, and 5060 Coconut Road; 23149, 23148, and 23170 Weeks Fish Camp Road; 5227, 5233, and 5234 Draine Street; and 5119, 5203, 5207, 5211, 5219/5225, 5220, 5228, 5230, 5231, and 5236 Mamie Street, Bonita Springs, Florida, and is described more particularly as:

"See Exhibits"

WHEREAS, a Public Hearing was advertised and heard on July 22, 2014 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case PD14-13798-B0S who gave full consideration to the evidence available and recommended approval (3-1); and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The July 15, 2014 Staff Report prepared by Community Development and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the rezoning 17.34 +/- acres of land from Lee County Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), Commercial Planned Development (CPD), Residential R-3, and Agriculture AG-2 to CPD to allow for 72 wet slips, 150 dry slips, and other retail uses totaling 207,000 square feet with a maximum height not to exceed 75 feet with the following conditions:

A. CONDITIONS

1. The development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "Estero Bay Marina Resort," prepared by Inkwerks stamped received July 15, 2014 (Attachment A), except as modified by the conditions below.

The development is limited to 72 wet slips, 150 dry slips, and other retail uses totaling 207,000 square feet.

This development must comply with all requirements of the City of Bonita Springs Land Development Code (LDC) at time of local development order approval. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary in accordance with LDC 4-380.

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

- a. Schedule of Uses

Parcel A

Accessory uses and structures
Administrative Offices
Bank and financial establishments, Group I
Boat Parts Store
Boat Rental
Boat Storage, dry
Club, Commercial and Private
Consumption on Premises
Excavation, Water retention
Emergency medical service (ambulance station)
Fences, walls
Marina
Parking lot, accessory
Police or sheriff's station

Recreational Facilities, Commercial Group III, Outdoor cultural,
passive and active recreational and educational activities only
Restaurant Groups I, II, and III
Signs in accordance with Chapter 6
Transportation Services, Group I

Parcel B

Accessory uses and structures
Administrative Offices
Essential Services
Excavation, Water retention
Fences, walls
Parking Lot: Accessory, Commercial, Garage (public parking),
Temporary
Signs in accordance with Chapter 6

Parcel C

Accessory uses and structures
Administrative Offices
Bank and financial establishments, Group I
Business services, Group I
Clothing stores, general
Consumption on Premises
Convenience food and beverage store
Cultural facilities
Essential services
Excavation, water retention
Excavation, Water retention
Fences, walls
Food store, Group I except supermarkets
Hobby, toy and games shops
Laundry or dry cleaning, Group I
Package Stores
Parking lot, accessory
Pharmacy
Post Office
Personal Services, Group I, Group II Beauty and Health Club only
Real Estate Office
Recreational Facilities, Commercial Group I, Coin-operated
amusement only
Recreational Facilities, Commercial Group III, Outdoor cultural,
passive and active recreational and educational activities only
Rental or leasing establishments, Group I only
Restaurant Groups I, II, and III
Signs in accordance with Chapter 6
Specialty Retail, Groups I and II

Transportation Services, Group I

b. Site Development Regulations

Parcel	A	B	C
Minimum Lot Size (SF)	20,000	20,000	20,000
Lot Width (FT)	100	100	100
Lot Depth (FT)	100	100	100
Front ROW Setback (FT)	*25	25	25
Front Accessway (FT)	0	0	0
Side Setback-External (FT)	15	15	15
Side Setback-Internal (FT)	0	0	0
Rear Setback-External (FT)	20	20	20
Waterbody, Setback-SSL (FT)	15	N/A	N/A
Waterbody, Setback- Other (FT)	0	0	0
Max Lot Coverage (%)	35	34	50

Minimum Open Space: 3.97 acres
Minimum Indigenous Open Space: 3.97 acres

*Dry storage front setback is 15' from ROW

Height on Parcel A:
Dry Boat Storage-75'
Restaurant-55'
Harbormaster Building- 35'
Outfitter Club- 35'

Height on Parcel B:
Parking Garage-3 levels not to exceed 50'

Height on Parcel C:
35'

3. Transportation Conditions

- a. Site Related Improvements: Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs Land Development Code to address site related impacts may be required to obtain local development order approval.

- b. At the time of local development order review, the applicant shall conduct a Traffic Impact Statement (TIS) in accordance with the City of Bonita Springs Land Development Code (LDC) and Administrative Code requirements for a development order TIS.

4. Lee County Department of Transportation (LCDOT)

- a. A Lee County Type D Limited Review Development order for the access points to the site and any related road or pedestrian improvements on Coconut Road and a deviation from provisions of Lee County LDC Sec. 10-285 will be required for any driveway access west of the property boundary prior to issuance of a city local development order for the project.
- b. A Lee County Right-of-Way Permit and associated warranty bond will be required after approval of Type D Limited Review Development order.

5. Right of Way Easements.

- a. Weeks Fish Camp Road. Until such time an applicant can demonstrate there is not a 50' right of way existing by deed or prescription; the applicant prior to closing and/or removing access to Weeks Fish Camp Road will perform the following,
 - 1. Provide proof of extinguishment through an Opinion of Title Letter addressed to the city prepared by a Florida qualified attorney, clearing the property of the right of way/access encumbrances; or
 - 2. Applicant must obtain the vacation of the right of way/access encumbrances and relocate this access way to be approved by the Division of Development Services, generally consistent with the approved MCP.
- b. Draine Street. Prior to local development order approval, the applicant must obtain a vacation of the right of way/access encumbrances for the portion of Draine Street located within the project's boundary.
- c. The applicant shall coordinate with Lee County Community Development and Estero Fire Rescue to obtain the appropriate permits to improve Draine Street, Mamie Street, and Coconut Point Resort Drive to a limerock rock at 6" subgrade per the applicable Lee County Zoning Resolutions or as required by the Lee County LDC prior to closing and/or removing access to Weeks Fish Camp Road. The applicant shall coordinate with

the property owners of 5191 Mamie Street to improve their portion of Coconut Point Resort Drive.

6. Environmental Conditions

- a. The applicant shall provide one hundred (100) percent native vegetation plantings within all required buffers, except that coconut palms may be used and counted as native palms.
- b. The applicant will implement the Best Management Practices for DEP's Clean Marina facilities. Within one year of the certificate of completion for the marina, the marina will submit for and pursue the DEP Clean Marina Program Designation.
- c. Prior to the first certificate of occupancy, the applicant will place signs visible to all users within marina portion of the project educating them of the following:
 - i. The importance of sea grass beds, oyster bars, bird rookeries, listed species and clean water; and
 - ii. Scaring of seagrass beds from vessels and the long term negative impacts; and
 - iii. Statement that it is against the law to destroy sea grass beds, disturb bird rookeries, molest manatees, and that this preserve is patrolled by law enforcement ; and
 - iv. A full-sized map depicting how to exit the marina and pathway to the closest marked channel; and
 - v. A second map showing the marked channels in Estero Bay.Staff may administratively approve the location of any signs, so as to allow them within setbacks if necessary to be most visible for the marina customers.
- d. Applicant will promote to its customers the Lee County Division of Natural Resource Management's Boaters Guide Mobile Phone Application.

7. Buffers. All buffers must be consistent with the MCP and as conditioned below.

- a. **Parcel A Buffers.**
 - i. A landscape buffer consistent with LDC 3-416(D)6 is required along the eastern boundary where it abuts residential uses under separate ownership.
 - ii. In support of deviation 2, a 15' Type F buffer is required along the south side of Mamie Street in between the edge of pavement and the shell parking lot on Parcel A.

- iii. In support of deviation 4, an alternative 15' Type D landscape buffer is required along the Dry Storage Building to reduce the scale and massing of the Building. Sabal palms or coconut palms shall be planted in groups of 3, with minimum heights of 8', 12', and 16' of grey wood for each cluster. Royal palms shall be singular and have a minimum of 20' of grey wood. Two palms clusters and two royal palms are required for each 100 feet.
 - b. Parcel B Buffers. In support of deviation 2, a 15' Type F buffer is required.
 - c. Parcel C Buffer. Landscape buffers consistent with LDC 3-416(D) 6.
- 8. Parking lot areas. The applicant will provide ten (10) ten boat trailer parking spaces for the boat ramps. In addition, in support of deviation 3, a stormwater and parking area maintenance plan shall outline a maintenance schedule of the shelled parking lot areas to be approved by Community Development at time of local development order.
- 9. Dry Boat Storage Building. In support of deviations 4 and 6, an Alternative Plan in accordance with LDC 3-602 may be submitted. The Alternative Plan must include design elements and treatments that reduce the scale and massing of the structure on all four sides. The Alternative Plan shall be designed to meet the intent of LDC Chapter 3-606 and shall be consistent with the Old Florida architectural theme of the project. If the applicant fails to consider the mass void relationship in their expression of the Old Florida architectural style, then the standards of LDC 3-606 shall be applied.
- 10. Parking Structure. The parking structure shall be setback a minimum of 25' from Coconut Road. In addition to the commercial design standards found in the LDC Chapter 3 for parking structures, the three level parking structure must be designed with the standards for primary facades on all four elevations, consistent with the Old Florida character of the project.
- 11. Public Access. The project shall make a minimum of 10% of the wet slips available for public use. The boat ramp shall also be available for public use. Public use does not require that the public must join a club or group prior to leasing, renting, or purchasing a dock space. The property owner or marina operator may charge a reasonable fee for such use of the wet slips or ramp.

12. The development must comply with the commercial lighting standards found in the LDC, Chapter 3. Street, parking lot, and building lighting must be shielded so that light is directed downward to reduce light spillage to off-site parcels.
13. The development must comply with the City's Noise Control Ordinance, as amended.
14. The developer will make every effort to incorporate principles for its buildings through the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) and/or Florida Green Building Coalition program, a national standard for commercial building structures, in site design and construction, by emphasizing use of high energy efficiency designs and use of high energy efficiency fixtures and appliances where possible. Building materials, both internal and external, will be comprised of durable and recycled materials where possible.
15. This development must comply with all of the requirements of the LDC at the time of the local development order approval, except as may be granted by deviation approved as part of this planned development.
16. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.

B. DEVIATIONS

1. *Deviation one is approved, granting a deviation from LDC §3-321(C) which requires a minimum crown elevation of 5.5 feet above sea level (USC&GS) to allow an elevation of 3.7 feet above sea level (NAVD88) for parcels A and C.*
2. *Deviation two is approved, subject to condition 7, granting a deviation from LDC 4-935(b)(4), which requires a landscape buffer per LDC §3-416(D)(6) for a solid wall or combination berm and solid wall not less than eight feet in height be constructed not less than 25 feet with a Type C landscape buffer plantings along the proposed development where it abuts an existing residential subdivision or residential lots to allow the landscape buffers to serve as the perimeter setback as depicted on the MCP.*
3. *Deviation three is approved, subject to condition 8, granting a deviation from LDC § 4-2017(a)(2) requiring high turnover parking lot surfaces have paved, dust free, all-weather surface which may include asphalt, concrete,*

paving block and other similar types of treatment to allow for compacted crushed shell in the parking areas.

4. *Deviation four is approved, subject to conditions 7 & 9, granting a deviation from LDC §4-2192 requiring a local street setback of 25' to allow for a 15' street setback from Coconut Road for the dry storage boat barn.*
5. *Deviation five is approved, granting a deviation from LDC §4-2194(b) requiring a 25' water body setback to allow a 15' water body setback for the west end of the restaurant building and 0' setback for the south end of the restaurant building.*
6. *Deviation six is approved, subject to conditions 1 & 6, granting a deviation from LDC §4-935(b).1.e which requires a perimeter setback of ½ the building height and LDC §4-2174(b) which requires every required street, side, and rear setback be increased by one-half foot for every one foot by which the building or structure exceeds 35' to allow the perimeter setbacks proposed per the Master Concept Plan.*

C. FINDINGS AND CONCLUSIONS:

Based upon an analysis of the application and the standards for approval of Planned Development rezonings, Bonita Springs City Council makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning to Commercial Planned Development (CPD) by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations as conditioned.
2. The requested CPD zoning as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and
 - b. is consistent with the densities, intensities and general uses set forth in the Bonita Springs Comprehensive Plan (pending Comprehensive Plan Amendments) and the Lee Plan; and
 - c. is compatible with existing or planned uses in the surrounding area; and
 - d. will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities, as conditioned.

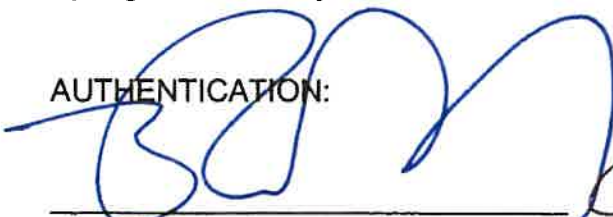
4. Urban services, as defined in the Bonita Springs Comprehensive Plan and Lee Plan, are available and adequate to serve the proposed land use, as conditioned.
5. The proposed uses are appropriate at the subject location, as conditioned.
6. The recommended conditions to the master concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development, as conditioned.
8. The deviations granted, as conditioned:
 - a. enhance the objectives of the planned development; and
 - b. preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

SECTION TWO: EFFECTIVE DATE

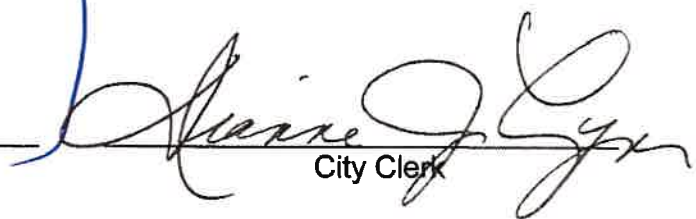
This ordinance shall take effect thirty (30) days from the date of adoption. Consistent with Florida Statutes §163.3184 (12), the Zoning changes that require a comprehensive plan change are contingent upon the City enacting the proposed plan amendment transmitted pursuant to Florida Statutes §163.3184. Zoning changes approved by the local government are contingent upon the comprehensive plan or plan amendment transmitted becoming effective. Any changes to the zoning that is consistent with the existing Lee Plan may obtain development orders upon the thirty (30) day effective date of this ordinance, regardless of the effective date of the proposed plan amendment.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 18th day of August, 2014.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

Nelson	Aye	Simmons	Aye
McIntosh	Aye	Gibson	Aye
Martin	Absent	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk:

8-18-14

DESCRIPTION

Parcel in
 Government Lot 2
 Section 7, Township 47 South, Range 25 East,
 Lee County, Florida

A tract or parcel of land lying in Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 2 run S89°06'47"W along the North line of said Government Lot 2 for 1,279.00 to the POINT OF BEGINNING;

From said POINT OF BEGINNING run S01°34'27"E parallel with the East line of said Government Lot 2 for 142.00 feet; thence run N89°06'47"E parallel with said North line of Government Lot 2 for 173.50 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 149.87 feet to an intersection with the South line of Draine Street (50 feet wide right of way); N89°06'47" E along said South line, also being parallel with said North line of Government Lot 2 for 300.00 feet; thence run S01°34'27" E parallel with said East line of Government Lot 2 for 215.00 feet to an intersection with the North line of Mamie Street (50 feet wide right of way); thence run N89°06'47" E along said North line of Mamie Street, also being parallel with said North line of Government Lot 2 for 177.23 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 50.00 feet to an intersection with the South line of said Mamie Street; thence run N89°06'47" E along said South line, also being parallel with said North line of Government Lot 2 for 422.77 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 105.35 feet an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run N89°06'16"E along said North line for 205.50 feet to the Northeast corner of the South Half (S 1/2) of said Government Lot 2; run S01°34'27"E along the East line of said Government Lot 2 for 198.00 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run the following three (3) courses along said Northerly right of way line: S89°06'16"W for 264.00 feet; S89°09'28"W for 666.26 feet and S89°06'16"W for 247.50 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run N09°16'44"W along the Westerly line of said lands for 199.50 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along said North Line for 549 feet, more or less, to an intersection with the Westerly face of a Concrete Bulkhead; thence run Northeasterly along the face of said Bulkhead for 102 feet, more or less, to an intersection with the approximate Historic Mean High Water Line of Estero Bay; thence run Northeasterly along said approximate Historic Mean High Water Line for 114 feet, more or less, to an intersection with the Mean High Water Line of Estero Bay;

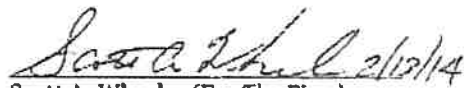
Post Office Drawer 2800 • Fort Myers, FL 33902
 Phone (239) 461-3170 • Fax (239) 461-3169

DESCRIPTION (Cont.)

thence run Northerly along said Mean High Water Line for 622 feet, more or less, to an intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 386 feet, more or less, to the POINT OF BEGINNING.

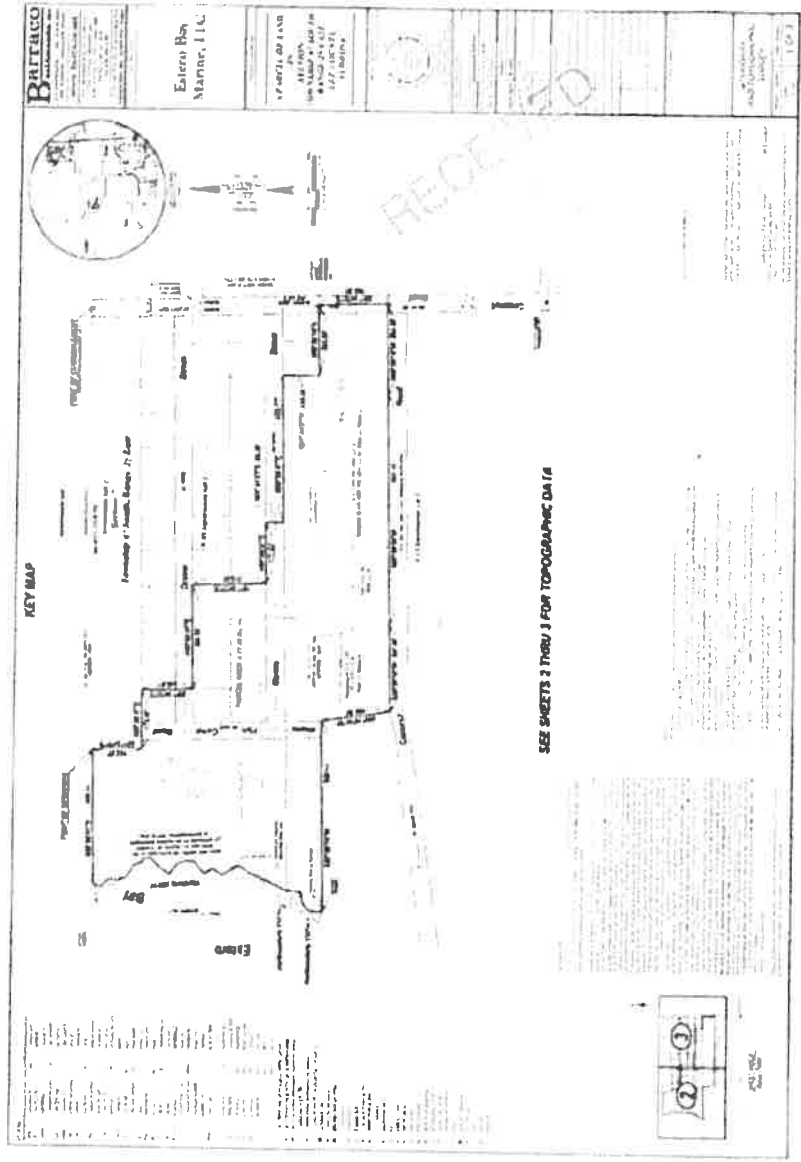
Containing 17.34 acres, more or less

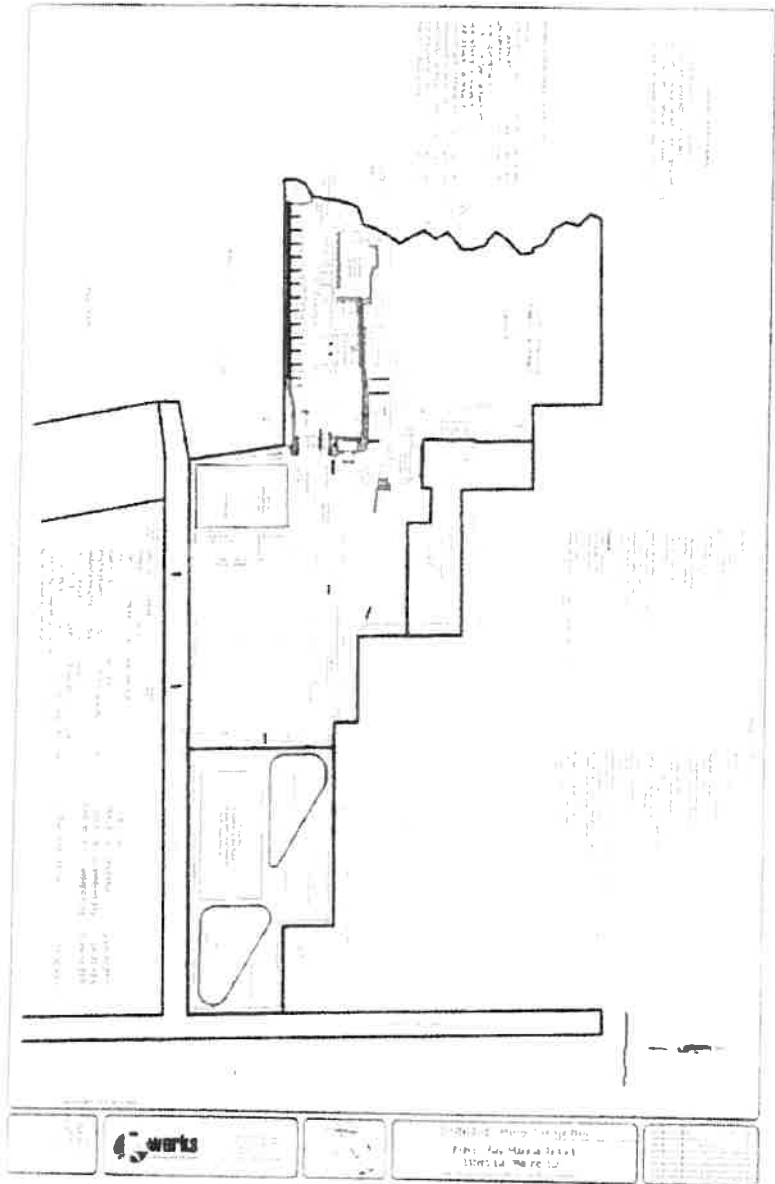
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of Government Lot 2 of said Section 7 to bear S01°34'27"E.



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\22582 - Week's Fish Camp, Descriptions\220982\k6DESC.dwg





CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 14 – 23

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AMENDING THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN, SO AS TO CREATE THE COCONUT VILLAGE FUTURE LAND USE CLASSIFICATION CATEGORY; FURTHER TO AMEND THE FUTURE LAND USE MAP FOR THAT EXPEDITED STATE REVIEW COMPREHENSIVE PLAN AMENDMENT KNOWN AS ESTERO BAY MARINA, WHICH IS LOCATED IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, TO REDESIGNATE APPROXIMATELY 17.34± ACRES OF LAND FROM LEE COUNTY OUTLYING SUBURBAN (12.07 ACRES) AND WETLANDS (5.27 ACRES) TO COCONUT VILLAGE (13.69 ACRES) AND RESOURCE PROTECTION (3.65 ACRES), AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Bonita Springs, Florida recognizes the need to plan for orderly growth and development; and

WHEREAS, Chapter 163, Florida Statutes, provides an amendment process for adopted Comprehensive Plans; and

WHEREAS, the City of Bonita Springs Comprehensive Plan was adopted pursuant to Bonita Springs Ordinance No. 02-16 as amended in accordance with the Local Government Comprehensive Planning Act; and

WHEREAS, the City has reviewed proposed amendments to the City's Comprehensive Plan and to the Map Series of the Future Land Use Element of the City's Comprehensive Plan, and said proposed amendments being reviewed by the City's Local Planning Agency at a duly advertised meeting on July 17, 2014, and submitted by staff reports, which determined such applications to be consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

WHEREAS, the City Council has agreed with the recommendations of the Local Planning Agency that the proposed amendment complies with the requirements of Chapter 163, Florida Statutes, Part II, and that the proposed amendment is consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

WHEREAS, City Council held a public hearing for the transmittal of the proposed amendment on August 6, 2014; and

WHEREAS, the City has received and responded to the Objections, Recommendations, and Comments Report; and

WHEREAS, a public hearing was held by the City Council for adoption of this Ordinance on October 15, 2014; and

WHEREAS, the City Council of Bonita Springs adopted, pursuant to Chapter 163, Part II, Florida Statutes, after holding a statutorily prescribed public hearing for the adoption of the amendment being proposed on October 15, 2014 and at said hearing approved a motion to adopt said proposed amendment as more particularly set forth herein.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS

SECTION ONE: COCONUT VILLAGE FUTURE LAND USE CLASSIFICATION CATEGORY

The Bonita Springs Comprehensive Plan Future Land Use Element, as currently applicable in the City of Bonita Springs, is hereby amended by this ordinance by add the Coconut Village future land use classification category pursuant to the provisions of Florida Statutes §163.3187, as described in the application for the Comprehensive Plan Amendment to create the Coconut Village Future Land Use Classification Category (CPA14-13761-BOS). The text for the Coconut Village is in Exhibit A to this Ordinance.

In addition, the above-mentioned Application and Analysis, along with all attachments and the original Bonita Springs Comprehensive Plan Amendment Application for this amendment are hereby adopted as Support Documentation for the Comprehensive Plan, as currently applicable in the City of Bonita Springs.

In addition, the above-mentioned Staff Report and Analysis, along with all attachments and the original Bonita Springs Plan Amendment Application for this amendment are hereby adopted as Support Documentation for the Bonita Springs Comprehensive Plan.

SECTION TWO: FUTURE LAND USE MAP AMENDMENT

The Bonita Springs Comprehensive Plan Future Land Use Map, as currently applicable in the City of Bonita Springs, is hereby amended by re-designating the subject

property from and amending the Future Land Use Map (CPA14-13761-BOS Estero Bay Marina) from Lee County Outlying Suburban (12.07 acres) and Wetlands (5.27 acres) to Coconut Village (13.69 acres) and Resource Protection (3.65 acres) for a parcel of land consisting of approximately 17.34± acres, in Bonita Springs, Florida, being more particularly described as follows:

Legal Description
Parcel in
Government Lot 2
Section 7, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 2 run S89°06'47"W along the North line of said Government Lot 2 for 1,279.00 to the POINT OF BEGINNING;
From said POINT OF BEGINNING run S01°34'27"E parallel with the East line of said Government Lot 2 for 142.00 feet; thence run N89°06'47"E parallel with said North line of Government Lot 2 for 173.50 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 149.87 feet to an intersection with the South line of Draine Street (50 feet wide right of way); N89°06'47" E along said South line, also being parallel with said North line of Government Lot 2 for 300.00 feet; thence run S01°34'27" E parallel with said East line of Government Lot 2 for 215.00 feet to an intersection with the North line of Mamie Street (50 feet wide right of way); thence run N89°06'47" E along said North line of Mamie Street, also being parallel with said North line of Government Lot 2 for 177.23 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 50.00 feet to an intersection with the South line of said Mamie Street; thence run N89°06'47" E along said South line, also being parallel with said North line of Government Lot 2 for 422.77 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 105.35 feet an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run N89°06'16"E along said North line for 205.50 feet to the Northeast corner of the South Half (S 1/2) of said Government Lot 2; run S01°34'27"E along the East line of said Government Lot 2 for 198.00 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run the following three (3) courses along said Northerly right of way line: S89°06'16"W for 264.00 feet; S89°09'28"W for 666.26 feet and S89°06'16"W for 247.50 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run N09°16'44"W along the Westerly line of said lands for 199.50 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along said North Line for 549 feet, more or less, to an intersection with the Westerly face of a

Concrete Bulkhead; thence run Northeasterly along the face of said Bulkhead for 102 feet, more or less, to an intersection with the approximate Historic Mean High Water Line of Estero Bay; thence run Northeasterly along said approximate Historic Mean High Water Line for 114 feet, more or less, to an intersection with the Mean High Water Line of Estero Bay; thence run Northerly along said Mean High Water Line for 622 feet, more or less, to an intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 386 feet, more or less, to the POINT OF BEGINNING.
Containing 17.34 acres, more or less

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of Government Lot 2 of said Section 7 to bear S01°34'27"E.

In addition, the above-mentioned Staff Report and Analysis, along with all attachments and the original Bonita Springs Plan Amendment Application for this amendment are hereby adopted as Support Documentation for the Bonita Springs Comprehensive Plan.

SECTION THREE: EFFECTIVE DATE

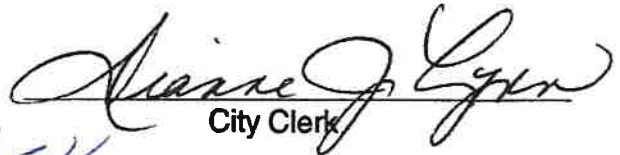
The effective date for the enactment of this Ordinance shall be the date a Final Order of Compliance is issued by the Department of Economic Opportunity finding this Amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes; or the date a Final Order is issued by the Administration Commission finding this Amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes, or thirty (30) days from its adoption date, which ever occurs later. No development orders, development permits, or land uses dependent on this Comprehensive Plan Amendment may be issued or commence before it has become effective. If the Administration Commission issues a Final Order of Noncompliance is issued by the Administration Commission, this Comprehensive Plan may nevertheless be made effective by adoption of a Resolution affirming its effective status, a copy of which Resolution shall be sent to the Florida Department of Economic Opportunity, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, FL 32399-2100.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 15th day of October, 2014.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

Nelson	Aye	Simmons	Aye
McIntosh	Aye	Gibson	Aye
Martin	Aye	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk: 10-17-14

Exhibit A
Coconut Village Future Land Use Classification

CPA14-13759-BOS, Text Amendment

Policy 1.1.11: Coconut Village. Intended to accommodate marine, retail, hotel and office uses designed to enhance and protect the public use of, and access to, the marina and waterfront areas of Estero Bay. Development of wet and dry slips, boat ramps and other marine related uses will provide access for public and private club members. This future land use category is applicable to areas along Estero Bay, and shall not be located on any barrier island. Proposed development within this and future land use category shall adhere to innovative design and planning principles that incorporate the protection of the natural resources of Estero Bay while providing the recreational and boating opportunities to the City of Bonita Springs.

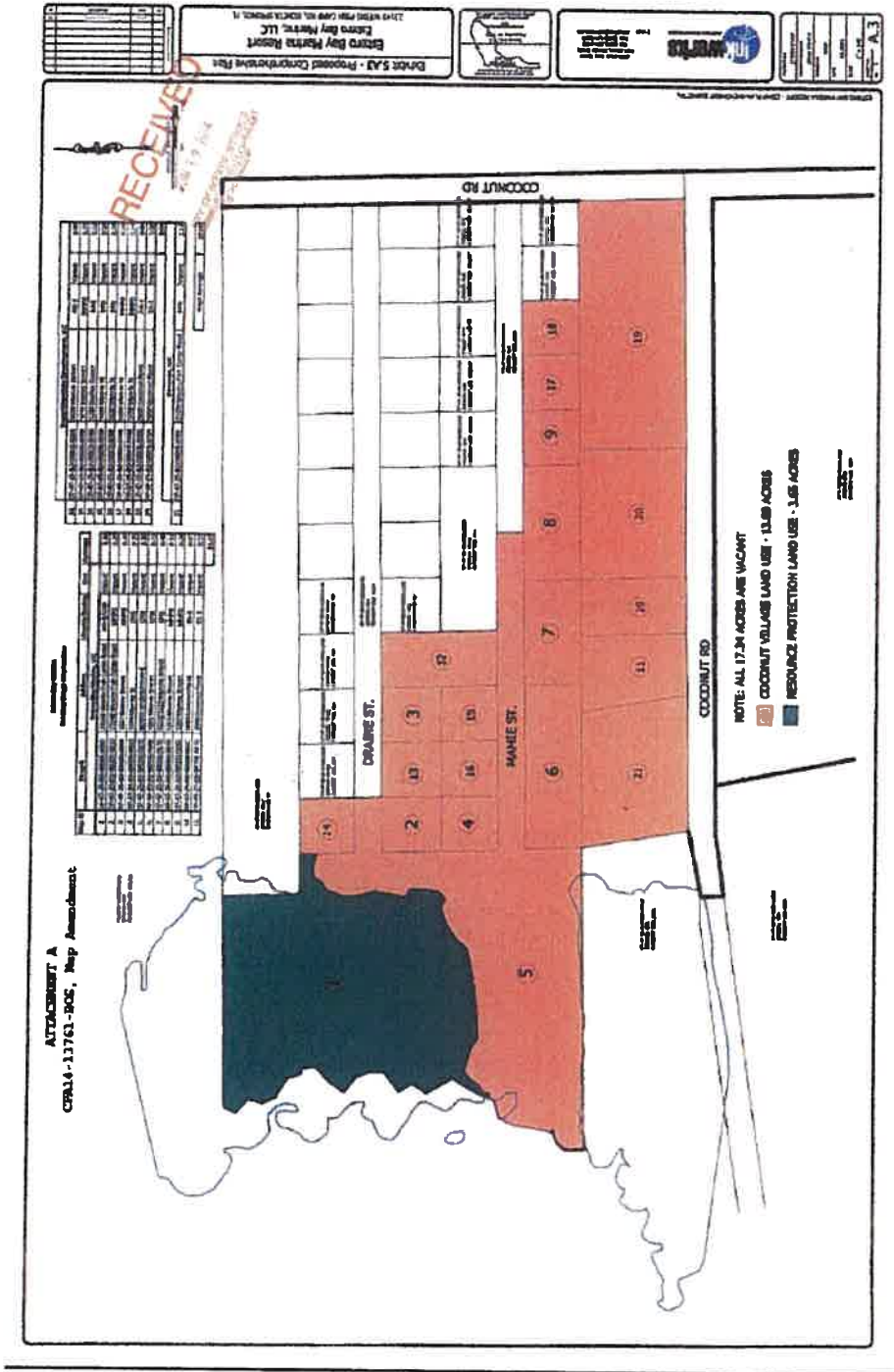
- a. All new development within the Coconut Village category shall be required to be zoned Planned Development. All density, intensity, height and types of uses will be established during the planned development rezoning process.
- b. Appropriate uses within the Coconut Village future land use category include the following:
 - i. Marina and marine accessory uses. Marina uses shall not be solely for private use.
 - ii. Limited private club use as defined in planned development process may be allowed.
 - iii. Hotels/resorts and ancillary retail, cultural, and public and private recreational uses.
 - iv. Residential dwellings when incorporated into a resort complex.
- c. Development Standards:
 - i. Development shall be located to minimize loss of environmentally sensitive areas.
 - ii. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.
 - iii. Residential uses with a resort character and lifestyle may be integrated into resort use and may share in resort amenities.
 - iv. Residential density shall be limited to not more than 6 dwelling units per acre.
 - v. Residential density calculations shall be considered for the gross project acreage regardless of other uses on the project.
- d. Height
 - i. Buildings over 75' from the base flood elevation to the eaves shall be limited to a locations that do not negatively impact adjacent property view corridors or neighborhood compatibility.

ii. Compatibility with surrounding buildings.

e. Locations shall have access to a transportation network with adequate capacity and sufficient and navigable access to waters of Estero Bay.

f. Coastal High Hazard. Impacts on sheltering and evacuation resulting from development/redevelopment activities within the CHHA shall be mitigated through cooperation and coordination with Lee County Emergency Management Operations at time of local development order. If the shelter and evacuation mitigation has been provided through the Development of Regional Impact process then no further mitigation is required at the time of local development order.

Exhibit B Future Land Use Map Amendment



RECEIVED

JUN 13 2014
CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DEPARTMENT

TRAFFIC IMPACT STATEMENT

FOR A

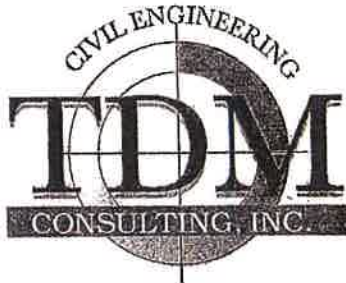
PROPOSED MIXED-USE DEVELOPMENT

Estero Bay Marina Resort

PREPARED FOR:

Mr. James Ink, President
Inkwerks Coastal Design & Development Consultants
2055 West First Street
Fort Myers, FL 33901

PREPARED BY:



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com

January 2014
Revised June 2014

1. PURPOSE

OBJECTIVE

This report has been prepared in accordance with Lee County Department of Community Development criteria as outlined in the Lee County Traffic Impact Statement Guidelines and the Lee County Turn Lane Policy for projects seeking Zoning approval. This report analyzes the anticipated traffic conditions of the proposed development in order to determine any adverse roadway impacts associated with the addition of Estero Bay Marina Resort.

The subject parcels per the Master Concept Plan prepared by Inkwerks total 17.34 acres.

This Traffic Impact Statement is based on the assumption that the proposed facility will be completed in 2016.

2. SITE DESCRIPTION

SITE LOCATION

Estero Bay Marina Resort is a 17.34-acre project located on the north side of Coconut Road in Section 07, Township 47 South, Range 25 East, Lee County, Florida. The existing marina provides seventy-two (72) slips while the existing non-vacant residential parcels appear to contain three (3) multi-family dwelling units and four (4) single-family dwelling units (per the Lee County Property Appraiser website).

The applicant proposes to convert the existing marina and dwelling units to a larger marina (with two hundred twenty-two slips); 20,000 square feet of total retail space in multiple buildings; and a 20,500 square foot water-front restaurant with two hundred twenty-eight (228) seats.

Access to the proposed development will be provided by two (2) proposed private full-access connections with Coconut Road.

3. OBSERVATIONS

3.1 TRIP GENERATION CALCULATIONS

Vehicular trips generated by the proposed development were calculated by using the equations provided by the Institute of Transportation Engineers, 9th Edition of the Trip Generation Manual, Land Use Code 420 (Marina), Land Use Code 820 (Shopping Center), and Land Use Code 932 (High-Turnover Sit-Down Restaurant) using the average rates or the fitted curve equations shown in the tables. In addition, given the location of the proposed restaurant, it is assumed for this report that using number of seats as the independent variable instead of gross floor area will yield more accurate results in terms of trip generation.

Table 1. Raw Trip Generation - Proposed Marina (LUC 420)

<u>222 Slips:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $T = 2.96 (222) = 658 (329 \text{ entering}, 329 \text{ exiting})$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.08 (222) = 18 (6 \text{ entering}, 12 \text{ exiting})$
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.19 (222) = 42 (25 \text{ entering}, 17 \text{ exiting})$

Source: TDM, 2014

Table 2. Raw Trip Generation – Proposed Shopping Center (LUC 820)

<u>20,000 Square Feet Gross Leasable Area:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $\text{Ln}(T) = 0.65 \text{ Ln}(20.0) + 5.83 = 2,386 (1,193 \text{ entering}; 1,193 \text{ exiting})$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $\text{Ln}(T) = 0.61 \text{ Ln}(20.000) + 2.24 = 58 (36 \text{ entering}, 22 \text{ exiting})$
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $\text{Ln}(T) = 0.67 \text{ Ln}(20.000) + 3.31 = 204 (98 \text{ entering}, 106 \text{ exiting})$

Source: TDM, 2014

Table 3. Raw Trip Generation - Proposed Restaurant (LUC 932)

<u>228 Seats:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $T = 4.83 (228) = 1,102$ (551 entering, 551 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.47 (228) = 107$ (56 entering, 51 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.41 (228) = 93$ (53 entering, 40 exiting)

Source: TDM, 2014

Table 4. Raw Trip Generation – Total Proposed Project

<u>Table 1 + Table 2 + Table 3</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $T = 658 + 2,386 + 1,102 = 4,146$ (2,073 entering; 2,073 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 18 + 58 + 107 = 183$ (98 entering, 85 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 42 + 204 + 93 = 339$ (176 entering, 163 exiting)

Source: TDM, 2014

Vehicular trips generated by the existing development were calculated by using the equations provided by the Institute of Transportation Engineers, 9th Edition of the Trip Generation Manual, Land Use Code 420 (Marina) using the average rates or the fitted curve equations shown in the tables. It is assumed for this report that the existing residential dwelling units are utilized by employees of the marina and will not contribute to trip generation.

Table 5. Raw Trip Generation - Existing Marina (LUC 420)

<u>72 Slips:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $T = 2.96 (72) = 214$ (107 entering, 107 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.08 (72) = 6$ (2 entering, 4 exiting)

- C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $T = 0.19 (72) = 14$ (8 entering, 6 exiting)

Source: TDM, 2014

Table 6. Raw Trip Generation – Total Proposed Project Less Existing Marina

Table 4 Minus Table 5

- A. Daily Average Vehicle Trip Ends, Weekday
 $T = 4,146 - 214 = 3,932$ (1,966 entering; 1,966 exiting)
- B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $T = 183 - 6 = 177$ (96 entering, 81 exiting)
- C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $T = 339 - 14 = 325$ (168 entering, 157 exiting)

Source: TDM, 2014

Based on this, the development will be analyzed using the criteria established for developments generating more than one hundred (100) vehicle trips during the peak hour as outlined in the Lee County Traffic Impact Guidelines.

3.2 TRIP DISTRIBUTION

Traffic will enter and exit the proposed development at the two (2) proposed private full-access connections with Coconut Road. Coconut Road provides access to U.S. 41.

3.3 EXISTING TRAFFIC CONDITIONS

U.S. 41 is the nearest arterial road being accessed. Based on the 2012 Traffic Count Report prepared by the Lee County Department of Transportation, traffic on U.S. 41 near the proposed development heads south 72% of the time and north 28% of the time in the A.M. peak. In the P.M. peak, traffic near the proposed development heads north 56% of the time and south 44% of the time.

U.S. 41 is classified by the Lee County Comprehensive Plan as a six-lane divided major arterial road. Per the 2012 Lee County Concurrency Report, it has an existing "C" Level of Service near the proposed development with an estimated 2012 peak direction of flow volume of two thousand five hundred thirty-five (2,535) vehicles per hour, a Performance Standard "E" Level of Service, and a Performance Standard Capacity of three thousand one hundred forty (3,140) vehicles per hour.

The U.S. 41 intersection with Coconut Road is currently signalized and provides an exclusive north-bound left-turn lane (approximately 50' of taper and 425' of deceleration and stacking) and an exclusive south-bound right-turn lane (approximately 50' of taper and 225' of deceleration and stacking) on U.S. 41. In addition, said intersection provides exclusive dual east-bound left-turn lanes (approximately 50' of taper and 425' of deceleration and stacking) and an exclusive east-bound right-turn lane (approximately 50' of taper and 350' of deceleration and stacking) on Coconut Road.

3.4 LEVEL OF SERVICE ANALYSIS (U.S. 41)

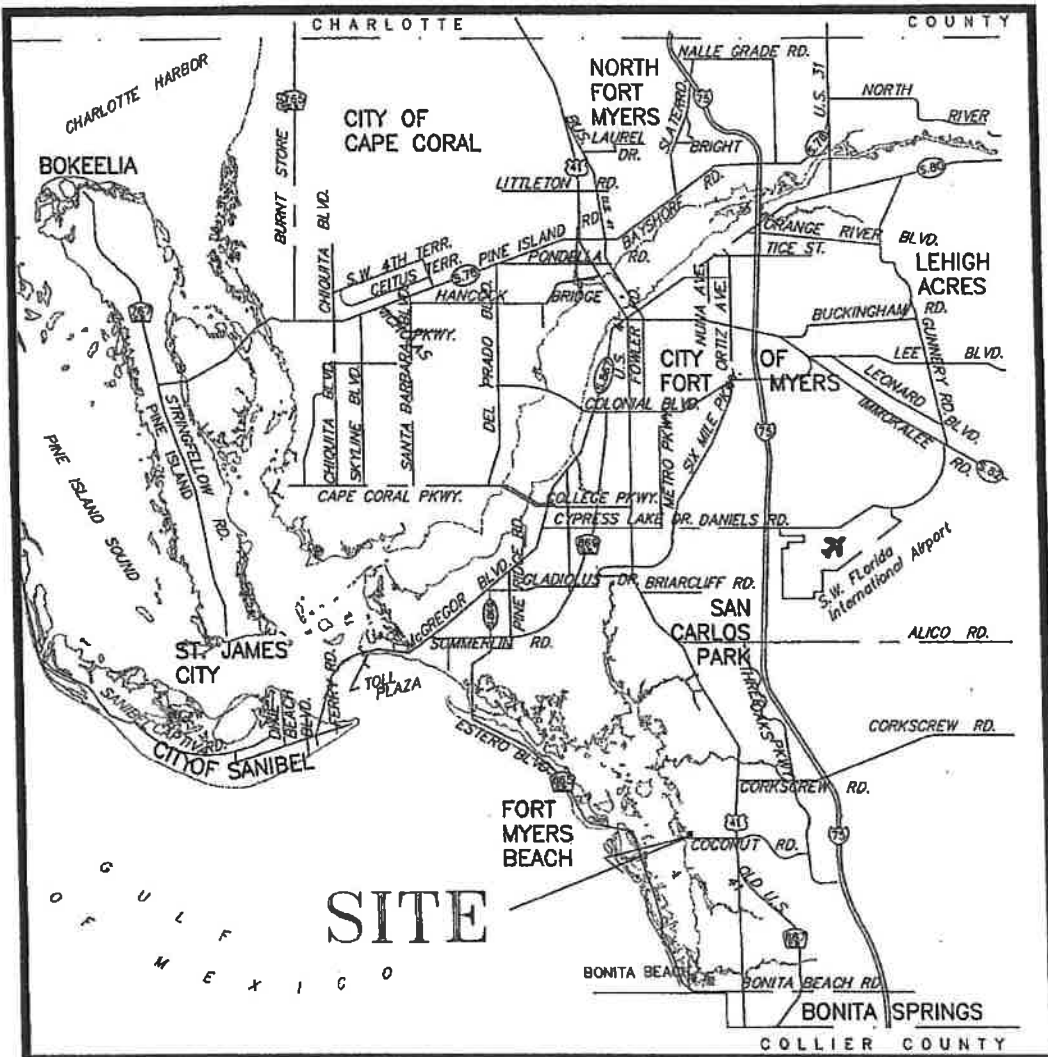
The proposed development will not introduce a significant increase in traffic flows and will not degrade the Level of Service of U.S. 41 during the peak season following the build-out year below the Performance Standard Level of Service (see attached 100th Highest Hour Level of Service Calculation).

3.5 AREA OF INFLUENCE CALCULATION (U.S. 41)

The link-specific service volume for a "C" Level of Service (LOS) for this section of U.S. 41 is three thousand seventy (3,070) vehicles per hour (peak hour, peak direction). As stated previously herein, U.S. 41 has a forecasted "C" Level of Service near the proposed development with a 2012 estimated peak direction of flow volume of two thousand five hundred thirty-five (2,535) vehicles per hour. Per the attached exhibit, the proposed development generates a maximum of ninety-four (94) peak hour, peak direction trips (or 3.1% of LOS "C" volume).

**100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
U.S. 41**

ENGINEER:	TDM Consulting, Inc. Dean Martin, P.E.	
DATE:	June 12, 2014	
PROJECT NAME:	Estero Bay Marina Resort	
PROJECT LOCATION:	Between Old US 41 and Corkscrew	
PERMANENT COUNTING STATION NUMBER:		25
100TH HOUR V.P.H. (Year & Rate) =	2012	2,535
YEAR FOLLOWING PROJECT CONSTRUCTION:		2017
ADJUSTMENT FACTOR =		
Count & Yr_{min}	45,300	2005
Count & Yr_{max}	42,000	2010
Adjustment Factor =	$(42000 / 45300^{0.20})^5$	1.051
ADJUSTED 100TH HOUR V.P.H. =	2,535 x 1.051	2,664
EXISTING LEVEL OF SERVICE =		C
PROJECT V.P.H. =	168 (A.M. Entering) x 72% (South-Bound)	121
TOTAL V.P.H. =	2,664 + 121	2,785
LEVEL OF SERVICE =		C
COMMENTS:	Use a minimum growth rate of 1% from 2012 to 2017.	



LOCATION SKETCH

N.T.S.

EXHIBIT 1
TRAFFIC IMPACT STATEMENT
LOCATION MAP
 ESTERO BAY MARINA RESORT
 BONITA SPRINGS, FL 34134
 SOURCE: TDM, 2014



43 Barkley Circle, Suite 200
 Fort Myers, FL 33907
 Phone: (239) 433-4231
 Fax: (239) 433-9632
 Email: dean@tdmconsulting.com

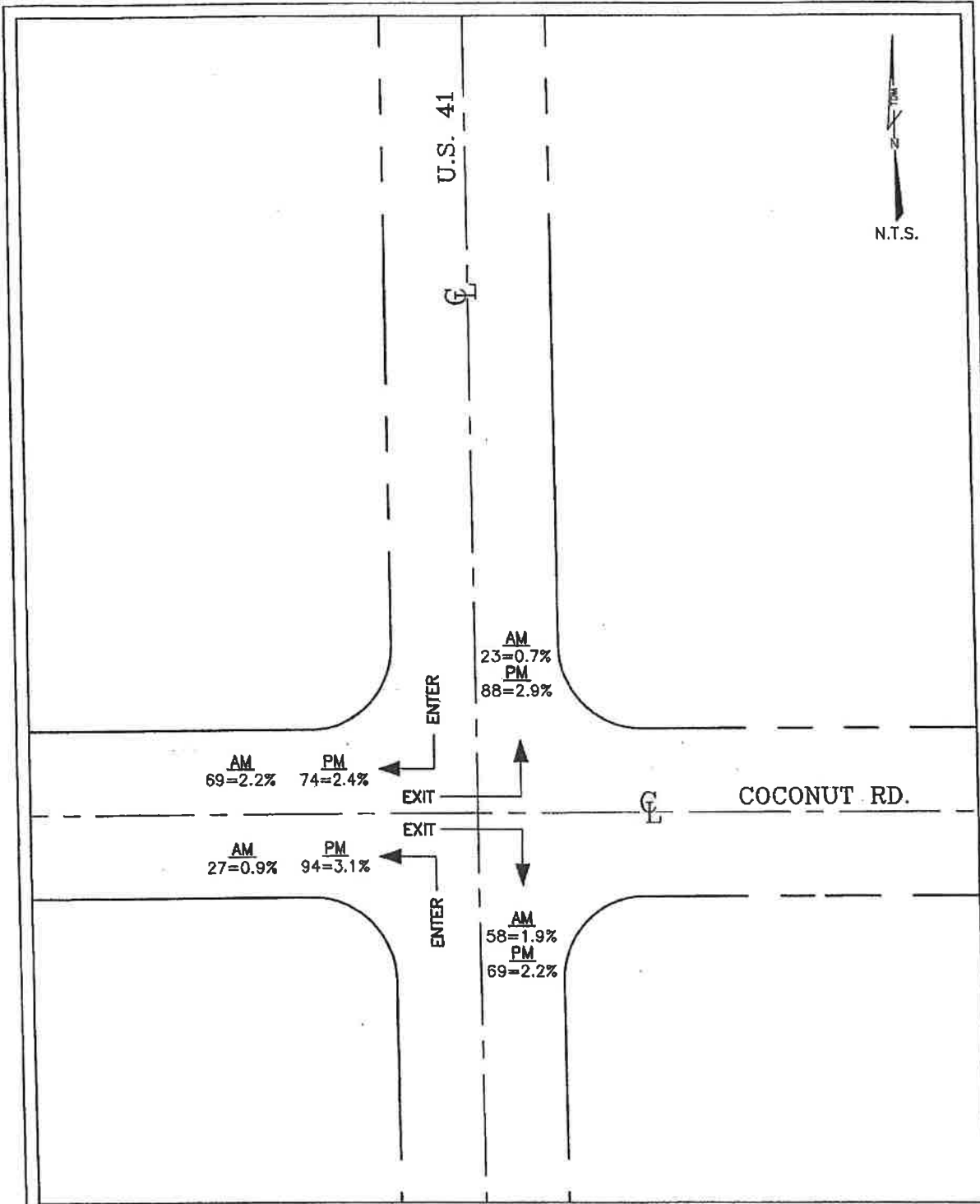


EXHIBIT 2
 TRAFFIC IMPACT STATEMENT (U.S. 41)
 AREA OF INFLUENCE
 ESTERO BAY MARINA RESORT
 BONITA SPRINGS, FL 34134
 SOURCE: TDM, 2014

TDM CIVIL ENGINEERING CONSULTING, INC.
 43 Barkley Circle, Suite 200
 Fort Myers, FL 33907
 Phone: (239) 433-4231
 Fax: (239) 433-9632
 Email: dean@tdmconsulting.com

TABLES 1A & 2A
5-YEAR CPA LOS ANALYSIS

**TABLE 1A
SIGNIFICANT IMPACT CALCULATIONS
BAYVIEW ON ESTERO BAY RPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 163 VPH IN= 57 OUT= 106
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 194 VPH IN= 118 OUT= 76

<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</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>2% / 3% IMPACT</u>
Coconut Rd	W. of US 41	2LU	0	0	550	860	860	100%	118	13.7%
	E. of US 41	4LD	0	0	1,310	1,790	1,790	15%	18	1.0%
	E. of Via Coconut Point	4LD	0	0	1,310	1,790	1,790	2%	2	0.1%
U.S. 41	N. Corkscrew Rd.	6LD	0	2,580	3,040	3,040	3,040	20%	24	0.8%
	N. of Coconut Rd.	6LD	0	2,580	3,040	3,040	3,040	40%	47	1.6%
	S. of Coconut Rd.	6LD	0	2,580	3,040	3,040	3,040	45%	53	1.7%
	S. of Old 41 Rd.	6LD	0	2,580	3,040	3,040	3,040	40%	47	1.6%
Old 41 Rd.	E. of US 41	4LD	0	250	1,840	1,960	1,960	5%	6	0.3%
Corkscrew Rd.	E. of US 41	4LD	0	390	1,900	1,900	1,900	20%	24	1.2%

* Level of Service Thresholds for Coconut Road, US 41 and Corkscrew Road were obtained from the Lee County Link-Specific Service Volumes tables, dated June, 2016.

** Level of Service Thresholds for Old 41 Road were obtained from the Lee County Generalized Peak Hour Directional Service Volumes table, dated April, 2016.

**TABLE 2A
SHORT RANGE LOS ANALYSIS
BAYVIEW ON ESTERO BAY RPD**

										<u>Station #</u>	<u>K-Factor</u>	<u>D-Factor</u>						
TOTAL PROJECT TRAFFIC AM =	163	VPH	IN =	57	OUT=	106				120089 ⁵	0.100	0.510						
TOTAL PROJECT TRAFFIC PM =	194	VPH	IN=	118	OUT=	76				120065	0.100	0.510						
										247	0.090	0.580						
		2016/2017							2023			2023			2023			
		COUNT	BASE	CURRENT	YRS OF	ANNUAL		PK HR	PK HR	PK SEASON	PERCENT	BCKGRND			BCKGRND			
		STA #	AADT	AADT	GROWTH ¹	RATE	MOCF ²	PSWADT ³	PEAK DIR ⁴	VOLUME	LOS	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	LOS	+ PM PROJ	LOS
Coconut Rd	W. of US 41	495	8,342	9,600	4	3.57%	-	-	522	667	D	100%	106	118	773	D	785	D
	E. of US 41	490	12,797	14,300	4	2.82%	-	-	632	768	C	15%	16	18	783	C	785	C
	E. of Via Coconut Point	490	12,797	14,300	4	2.82%	-	-	717	871	C	2%	2	2	873	C	873	C
U.S. 41	N. Corkscrew Rd.	120089	34,000	42,500	5	4.56%	0.91	46,703	2,382	3,113	F	20%	21	24	3,134	F	3,137	F
	N. of Coconut Rd.	120065	47,000	43,000	5	2.00%	0.91	47,253	2,410	2,714	C	40%	42	47	2,756	C	2,761	C
	S. of Coconut Rd.	120065	47,000	43,000	5	2.00%	0.91	47,253	2,410	2,714	C	45%	48	53	2,762	C	2,767	C
	S. of Old 41 Rd.	120065	47,000	43,000	4	2.00%	-	-	2,326	2,619	C	40%	42	47	2,662	C	2,667	C
Old 41 Rd.	E. of US 41	1216	12,100	11,800	4	2.00%	-	-	818	921	C	5%	5	6	927	C	927	C
Corkscrew Rd.	E. of US 41	247	14,937	15,500	4	2.00%	0.91	17,033	858	967	C	20%	21	24	988	C	990	C

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¹ Annual Growth Rates for Coconut Road and Corkscrew Road were formulated utilizing historical AADT data obtained from the Lee County Traffic Count Database System (TCDS).

² Annual Growth Rates for US 41 segments were based on the historical traffic data obtained from the FDOT's Florida Traffic Online webpage due to lack of traffic data for this roadway in the 2018 City of Bonita Springs Traffic Count Report.

³ Annual Growth Rate for Old 41 Road was based on the historical traffic data obtained from the 2018 City of Bonita Springs Traffic Count Report.

⁴ The Model Output Conversion Factor (MOCF) was obtained from FDOT's Florida Traffic Online webpage.

⁵ The 2017 Peak Season Weekday Average Daily Traffic (PSWADT) for US 41 segments between Estero Parkway and Old 41 Road as well as Corkscrew Road east of US 41 were obtained by adjusting the current AADT volume by the MOCF.

⁶ The 2016 Peak Hour Peak Season Peak Direction Volumes for Coconut Road were obtained from the 2016 Coconut Road Traffic Study completed for the Village of Estero.

⁷ The 2017 Peak Hour Peak Season Peak Direction Volumes for US 41 segments between Estero Parkway and Old 41 Road as well as Corkscrew Road east of US 41 were calculated by multiplying the 2017 PSWADT by K and D factors. The K and D factors were obtained from Lee County TCDS.

⁸ The 2017 Peak Hour Peak Season Peak Direction Volumes for US 41 south of Old 41 as well as Old 41 east of US 41 were formulated by utilizing the traffic data obtained from the 2018 City of Bonita Springs Traffic Count Report.

⁹ The K and D factor for FDOT Count Station No. 120089 was based on the K and D factors utilized for FDOT Count Station No. 120085. The K and D factors utilized were obtained from Lee County Traffic Count Database System (TCDS).

TABLES 3A & 4A
REZONING LOS ANALYSIS

**TABLE 3A
SIGNIFICANT IMPACT CALCULATIONS
BAYVIEW ON ESTERO BAY RPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 113 VPH IN= 29 OUT= 84
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 145 VPH IN= 88 OUT= 57

<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</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>2% / 3% IMPACT</u>
Coconut Rd	W. of US 41	2LU	0	0	550	860	860	100%	88	10.2%
	E. of US 41	4LD	0	0	1,310	1,790	1,790	15%	13	0.7%
U.S. 41	N. of Coconut Rd.	6LD	0	2,580	3,040	3,040	3,040	40%	35	1.2%
	S. of Coconut Rd.	6LD	0	2,580	3,040	3,040	3,040	45%	40	1.3%

* Level of Service Thresholds for Coconut Road, US 41 and Corkscrew Road were obtained from the Lee County Link-Specific Service Volumes tables, dated June, 2016.

**TABLE 4A
2026 LOS ANALYSIS
BAYVIEW ON ESTERO BAY RPD**

TOTAL PROJECT TRAFFIC AM =	113	VPH	IN =	29	OUT=	84	<u>Station #</u>	<u>K-Factor</u>	<u>D-Factor</u>
TOTAL PROJECT TRAFFIC PM =	145	VPH	IN=	88	OUT=	57	120065	0.100	0.510

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>COUNT</u>	<u>BASE</u>	<u>CURRENT</u>	<u>YRS OF</u>	<u>ANNUAL</u>	<u>MOCF</u> ²	<u>2016/2017</u>		<u>2026</u>		<u>PERCENT</u>			<u>2026</u>		<u>2026</u>	
								<u>2017</u>	<u>PK SEASON</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>PROJECT</u>	<u>AM PROJ</u>	<u>PM PROJ</u>	<u>+ AM PROJ</u>	<u>+ PM PROJ</u>		
	<u>STA #</u>	<u>AADT</u>	<u>AADT</u>	<u>GROWTH</u> ¹	<u>RATE</u>		<u>PSWADT</u> ³	<u>PEAK DIR</u> ⁴	<u>VOLUME</u>	<u>LOS</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>	<u>VOLUME</u>	<u>LOS</u>	
Coconut Rd	W. of US 41	495	8,342	9,600	4	3.57%	-	-	522	742	D	100%	84	88	826	D	830	D
	E. of US 41	490	12,797	14,300	4	2.82%	-	-	632	834	C	15%	13	13	847	C	847	C
U.S. 41	N. of Coconut Rd.	120065	47,000	43,000	5	2.00%	0.91	47,253	2,410	2,880	C	40%	34	35	2,914	C	2,915	C
	S. of Coconut Rd.	120065	47,000	43,000	5	2.00%	0.91	47,253	2,410	2,880	C	45%	38	40	2,918	C	2,920	C

¹ Annual Growth Rates for Coconut Road was formulated utilizing historical AADT data obtained from the Lee County Traffic Count Database System (TCDS).

² Annual Growth Rates for US 41 segments were based on the historical traffic data obtained from the FDOT's Florida Traffic Online webpage due to lack of traffic data for this roadway in the 2018 City of Bonita Springs Traffic Count Report.

³ The Mode Output Conversion Factor (MOCF) was obtained from FDOT's Florida Traffic Online webpage.

⁴ The 2017 Peak Season Weekday Average Daily Traffic (PSWADT) for US 41 was obtained by adjusting the current AADT volume by the MOCF.

⁵ The 2016 Peak Hour Peak Season Peak Direction Volumes for Coconut Road were obtained from the 2016 Coconut Road Traffic Study completed for the Village of Estero.

⁶ The 2017 Peak Hour Peak Season Peak Direction Volumes for US 41 were calculated by multiplying the 2017 PSWADT by K and D factors. The K and D factors were obtained from Lee County TCDS.

**LEE COUNTY LINK SPECIFIC
SERVICE VOLUMES TABLES**

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

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	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
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	2,630	3,100	3,100	3,100	0	4,390	5,180	5,180	5,180
	I-75	SR 82	1	2.4	6LD	0	2,280	3,040	3,040	3,040	0	3,800	5,070	5,070	5,070
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	0	820	1,200	1,200	1,200	0	1,580	2,310	2,310	2,310
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
	ALICO RD	COUNTY LINE	3	10.4	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,360	2,890	2,940	0	0	2,430	5,170	5,240
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	PALOMINO DR	I-75	4	0.6	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	I-75	TREELINE AVE	3	0.5	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,620	2,160	2,160	2,160	2,160	2,700	3,600	3,600	3,600	3,600
DEL CAY BLVD	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,640	2,800	2,800	0	0	3,160	5,390	5,390
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
ESTERO PKWY	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,850	3,850	3,850	3,850
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	BASS RD	WINKLER RD	4	0.8	6LD	0	290	2,780	2,780	2,780	0	540	5,160	5,160	5,160
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240
	SUMMERLIN RD	US 41	4	1.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240

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

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	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
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	1,620	1,980	1,980	1,980	1,980	2,850	3,490	3,490	3,490	3,490
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	PINE RIDGE RD	BASS RD	4	1.7	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	BASS RD	GLADIOLUS DR	4	1.8	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	0	1,450	1,900	1,900	1,900	0	2,590	3,400	3,400	3,400
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	0	2,250	2,880	2,880	2,880	0	4,020	5,140	5,140	5,140
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	0	2,250	2,880	2,880	2,880	0	4,020	5,140	5,140	5,140
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	1,370	1,820	0	0	0	2,450	3,250
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	150	310	500	700	1,010	250	500	810	1,130	1,630
	LEE BLVD	W 12TH ST	3	3.2	2LN	150	310	500	700	1,010	250	500	810	1,130	1,630
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4	2.6	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
TREELINE AVE	ALICO RD	DANIELS PKWY	3	3.8	4LD	1,530	2,980	2,980	2,980	2,980	2,600	3,360	3,360	3,360	3,360
	DANIELS PKWY	COLONIAL BLVD	3	4.5	4LD	1,530	2,980	2,980	2,980	2,980	2,600	3,360	3,360	3,360	3,360
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	0	2,400	2,740	2,740	2,740	0	4,220	4,830	4,830	4,830
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	TERRY ST	OLD 41	8	2.3	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	OLD 41	CORKSCREW RD	8	3.5	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	CORKSCREW RD	BROADWAY	4	0.7	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	BROADWAY	SANIBEL BLVD	4	1.9	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	FORT MYERS CITY LIM	NORTH KEY DR	1	0.4	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	HANCOCK BRIDGE PKW	PONDELLA RD	2	0.3	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
PONDELLA RD	SR 78	2	1.3	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500	
SR 78	LITTLETON RD	2	1.0	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240	
LITTLETON RD	BUS 41	2	1.2	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240	
BUS 41	DEL PRADO BLVD	2	0.8	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240	
DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240	

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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
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	1,120	1,900	2,680	3,440	4,000	1,880	3,170	4,460	5,720	6,680
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SKYLINE BLVD	SR 78	5	3.5	4LD	1,400	2,040	2,040	2,040	2,040	2,340	3,420	3,420	3,420	3,420
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.4	4LD	0	0	590	1,520	1,520	0	0	990	2,530	2,530
	GLADIOLUS DR	BRANDYWINE CIR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	610	1,780	1,780	0	0	1,020	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330

SERVICE VOLUMES ON COLLECTORS 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
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

**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.						

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1200 LEE COUNTYWIDE

MOCF: 0.91

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	1.05	1.15
2	01/08/2017 - 01/14/2017	1.01	1.11
3	01/15/2017 - 01/21/2017	0.96	1.05
* 4	01/22/2017 - 01/28/2017	0.95	1.04
* 5	01/29/2017 - 02/04/2017	0.93	1.02
* 6	02/05/2017 - 02/11/2017	0.91	1.00
* 7	02/12/2017 - 02/18/2017	0.90	0.99
* 8	02/19/2017 - 02/25/2017	0.89	0.98
* 9	02/26/2017 - 03/04/2017	0.89	0.98
*10	03/05/2017 - 03/11/2017	0.88	0.97
*11	03/12/2017 - 03/18/2017	0.87	0.96
*12	03/19/2017 - 03/25/2017	0.89	0.98
*13	03/26/2017 - 04/01/2017	0.90	0.99
*14	04/02/2017 - 04/08/2017	0.91	1.00
*15	04/09/2017 - 04/15/2017	0.93	1.02
*16	04/16/2017 - 04/22/2017	0.94	1.03
17	04/23/2017 - 04/29/2017	0.96	1.05
18	04/30/2017 - 05/06/2017	0.97	1.07
19	05/07/2017 - 05/13/2017	0.99	1.09
20	05/14/2017 - 05/20/2017	1.00	1.10
21	05/21/2017 - 05/27/2017	1.02	1.12
22	05/28/2017 - 06/03/2017	1.04	1.14
23	06/04/2017 - 06/10/2017	1.07	1.18
24	06/11/2017 - 06/17/2017	1.09	1.20
25	06/18/2017 - 06/24/2017	1.08	1.19
26	06/25/2017 - 07/01/2017	1.08	1.19
27	07/02/2017 - 07/08/2017	1.08	1.19
28	07/09/2017 - 07/15/2017	1.08	1.19
29	07/16/2017 - 07/22/2017	1.08	1.19
30	07/23/2017 - 07/29/2017	1.08	1.19
31	07/30/2017 - 08/05/2017	1.08	1.19
32	08/06/2017 - 08/12/2017	1.08	1.19
33	08/13/2017 - 08/19/2017	1.08	1.19
34	08/20/2017 - 08/26/2017	1.13	1.24
35	08/27/2017 - 09/02/2017	1.19	1.31
36	09/03/2017 - 09/09/2017	1.24	1.36
37	09/10/2017 - 09/16/2017	1.29	1.42
38	09/17/2017 - 09/23/2017	1.25	1.37
39	09/24/2017 - 09/30/2017	1.22	1.34
40	10/01/2017 - 10/07/2017	1.18	1.30
41	10/08/2017 - 10/14/2017	1.15	1.26
42	10/15/2017 - 10/21/2017	1.11	1.22
43	10/22/2017 - 10/28/2017	1.10	1.21
44	10/29/2017 - 11/04/2017	1.09	1.20
45	11/05/2017 - 11/11/2017	1.07	1.18
46	11/12/2017 - 11/18/2017	1.06	1.16
47	11/19/2017 - 11/25/2017	1.06	1.16
48	11/26/2017 - 12/02/2017	1.06	1.16
49	12/03/2017 - 12/09/2017	1.05	1.15
50	12/10/2017 - 12/16/2017	1.05	1.15
51	12/17/2017 - 12/23/2017	1.02	1.12
52	12/24/2017 - 12/30/2017	0.99	1.09
53	12/31/2017 - 12/31/2017	0.96	1.05

* PEAK SEASON

02-MAR-2018 15:35:04

830UPD

1_1200_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2017 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0065 - SR 45/US 41, NORTH OF COCONUT RD.

LC436

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017	43000	C	N 22000	S 21000	9.00	53.20	4.20
2016	48500	C	N 25000	S 23500	9.00	56.20	4.00
2015	49500	C	N 25000	S 24500	9.00	54.50	3.00
2014	48000	C	N 23500	S 24500	9.00	54.60	3.10
2013	47500	C	N 24000	S 23500	9.00	59.70	3.60
2012	47000	C	N 23500	S 23500	9.00	54.30	3.20
2011	52500	C	N 27000	S 25500	9.00	55.00	3.10
2010	51500	C	N 26000	S 25500	10.32	57.60	3.20
2009	48500	C	N 25000	S 23500	10.24	54.47	3.40
2008	51000	C	N 26000	S 25000	10.37	58.94	3.40
2007	60000	F	N 30500	S 29500	10.16	54.76	4.80
2006	56000	C	N 28500	S 27500	10.23	54.38	4.80
2005	48500	C	N 24500	S 24000	10.30	54.10	8.40
2004	51500	S	N 26000	S 25500	9.90	54.30	6.30
2003	48500	F	N 24500	S 24000	9.80	55.60	6.30
2002	45500	C	N 23000	S 22500	10.20	57.20	6.30

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2017 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0089 - SR 45/US 41/TAMIAMI TR, N OF ESTERO RV/S OF CNTY RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017	42500 C	N 21500	S 21000	9.00	53.20	3.90
2016	41500 C	N 21500	S 20000	9.00	56.20	4.10
2015	42000 C	N 21000	S 21000	9.00	54.50	3.40
2014	40500 C	N 20000	S 20500	9.00	54.60	3.00
2013	35000 C	N 18000	S 17000	9.00	59.70	3.60
2012	34000 C	N 17000	S 17000	9.00	54.30	3.90
2011	36500 F	N 19000	S 17500	9.00	55.00	3.70
2010	36500 C	N 19000	S 17500	10.32	57.60	3.70
2009	36500 C	N 18500	S 18000	10.24	54.47	4.90
2008	40500 C	N 20500	S 20000	10.37	58.94	4.30
2007	44500 C	N 21500	S 23000	10.16	54.76	7.70
2006	41500 C	N 21000	S 20500	10.23	54.38	5.40
2005	39000 C	N 19500	S 19500	10.30	54.10	6.70
2004	48500 C	N 24500	S 24000	9.90	54.30	6.70
2003	37500 C	N 19000	S 18500	9.80	55.60	6.70
2002	32500 C	N 15000	S 17500	9.90	54.50	7.80

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

**TRAFFIC DATA FROM LEE COUNTY
TRAFFIC COUNT DATABASE SYSTEM
(TCDS)**

List View All DIRs

Record		<input type="button" value="⏪"/> <input type="button" value="⏩"/> <input type="button" value="1"/> <input type="button" value="▶"/> <input type="button" value="⏭"/>	of 1	Goto Record	<input type="text"/>	<input type="button" value="go"/>
Location ID	495		MPO ID			
Type	SPOT		HPMS ID			
On NHS			On HPMS			
LRS ID			LRS Loc Pt.			
SF Group	6	<input type="button" value="▶"/>	Route Type			
AF Group			Route			
GF Group			Active	Yes		
Class Dist Grp			Category			
Seas Clss Grp						
WIM Group						
QC Group	Default					
Funct'l Class	-		Milepost			
Located On	Coconut Rd					
Loc On Alias						
WEST OF	US-41					
	PR		MP		PT	▼

More Detail

STATION DATA

 Directions: **2-WAY**

AADT <input type="button" value="?"/>								
	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2017	9,600	1,028	11	63			
	2015	8,600	1,208	14	57			
	2013	8,342						
	2011	7,300						
	2006	7,100						

1-5 of 8

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

VOLUME COUNT

	Date	Int	Total
	Thu 3/9/2017	15	12,237
	Wed 3/8/2017	15	12,430
	Tue 3/7/2017	15	12,371
	Thu 2/26/2015	15	12,809
	Wed 2/25/2015	15	11,604
	Tue 2/24/2015	15	10,108

VOLUME TREND

Year	Annual Growth
2017	6%
2015	2%
2013	7%
2011	-10%
2007	57%

List View All DIRs

Record		1	of 1		Goto Record	go
Location ID	490		MPO ID			
Type	SPOT		HPMS ID			
On NHS			On HPMS			
LRS ID			LRS Loc Pt.			
SF Group	6		Route Type			
AF Group			Route			
GF Group			Active	Yes		
Class Dist Grp			Category			
Seas Clss Grp						
WIM Group						
QC Group	Default					
Funct'l Class	-		Milepost			
Located On	- East of US 41					
Loc On Alias						
AT	-					
	PR		MP		PT	▼

More Detail ▶

STATION DATA

Directions: 2-WAY EB WB ?

AADT ?								
	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2017	14,300	1,578	11	52			
	2015	11,400	1,340	12	56			
	2013	12,797						
	2011	9,300						
	2006	18,000						

1-5 of 7

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
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VOLUME COUNT

	Date	Int	Total
👁	Thu 3/9/2017	15	18,584
👁	Wed 3/8/2017	15	18,380
👁	Tue 3/7/2017	15	18,023
👁	Thu 2/26/2015	15	15,421
👁	Wed 2/25/2015	15	15,070
👁	Tue 2/24/2015	15	15,396

VOLUME TREND ?

Year	Annual Growth
2017	12%
2015	-6%
2013	17%
2011	-12%
2006	17%



List View

All DIRs

Record ⏪ ⏩ 1 of 1 Goto Record go

Location ID	93	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID		LRS Loc Pt.	
SF Group	-	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Clss Grp			
WIM Group			
QC Group	Default		
Funct'l Class	-	Milepost	
Located On	US 41		
Loc On Alias			
SOUTH OF	Coconut Rd		
	PR	MP	PT
	0		

More Detail ▶

STATION DATA

Directions: **2-WAY** NB SB ?
1 2 3 1 2 3

AADT ?

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2017	50,900						
	2016	45,000	4,486	10	51	0 (0%)	45,000 (100%)	

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
	Sun 9/30/2018	15	29,536
	Sat 9/29/2018	15	38,903
	Fri 9/28/2018	15	49,343
	Thu 9/27/2018	15	51,220
	Wed 9/26/2018	15	51,602
	Tue 9/25/2018	15	50,912
	Mon 9/24/2018	15	48,856
	Sun 9/23/2018	15	28,779
	Sat 9/22/2018	15	35,988

VOLUME TREND ?

Year	Annual Growth
2017	13%
2016	11%

**TRAFFIC DATA FROM 2018 CITY OF
BONITA SPRINGS
TRAFFIC COUNT REPORT**

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
0015**	N/A	Estero Blvd N. of Lovers Key State Park	20-Mar-18	N/S	5379	5712	11091	0.81	9000	9%	52%	810	D	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	20-Mar-18	N/S	5472	5778	11250	0.81	9100	9%	52%	819	D	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	20-Mar-18	N/S	14462	14349	28811	0.81	23300	14%	55%	3262	C	63
1226	492	Imperial Pkwy N/O Shangri-LA	20-Mar-18	N/S	9622	9732	19354	0.81	15700	14%	55%	2198	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	20-Mar-18	N/S	12779	12531	25310	0.81	20500	14%	55%	2870	C	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	20-Mar-18	N/S	11269	10975	22244	0.81	18000	14%	55%	2520	C	63
1209	N/A	Matheson Ave N of Dean St	20-Mar-18	N/S	982	1014	1996	0.81	1600	15%	57%	240	C	42
1204	N/A	Morton Ave N of East Terry St	20-Mar-18	N/S	3443	3415	6858	0.81	5600	15%	57%	840	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	20-Mar-18	N/S	9850	8948	18798	0.81	15200	11%	63%	1672	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	20-Mar-18	N/S	6137	6884	13021	0.81	10500	11%	63%	1155	C	16
1220	N/A	Old 41 Rd N of E/W Terry St	20-Mar-18	N/S	11257	12160	23417	0.81	19000	11%	63%	2090	C	16
1216	N/A	Old 41 Rd S of US 41	20-Mar-18	N/S	8287	6322	14609	0.81	11800	11%	63%	1298	C	16
1228	N/A	Old 41 S/O Bernwood Pkwy	20-Mar-18	N/S	8518	8391	16909	0.81	13700	9%	63%	1233	C	16
0002	N/A	Paradise Rd N. of Shangri-La	20-Mar-18	N/S	1851	1740	3591	0.81	2900	14%	59%	406	C	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	20-Mar-18	E/W	2107	2236	4343	0.81	3500	9%	51%	315	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	20-Mar-18	E/W	2987	2372	5359	0.81	4300	9%	57%	387	C	42
0003	N/A	Shangri-La E. Tropic Acres Dr	20-Mar-18	N/S	2934	3344	6278	0.81	5100	14%	59%	714	D	63
1212	N/A	Shangri-La Rd E of Old US 41	20-Mar-18	E/W	4130	3704	7834	0.81	6300	11%	63%	693	D	16

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

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Collected weekend counts also.

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2016						Counts performed by FTE or obtained from Lee County							
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700
0002	N/A	Paradise Rd N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900
0001	N/A	Pennsylvania Ave E of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300
0003	N/A	Shangri-La E. Tropic Acres Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4700	5100
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300
0010	N/A	US-41, N. of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600
0009	N/A	US-41, S. of Beaumont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400
1219	N/A	W Terry St E of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5300	4200	4500	4400	4100
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37000
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18300
0019	N/A	Bonita Beach Rd E of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700
0020	N/A	Luke St Btm Kens Way & Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19000
0021	N/A	Quails Walk E O Luke St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500

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** Collected weekend counts also

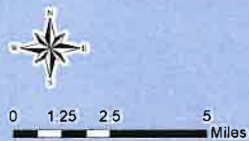
**LEE COUNTY MPO 2040 COST
FEASIBLE HIGHWAY PLAN**

LEE COUNTY 2040 HIGHWAY COST FEASIBLE PLAN

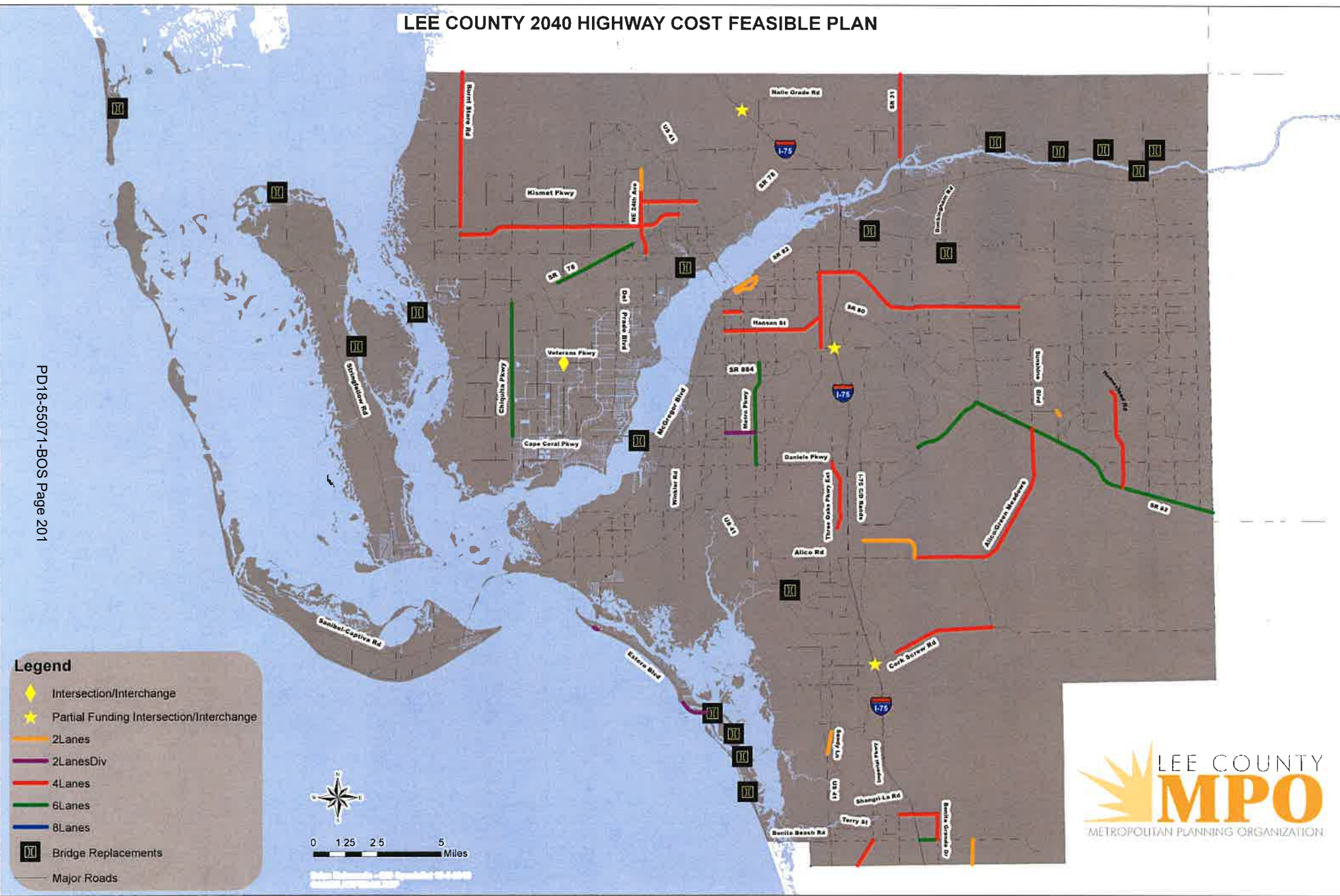
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Legend

- ◆ Intersection/Interchange
- ★ Partial Funding Intersection/Interchange
- 2Lanes
- 2LanesDiv
- 4Lanes
- 6Lanes
- 8Lanes
- Bridge Replacements
- Major Roads



Map Data Source: GIS Symbols © 2008
 Map Data Source: GIS Symbols © 2008



COCONUT ROAD TRAFFIC STUDY
VILLAGE OF ESTERO



Coconut Road Traffic Study

From Estero Bay to Three Oaks Parkway



Village of Estero, FL
06/08/2016

Prepared for:

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
Phone: 239.221.5035

Prepared by:

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recommended Lee County PCS 15 “D” factor. A comparison analysis between site-specific “D” factor and the Lee County Traffic Count PSC 15 “D” factor is illustrated in **Table 5**.

**Table 5
Coconut Road – Estimated D-100 Factor**

COCONUT ROAD LINK VOLUMES - 2016 D-FACTOR SITE SPECIFIC									
TCS COUNTER LOCATION	ROADWAY SEGMENT	LEE COUNTY LINK ID NUMBER	TIME PERIOD	SITE SPECIFIC D-FACTOR		*LEE COUNTY D-FACTOR		ESTIMATED D-FACTOR	
				VALUE	DIRECTION	VALUE	DIRECTION	VALUE	DIRECTION
1	FROM SPRING CREEK RD TO US 41	05000	AM	0.52	EB	0.53	WB	0.53	EB
			PM	0.56	EB	0.52	EB	0.54	EB
2	FROM SPRING CREEK RD TO US 41	05000	AM	0.53	EB	0.53	WB	0.53	EB
			PM	0.62	EB	0.52	EB	0.57	EB
3	FROM US 41 TO VIA COCONUT POINT	05030	AM	0.69	WB	0.53	WB	0.61	WB
			PM	0.52	EB	0.52	EB	0.52	EB
4	FROM VIA COCONUT POINT TO THREE OAKS PARKWAY	05030	AM	0.61	WB	0.53	WB	0.57	WB
			PM	0.56	EB	0.52	EB	0.54	EB

NOTES: *2015 LEE COUNTY TRAFFIC COUNT REPORT - PCS 15

Existing 2016 operating conditions were determined for roadway segments along Coconut Road as follows: from Spring Creek Road to US 41; from US 41 to Via Coconut Point; and from Via Coconut Point to Three Oaks Parkway. Based on our field observations and a review of the Lee County Traffic Count Report data associated with Coconut Road, it is our recommendation to use TCS counter location #2 (west of US 41) to represent data corresponding to Coconut Road segment from Spring Creek to US 41.

In agreement with the Lee DOT level of service calculations, daily volumes are converted to peak hour, peak season, peak directional volumes by applying K-100 factor, the estimated D-100 factor and Lee County PCS 15 day of the week fraction. The estimated Directional Design Hour Volume (DDHV) is illustrated In **Table 6**.

**Table 6
Coconut Road – Estimated Directional Design Hour Volume**

COCONUT ROAD LINK VOLUMES - 2016 PEAK HOUR PEAK DIRECTION PEAK SEASON							
TCS COUNTER LOCATION	ROADWAY SEGMENT	LEE COUNTY LINK ID NUMBER	2016 AADT TWO-WAY	*K-100	ESTIMATED D-100	* DAY OF WEEK FRACTION	2016 PEAK HOUR PEAK DIRECTION PEAK SEASON
2	FROM SPRING CREEK RD TO US 41	05000	9,800	0.100	0.57	1.07	522
3	FROM US 41 TO VIA COCONUT POINT	05030	13,000	0.100	0.52	1.07	632
4	FROM VIA COCONUT POINT TO THREE OAKS PARKWAY	05030	14,200	0.100	0.54	1.07	717

NOTES: * 2015 LEE COUNTY TRAFFIC COUNT REPORT - PCS 15

potential. As such, no future growth is applied towards the background traffic for this roadway segment.

The peak hour, peak season, peak direction 2016 100th Highest Hour traffic volume is used as determined in **Table 6, Coconut Road – Estimated Directional Design Hour Volume** of this report. Future 2021 and 2026 background traffic conditions are illustrated in **Table 12**.

**Table 12
Coconut Road – Future Background Traffic**

Roadway Link	Roadway Link Location	2016 100 th Highest Hour Volume* (trips/hr)	Projected Traffic Annual Growth Rate** (%/yr)	Growth Factor**	Future 2021 Background Pk Hr, Pk Dir Vol*** (trips/hr)	Future 2026 Background Pk Hr, Pk Dir Vol**** (trips/hr)
Coconut Road	From Spring Creek Rd to US 41	522	0.0%	1.000	522	522
Coconut Road	From US 41 to Via Coconut Point	632	1.0%	1.0510, 1.1046	664	698
Coconut Road	From Via Coconut Point to Three Oaks Parkway	717	1.0%	1.0510, 1.1046	754	792

Note(s): *Refer to **Table 6** of this report.
 **1% minimum or historical growth rate; Growth Factor = (1+Annual Growth Rate) ^{AP}, P is the number of years from 2016 for that period.
 ***2021 Projected Volume= 2014 100th Highest Hour Volume x Growth Factor with P = 5.
 ****2026 Projected Volume= 2014 100th Highest Hour Volume x Growth Factor with P = 10.

5. Coconut Road – Projected Future Level of Service

Future 2021 and 2026 projected traffic capacity and level of service were analyzed for Coconut Road segments. Roadway improvements that are currently under construction or are scheduled to be constructed as depicted within Lee County Transportation Improvement Program, Fiscal Year 2015/2016 to Fiscal Year 2019/2020 (as adopted September 15, 2015), are considered to be committed improvements for the purpose of this study. As no such improvements were identified, the evaluated roadway segments are anticipated to remain as such thru project build out.

The development potential with zoning approvals but not yet constructed is considered within the projected future 2021 traffic conditions. The overall future development potential (to include potential future construction permitting) is included in the future 2026 traffic conditions analysis.

The estimated future 2021 and 2026 peak season, peak hour, peak direction traffic volumes were compared to the to the Level of Service thresholds volumes obtained from 2015 Lee County Concurrency Report and the Lee County Generalized Peak-Hour Directional Service Values. The future projected LOS for Coconut Road segments are reflected in **Table 13** and **Table 14**.

**Table 13
Coconut Road – Estimated Future 2021 LOS**

COCONUT ROAD LINK VOLUMES - CAPACITY ANALYSIS											
TCS COUNTER LOCATION	ROADWAY SEGMENT	LEE COUNTY LINK ID NUMBER	2021 BACKGROUND TRAFFIC (1)	2021 ESTIMATED DEVELOPED TRAFFIC (2)	2021 TOTAL ESTIMATED TRAFFIC	PERFORMANCE STANDARD (3)		2013 LINK SPECIFIC SERVICE VOLUMES, PK HR, PK DIR LOS (4)			PROJECTED 2021 LOS
						LOS	CAPACITY	C	D	E	
2	FROM SPRING CREEK RD TO US 41	05000	522	625	1,147	E	860	550	860	860	F
3	FROM US 41 TO VIA COCONUT POINT	05030	664	359	1,023	E	1,790	1,310	1,790	1,790	C
4	FROM VIA COCONUT POINT TO THREE OAKS PARKWAY	05030	754	290	1,044	E	1,790	1,310	1,790	1,790	C
NOTES: (1) SEE TABLE 12 OF THIS REPORT (2) SEE TABLE 11 OF THIS REPORT (3) 2015 LEE COUNTY CONCURRENCY REPORT (4) REFER TO 2013 LEE COUNTY LINK SPECIFIC SERVICE VOLUMES											

**Table 14
Coconut Road – Estimated Future 2026 LOS**

COCONUT ROAD LINK VOLUMES - CAPACITY ANALYSIS											
TCS COUNTER LOCATION	ROADWAY SEGMENT	LEE COUNTY LINK ID NUMBER	2026 BACKGROUND TRAFFIC (1)	2026 ESTIMATED DEVELOPED TRAFFIC (2)	2026 TOTAL ESTIMATED TRAFFIC	PERFORMANCE STANDARD (3)		2013 LINK SPECIFIC SERVICE VOLUMES, PK HR, PK DIR LOS (4)			PROJECTED 2021 LOS
						LOS	CAPACITY	C	D	E	
2	FROM SPRING CREEK RD TO US 41	05000	522	772	1,294	E	860	550	860	860	F
3	FROM US 41 TO VIA COCONUT POINT	05030	698	394	1,092	E	1,790	1,310	1,790	1,790	C
4	FROM VIA COCONUT POINT TO THREE OAKS PARKWAY	05030	792	317	1,109	E	1,790	1,310	1,790	1,790	C
NOTES: (1) SEE TABLE 12 OF THIS REPORT (2) SEE TABLE 11 OF THIS REPORT (3) 2015 LEE COUNTY CONCURRENCY REPORT (4) REFER TO 2013 LEE COUNTY LINK SPECIFIC SERVICE VOLUMES											

Based upon the results illustrated in the level of service analysis, the Coconut Road segment located west of US 41 is anticipated to be overcapacity in the year 2021 and 2026 future conditions. All other analyzed segments are projected to operate within the adopted level of service standard at future conditions.

**PELICAN LANDING CPD/RPD
AMENDMENT TRAFFIC IMPACT
STATEMENT - TRAFFIC
ASSIGNMENT FIGURES**

PELICAN LANDING
CPD/RPD AMENDMENT
TRAFFIC IMPACT STATEMENT

Project #15534

August 26, 2016

November 22, 2016 - Revised

Prepared by:

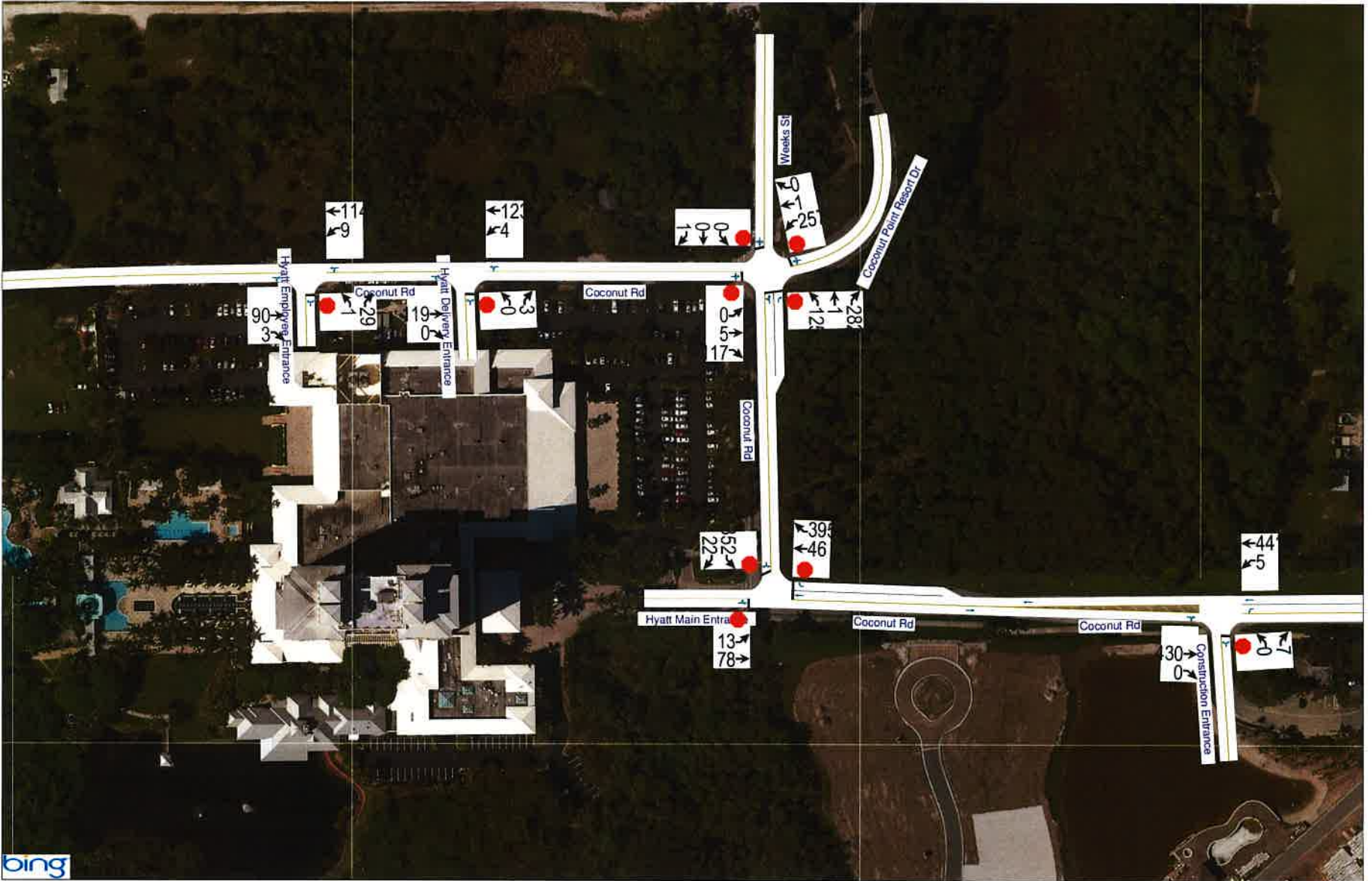
DAVID PLUMMER & ASSOCIATES, INC.

2149 McGregor Boulevard

Fort Myers, Florida 33901



Total Traffic (Proposed Zoning) without PCB Signal



Total Traffic (Proposed Zoning) without PCB Signal



Total Traffic (Proposed Zoning) without PCB Signal



Total Traffic (Proposed Zoning) without PCB Signal



Total Traffic (Proposed Zoning) without PCB Signal



Total Traffic (Proposed Zoning) without PCB Signal



TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise) (221)

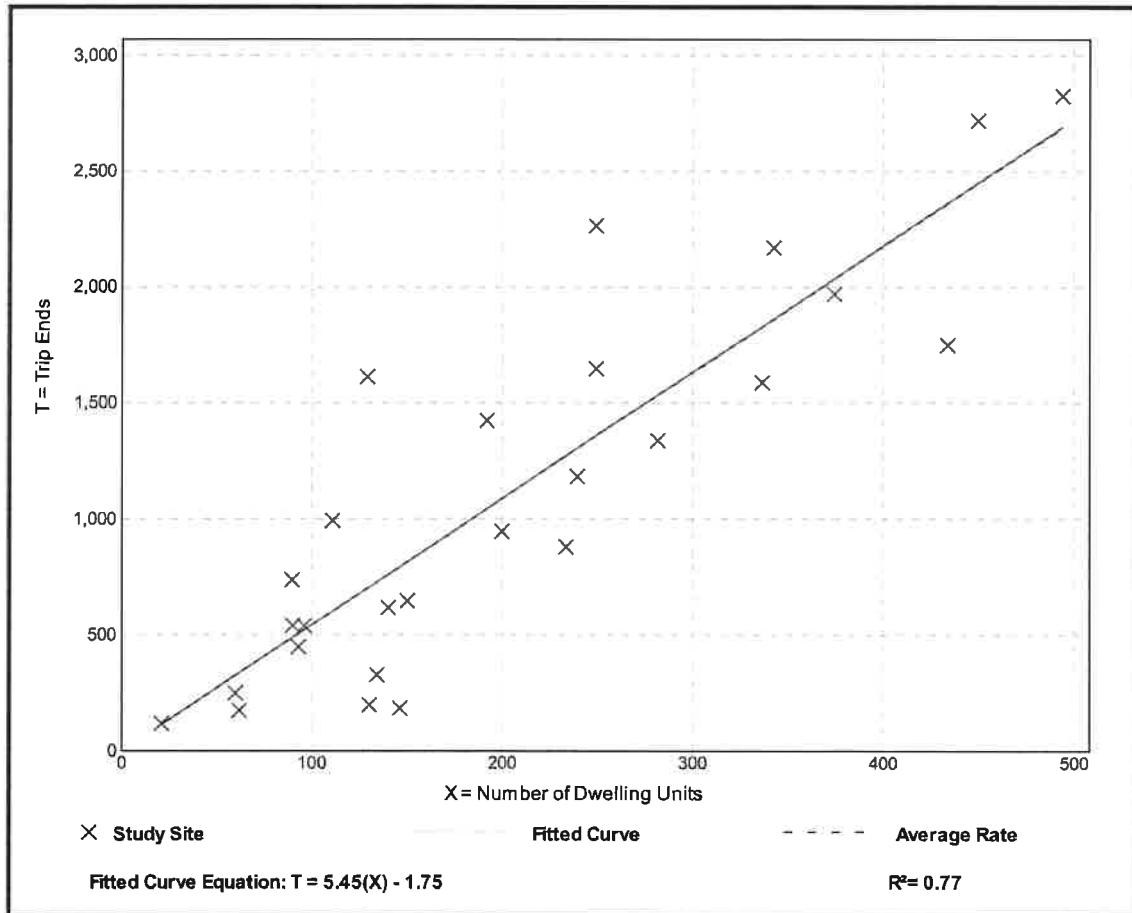
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

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

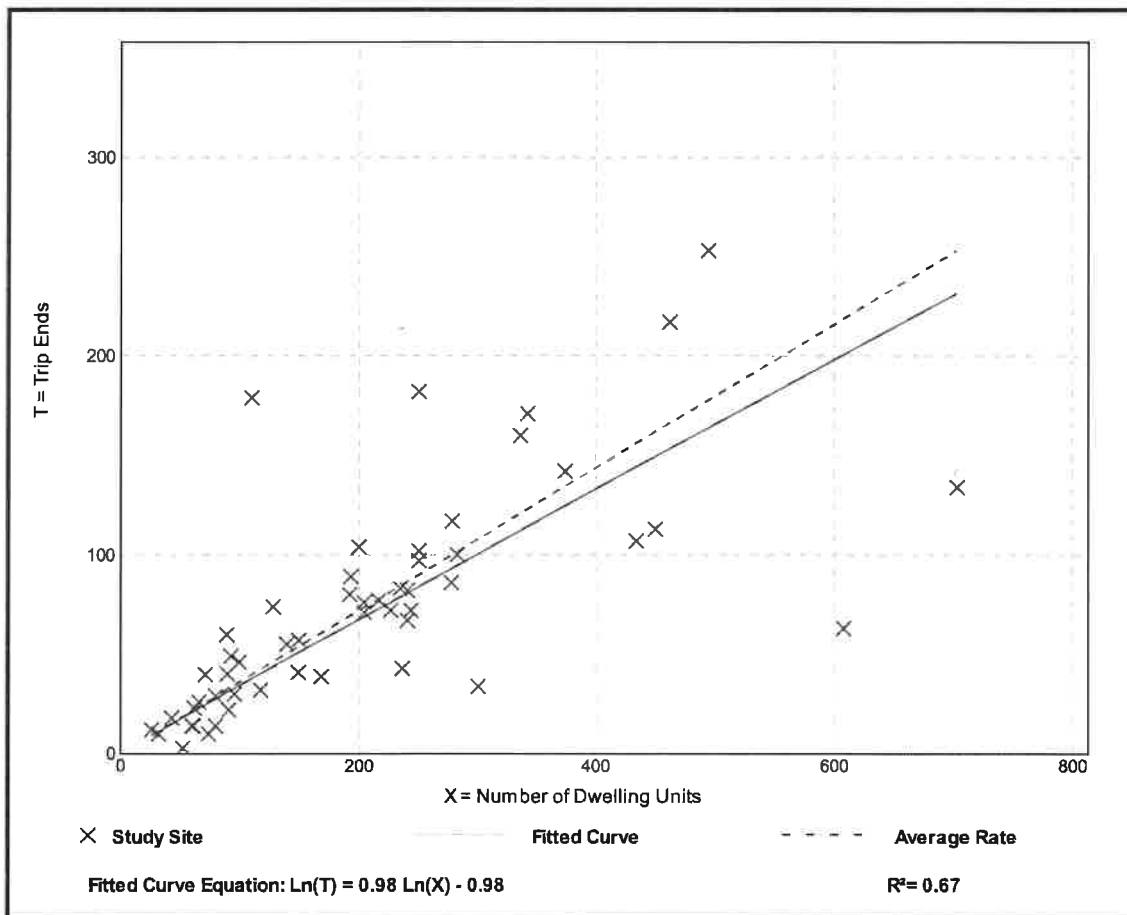
Setting/Location: General Urban/Suburban

Number of Studies: 53
 Avg. Num. of Dwelling Units: 207
 Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

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: 60

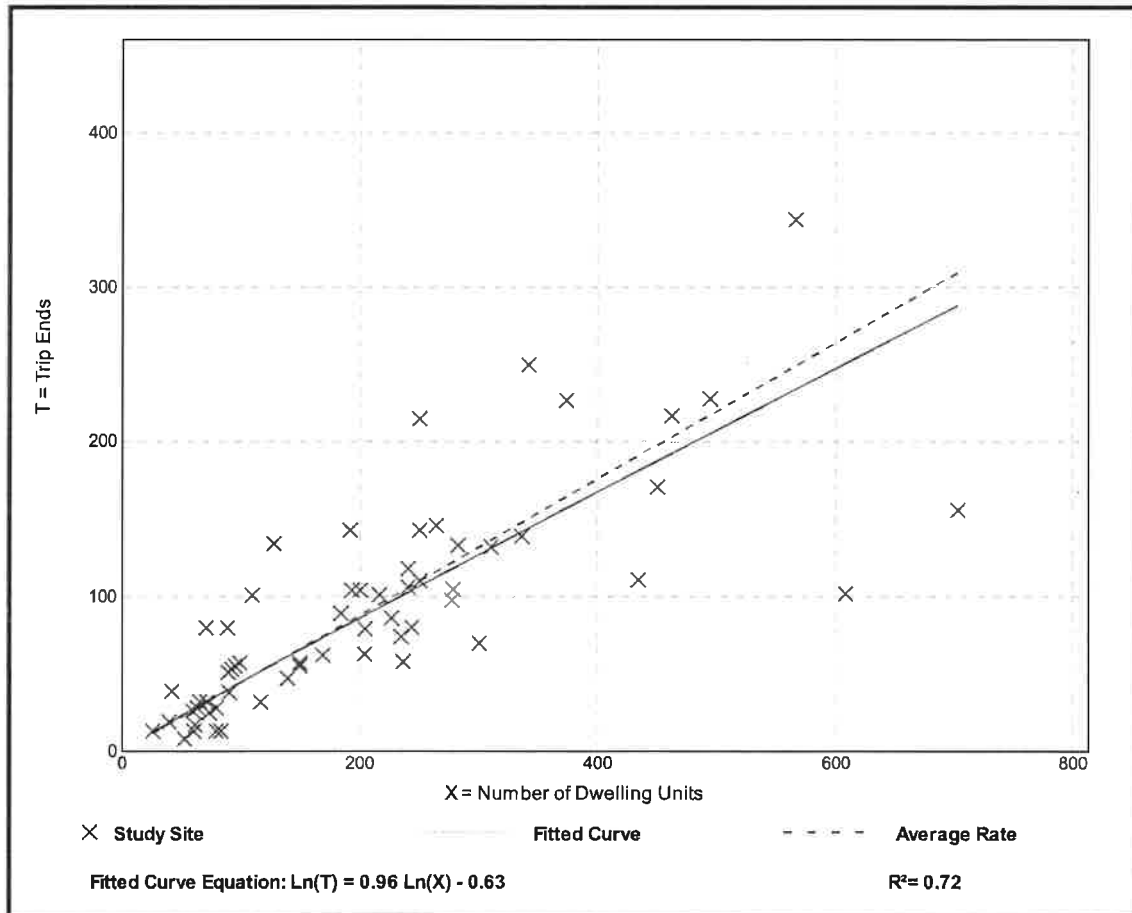
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (High-Rise) (222)

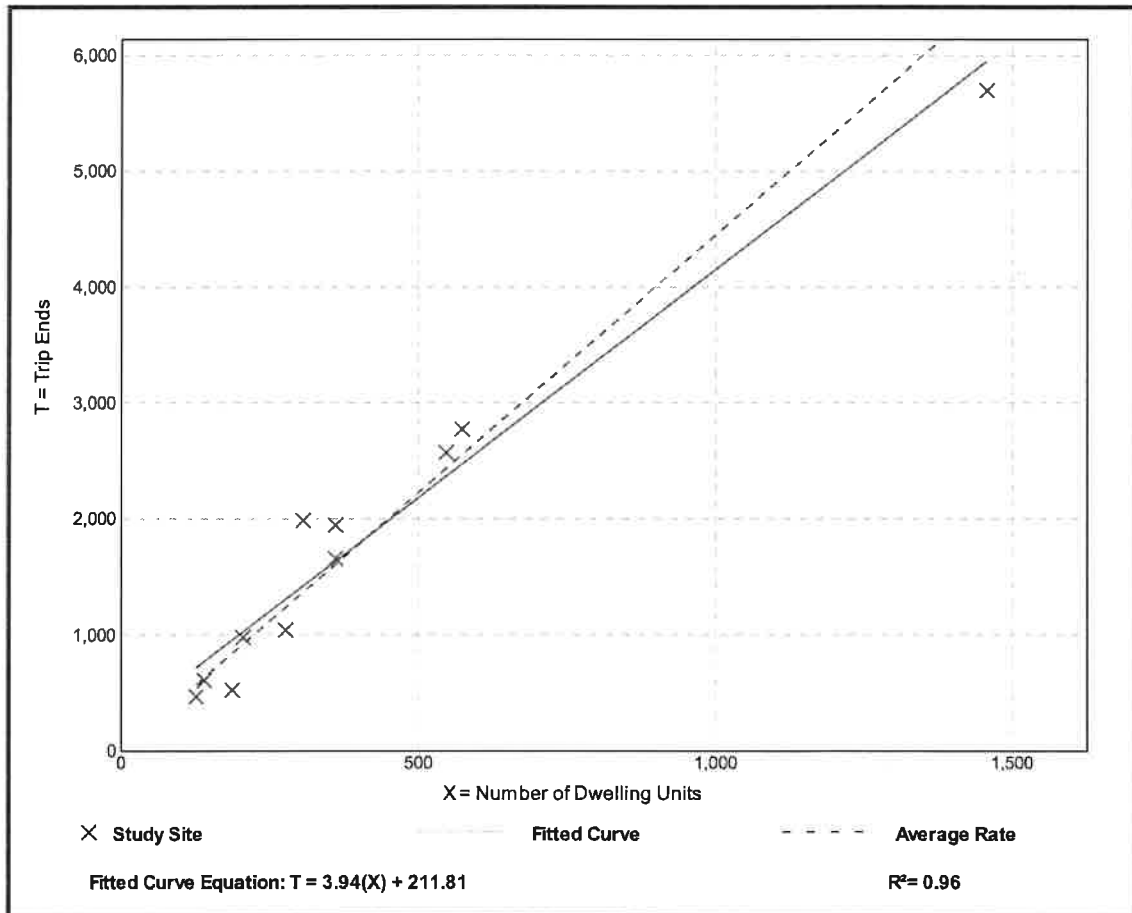
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 414
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.45	2.77 - 6.45	0.83

Data Plot and Equation



Multifamily Housing (High-Rise) (222)

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

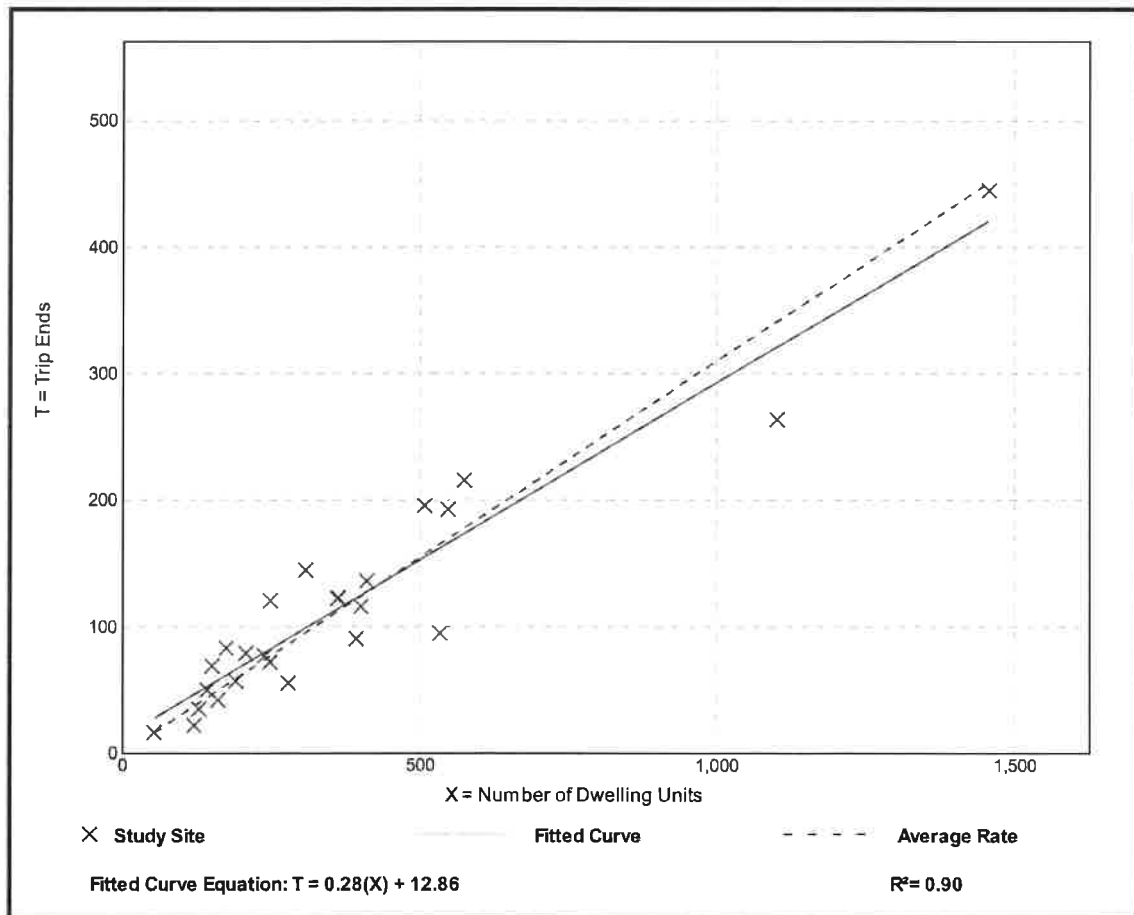
Setting/Location: General Urban/Suburban

Number of Studies: 25
 Avg. Num. of Dwelling Units: 372
 Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.31	0.18 - 0.48	0.08

Data Plot and Equation



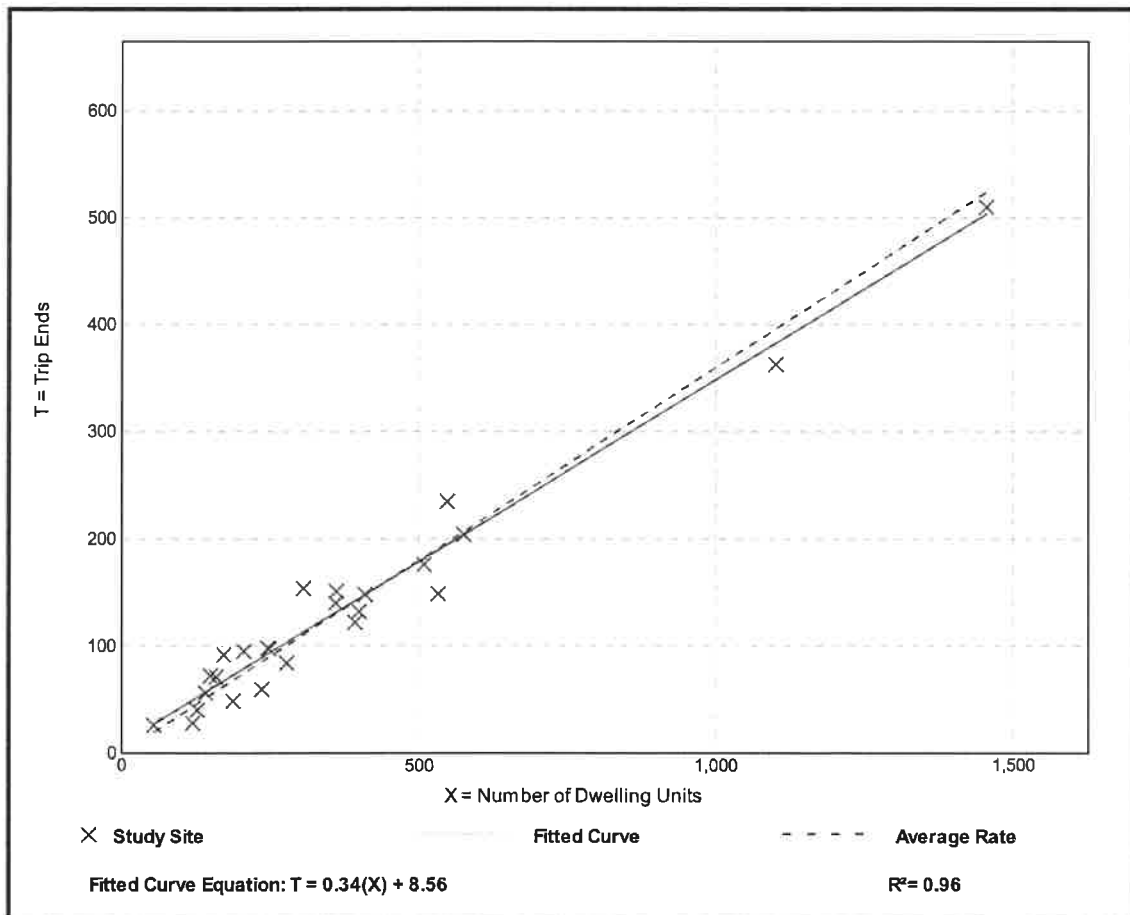
Multifamily Housing (High-Rise) (222)

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: 25
 Avg. Num. of Dwelling Units: 372
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.23 - 0.53	0.06

Data Plot and Equation



Marina (420)

Vehicle Trip Ends vs: Berths
On a: Weekday

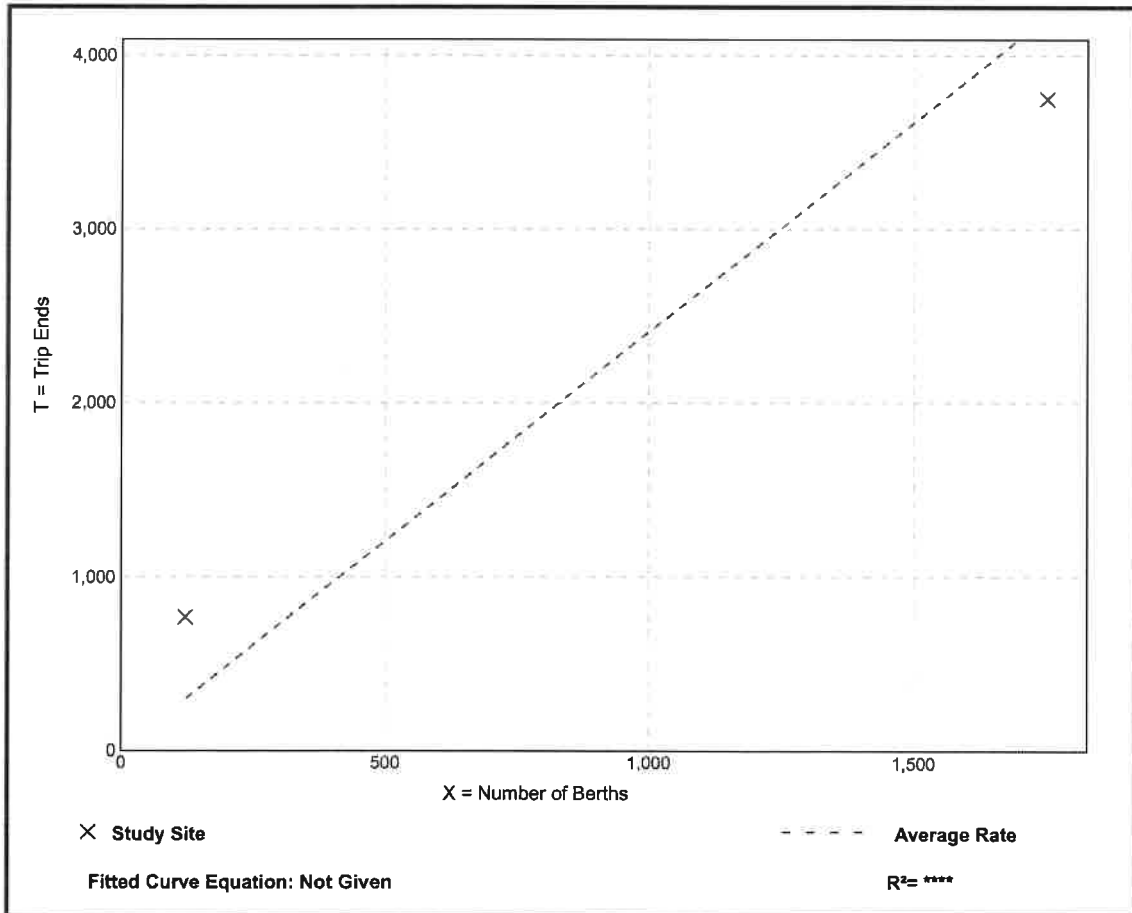
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Berths: 939
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
2.41	2.14 - 6.21	*

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

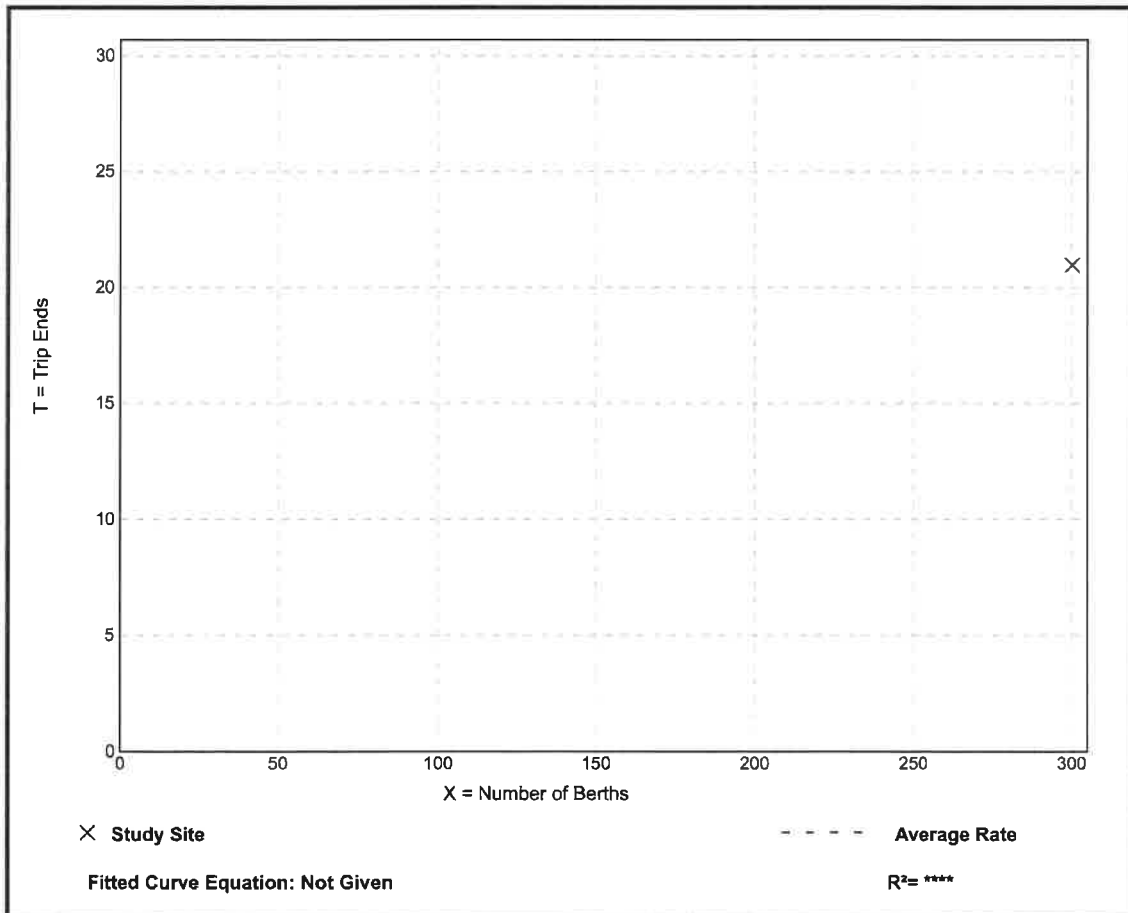
Vehicle Trip Ends vs: Berths
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Berths: 300
 Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.07	0.07 - 0.07	*

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

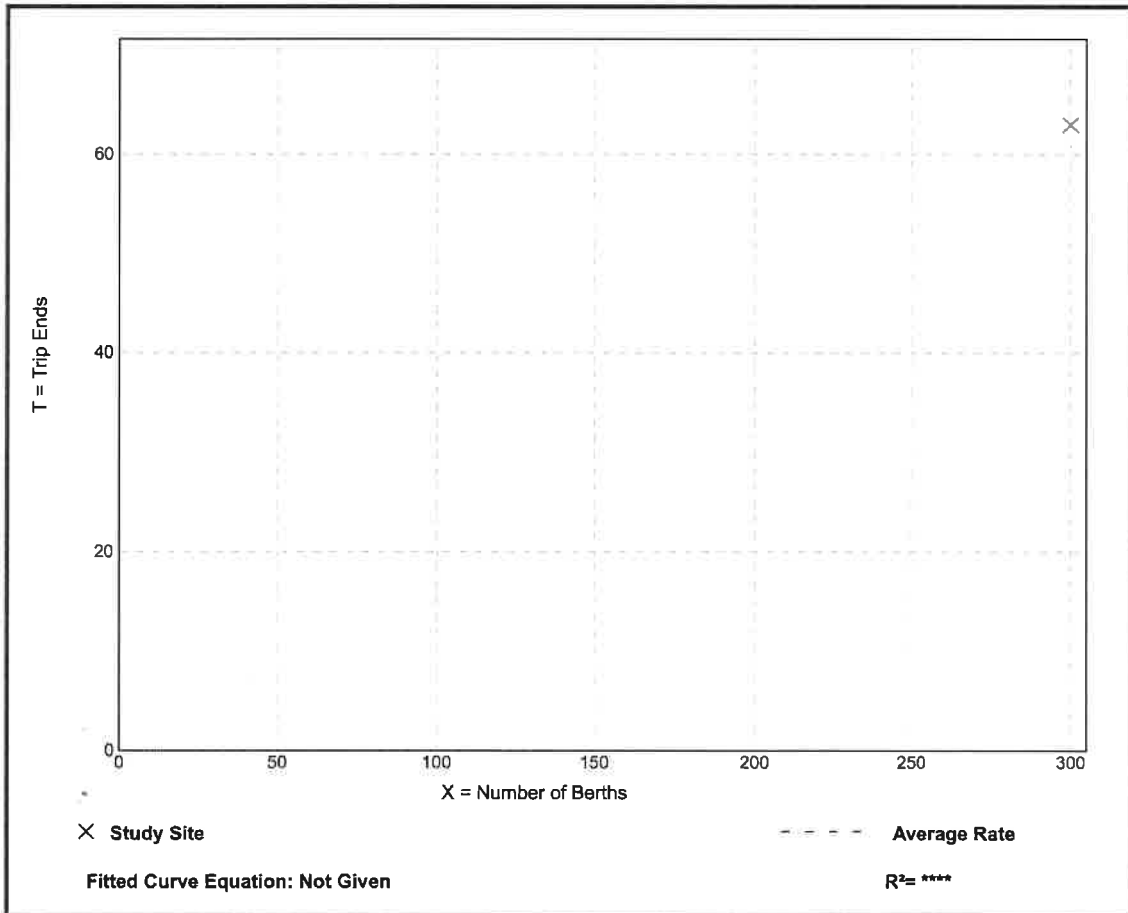
Vehicle Trip Ends vs: Berths
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Berths: 300
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.21	0.21 - 0.21	*

Data Plot and Equation

Caution – Small Sample Size



Shopping Center (820)

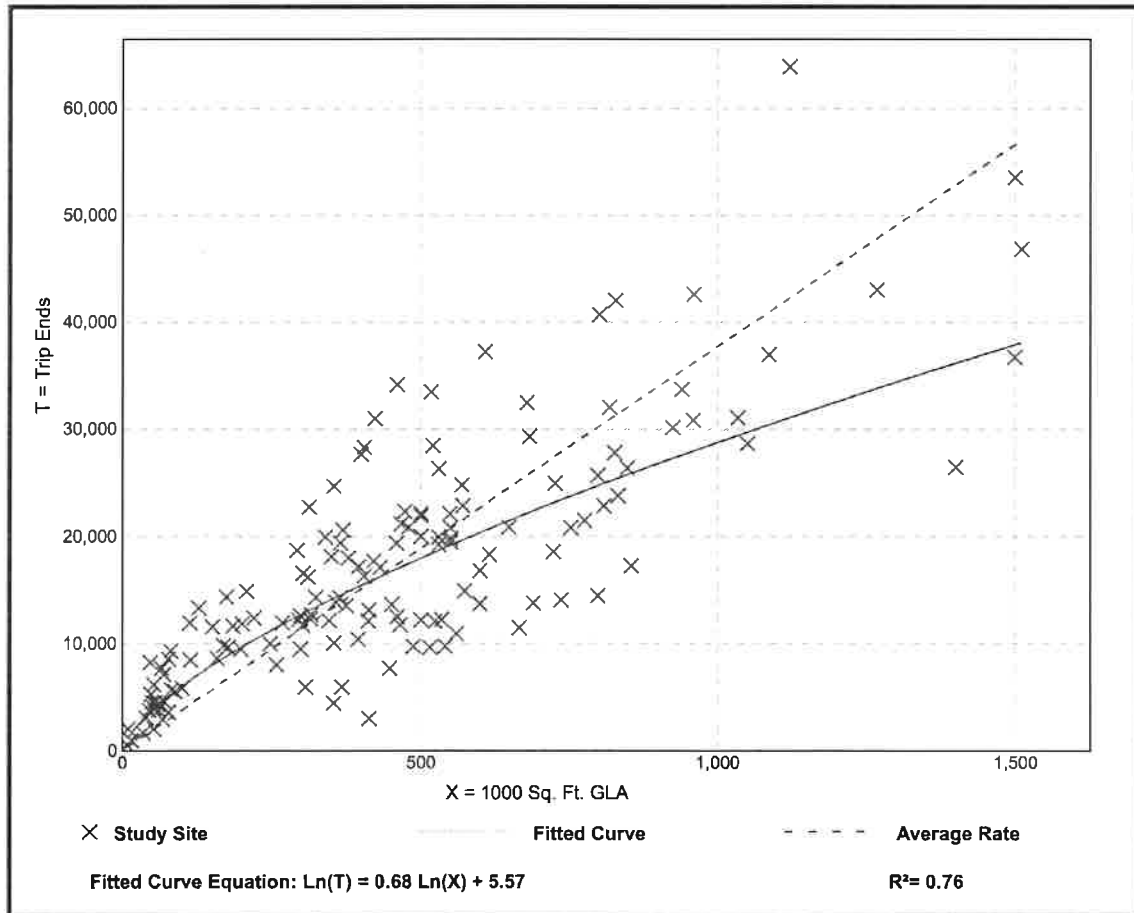
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



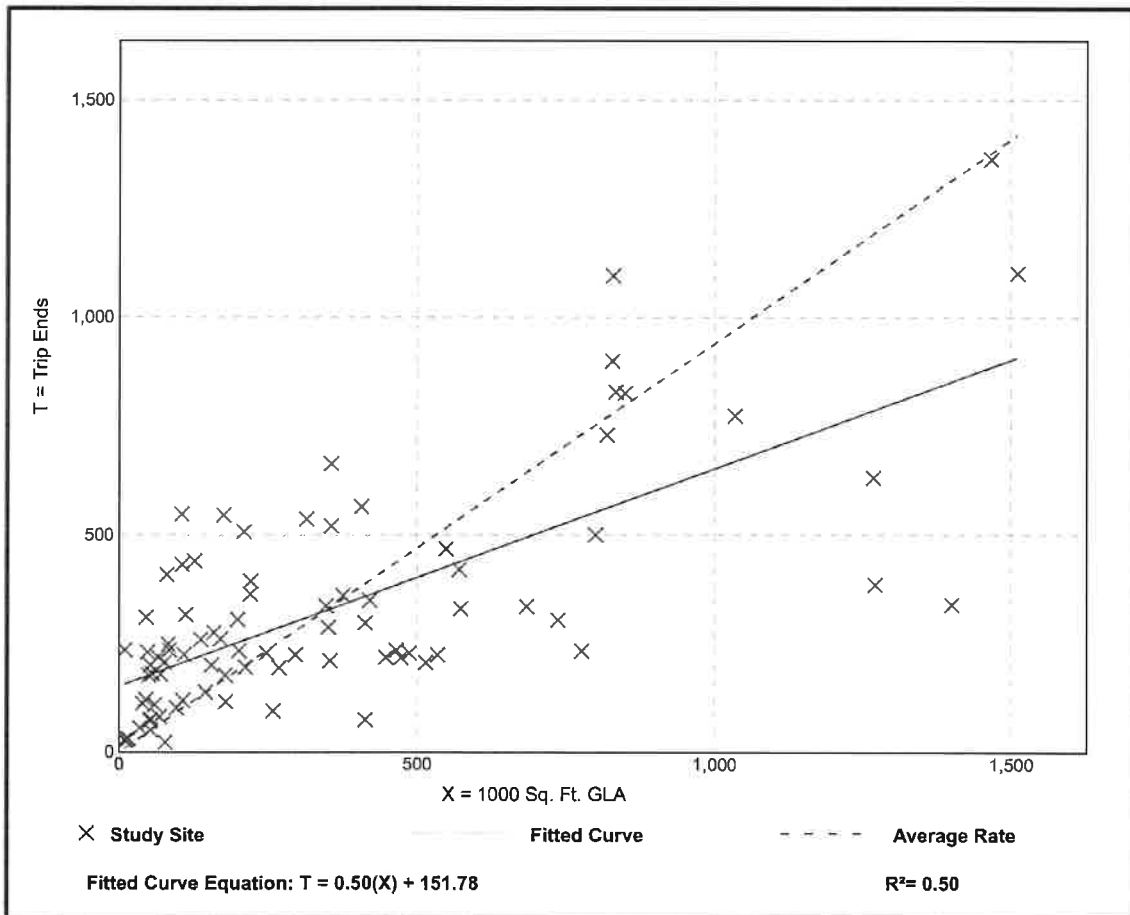
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 84
 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



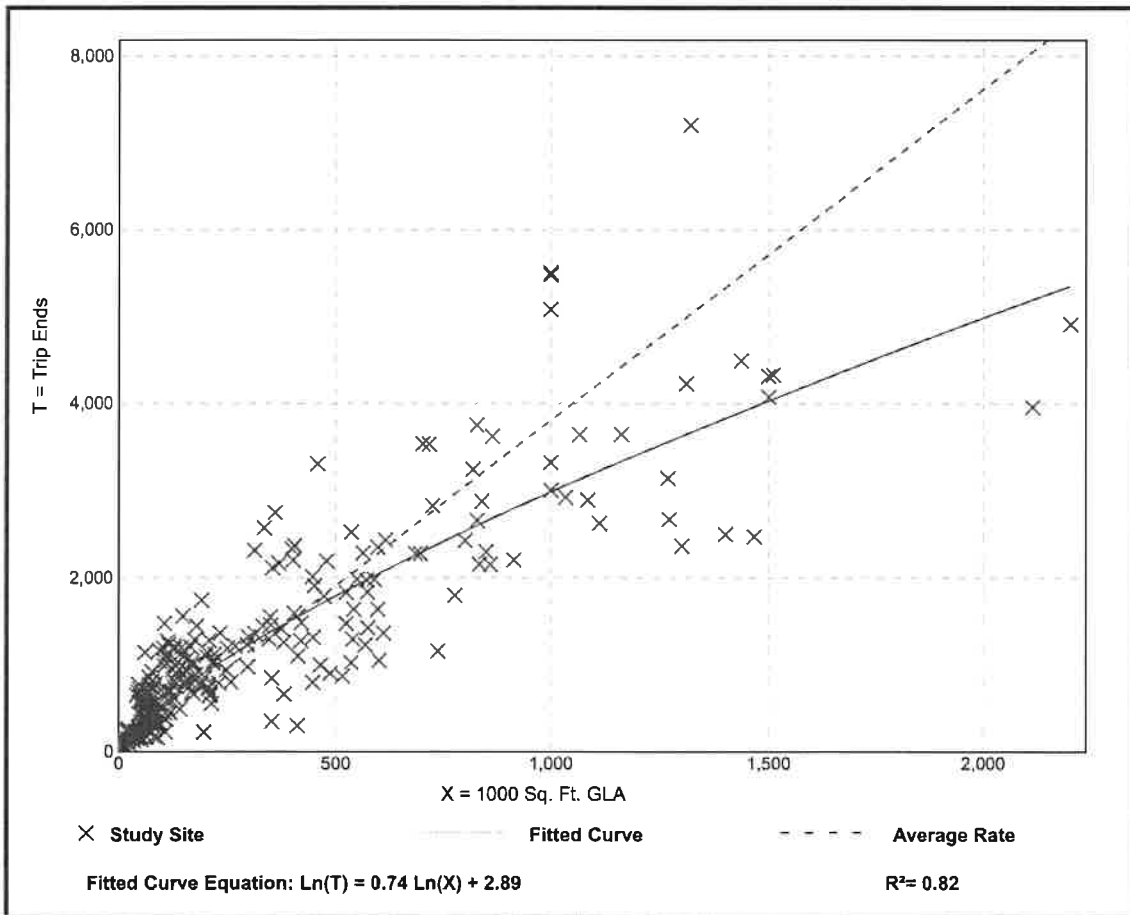
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 261
 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

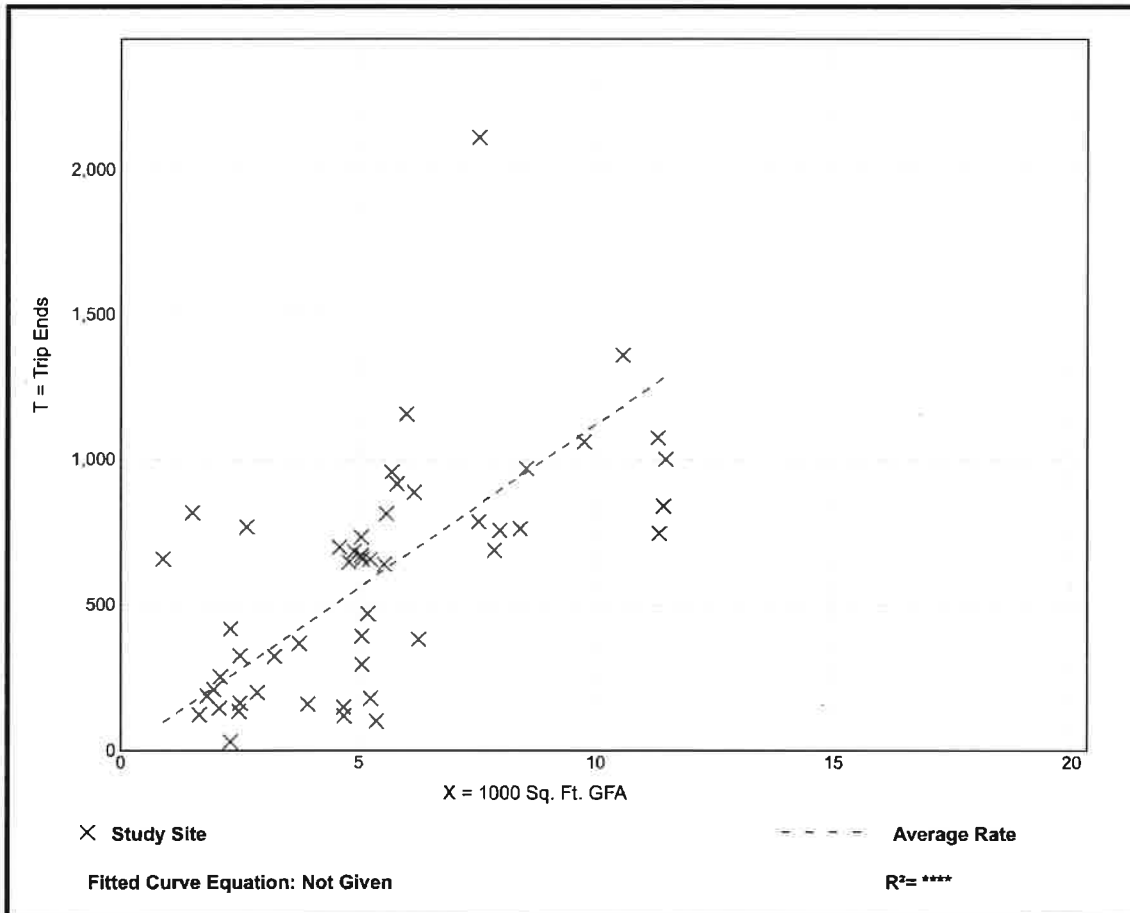
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 50
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
112.18	13.04 - 742.41	72.51

Data Plot and Equation



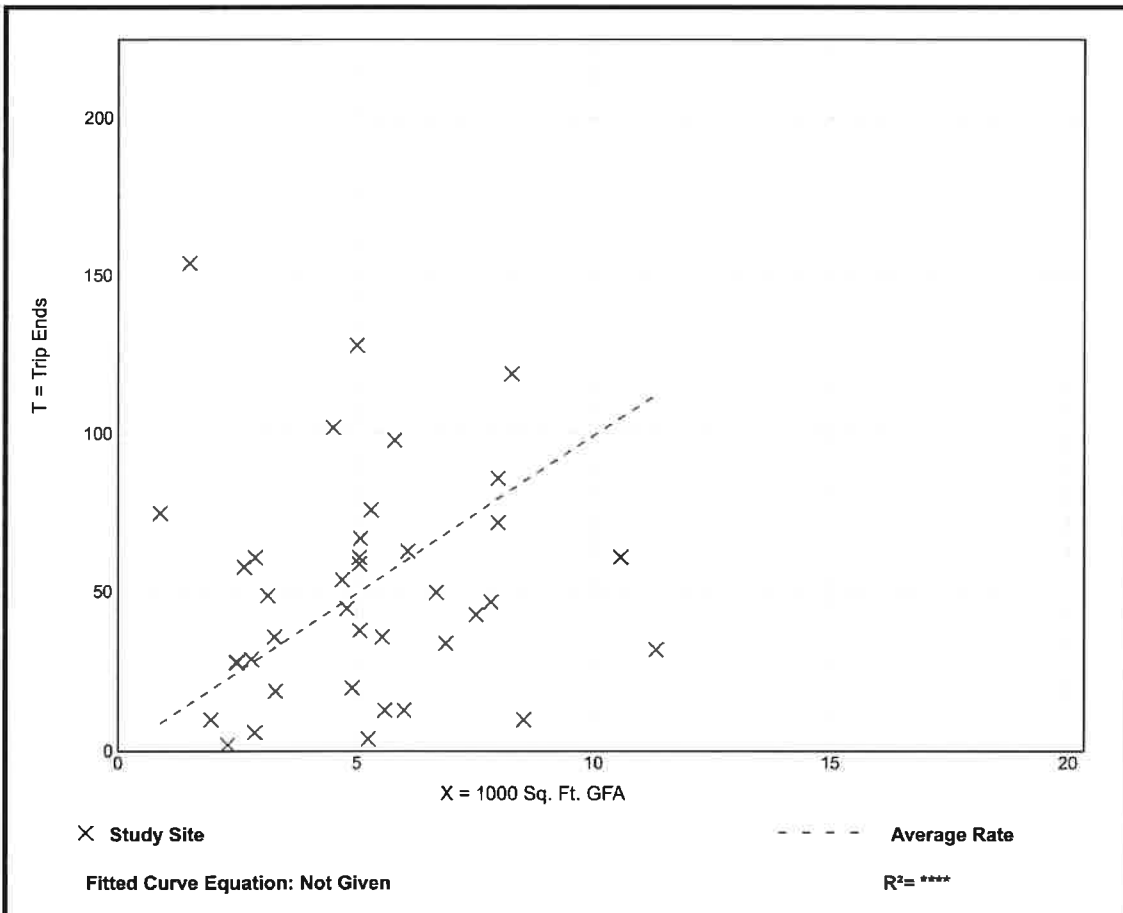
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 39
 1000 Sq. Ft. GFA: 5
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.94	0.76 - 102.39	11.33

Data Plot and Equation



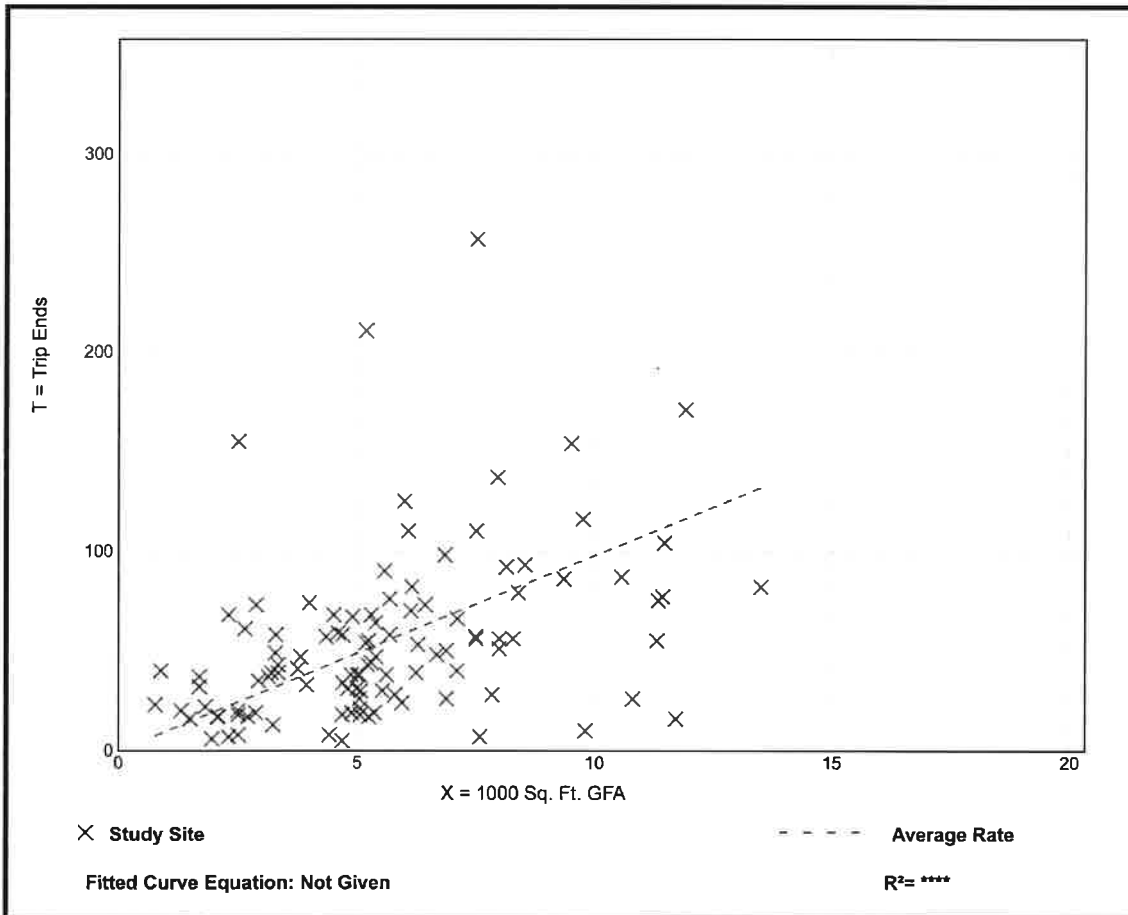
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 107
 1000 Sq. Ft. GFA: 6
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.77	0.92 - 62.00	7.37

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: Seats
On a: Weekday

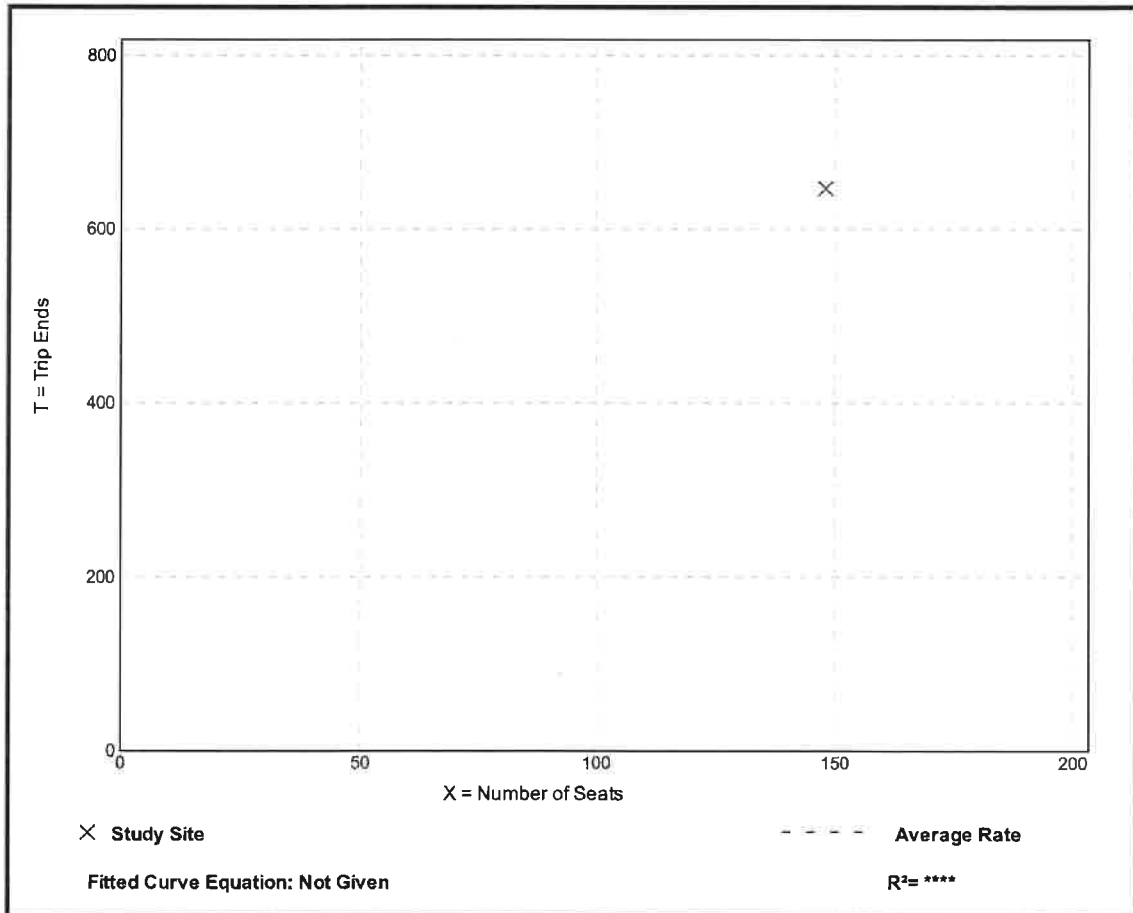
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Seats: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
4.37	4.37 - 4.37	*

Data Plot and Equation

Caution – Small Sample Size



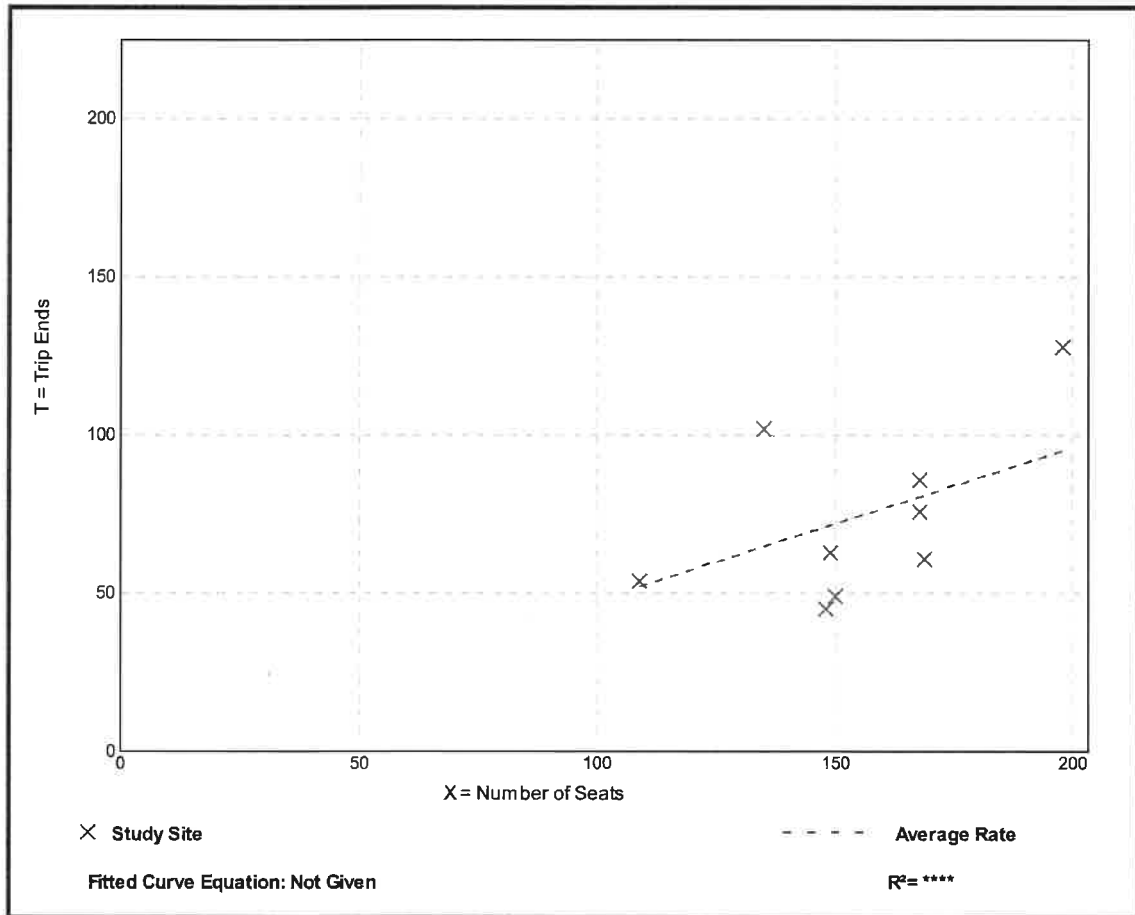
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: Seats
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: 9
 Avg. Num. of Seats: 155
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.48	0.30 - 0.76	0.15

Data Plot and Equation



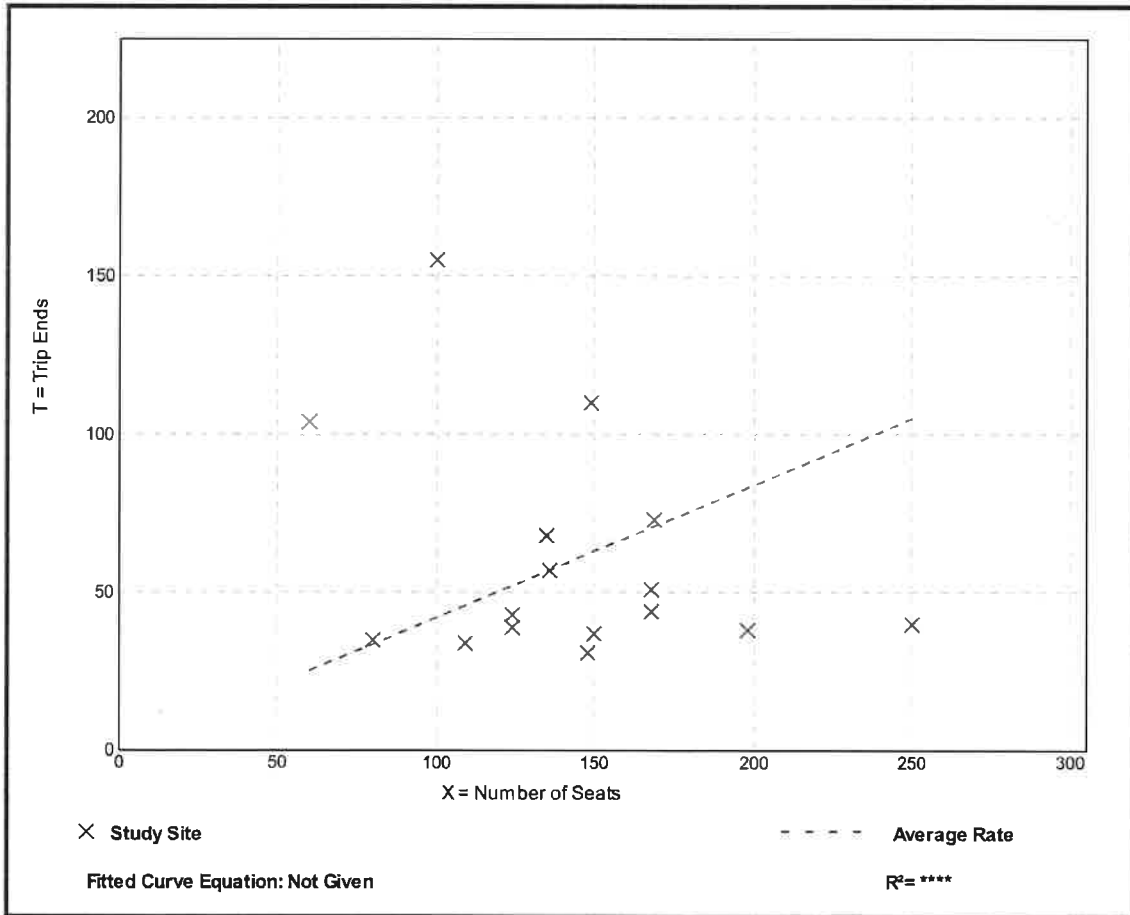
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: Seats
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: 16
 Avg. Num. of Seats: 142
 Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.42	0.16 - 1.73	0.37

Data Plot and Equation



Senior Adult Housing - Attached (252)

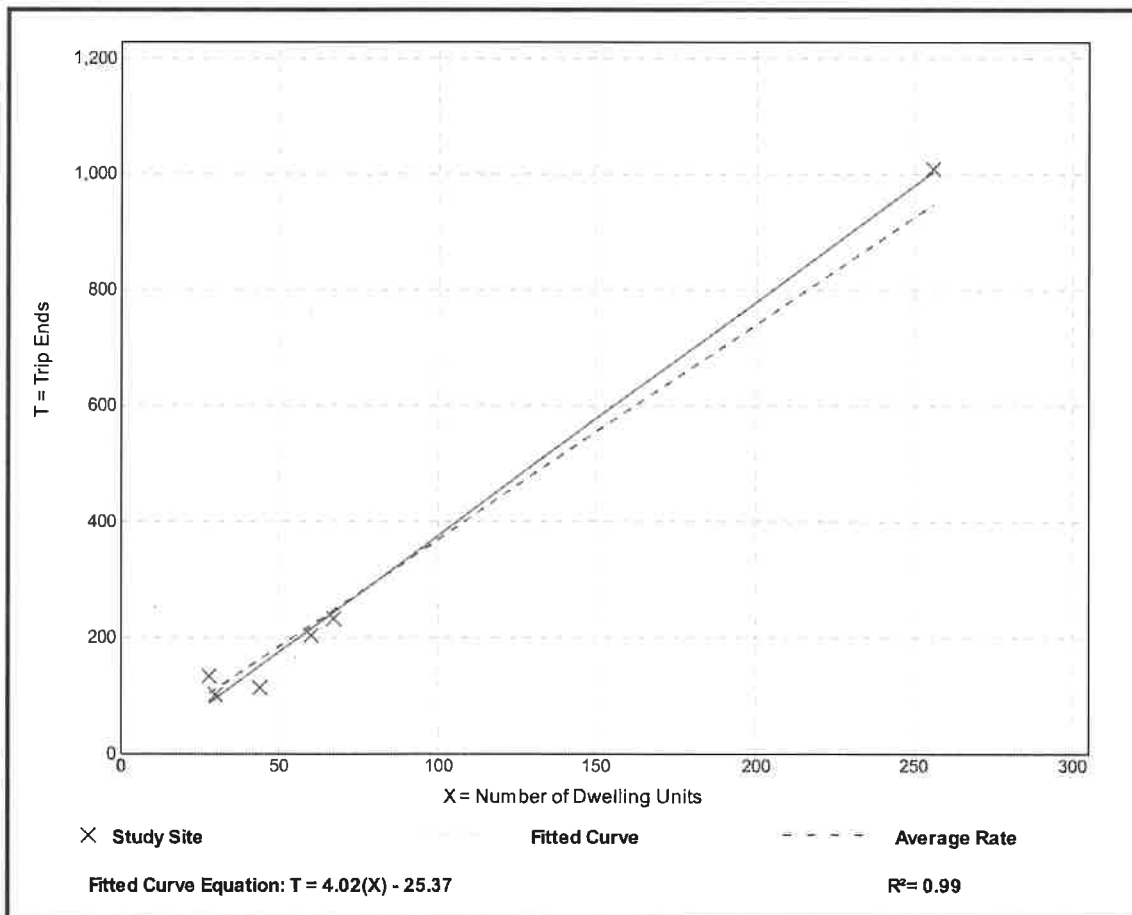
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Dwelling Units: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.70	2.59 - 4.79	0.53

Data Plot and Equation



Senior Adult Housing - Attached (252)

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: 11

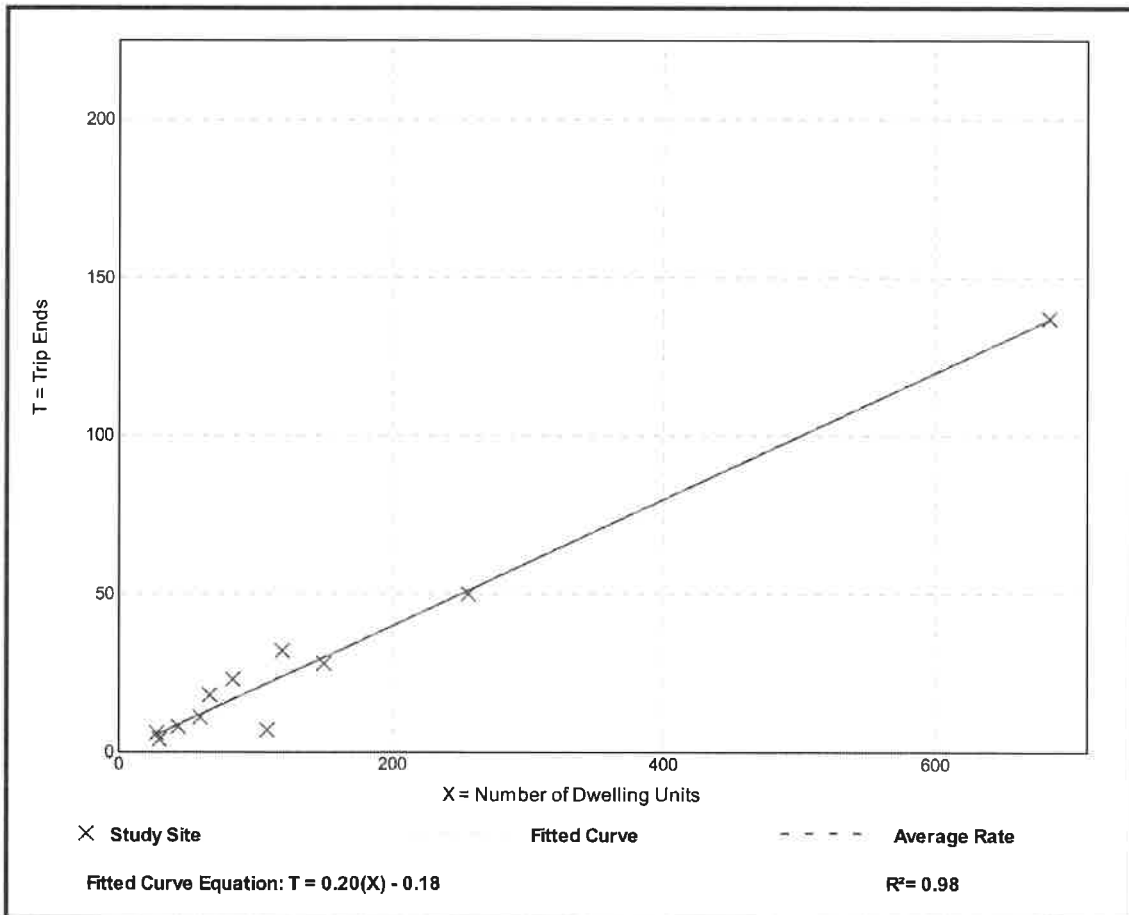
Avg. Num. of Dwelling Units: 148

Directional Distribution: 35% entering, 65% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.06 - 0.27	0.05

Data Plot and Equation



Senior Adult Housing - Attached (252)

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

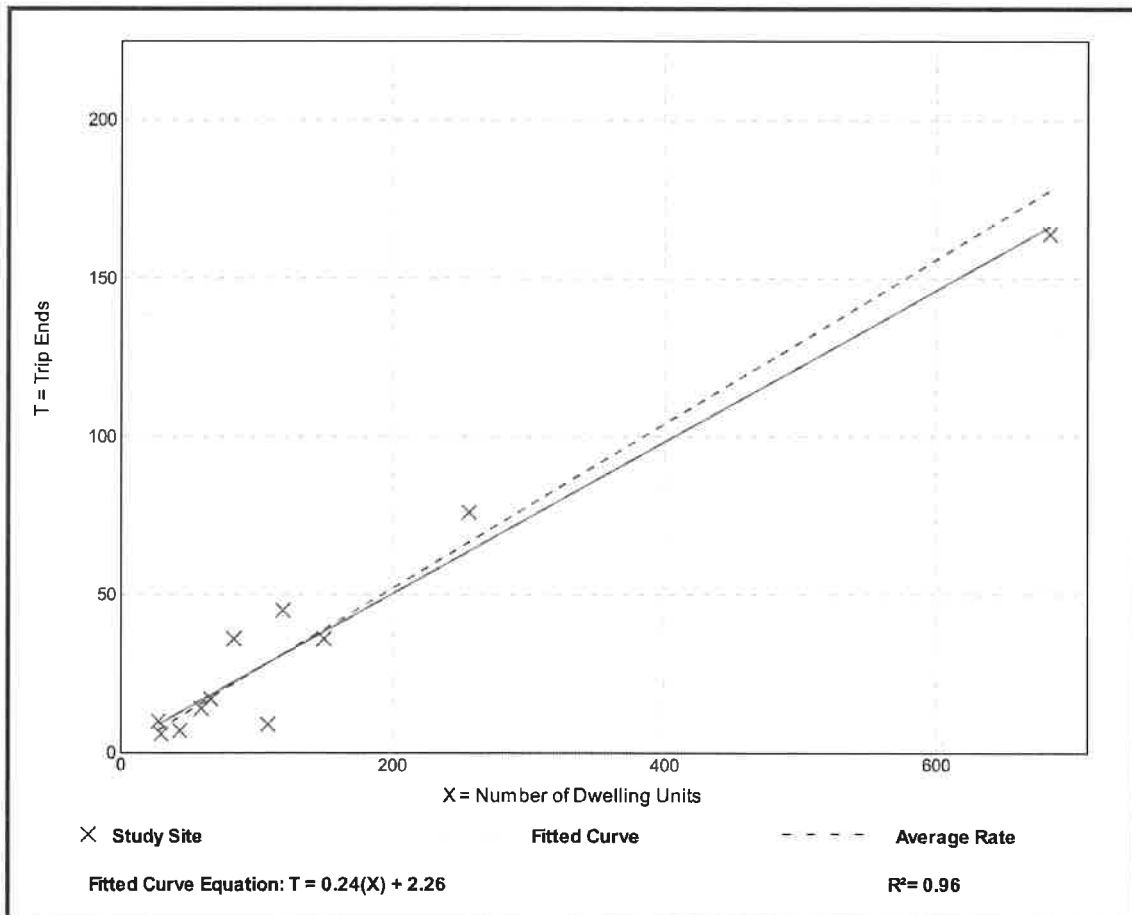
Setting/Location: General Urban/Suburban

Number of Studies: 11
 Avg. Num. of Dwelling Units: 148
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.08 - 0.43	0.08

Data Plot and Equation



Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday

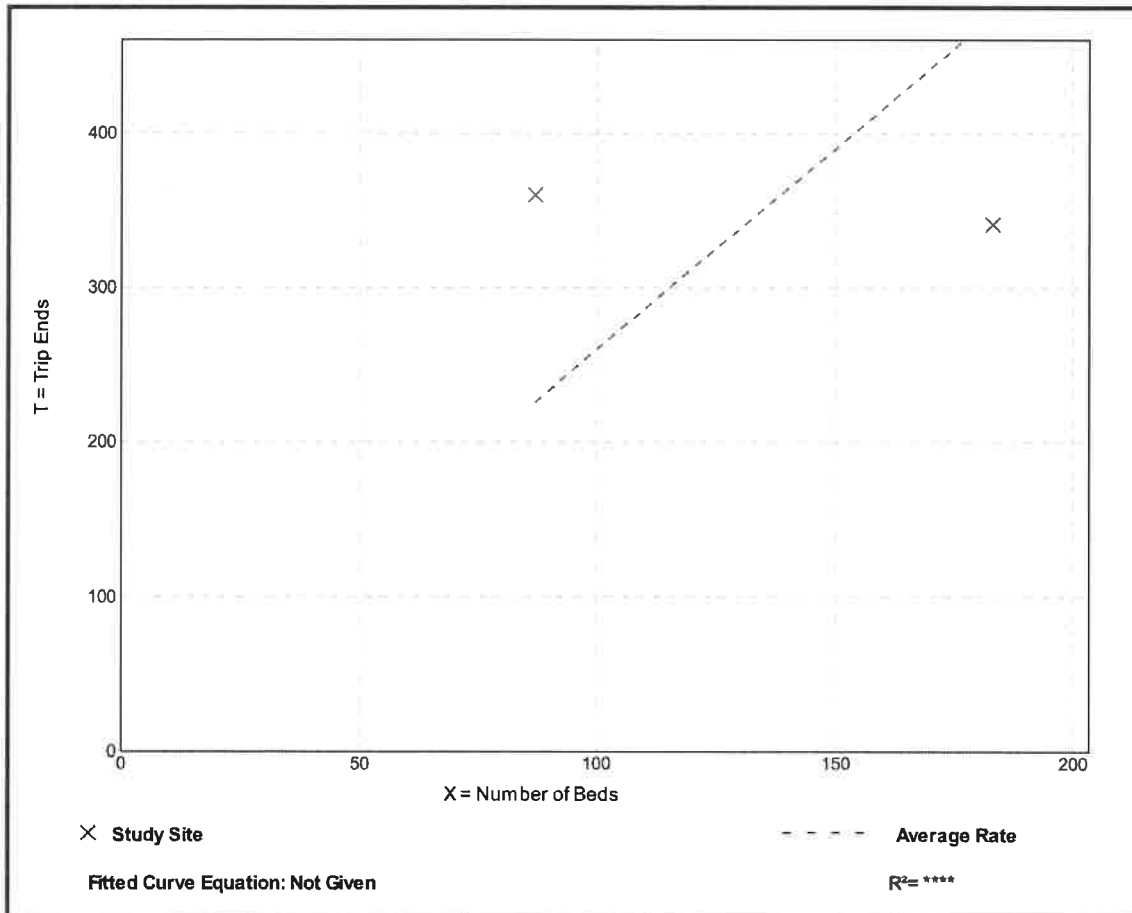
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	*

Data Plot and Equation

Caution – Small Sample Size



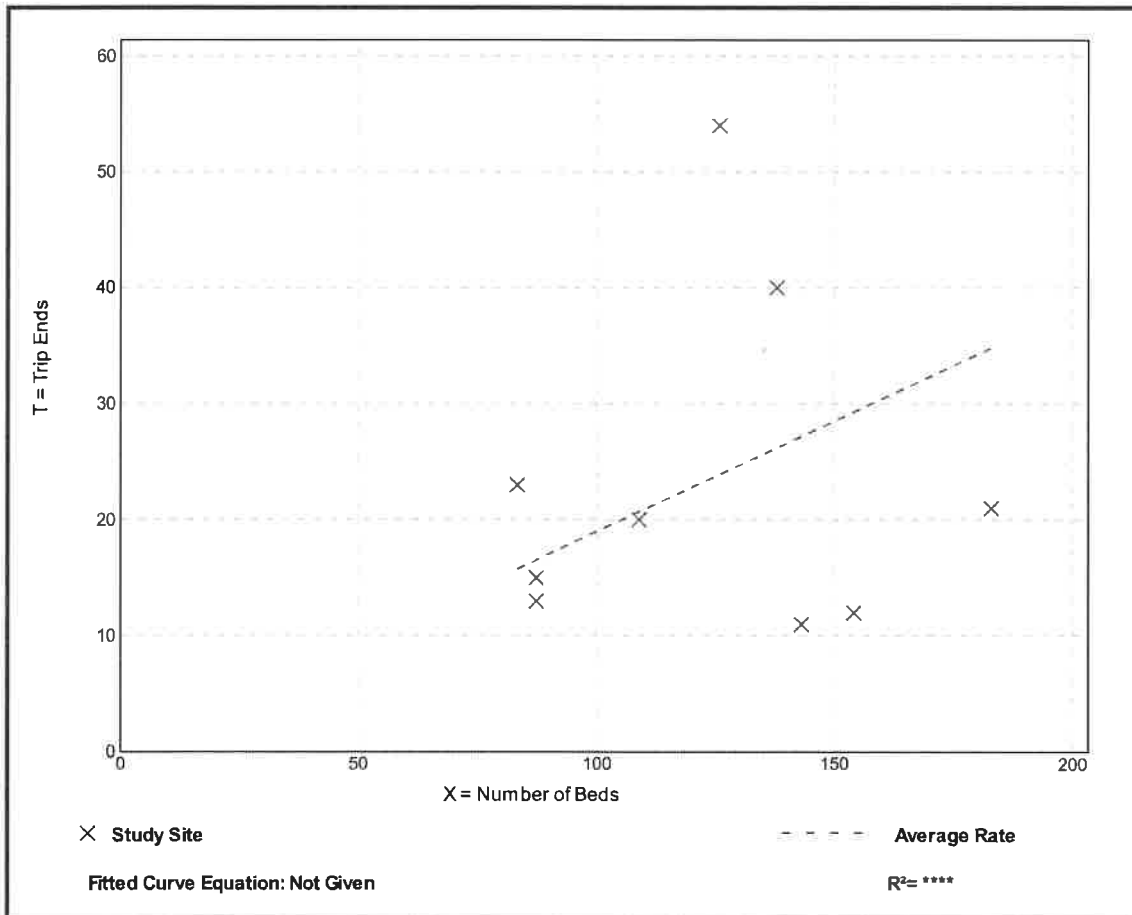
Assisted Living (254)

Vehicle Trip Ends vs: Beds
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: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

Data Plot and Equation



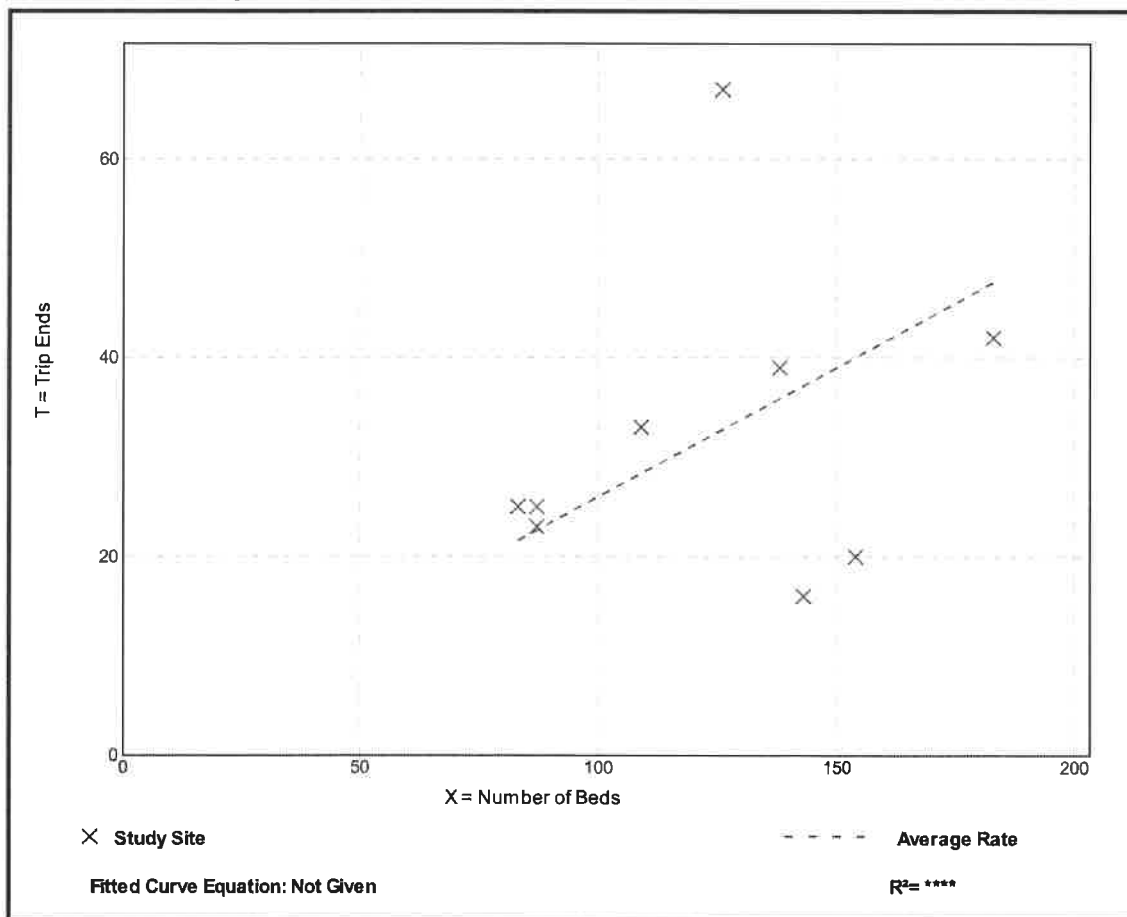
Assisted Living (254)

Vehicle Trip Ends vs: Beds
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: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

Data Plot and Equation



TRIP GENERATION COMPARISON

**TRIP GENERATION COMPARISON
BAYVIEW ON ESTERO BAY
ITE TRIP GENERATION REPORT, 10th EDITION**

**Trip Generation – Multi-Family Option
Bayview on Estero Bay Rezoning**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (144 Units LUC 221)	13	36	49	38	25	63	783
Multi-Family (156 Units LUC 222)	14	43	57	38	24	62	826
Marina (97 Slips)	2	5	7	12	8	20	234
Total	29	84	113	88	57	145	1,843

**Trip Generation – Continuing Care Facility Option
Bayview on Estero Bay Rezoning**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Senior Adult Housing - Attached (300 Units)	21	39	60	41	33	74	1,181
Marina (97 Slips)	2	5	7	12	8	20	234
Assisted Living (75 beds/units)	9	5	14	8	12	20	195
Total	32	49	81	61	53	114	1,610

BAYVIEW ON ESTERO BAY
**ENVIRONMENTAL ASSESSMENT AND
PROTECTED SPECIES SURVEY REPORT**

*September 2017
Updated October 2018
Updated July 2019*

RECEIVED
CITY OF BONITA SPRINGS
AUG 14 2019
COMMUNITY DEVELOPMENT
DEPARTMENT

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Introduction

An updated environmental assessment and protected species survey was conducted on the Bayview on Estero Bay property on September 13, 2017. The 30.51± acre site is located in Sections 7, Township 47S, and Range 25E, in Lee County, Florida. More specifically; the site is located north of Coconut Road and west of Weeks Street in Bonita Springs, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this survey was to inspect the property for potential listed species that could inhabit the site. These listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or 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, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*), or red-shouldered hawk (*Buteo lineatus*) nests.

The project's surrounding land uses are a mixture of commercial, recreational facilities, single-family residential homes, multi-family residential, forested land, and vacant land. The survey was conducted in the mid-morning to early afternoon; the temperatures were in the mid-upper 80's; there was a light breeze; and partly cloudy skies.

Methodology

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

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

Existing Site Conditions

Boundary – The boundary survey was based upon a previous survey and is assumed to be approximately 30.51± 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 Pompano fine sand (NRCS #10; hydric), Wulfert muck (NRCS #23; hydric), Immokalee sand (NRCS #28; non-hydric), and Copeland sandy loam, depressional (NRCS #45; hydric). Pompano fine sand, Wulfert muck, and Copeland sandy loam, Depressional are all considered hydric on 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. We identified approximately 4.13± acres of wetlands and 0.32± acres of “other surface water” communities on-site during the site assessment.

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 1139 Abandoned Mixed Residential (Residential Homes & Mobile Homes – 4.49± Ac.

This upland habitat type occupies a majority of the site and occupies approximately 4.49± acres. Part of this area is being utilized as fill and/or excavation stockpiling for the adjacent marina dredging and construction. It is comprised of abandoned residential home and mobile homes. The canopy is mostly open with scattered live oak (*Quercus virginiana*), slash pine (*Pinus elliotti*), Cuban laurel (*Ficus microcarpa*), black olive (*Bucida buceras*), and Norfolk pine (*Araucaria heterophylla*). The sub-canopy contains Brazilian pepper (*Schinus terebinthifolius*), cabbage palm (*Sabal palmetto*), date palm (*Phoenix canariensis*), wax myrtle (*Myrica cerifera*), and banana trees (*Musa acuminata*). The groundcover is dominated by bahia grass (*Paspalum notatum*) and St. Augustine grass (*Stenotaphrum secundatum*), with creeping ox-eye (*Wedelia chinensis*), mother-in-laws tongue (*Sansevieria trifasciata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), flattop goldenrod (*Euthamia caroliniana*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community should be considered uplands by regulatory agencies.

FLUCFCS 184 Marinas & Fish Camps – 2.48± Ac.

This community is comprised of the marina and old Weeks Fish Camp site; it also includes car and trailer parking, as well. The canopy and sub-canopy is mostly open. The groundcover is dominated by bahia grass (*Paspalum notatum*). This community should be considered uplands by regulatory agencies.

FLUCFCS 4239 Oak, Pine, Cabbage Palm (Disturbed) – 7.93± Ac.

This upland community type occupies approximately 7.93± acres of the property. The canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). The sub-canopy is dominated by cabbage palm (*Sabal palmetto*), with scattered Brazilian pepper (*Schinus terebinthifolius*), ear-leaf acacia (*Acacia auriculiformis*), cabbage palm (*Sabal palmetto*), buttonwood (*Conocarpus erectus*), mimosa (*Mimosa sp.*), carrotwood (*Cupaniopsis anacardioides*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), climbing cassia (*Senna pendula*), and beauty-berry (*Callicarpa americana*). The ground cover includes widely scattered saw palmetto (*Serenoa repens*) with common reed (*Phragmites australis*), cesar weed (*Urena lobata*), swamp fern (*Blechnum serrulatum*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), Boston fern (*Nephrolepis exaltata*), creeping ox-eye (*Wedelia chinensis*), hairy beggar-ticks (*Bidens alba*), broomsedge (*Andropogon virginicus*), mother in law’s tongue (*Sansevieria trifasciata*), and other various 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 Lands – 8.32± Ac.

This upland area occupies approximately 8.32± acres of the property. Part of this area has been recently cleared and a portion of this area is being used for over-flow parking for the adjacent hotel property. The canopy is mostly open with scattered live oak (*Quercus virginiana*) and slash pine (*Pinus elliotti*). The sub-canopy contains Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), java plum (*Syzygium cumini*), and cabbage palm (*Sabal palmetto*, with scattered wax myrtle (*Myrica cerifera*), buttonwood (*Conocarpus erectus*), and mimosa (*Mimosa sp.*). The ground cover includes broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), Boston fern (*Nephrolepis exaltata*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), creeping ox-eye (*Wedelia chinensis*), sandspur (*Cenchrus echinatus*), bahia grass (*Paspalum notatum*), St. Augustine grass (*Stenotaphrum secundatum*), and other various opportunistic weedy species. Commonly observed vines include Climbing hempvine (*Mikania scandens*), 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 743 Spoil Areas – 1.61± Ac.

This upland area occupies approximately 1.61± acres of the property. These spoil areas are from the recent improvements to the marina. The canopy and sub-canopy is open. The ground cover includes broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), bahia grass (*Paspalum notatum*), St. Augustine grass (*Stenotaphrum secundatum*), and other various opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 8146 Unpaved Roads – 1.23± Ac.

This upland area contains unpaved roads that lead throughout the site and occupies approximately 1.23± acres of the property. The canopy and sub-canopy is mostly open. The ground cover is mostly open with includes dog fennel (*Eupatorium capillifolium*), sandspur (*Cenchrus echinatus*), creeping ox-eye (*Wedelia chinensis*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), ragweed (*Ambrosia trifida*), bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. This community should be considered uplands by the regulatory agencies.

Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 612 Mangrove Wetlands – 3.51± Ac.

This wetland community type occupies approximately 3.51± acres of the property. The canopy contains red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), and buttonwood (*Conocarpus erectus*). The sub-canopy contains Brazilian pepper (*Schinus terebinthifolius*). The ground cover includes widely scattered giant leather fern (*Acrostichum daneifolium*), and swamp fern (*Blechnum serrulatum*). This community does contain wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 619 Exotic Wetland Hardwoods – 0.62± Ac.

This disturbed wetland habitat type occupies approximately 0.62± acres of the property; it is in very poor quality and dominated by exotics. The canopy contains melaleuca (*Melaleuca quinquenervia*). The sub-canopy is dominated by Brazilian pepper (*Schinus terebinthifolius*), with scattered cabbage palm (*Sabal palmetto*). The ground cover is mostly open with scattered wetland grasses and sedges. This community does contain some water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would likely be considered “wetlands”, albeit disturbed and poor quality, by the 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 742 Borrow Area (Cat-Tail) – 0.32± ac.

This “other surface water” (OSW) habitat occupies approximately 0.32± acres of the property. The canopy and sub-canopy is open. The ground cover is dominated by cat-tail (*Typha latifolia*). This community does contain wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Classification	Acres
1139	Abandoned Mixed Residential (Residential Homes & Mobile Homes)	Upland	4.49± Ac.
184	Marinas & Fish Camps	Upland	2.48± Ac.
4239	Oak, Pine, Cabbage Palm (Disturbed)	Upland	7.93± Ac.
612	Mangrove Wetlands	Wetland	3.51± Ac.
619	Exotic Wetland Hardwoods	Wetland	0.62± Ac.
740	Disturbed Lands	Upland	8.32± Ac.
742	Borrow Area (Cat-Tail)	OSW	0.32± Ac.
743	Spoil Areas	Upland	1.61 ± Ac.
8146	Unpaved Roads	Upland	1.23± Ac.
Total Site Acreage			30.51± Ac.

Results & Discussion

During our field survey for protected species on the property, we did not observe any protected species or signs thereof. There were no gopher tortoise (*Gopherus polyphemus*) or burrowing owl (*Athene cunicularia floridana*) burrows identified on-site. There were several burrows, believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified, but not flagged in the field; there was no evidence indicating that gopher tortoise would be utilizing these burrows. There were no nest-like structures or tree cavities noted while conducting the protected species survey on-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).

Due to the historical land use, disturbed nature of the site, and the surrounding land uses, it is unlikely that this site supports or would provide habitat for protected species. Generalized community locations were estimated and hand-drawn on a non-rectified aerial with approximate habitat boundaries, hence their location and aerial extent is approximate.

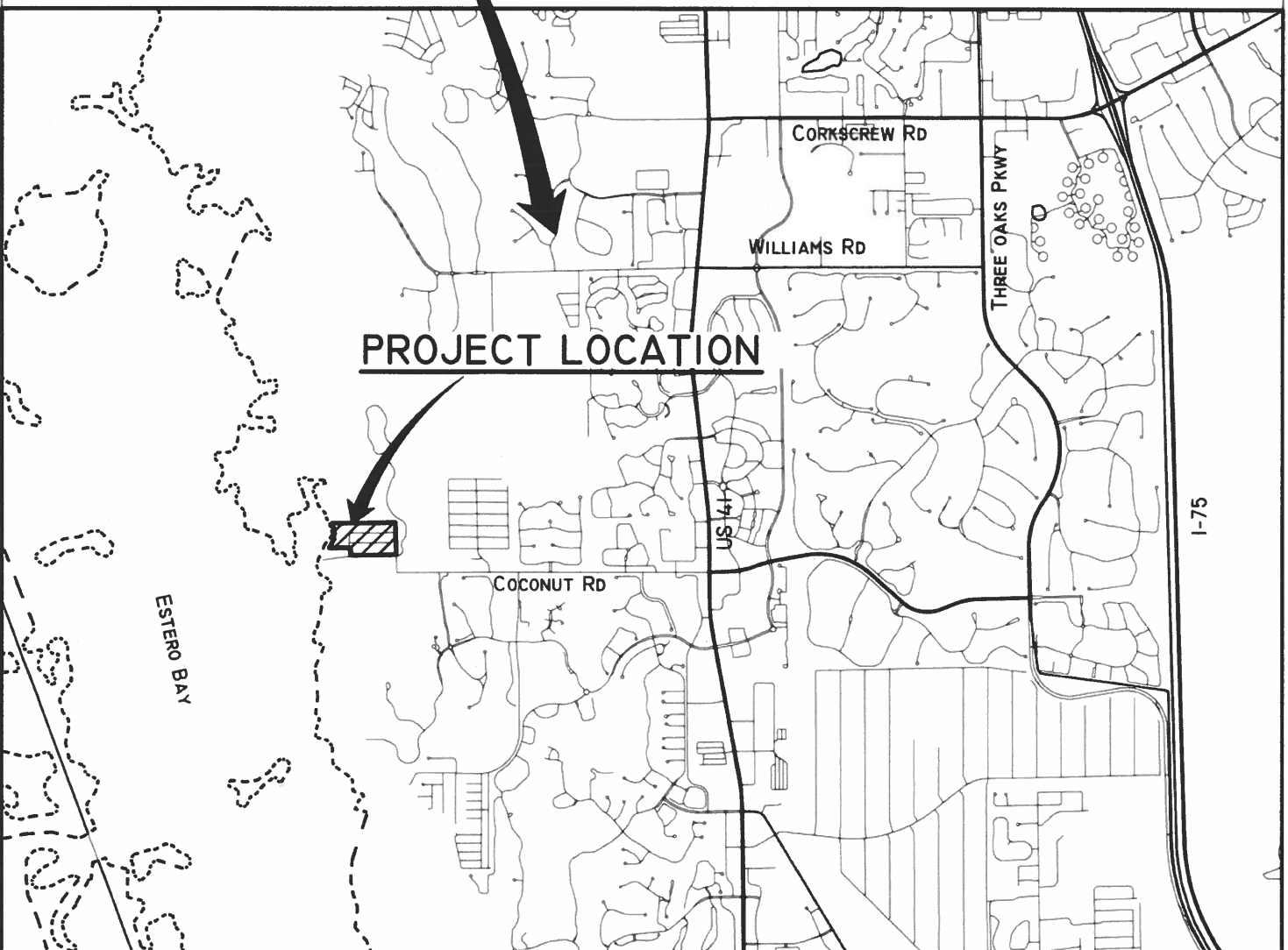
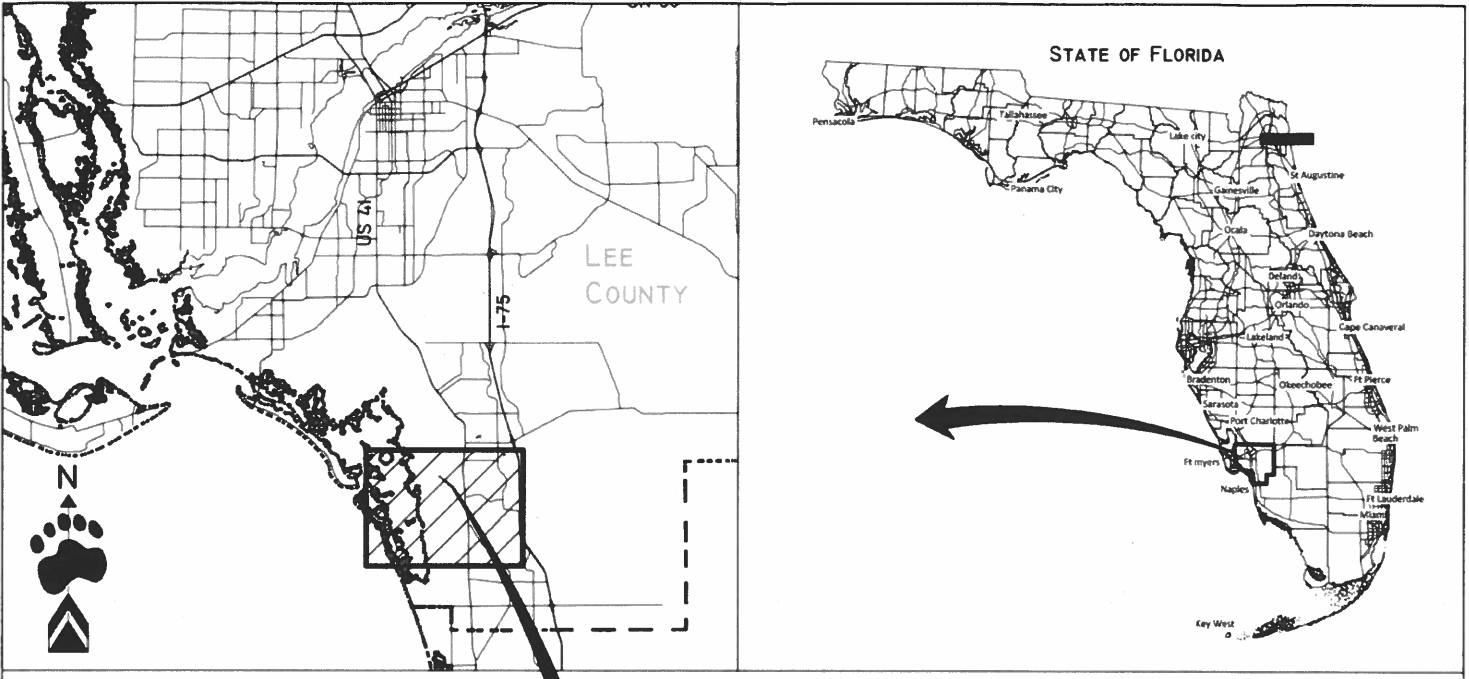
Table 2: Listed Species by Habitat with Current Status

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
1139	Abandoned Mixed Residential (Residential Homes & Mobile Homes)	Burrowing owl	<i>Athene cunicularia floridana</i>	90	N/A	--	--	--	SSC
184	Marinas & Fish Camps	Burrowing owl	<i>Athene cunicularia floridana</i>	90	N/A	--	--	--	SSC
4239	Oak, Pine, Cabbage Palm (Disturbed)	Eastern indigo snake	<i>Drymarchon corais couperi</i>	90	N/A	--	--	T	T
		Florida coontie	<i>Zamia floridana</i>	90	N/A	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	90	N/A	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	90	N/A	--	--	T	T
		Joewood	<i>Jacquina keyensis</i>	90	N/A	--	T	--	--
		Iguana hackberry	<i>Celtis iguanaea</i>	90	N/A	--	E	--	--
		Prickly apple	<i>Cereus gracillis aka Harrisia gracillis</i>	90	N/A	--	E	--	--
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	90	N/A	--	T	--	--
		Spiny hackberry	<i>Celtis pallida</i>	90	N/A	--	E	--	--
		Twisted air plant	<i>Tillandsia flexuosa</i>	90	N/A	--	T	--	--
		612	Mangrove Swamps	Brown pelican	<i>Pelecanus occidentalis</i>	90	N/A	--	--
Little blue heron	<i>Egretta caerulea</i>			90	N/A	--	--	--	SSC
Prickly apple	<i>Cereus gracillis aka Harrisia gracillis</i>			90	N/A	--	E	--	--
Roseate spoonbill	<i>Ajaia ajaja</i>			90	N/A	--	--	--	SSC
Snowy egret	<i>Egretta thula</i>			90	N/A	--	--	--	SSC
Tricolored heron	<i>Egretta tricolor</i>			90	N/A	--	--	--	SSC
619	Exotic Wetland Hardwoods	N/A	--	90	N/A	--	--	--	--
740	Disturbed Lands	Gopher tortoise	<i>Gopherus polyphemus</i>	90	N/A	--	--	T	T
742	Borrow Area (Cat-Tail)	American alligator	<i>Alligator mississippiensis</i>	90	N/A	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	90	N/A	--	--	--	T
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	90	N/A	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	90	N/A	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	90	N/A	--	--	--	SSC
		Snail kite	<i>Rostrhamus sociabilis</i>	90	N/A	--	--	E	E
		Snowy egret	<i>Egretta thula</i>	90	N/A	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	90	N/A	--	--	--	SSC
743	Spoil Areas	Gopher tortoise	<i>Gopherus polyphemus</i>	90	N/A	--	--	T	T
8146	Unpaved Roads	N/A	--	90	N/A	--	--	--	--

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.

Exhibit A
Project Location Map



DRAWN BY:	DATE:	CATEGORY:
BWS	8/31/17	LOCATION
JOB NUMBER		SCALE
		NTS
S/T/R		COUNTY
7/47S/25E		LEE

Bayview on Estero Bay

Location Map

PD18-55071-BOS Page 250

PAGE

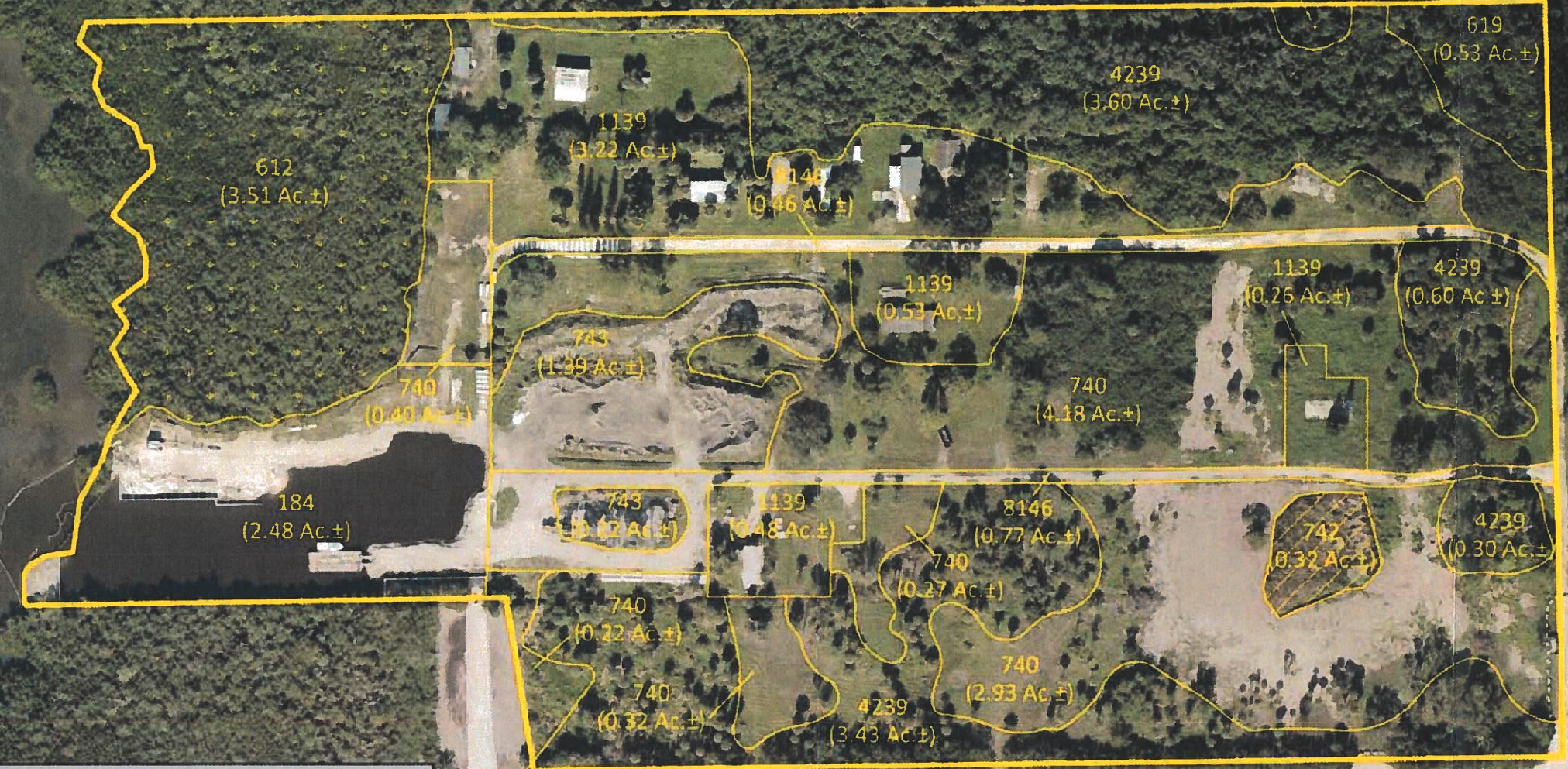
EXHIBIT

1377 WALDEN DRIVE, FORT MYERS, FL, 33901
 (239) 340-0678 BEARPAWS.ENV.CONSLTING@GMAIL.COM

Exhibit B
FLUCFCS Map with Aerial



Scale: 1"=160'



FLUCFCS Legend			
FLUCFCS Code	Community	Acres	%
1139	Abandoned Mixed Residential (Residential Homes & Mobile Homes)	4.49 Ac.±	14.72%
184	Marinas & Fish Camps	2.48 Ac.±	8.13%
4239	Oak, Pine, Cabbage Palm (Disturbed)	7.93 Ac.±	25.99%
612	Mangrove Wetlands	3.51 Ac.±	11.50%
619	Exotic Wetland Hardwoods	0.62 Ac.±	2.03%
740	Disturbed Lands	8.32 Ac.±	27.27%
742	Borrow Area (Cat-Tail)	0.32 Ac.±	1.05%
743	Spoil Areas	1.61 Ac.±	5.28%
8146	Unpaved Roads	1.23 Ac.±	4.03%
TOTAL		30.51 Ac.±	100%

Legend

Wetlands (4.13± Ac.)

Other Surface Waters (0.32± 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, 2016

Revisions	Date	Drawn By	Date
		BWS	7/12/19
		Job Number	
		STR	7/47S/25E

Bayview on Estero

Aerial FLUCFCS Map

Category	Aerial FLUCFCS
Scale	1" = 160'
County	Lee

Page

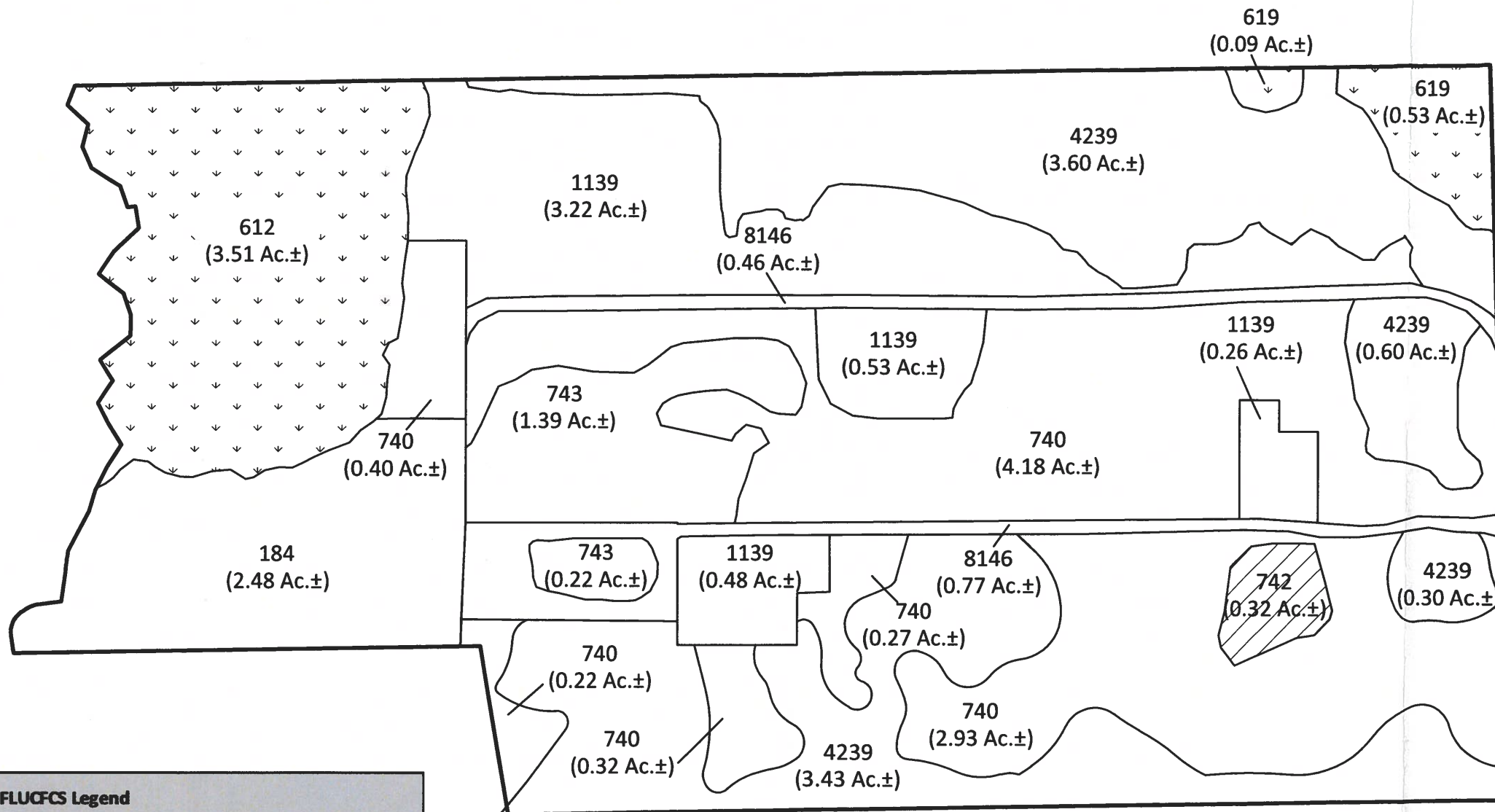
Exhibit

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

Exhibit C
FLUCFCS Map



Scale: 1"=160'



FLUCFCS Legend			
FLUCFCS Code	Community	Acre	%
1139	Abandoned Mixed Residential (Residential Homes & Mobile Homes)	4.49 Ac.±	14.72%
184	Marinas & Fish Camps	2.48 Ac.±	8.13%
4239	Oak, Pine, Cabbage Palm (Disturbed)	7.93 Ac.±	25.99%
612	Mangrove Wetlands	3.51 Ac.±	11.50%
619	Exotic Wetland Hardwoods	0.62 Ac.±	2.03%
740	Disturbed Lands	8.32 Ac.±	27.27%
742	Borrow Area (Cat-Tail)	0.32 Ac.±	1.05%
743	Spoil Areas	1.61 Ac.±	5.28%
8146	Unpaved Roads	1.23 Ac.±	4.03%
TOTAL		30.51 Ac.±	100%

Wetlands (4.13± Ac.)
 Other Surface Waters (0.32± Ac.)

NOTES:
 FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.
 FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date	Drawn By	Date
		BWS	7/12/19
		Job Number	
		-	
		STR	
		7/47S/25E	

Bayview on Estero FLUCFCS Map

Category	FLUCFCS
Scale	1" = 160'
County	Lee

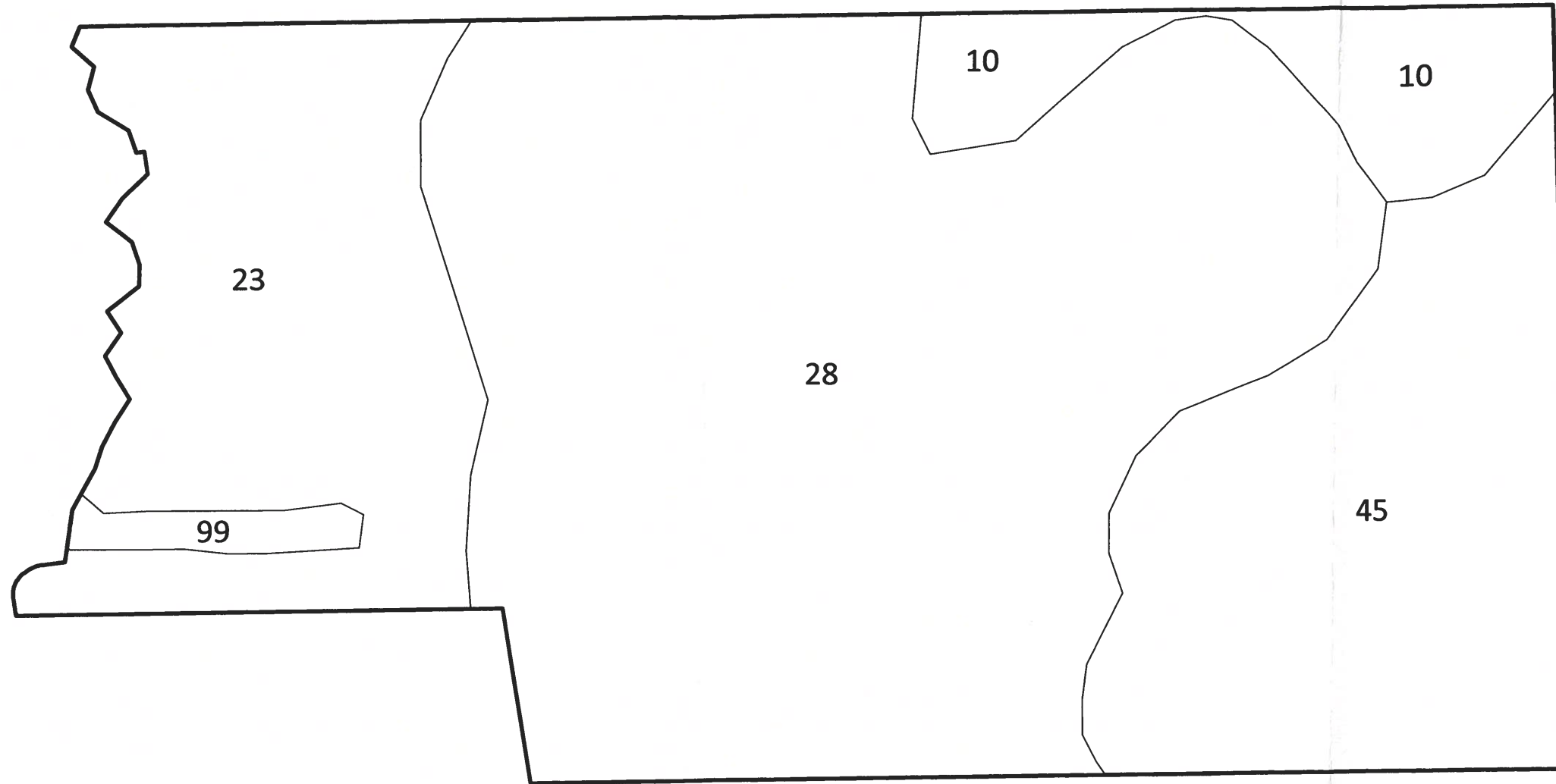
1599 Covington Circle East, Fort Myers, FL 33919
 (239) 340-0678 bearpaws.env.consulting@gmail.com

Page
 Exhibit

Exhibit D
NRCS Soils Map



Scale: 1"=160'



NRCS Soils Legend		
Soil No	Description	Status
10	Pompano Fine Sand	Hydric
23	Wulfert Muck	Hydric
28	Immokalee Sand	Non-Hydric
45	Copeland Sandy Loam, Depressional	Hydric
99	Water	-

NOTES
Soils were acquired from LABINS and are from the NRCS.

Revisions	Date	Drawn By	Date
		BWS	7/12/19
		Job Number	
		-	
		STR	
		7/47S/25E	

Bayview on Estero

Soils Map

Category		Page
Soils		Exhibit
Scale		
1" = 160'		
County	Lee	

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

Exhibit E
Protected Species Survey Map



Scale: 1"=160'



FLUCFCS Legend			
FLUCFCS Code	Community	Acres	%
1139	Abandoned Mixed Residential (Residential Homes & Mobile Homes)	4.49 Ac.±	14.72%
184	Marinas & Fish Camps	2.48 Ac.±	8.13%
4239	Oak, Pine, Cabbage Palm (Disturbed)	7.93 Ac.±	25.99%
612	Mangrove Wetlands	3.51 Ac.±	11.50%
619	Exotic Wetland Hardwoods	0.62 Ac.±	2.03%
740	Disturbed Lands	8.32 Ac.±	27.27%
742	Borrow Area (Cat-Tail)	0.32 Ac.±	1.05%
743	Spoil Areas	1.61 Ac.±	5.28%
8146	Unpaved Roads	1.23 Ac.±	4.03%
TOTAL		30.51 Ac.±	100%

Legend

- Wetlands (4.13± Ac.)
- Other Surface Waters (0.32± Ac.)
- PSS 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, 2016.

Revisions	Date	Drawn By	Date
		BWS	7/12/19
		Job Number	
		STR	7/47S/25E

Bayview on Estero

PSS Aerial Map

Category	PSS Aerial
Scale	1" = 160'
County	Lee

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

Page	
Exhibit	

Boat Slips Approval Documents

RECEIVED
CITY OF BONITA SPRINGS
AUG 14 2019
COMMUNITY DEVELOPMENT
DEPARTMENT



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
10117 PRINCESS PALM AVENUE, SUITE 120
TAMPA, FLORIDA 33610

March 21, 2018

Regulatory Division
Enforcement Section
SAJ-2012-00750 (SP-RWR)
Modification #1

Mr. William Fraser
Estero Bay Marine, LLC
2143 Monastery Cir.
Orlando, FL 32822

Dear Mr. Fraser:

This is in reference to the Notice of Noncompliance dated September 8, 2016, regarding the reconfiguration of a commercial marina known as "Estero Bay Marina". The project is located west of the intersection of Weeks Fish Camp Road and Mamie Street in the City of Bonita Springs, Lee County, Florida, in Section 7 of Township 47 South and Range 25 East.

On July 22, 2014, the U.S. Army Corps of Engineers (Corps) issued you a permit to reconfigure an existing commercial marina. Following issuance of the permit, you exceeded the authorization by placing fill material into waters of the United States, outside of the area authorized by the permit, dredged fill in navigable waters not identified in the permit, and failed to record the required conservation easement.

To resolve these issues, you have recorded a conservation easement deemed satisfactory by the Corps (Attachment 1). The Corps has reviewed the modifications proposed in your March 27, 2015 request, some of which have been completed. The proposed modifications include the following:

		Issued Permit	As-Built*	Proposed
Jurisdictional Areas	Direct wetland impacts (ac)	0.12	0.12	0.12
	Indirect wetland impacts (ac)	1.15	1.15	1.15
	Mangrove fill (ac)	0.12	0.12	0.12
	Open water fill (ac)	0.08	0.04*	0.06
	Open water dredge (ac)	1.39	1.11*	1.29
	Wet slips added	72	0	72
	#with boat lifts & Fixed roof	27	0	26 (but no roofs)
	Wet slips removed	72	72	72
	Trailer parking slips	10	0	9
	Dock removal (SF)	1,898	1,898	1,898
	Dock added (SF)	10,496	0	10, 113
	Dredging under slips with boat lifts (MLW)	-4 ft	-4 ft	-4 ft
	Dredging balance of basin (MLW)	-3 ft	-3 ft & -4 ft	-3 ft & -4 ft
	Total volume dredged (cy)	8,500	11,400*	11,760
	New concrete boat ramp	40' X 40'	0	17' X 85'
	Removal of existing boat reamp	yes	yes	yes
	Seawall removed (LF)	466	466	466
	Seawall installed (LF)	917	142.4*	11,132
	Submerged seawall (LF)	364	364	364
	Non-jurisdictional Areas	Upland excavation to enlarge basin (ac)	0.57 (typo in permit, should have been 0.87)	0.76*
Proposed basin area (ac) Note: pre-construction basin=0.7ac		1.39	1.08*	1.29
Tidal wetland creation (ac)		0.44	0.09	0.44
* Asterisk indicates the as-built feature was constructed, at least in part, in a manner or location that was not authorized by the permit. Red font represents modifications to the original project proposed by the Permittee.				

The modification must be completed in accordance with the enclosed and modified construction drawings (Attachment B) which replace Attachment A of the original permit.

This modification also provides after-the-fact authorization for the temporary coffer dam that has been constructed at the mouth of the marina, as reflected in the attached drawings. The following special condition is hereby added to the permit to ensure this structure is removed in a timely manner:

15. Temporary Cofferdam: *The Permittee shall remove the temporary coffer dam in its entirety within 30 days of completion of in-water work.*

Lastly, the proposed modification is to extend the expiration date to complete your proposed project. This authorization is hereby extended for 2 year(s) from the date of this modification. Therefore, this authorization shall **expire on March 21, 2020**.

The impact of your proposal on navigation and the environment has been reviewed and found to be insignificant. The permit is hereby modified in accordance with your request, as reflected above, including after-the-fact authorization for features that have already been constructed. You should attach this letter to the permit. All other conditions of the permit remain in full force and effect.

If you object to this decision, you may request an administrative appeal under Corps' regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process fact sheet and Request for Appeal (RFA) form (Attachment 3). If you request to appeal this determination/decision, you must submit a completed RFA form to the South Atlantic Division Office at the following address:

Mr. Jason Steele
South Atlantic Division
U.S. Army Corps of Engineers
CESAD-CM-CO-R, Room 9M15
60 Forsyth St., SW.
Atlanta, Georgia 30303-8801.

Mr. Steele can be reached by telephone number at 404-562-5137, or by facsimile at 404-562-5138.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division office within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received at the above address within 60 days of the date of this modification. It is not necessary to submit an RFA form to the Division office, if you do not object to the determination/decision in this letter.

If you have any questions concerning this permit modification, please contact Tracy Hurst at the letterhead address, by telephone at 813-769-7063 or by electronic mail at Tracy.E.Hurst@usace.army.mil.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:



for: Jason A. Kirk, P.E.
Colonel, U.S. Army
District Commander

Attachments:

1. Conservation Easement
2. Modified Construction Drawings
3. Notification of Appeal Process fact sheet and Request for Appeal Form

cc (w/attns):

Mr. Samuel A. Falcone, Jr., Wetzel, Phillips, Rodgers & Falcone (s.falcone@ymail.com)
Ms. Marielle Kitchener, Turrell, Hall & Assoc., Inc. (marielle@thanaples.com)

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT ("Easement") is given this 6th day of March, 2018, by ESTERO BAY MARINE, LLC ("Grantor") with a mailing address of 2143 Monastery Circle, Orlando, Florida, 32822 to the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION with an address of 2295 Victoria Ave, Suite 364, Fort Myers, FL 33902 ("Grantee") with third party enforcement rights to UNITED STATES ARMY CORPS OF ENGINEERS ("Third Party Beneficiary") with a mailing address of 1520 Royal Palm Square Boulevard, Suite 310, Fort Myers, Florida 33919. As used herein, the term "Grantor" shall include any and all successors or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined); the term "Grantee" shall include any successor or assignee of Grantee; and the term Third Party Beneficiaries shall include any of successors or assigns of the Third Party Beneficiary.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Lee County, Florida, and more specifically described on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the U.S. Army Corps of Engineers Permit No. SAJ-2012-00750 (SP-KDS) ("Permit") authorizes certain activities in the waters of the United States and requires this site protection instrument over the lands identified in Exhibit B as mitigation for such activities;

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property depicted and described on Exhibit "B" ("Conservation Easement Area");

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions;

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the Conservation Easement Area which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.
2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained and preserved, enhanced, restored or created condition required by the Permit (or any modification thereto).

3. Rights of the GRANTEE. To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

4. Prohibited Uses. Except for activities that are permitted or required by the Permit, or any modification thereto which may include restoration, creation, enhancement, maintenance and monitoring activities or surface water management improvements as well as other activities described herein, any activity on or use of the Conservation Easement area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area (except as authorized or required by the Permit (or any modification thereof):

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;

ii. The destruction and removal of noxious or nuisance species;

iii. Activities authorized by the Permit or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with the Permit.

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

5. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto) or the intent and purposes of this Conservation Easement.

6. Rights of the United States Army Corps of Engineers ("Corps"). The Corps as a third party beneficiary shall have the right to enforce the terms and conditions of this Conservation Easement, including:

a. The right to take action to preserve and protect the environmental value of the Conservation Easement Area;

b. The right to prevent any activity on or use of the Conservation Easement Area that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Conservation Easement Area that may be damaged by any inconsistent activity or use;

c. The right to enter upon and inspect the Conservation Easement Area in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement; and

d. The right to enforce this Conservation Easement by injunction or proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and the right to require Grantor, or its successors or assigns, to restore such areas or features of the Conservation Easement Area that may be damaged by any inconsistent activity or use or unauthorized activities.

e. The Grantor, including their successors or assigns, shall provide the Grantee at least 60 days advance notice in writing before any action is taken to amend, alter, release, or revoke this Conservation Easement. The Grantee shall provide reasonable notice and an opportunity to comment or object to the release or amendment to the Corps. The Grantee shall consider any comments or objections from the Corps when making the final decision to release or amend this Conservation Easement.

7. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

8. Grantee's and Third Party Beneficiary's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28 F.S. Additionally, Grantee and Third Party Beneficiary shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

9. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

10. Third Party Beneficiary's Enforcement Rights. The Third Party Beneficiary of this Conservation Easement shall have all the rights of the Grantee under this Conservation Easement including third party enforcement rights or the terms, provisions and restrictions of this Conservation Easement. Third Party Beneficiary's enforcement of the terms, provisions and restrictions shall be at the discretion of the Third Party Beneficiary and forbearance on the behalf of the Third Party Beneficiary to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Third Party Beneficiary's rights hereunder. Third Party Beneficiary shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

11. Taxes. When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

12. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

13. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

14. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement (or incorporate the terms and restrictions by reference) in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement. Grantor further agrees to give written notice to the Grantee and Third Party Beneficiary of transfer of any interest at least twenty (20) days prior to the date of such transfer. Grantor shall provide a photocopy of the recorded deed or legal instrument to the Grantee and Third Party Beneficiary, together with the requisite notice of permit transfer. The failure of the Grantor to perform any act required by this paragraph shall not impair the validity of this Conservation Easement or limit its enforcement in any way.

15. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

16. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Lee County, Florida.

17. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Lee County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Conservation Easement on the date and year first above written.

WITNESS:



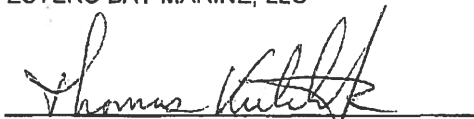
Print Name: Samuel A. Falcone Jr.



Print Name: Nicole Reeves

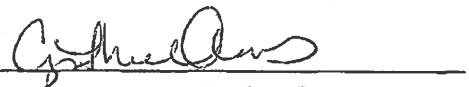
GRANTOR:

ESTERO BAY MARINE, LLC



Thomas Kretchik, Manager

WITNESS:



Print Name: Cynthia Owens



Print Name: Sierra Frame

GRANTEE:

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



BY: JON M. GELIART

ITS: DIRECTOR OF DISTRICT MANAGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF LUZERNE :

ON THIS the 15th day of February 2018, before me, the undersigned officer of **ESTERO BAY MARINE, LLC**, personally appeared Thomas Kretchik who acknowledged himself to be the Manager of **ESTERO BAY MARINE, LLC** and that as such officer being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michele Galenty
NOTARY PUBLIC

(SEAL) Commonwealth of Pennsylvania

Notarial Seal
MICHELE GALENTY - Notary Public
KINGSTON BORO, LUZERNE COUNTY
My Commission Expires Oct 2, 2021

State of Florida)
County of Lee)

The foregoing instrument was sworn to and subscribed before me this 6th day of March, 2018, the undersigned officer, personally appeared Jon Iglehart who () is personally known to me or has () produced _____ as identification who acknowledged himself/herself to be the Director of District Management of STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, and that he/she as such officer being authorized to do so, executed the foregoing instrument for the purposes therein

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires 6-23-18

Cynthia Owens
Notary Public

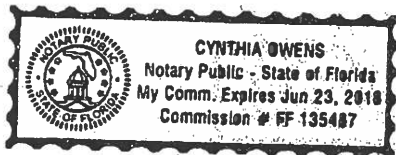
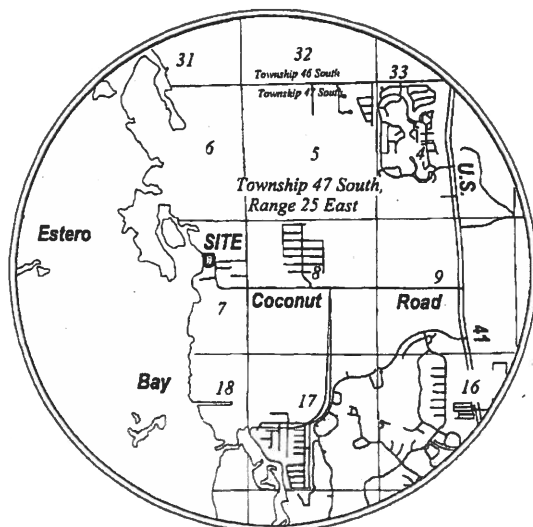


EXHIBIT "A"



LOCATION MAP

1"=5000'±

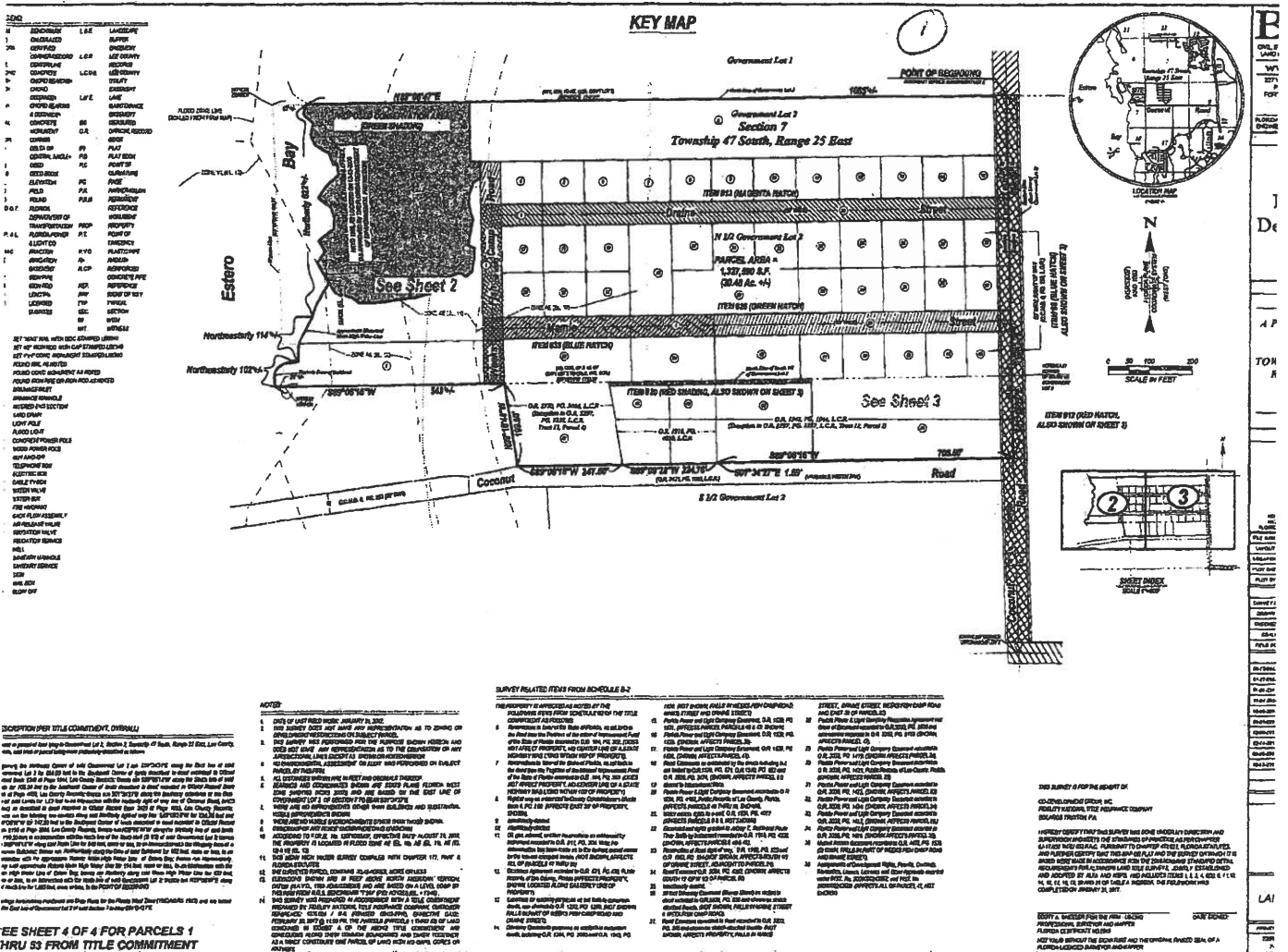


EXHIBIT "B"



www.barraco.net

Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in Government Lot 2
Section 7, Township 47 South, Range 25 East,
City of Bonita Springs, Lee County, Florida

A tract or parcel of land lying in Government Lot 2, Section 7, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, said tract or parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 2 run S89°06'47"W along the North line of said Government Lot 2 for 1,279.00 to the Northwest Corner of land described in Official Records Book 2236, Page 1704, of the Public Records of Lee County, and the POINT OF BEGINNING;

From said POINT OF BEGINNING run S01°34'27" E along the West line of said lands and parallel with the East line of said Government Lot 2 for 142.00 feet to the Southwest Corner of said lands; thence run N89°06'47" E along the South line of said lands and parallel with the North line of said Government Lot 2 for 23.50 feet to an intersection with the West line of the West 50 feet of the East 1255.50 feet as measured along the North line of said Government Lot 2; thence run S01°34'27" E along said West line for 37.93 feet; thence leaving said West line run Southerly, Southwesterly and Westerly the following twenty eight (28) courses: S54°29'47" W for 21.37 feet; S18°16'55" W for 28.47 feet; S02°48'55" W for 18.97 feet; S10°53'33" E for 22.97 feet; S19°37'44" E for 17.71 feet; S10°48'05" W for 60.27 feet; S67°28'47" E for 16.47 feet; S00°37'49" W for 24.84 feet; S08°27'07" W for 31.07 feet; S51°28'12" W for 18.26 feet; N61°45'57" W for 19.25 feet; S67°32'24" W for 34.02 feet; S54°15'32" W for 32.56 feet S34°55'22" W for 18.69 feet; S70°03'40" W for 12.96 feet; S76°07'48" W for 30.12 feet; S82°50'38" W for 26.17 feet; S82°08'35" W for 51.86 feet; S88°23'38" W for 23.82 feet; S85°50'44" W for 23.88 feet; N56°15'51" W for 24.17 feet; N73°06'29" W for 41.74 feet; S50°46'59" W for 16.70 feet; S35°38'12" W for 24.62 feet; S58°47'00" W for 17.47 feet; S51°12'50" E for 4.98 feet; S21°54'07" W for 6.70 feet and N73°28'24" W for 8 feet, more or less to the Mean High Water Line of Estero Bay; thence run Northerly along said Mean High Water Line for 612 feet more or less to an intersection with the North line of said Government lot 2; thence run N89°06'47" E along said North line for 386 feet, more or less to the POINT OF BEGINNING.

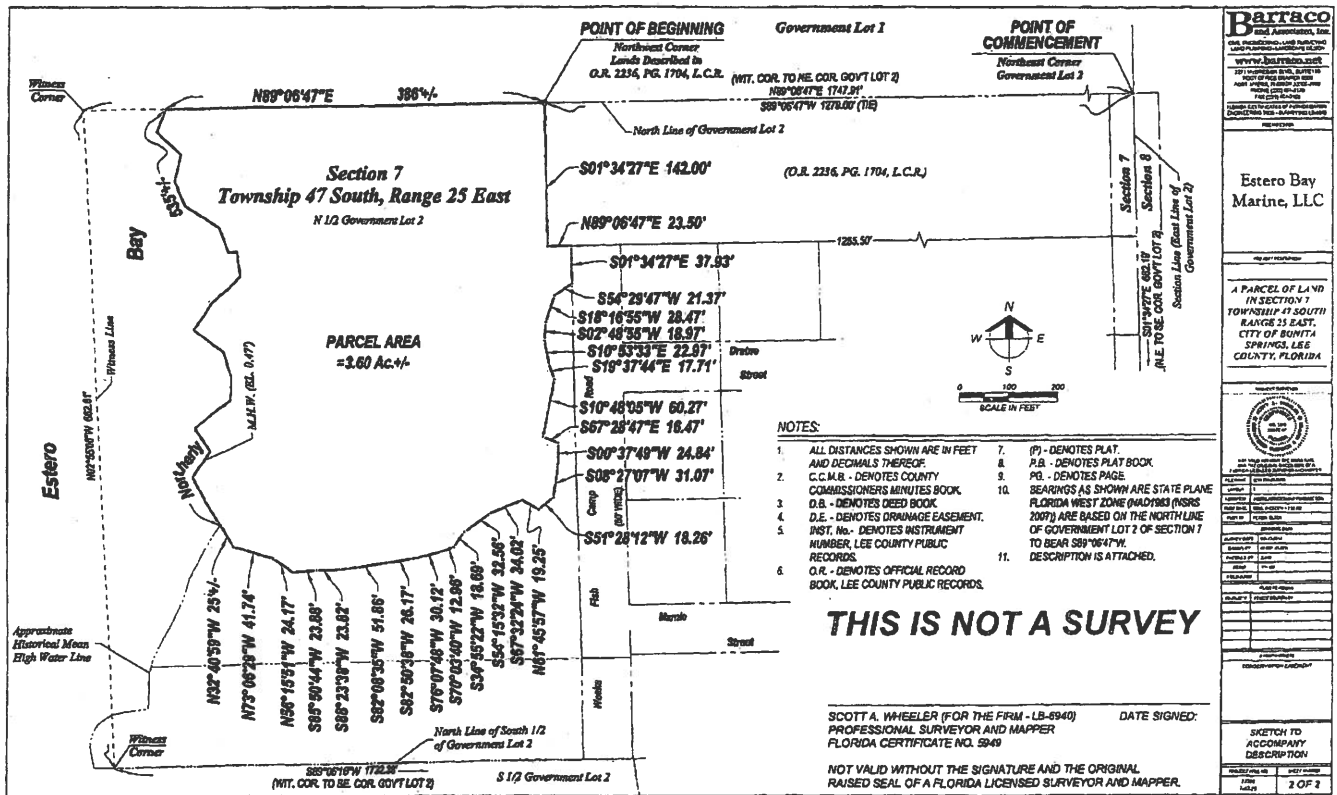
Containing 3.62 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West State Plane (NAD1983/NSRS 2007) and are based on the East line of Government Lot 2 of said Section 7 to bear S01°34'27"E.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\22982 - Week's Fish Camp\Descriptions\22982sk08DESC.doc

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169



Bartaco
and Associates, Inc.
2018000063543
www.bartaco.com

Estero Bay Marine, LLC

A PARCEL OF LAND
IN SECTION 7
TOWNSHIP 47 SOUTH
RANGE 25 EAST,
CITY OF BUNTA
SPRINGS, LEE
COUNTY, FLORIDA

SKETCH TO ACCOMPANY DESCRIPTION

2 OF 2

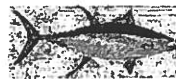
EXHIBIT "C"

**PRESERVE
MANAGEMENT PLAN**

ESTERO BAY MARINA

JULY 27, 2017

Prepared by:



TURRELL, HALL & ASSOCIATES, INC
3584 EXCHANGE AVENUE
NAPLES, FL 34104
MARIELLE@THANAPLES.COM

ESTERO BAY MARINA
Section 7, Township 47 South, Range 25 East, Lee County.
Preserve Management Plan
July 27, 2017

1.0 INTRODUCTION

The purpose of this document is to outline preservation and maintenance requirements for the onsite preserve at Estero Bay Marina.

The project site consists of approximately 12.12 acres located in Section 7, Township 47 South, Range 25 East, Lee County, Florida. It is situated approximately 1.6 miles west of U.S. 41 (Tamiami Trail) off Coconut Road in Bonita Springs, abutting Estero Bay.

Upland development will include a marina store, restaurant, pavilion, fueling facility, public boat ramp, and a harbor master office. Currently there is a partially constructed marina, which due to permit compliance issues has not been under active construction now for two years. A modification to the permit is being processed which will allow for the marina construction to be completed.

As compensation for impacts (0.12 acres direct and 1.15 acres indirect) to mangrove forested habitat and marine waters, the applicant purchased 0.13 forested estuarine federal mitigation bank credits from Little Pine Island Mitigation Bank (SAJ-1994-00037) and also preserved 3.59 acres of wetlands onsite. The preserve is to be placed under a conservation easement and kept free of exotic and nuisance plant species in perpetuity.

2.0 EXISTING CONDITIONS

Prior to marina construction the site was comprised of the following FLUCCS Codes and descriptions:

- 612 Forested Mangrove
- 510 Streams and Waterways
- 184 Marinas and Fish Camps
- 110 Residential, Low Density

Currently the site can be described as:

- 612 Forested Mangrove (Preserved)
- 510 Streams and Waterways
- 740 Disturbed Land (cleared of residences and fish camps)

The upland site is in various states of construction staging and regrowth from clearing that occurred two years ago. An initial enhancement activity was conducted on the preserve in 2015 removing Brazilian pepper from the perimeters; however a follow-up treatment is due to remove seedling regeneration and to assess if any plantings will be required in the areas that were devoid of vegetation after Time Zero activities occurred.

ESTERO BAY MARINA
Section 7, Township 47 South, Range 25 East, Lee County.
Preserve Management Plan
July 27, 2017

3.0 INITIAL ENHANCEMENT/ EXOTIC REMOVAL ACTIVITIES

Initial removal of Brazilian pepper occurred in the perimeter of the preserved mangrove forest in 2015. Small areas of the southeastern preserve limits were either already devoid of tree/shrub species prior to Time Zero work or with the removal of pepper, they became denuded.

The preserve is due to be restaked since they have disappeared over the past two years. At that time it will be determined if plantings are required in these open areas or if vegetated ground cover has become dominated by appropriate shoreline non-forested plants such as saltwort, glasswort, sea purslane or sea oxeye daisy. It is also possible that small mangrove seedling recruits will be found. If the level of desirable recruited species is below 70% or there are also undesirable recruits, then a supplemental planting plan will be proposed and provided to the Corps compliance staff.

In addition to an assessment of the open areas, the forested preserve will be field checked for exotic species and then coordination will occur with an exotic remover to cut any unwanted species by hand and spray all cut stumps with herbicide.

3.1 PRESERVE MAINTENANCE

Preserve maintenance requires a solid knowledge of native, exotic and nuisance vegetation and wildlife. For the purposes of maintaining this preserve, a licensed and insured exotic removal company will be retained to sweep the preserve thoroughly during each scheduled visit. At the time of those sweeps they will remove all Category I and II listed plant species, as defined by the Florida Exotic Pest Plant Council, and any other undesirable invasive or non-native species observed that is likely to out-compete desirable species.

If questions arise as to the status of a plant that is unknown to the maintenance company, then the preserve manager will be contacted to determine the status of that particular species.

5.0 OTHER PROTECTION MEASURES

Homeowner/Commercial Entity Education

Since this site will be dominated by commercial-type structures nearest the water and eventually residential components further landward of the marina and restaurant, all residents and business owners will be given information that explains the nature of the preserved area and rules pertaining to its preservation.

ESTERO BAY MARINA
Section 7, Township 47 South, Range 25 East, Lee County.
Preserve Management Plan
July 27, 2017

Preserve Delineation

Preserves will be clearly delineated during any construction activities and will be surrounded by double siltation barriers. Surveyors tape or similar demarcation will be used to identify the construction area and keep construction equipment out of the preserve area. After construction, preserve signs will be installed to identify the boundaries of the preserve and inform residents and patrons to stay outside of the preserve areas and to keep their trash and landscape debris out as well.

Long-Term Protection

The entirety of the preserve shall be placed into a conservation easement dedicated to the Florida Department of Environmental Protection with enforcement rights granted to the U.S. Army Corps of Engineers.

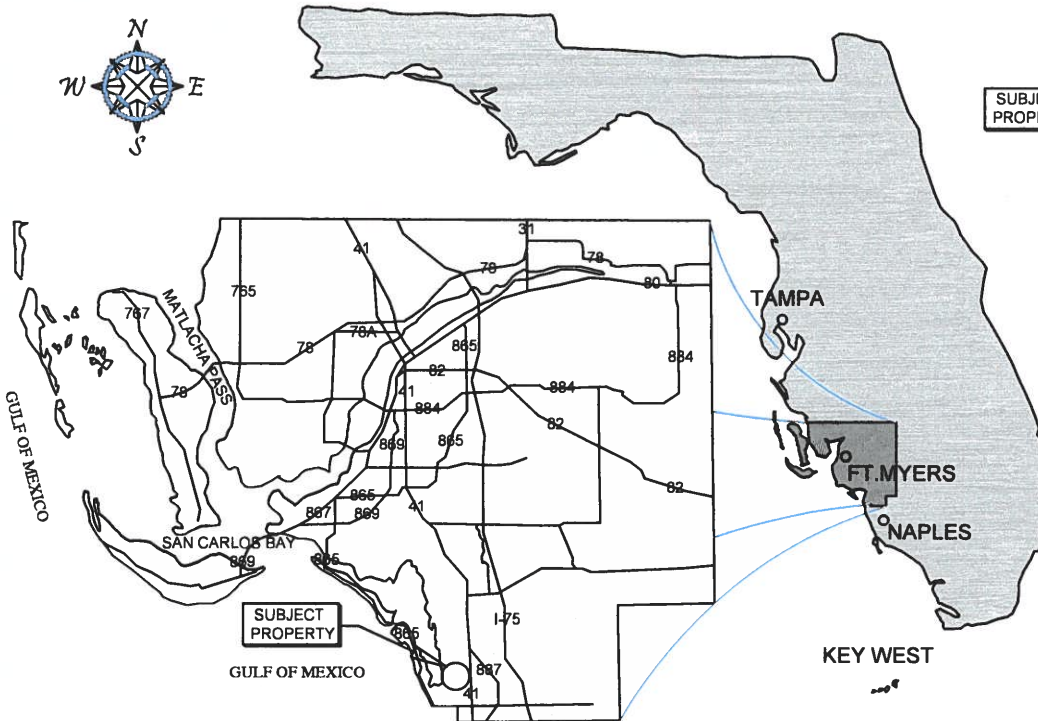
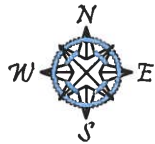
6.0 MONITORING PLAN

An intensive monitoring plan was not required under previous federal permitting, so in lieu of a traditional monitoring plan this site will be inspected each year after a maintenance event and a letter documenting conditions and coordinated actions will be submitted to the USACE compliance officer annually for five years. After five years, unless directed otherwise by USACE staff, reporting will cease, but annual site visits and maintenance will continue in perpetuity.

The preserve manager for this project will be:

Marielle Kitchener- Turrell, Hall & Associates, Inc.
3584 Exchange Ave.
Naples, FL 34104
(239) 643-0166
marielle@thanaples.com

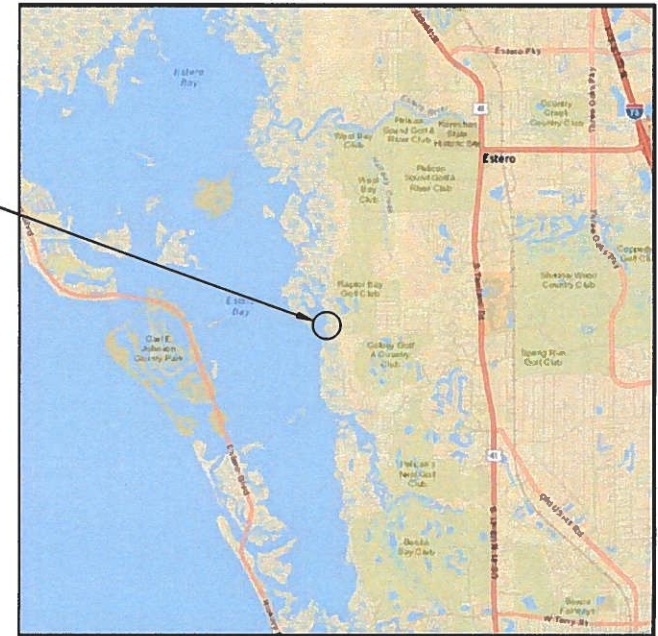
STATE OF FLORIDA



LEE COUNTY

SITE ADDRESS:
 <> COCONUT RD
 BONITS SPRINGS, FL 34134

NOTES:
 <> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY
 AND ARE NOT INTENDED FOR CONSTRUCTION USE.
 <> BASIN AND FLUSHING MARSH LINE WORK FROM HANS WILSON
 AND ASSOCIATES.
 <> LATITUDE: N 26° 24' 01.14"
 <> LONGITUDE: W 81° 50' 17.96"



VICINITY MAP



COUNTY AERIAL

P:\1510\Weeks Fish Camp Modification\ASHEET\PERMIT-STATE\STATE\STATE 24.dwg LOCATION: 11/13/2016 8:55:07 AM -BOS Page 282

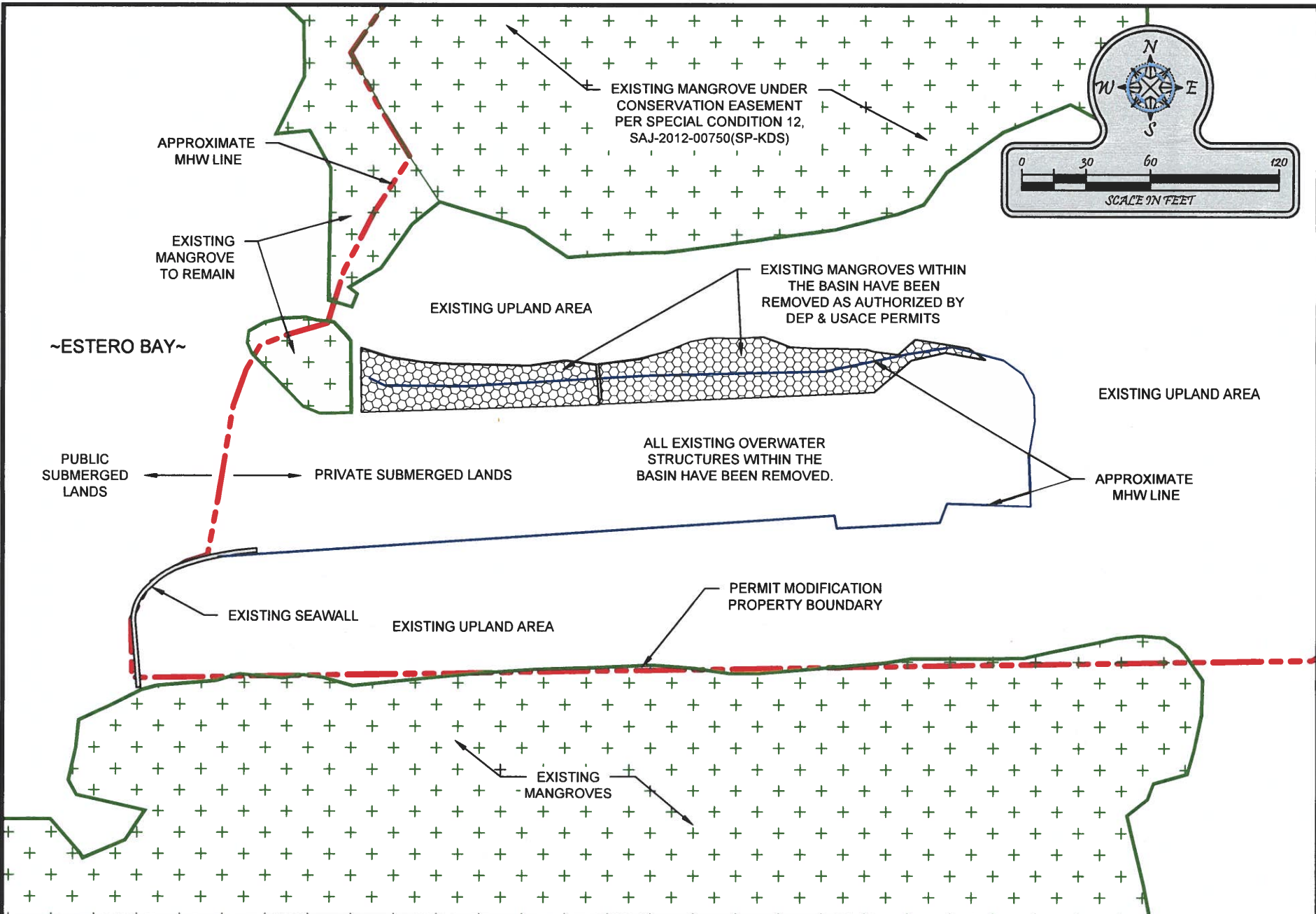


Turrell, Hall & Associates, Inc.
 Marine & Environmental Consulting
 3584 Exchange Ave. Suite B. Naples, FL 34104-3732
 Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

WEEKS FISH CAMP MODIFICATION LOCATION

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	T.T.T.	DATE	BY	CHANGED
DRAWN BY:	SPC	11/11/16		
CREATED:	11/11/16			
JOB NO.:	1510			
SHEET NO.:	01 OF 08			
SECTION-07	TOWNSHIP- 25S	RANGE- 47E		



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**WEEKS FISH CAMP MODIFICATION
 EXISTING CONDITIONS**

DESIGNED:	T.T.T.	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	SPC	1.	-	-	-	-
CREATED:	11/11/16	2.	-	-	-	-
JOB NO.:	1510	3.	-	-	-	-
SHEET NO.:	02 OF 08	4.	-	-	-	-
		5.	-	-	-	-

SECTION-07 TOWNSHIP- 25S RANGE- 47E

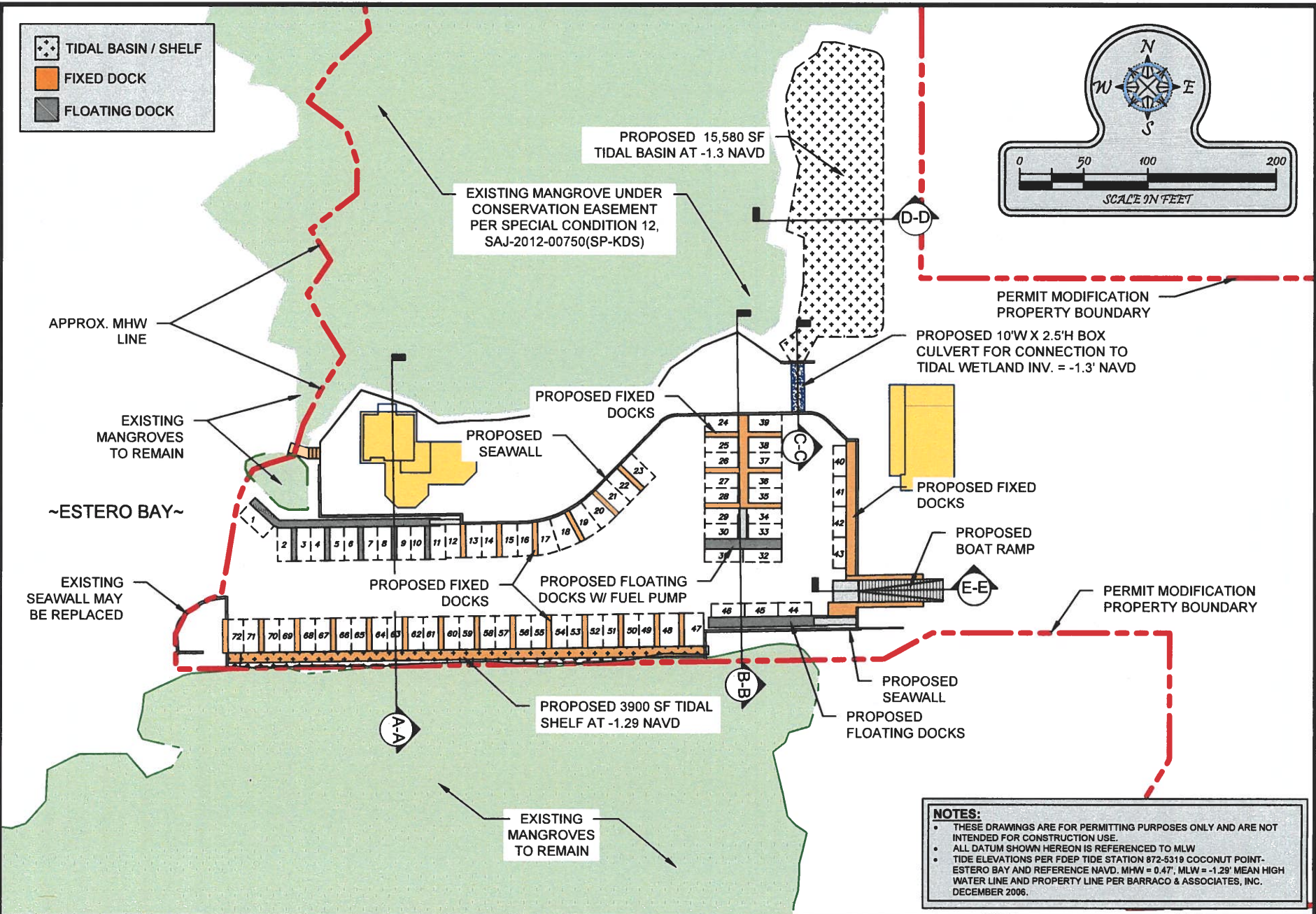
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P:\1570\1570\Weeks Fish Camp Modification\DWG\PROPOSED SITE PLAN.dwg 11/11/2016 11:11:20 AM PD18-55071-BOS Page 284

LEGEND

- TIDAL BASIN / SHELF
- FIXED DOCK
- FLOATING DOCK

SCALE IN FEET



NOTES:

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- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- TIDE ELEVATIONS PER FDEP TIDE STATION 872-5318 COCONUT POINT-ESTERO BAY AND REFERENCE NAVD. MHW = 0.47', MLW = -1.29' MEAN HIGH WATER LINE AND PROPERTY LINE PER BARRACO & ASSOCIATES, INC. DECEMBER 2006.

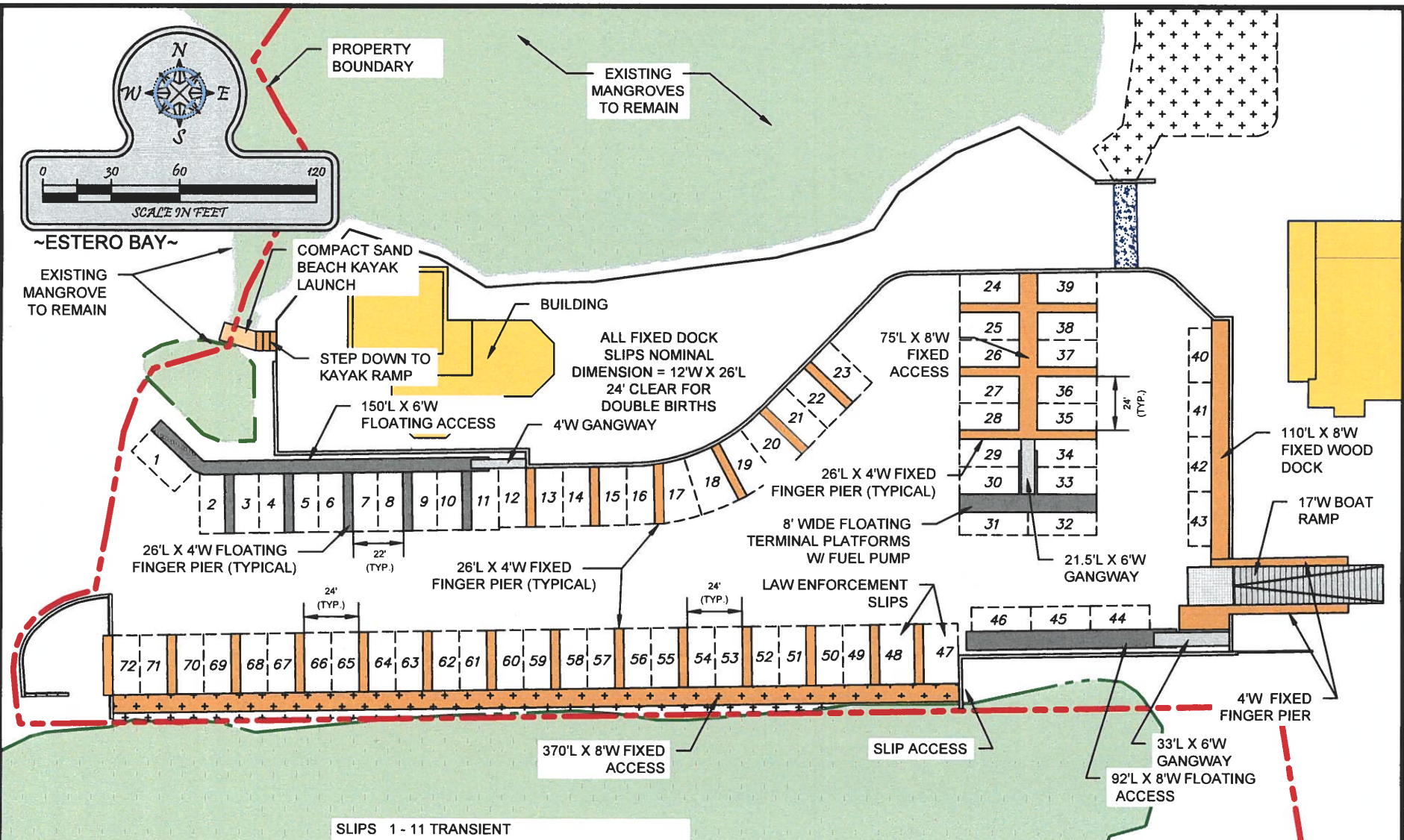
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 Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

WEEKS FISH CAMP MODIFICATION PROPOSED SITE PLAN

DESIGNED:	T.T.T.	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	11/11/16	2.	-	-	-	-
JOB NO.:	1510	3.	-	-	-	-
SHEET NO.:	03 OF 08	4.	-	-	-	-
		5.	-	-	-	-

SECTION-07 TOWNSHIP- 25S RANGE- 47E

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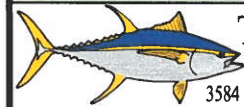


SLIPS 1 - 11 TRANSIENT
 SLIPS 12 - 29 TO HAVE BOAT LIFTS FOR LEASE.
 SLIPS 30-33 FUEL DOCK.
 SLIPS 34 - 39 TO HAVE BOAT LIFTS FOR LEASE.
 SLIPS 40 - 43 TO HAVE BOAT LIFTS FOR LEASE.
 SLIPS 44 - 46 STAGING FOR BOAT RAMP.
 SLIPS 47 - 72 TO HAVE BOAT LIFTS FOR LEASE

TOTAL SLIPS FOR LEASE = 54
 REMAINING SLIPS FOR TEMPORARY MOORING AND STAGING = 18
 TOTAL WET SLIPS = 72

NOTES:

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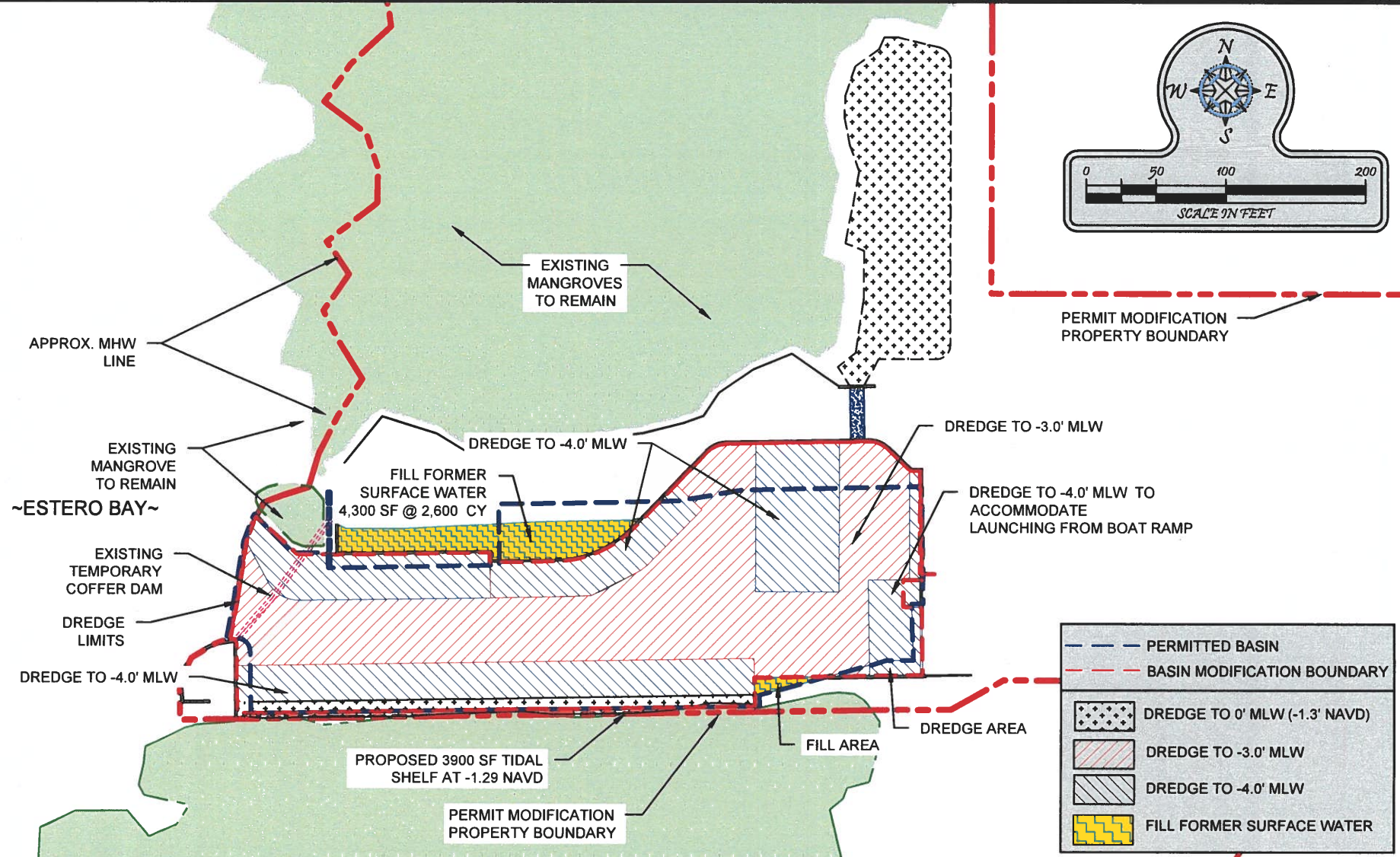
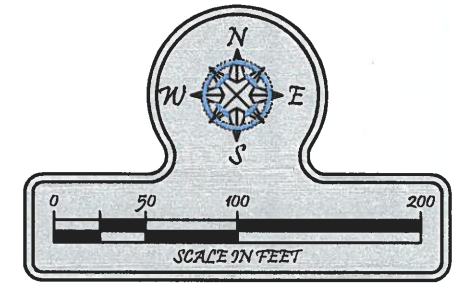
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WEEKS FISH CAMP MODIFICATION PROPOSED SLIP LAYOUT

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED	T.T.T.	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY	RMJ	1.	-	-	-	-
CREATED	11/11/16	2.	-	-	-	-
JOB NO.	1510	3.	-	-	-	-
SHEET NO.	04 OF 08	4.	-	-	-	-
		5.	-	-	-	-

SECTION-07 TOWNSHIP- 26S RANGE- 47E



FILL DATA		
FILL TO 2' NAVD	4,251 SF	1522 CY

DREDGING DATA		
TOTAL	63,270 SF	11,760 CY
-4.0 MLW AREA	29,301 SF	5,914 CY
-3.0 MLW AREA	33,969 SF	5,846 CY
0.0' MLW AREA	14,516 SF	2,569 CY

	PERMITTED BASIN
	BASIN MODIFICATION BOUNDARY
	DREDGE TO 0' MLW (-1.3' NAVD)
	DREDGE TO -3.0' MLW
	DREDGE TO -4.0' MLW
	FILL FORMER SURFACE WATER

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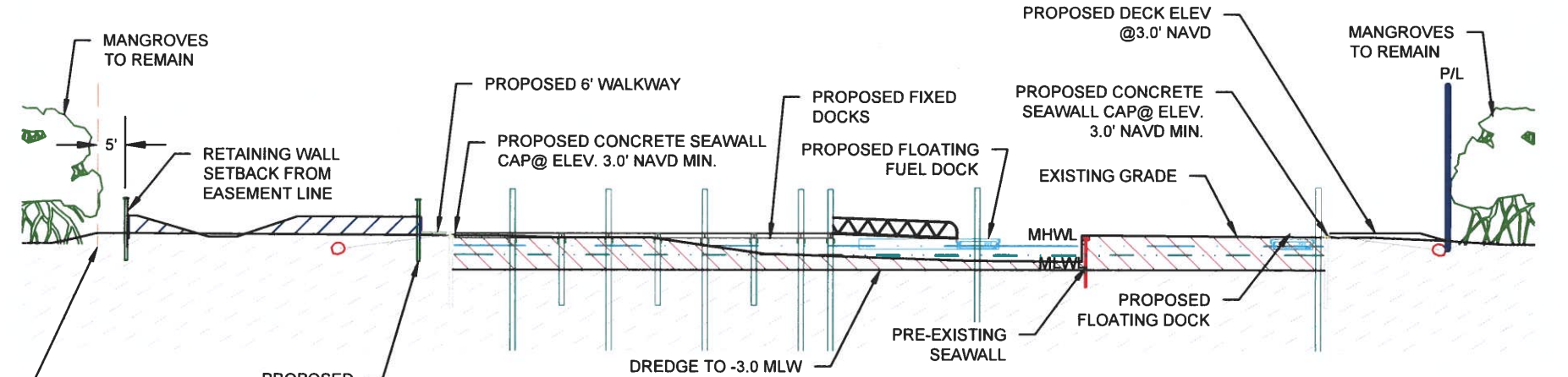
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 Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

WEEKS FISH CAMP MODIFICATION PROPOSED DREDGE AND FILL PLAN

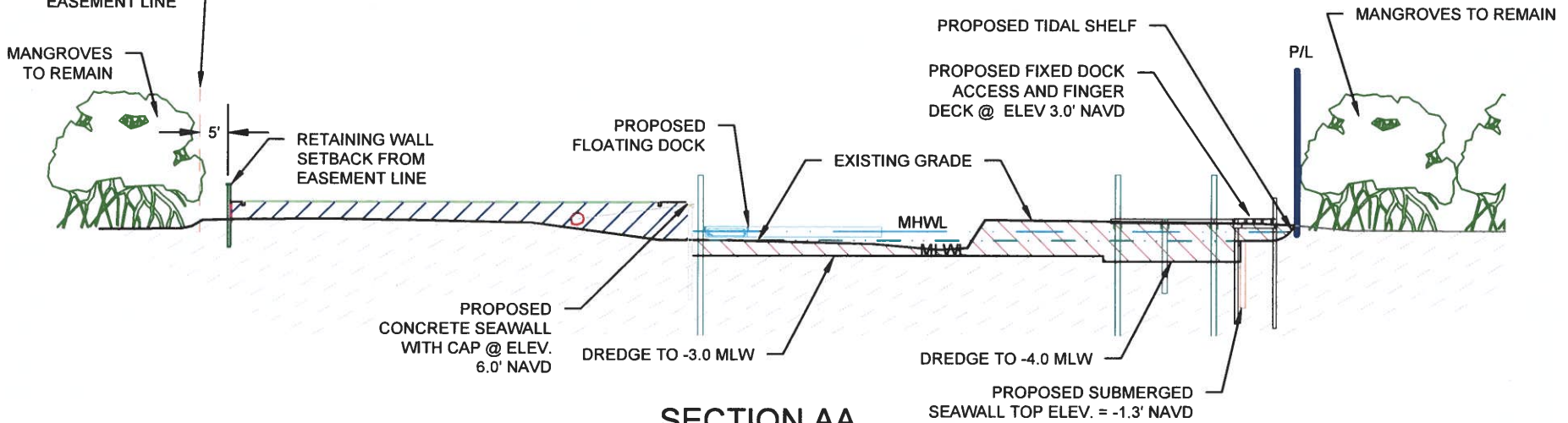
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JOB NO.:	1510	3.	-	-	-	-
SHEET NO.:	05 OF 08	4.	-	-	-	-
		5.	-	-	-	-

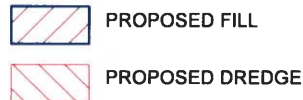
SECTION-07 TOWNSHIP- 25S RANGE- 47E



SECTION BB
SCALE: 1" = 30'



SECTION AA
SCALE: 1" = 30'



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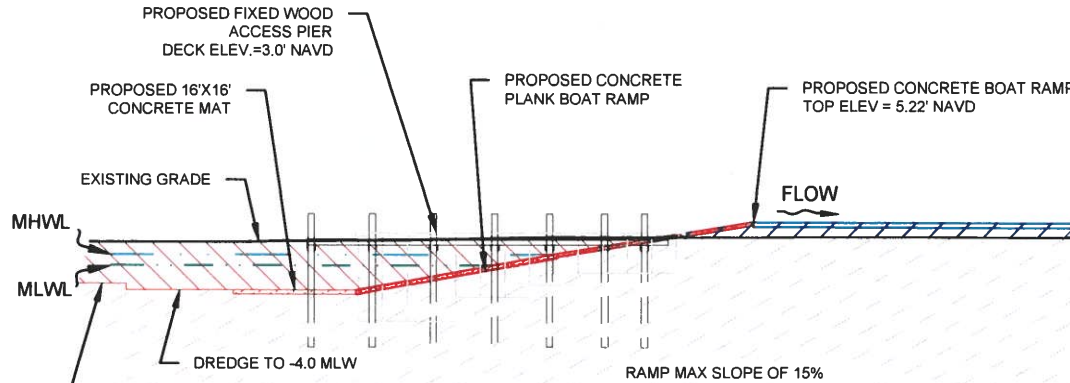
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WEEKS FISH CAMP MODIFICATION SECTIONS

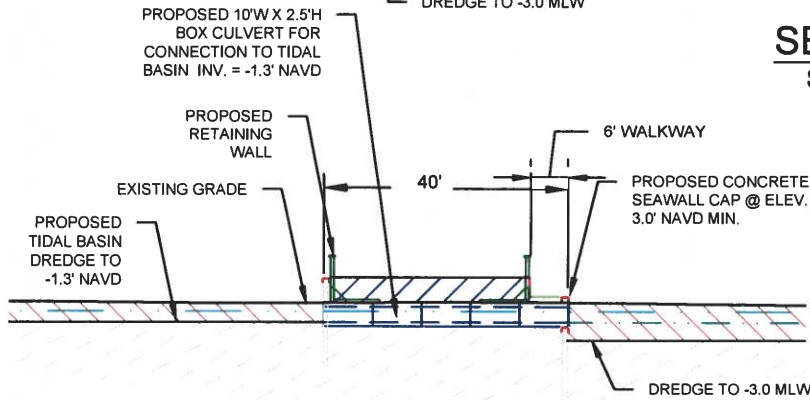
DESIGNED	T. T. T.	REV#	BY	DATE	CHK BY	CHANGED
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CREATED:	11/11/16	2.	-	-	-	-
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SHEET NO.:	06 OF 08	4.	-	-	-	-
		5.	-	-	-	-

SECTION-07 TOWNSHIP- 25S RANGE- 47E

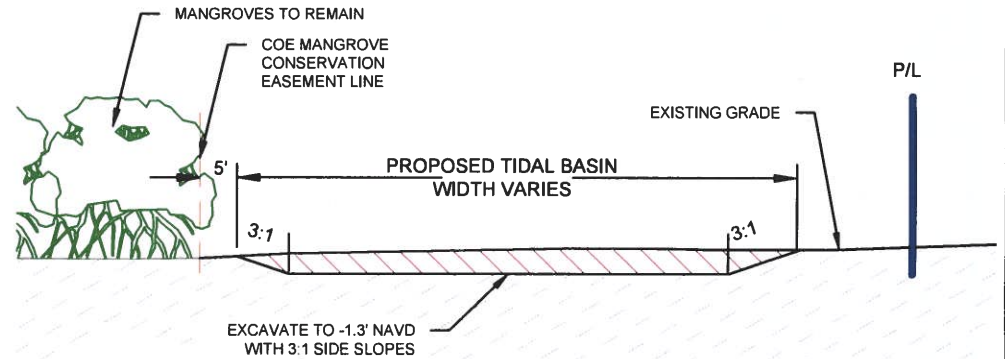
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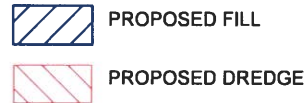
BOAT RAMP SECTION EE
SCALE: 1" = 30'



BOX CULVERT SECTION CC
SCALE: 1" = 30'



TIDAL BASIN SECTION DD
SCALE: 1" = 30'



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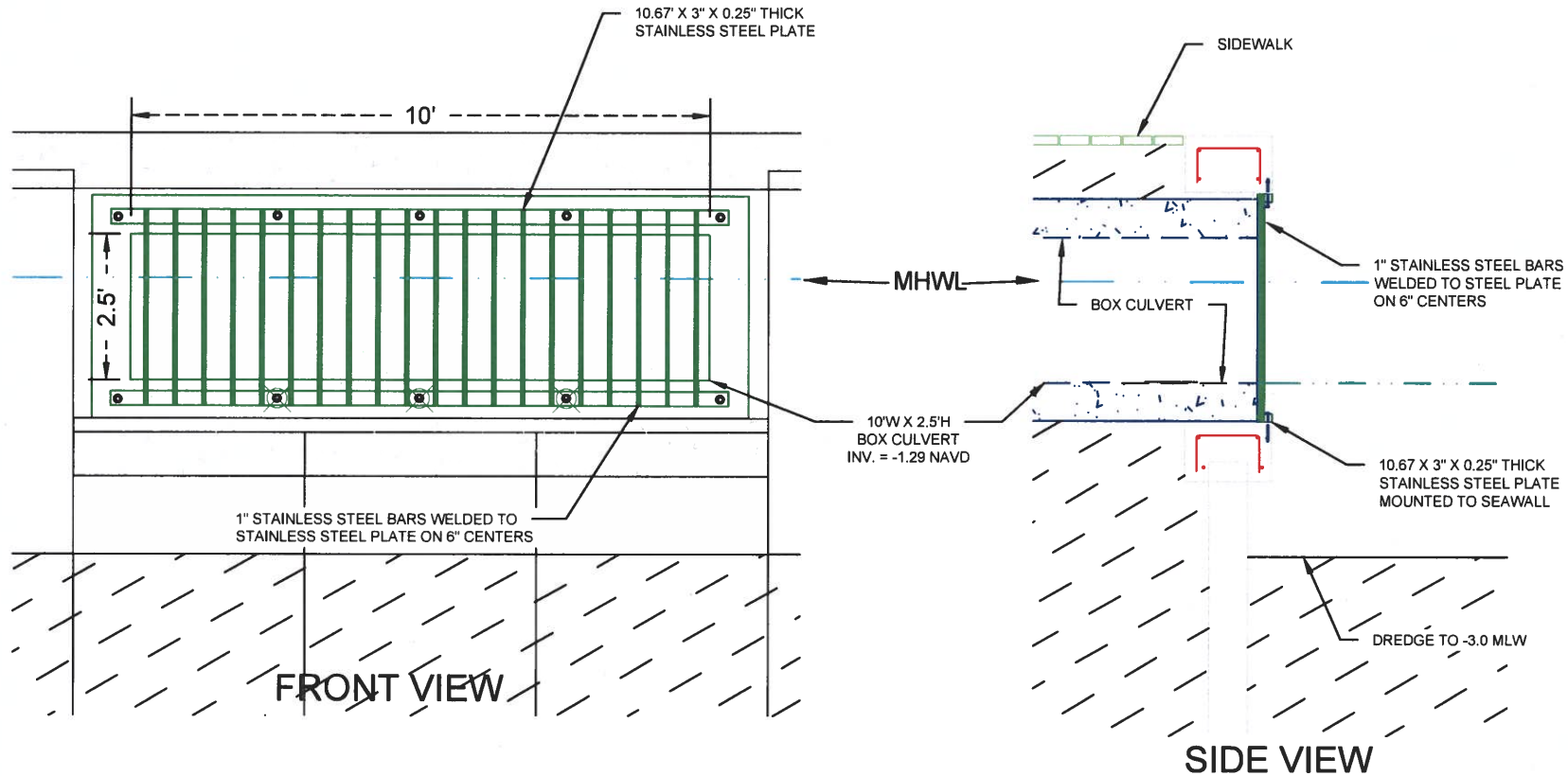
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WEEKS FISH CAMP MODIFICATION SECTIONS

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CREATED:	11/11/16	2.	-	-	-	-
JOB NO.:	1510	3.	-	-	-	-
SHEET NO.:	07 OF 08	4.	-	-	-	-
		5.	-	-	-	-

SECTION-07 TOWNSHIP- 25S RANGE- 47E



**MANATEE EXCLUDER DEVICE
 FOR THE BOX CULVERT
 SCALE: 1" = 3'**

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- TIDE ELEVATIONS PER FDEP TIDE STATION 872-5319 COCONUT POINT-ESTERO BAY AND REFERENCE NAVD. MHW = 0.47', MLW = -1.29' MEAN HIGH WATER LINE AND PROPERTY LINE PER BARRACO & ASSOCIATES, INC. DECEMBER 2006.



Turrell, Hall & Associates, Inc.
 Marine & Environmental Consulting
 3584 Exchange Ave. Suite B. Naples, FL 34104-3732
 Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

**WEEKS FISH CAMP MODIFICATION
 MANATEE EXCLUDER DEVICE**

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED	T.T.T.	REV	BY	DATE	CHK BY	CHANGED
DRAWN BY	RMJ	1.	-	-	-	-
CREATED	11/11/16	2.	-	-	-	-
JOB NO.	1510	3.	-	-	-	-
SHEET NO.	08 OF 08	4.	-	-	-	-
		5.	-	-	-	-

SECTION-07 TOWNSHIP- 25 S RANGE- 47 E

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Estero Bay Marine, LLC		File Number: SAJ-2012-0750 Mod1	Date: 3/21/18
Attached is:			See Section below
<input checked="" type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
<input type="checkbox"/>	PERMIT DENIAL	C	
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D	
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** *If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.*
- **OBJECT:** *If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.*

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** *If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.*
- **APPEAL:** *If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.*

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** *You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.*
- **APPEAL:** *If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.*

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

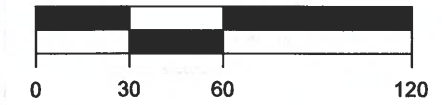
SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum, the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analysis to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

<p>If you have questions regarding this decision and/or the appeal process you may contact:</p> <p>Project Manager as noted in letter</p>	<p>If you only have questions regarding the appeal process you may also contact:</p> <p>Jason Steele 404-562-5137</p>	
<p>RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigation</p>		
<p>_____ Signature of appellant or agent.</p>	<p>Date:</p>	<p>Telephone number:</p>



LEGEND

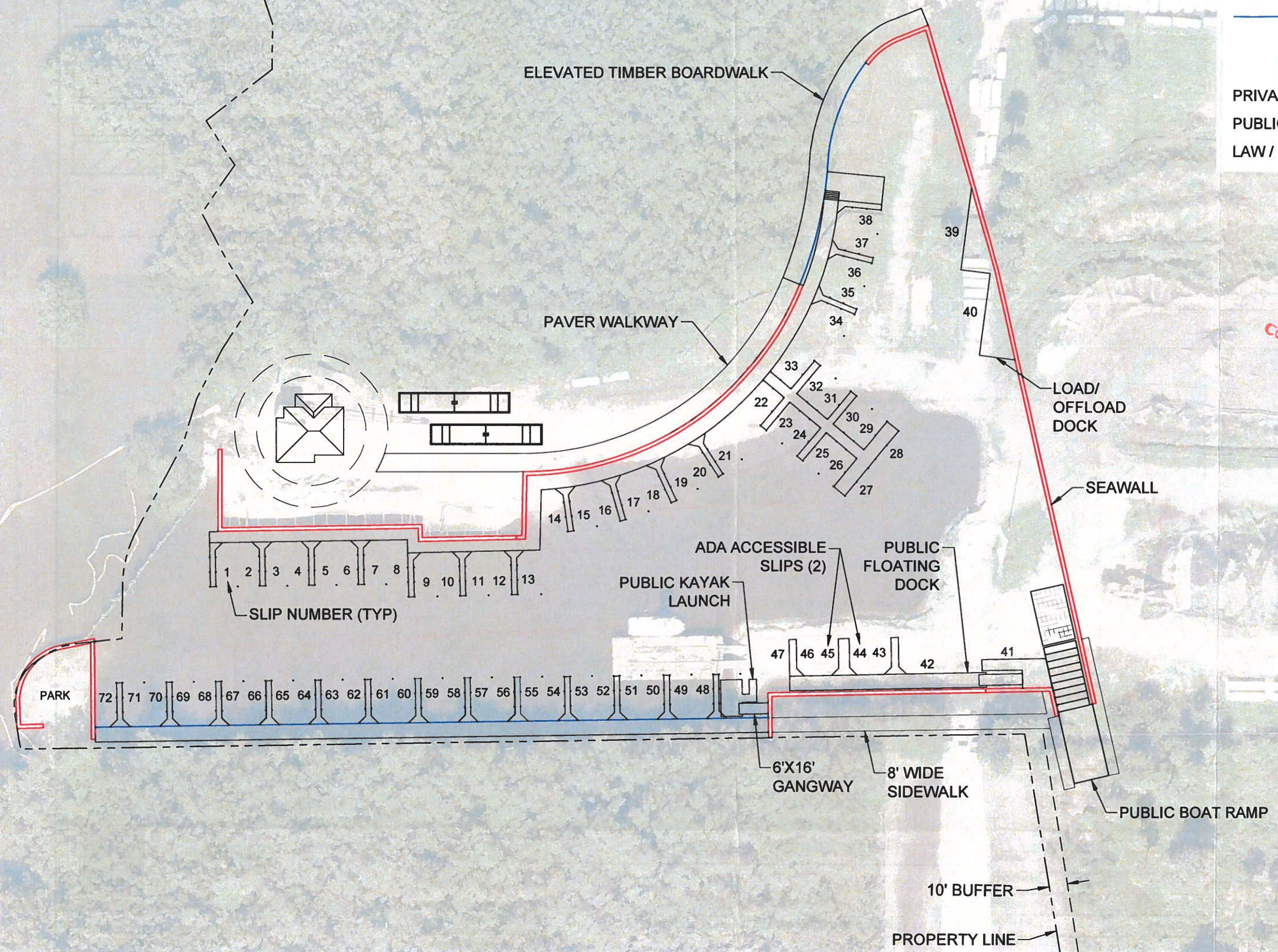
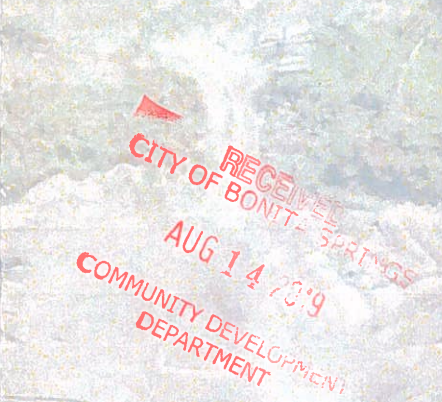
— = CONCRETE SEAWALL

— = VINYL SHEET PILE SUBMERGED WALL, ELEV. -1.3' NAVD

PRIVATE SLIPS: 1-40 AND 51-70

PUBLIC SLIPS: 41-50

LAW / FIRE SLIPS: 71 & 72



DATE:	7/18/2019	SCALE:	AS NOTED
DRAWN:	SDB	F.B.	
CHECKED:	MAK	PG.	
SEC.	TWP.	TRNG.	
ACAD NO.	17178-Exhibit II-F-1.dwg		
REF. NO.	17.178	NO.	
	BY	DATE	
			REVISION DESCRIPTION

BAYVIEW ON ESTERO BAY MARINA

EXHIBIT II-F 2 D

CIVIL ENGINEERING
SURVEY & MAPPING
COASTAL ENGINEERING
ENVIRONMENTAL
PLANNING SERVICES

PHONE: (239)643-2324
 FAX: (239)643-1143
 www.coastalengineering.com
 E-Mail: info@cecif.com

COASTAL ENGINEERING CONSULTANTS INC.
 A CEC GROUP COMPANY
 Serving Florida Since 1977
 3106 SOUTH HORSESHOE DRIVE
 NAPLES, FLORIDA 34104

SHEET 1
 FILE NO: 17178-II-F-1

BAYVIEW ON ESTERO BAY RPD/CPD

CONCEPTUAL STORM WATER MANAGEMENT NARRATIVE

The developments onsite surface water management system will generally consist of a series of berms, swales, interconnected dry-detention basins, lakes and or pervious pavers/underground stormwater storage facilities. The projects roadway and drainage infrastructure will capture and route all surface water run-off within the stormwater management boundaries to these facilities, which will be adequately designed to provide the required water quality treatment and attenuation as outlined in section 2 of this narrative.

The surface water management system will govern the on-site design elevations for the minimum roadway and perimeter berms. Minimum crown of roadway/parking elevations will be set to an elevation above the 5-year, 1-day peak storm stage or 5.5 feet above mean sea level per the City of Bonita Springs LDC section 3-324(c), whichever is greater. The projects minimum perimeter berm must be designed to an elevation equal to or greater than the 25-year, 3-day peak storm stage. Given the proximity to Estero Bay, the sites stormwater discharges into a tidally controlled outfall thus no stormwater attenuation or pre-determined discharge rate is required for the 25-year, 3-day storm event. A pre-application meeting was held with the SFWMD to discuss project specifics such as outfalls and discharge rates.

The majority of the site is located in Zone AE with base flood elevations from 10' to 12' NAVD 88 as you head west across the site towards the bay. Please refer to FEMA Panel 12080-589-F. The minimum finished floor elevation of the onsite structures will be a minimum of 1 foot above the base flood elevation for the first habitable floor.

Please refer to the Proposed Conditions in this application for more specific water quality conditions and requirements for the on-site surface water management system.

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7/30/2019

BAVIEW ON ESTERO BAY
REFUSE & SOLID WASTE DISPOSAL FACILITY CALCULATIONS

LDC Ref: Section 3-268. - Refuse and Solid Waste Disposal Facilities.

MCP Building ID	Use	No. of Units	Garbage & Recyclable Collection
A1	Multi-Family	72	393.6 SF
A2	Multi-Family	84	451.2 SF
B	Multi-Family	36	220.8 SF
C	Multi-Family	36	220.8 SF
D	Multi-Family	36	220.8 SF
E	Multi-Family	36	220.8 SF
F	Multi-Family	75	408.0 SF
Total		375	2136.0 SF

Note:

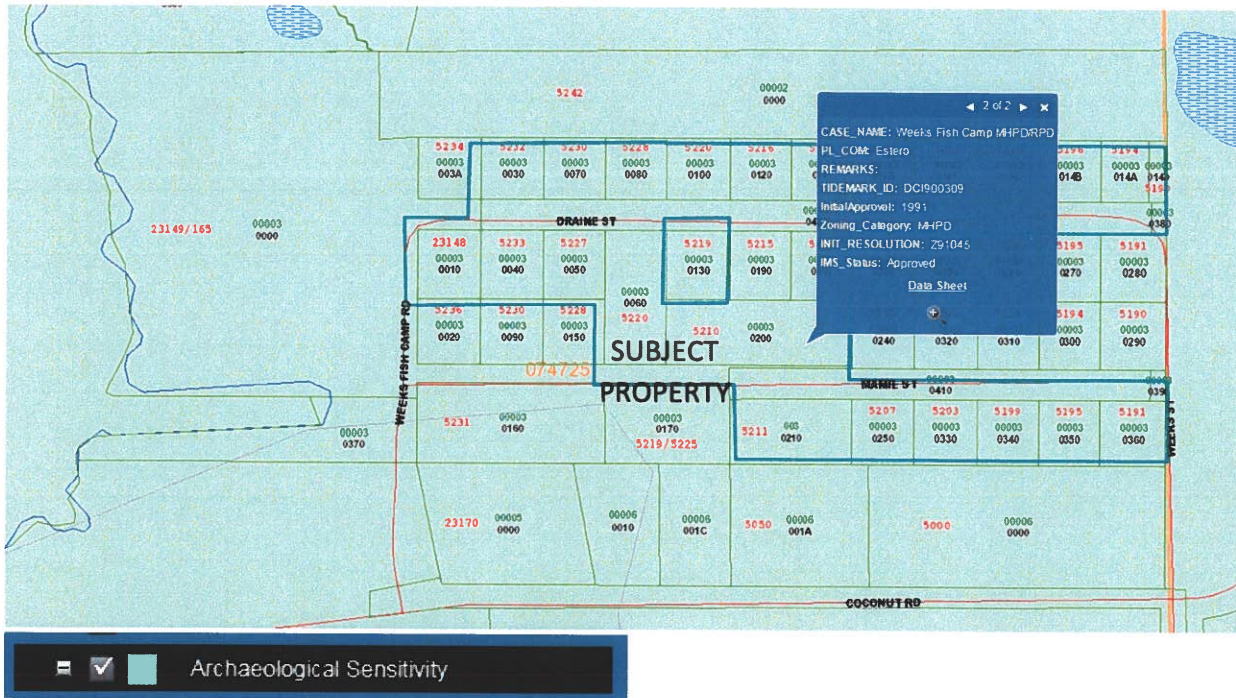
1) On-site garbage and recycling collection facilities will be located at time of development order submittal. Waste collection for the project will be serviced via a combination of dumpster enclosures, trash shoots with rollout dumpsters, and or trash compacters.

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Bayview on Estero Bay RPD

Exhibit IV-O Map of Historical & Archaeological Sites

District Name	District Value	Pct Of Parcel In District (If Fractional)	Notes
Archaeological Sensitivity	Sensitivity Level	2	



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 NOV 8 2018
 COMMUNITY DEVELOPMENT
 DEPARTMENT



A DUE DILIGENCE ARCHAEOLOGICAL AND HISTORICAL ASSESSMENT OF THE ESTERO MARINA PARCEL LEE COUNTY, FLORIDA

ARCHAEOLOGICAL AND HISTORICAL CONSERVANCY, INC.



AHC TECHNICAL REPORT NO. 1167
SEPTEMBER 2017

RECEIVED
CITY OF BONITA SPRINGS
NOV 8 2018
COMMUNITY DEVELOPMENT DEPARTMENT

A DUE DILIGENCE ARCHAEOLOGICAL AND HISTORICAL ASSESSMENT OF THE ESTERO MARINA PARCEL LEE COUNTY, FLORIDA

By:

Robert S. Carr, M.S.

John Beriault, B.A.

ARCHAEOLOGICAL AND HISTORICAL CONSERVANCY, INC.

4800 SW 64th Avenue, Suite 107

Davie, Florida 33314

954-792-9776

archlgcl@bellsouth.net

For:

LB Estero Bay Investments, LLC

AHC PROJECT NO. 2017.134

AHC TECHNICAL REPORT NO. 1167

SEPTEMBER 2017



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PROJECT SETTING	3
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CONSULTANT SUMMARY

In August, 2017, the Archaeological and Historical Conservancy, Inc. (AHC) conducted a due diligence archaeological and historical assessment of the Weeks Fish Camp parcel located in Lee County for LB Estero Bay Investments, LLC. The parcel is located in Township 47S, Range 25E, Section 7 (Figure 1). The parcel was surveyed to locate and assess any sites of archaeological and/or historical significance.

This assessment was conducted to consider potential historic resource requirements in response to State of Florida and Lee County historic preservation requirements. On 1/11/13 the Florida Division of Historical Resources requested a reconnaissance survey of the parcel (DHR No. 2013-00024). That work and report were completed by AHC in 2013 (Carr et al. 2013), however, the parcel since that assessment has been enlarged with the addition of other lots. In early 2017 additional shovel tests were excavated on the parcel (Carr et al. 2017).

The parcel encompasses \pm 31 acres. Historically, the parcel was characterized as pinewoods. It had been hypothesized during the 2013 study that the parcel had an overall medium probability for archaeological sites based on its proximity to Estero Bay and to a previously recorded archaeological site within one-half mile of the project parcel. However, ground-truthing revealed that the study parcel has only a low probability for archaeological sites because of its low elevation.

Prior archaeological and historical assessments included a pedestrian survey, shovel testing, archival research and informant interviews which indicate that the parcel was within the historic settlement of Coconut, a fishing community associated with the Weeks family. The earliest structures within the parcel date to the mid-1940s and were part of the Weeks Fish Camp. The Lee County property appraiser's web site includes three of the structures that are dated as being on the tax rolls since 1946 to 1960. Five structures were documented on the parcel in 2013; however, at least three have since been demolished.

It is the consultant's opinion that of the remaining three structures one, 8LL2630, is not eligible for listing in the National Register of Historic Places. There is insufficient information to determine the eligibility of the other two structures.

The County and/or the State may require a phase I assessment for the newly added lots, and documentation of the structures prior to their demolition. It is the consultant's opinion that agency cultural resource requirements will not adversely affect the development of the project parcel, however, anticipate that there may be a request for additional documentation.

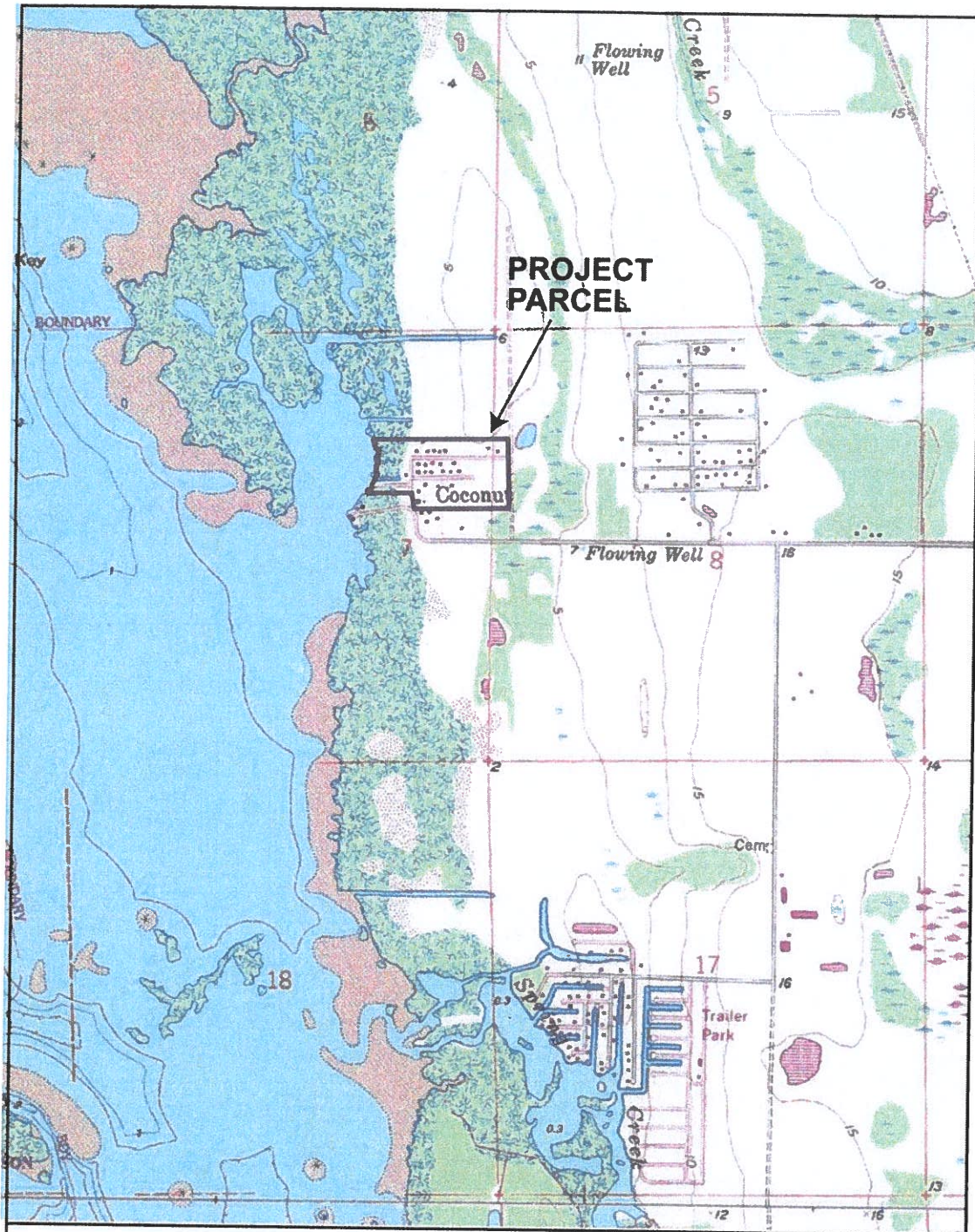
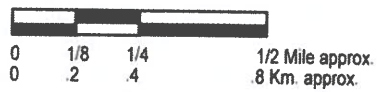


Figure 1. USGS Map of the Weeks Fish Camp parcel.

TOWNSHIP 47S, RANGE 25E, SECTION 7

USGS Map ESTERO, REV. 1991



PROJECT SETTING

The ± 31 acre project parcel is located in Section 7 in Township 47S, Range 25E, about five miles northwest of Bonita Springs in southwestern Lee County. The parcel lies north of the western terminus of Coconut Road at the eastern shore of Estero Bay. The relevant USGS map is Estero (Figure 1).

The north-south entry road from Coconut Road is Weeks Fish Camp Road. It subdivides into two east-west streets, Draine Street and Mamie Street. The parcel contained the Weeks Fish Camp and much of the settlement of Coconut. The project parcel is fringed by mangrove swamp on its western shore abutting Estero Bay.

The project parcel has been extensively altered, encompassing cleared and filled land. An east-west canal had been dredged to the shore creating fill for the Weeks Fish Camp. The vegetative communities that characterize the project parcel are mangrove swamp, a narrow marginal saltern, and a black rush marsh grading eastward to low-lying slash pine flatwoods. Located about one mile east of the project parcel are two parallel swale-like drainage features containing freshwater marshes and marginal cypress strands, the more prominent of which is the drainage trough for Halfway Creek, a tributary creek flowing north toward the Estero River. The 1943 Copeland map depicts the eastern part of the parcel traversing an area of “palms”.

Vintage color and black and white aerial photographs of the project parcel depict clearing and filling of the western shore and the dredging of an entry channel from Estero Bay, creating fill for the Weeks Fish Camp, circa 1944. The 1944 aerial photograph depicts two structures, including the Mamie Weeks house and the marina building, and indicates that the parcel had been cleared of most native vegetation. The 1953 aerial photo depicts three structures, including the Mamie Weeks house, the Weeks family “long house”, and a fish house at the end of a dock. In the 1958 aerial, along with the three structures visible in 1953, a fourth structure appears north of the Mamie Weeks house. All of these structures are gone.

The soil types found on the project parcel include: Wulfert muck, Immokalee sand and Copeland sandy loam (USDA web soil survey).

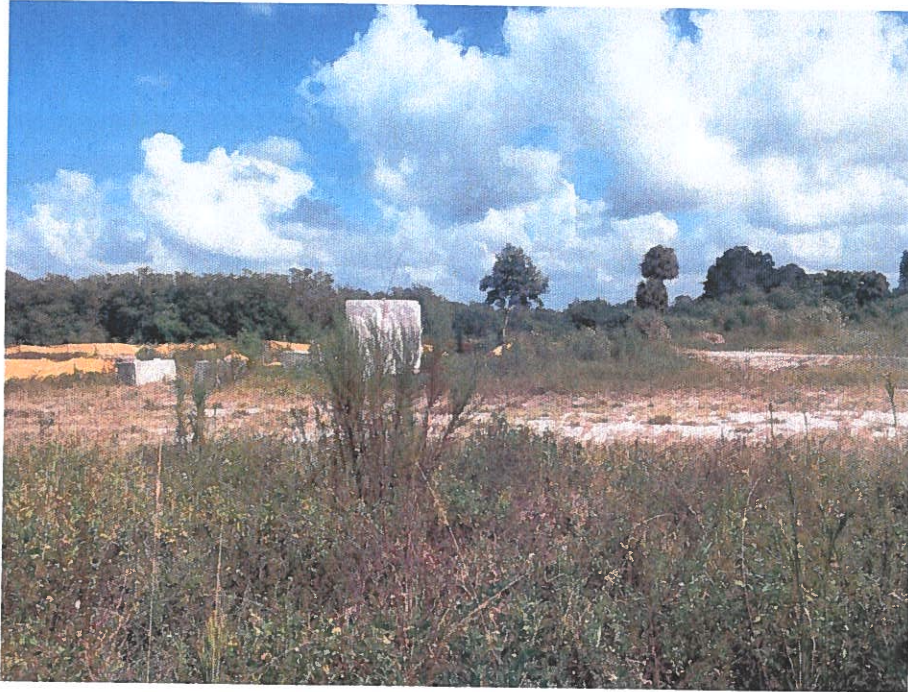


Figure 2. View north across the western portion of the parcel.



Figure 3. View southeast at the Week' Maintenance Shed building, 8LL2630, a historic structure recorded in 2013.

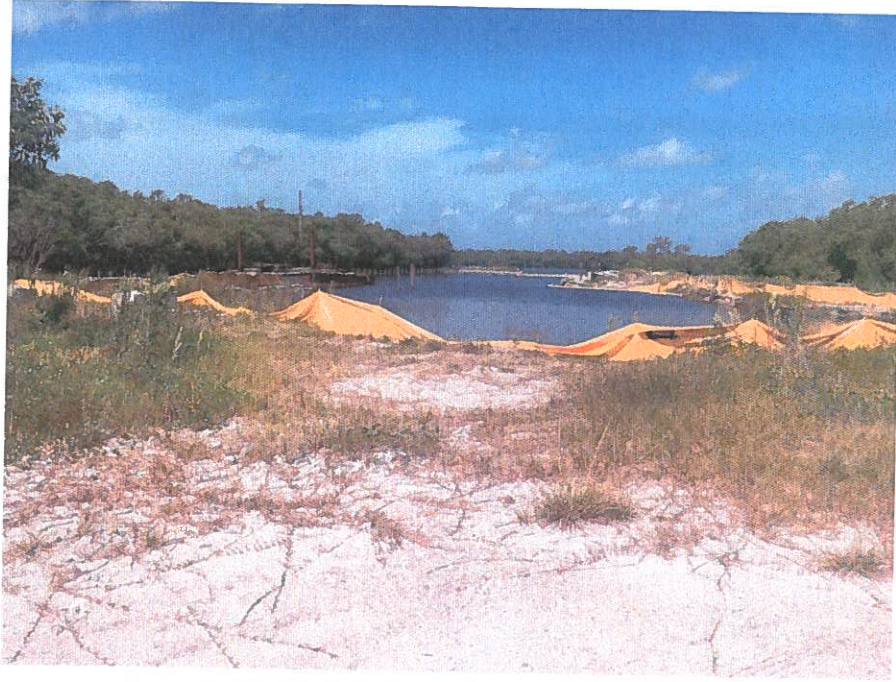


Figure 4. View west of the recently enlarged harbor area.



Figure 5. View east of deserted Mamie Street in southern portion of parcel. Note Week's Maintenance Shed, 8LL2630, in right background.



Figure 6. Older structure on the far N.W. corner of the parcel. The building is orientated roughly N-S, view looking S.W.

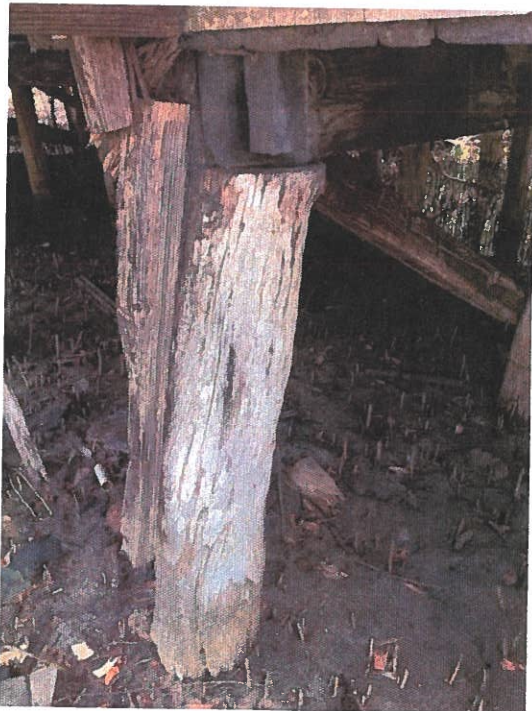


Figure 7. Close-up of piling and cross beam under house.



Figure 8. View west of pole barn in northwest corner of parcel.



Figure 9. Looking north at side of pole barn in northwest corner of parcel.



Figure 10. 2016 aerial photograph of the Weeks Fish Camp parcel depicting the location of the shovel tests excavated in February 2017.

● = NEGATIVE SHOVEL TESTS

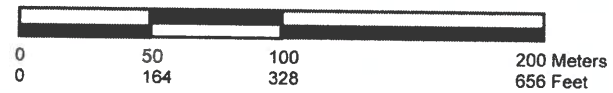




Figure 11. 2017 color aerial orthophotograph of the Weeks Fish Camp parcel.



RESULTS AND RECOMMENDATIONS

This due diligence archaeological and historical assessment of the Weeks Fish Camp parcel resulted in determining that three historic structures occur on the parcel. A total of 23 judgmental shovel tests were dug across the parcel in February, 2017; all were negative for archaeological material.

Five structures occurred on the parcel in 2013, three of which have since been demolished. Only three of the structures were recorded on the property appraiser's website; all dated from 1946 to 1960. A review of archival records and informant interviews indicate that the parcel was part of the historic settlement of Coconut dating to the mid-1940s.

Historical refuse was collected from the surface of two of the lots where structures had been demolished. Cultural materials collected included mid-20th century lead net weights, oyster shell, ceramics, and glass. No prehistoric or significant historic artifacts were found.

It is the consultant's opinion, based on available data, that no significant cultural resources occur on the parcel, and cultural resource requirements will not adversely affect the development of the project parcel, however, agency review may require additional testing on lots not tested in earlier surveys, and documentation of the structures on the parcel as part of an updated phase I assessment report.

It is recommended that the historic Coconut village be interpreted with a historic marker. This site, like other historic fishing communities on the Florida Gulf coast, should have interpretive signage to tell the story of one of the last coastal fishing communities.

In the event that significant cultural materials or features are encountered during development activities then the consultant archaeologist and the Florida Division of Historic Resources should be notified. If human remains are found, then the provisions of Florida Statute 872.05 will apply.

REFERENCES CITED

Carr, Robert S., John W. White, Michael Grady, and John Beriault
2013 A reconnaissance cultural resource assessment of the Estero Bay Marina parcel,
Lee County, Florida. *AHC Technical Reports* 986.

Carr, Robert S., John W. White, and Michael Grady
2017 A Due Diligence Archaeological and Historical Assessment of the Weeks Fish
Camp Parcel, Lee County, Florida. *AHC Technical Reports* 1144.

Revised Renderings and Line of Sight Exhibit prepared by EDSA

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PD18-55071-BOS Page 313

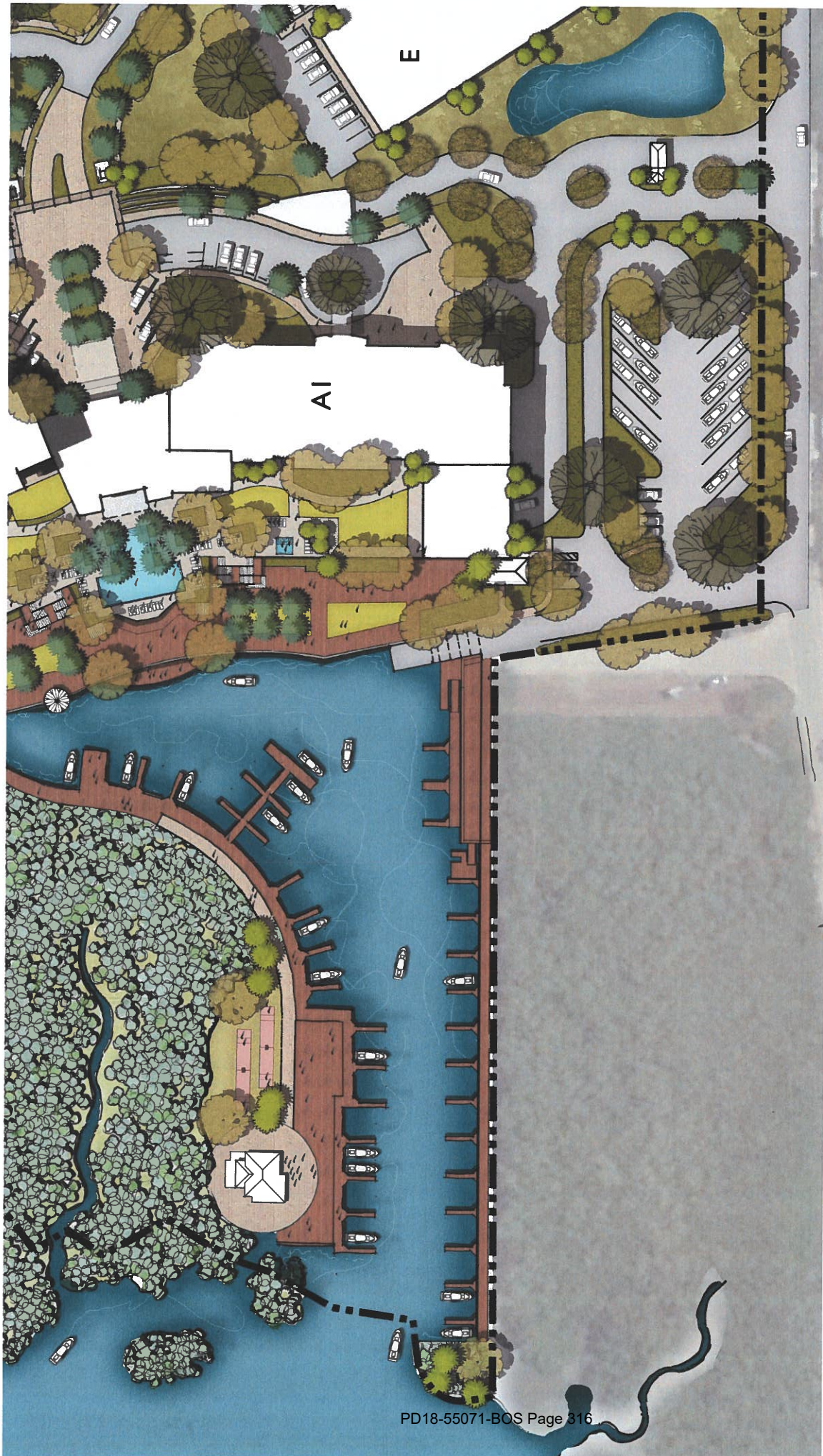


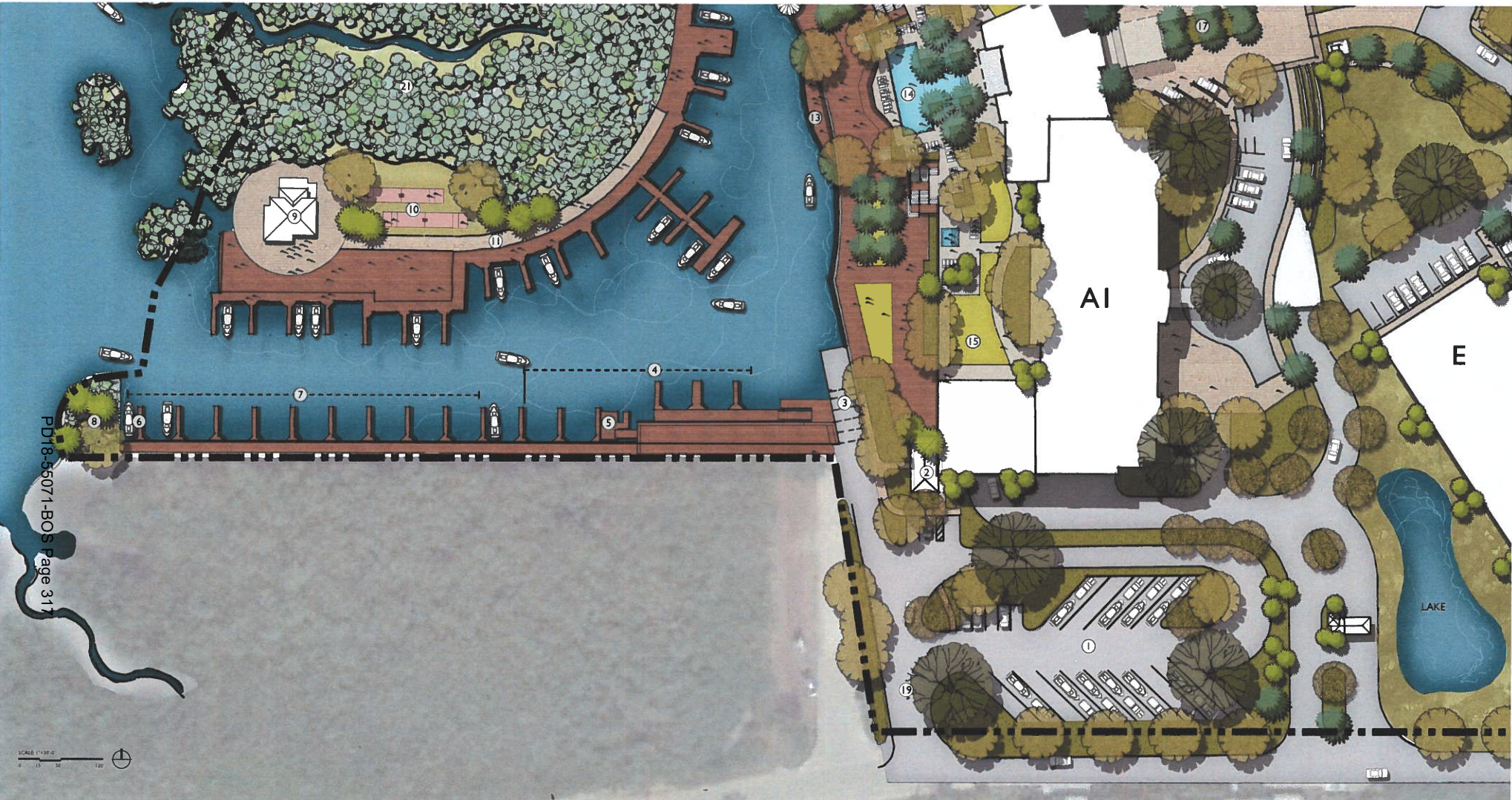


BONITA SPRINGS, FL
 CONCEPTUAL MASTER PLAN
 AUGUST 05, 2019

LEGEND

- | | | | |
|--|-------------------------------------|----------------------------|---|
| 01 Public Parking (15 Truck/Trailers, 8 Cars) | 08 Public Park | 15 Amenity Deck | A1 6 Stories of Residential Over 2 Amenity Floors Over 2 Floors of Parking (115' to Roof) |
| 02 Public Restrooms and Possible Shipstore | 09 Private Dining for the Community | 16 Sport Courts | A2 20 Stories of Residential Over 2 Stories of Parking (245' to Roof) |
| 03 Public Boat Ramp | 10 Bocce Courts | 17 Clubhouse Arrival Plaza | B,C,D,E 6 Stories Over Parking (75' to Roof) |
| 04 Public Boat Slip (10 Slips) | 11 Boardwalk Promenade | 18 Main Gatehouse | AL/MC 4 Stories Over Parking (+/- 55' to Roof) |
| 05 Kayak and Paddle Board Launch | 12 Pavilion | 19 Second Gatehouse Entry | |
| 06 Fire and Police Boat Slips (2 Slips) | 13 Community Boat Dock | 20 Third Gatehouse Entry | |
| 07 Possible High End Boat Club & Private Slips | 14 Main Pool | 21 Mangrove Preserve | |





BONITA SPRINGS, FL
 CONCEPTUAL MASTER PLAN
 AUGUST 05, 2019

LEGEND

- | | | | |
|--|-------------------------------------|----------------------------|---|
| 01 Public Parking (15 Truck/Trailers, 8 Cars) | 08 Public Park | 15 Amenity Deck | A1 6 Stories of Residential Over 2 Amenity Floors Over 2 Floors of Parking (115' to Roof) |
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| 05 Kayak and Paddle Board Launch | 12 Pavillion | 19 Marina Vehicular Access | |
| 06 Fire and Police Boat Slips (2 Slips) | 13 Community Boat Dock | 20 Third Gatehouse Entry | |
| 07 Possible High End Boat Club & Private Slips | 14 Main Pool | 21 Mangrove Preserve | |



PD18-5507-1-RD-3 Page 318

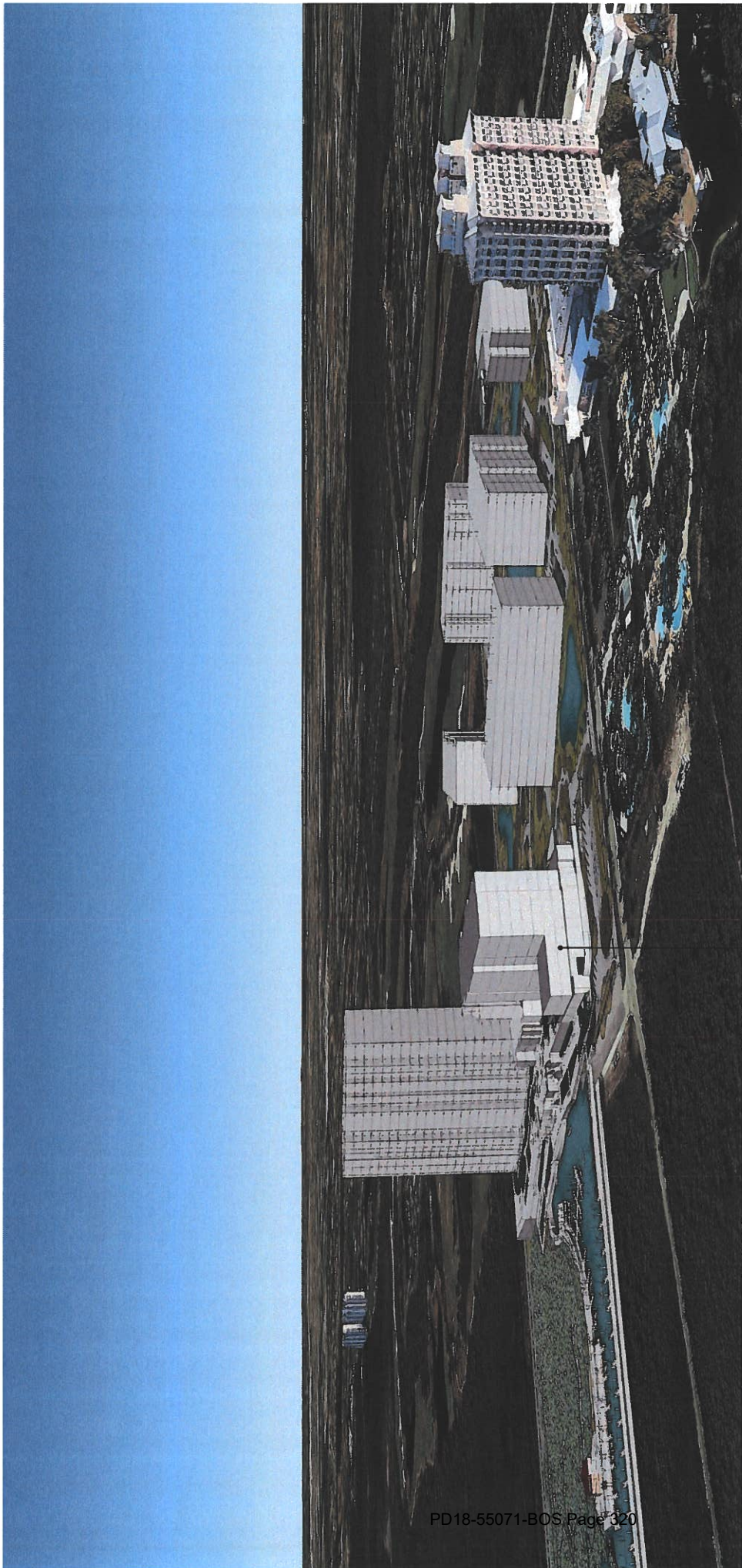
PD18-55071-BOS Page 319

BAY
COLONY
GATE

HYATT
COCONUT
POINT

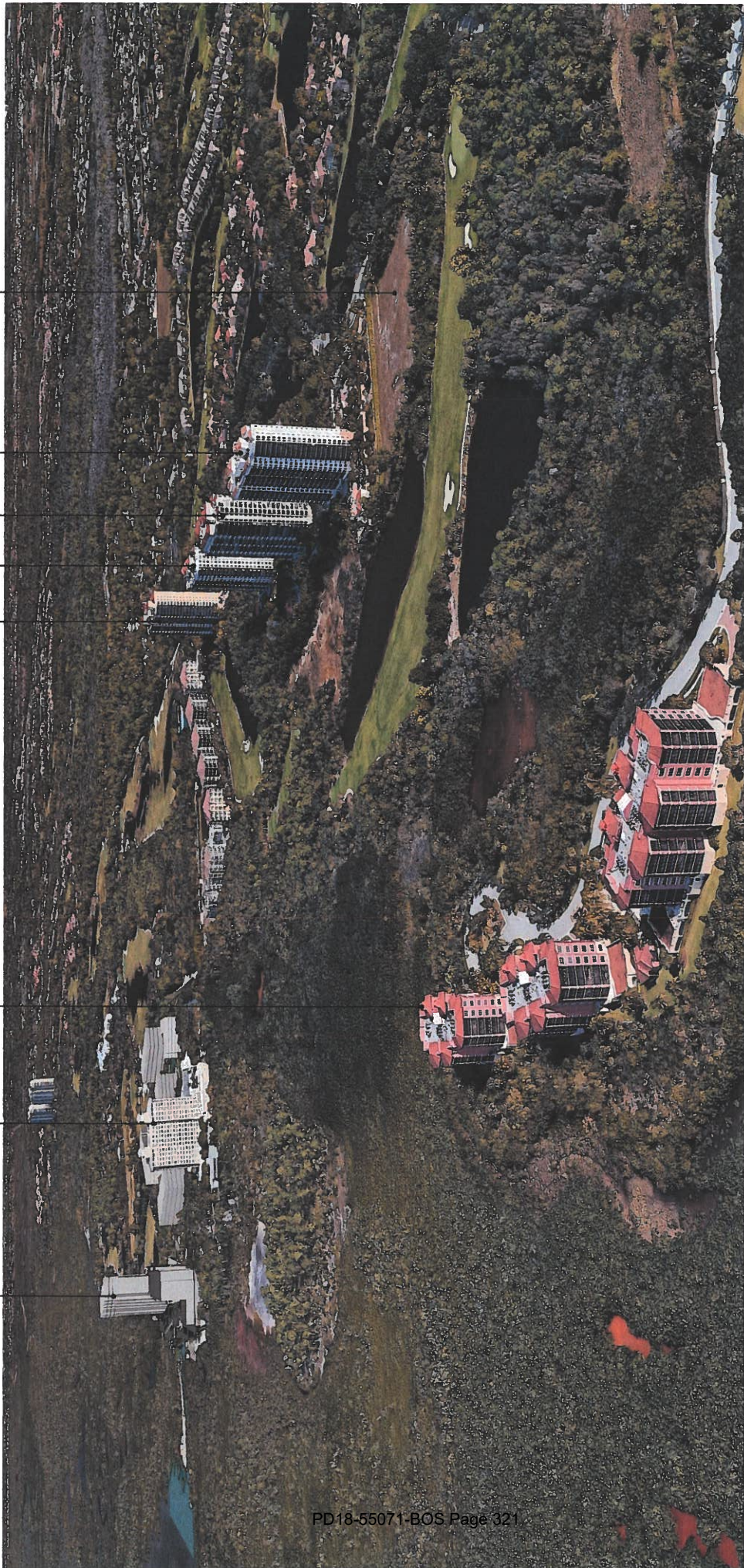
BAYVIEW
SITE

**COCONUT
ROAD**



BAYVIEW
ON
ESTERO BAY

BAYVIEW SITE
HYATT COCONUT POINT
CASTELLA
NAVONA
SORRENTO
TREVOSO
FLORENCIA
ALTAIRA



BAYVIEW
SITE

HYATT
COCONUT
POINT

LA SCALA
TOWER

CASTELLA

NAVONA

SORRENTO

TREVOSO

FLORENCIA

ALTAIRA

PD18-53071-BOS Page 322



BAYVIEW
SITE

HYATT
COCONUT
POINT

NAVONA

SORRENTO

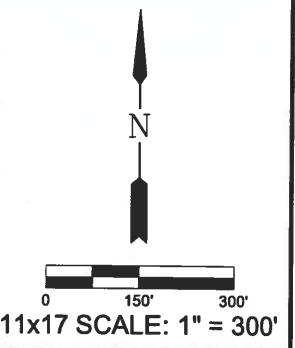
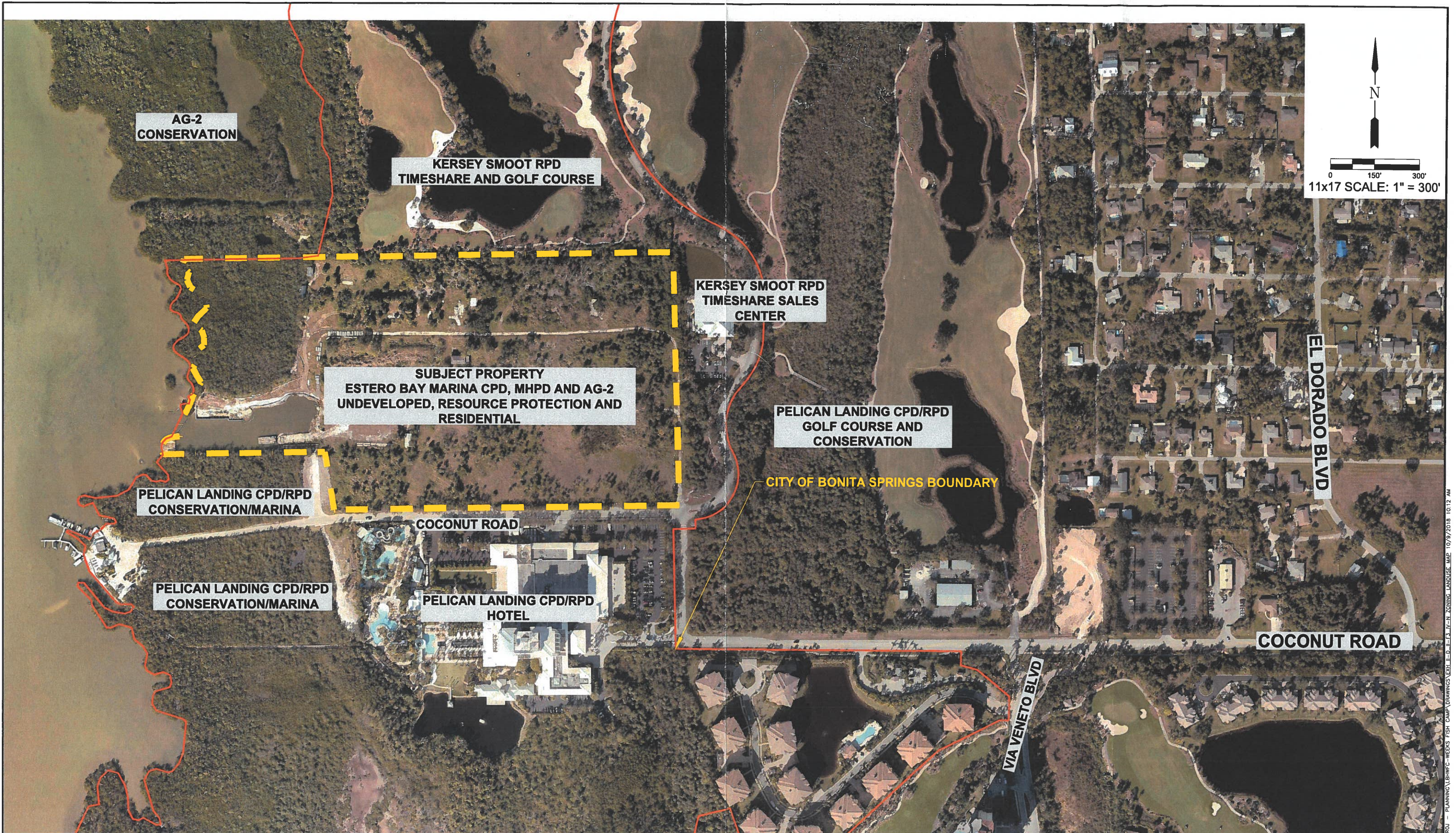
TREVOSO

FLORENCIA

CASTELLA

LA SCALA
TOWER

PD18-55071-BOS Page 323



AG-2
CONSERVATION

KERSEY SMOOT RPD
TIMESHARE AND GOLF COURSE

KERSEY SMOOT RPD
TIMESHARE SALES
CENTER

SUBJECT PROPERTY
ESTERO BAY MARINA CPD, MHPD AND AG-2
UNDEVELOPED, RESOURCE PROTECTION AND
RESIDENTIAL

PELICAN LANDING CPD/RPD
GOLF COURSE AND
CONSERVATION

CITY OF BONITA SPRINGS BOUNDARY

PELICAN LANDING CPD/RPD
CONSERVATION/MARINA

COCONUT ROAD

PELICAN LANDING CPD/RPD
CONSERVATION/MARINA

PELICAN LANDING CPD/RPD
HOTEL

COCONUT ROAD

VIA VENETO BLVD

EL DORADO BLVD

LEGEND

Revision	Date	Description	By

DESIGNED BY: GGMA
DRAWN BY: S.U.
APPROVED: D.W.A.
JOB CODE: LBHWC
SCALE: 1" = 300'

GradyMinor
 Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business L.C. 26000266
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BAYVIEW ON ESTERO BAY
 EXHIBIT II-D, II-F-3 AND IV-N
 EXISTING LAND USE, ZONING AND AERIAL
 COMMUNITY DEVELOPMENT DEPARTMENT
 NOV 8 2018

MUNICIPALITY:	BONITA SPRINGS
SEC./TWN/RGE:	07 & 08/47S/25E
DATE:	SEPTEMBER 2018
SUBMITTAL TYPE:	ENVIRONMENTAL REZONE
SHEET	1 OF 1

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 14-03

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST BY ESTERO BAY MARINE, LLC; DONAVAN, LLC; AND SUGAR MOUNTAIN DEVELOPMENT, LLC TO REZONE FROM LEE COUNTY RESIDENTIAL PLANNED DEVELOPMENT (RPD), MOBILE HOME PLANNED DEVELOPMENT (MHPD), COMMERCIAL PLANNED DEVELOPMENT (CPD), RESIDENTIAL R-3, AND AGRICULTURE AG-2 TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO ALLOW FOR 72 WET SLIPS, 150 DRY SLIPS, AND OTHER RETAIL USES TOTALING 207,000 SQUARE FEET WITH A MAXIMUM HEIGHT NOT TO EXCEED 75 FEET ON LAND LOCATED AT 5000, 5040, 5050, AND 5060 COCONUT ROAD; 23149, 23148, AND 23170 WEEKS FISH CAMP ROAD; 5227, 5233, AND 5234 DRAINE STREET; AND 5119, 5203, 5207, 5211, 5219/5225, 5220, 5228, 5230, 5231, AND 5236 MAMIE STREET, BONITA SPRINGS, FLORIDA, ON 17.34 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Estero Bay Marine, LLC; Donovan, LLC; and Sugar Mountain Development, LLC has filed an application to rezone 17.34± acres of land from Lee County Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), Commercial Planned Development (CPD), Residential R-3, and Agricultural AG-2 to CPD to allow for 72 wet slips, 150 dry slips, and other retail uses totaling 207,000 square feet with a maximum height not to exceed 75 feet which requires:

WHEREAS, the subject property is located Access Undetermined; 5000, 5040, 5050, and 5060 Coconut Road; 23149, 23148, and 23170 Weeks Fish Camp Road; 5227, 5233, and 5234 Draine Street; and 5119, 5203, 5207, 5211, 5219/5225, 5220, 5228, 5230, 5231, and 5236 Mamie Street, Bonita Springs, Florida, and is described more particularly as:

"See Exhibits"

WHEREAS, a Public Hearing was advertised and heard on July 22, 2014 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case PD14-13798-B0S who gave full consideration to the evidence available and recommended approval (3-1); and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The July 15, 2014 Staff Report prepared by Community Development and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the rezoning 17.34 +/- acres of land from Lee County Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), Commercial Planned Development (CPD), Residential R-3, and Agriculture AG-2 to CPD to allow for 72 wet slips, 150 dry slips, and other retail uses totaling 207,000 square feet with a maximum height not to exceed 75 feet with the following conditions:

A. CONDITIONS

1. The development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "Estero Bay Marina Resort," prepared by Inkwerks stamped received July 15, 2014 (Attachment A), except as modified by the conditions below.

The development is limited to 72 wet slips, 150 dry slips, and other retail uses totaling 207,000 square feet.

This development must comply with all requirements of the City of Bonita Springs Land Development Code (LDC) at time of local development order approval. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary in accordance with LDC 4-380.

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

- a. Schedule of Uses

Parcel A

Accessory uses and structures
Administrative Offices
Bank and financial establishments, Group I
Boat Parts Store
Boat Rental
Boat Storage, dry
Club, Commercial and Private
Consumption on Premises
Excavation, Water retention
Emergency medical service (ambulance station)
Fences, walls
Marina
Parking lot, accessory
Police or sheriff's station

Recreational Facilities, Commercial Group III, Outdoor cultural,
passive and active recreational and educational activities only
Restaurant Groups I, II, and III
Signs in accordance with Chapter 6
Transportation Services, Group I

Parcel B

Accessory uses and structures
Administrative Offices
Essential Services
Excavation, Water retention
Fences, walls
Parking Lot: Accessory, Commercial, Garage (public parking),
Temporary
Signs in accordance with Chapter 6

Parcel C

Accessory uses and structures
Administrative Offices
Bank and financial establishments, Group I
Business services, Group I
Clothing stores, general
Consumption on Premises
Convenience food and beverage store
Cultural facilities
Essential services
Excavation, water retention
Excavation, Water retention
Fences, walls
Food store, Group I except supermarkets
Hobby, toy and games shops
Laundry or dry cleaning, Group I
Package Stores
Parking lot, accessory
Pharmacy
Post Office
Personal Services, Group I, Group II Beauty and Health Club only
Real Estate Office
Recreational Facilities, Commercial Group I, Coin-operated
amusement only
Recreational Facilities, Commercial Group III, Outdoor cultural,
passive and active recreational and educational activities only
Rental or leasing establishments, Group I only
Restaurant Groups I, II, and III
Signs in accordance with Chapter 6
Specialty Retail, Groups I and II

Transportation Services, Group I

b. Site Development Regulations

Parcel	A	B	C
Minimum Lot Size (SF)	20,000	20,000	20,000
Lot Width (FT)	100	100	100
Lot Depth (FT)	100	100	100
Front ROW Setback (FT)	*25	25	25
Front Accessway (FT)	0	0	0
Side Setback-External (FT)	15	15	15
Side Setback-Internal (FT)	0	0	0
Rear Setback-External (FT)	20	20	20
Waterbody, Setback-SSL (FT)	15	N/A	N/A
Waterbody, Setback- Other (FT)	0	0	0
Max Lot Coverage (%)	35	34	50

Minimum Open Space: 3.97 acres
 Minimum Indigenous Open Space: 3.97 acres

*Dry storage front setback is 15' from ROW

Height on Parcel A:

Dry Boat Storage-75'
 Restaurant-55'
 Harbormaster Building- 35'
 Outfitter Club- 35'

Height on Parcel B:

Parking Garage-3 levels not to exceed 50'

Height on Parcel C:

35'

3. Transportation Conditions

- a. Site Related Improvements: Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs Land Development Code to address site related impacts may be required to obtain local development order approval.

- b. At the time of local development order review, the applicant shall conduct a Traffic Impact Statement (TIS) in accordance with the City of Bonita Springs Land Development Code (LDC) and Administrative Code requirements for a development order TIS.

4. Lee County Department of Transportation (LCDOT)

- a. A Lee County Type D Limited Review Development order for the access points to the site and any related road or pedestrian improvements on Coconut Road and a deviation from provisions of Lee County LDC Sec. 10-285 will be required for any driveway access west of the property boundary prior to issuance of a city local development order for the project.
- b. A Lee County Right-of-Way Permit and associated warranty bond will be required after approval of Type D Limited Review Development order.

5. Right of Way Easements.

- a. Weeks Fish Camp Road. Until such time an applicant can demonstrate there is not a 50' right of way existing by deed or prescription; the applicant prior to closing and/or removing access to Weeks Fish Camp Road will perform the following,
 - 1. Provide proof of extinguishment through an Opinion of Title Letter addressed to the city prepared by a Florida qualified attorney, clearing the property of the right of way/access encumbrances; or
 - 2. Applicant must obtain the vacation of the right of way/access encumbrances and relocate this access way to be approved by the Division of Development Services, generally consistent with the approved MCP.
- b. Draine Street. Prior to local development order approval, the applicant must obtain a vacation of the right of way/access encumbrances for the portion of Draine Street located within the project's boundary.
- c. The applicant shall coordinate with Lee County Community Development and Estero Fire Rescue to obtain the appropriate permits to improve Draine Street, Mamie Street, and Coconut Point Resort Drive to a limerock rock at 6" subgrade per the applicable Lee County Zoning Resolutions or as required by the Lee County LDC prior to closing and/or removing access to Weeks Fish Camp Road. The applicant shall coordinate with

the property owners of 5191 Mamie Street to improve their portion of Coconut Point Resort Drive.

6. Environmental Conditions

- a. The applicant shall provide one hundred (100) percent native vegetation plantings within all required buffers, except that coconut palms may be used and counted as native palms.
- b. The applicant will implement the Best Management Practices for DEP's Clean Marina facilities. Within one year of the certificate of completion for the marina, the marina will submit for and pursue the DEP Clean Marina Program Designation.
- c. Prior to the first certificate of occupancy, the applicant will place signs visible to all users within marina portion of the project educating them of the following:
 - i. The importance of sea grass beds, oyster bars, bird rookeries, listed species and clean water; and
 - ii. Scaring of seagrass beds from vessels and the long term negative impacts; and
 - iii. Statement that it is against the law to destroy sea grass beds, disturb bird rookeries, molest manatees, and that this preserve is patrolled by law enforcement ; and
 - iv. A full-sized map depicting how to exit the marina and pathway to the closest marked channel; and
 - v. A second map showing the marked channels in Estero Bay.

Staff may administratively approve the location of any signs, so as to allow them within setbacks if necessary to be most visible for the marina customers.

- d. Applicant will promote to its customers the Lee County Division of Natural Resource Management's Boaters Guide Mobile Phone Application.

7. Buffers. All buffers must be consistent with the MCP and as conditioned below.

- a. Parcel A Buffers.
 - i. A landscape buffer consistent with LDC 3-416(D)6 is required along the eastern boundary where it abuts residential uses under separate ownership.
 - ii. In support of deviation 2, a 15' Type F buffer is required along the south side of Mamie Street in between the edge of pavement and the shell parking lot on Parcel A.

- iii. In support of deviation 4, an alternative 15' Type D landscape buffer is required along the Dry Storage Building to reduce the scale and massing of the Building. Sabal palms or coconut palms shall be planted in groups of 3, with minimum heights of 8', 12', and 16' of grey wood for each cluster. Royal palms shall be singular and have a minimum of 20' of grey wood. Two palms clusters and two royal palms are required for each 100 feet.
 - b. Parcel B Buffers. In support of deviation 2, a 15' Type F buffer is required.
 - c. Parcel C Buffer. Landscape buffers consistent with LDC 3-416(D) 6.
- 8. Parking lot areas. The applicant will provide ten (10) ten boat trailer parking spaces for the boat ramps. In addition, in support of deviation 3, a stormwater and parking area maintenance plan shall outline a maintenance schedule of the shelled parking lot areas to be approved by Community Development at time of local development order.
- 9. Dry Boat Storage Building. In support of deviations 4 and 6, an Alternative Plan in accordance with LDC 3-602 may be submitted. The Alternative Plan must include design elements and treatments that reduce the scale and massing of the structure on all four sides. The Alternative Plan shall be designed to meet the intent of LDC Chapter 3-606 and shall be consistent with the Old Florida architectural theme of the project. If the applicant fails to consider the mass void relationship in their expression of the Old Florida architectural style, then the standards of LDC 3-606 shall be applied.
- 10. Parking Structure. The parking structure shall be setback a minimum of 25' from Coconut Road. In addition to the commercial design standards found in the LDC Chapter 3 for parking structures, the three level parking structure must be designed with the standards for primary facades on all four elevations, consistent with the Old Florida character of the project.
- 11. Public Access. The project shall make a minimum of 10% of the wet slips available for public use. The boat ramp shall also be available for public use. Public use does not require that the public must join a club or group prior to leasing, renting, or purchasing a dock space. The property owner or marina operator may charge a reasonable fee for such use of the wet slips or ramp.

12. The development must comply with the commercial lighting standards found in the LDC, Chapter 3. Street, parking lot, and building lighting must be shielded so that light is directed downward to reduce light spillage to off-site parcels.
13. The development must comply with the City's Noise Control Ordinance, as amended.
14. The developer will make every effort to incorporate principles for its buildings through the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) and/or Florida Green Building Coalition program, a national standard for commercial building structures, in site design and construction, by emphasizing use of high energy efficiency designs and use of high energy efficiency fixtures and appliances where possible. Building materials, both internal and external, will be comprised of durable and recycled materials where possible.
15. This development must comply with all of the requirements of the LDC at the time of the local development order approval, except as may be granted by deviation approved as part of this planned development.
16. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.

B. DEVIATIONS

1. *Deviation one is approved, granting a deviation from LDC §3-321(C) which requires a minimum crown elevation of 5.5 feet above sea level (USC&GS) to allow an elevation of 3.7 feet above sea level (NAVD88) for parcels A and C.*
2. *Deviation two is approved, subject to condition 7, granting a deviation from LDC 4-935(b)(4), which requires a landscape buffer per LDC §3-416(D)(6) for a solid wall or combination berm and solid wall not less than eight feet in height be constructed not less than 25 feet with a Type C landscape buffer plantings along the proposed development where it abuts an existing residential subdivision or residential lots to allow the landscape buffers to serve as the perimeter setback as depicted on the MCP.*
3. *Deviation three is approved, subject to condition 8, granting a deviation from LDC § 4-2017(a)(2) requiring high turnover parking lot surfaces have paved, dust free, all-weather surface which may include asphalt, concrete,*

paving block and other similar types of treatment to allow for compacted crushed shell in the parking areas.

4. *Deviation four is approved, subject to conditions 7 & 9, granting a deviation from LDC §4-2192 requiring a local street setback of 25' to allow for a 15' street setback from Coconut Road for the dry storage boat barn.*
5. *Deviation five is approved, granting a deviation from LDC §4-2194(b) requiring a 25' water body setback to allow a 15' water body setback for the west end of the restaurant building and 0' setback for the south end of the restaurant building.*
6. *Deviation six is approved, subject to conditions 1 & 6, granting a deviation from LDC §4-935(b).1.e which requires a perimeter setback of ½ the building height and LDC §4-2174(b) which requires every required street, side, and rear setback be increased by one-half foot for every one foot by which the building or structure exceeds 35' to allow the perimeter setbacks proposed per the Master Concept Plan.*

C. FINDINGS AND CONCLUSIONS:

Based upon an analysis of the application and the standards for approval of Planned Development rezonings, Bonita Springs City Council makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning to Commercial Planned Development (CPD) by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations as conditioned.
2. The requested CPD zoning as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and
 - b. is consistent with the densities, intensities and general uses set forth in the Bonita Springs Comprehensive Plan (pending Comprehensive Plan Amendments) and the Lee Plan; and
 - c. is compatible with existing or planned uses in the surrounding area; and
 - d. will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities, as conditioned.


4. Urban services, as defined in the Bonita Springs Comprehensive Plan and Lee Plan, are available and adequate to serve the proposed land use, as conditioned.
5. The proposed uses are appropriate at the subject location, as conditioned.
6. The recommended conditions to the master concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development, as conditioned.
8. The deviations granted, as conditioned:
 - a. enhance the objectives of the planned development; and
 - b. preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

SECTION TWO: EFFECTIVE DATE

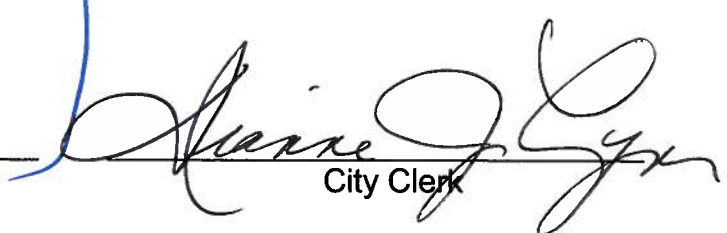
This ordinance shall take effect thirty (30) days from the date of adoption. Consistent with Florida Statutes §163.3184 (12), the Zoning changes that require a comprehensive plan change are contingent upon the City enacting the proposed plan amendment transmitted pursuant to Florida Statutes §163.3184. Zoning changes approved by the local government are contingent upon the comprehensive plan or plan amendment transmitted becoming effective. Any changes to the zoning that is consistent with the existing Lee Plan may obtain development orders upon the thirty (30) day effective date of this ordinance, regardless of the effective date of the proposed plan amendment.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 18th day of August, 2014.

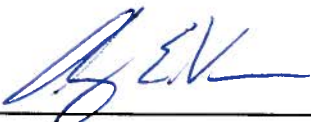
AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM: 
City Attorney

Vote:

Nelson	Aye	Simmons	Aye
McIntosh	Aye	Gibson	Aye
Martin	Absent	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk: 8-18-14

DESCRIPTION

Parcel in
Government Lot 2
Section 7, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 2 run $S89^{\circ}06'47''W$ along the North line of said Government Lot 2 for 1,279.00 to the POINT OF BEGINNING;

From said POINT OF BEGINNING run $S01^{\circ}34'27''E$ parallel with the East line of said Government Lot 2 for 142.00 feet; thence run $N89^{\circ}06'47''E$ parallel with said North line of Government Lot 2 for 173.50 feet; thence run $S01^{\circ}34'27''E$ parallel with said East line of Government Lot 2 for 149.87 feet to an intersection with the South line of Draine Street (50 feet wide right of way); $N89^{\circ}06'47''E$ along said South line, also being parallel with said North line of Government Lot 2 for 300.00 feet; thence run $S01^{\circ}34'27''E$ parallel with said East line of Government Lot 2 for 215.00 feet to an intersection with the North line of Mamie Street (50 feet wide right of way); thence run $N89^{\circ}06'47''E$ along said North line of Mamie Street, also being parallel with said North line of Government Lot 2 for 177.23 feet; thence run $S01^{\circ}34'27''E$ parallel with said East line of Government Lot 2 for 50.00 feet to an intersection with the South line of said Mamie Street; thence run $N89^{\circ}06'47''E$ along said South line, also being parallel with said North line of Government Lot 2 for 422.77 feet; thence run $S01^{\circ}34'27''E$ parallel with said East line of Government Lot 2 for 105.35 feet an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run $N89^{\circ}06'16''E$ along said North line for 205.50 feet to the Northeast corner of the South Half (S 1/2) of said Government Lot 2; run $S01^{\circ}34'27''E$ along the East line of said Government Lot 2 for 198.00 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run the following three (3) courses along said Northerly right of way line: $S89^{\circ}06'16''W$ for 264.00 feet; $S89^{\circ}09'28''W$ for 666.26 feet and $S89^{\circ}06'16''W$ for 247.50 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run $N09^{\circ}16'44''W$ along the Westerly line of said lands for 199.50 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run $S89^{\circ}06'16''W$ along said North Line for 549 feet, more or less, to an intersection with the Westerly face of a Concrete Bulkhead; thence run Northeasterly along the face of said Bulkhead for 102 feet, more or less, to an intersection with the approximate Historic Mean High Water Line of Estero Bay; thence run Northeasterly along said approximate Historic Mean High Water Line for 114 feet, more or less, to an intersection with the Mean High Water Line of Estero Bay;

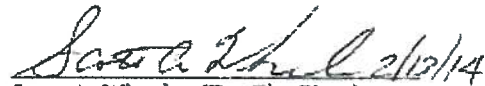
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Phone (239) 461-3170 • Fax (239) 461-3169

DESCRIPTION (Cont.)

thence run Northerly along said Mean High Water Line for 622 feet, more or less, to an intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 386 feet, more or less, to the POINT OF BEGINNING.

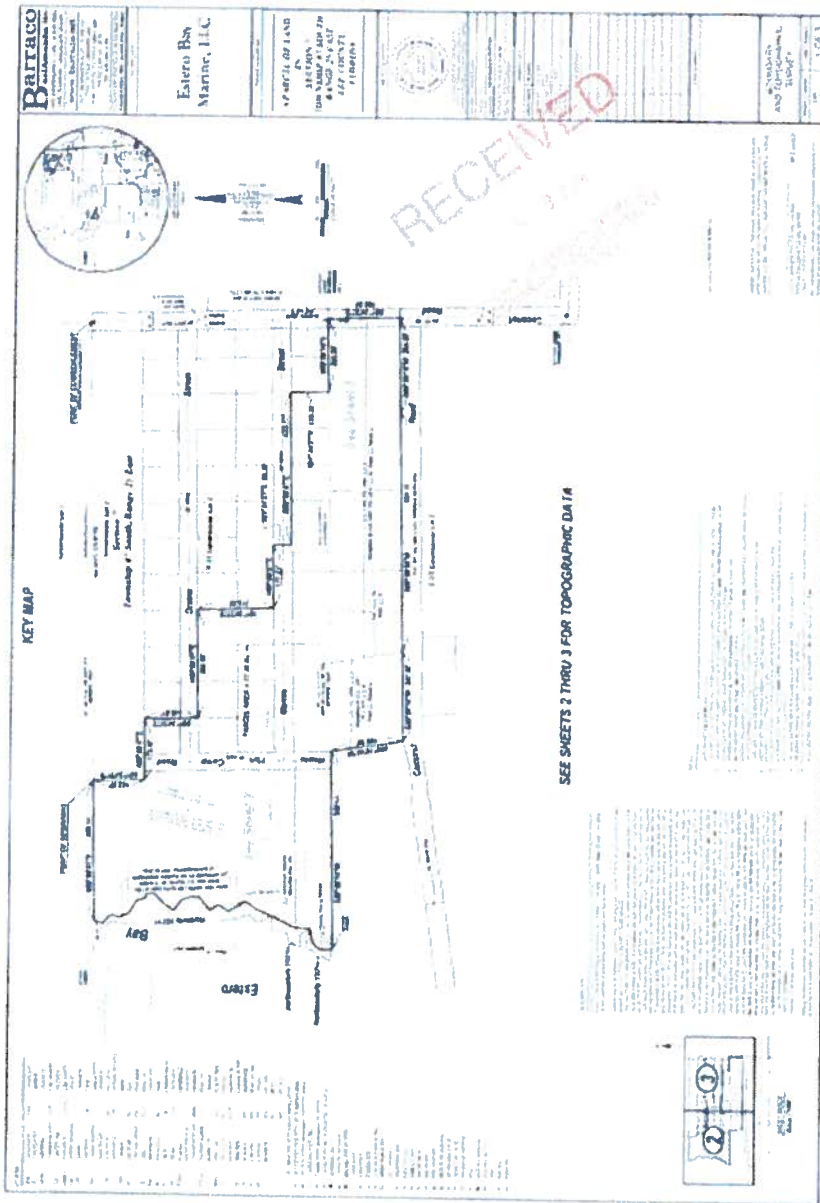
Containing 17.34 acres, more or less

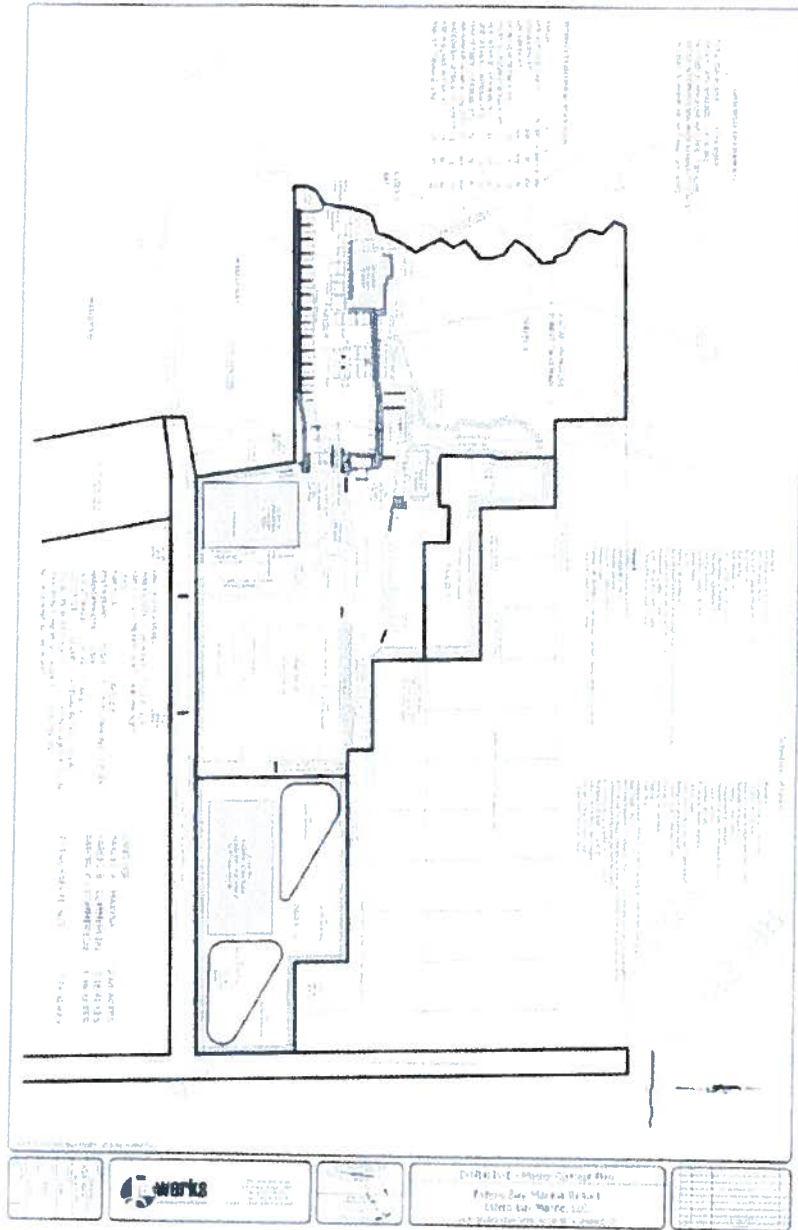
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of Government Lot 2 of said Section 7 to bear S01°34'27"E.



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\22982 - Week's Fish Camp, Descriptions\22982\skn6DESC.dwg





RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners, in reference to Weeks Fish Camp, has properly filed an application for a rezoning from the AG-2 district to Commercial Planned Development, Residential Planned Development and Mobile Home Planned Development, to secure proper zoning in order to accommodate existing nonconforming land uses and permit the development of vacant parcels, maintain the existing commercial marina activities and allow for possible expansion of the marina activities. Buildings will not exceed 35 feet above average grade, on 21.86 total acres of land.

NOTE: If approved, the Master Concept Plan will deviate from the following Lee County standards:

- (1) Minimum setback in a non-urban area of the Lee Plan between structures and a section line of 75 feet (202.18.B.3.a.), to 55 feet for the north/south line between Sections 7 and 8;
- (2) Minimum lot area of 40,000 square feet for the single family residences (434.05.A.), to 10,000 square feet;
- (3) Minimum lot area of 21,000 square feet for a mobile home (439.03.A.), to 10,000 square feet;
- (4) Requirement to provide on and off-site construction bonds [DSO B.4.d.(1)(b) and (d)], to not require on and off-site cost estimates and bonds;
- (5) Requirement to supply operation and maintenance covenants [DSO B.4.d.(1)(g)], to not require operation and maintenance covenants;
- (6) Requirement to supply the documents creating the legal mechanism to assure the beneficiaries of the drainage plan that the easements and rights-of-way will be continuously maintained [DSO B.4.d.(1)(h)], to not require these documents;
- (7) Requirement to supply a Traffic Impact Statement (TIS) and Traffic Impact Mitigation Plan (TIMP) [DSO B.4.c.(3)(c) and B.4.d.(3)(c)], to not require a TIS and TIMP;
- (8) Requirement to provide a plan for protection of lands within the (100) one hundred year flood plain and a plan to also compensate for any loss of flood storage (DSO C.1.b.(1)(2)), to not require these plans for the existing buildings;
- (9) Requirement to meet the minimum street design standards for a local or private road (DSO C.3.a.), to not require these standards;
- (10) Requirement of having to supply a minimum centerline street elevation (N.G.V.D.) to 5.5 feet (DSO C.3.a.), to not require this minimum;

- (11) Requirement to supply cul-de-sacs for dead-end streets (DSO C.3.b.), to not require cul-de-sacs;
- (12) Requirement to provide a (10) ten foot wide utility easement on both sides of the road (DSO C.4.a.), to not require this easement;
- (13) Requirement to place Permanent Reference Monuments (PRM) and Benchmarks (BM) on the proposed site (DSO D.2.a. and c.), to not require these monuments;
- (14) Requirement to meet the minimum design standards for the streets (DSO D.3. Table D-1), to not require meeting these standards;
- (15) Requirement to supply a complete stormwater management system (DSO E.2.a.), to not require provision of such system;
- (16) Deviation from lot size requirements for all vacant lots within the subject property; and
- (17) Deviation from site fire related DSO code requirements for fire protection; and

WHEREAS, the subject property is located off Weeks Fish Camp Road, Estero, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 47 South, Range 25 East, Lee County, Florida:

Parcel A - AG-2 (4.66 acres)

A tract or parcel of land lying in the North Half (Nà) of Government Lot 2, Section 07, Township 47 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

From the Northeast corner of said Government Lot 2 run N89°19'30"W along the North line of said Government Lot 2 for 1,279.00 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue N89°19'30"W along said North line for 60.00 feet;

THENCE run South 110.00 feet;

THENCE run S23°20'15"E for 112.59 feet;

THENCE run S10°00'25"E for 30.72 feet;

THENCE run S13°07'26"W for 49.25 feet;

THENCE run S10°31'23"W for 191.92 feet;

THENCE run N89°33'11"W for 151.80 feet;

THENCE run N85°27'35"W for 126.03 feet;

THENCE run S52°15'51"W for 15.16 feet;

THENCE run S15°00'10"E for 43.46 feet;

THENCE run S84°21'00"E for 74.68 feet;

THENCE run N85°32'23"E for 134.69 feet;

THENCE run Southeasterly for 20.00 feet more or less to an intersection with the Northwesterly corner of an existing seawall;

THENCE run Easterly along the face of an existing seawall for 30.00 feet more or less;

THENCE run Southeasterly along said seawall for 20.00 feet more or less;

THENCE run Southerly along said seawall for 65.00 feet more or less;

THENCE run Westerly along said seawall for 390.00 feet more or less;

THENCE run Southwesterly along said seawall for 30.00 feet more or less;

THENCE run Southerly along said seawall for 20.00 feet more or less to an intersection with the South line of the North Half (Nà) of Government Lot 2;

continued...

THENCE run S89°19'30"E along said South line for 1,050.00 feet more or less to a point which is 705.50 feet West of the East line of said Government Lot 2;

THENCE run North 130.50 feet to an intersection with the centerline of a roadway easement (50 feet wide);

THENCE run N89°19'30"W for 400.00 feet;

THENCE run North 130.00 feet;

THENCE run N89°19'30"W for 125.00 feet to an intersection with the centerline of a roadway easement (50 feet wide);

THENCE run North along said centerline for 260.00 feet to an intersection with the South line of lands described in Deed Book 144 at Page 360, Lee County Records;

THENCE run N89°19'30"W along said South line for 48.50 feet to the Southwest corner of said lands;

THENCE run North along the West line of said lands for 142.00 feet to the POINT OF BEGINNING.

SUBJECT TO a roadway easement (50 feet wide) over and across the West 50.00 feet of the East 1,255.50 feet of the South 520.50 feet of the hereinabove described parcel.

SUBJECT TO a roadway easement (50 feet wide) over and across the North 50.00 feet of the South 155.50 feet of the East 1,205.50 feet of the hereinabove described parcel.

SUBJECT TO A ROADWAY EASEMENT (50 feet wide) over and across the North 50.00 feet of the South 420.50 feet of the East 1,205.50 feet of the hereinabove described parcel.

Bearings hereinabove mentioned are based on the east line of Government Lot 2 to bear North.

Parcel B - RPD

A lot or parcel of land lying in the North Half (N½) of Government Lot 2, Section 07, Township 47 South, Range 25 East, Lee County, Florida which lot or parcel is described as follows:

From the Northeast corner of said Government Lot 2 run South along the East line of said Government Lot 2 for 532.00 feet;

THENCE run N89°19'30"W along the centerline of a roadway easement (50 feet wide) for 905.50 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue N89°19'30"W along said centerline for 200.00 feet;

THENCE run North 130.00 feet;

THENCE run S89°19'30"E for 200.00 feet;

THENCE run South 130.00 feet to the POINT OF BEGINNING.

SUBJECT TO a roadway easement over and across the South 25.00 feet of the hereinabove described parcel.

Bearings hereinabove mentioned are based on the East line of Government Lot 2 to bear North.

Parcel C - RPD

A lot or parcel of land lying in the North Half (N½) of Government Lot 2, Section 07, Township 47 South, Range 25 East, Lee County, Florida which lot or parcel is described as follows:

From the Northeast corner of Government Lot 2 run South along the East line of said Government Lot 2 for 292.00 feet;

THENCE run N89°19'30"W along the South line of a roadway easement (50 feet wide) for 705.50 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue N89°19'30"W along said South line for 100.00 feet;

THENCE run South for 110.00 feet;

THENCE run S89°19'30"E for 100.00 feet;

THENCE run North 110.00 feet to the POINT OF BEGINNING.

Bearings hereinabove mentioned are based on the East line of Government Lot 2 to bear North.

continued...

Parcel D - RPD

A lot or parcel of land lying in the North Half (N½) of Government Lot 2, Section 07, Township 47 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

From the Northeast corner of said Government Lot 2 run South along the East line of said lot for 142.00 feet to the Southeast corner of lands described in Deed Book 144 at Page 360, Lee County Records;

THENCE run N89°19'30"W along the South line of said lands for 1,105.50 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue N89°19'30"W along said South line for 125.00 feet;

THENCE run South along the centerline of a roadway easement (50 feet wide) for 125.00 feet;

THENCE run S89°19'30"E along the centerline of a roadway easement (50 feet wide) for 125.00 feet;

THENCE run North 125.00 feet to the POINT OF BEGINNING.

SUBJECT TO a roadway easement over and across the West 25.00 feet of the hereinabove described parcel.

SUBJECT TO a roadway easement over and across the South 25.00 feet of the hereinabove described parcel.

Bearings hereinabove mentioned are based on the East line of Government Lot 2 to bear North.

Parcel E - MHPD

A lot or parcel of land lying in the North Half (N½) of Government Lot 2, Section 07, Township 47 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

From the Northeast corner of said Government Lot 2 run South along the East line of said Government Lot 2 for 142.00 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue South along said East line for 125.00 feet;

THENCE run N89°19'30"W along the centerline of a roadway easement (50 feet wide) for 505.50 feet;

THENCE run South 290.00 feet to an intersection with the centerline of a roadway easement (50 feet wide);

THENCE run S89°19'30"E along said centerline line for 505.50 feet to an intersection with the east line of said Section 07;

THENCE run South along said east line for 130.50 feet to an intersection with the South line of the North Half (N½) of said Government Lot 2;

THENCE run N89°19'30"W along said south line for 705.50 feet;

THENCE run North 130.50 feet to an intersection with the centerline of said roadway easement (50 feet wide);

THENCE run N89°19'30"W along said centerline for 200.00 feet;

THENCE run North 130.00 feet;

THENCE run N89°19'30"W for 325.00 feet to an intersection with a centerline of a roadway easement (50 feet wide);

THENCE run North along said centerline for 135.00 feet;

THENCE run S89°19'30"E along the centerline of a roadway easement (50 feet wide) for 125.00 feet;

THENCE run North 125.00 feet to an intersection with the South line of lands described in Deed Book 144 at Page 360, Lee County Records;

THENCE run S89°19'30"E along said South line for 1,105.50 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

The following described Parcel "C":

A lot or parcel of land lying in the North Half (N½) of Government Lot 2, Section 07, Township 47 South, Range 25 East, Lee County, Florida which lot or parcel is described as follows:

From the Northeast corner of Government Lot 2 run South along the East line of said Government Lot 2 for 292.00 feet;

THENCE run N89°19'30"W along the South line of a roadway easement (50 feet wide) for 705.50 feet to the POINT OF BEGINNING.

continued...

From said POINT OF BEGINNING continue N89°19'30"W along said South line for 100.00 feet;
THENCE run South for 110.00 feet;
THENCE run S89°19'30"E for 100.00 feet;
THENCE run North 110.00 feet to the POINT OF BEGINNING.
Bearings hereinabove mentioned are based on the East line of Government Lot 2 to bear North.

Parcel F - RPD

A lot or parcel of land lying in the North Half (N½) of Government Lot 2, Section 07, Township 47 South, Range 25 East, Lee County, Florida which lot or parcel is described as follows:

From the Northeast corner of said Government Lot 2 run South along the East line of said lot for 142.00 feet to the Southeast corner of lands described in Deed Book 144 at Page 360, Lee County Records;

THENCE continue South along said East line for 125.00 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue South along the East line of a roadway easement (30 feet wide) for 290.00 feet to an intersection with the centerline of a roadway easement (50 feet wide);

THENCE run N89°19'30"W along said centerline for 505.50 feet;

THENCE run North 290.00 feet;

THENCE run S89°19'30"E along the centerline of a roadway easement (50 feet wide) for 505.50 feet to the POINT OF BEGINNING.

SUBJECT TO a roadway easement over and across the North 25.00 feet of the hereinabove described parcel.

SUBJECT TO a roadway easement (30 feet wide) over and across the East 30 feet of the hereinabove described parcel.

SUBJECT TO a roadway easement over and across the South 25 feet of the hereinabove described parcel.

Bearings hereinabove mentioned are based on the East line of Government Lot 2 to bear North.

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 07-47-25-00-00003.0000 thru 07-47-25-00-00003.0210; and

WHEREAS, the Board of County Commissioners has the authority under Section 800.A.2 of the Lee County Zoning Ordinance to initiate this application; and

WHEREAS, proper authorization has been given to Amber J. Vojak, Batchelor & Shippy, P.A., by the owners of the subject parcels to act as applicant to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and

WHEREAS, the Lee County Hearing Examiner fully reviewed the matter on Tuesday, April 9, 1991, and May 17, 1991; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, the Lee County Board of County Commissioners in their legislative process denied without prejudice the rezoning to CPD because that zoning category does not allow commercial fishing, which is a principle use of the

property, and they found it would be inappropriate to rezone the property to a district that would not bring the property into compliance with Lee County Codes and Regulations; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby DENY without prejudice a rezoning to Commercial Planned Development, and the AG-2 zoning remains in full force and effect on 4.66 acres, and the Board does hereby APPROVE with conditions a rezoning to Residential Planned Development and Mobile Home Planned Development.

This approval is subject to the following conditions:

1. a. The development of this property shall be in accordance with the Master Concept Plan, which is a one-page plan, drawn on a boundary survey, identified as "Exhibit Five", annotated or initialed "AV 7/25/91" and stamped received on October 10, 1990, except as modified by the conditions herein.
- b. The portion requested for RPD zoning, located in the southeast corner of the site and south of the southernmost east/west road easement, is hereby APPROVED as MHPD.
2. The use of this property shall be in accordance with the following schedule of uses for each of the requested zoning districts:

Residential Planned Development

Dwelling Unit, conventional single-family residence
Essential Services
Recreational Facilities, Personal, Private, and Public
Residential Accessory Uses
Signs, which are in compliance with the Lee County Sign Ordinance

Mobile Home Planned Development

Dwelling Unit, mobile home
Dwelling Unit, conventional single-family residence
Essential Services
Recreational Facilities, Personal, Private, and Public
Residential Accessory Uses
Signs, which are conformance with the Lee County Sign Ordinance

3. The property development regulations for each of the districts shall be as follows:
 - a. In the Residential Planned Development and Mobile Home Planned Development:

Minimum Lot Area and Dimensions

Area - 10,000 square feet
Width - 100 feet
Depth - 100 feet

Minimum Setbacks

Street - 1/2 (ROW) or (Street Easement) + 25 feet

Side - 10 feet

Rear - 20 feet

Water body - 25 feet

Maximum Height - 35 feet

Maximum Lot Coverage - 40% of the Total Lot Area

4. a. The Resource Protection Areas, consisting of saltwater and freshwater wetlands, are hereby identified as wetland preserves. These Resource Protection Areas shall remain in their natural state with the following exception. The mangroves located along the canal may be trimmed in conjunction with a mangrove trimming permit as provided for in the Mangrove Protection Ordinance.
- b. In the event that the subject parcel becomes the site for future development, the owner shall comply with all pertinent Lee County Protected Species regulations.
5. Final Plan Approval is hereby granted concurrently with the approval of the rezoning to RPD and MHPD.
6. Deviations (1), (2), (3), (4), (5), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16) and (17) are APPROVED subject to the condition the deviations apply only for single family home permits and mobile home move-on permits and other development not requiring a Development Order or Development Order Exemption.

Deviation (8) is APPROVED with the deletion of the phrase "...for the existing buildings...", and subject to the condition the deviation applies only for single family home permits and mobile home move-on permits and other development not requiring a Development Order or Development Order Exemption.

Site Plan 91-045 is attached hereto and incorporated herein by reference, as a reduced copy of of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of Residential Planned Development and Mobile Home Planned Development zoning:

- A. That the lands which are the subject of this rezoning application lie within areas of the Lee Plan Future Land Use Map (FLUM) which are designated as "Outlying Suburban", "Resource Protection Area", and "Transition Zone", and the existing as well as the proposed residential uses covered by the subject application are compatible with the nature of uses allowed within such FLUM areas.
- B. That the proposed rezonings of the respective Residential Planned Development (RPD) and Mobile Home Planned Development (MHPD) parcels, as conditioned, are consistent with the Lee Plan and compatible with existing and anticipated land uses on adjoining or near vicinity real estate.
- C. That the conditions, together with other Lee County Ordinances and regulations, provide sufficient safeguards to the public interest, and that all of the conditions are reasonably related to the impacts on the public interest created by or expected to arise from the subject planned developments.

- D. That the requested rezonings, are consistent with the Goals, Objectives, Policies and general intent of the Lee Plan.
- E. That approval of the requested rezonings, incorporating the conditions, will not result in unacceptable adverse impacts to environmentally sensitive and critical areas or valued natural resources.
- F. That the location of the subject development will not place an undue burden on transportation or other public services or facilities, and the project will be served by public roadways with adequate capacity to carry the traffic anticipated to to be generated by the uses proposed when fully developed.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner John E. Manning and, upon being put to a vote, the result was as follows:

John E. Manning	<u>AYE</u>
Douglas R. St. Cerny	<u>AYE</u>
Ray Judah	<u>AYE</u>
Vicki Lopez-Wolfe	<u>AYE</u>
Donald D. Slisher	<u>AYE</u>

DULY PASSED AND ADOPTED this 9th day of September, A.D., 1991.

ATTEST:
 CHARLIE GREEN, CLERK
 BY: Christina Wauk
 Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
 OF LEE COUNTY, FLORIDA
 BY: [Signature]
 Chairman

Approved as to form by:
[Signature]
 County Attorney's Office

Section 7, Township 47 S., Range 25 E., Section 12, Twp. 47 S., Rge. 25 E., Sec. 12, Florida. ...

Section 7, Township 47 S., Range 25 E., Section 12, Twp. 47 S., Rge. 25 E., Sec. 12, Florida. ...

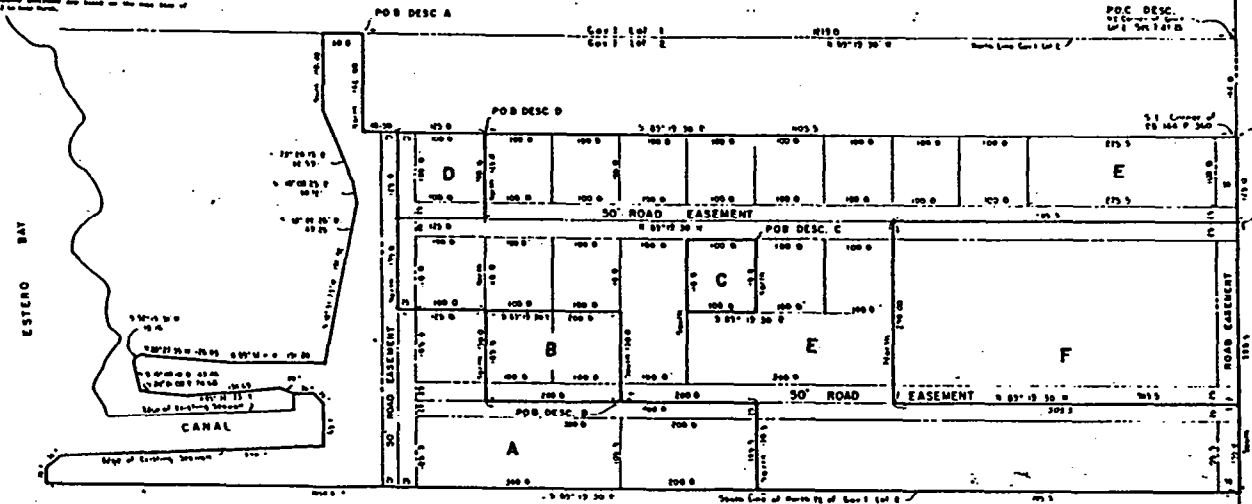
Section 7, Township 47 S., Range 25 E., Section 12, Twp. 47 S., Rge. 25 E., Sec. 12, Florida. ...

Section 7, Township 47 S., Range 25 E., Section 12, Twp. 47 S., Rge. 25 E., Sec. 12, Florida. ...

Section 7, Township 47 S., Range 25 E., Section 12, Twp. 47 S., Rge. 25 E., Sec. 12, Florida. ...

Section 7, Township 47 S., Range 25 E., Section 12, Twp. 47 S., Rge. 25 E., Sec. 12, Florida. ...

Section 7, Township 47 S., Range 25 E., Section 12, Twp. 47 S., Rge. 25 E., Sec. 12, Florida. ...



PARCEL NO.	ACRES	PROPOSED ZONING
A.	4.00 ±	CPD
B.	0.60 ±	RPD
C.	0.25 ±	RPD
D.	0.36 ±	RPD
E.	9.07 ±	PHPD
F.	3.06 ±	RPD
TOTAL	17.36 ±	

THIS IS NOT A SURVEY

U. BRITT FOWERS, JR.
 U. BRITT FOWERS, JR.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 42228

NOTES

- Parcel located in Flood Zone A14 Minimum Elev First Anticipated Flood = 11.00' as shown on FIRM Community Panel No. 125124 D165 B. Date: September 19, 1984.
- Bearings based on the East line of Government Lot 2 to bear NORTH.

APPROVED

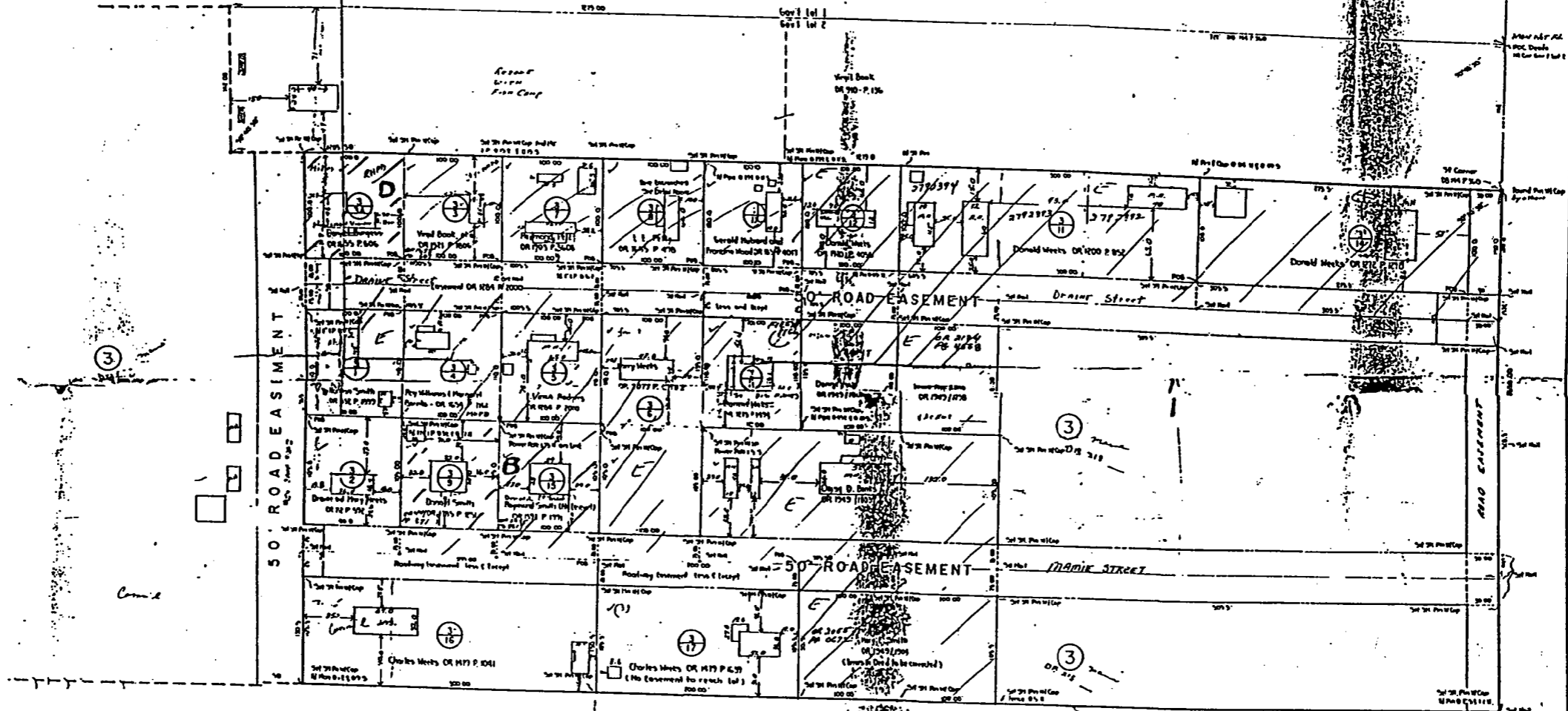
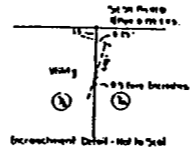
Master Concept Plan
 Site Plan # 92-145 Page 2 of 2
 Subject to conditions in Resolution 2-92-045
 Zoning Case # 92-145-001-5

DRAWN TO ACCOMPANY DESCRIPTIONS
 PARCELS IN
 WEEKS SUBDIVISION
 IN GOVERNMENT LOT 2
 SECTION 7, TWP 47 S, RGE 25 E
 LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 8136 JOHNSON STREET, FORT OFFICE BOX 1200, FORT MYERS, FLORIDA, 33902-1200, PHONE 813-334-0048

DATE	PROJECT NO.	PAGE NO.	SCALE	SHEET
July 1990	18355	7-47-25	1"=400'	1 of 1

Check blocks 47-25



APPROVED
 Master Concept Plan
 Site Plan # 92-045, Page 1 of 2
 Subject to conditions in Resolution 2-92-045
 Zoning Case # 92-K-9-01-5

BOUNDARY SURVEY
 LOTS & PARCELS IN
 WEEKS SUBDIVISION
 IN GOV. T. LOT. 2, SEC. 7, T. 47 S., R. 25 E.
 LEE COUNTY, FLORIDA
 N 7/20/10

**ESTERO BAY MARINA CPD VS. BAYVIEW ON ESTERO BAY RPD/CPD
PUBLIC AMENITIES COMPARISON MATRIX**

REQUIRED PUBLIC AMENITY/ PUBLIC USE	ESTERO BAY MARINA RESORT CPD (Z-14-03)	BAYVIEW ON ESTERO BAY RPD/CPD (PD18-55071-BOS)	NOTES
Single Boat Ramp	✓	✓	Both projects are required to provide one (1) public boat ramp
On-Site Boat Trailer Parking (Dry Slips)	✓ (10)	✓ (15)	10 trailer parking spaces required for Estero Bay Marina vs. 15 trailer parking spaces proposed at Bayview
Wet Boat Slips	✓ (7)	✓ (2)	7 public wet slips required at Estero Bay Marina, 2 public wet slips provided at Bayview (for police and fire)
Kayak Launch	✗	✓	1 kayak launch proposed at Bayview
On-Site Standard Vehicle Parking Spaces	✗ (0)	✓ (8)	8 standard vehicle parking spaces proposed at Bayview
Passive Park	✗	✓	Park space proposed along waterfront at Bayview
Public Restroom Facilities	✗	✓	Public restrooms proposed adjacent to ship store at Bayview
On-site and Off-site Pedestrian Infrastructure	✗	✓	Coconut Road sidewalk not required for Estero Bay Marina
Ship Store	✗	✓	Ship store proposed at Bayview
Additional Off-Site Boat Trailer Parking	✗	✓	10 boat trailer parking spaces proposed at off-site location under common ownership
Additional Off-Site Vehicle Parking	✗	✓	14 standard vehicle parking spaces proposed at off-site location under common ownership
Shuttle Service to Off-Site Additional Parking	✗	✓	Shuttle service proposed

(1) "Required" refers to amenities and improvements required by the zoning resolution for Estero Bay Marina (Z-14-03), and not those amenities that are permitted but not required.

RECEIVED
CITY OF BONITA SPRING
DEC 27 2019
COMMUNITY DEVELOPMENT
DEPARTMENT

RESOLUTION NUMBER Z-19-024

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Alexis V. Crespo filed an application on behalf of the property owner, Mark D. Wilson to rezone a 1.44± acre parcel from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) in reference to Bayview II CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on September 12, 2019. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before October 4, 2019; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2019-00002 and recommended APPROVAL WITH CONDITIONS; and

WHEREAS, a second public hearing was advertised and held on December 4, 2019 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 1.44± acre parcel from RS-1 to CPD, to permit development of an accessory parking lot.

The property is located in the Outlying Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Bayview II CPD," prepared by Waldrop Engineering, date stamped received August 20, 2019, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

The development approved herein is as follows: Commercial Parking lot with a maximum of 95 parking spaces.

2. Schedule of Uses and Property Development Regulations

a. Schedule of Uses

Accessory uses and structures
Boat storage, dry: Subject to Condition 5
Excavation, water management
Entrance gate and gatehouses
Parking lot, subject to Condition 3:
 Accessory
 Commercial
Signs

b. Property Development Regulations

Minimum Lot Area: 1.44 acres
Minimum Lot Width: 170 feet
Minimum Lot Depth: 360 feet

Minimum Setbacks (feet)(principal/accessory)

Street: 20/20
Side: 15/10
Rear: 15/15

Minimum Building Separation (feet)

Principal to Principal: 10
Principal to Accessory: 5

Maximum Lot Coverage: 80%

Maximum Building Height: 35 feet

3. Use

Use of the property is limited to accessory parking for Bayview on Estero Bay. Operation of a standalone parking facility or other change of use requires further development approval.

4. Gated Access, Hours of Operation

The parking lot must be gated and access restricted to employees, residents, and guests of Bayview on Estero Bay. Gates may be left open daily between 7:00 a.m. and 10:00 p.m.; access to the lot for guest and boat trailer parking must be restricted to the hours of 7:00 a.m. and 10:00 p.m.

Access for employee parking may be permitted 24 hours a day, 7 days a week.

5. Dry Slip Storage

Developer must submit documentation from the United State Fish and Wildlife Service confirming the number of dry slips, including slip transfers, approved at Bayview on Estero Bay. Developer must specify the number of dry slips allocated to the subject property.

The development order plans must reflect the number of dry slips proposed on the site (boat trailer parking spaces).

6. Design Standards
Commercial buildings and structures must comply with LDC Design Standards and Guidelines for Commercial Buildings and Development.
7. Development Permits
County development permits do not establish a right to obtain permits from state or federal agencies. Further, those county permits do not establish liability on the county if the developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions resulting in violation of state or federal law.
8. Access from Coconut Road
The developer must submit documentation of the Village of Estero's approval to access Coconut Road with the application for development order approval. If the Village requires improvements as a condition of access, the developer must submit plans for those improvements to County Development Services to ensure the improvements do not adversely affect on-site requirements of unincorporated Lee County.
9. Coconut Road Buffer
The local development order plans must delineate an enhanced right-of-way buffer along Coconut Road. The buffer must be 20 feet wide and contain a three-foot-high berm, a double-staggered hedgerow, and five (5) canopy trees per 100 linear feet. The double-staggered hedgerow must be 24 inches in height at the time of planting and must be maintained at a minimum height of 36 inches within one year after time of planting. Canopy trees must be a minimum of 45 gallons, 12-14 feet in height at the time of planting, with a 6-foot spread and 3-inch caliper.
10. Shuttle
The developer must provide public shuttle service from the Bayview II CPD property to the Bayview on Estero Bay project. Developer must provide the days and hours of the shuttle service at the time of local development order application. Days/hours of operation must be based on project parking needs and fluctuations in demand.
11. Lighting
Light poles cannot exceed 15 feet in height and must comply with LDC requirements for full cutoff and shielded fixtures. Light color (temperature) for LED may not exceed 3000K.
12. Parking
The number of standard vehicle parking spaces and dry boat slips may not exceed 95 spaces. The developer may modify parking space configuration at time of local development order approval without triggering an administrative amendment. The developer may convert standard vehicle parking spaces to dry boat slips and vice-versa, subject to compliance with LDC dimension standards. The dry boat slips developed within the CPD must be transferred from the "Bayview on Estero Bay" project in Bonita Springs.

SECTION C. DEVIATIONS:

1. Connection Separation. Deviation (1) seeks relief from LDC 10-285, which requires a

connection separation of 330 feet for major collector roadways in future suburban areas, to allow connection separation distances of 210 and 255 feet between the proposed site access and access to adjacent properties to the west and east respectively. This deviation is APPROVED, SUBJECT TO Condition 8.

2. Buffer. Deviation (2) seeks relief from LDC 10-416(d)(6), which requires parking areas located less than 125 feet from existing single-family development to be buffered by a 25-foot-wide buffer consisting of an eight-foot-high solid wall or combination berm and solid wall with a minimum of five trees and 18 shrubs per 100 linear feet, or a 30-foot-wide Type F buffer with a hedge planted a minimum 20 feet from the abutting property, to allow a 15-foot-wide buffer consisting of an eight-foot-high solid wall or combination berm and solid wall with a minimum of five trees and 18 shrubs per 100 linear feet. This deviation is APPROVED.
3. Location and Design of Parking. Deviation 3 seeks relief from LDC 34-2015(1), which requires parking spaces to be provided on the same premises and within the same zoning district as the use they serve, or within a zoning district that permits the same use, to allow an off-premises parking lot. This deviation is APPROVED, SUBJECT TO Condition 3.
4. Entrance Gates and Gatehouses. Deviation 4 seeks relief from LDC 34-1748(1)d, which requires entrance gates/gate houses to be located a minimum of 100 feet back from an intersecting street right-of-way/easement and to provide stacking for a minimum of five vehicles, to allow stacking within a right-turn lane in the Coconut Road right of way. This deviation is APPROVED, SUBJECT TO Condition 8.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The request for CPD zoning is consistent with the Lee Plan. See Lee Plan Vision Statement - Paragraph 21 (Estero Planning Community), Goals 4, 6, 77; Objectives 2.1, 2.2 and Policies 1.1.6, 1.7.6, 2.1.2, 5.1.5, 6.1.4; Lee Plan Maps 1 and 16.*
2. As conditioned, the CPD zoning designation:
 - a. is consistent with the LDC and other county regulations. See LDC 34-411, 34-413, 34-341, 34-491, 34-612(2), 34-931(e), 34-932, 34-934;
 - b. is compatible with existing or planned uses in the surrounding area. See Lee Plan Goal 5, 6; Objective 2.1, and Policies 5.1.5, 6.1.4; LDC 34-411;
 - c. provides access sufficient to support the proposed development intensity. See Lee Plan Policy 6.1.1; LDC 34-411(d);
 - d. expected impacts on transportation facilities will be addressed by county regulations and conditions of approval;
 - e. will not adversely affect environmentally sensitive areas or natural resources.

3. Urban Services are available to serve the property. Lee Plan Policy 2.2.1.
4. The proposed uses are appropriate at the proposed location. See Lee Plan 6.1.4.
5. County regulations and recommended conditions of approval sufficiently protect the public interest and reasonably relate to the impacts expected from the proposed development. See Lee Plan Policies 5.1.5, 5.2.4, 6.1.4, 6.1.6; LDC 34-411, and 34-932.
6. The requested deviations enhance the planned development and protect public health, safety and welfare. See LDC 34-377(a)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Sandelli made a motion to adopt the foregoing resolution, seconded by Commissioner Manning. The vote was as follows:

Adopted by unanimous consent.

John Manning	Aye
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 3rd day of December 2019.

ATTEST:
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Jaye Townsend
Deputy Clerk

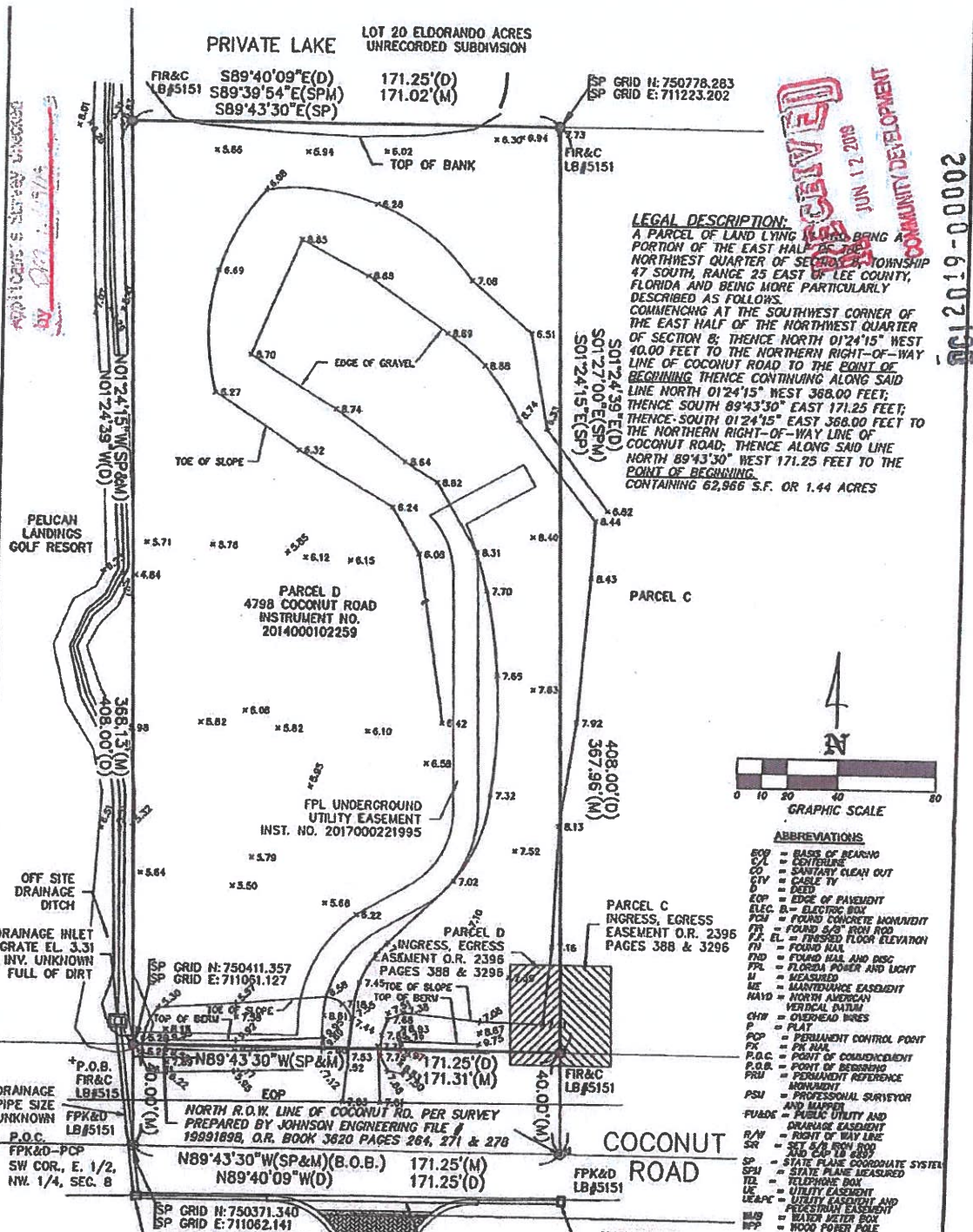
BY: Brian Hamman
Brian Hamman, Chair



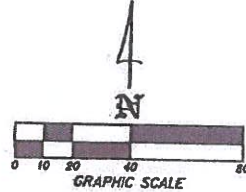
APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Amanda L. Swindle
Amanda L. Swindle
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2019 DEC 11 PM 5:29



LEGAL DESCRIPTION:
 A PARCEL OF LAND LYING AND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8; THENCE NORTH 01°24'15" WEST 100.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF COCONUT ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 01°24'15" WEST 368.00 FEET; THENCE SOUTH 89°43'30" EAST 171.25 FEET; THENCE SOUTH 01°24'15" EAST 368.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF COCONUT ROAD; THENCE ALONG SAID LINE NORTH 89°43'30" WEST 171.25 FEET TO THE POINT OF BEGINNING.
 CONTAINING 62,966 S.F. OR 1.44 ACRES



- ABBREVIATIONS**
- BBP = BASIS OF BEARING
 - CC = COASTLINE
 - CO = SANITARY CLEAN OUT
 - CTV = CABLE TV
 - DEBT = DEBT
 - EOP = EDGE OF PAVEMENT
 - ELEC. B. = ELECTRIC BOX
 - FCM = FOUND CONCRETE MOUND/IT
 - FR = FOUND 6/8" IRON ROD
 - F.F. EL. = FINISHED FLOOR ELEVATION
 - FR = FOUND RAIL
 - FND = FOUND NAIL AND DISC
 - FPL = FLORIDA POWER AND LIGHT
 - HT = MEASURED
 - HE = MAINTENANCE EASEMENT
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - CHP = OVERHEAD WIRES
 - P = FLAT
 - PCP = PERMANENT CONTROL POINT
 - PR = PER RAIL
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - PRU = PERMANENT REFERENCE MOUND/IT
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - FUEDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
 - R/W = RIGHT OF WAY LINE
 - SR = 3/4" S&W IRON ROD
 - SP = STATE PLANE COORDINATE SYSTEM
 - SPM = STATE PLANE MEASURED
 - TBL = TELEPHONE BOX
 - UE = UTILITY EASEMENT
 - UEAPC = UTILITY EASEMENT AND PERMANENT REFERENCE MOUND/IT
 - WB = WATER METER BOX
 - WPP = WOOD POWER POLE

- NOTES**
1. BEARING SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA BEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF N.W. 1/4 OF SECTION 8, TWP. 47 S. R. 25 E. LEE COUNTY, S&W COR. N 89°43'30" W
 2. ELEVATIONS ARE BASED ON NAVD 1983 DATUM UNLESS NOTED.
 3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR REED CALLS UNLESS NOTED.
 4. SUBJECT TO EASEMENTS OF RECORDS.
 5. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 6. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
 7. NO OTHER PERSONS OR INTERESTS, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
 8. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 9. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
 10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

CERTIFICATION:
 I CERTIFY THAT THIS SURVEY WAS MADE CAREFULLY AND ACCORDING TO THE STANDARD OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 46-11001 THROUGH 46-11003, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 470005, FLORIDA STATUTES.
 JOHN SCOTT RHODES, SR. PSM # 5739

RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		DK: 802 PG: 43 date: MARCH 21, 2019 scale: 1" = 40' cogo #: 18-204	BOUNDARY & TOPOGRAPHIC SURVEY CERTIFIED TO: LB ESTERO BAY INVESTMENTS, LLC. LEE COUNTY
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34155 (239) 406-8166 (239) 405-8163 FAX		drawn: EBC checked: JTR	acad #: 2019-204 view: SITE project #: 2019-204 file #: 2019-204 sheet #: 1 of 1

Z:\B\view On Estero Bay\2019-204 BNDY TOPO SURVEY.dwg (SITE) eed Jun 12, 2019 - 9:39am

RECEIVED
 JUN 7 2019
 COMMUNITY DEVELOPMENT

2000019-0000

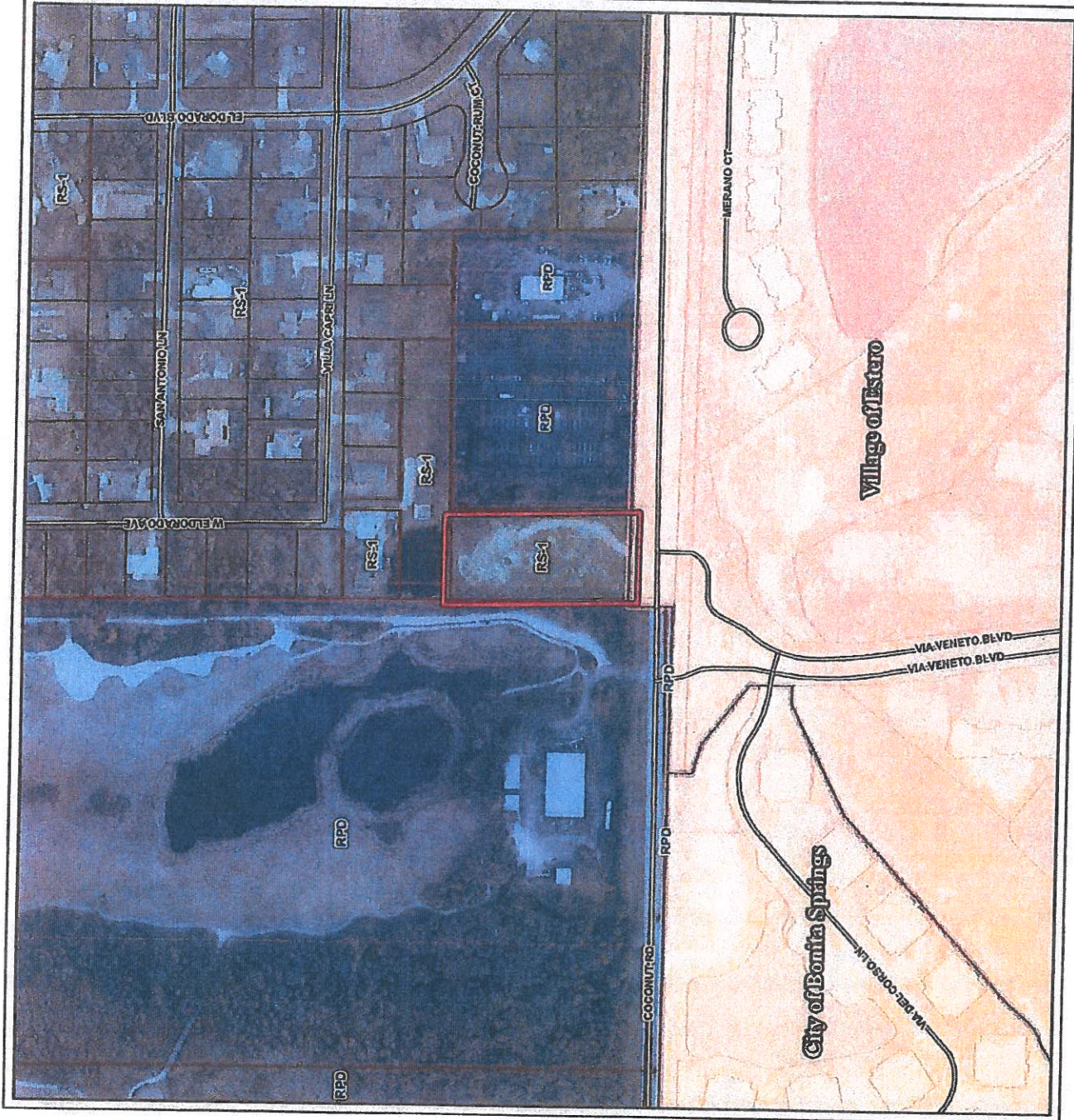
EXHIBIT A

EXHIBIT B

DCI2019-00002
Zoning

Legend

-  Subject Parcel
-  City Limits



LOT 20 ELDORADO ACRES
UNRECORDED SUBDIVISION

FIR&C LB#5151 S89°40'09"E(D) 171.25'(D)
S89°39'54"E(SPM) 171.02'(M)
S89°43'30"E(SP)

SP GRID N: 750778.283
SP GRID E: 711223.202

Applicant's Legal Checked
by: [Signature]

FIR&C LB#5151

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8; THENCE NORTH 01°24'15" WEST 40.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF COCONUT ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 01°24'15" WEST 368.00 FEET; THENCE SOUTH 89°43'30" EAST 171.25 FEET; THENCE SOUTH 01°24'15" EAST 368.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF COCONUT ROAD; THENCE ALONG SAID LINE NORTH 89°43'30" WEST 171.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 62,966 S.F. OR 1.44 ACRES

N01°24'15"W(SP&M)
N01°24'39"W(D)

PELICAN LANDINGS GOLF RESORT

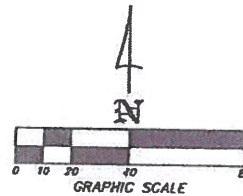
PARCEL D
479B COCONUT ROAD
INSTRUMENT NO. 2014000102259

PARCEL C

368.13'(M)
408.00'(D)

FPL UNDERGROUND UTILITY EASEMENT
INST. NO. 2017000221995

408.00'(D)
367.98'(M)



ABBREVIATIONS

- BOB = BASIS OF BEARING
- C/L = CENTERLINE
- CO = SANITARY CLEAN OUT
- CTV = CABLE TV
- D = DEED
- EOP = EDGE OF PAVEMENT
- ELEC. B. = ELECTRIC BOX
- FCM = FOUND CONCRETE MONUMENT
- FR = FOUND 6"X6" IRON ROD
- F.F. EL. = FINISHED FLOOR ELEVATION
- FN = FOUND NAIL
- FN AND DISC = FOUND NAIL AND DISC
- FPL = FLORIDA POWER AND LIGHT
- M = MEASURED
- ME = MAINTENANCE EASEMENT
- NAID = NORTH AMERICAN VERTICAL DATUM
- OH = OVERHEAD WIRE
- P = PLAT
- PCP = PERMANENT CONTROL POINT
- PK = PK NAIL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PUSBE = PUBLIC UTILITY AND SERVICE EASEMENT
- R/W = RIGHT OF WAY LINE
- SR = SET 6"X6" IRON ROD AND 6"X6" DISC
- SP = STATE PLANE COORDINATE SYSTEM
- SPM = STATE PLANE MEASURED
- TEL = TELEPHONE BOY
- UE = UTILITY EASEMENT
- UEAPE = UTILITY EASEMENT AND PERMANENT EASEMENT
- WMB = WATER METER BOX
- WPP = WOOD POWER POLE

PARCEL C
INGRESS, EGRESS
EASEMENT O.R. 2396
PAGES 388 & 3296

PARCEL D
INGRESS, EGRESS
EASEMENT O.R. 2396
PAGES 388 & 3296

SP GRID N: 750411.357
SP GRID E: 711061.127

+P.O.B.
FIR&C
LB#5151

P.O.C.
FFK&D-PCP
SW COR., E. 1/2,
NW 1/4, SEC. 8

N89°43'30"W(SP&M) 171.25'(D)
171.31'(M)

NORTH R.O.W. LINE OF COCONUT RD. PER SURVEY
PREPARED BY JOHNSON ENGINEERING FILE #
19991898, O.R. BOOK 3820 PAGES 264, 271 & 278

N89°43'30"W(SP&M)(B.O.B.) 171.25'(M)
N89°40'09"W(D) 171.25'(D)

COCONUT ROAD
FIR&C LB#5151

SP GRID N: 750371.340
SP GRID E: 711062.141

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF ALW 1/4 OF SECTION 8, TRP. 47 S. RGE. 25 E. LEE COUNTY, SAID LINE BEING N 89°43'30" W
2. ELEVATIONS ARE BASED ON NAVD 1988 DATUM UNLESS NOTED.
3. FIELD MEASUREMENTS ARE BY SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SUBJECT TO EASEMENTS OF RECORDS.
5. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED BY THIS SURVEY.
7. NO OTHER RIGHTS OR INTERESTS, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
8. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
9. CLIENT OBTAIN INSTANT FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITS, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION AND/OR CONSTRUCTION.

THIS SURVEY PERFORMED WITH BENEFIT OF TITLE OPINION BY
LISA VAN BEEK, INSURANCE POLICY FROM FIRST AMERICAN TITLE
RESERVE COMPANY POLICY NO. 001412-03740142 AND
FURTHER SUPPLEMENTED, WITH AN EFFECTIVE
DATE OF MARCH 1, 2018.

FLOOD ZONE:
ZONE AE EL. 10.00

PARCEL NO. 12071-0589 F

MAP REVISION DATE 8-28-08

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 46-17.001 THROUGH 46-17.004, FLORIDA ADMINISTRATIVE CODE, SUBJECT CHAPTER 47-001, FLORIDA STATUTES.

By: [Signature] JOHN SCOTT RHODES, SR. PSM # 5739

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

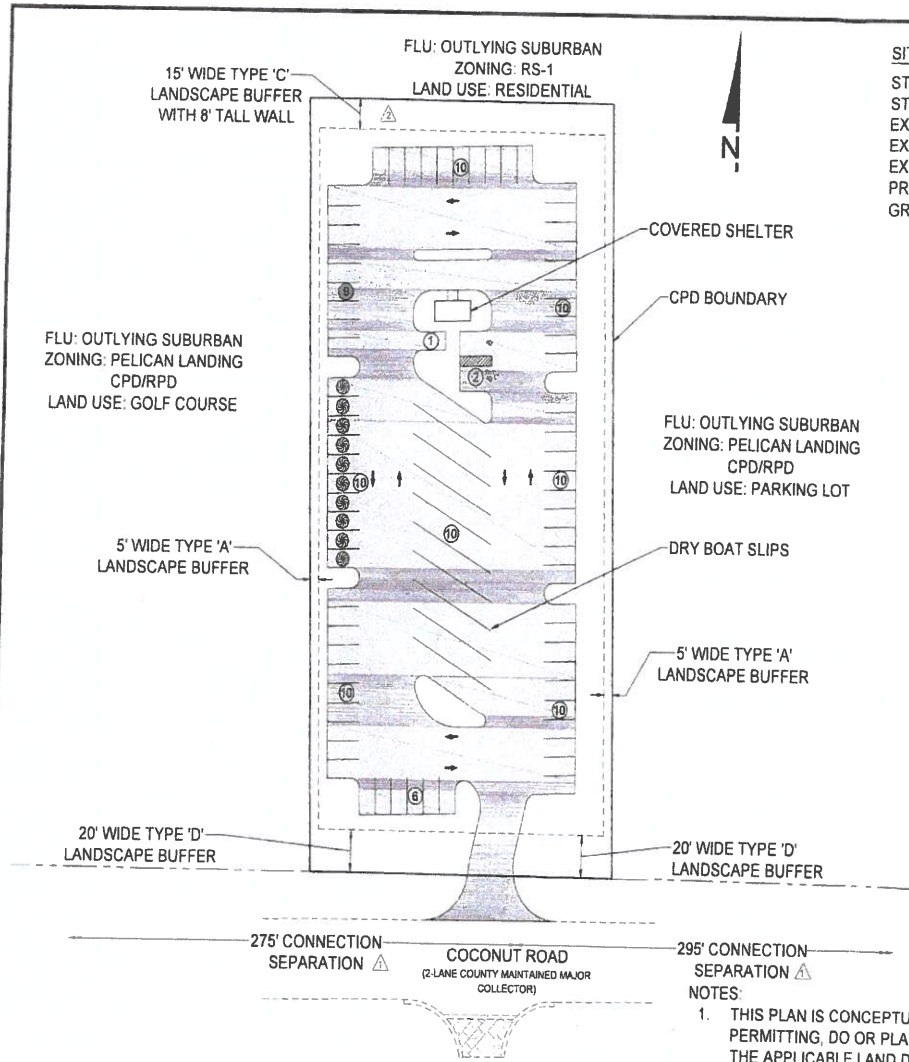
bk:	pg:	date:
802	43	MAY 03, 2018
858	01-03	scale:
1192	50-56 & 80	1" = 40'
		cogo #:
		19-204

SURVEY SKETCH AND DESCRIPTION

CERTIFIED TO:
LB ESTERO BAY INVESTMENTS, LLC.
LEE COUNTY

drawn:	acad #:	project#:	sheet#:
EBC	2018-204	2018-204	
checked:	view:	file #:	
JTR	SITE	2018-204	1 of 1

2810 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX



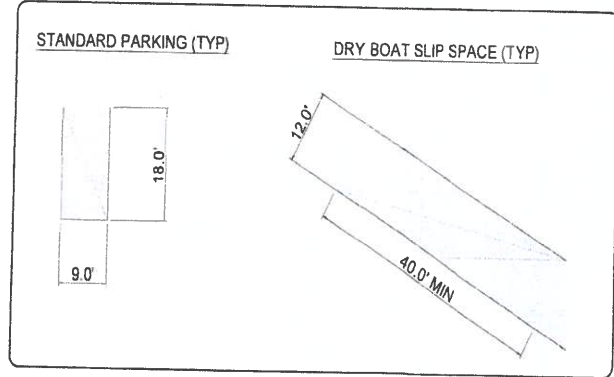
SITE SUMMARY:
 STREET ADDRESS: 4798 COCONUT ROAD
 STRAP NUMBER: 08-47-25-00-00003.0030
 EXISTING PLAN DESIGNATION: OUTLYING SUBURBAN
 EXISTING ZONING DESIGNATION: RS-1
 EXISTING LAND USE: VACANT
 PROPOSED ZONING DESIGNATION: CPD, COMMERCIAL PLANNED DEVELOPMENT
 GROSS AREA: 1.44 +/- ACRES

INDIGENOUS PRESERVE: N.A.
 OPEN SPACE:
 REQUIRED: 20% (1.44 ACRES X .20 = 0.28)
 PROVIDED: 20%

PARKING SPACES*	
TYPE	NO. OF SPACES
DRY BOAT SLIPS	10
STANDARD	76
HANDICAPPED	2
TOTAL SPACES	88

* SEE NOTE 4

LEGEND	
	DEVIATION LOCATION
	EMPLOYEE PARKING



- NOTES:**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO THE MODIFICATION AT THE TIME OF AGENCY PERMITTING, DO OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.
 2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, DO OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC).
 3. FUTURE PHASE OF DEVELOPMENT TO INCLUDE PARKING GARAGE STRUCTURE IN ACCORDANCE WITH SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.
 4. NUMBER OF STANDARD VEHICLE PARKING SPACES AND DRY BOAT SLIPS SHOWN ON PLAN ARE SUBJECT TO CHANGE BASED UPON MARKET DEMAND. STANDARD VEHICLE PARKING SPACES MAY BE CONVERTED TO DRY BOAT SLIPS AND/OR DRY BOAT SLIPS MAY BE CONVERTED TO STANDARD VEHICLE PARKING SPACES, SUBJECT TO CONFORMANCE WITH ALL DIMENSIONAL STANDARDS IN THE LDC. TOTAL NUMBER OF DRY BOAT SLIPS DEVELOPED WITHIN THE CPD MUST BE TRANSFERRED FROM ESTERO BAY MARINA RESORT CPD AND MAY NO EXCEED 150 SLIPS. PARKING AREA MAY BE RECONFIGURED AT TIME OF DEVELOPMENT ORDER APPROVAL WITHOUT AN ADMINISTRATIVE AMENDMENT.
 5. NUMBER AND LOCATION OF EMPLOYEE PARKING IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF DEVELOPMENT ORDER BASED ON DEMAND.



BAYVIEW II CPD
 CLIENT: LB ESTERO BAY INVESTMENTS, LLC
 MASTER CONCEPT PLAN

RECEIVED
 AUG 20 2019

COMMUNITY DEVELOPMENT
 Approved as Exhibit C
 MCP Page 1 of 1
 Resolution # 2-19-024

PLAN REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"

SET NUMBER: 704-002-011
 SHEET: 1

**Bayview on Estero Bay RPD/CPD
Proposed Conditions**

REVISED DECEMBER 2019

RECEIVED
CITY OF BONITA SPRINGS
DEC 27 2019
COMMUNITY DEVELOPMENT
DEPARTMENT

1. **Maximum Development.** The Planned Development is approved for a maximum of the following:

OPTION 1 (CONTINUING CARE FACILITIES OPTION) PER LDC SEC. 4-1183:

- a. A Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units calculated at a density of 2 ILF units: 1 residential dwelling unit per 4-1183(c);
- b. 75 Assisted Living Facility (ALF) at a density of 4 ALF beds: 1 residential dwelling unit per 4-1283(a)(1); and
- c. 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD); and
- d. 1 public boat ramp

OR

OPTION 2 (MULTI-FAMILY OPTION):

- a. 300 multi-family dwelling units; and
- e. 72 wet boat slips and 25 dry boat slips (15 on-site & 10 off-site in the Bayview II CPD); and
- b. One (1) public boat ramp.

2. **Environmental Sciences.**

- a. **Informational Interpretive Signage:** A minimum of one (1) sign, 18" by 24" in area, must be provided within the Planned Development providing information on historical background of the property.
- b. **Open Space:** 11.79 acres of open space must be provided on the development order plans in compliance with Chapter 3 of the LDC. Final acreage is subject to change based upon final acreage for Commercial Planned Development and Residential Planned Development areas.
- c. **Indigenous Preserve:** A minimum of 4.13 acres of indigenous preserve must be provided on development order plans in the general locations shown on Sheet 1 of the MCP. Final acreage is subject to change based upon final acreage for Commercial Planned Development and Residential Planned Development areas.

3. **Surface Water Management.**

- a. **Water Quality Monitoring Plan.** A Water Quality Monitoring Plan shall be provided for review and approval by the local staff prior to issuance of the first development order. The stormwater management system must demonstrate through design, construction,

monitoring or other means that water leaving the development meets state and federal water quality standards. Upon request by the local staff, monitoring data shall be provided in an acceptable format. The plan shall include sample location, frequency and monitor the following:

- i. Any pollutants limited in an existing NPDES permit for the facility;
 - ii. Oil and grease;
 - iii. Chemical oxygen demand (COD);
 - iv. pH;
 - v. Dissolved Oxygen;
 - vi. Biochemical oxygen demand, five-day (BOD 5);
 - vii. Total suspended solids (TSS);
 - viii. Total phosphorus;
 - ix. Total nitrogen (TKN);
 - x. Nitrate plus nitrite nitrogen;
- b. Stormwater Management System.** The stormwater management system must demonstrate at the time of development order approval that water leaving the development will meet or exceed the requirements set forth in South Florida Water Management District Environmental Resource Permit for the project.
- c. Treatment of Stormwater.** The project will use the South Florida Water Management District standard for water quality treatment volume being equal to the greater of 1 inch of runoff from the entire drainage area or 2.5 times the percent impervious. Furthermore, the design must demonstrate the improvements will provide an additional 50% of treatment beyond the required treatment volume.
- d. Lake Management Plan.** A Lake Management Plan shall be provided for review and approval by the city staff prior to issuance of the first development order. The Lake Management Plan shall incorporate the Lake Maintenance Plan and incorporate the Water Quality Monitoring Plan. The applicant or its successors shall review the Lake Management Plan annually and take remedial actions, if necessary. Any changes to the Lake Management Plan must be approved by staff. The developer must provide a lake management plan at the time of local development order to address the following:
1. Applies best management practices for application of fertilizers and pesticides;
 2. Provides for erosion control and bank stabilization;
 3. Establishes lake maintenance requirements;
 4. Establishes deep lake management plan for lakes exceeding 12 feet below lake surface (BLS);
- e. Perpetual Maintenance.** The developer, their successor or assigns shall be responsible for the perpetual maintenance of the surface water management facility or form a Property Owner Association or equivalent.
- f. Landscape Management Plan.** A Landscape Management Plan must be provided for review and approval by city staff prior to issuance of the first development order. A list of BMP's must be included in the Landscape Management Plan to address

potential degradation of surface or groundwater due to use of regulated substances on site.

4. Central Water and Sewer Service.

- a. **Removal of septic systems.** The project must connect to Bonita Springs Utilities centralized potable water and sewer service, except for interim facilities used on a temporary basis during construction, and unmanned essential services on a temporary basis until water and sewer is extended to the development. All existing septic systems will be removed from the property.

5. Public Facilities.

- a. The developer, their successors or assigns will dedicate the CPD area to the City of Bonita Springs for public use in perpetuity. The legal mechanism for the dedication will be determined and finalized at time of local development order review. The dedication may only be vacated if the public use is terminated by the City, or with the approval of the City.
- b. At minimum, the following public facilities will be designed, permitted and constructed by the developer:
- i. Boat ramp
 - ii. Kayak launch
 - iii. Passive park
 - iv. Ship store
 - v. Indoor restroom facilities connected to sanitary sewer and potable water services
 - vi. One (1) boat slip provided to Estero Fire Rescue and one (1) boat slip provided to Lee County Sheriff's Office
 - vii. 15 on-site boat trailer parking spaces and 8 on-site standard parking spaces (including 1 handicap parking space), with up to 10 additional boat trailer spaces and 14 additional standard parking spaces available at the Bayview II CPD located at 4789 Coconut Road, if demand requires.
 - viii. Shuttle services will be provided to the additional public parking spaces in the commercial parking lot in the Bayview II CPD located at 4798 Coconut Road. The hours of operation for the shuttle service will be provided at the time of local development order review and shall be based upon the parking needs of the project and fluctuations in seasonal demand.
- c. The public facilities will be open to the public daily from dusk until dawn.
- d. The developer, their successors or assigns will be responsible for the operations and maintenance of the CPD area, which may be assigned to a 3rd party operator.
- e. The developer, their successors or assigns will be eligible for park impact fee credits for costs associated with the design, permitting and construction of these public facilities.
- f. The developer may charge a usage fee for the boat ramp and/or parking facilities.

6. Miscellaneous.

- a. A Tall Structures Permit shall be provided for by Lee County prior to issuance of the local development order for buildings that exceed 125-feet in height.
- b. The owner or owner's representative shall conduct an assessment model to determine if the minimum radio signals' strength for the fire department communication is in compliance in accordance with NFPA 1: 11.10, NFPA 1221: 11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.
- c. Development must be consistent with the architectural elevations attached as Exhibit X.

BAYVIEW

ON ESTERO BAY

September 20, 2018

RE: Bayview on Estero Bay
4798 Coconut Road and property formerly known as Weeks Fish Camp

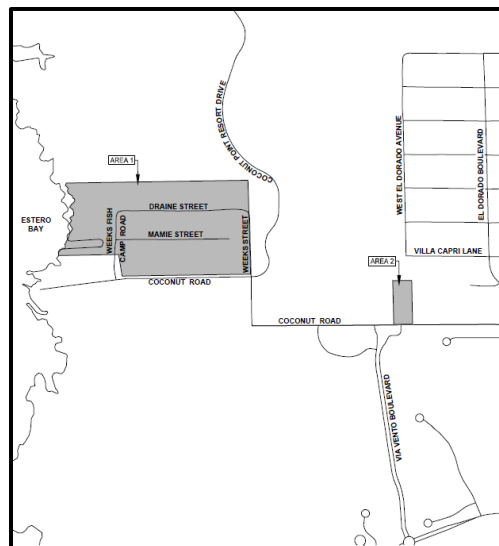
Dear Property Owner:

In compliance with the Bonita Springs Land Development Code requirements relating to Ordinance No. 18-15, LB Estero Bay Investments, LLC, the owner of the above referenced properties, is holding a Neighborhood Meeting in advance of filing its applications with the City of Bonita Springs seeking approval for a future land use map amendment, comprehensive plan text amendment, and to rezone the properties to Planned Development, to allow for a 300 unit continuing care retirement community, with assisted living and memory care, and related amenities, and an alternative use for 300 residential units and related amenities with no CCRC. The owner will also file an application to annex 4798 Coconut Road into the City of Bonita Springs.

The purpose of the meeting is to educate community members and nearby land owners about the proposed “Bayview on Estero Bay” development and application, and to address any questions.

The Neighborhood Meeting will be held, October 18, 2018 at 6:00 p.m. at Estero High School, 21900 River Ranch Rd, Estero, FL 33928.

For questions, please contact Tina Matte at 239-275-5758 or Tina@gsma.pro.



PROPERTY OWNERSHIP REPORT

Date of Report: 9/20/2018 11:41:24 AM

Parcels Affected: 0

Source: Lee County Property Appraiser

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
PELICAN LANDING COMMUNITY 24501 WALDEN CENTER DR BONITA SPRINGS, FL 34134	07-47-25-00-00001.3BCE ACCESS UNDETERMINED BONITA SPRINGS FL 34134	1 FT STRIP LYING IN SEC 8 TWN 47 R 25 AS DESC IN INST #2013000240450
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	07-47-25-00-00011.0000 ISLAND BONITA SPRINGS FL 34134	ISLAND IN W 1/2 OF N 1/2 OF SEC 7 LYING NE OF ESTERO BAY
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	07-47-25-00-00011.0010 ISLAND BONITA SPRINGS FL	ISLAND IN W 1/2 OF N 1/2 OF SEC 7 LYING E OF PAR 11.0000
PELICAN LANDING GOLF RESORT 24301 WALDEN CENTER DR BONITA SPRINGS, FL 34134	07-47-25-B2-00000.0010 GOLF COURSE BONITA SPRINGS FL	RAPTOR BAY AT PELICAN LANDING GOLF COURSE AS DESC IN ORD 14-10
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00002.0000 5242 DRAINE ST BONITA SPRINGS FL 34134	BEG NE COR GOVT LOT 2 W 1279 FT S 142 FT E TO E LI OF SEC N 142 FT TO POB.
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0000 23149/165 WEEKS FISH CAMP RD BONITA SPRINGS FL 34134	A PARL LOC IN GOVT LOT 2 AS DESC IN DB 218/530 LESS 3.001 THRU 3.0370 + LESS OR 4477/1537 LESS 2013000153149
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0010 23148 WEEKS FISH CAMP RD BONITA SPRINGS FL 34134	BEG 1105.5 FT W + 292 FT S OF NE COR SE 1/4 OF NE 1/4 TH S 110 FT W 100 FT N 110
LB ESTERO BAY INVESTMENTS LLC 780 NW 42ND AVE STE 300 MIAMI, FL 33126	07-47-25-B2-00003.0020 5236 MAMIE ST BONITA SPRINGS FL 34134	BEG 402 FT S + 1205.5 FT W OF NE COR SE 1/4 OF NE 1/4 TH S 105 FT E 100
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0030 5232 DRAINE ST BONITA SPRINGS FL 34134	PARL IN N 1/2 GOVT LOT 2 DESC IN OR 1521 PG 1806 LESS PARL 3.003A
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.003A 5234 DRAINE ST BONITA SPRINGS FL 34134	PARL IN N 1/2 GOVT LOT 2 DESC IN OR 1655 PG 0606
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0040 5233 DRAINE ST BONITA SPRINGS FL 34134	BEG 292 FT S + 1005.5 FT W OF NE COR GOVT LOT 2 TH W 100 FT S 110 FT E 100 FT
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0050 5227 DRAINE ST BONITA SPRINGS FL 34134	PARL IN N 1/2 GOVT LOT 2 DESC OR 1284 PG 2000
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0060 5220 MAMIE ST BONITA SPRINGS FL 34134	PARL IN N E 1/4 AS DESC IN OR 1376 PG 1071
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0070 5230 DRAINE ST BONITA SPRINGS FL 34134	BEG 242 FT S + 905.5 FT W OF NE COR GOVT 2 TH W 100 FT N 100 FT E 100 FT S 100
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0080 5228 DRAINE ST BONITA SPRINGS FL 34134	PARL IN NE 1/4 SEC 7 TWP 47 R 25 DESC IN OR 890 P 626

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LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0090 5230 MAMIE ST BONITA SPRINGS FL 34134	BEG NE COR GOVT LOT 2 S 142 FT TH W 1205.5 FT TH SLY 365 FT TO N LI OF 50
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0100 5220 DRAINE ST BONITA SPRINGS FL 34134	FR 242 FT S OF NE COR GOV LOT 2 RUN W 705.5 FT FOR POB THE CONT W 100 FT TH N
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0110 5212 DRAINE ST BONITA SPRINGS FL 34134	FROM NE COR GOVT LOT 2 RUN S 242 FT TH W 505.5 FT TO POB
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.011A 5204 DRAINE ST BONITA SPRINGS FL 34134	FROM NE COR GOVT 2 RUN S 242 TH W 305 TO POB CONT W 100 FT TH N 100 FT
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.011B 5210 DRAINE ST BONITA SPRINGS FL 34134	NE COR GOV LT2 RUN S242 FT THENW405.5FTTOPOB CONTINUE W FOR 100FT THEN N 100 FT
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0120 5216 DRAINE ST BONITA SPRINGS FL 34134	FROM NE COR GOVT LOT 2 RUN S 242 FT TH W 605.5 FT FOR POB TH CONT W 100 FT TH N
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0130 5219 DRAINE ST BONITA SPRINGS FL 34134	A PARL IN N E 1/4 AS DESC IN OR 1273 PG 1494
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0140 5190 DRAINE ST BONITA SPRINGS FL 34134	FRM NW CORN GVT LT 2 S 242 FT TO POB THN W 30 FT N 100 E 30 THN S 100
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.014A 5194 DRAINE ST BONITA SPRINGS FL 34134	FRM NE COR GVT LT 2 S 142 THN S 100 W 30 TO POB THN W 75 N 100 E 75 S 100
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.014B 5196 DRAINE ST BONITA SPRINGS FL 34134	FRM NE COR GVT LT 2 S 142 THN S 100 W 105.5 TO POB THN W 100 N 100 E 100 S 100
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.014C 5200 DRAINE ST BONITA SPRINGS FL 34134	FRM NE COR GVT LT 2 S 142 THN S 100 W 205.5 TO POB THN W 100 N 100 E 100 S 100
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0150 5228 MAMIE ST BONITA SPRINGS FL 34134	PARL IN N 1/2 GOVT LOT 2 DESC IN OR 1392 PG 1991
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0160 5231 MAMIE ST BONITA SPRINGS FL 34134	PARL IN N 1/2 OF GOVT LT 2 DESC OR 1479 PG 1641 + POR DESC IN OR 4477/1537 LESS E 200FT
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0170 5219/5225 MAMIE ST BONITA SPRINGS FL 34134	PARL IN N 1/2 OF GOVT LT 2 DESC OR 1479 PG 1639 + POR DESC IN OR 4477/1537 LESS W 300FT
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0180 5213 DRAINE ST BONITA SPRINGS FL 34134	PARL IN GOV LOT 2 AS DESC IN OR 1949 PG 1798
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0190 5215 DRAINE ST BONITA SPRINGS FL 34134	PARL IN GOV LOT 2 AS DESC IN OR 1949 PG 1800
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0200 5210 MAMIE ST BONITA SPRINGS FL 34134	PARL IN GOV LOT 2 AS DESC IN OR 1949 PG 1802

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LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0210 5211 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 GOVT LT 2 DESC OR 2055 PG 673
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0220 5207 DRAINE ST BONITA SPRINGS FL 34134	A PAR LYING IN N1/2 OF GOVT LOT 2 DESC OR2810 PG1915
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0230 5203 DRAINE ST BONITA SPRINGS FL 34134	A PAR LYING IN N1/2 OF GOVT LOT 2 DESC OR 2810 PG 1909
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0240 5206 MAMIE ST BONITA SPRINGS FL 34134	A PAR LYING IN N1/2 OF GOVT LOT 2 DESC OR 2810 PG 1912
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0250 5207 MAMIE ST BONITA SPRINGS FL 34134	A PAR LYING IN N1/2 OF GOVT LOT 2 DESC OR 2810 PG 938
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0260 5199 DRAINE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL H
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0270 5195 DRAINE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL I
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0280 5191 DRAINE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL J
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0290 5190 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL K
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0300 5194 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL L
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0310 5198 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL M
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0320 5202 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL N
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0330 5203 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL Q
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0340 5199 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL R
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0350 5195 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL S
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0360 5191 MAMIE ST BONITA SPRINGS FL 34134	PAR LYING IN N 1/2 OF GOVT LOT 2 SECTION 7 DESC IN OR2839/344 AKA PARCEL T
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0370 ACCESS UNDETERMINED BONITA SPRINGS FL 34134	PARL LOC IN GOVT LOT 2 AS DESC IN OR 3288 PG 4348

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LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0380 RIGHT OF WAY ESTERO FL	REMAINDER OF DRAINE ST PARL LOC IN GOVT LOT 2 AS DESC IN DB 218/530 AFTER SPLIT IN 2013 LESS 3.001 THRU 3.0370 + LESS OR 4477/1537 LESS 2013000153149
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0390 RIGHT OF WAY BONITA SPRINGS FL 34134	REMAINDER OF MAMIE ST PARL LOC IN GOVT LOT 2 AS DESC IN DB 218/530 AFTER SPLIT IN 2013 LESS 3.001 THRU 3.0370 + LESS OR 4477/1537
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0400 RIGHT OF WAY BONITA SPRINGS FL 34134	A PARL LOC IN GOVT LOT 2 AS DESC IN INST# 2013000153149 AS PART OF DRAINE ST
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00003.0410 RIGHT OF WAY BONITA SPRINGS FL 34134	A PARL LOC IN GOVT LOT 2 AS DESC IN INST# 2013000153149 AS PART OF MAMIE ST
PELICAN LANDING COMMUNITY ASSO 24501 WALDEN CENTER DR BONITA SPRINGS, FL 34134	07-47-25-B2-00004.00CE 5450 COCONUT RD BONITA SPRINGS FL 34134	PT S 1/2 GOVT LOT 2 DESC IN INST# 2013000002297
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00005.0000 23170 WEEKS FISH CAMP RD BONITA SPRINGS FL 34134	PARL IN S/E 1/4 OF NE 1/4 SEC 7 TWP 47 R 25
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00006.0000 5000 COCONUT RD BONITA SPRINGS FL 34134	BEG 660 FT N OF SE COR G L 2 W 466.29 FT S 198 FT E 466.29 FT N TO POB
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00006.0010 ACCESS UNDETERMINED BONITA SPRINGS FL 34134	PARL IN GOVT LOT 2 DESC IN OR 1570 PG 0822 LESS PARL 6.001A + 6001C
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00006.001A 5050 COCONUT RD BONITA SPRINGS FL 34134	PARL IN GOVT LOT 2 DESC IN OR 2084 PG 4362 TO 2084/4363
LB ESTERO BAY INVESTMENTS LLC STE 1300 2210 VANDERBILT BEACH RD NAPLES, FL 34109	07-47-25-B2-00006.001C ACCESS UNDETERMINED BONITA SPRINGS FL 34134	PARL IN NE 1/4 AS DESC IN OR 1891 PG 2404
COLONY AT PELICAN LANDING CASTLE MANAGEMENT PO BOX 559009 FORT LAUDERDALE, FL 33355	07-47-25-B3-00004.0010 ACCESS UNDETERMINED BONITA SPRINGS FL	PT OF COLONY AT PELICAN LANDING GC W OF BONITA ANNEX IN S 1/2 OF SEC 8 + NW 1/4 OF 17 LESS CONDOS IN OR 4447/1384 + 4763/0516 + LESS INST#S 2006-189682 + 2006-42158 + 2013- 24044 + 2014000033130
PELICAN LANDING COMMUNITY 24501 WALDEN CENTER DR BONITA SPRINGS, FL 34134	07-47-25-B3-00004.1BCE ACCESS UNDETERMINED BONITA SPRINGS FL	PAR IN SE 1/4 OF SEC 07 TNW 47 R 25 AS DESC IN INST #2014000033130
HHR HRCP LLC HOST HOTELS & RESORTS INC 6903 ROCKLEDGE DR STE 1500 BETHESDA, MD 20817	07-47-25-B3-00010.0000 5001 COCONUT RD BONITA SPRINGS FL 34134	PARL LOC IN GOVT LOTS 2 + 3 AS DESC IN OR 3052 PG 1859
PELICAN LANDING GOLF RESORT 24301 WALDEN CENTER DR BONITA SPRINGS, FL 34134	08-47-25-00-00001.0030 23001 COCONUT POINT RESORT DR BONITA SPRINGS FL 34134	RAPTOR BAY AT PELICAN LANDING GOLF COURSE LESS 1 FT STRIP DESC IN INST# 2013000240450 + LESS 07-47-25-B2-00000.0010 ANNEXATION
BAYSIDE IMPROVEMENT CDD WRATHHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON, FL 33431	08-47-25-00-00003.0000 4650 COCONUT RD BONITA SPRINGS FL 34134	PARL IN E 1/2 OF N W 1/4 AS DESC OR 2543 PG 3898 AKA PARCEL A
WATSON JOHN T 15449 BRIDGEWATER CLUB BLVD CARMEL, IN 46033	08-47-25-00-00003.0030 4798 COCONUT RD BONITA SPRINGS FL 34134	PARL IN E1/2 OF NW1/4 DESC OR 2543 PG 3901 AKA PARL D
PELICAN LANDING COMMUNITY ASSN MARIE MARTEL 24501 WALDEN CENTER DR BONITA SPRINGS, FL 34134	08-47-25-00-00003.03CE 4700 COCONUT RD BONITA SPRINGS FL 34134	PARL IN E1/2 OF NW1/4 DESC OR 2543 PG 3904 AKA PARCEL B + C

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JARVIS JESSICA 23341 EL DORADO BLVD BONITA SPRINGS, FL 34134	08-47-25-01-00001.0010 23341 EL DORADO BLVD BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 1 DB 310 PG 183 LOT 1
FILIP-TANASE PROFIRA 15188 STORRINGTON PL # 100 NAPLES, FL 34110	08-47-25-01-00001.0020 4585 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 1 DB 310 PG 183 LOT 2
FILIP-TANASE PROFIRA 15188 STORRINGTON PL #100 NAPLES, FL 34110	08-47-25-01-00001.0180 4576 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 1 DB 310 PG 183 LOT 18 + E 37.5FT OF LOT 19
SANTORO STEPHEN 3442 WILDWOOD LAKE CIR BONITA SPRINGS, FL 34134	08-47-25-01-00001.0200 23367 EL DORADO BLVD BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 1 DB 310 PG 18E LOT 20 + W 37.5 FT OF LOT 19
FARMER JACOB DANIEL + 4592 SAN ANTONIO LN BONITA SPRINGS, FL 34134	08-47-25-01-00002.0200 4592 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 2 DB 310 PG 183 LOT 20
GUMBO LIMBO LLC 4392 CORPORATE SQ NAPLES, FL 34104	08-47-25-01-00007.0010 4665 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 1
POSTUDENSEK JOEL P + ANGELA J 4657 SAN ANTONIO LN BONITA SPRINGS, FL 34134	08-47-25-01-00007.0020 4657 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 2 + W 1/2 OF LOT 3
POSTUDENSEK GERALD & 1196 PARTRIDGE AVE THE VILLAGES, FL 32163	08-47-25-01-00007.0040 4641 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 4 + E 1/2 OF LOT 3
FISHKIN GILBERT L + PATRICIA R 4633 SAN ANTONIO LN BONITA SPRINGS, FL 34134	08-47-25-01-00007.0050 4633 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 5
FERNANDEZ ROBERT 4625 SAN ANTONIO LN BONITA SPRINGS, FL 34134	08-47-25-01-00007.0060 4625 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 6
RYAN WILLIAM J JR 635 LALIQUE CIR #1302 NAPLES, FL 34119	08-47-25-01-00007.0070 4617 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 7
WATZINGER GERHARD + RITA TR 2821 TARFLOWER WAY NAPLES, FL 34105	08-47-25-01-00007.0080 4609 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 8 + 9
RENNHACK BRIAN W + PO BOX 89 HOPEWELL JUNCTION, NY 12533	08-47-25-01-00007.0080 4609 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 8
RENNHACK BRIAN W + PO BOX 89 HOPEWELL JUNCTION, NY 12533	08-47-25-01-00007.0090 4601 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 9
RODRIGUES JULIO M 23366 EL DORADO BLVD BONITA SPRINGS, FL 34134	08-47-25-01-00007.0100 23366 EL DORADO BLVD BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 10
ROSKUSKI JOSEPH R TR 27020 PINETRAIL CT BONITA SPRINGS, FL 34135	08-47-25-01-00007.0120 4618 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 W 1/2 LOT 12 + LOT 13
CRAWFORD IVIN E + PATRICIA D 4634 VILLA CAPRI LN BONITA SPRINGS, FL 34134	08-47-25-01-00007.0140 4634 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 14
SLOSSER KRIS A + DENISE M 4642 VILLA CAPRI LN BONITA SPRINGS, FL 34134	08-47-25-01-00007.0150 4642 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 15
POTTER LINDA M 4650 VILLA CAPRI LN BONITA SPRINGS, FL 34134	08-47-25-01-00007.0160 4650 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 16
GUMBO LIMBO LLC 4392 CORPORATE SQ BLVD NAPLES, FL 34104	08-47-25-01-00007.0180 4666 VILLA CAPRI LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 7 DB 310 PG 183 LOT 18
ZIMMERMAN LORRI 145 PONDER LN SCOTRUN, PA 18355	08-47-25-01-00008.0010 4665 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 1

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

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ZIMMERMAN LORRI 145 PONDER LN SCOTRUN, PA 18355	08-47-25-01-00008.0020 4657 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 2
WASHBURN ALLISON M + JUSTIN R 4649 SIERRA LN BONITA SPRINGS, FL 34134	08-47-25-01-00008.0030 4649 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOTS 3 + 4
WYNN MARK 26890 WEGEWOOD DR # 501 BONITA SPRINGS, FL 34134	08-47-25-01-00008.0050 4633 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 5
WYNN BRAD A 26890 WEDGEWOOD DR #501 BONITA SPRINGS, FL 34134	08-47-25-01-00008.0060 4625 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 6
BETTS CLIFFORD A + CHRISTI 23155 EL DORADO BLVD BONITA SPRINGS, FL 34134	08-47-25-01-00008.0080 23155 EL DORADO BLVD BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOTS 8 + 9 + 7
RADCLIFF ERIC G + THERESA L 10660 LANDAU LN BONITA SPRINGS, FL 34135	08-47-25-01-00008.0100 4602 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 10
SHELLY MARK J & JENNIFER R 4610 SAN ANTONIO LN BONITA SPRINGS, FL 34134	08-47-25-01-00008.0110 4610 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 11
SNIDER JANICE C 1125 SMOKY VIEW DR SEVIERVILLE, TN 37862	08-47-25-01-00008.0120 4618 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 12
WALLINGFORD THEODORE J 181 TIMERLANE DR ELYRIA, OH 44035	08-47-25-01-00008.0130 4626 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 13
SHARP LAUREN JEAN 4634 SAN ANTONIO LN BONITA SPRINGS, FL 34134	08-47-25-01-00008.0140 4634 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 14
ARTHUR + JOANNE MACDONALD 635 WEDGE DR NAPLES, FL 34103	08-47-25-01-00008.0150 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 15
ARTHUR + JOANNE MACDONALD 635 WEDGE DR NAPLES, FL 34103	08-47-25-01-00008.0160 4650 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 16
ARTHUR + JOANNE MACDONALD 635 WEDGE DR NAPLES, FL 34103	08-47-25-01-00008.0170 4658 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.8 DB 310 PG 183 LOT 17
WRIGHT KENNETH + LORY C 4666 SAN ANTONIO LN BONITA SPRINGS, FL 34134	08-47-25-01-00008.0180 4666 SAN ANTONIO LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 8 DB 310 PG 183 LOT 18
HIMELICK JEFFERY + 1602 LINDENWOOD LN KOKOMO, IN 46902	08-47-25-01-00009.0120 4618 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 12
SUZANNE CLAIRE ELDRIDGE TRUST 1839 IMPERIAL GOLF COURSE BLVD NAPLES, FL 34110	08-47-25-01-00009.0130 4626 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 9 DB 310 PG 183 LOT 13
CASTRO MARIO 23129 E EL DORADO AVE BONITA SPRINGS, FL 34134	08-47-25-01-00009.0140 4634 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 14
CASTRO MARIO 23129 E EL DORADO AVE BONITA SPRINGS, FL 34134	08-47-25-01-00009.0150 4642 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 15
LAXTON MATTHEW + LAURA R 4648 SIERRA LN BONITA SPRINGS, FL 34134	08-47-25-01-00009.0160 4648 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 9 DB 310 PG 183 LOT 16
PROGRESS RESIDENTIAL BORROWER PO BOX 4090 SCOTTSDALE, AZ 85261	08-47-25-01-00009.0170 4658 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.9 DB 310 PG 183 LOT 17
JIMENEZ AMY B 4666 SIERRA LN BONITA SPRINGS, FL 34134	08-47-25-01-00009.0180 4666 SIERRA LN BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 9 DB 310 PG 183 LOT 18

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
ARTHUR + JOANNE MACDONALD 635 WEDGE DR NAPLES, FL 34103	08-47-25-01-00013.0010 23384 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 1
ARTHUR + JOANNE MACDONALD 635 WEDGE DR NAPLES, FL 34103	08-47-25-01-00013.0020 23368 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 2
HEELAN DOUGLAS E + 462 BB SAMS DR SAINT HELENA ISLAND, SC 29920	08-47-25-01-00013.0030 23352 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 3
23336 W EL DORADO LLC 23336 W EL DORADO AVE BONITA SPRINGS, FL 34134	08-47-25-01-00013.0040 23336 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 4
BRITTON PHYLLIS M PO BOX 1914 BONITA SPRINGS, FL 34133	08-47-25-01-00013.0050 23320 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK 13 DB 310 PG 183 LOT 5
HAESTIER PETER J + MARY 3231 HORSE CARRIAGE WAY #6 NAPLES, FL 34105	08-47-25-01-00013.0060 23304 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 6
GUMBO LIMBO LLC 4392 CORPORATE SQ NAPLES, FL 34104	08-47-25-01-00013.0070 23288 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 7
GUMBO LIMBO LLC 4392 CORPORATE SQ NAPLES, FL 34104	08-47-25-01-00013.0080 23272 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 8
DILUZIO MERRIE LOU 23256 W EL DORADO AVE BONITA SPRINGS, FL 34134	08-47-25-01-00013.0090 23256 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC BLK 13 DB 310 PG 183 LOT 9
GUMBO LIMBO LLC 4392 CORPORATE SQ NAPLES, FL 34104	08-47-25-01-00013.0100 23240 W EL DORADO AVE BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.13 DB 310 PG 183 LOT 10
DOYLE JUDY K 2899 E SR 61 VINCENNES, IN 47591	08-47-25-01-00016.0000 4528 COCONUT RD BONITA SPRINGS FL 34134	EL DORADO ACRES UNREC. BLK.16 DB 310 PG 183 ALL BLK.16
CASPIAN BUILDERS LLC 9931 TREASURE CAY LN BONITA SPRINGS, FL 34135	08-47-25-02-00000.0010 23480 EL DORADO BLVD BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 890 PT LOT 1
CASPIAN BUILDERS LLC 9931 TREASURE CAY LN BONITA SPRINGS, FL 34135	08-47-25-02-00000.001A 23462 EL DORADO BLVD BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF NW 1/4 SEC 8 TWP 47 R 25 DESC IN OR 566 P 104 AKA N 40FT OF LOT 1 BLK 17 UNREC EL DORADO ACRES
CASPIAN BUILDERS LLC 9931 TREASURE CAY LN BONITA SPRINGS, FL 34135	08-47-25-02-00000.0020 4548 COCONUT RD BONITA SPRINGS FL 34134	EL DORADO AC BLK 17 UNRC OR 291/898 LOT 2
CASPIAN BUILDERS LLC 9931 TREASURE CAY LN BONITA SPRINGS, FL 34135	08-47-25-02-00000.0030 4566 COCONUT RD BONITA SPRINGS FL 34134	EL DORADO AC BLK 17 UNRC OR 291/898 LOT 3
CASPIAN BUILDERS LLC 9931 TREASURE CAY LN BONITA SPRINGS, FL 34135	08-47-25-02-00000.0040 4586 COCONUT RD BONITA SPRINGS FL 34134	EL DORADO AC BLK 17 UNRC OR 291/898 LOT 4
PITTMAN DAVID B TR 8805 TAMIAAMI TRL N # 111 NAPLES, FL 34108	08-47-25-02-00000.0050 4604 COCONUT RD BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 898 LOT 5
MONTEITH STEWART + REALTY RENTS + SALES LLC 23439 COCONUT RUM CT BONITA SPRINGS, FL 34134	08-47-25-02-00000.0060 23439 COCONUT RUM CT BONITA SPRINGS FL 34134	ELDORADO ACRES BLK 17 UNREC OR 291 PG 898 LOT 6
WORKMAN JAMES R JR 23435 COCONUT RUM CT BONITA SPRINGS, FL 34134	08-47-25-02-00000.0070 23435 COCONUT RUM CT BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 890 LOT 7
WANKEWICZ STEPHEN W & 380 HORSE CREEK DR # 106 NAPLES, FL 34110	08-47-25-02-00000.0080 23431 COCONUT RUM CT BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 898 LOT 8

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JOHNSON JACOB C 23450 EL DORADO BLVD BONITA SPRINGS, FL 34134	08-47-25-02-00000.0090 23450 EL DORADO BLVD BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 898 LOT 9
BIEBERICH BRIAN N & 23434 COCONUT RUM CT BONITA SPRINGS, FL 34134	08-47-25-02-00000.0100 23434 COCONUT RUM CT BONITA SPRINGS FL 34134	ELDORADO ACRES BLK 17 UNRC OR 291 PG 898 LOT 10
CUCINELLI NICK M L/E 23430 EL DORADO BLVD BONITA SPRINGS, FL 34134	08-47-25-02-00000.0110 23430 EL DORADO BLVD BONITA SPRINGS FL 34134	ELDORADO ACRES BLK 17 UNRC OR291/898 LOT 11
DAVIS BRIAN + 23420 EL DORADO BLVD BONITA SPRINGS, FL 34134	08-47-25-02-00000.0120 23420 EL DORADO BLVD BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 890 LOT 12
SNYDERMAN KERRY 4603 VILLA CAPRI LN BONITA SPRINGS, FL 34134	08-47-25-02-00000.0130 4603 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 890 LOT 13
COSTELLO MARK PO BOX 366086 BONITA SPRINGS, FL 34136	08-47-25-02-00000.0140 4617 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK 17 UNREC OR291 PG 890 LOT 14
WILLIAMS ARCH C + SARA K TR 409 KEENEWAY DR NICHOLASVILLE, KY 40356	08-47-25-02-00000.0150 4651 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 890 LOT 15 + W 100 FT OF E 200 FT LOT 20
ELFERDINK STEVEN REED JR + 325 COCOHATCHEE DR NAPLES, FL 34110	08-47-25-02-00000.0160 4661 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 898 LOTS 16
FROMM ERIC + TIFFANY 104 GOLD LEAF CT CANTON, GA 30114	08-47-25-02-00000.0170 4667 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK 17 UNRC OR 291 PG 898 LOT 17
VAN BLARICOM RACHEL M 4671 VILLA CAPRI LN BONITA SPRINGS, FL 34134	08-47-25-02-00000.0180 4671 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK 17 UNREC OR 291 PG 898 LOT 18
SUNKEL MARK + JUDITH E 4679 VILLA CAPRI LN BONITA SPRINGS, FL 34134	08-47-25-02-00000.0190 4679 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORADO ACRES BLK.17 UNRC OR 291 PG 898 LOT 19 LESS E 20 FT
CROTTEAU BENJAMIN 18530 TULIP RD FORT MYERS, FL 33967	08-47-25-02-00000.0200 23436 COCONUT RUM CT BONITA SPRINGS FL 34134	ELDORANDO ACRES BLK.17 UNR OR 291 PG 898 PT LOT 20 E 100 FT
SUNKEL SCOTT C & UTE 4675 VILLA CAPRI LN BONITA SPRINGS, FL 34134	08-47-25-02-00000.020A 4675 VILLA CAPRI LN BONITA SPRINGS FL 34134	ELDORANDO ACRES BLK 17 UNR OR 291 PG 898 PT LT 20 W 485 FT + E 20 FT OF LT 19
WCI COMMUNITIES LLC 24301 WALDEN CENTER DR BONITA SPRINGS, FL 34134	08-47-25-B4-00004.0010 RESERVED BONITA SPRINGS FL 34134	PT OF COLONY AT PELICAN LANDING GOLF COURSE LYING ALONG WEST LINE OF BONITA ANNEXATION SECTS IN S 1/2 OF SECT 8 LESS CONDO OR 4447/1384 + OR 4763/0516 +INST#2006-189682 + 2006-421581+2013- 44684+2014-67115
WCI COMMUNITIES LLC 24301 WALDEN CENTER DR BONITA SPRINGS, FL 34134	08-47-25-B4-00004.0010 4861 COCONUT RD BONITA SPRINGS FL 34134	PT OF COLONY AT PELICAN LANDING GOLF COURSE LYING ALONG W LINE OF BONITA ANNEX SECTS IN S 1/2 OF SECT 8 LESS CONDO OR 4447/1384 + OR 4763/0516 +INST#2006-189682 + 2006-421581+2013- 44684+2014-67115 + 2016-17457
WCI COMMUNITIES LLC 24301 WALDEN CENTER DR BONITA SPRINGS, FL 34134	08-47-25-B4-00004.0010 4861 COCONUT RD BONITA SPRINGS FL 34134	PT OF COLONY AT PELICAN LANDING GOLF COURSE ALONG W LINE OF BONITA ANNEX IN S 1/2 OF SEC 8 LESS 4447/1384 + 4763/0516 +INST#2006-189682+ 2006- 421581+2013-44684+2014-67115+ 2016- 17457+2017-29804
BAYSIDE IMPROVEMENT CDD WRATHELL HART HUNT & ASSOC 6131 LYON RD STE 100 COCONUT CREEK, FL 33073	08-47-25-B4-00004.0020 SUBMERGED BONITA SPRINGS FL 34134	PARCEL OF LAND LOC IN SEC 8 TWP 47 RNG 25 AS DESC IN INST # 2016000017457
COLONY AT PELICAN LANDING FOUN CASTLE MANAGEMENT 12270 SW 3RD ST #200 PLANTATION, FL 33325	08-47-25-B4-00004.0030 ACCESS UNDETERMINED BONITA SPRINGS FL 34134	PT OF COLONY AT PELICAN LANDING GOLF COURSE LYING ALONG W LINE OF BONITA ANNEX SECTS IN S 1/2 OF SECT 8 PT DESC IN INST #2017-29804

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CIELO AT THE COLONY	08-47-25-B4-04000.00CE 4720 VIA DEL CORSO LN BONITA SPRINGS FL	CIELO AT THE COLONY AS DESC IN INST# 2015000229652 COMMON ELEMENT
CIELO AT THE COLONY	08-47-25-B4-04000.00CE 4701-4787 VIA DEL CORSO LN BONITA SPRINGS FL	CIELO AT THE COLONY AS DESC IN INST# 2015000229652 COMMON ELEMENT
NIEDZWICKI JOHN S & JANET L 4781 VIA DEL CORSO LN #101 BONITA SPRINGS, FL 34134	08-47-25-B4-04001.0101 4781 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 101
SCAFIDI MICHAEL A & 5949 KORBACK RD SPRING GREEN, WI 53588	08-47-25-B4-04001.0102 4781 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 102
RANSOM RICHARD R & 4781 VIA DEL CORSO LN # 201 BONITA SPRINGS, FL 34134	08-47-25-B4-04001.0201 4781 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 201
JOHNSON JEROME L 4781 VIA DEL CORSO LN #202 BONITA SPRINGS, FL 34134	08-47-25-B4-04001.0202 4781 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 202
SHAFFER JANICE R TR 561 S 10TH ST #4212 MINNEAPOLIS, MN 55403	08-47-25-B4-04001.0301 4781 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 301
GREENWALD RONALD G & 4781 VIA DEL CORSO LN #302 BONITA SPRINGS, FL 34134	08-47-25-B4-04001.0302 4781 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 302
JOSEPH WAYNE + BRENDA 1601 BLACKBERRY CIR SARTELL, MN 56377	08-47-25-B4-04001.0401 4781 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 401
STROEHMANN DAVID L SR TR 4781 VIA DEL CORSO LN # 402 BONITA SPRINGS, FL 34134	08-47-25-B4-04001.0402 4781 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000060324 PH II BLDG 1 UNIT 402
GLICK GARY & DIANE 4771 VIA DEL CORSO LN #101 BONITA SPRINGS, FL 34134	08-47-25-B4-04002.0101 4771 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 101
COTTER WILLIAM J TR 4771 VIA DEL CORSO LN #102 BONITA SPRINGS, FL 34134	08-47-25-B4-04002.0102 4771 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 102
GARREN TIMOTHY J & 214 WICKER DR DEER PARK, IL 60010	08-47-25-B4-04002.0201 4771 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 201
PAULL MARGARET CARMICHAEL TR 100 HIGHLAND AVE WELLSBURG, WV 26070	08-47-25-B4-04002.0202 4771 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 202
KADLIC JOHN P & MARIANNE H 4771 VIA DEL CORSO LN #301 BONITA SPRINGS, FL 34134	08-47-25-B4-04002.0301 4771 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 301
UDICIOUS DENISE C & 4771 VIA DEL CORSO LN #302 BONITA SPRINGS, FL 34134	08-47-25-B4-04002.0302 4771 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 302
LOTITO MICHAEL A 4771 VIA DEL CORSO LN UNIT 401 BONITA SPRINGS, FL 34134	08-47-25-B4-04002.0401 4771 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 401
BAKER DONALD D + ANN E 12252 MONTCALM ST CARMEL, IN 46032	08-47-25-B4-04002.0402 4771 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2016000002752 PH II BLDG 2 UNIT 402
GALIETTA GERALD E & HARILYN 4761 VIA DEL CORSO LN # 101 BONITA SPRINGS, FL 34134	08-47-25-B4-04003.0101 4761 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 101
PEDERSEN JAN ERIK + JAMIE A 1454 GARDEN RD WESTON, FL 33326	08-47-25-B4-04003.0102 4761 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 102

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CAPUTO GUY P TR + 4761 VIA DEL CORSO LN #201 BONITA SPRINGS, FL 34134	08-47-25-B4-04003.0201 4761 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 201
HALL KEVIN M & MARY C 4761 VIA DEL CORSO LN # 3-202 BONITA SPRINGS, FL 34134	08-47-25-B4-04003.0202 4761 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 202
RINK TIMOTHY L + GAYLE S TR 4761 VIA DEL CORSO LN #301 BONITA SPRINGS, FL 34134	08-47-25-B4-04003.0301 4761 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 301
OSTRANDER ROBERT JAMES + 769 LAKE AVE GREENWICH, CT 06830	08-47-25-B4-04003.0302 4761 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 302
STEPHEN LACHLAN MAY TRUST + 4761 VIA DEL CORSO LANE # 401 BONITA SPRINGS, FL 34134	08-47-25-B4-04003.0401 4761 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 401
BALY DOMINIQUE + SYLVIE 4761 VIA DEL CORSO LN #402 BONITA SPRINGS, FL 34134	08-47-25-B4-04003.0402 4761 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000184661 PH II BLDG 3 UNIT 402
HUBERTY LEE H + 4731 VIA DEL CORSO LN UNIT 101 BONITA SPRINGS, FL 34134	08-47-25-B4-04006.0101 4731 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000221905 PH I BLDG 6 UNIT 101
HOWIE DEBORAH ANN + 78 OLD MILL RD TORONTO, ON M8X 1G8 CANADA	08-47-25-B4-04006.0102 4731 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000221905 PH I BLDG 6 UNIT 102
WAGENMAKER THOMAS A & 3000 SHORECREST DR PIERSON, MI 49339	08-47-25-B4-04006.0201 4731 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000221905 PH I BLDG 6 UNIT 201
STIEBER DEAN G & 1633 OAK KNOLL DR LAKE FOREST, IL 60045	08-47-25-B4-04006.0202 4731 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000221905 PH I BLDG 6 UNIT 202
KANNE MARC + BRENDA 4731 VIA DEL CORSO LN #301 BONITA SPRINGS, FL 34134	08-47-25-B4-04006.0301 4731 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000221905 PH I BLDG 6 UNIT 301
LUSH STEVEN RALPH + 4731 VIA DEL CORSO LN # 302 BONITA SPRINGS, FL 34134	08-47-25-B4-04006.0302 4731 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000221905 PH I BLDG 6 UNIT 302
NEWMAN HARLENE D TR 4731 VIA DEL CORSO LN # 401 BONITA SPRINGS, FL 34134	08-47-25-B4-04006.0401 4731 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000221905 PH I BLDG 6 UNIT 401
FISHER JOHN A + DOROTHY RUTH A 4731 VIA DEL CORSO LN #402 BONITA SPRINGS, FL 34134	08-47-25-B4-04006.0402 4731 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000221905 PH I BLDG 6 UNIT 402
SMITH DANIEL L & PATRICIA S 304 WOODLANDS RD ALTON BAY, NH 03810	08-47-25-B4-04007.0101 4721 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 101
SHEPARD GREGORY B + VICKI L 4721 VIA DEL CORSO LANE # 102 BONITA SPRINGS, FL 34134	08-47-25-B4-04007.0102 4721 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 102
BARNICLE ESTHER M 4721 VIA DEL CORSO LN #201 BONITA SPRINGS, FL 34134	08-47-25-B4-04007.0201 4721 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 201
BUTLER CHARLOTTE DRURY TR 5051 PELICAN COLONY BLVD #1904 BONITA SPRINGS, FL 34134	08-47-25-B4-04007.0202 4721 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 202

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CORTESE JOHN R + KATHLEEN TR 15 SUGAR MAPLE CT LAKE IN THE HILLS, IL 60156	08-47-25-B4-04007.0301 4721 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 301
MILLER JOSEPH + MARILYN 4721 VIA DEL CORSO LN #302 BONITA SPRINGS, FL 34134	08-47-25-B4-04007.0302 4721 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 302
TRUCKS BEVERLY L TR 4721 VIA DEL CORSO LANE #7-401 BONITA SPRINGS, FL 34134	08-47-25-B4-04007.0401 4721 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 401
LAVALLEE SHERI G + MICHEL G TR 4721 VIA DEL CORSO LN #402 BONITA SPRINGS, FL 34134	08-47-25-B4-04007.0402 4721 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2014000186346 PH I BLDG 7 UNIT 402
LEON LUIS E + CONSTANCE A 4711 VIA DEL CORSO LN #101 BONITA SPRINGS, FL 34134	08-47-25-B4-04008.0101 4711 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 101
MORA MARIA C TR PO BOX 61805 FORT MYERS, FL 33906	08-47-25-B4-04008.0102 4711 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 102
DIVERIS JOHN M + CATHERINE J 2502 ASHBORNE CT VALPARAISO, IN 46385	08-47-25-B4-04008.0201 4711 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 201
KLEIN SHEILA JO 301 N COLUMBIA AVE COLUMBUS, OH 43209	08-47-25-B4-04008.0202 4711 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 202
RYDBERG DENNIS + MARILYN 3310 W WOODMEN COLORADO SPRINGS, CO 80919	08-47-25-B4-04008.0301 4711 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 301
WILHELM CAROL A TR 4711 VIA DEL CORSO LN # 302 BONITA SPRINGS, FL 34134	08-47-25-B4-04008.0302 4711 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 302
LOGAN CONNIE J TR 4711 VIA DEL CORSO LN #401 BONITA SPRINGS, FL 34134	08-47-25-B4-04008.0401 4711 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 401
HANNIGAN ROGER A + CAROL A 4711 VIA DEL CORSO LN # 402 BONITA SPRINGS, FL 34134	08-47-25-B4-04008.0402 4711 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 PH I BLDG 8 UNIT 402
KORUDA DENNIS M + JACLYN M 4701 VIA DEL CORSO LN #101 BONITA SPRINGS, FL 34134	08-47-25-B4-04009.0101 4701 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 101
NICHOLSON JAMES F + JANE T 4701 VIA DEL CORSO LN #102 BONITA SPRINGS, FL 34134	08-47-25-B4-04009.0102 4701 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 102
GELFOND PETER A + ENY E 4701 VIA DEL CORSO LN #201 BONITA SPRINGS, FL 34134	08-47-25-B4-04009.0201 4701 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 201
COLIS JOHN N + CARRIE P 2228 LAKRDALE DR GLENVIEW, IL 60025	08-47-25-B4-04009.0202 4701 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 202
LARGE JAMES H + NANCY F 2250 OOLTEWAH RINGGOLD RD OOLTEWAH, TN 37363	08-47-25-B4-04009.0301 4701 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 301
SPERO ELAINE H TR 4701 VIA DEL CORSO LN #302 BONITA SPRINGS, FL 34134	08-47-25-B4-04009.0302 4701 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 302
SHAPIRO JEFFREY + SUSAN 4701 VIA DEL CORSO LN #401 BONITA SPRINGS, FL 34134	08-47-25-B4-04009.0401 4701 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 401

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SOLUM RICHARD B + NANCY R 4701 VIA DEL CORSO LN #402 BONITA SPRINGS, FL 34134	08-47-25-B4-04009.0402 4701 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST# 2014000067115 + 2015000080324 PH I BLDG 9 UNIT 402
ROSS CHARLES E TR 21346 WHEATON LANE NOVI, MI 48375	08-47-25-B4-04011.0101 4770 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 101
TIGNANELLI JAMES & NORMA 4770 VIA DEL CORSO LN #102 BONITA SPRINGS, FL 34134	08-47-25-B4-04011.0102 4770 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 102
GETTENBERG GARY TR 4770 VIA DEL CORSO LN # 201 BONITA SPRINGS, FL 34134	08-47-25-B4-04011.0201 4770 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 201
LENTZ DON + PATRICIA 4770 VIA DEL CORSO LN # 202 BONITA SPRINGS, FL 34134	08-47-25-B4-04011.0202 4770 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 202
LISY ROBERT J 4770 VIA DEL CORSO LN # 301 BONITA SPRINGS, FL 34134	08-47-25-B4-04011.0301 4770 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 301
KNAEBEL MICHAEL L + 4770 VIA DEL CORSO LN #302 BONITA SPRINGS, FL 34134	08-47-25-B4-04011.0302 4770 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 302
ARMSTRONG ALBERT B TR + 4770 VIA DEL CORSO LN UNIT 401 BONITA SPRINGS, FL 34134	08-47-25-B4-04011.0401 4770 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 401
TURLEY STEPHEN C & 4770 VIA DEL CORSO LN #402 BONITA SPRINGS, FL 34134	08-47-25-B4-04011.0402 4770 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 11 UNIT 402
BRDA BRUCE W & KAREN M 4780 VIA DEL CORSO LN #101 BONITA SPRINGS, FL 34134	08-47-25-B4-04012.0101 4780 VIA DEL CORSO LN #101 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 101
MENNEL DAVID R TR 15379 WHISTLING LN CARMEL, IN 46033	08-47-25-B4-04012.0102 4780 VIA DEL CORSO LN #102 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 102
FILBIN KENNETH J & SANDRA L TR 4780 VIA DEL CORSO LN #201 BONITA SPRINGS, FL 34134	08-47-25-B4-04012.0201 4780 VIA DEL CORSO LN #201 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 201
WADDELL ROBERT S & 4780 VIA DEL CORSO LN #202 BONITA SPRINGS, FL 34134	08-47-25-B4-04012.0202 4780 VIA DEL CORSO LN #202 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 202
SANTORO RICHARD G + 4780 VIA DEL CORSO LN #301 BONITA SPRINGS, FL 34134	08-47-25-B4-04012.0301 4780 VIA DEL CORSO LN #301 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 301
HANCY DENNIS W & JOANNE 33 MILFORD PL SKILLMAN, NJ 08558	08-47-25-B4-04012.0302 4780 VIA DEL CORSO LN #302 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 302
STARUCK JAMES E & CHERYL M 4780 VIA DEL CORSO LN #401 BONITA SPRINGS, FL 34134	08-47-25-B4-04012.0401 4780 VIA DEL CORSO LN #401 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 401
SCHLOSS STUART & NANCY 4780 VIA DEL CORSO LN # 402 BONITA SPRINGS, FL 34134	08-47-25-B4-04012.0402 4780 VIA DEL CORSO LN #402 BONITA SPRINGS FL 34134	CIELO AT THE COLONY AS DESC IN INST # 2015000229652 + 2015000229653 PH IV BLDG 12 UNIT 402
COLONY AT PELICAN LANDING 24501 WALDEN CENTER DR BONITA SPRINGS, FL 34134	08-47-25-E4-00001.04CE RIGHT OF WAY ESTERO FL	PARL LOC IN SW 1/4 OF SECT DESC IN OR 4408/470
COLONY AT PELICAN LANDING CASTLE MANAGEMENT PO BOX 559009 FORT LAUDERDALE, FL 33355	08-47-25-E4-00001.05CE COLONY @ PELICAN LANDING C/E ESTERO FL	PAR IN SW 1/4 ALONG THE NORTH LINE AS DESC IN INST# 2012000271325
COLONY AT PELICAN LANDING PO BOX 559009 FORT LAUDERDALE, FL 33355	08-47-25-E4-00001.09CE COLONY @ PELICAN LANDING C/E ESTERO FL	PT OF COLONY AT PELICAN LANDING GOLF COURSE LYING IN SE 1/4 N OF LAS PALMAS AT PELICAN COLONY UNIT 3 AS DESC IN INST# 2011000059330 LESS INST # 2012000021938

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TBOY FLORIDA LLC 9401 S PULASKI RD EVERGREEN PARK, IL 60805	08-47-25-E4-27000.0090 23751 NAPOLI WAY ESTERO FL 34134	PELICAN LANDING U-26 PB 65 PGS 32-33 LOT 9
GOLUB MITCHELL + 23741 NAPOLI WAY ESTERO, FL 34134	08-47-25-E4-27000.0100 23741 NAPOLI WAY ESTERO FL 34134	PELICAN LANDING U-26 PB 65 PGS 32-33 LOT 10
VREES PETER A + ELIZABETH B 23731 NAPOLI WAY ESTERO, FL 34134	08-47-25-E4-27000.0110 23731 NAPOLI WAY ESTERO FL 34134	PELICAN LANDING U-26 PB 65 PGS 32-33 LOT 11
POLSENBERG JOHN M + REGINA M CHINA GRILL MANAGMENT 23721 NAPOLI WAY ESTERO, FL 34134	08-47-25-E4-27000.0120 23721 NAPOLI WAY ESTERO FL 34134	PELICAN LANDING U-26 PB 65 PGS 32-33 LOT 12
BILODEAU RICHARD G TR + 23711 NAPOLI WAY ESTERO, FL 34134	08-47-25-E4-27000.0130 23711 NAPOLI WAY ESTERO FL 34134	PELICAN LANDING U-26 PB 65 PGS 32-33 LOT 13
WYSONG RANDY L + JULIE 2210 EL RANCHO MIDLAND, MI 48642	08-47-25-E4-27000.0140 23710 NAPOLI WAY ESTERO FL 34134	PELICAN LANDING U-26 PB 65 PGS 32-33 LOT 14
COX BRINLEY + HEATHER 17 CUMBRAE GARDENS SURBITON SURRIE KT65EL, UNITED KINGDOM	08-47-25-E4-27000.0150 23730 NAPOLI WAY ESTERO FL 34134	PELICAN LANDING U-26 PB 65 PGS 32-33 LOT 15
COLONY AT PELICAN LANDING 24301 WALDEN CENTER DR BONITA SPRINGS, FL 34134	08-47-25-E4-2700R.00CE RIGHT OF WAY ESTERO FL	PELICAN LANDING U-26 PB 65 PGS 32-33 TRACT R
MERANO AT THE COLONY CONDO 11784 WEST SAMPLE RD # 103 POMPANO BEACH, FL 33065	08-47-25-E4-31000.00CE 23830 MERANO CT ESTERO FL 34134	MERANO AT THE COLONY DESC IN OR3386/3649 +OR3663/1140 +OR3804/3543+OR3807/277+ OR3888/2079+2993+ OR4094/259 + 4499/253 + 4795/3098+4055 COMMON ELEMENTS
ERHART THOMAS P + ANNE + 22 CRANE NECK RD EAST SETAUKET, NY 11733	08-47-25-E4-31010.0101 23720 MERANO CT #101 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 10 UT 10 - 101
JANISSE JAY R & 23720 MERANO CT #102 ESTERO, FL 34134	08-47-25-E4-31010.0102 23720 MERANO CT #102 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 10 UNIT 10 - 102
ELLIS JOHN P TR 23720 MERANO CT #201 BONITA SPRINGS, FL 34134	08-47-25-E4-31010.0201 23720 MERANO CT #201 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 10 UT 10 - 201
LINUS JAMES E + PATRICIA A 23720 MERANO CT #202 BONITA SPRINGS, FL 34134	08-47-25-E4-31010.0202 23720 MERANO CT #202 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 10 UT 10 - 202
DUBBS ERIC + MICHELE 23710 MERANO CT APT 101 BONITA SPRINGS, FL 34134	08-47-25-E4-31011.0101 23710 MERANO CT #101 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 11 UT 11 - 101
STANEK JANET ELAINE 23710 MERANO CT # 102 BONITA SPRINGS, FL 34134	08-47-25-E4-31011.0102 23710 MERANO CT #102 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 11 UT 11 - 102
OLSON LAMONT D + VICKI J 23710 MERANO CT #201 BONITA SPRINGS, FL 34134	08-47-25-E4-31011.0201 23710 MERANO CT #201 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 11 UT 11 - 201
FOX SUSAN L 200 W WASHINGTON SQ UNIT 3802 PHILADELPHIA, PA 19106	08-47-25-E4-31011.0202 23710 MERANO CT #202 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 11 UT 11 - 202
CARLSON STEPHEN A + 6221 FOX MEADOW LANE EDINA, MN 55436	08-47-25-E4-31012.0101 23700 MERANO CT #101 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 12 UT 12 - 101
GOLDSTEIN SANDRA 509 BIRCH DR CHERRY HILL, NJ 08003	08-47-25-E4-31012.0102 23700 MERANO CT #102 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 12 UT 12 - 102
OLIVER WILFRED G + ROSE 23700 MERANO CT #201 BONITA SPRINGS, FL 34134	08-47-25-E4-31012.0201 23700 MERANO CT #201 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 12 UT 12 - 201

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KRAFTZENK DAVID L & LINDA K 23700 MERANO CT # 202 ESTERO, FL 34134	08-47-25-E4-31012.0202 23700 MERANO CT #202 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 12 UT 12 - 202
GIBBONS GREGORY D & 1058 CHERRYFIELD AVE COLUMBUS, OH 43235	08-47-25-E4-31013.0101 23690 MERANO CT #101 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 13 UT 13 - 101
PARRELLA BARNEY C + CHERYL E 23690 MERANO CT #102 BONITA SPRINGS, FL 34134	08-47-25-E4-31013.0102 23690 MERANO CT #102 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 13 UNIT 13-102
DORAN PETER TR + 23690 MERANO CT #201 BONITA SPRINGS, FL 34134	08-47-25-E4-31013.0201 23690 MERANO CT #201 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 13 UT 13 - 201
H L M P LLC 1111 23RD NW WASHINGTON, DC 20037	08-47-25-E4-31013.0202 23690 MERANO CT #202 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 13 UT 13 - 202
CAHILL THOMAS C + MARYLOU L PO BOX 775 MATTITUCK, NY 11952	08-47-25-E4-31014.0101 23680 MERANO CT #101 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 14 UT 14 - 101
GENOVESE RONALD A + 17400 RAMBLING CREEK TRL CHAGRIN FALLS, OH 44023	08-47-25-E4-31014.0102 23680 MERANO CT #102 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 14 UT 14 - 102
DROLET RICHARD B + JOYCE E 23680 MERANO CT #201 BONITA SPRINGS, FL 34134	08-47-25-E4-31014.0201 23680 MERANO CT #201 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 14 UT 14 - 201
NOLL MARIANNE H 23680 MERANO CT # 202 BONITA SPRINGS, FL 34134	08-47-25-E4-31014.0202 23680 MERANO CT #202 ESTERO FL 34134	MERANO AT THE COLONY CONDO DESC IN OR BK 3386 PG 3649 PH 14 UT 14 - 202
NAVONA AT THE COLONY 23540 VIA VENETO BLVD BONITA SPRINGS, FL 34134	08-47-25-E4-38000.00CE 23542 VIA VENETO ESTERO FL 34134	NAVONA AT THE COLONY DESC#2006-189682 COMMON ELEMENTS
GAFFNEY MICHAEL G + MARLENE R 23540 VIA VENETO BLVD UNIT 105 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0105 23540 VIA VENETO #105 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 105
NOTARO ANTHONY JR + 380 RECTOR PL NEW YORK, NY 10280	08-47-25-E4-38000.0202 23540 VIA VENETO #202 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 202
LEWIS KENNETH S + JEANNE M 226 WAR ADMIRAL WAY HAVRE DE GRACE, MD 21078	08-47-25-E4-38000.0203 23540 VIA VENETO #203 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 203
TURNBULL NEIL A & CARRIN B 23540 VIA VENETO #204 ESTERO, FL 34134	08-47-25-E4-38000.0204 23540 VIA VENETO #204 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 204
TAYLOR BILLY C & SUSAN D 23540 VIA VENETO UNIT 205 ESTERO, FL 34134	08-47-25-E4-38000.0205 23540 VIA VENETO #205 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 205
BETH BIRD TRUST + PO BOX 507 ELIZABETH, IL 61028	08-47-25-E4-38000.0301 23540 VIA VENETO #301 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 301
HIGGINS DENNIS P + KIMBERLY A 23540 VIA VENETO BLVD UNIT 302 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0302 23540 VIA VENETO #302 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 302
GAMEL JEROME L + JENNIFER A 23540 VIA VENETO UNIT 303 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0303 23540 VIA VENETO #303 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 303
MANZELLA ANTHONY L JR + 696 LEBRUN RD AMHERST, NY 14226	08-47-25-E4-38000.0304 23540 VIA VENETO #304 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 304
LEWIS DANA 411 DONAHEY AVE NEW PHILADELPHIA, OH 44663	08-47-25-E4-38000.0305 23540 VIA VENETO #305 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 305
SCHAVEY PAMELA M TR + 12487 TALON CREST DR FISHERS, IN 46037	08-47-25-E4-38000.0401 23540 VIA VENETO #401 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 401

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STANLEY NATALIYA K TR 23540 VIA VENETO UNIT 402 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0402 23540 VIA VENETO #402 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 402
ORBAN THOMAS 777 REEF POINT CIR NAPLES, FL 34108	08-47-25-E4-38000.0403 23540 VIA VENETO #403 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 403
KATT RONALD N TR + 11 ASHWOOD CT SUGAR GROVE, IL 60554	08-47-25-E4-38000.0404 23540 VIA VENETO #404 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 404
VOSS WILLIAM H JR + RUTH 394 COLLINS GRANT CT YARDLEY, PA 19067	08-47-25-E4-38000.0405 23540 VIA VENETO #405 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 405
JAZAYERLI NABIL + FATINA 23540 VIA VENETO #501 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0501 23540 VIA VENETO #501 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 501
LLEWELLYN LAUN S + DEBRA J 23540 VIA VENETO BLVD #502 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0502 23540 VIA VENETO #502 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 502
ERI TR 2316 TRILLIUM LN NAPERVILLE, IL 60565	08-47-25-E4-38000.0503 23540 VIA VENETO #503 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 503
BAUER RONALD W & MARY E 21345 WHEATON LN NOVI, MI 48375	08-47-25-E4-38000.0504 23540 VIA VENETO #504 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 504
BONITA GREENS LLC 23540 VIA VENETO BLVD UNIT 505 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0505 23540 VIA VENETO #505 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 505
MCKEEN ALEXANDER C TR 5071 CHAMPLAIN CIR WEST BLOOMFIELD, MI 48323	08-47-25-E4-38000.0601 23540 VIA VENETO #601 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 601
COTLER IRA M TR 4446 GOLDEN LAKE DR SARASOTA, FL 34233	08-47-25-E4-38000.0602 23540 VIA VENETO #602 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 602
DESLAURIERS JEAN + RAYMONDE 23540 VIA VENETO #603 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0603 23540 VIA VENETO #603 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 603
FAGAN CAPITAL INC PO BOX 366698 BONITA SPRINGS, FL 34136	08-47-25-E4-38000.0604 23540 VIA VENETO #604 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 604
KEIL THEODOR TR 23540 VIA VENETO #605 ESTERO, FL 34134	08-47-25-E4-38000.0605 23540 VIA VENETO #605 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 605
MINOTT HOWARD + 515 CLUB DR AURORA, OH 44202	08-47-25-E4-38000.0701 23540 VIA VENETO #701 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 701
MALLETTE FAMILY REVOCABLE 23540 VIA VENETO BLVD UNIT 702 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0702 23540 VIA VENETO #702 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 702
THOMAS KENNETH R + KAREN L 4693 HAMPTON LN AVON, IN 46123	08-47-25-E4-38000.0703 23540 VIA VENETO #703 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 703
KOTHARI TARUN + KAMAL 15 WIDEWATERS LN PITTSFORD, NY 14534	08-47-25-E4-38000.0704 23540 VIA VENETO #704 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 704
RHODES PETER E + NANCY M 6000 BAY HILL CIR JAMESVILLE, NY 13078	08-47-25-E4-38000.0705 23540 VIA VENETO #705 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 705
ROBERT PAMALA KAY TR 725 W MAIN ST ROCHESTER, IL 62563	08-47-25-E4-38000.0801 23540 VIA VENETO #801 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 801
SHENSA PATTI G TR 23540 VIA VENETO # 802 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0802 23540 VIA VENETO #802 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 802

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
KORDAS DEBRA S + BRUCE 16241 S PIN OAK CT HOMER GLEN, IL 60441	08-47-25-E4-38000.0803 23540 VIA VENETO #803 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 803
SCULLEY JOHN B TR 6310 WATER CREST WAY #303 BRADENTON, FL 34202	08-47-25-E4-38000.0804 23540 VIA VENETO #804 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 804
LAVINE SUE J TR 23540 VIA VENETO UNIT 805 ESTERO, FL 34134	08-47-25-E4-38000.0805 23540 VIA VENETO #805 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 805
CHARNESS JEAN S TR 23540 VIA VENETO # 901 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0901 23540 VIA VENETO #901 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 901
CORNACCHIONE AMERICO TR 23540 VIA VENETO BLVD UNIT 902 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.0902 23540 VIA VENETO #902 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 902
MCMANUS DANIEL M TR 742 E SAWGRASS TRL DAKOTA DUNES, SD 57049	08-47-25-E4-38000.0903 23540 VIA VENETO #903 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 903
DUBLO MONICA M TR 8170 DEVON COURT CHAGRIN FALLS, OH 44023	08-47-25-E4-38000.0904 23540 VIA VENETO #904 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 904
MCKINNON WILLIAM T + LINDA R 9 CORBETT DR EAST QUOGUE, NY 11942	08-47-25-E4-38000.0905 23540 VIA VENETO #905 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 905
HOFFMAN FREDERICK W TR + 5226 ROYAL VALE LN DEARBORN, MI 48126	08-47-25-E4-38000.1001 23540 VIA VENETO #1001 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1001
OERTEL PAUL L + VIRGINIA A 23540 VIA VENETO #1002 ESTERO, FL 34134	08-47-25-E4-38000.1002 23540 VIA VENETO #1002 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1002
YUAN HANNAH CHAN TR 23540 VIA VENETO #1003 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1003 23540 VIA VENETO #1003 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1003
MURPHY JAMES A JR + DONNA M 561 BELDEN HILL RD WILTON, CT 06897	08-47-25-E4-38000.1004 23540 VIA VENETO #1004 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1004
KLINE L STEPHEN + MYRNA 23540 VIA VENETO #1005 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1005 23540 VIA VENETO #1005 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1005
MICIAK JACK M + 23540 VIA VENETO BLVD APT 1101 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1101 23540 VIA VENETO #1101 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1101
HILDEBRAND TERESA K 3619 PETE DYE BLVD CARMEL, IN 46033	08-47-25-E4-38000.1102 23540 VIA VENETO #1102 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1102
SHETH KUMUDCHANDRA TR + 23540 VIA VENETO # 1103 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1103 23540 VIA VENETO #1103 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1103
STERNBERG GEORGE A + KATRIN Y UNIT 1104 23540 VIA VENETO BLVD BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1104 23540 VIA VENETO #1104 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1104
1105 NAVONA LLC 23540 VIA VENETO BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1105 23540 VIA VENETO #1105 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1105
WELLAND EKKEHARD-PETER + 113A 23669 TIMMENDORF, GERMANY	08-47-25-E4-38000.1201 23540 VIA VENETO #1201 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1201
GARRITY CURTIS B TR CHERYL COOPER 1371 ROCK CHAPEL RD HERNDON, VA 20170	08-47-25-E4-38000.1202 23540 VIA VENETO #1202 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1202

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
VULCAN HEATING AND AIR 532 MINERAL TRACE BIRMINGHAM, AL 35244	08-47-25-E4-38000.1203 23540 VIA VENETO #1203 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1203
SEDUTTO ANTHONY JR + JANET D 23540 VIA VENETO #1204 ESTERO, FL 34134	08-47-25-E4-38000.1204 23540 VIA VENETO #1204 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1204
FEENEY WILLIAM J + CAROL M 23540 VIA VENETO BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1205 23540 VIA VENETO #1205 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1205
HAPANOWICZ ROBERT E + TINA C 1020 SAINT MELLION DR PRESTO, PA 15142	08-47-25-E4-38000.1401 23540 VIA VENETO #1401 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1401
BAUMAN NORBERT L TR PO BOX 310 NAPOLEON, OH 43545	08-47-25-E4-38000.1402 23540 VIA VENETO #1402 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1402
PENMETSA PRASADVARMA S + UMA M 3550 CLOVER ST PITTSFORD, NY 14534	08-47-25-E4-38000.1403 23540 VIA VENETO #1403 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1403
KAUPS ROBERT E + BARBARA 501 FORDHAM AVE BURLINGTON, NJ 08016	08-47-25-E4-38000.1404 23540 VIA VENETO #1404 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1404
IPEMA CATHERINE B TR 5019 GRAND AVE WESTERN SPRINGS, IL 60558	08-47-25-E4-38000.1405 23540 VIA VENETO #1405 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1405
GREEN JAMES E 23540 VIA VENETO BLVD #1501 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1501 23540 VIA VENETO #1501 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1501
BURTON ELYSE 23540 VIA VENETO #1502 ESTERO, FL 34134	08-47-25-E4-38000.1502 23540 VIA VENETO #1502 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1502
NEWELL ROBERT + CATHERINE 23540 VIA VENETO #1503 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1503 23540 VIA VENETO #1503 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1503
HESELINK DENNIS B + TAMELA J 1439 LINDBURGH LN CHEBOYGAN, MI 49721	08-47-25-E4-38000.1504 23540 VIA VENETO #1504 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1504
SWENSON CANDEE A 23540 VIA VENETO #1505 ESTERO, FL 34134	08-47-25-E4-38000.1505 23540 VIA VENETO #1505 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1505
GREDE FREDERICK J + JANICE L 228 N OAK ST HINSDALE, IL 60521	08-47-25-E4-38000.1601 23540 VIA VENETO #1601 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1601
PULLEY IAN + LINDSAY HIGHER CORNFIELD FARM CORNFIELD RD LYME HANDLEY HIGH PEAK SK237BT, UNITED KINGDOM	08-47-25-E4-38000.1602 23540 VIA VENETO #1602 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1602
TONIS KENNETH R + BARBARA L 23540 VIA VENETO # 1603 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1603 23540 VIA VENETO #1603 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1603
PATRICIA L NICODEMUS TR 23540 VIA VENETO # 1604 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1604 23540 VIA VENETO #1604 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1604
SHAHBANDAR HASSAN + NIHAL B 23540 VIA VENETO #1605 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1605 23540 VIA VENETO #1605 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1605
OGGEL JAMES D + YNES M 23540 VIA VENETO BLVD #1701 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1701 23540 VIA VENETO #1701 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1701
KETCHAM TERRY W + DIANE E 23540 VIA VENETO # 1702 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1702 23540 VIA VENETO #1702 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1702

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
LALLY THOMAS TR 1/2 + 8029 FAWN TRAIL JUSTICE, IL 60458	08-47-25-E4-38000.1703 23540 VIA VENETO #1703 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1703
VOLOK ANATOLY + TRICIA 23540 VIA VENETO # 1704 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1704 23540 VIA VENETO #1704 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1704
HYDE DAVID C + VALERIE R 23540 VIA VENETO #1705 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1705 23540 VIA VENETO #1705 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1705
ALLEN CLAUDIA A TR 23540 VIA VENETO #1801 ESTERO, FL 34134	08-47-25-E4-38000.1801 23540 VIA VENETO #1801 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1801
MCLAUGHLIN OWEN + MARCIA 1 GROUSE LN LLOYD HARBOR, NY 11743	08-47-25-E4-38000.1802 23540 VIA VENETO #1802 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1802
MAZUR JAY R + 23540 VIA VENETO #1803 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1803 23540 VIA VENETO #1803 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1803
ROTH BRADFORD D + MARY C 28 BLODGETT AVE CLARENDON HILLS, IL 60514	08-47-25-E4-38000.1804 23540 VIA VENETO #1804 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1804
EVANS MICHAEL W + HOLLY H 23540 VIA VENETO #1805 ESTERO, FL 34134	08-47-25-E4-38000.1805 23540 VIA VENETO #1805 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1805
THOMPSON DAVID T + EILEEN V 23540 VIA VENETO #1901 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.1901 23540 VIA VENETO #1901 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1901
JOJO ROBERT R + LINDA P PO BOX 262 DIAMOND POINT, NY 12824	08-47-25-E4-38000.1902 23540 VIA VENETO #1902 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1902
JUSTIN A WILLIAMSON III TRUST 9740 CONWAY RD SAINT LOUIS, MO 63124	08-47-25-E4-38000.1903 23540 VIA VENETO #1903 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1903
CORLEY JENNY LYND TR 2491 INDIGO LN GLENVIEW, IL 60026	08-47-25-E4-38000.1904 23540 VIA VENETO #1904 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1904
POPLI SANJEEV TR + 725 STONE RD PITTSFORD, NY 14534	08-47-25-E4-38000.1905 23540 VIA VENETO #1905 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 1905
WEBSTER DONALD C + LYNDAL UNIT 2001 23540 VIA VENETO BLVD BONITA SPRINGS, FL 34134	08-47-25-E4-38000.2001 23540 VIA VENETO #2001 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2001
CAPOGNA TONY + ANTONIETA 29 CHERRYWOOD AVE LEAMINGTON, ON N8H 4Z8 CANADA	08-47-25-E4-38000.2002 23540 VIA VENETO #2002 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2002
PAN TAI H TR 23540 VIA VENETO #2003 BONITA SPRINGS, FL 34134	08-47-25-E4-38000.2003 23540 VIA VENETO #2003 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2003
SHEARER ROBERT C + BETTY J TR 2820 32ND AVENUE DR MOLINE, IL 61265	08-47-25-E4-38000.2004 23540 VIA VENETO #2004 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2004
WINKELS ROBERT J JR + DEBRA TR 3070 DONAHUE DR SIOUX FALLS, SD 57105	08-47-25-E4-38000.2005 23540 VIA VENETO #2005 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2005
MCCULLUM KEVIN J + NANCY 1/3 + 1050 WINDWARD CT YORK, PA 17403	08-47-25-E4-38000.2101 23540 VIA VENETO #2101 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2101
GUNDAKER GORDON A JR + 2458 OLD DORSETT RD STE 311 MARYLAND HEIGHTS, MO 63043	08-47-25-E4-38000.2102 23540 VIA VENETO #2102 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2102

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
SEDUTTO BONITA SPRINGS LLC 23540 VIA VENETO #1204 ESTERO, FL 34134	08-47-25-E4-38000.2103 23540 VIA VENETO #2103 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2103
LENNON JOSEPH & MARIE A 1 ELDRIDGE POND HARWICH, MA 02645	08-47-25-E4-38000.2104 23540 VIA VENETO #2104 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2104
MISRACH BARBARA R TR 8619 CALUMET WAY CINCINNATI, OH 45249	08-47-25-E4-38000.2105 23540 VIA VENETO #2105 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2105
SUTTON KAREN A + JACK D JR 157 THE PRADO NE ATLANTA, GA 30309	08-47-25-E4-38000.2201 23540 VIA VENETO #2201 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2201
PASQUALE GENE J + MARIE C 23540 VIA VENETO #2202 ESTERO, FL 34134	08-47-25-E4-38000.2202 23540 VIA VENETO #2202 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2202
HIGDON MAUREN Y 2929 BUFFALO SPEEDWAY #1702 HOUSTON, TX 77098	08-47-25-E4-38000.2203 23540 VIA VENETO #2203 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2203
GEORGE S CRAIG + LARAIN C 340 BARN SIDE LN EUREKA, MO 63025	08-47-25-E4-38000.2204 23540 VIA VENETO #2204 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2204
FAGAN WILLIAM S FAGAN CAPITAL INC PO BOX 366698 BONITA SPRINGS, FL 34136	08-47-25-E4-38000.2205 23540 VIA VENETO #2205 ESTERO FL 34134	NAVONA AT THE COLONY DESC IN INST#2006-189682 UNIT 2205
BAYSIDE IMPROVEMENT CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON, FL 33431	08-47-25-E4-U1701.1975 PELICAN LANDING C/E ESTERO FL	PARL IN SW 1/4 AS DESC IN INST#2007-213558
BAYSIDE IMPROVEMENT CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON, FL 33431	08-47-25-E4-U1725.1985 SUBMERGED ESTERO FL 34134	PARL LOC IN THE S 1/2 OF SECT AS DESC IN OR 3220 PG 106 LESS CONDO AKA LAKE PARCEL
COLONY GOLF + COUNTRY CLUB INC 4101 PELICAN COLONY BLVD BONITA SPRINGS, FL 34134	17-47-25-E3-U1738.1926 4101 PELICAN COLONY BLVD ESTERO FL 34135	COLONY AT PELICAN LANDING GOLF COURSE AS DESC IN INST#2009000192836 LESS INST#2010000184331 + 2013000044685

Attn:
GRAVINA SMITH MATTE & ARNOLD
12474 BRANTLEY CT
FORT MYERS, FL 33907

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Milagros A Isberto, 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

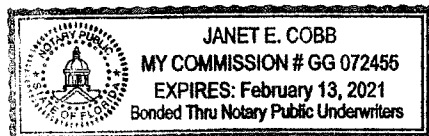
In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

09/21/18

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

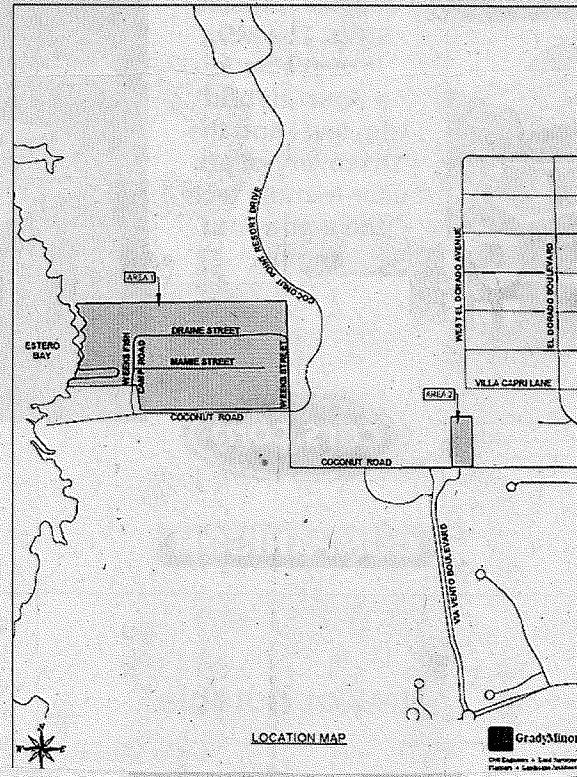
Sworn to and Subscribed before me this 21st of September 2018, by Milagros A Isberto who is personally known to me.

Janet E Cobb
Janet E Cobb
Notary Public for the State of Florida
My Commission expires February 13, 2021



**NOTICE OF PUBLIC NEIGHBORHOOD MEETING FOR
BAYVIEW ON ESTERO BAY, FORMERLY WEEKS FISH CAMP
AND
4798 COCONUT ROAD**

In compliance with the Bonita Springs Land Development Code requirements relating to Ordinance No. 18-15, LB Estero Bay Investments, LLC, the owner of the properties, is holding a Neighborhood Meeting in advance of filing its applications with the City of Bonita Springs seeking approval for a future land use map amendment, comprehensive plan text amendment, and to rezone the properties to Planned Development, to allow for a 300 unit continuing care retirement community, with assisted living and memory care, and related amenities, and an alternative use for 300 residential units and related amenities with no CCRC. The owner will also file an application to annex 4798 Coconut Road into the City of Bonita Springs. The purpose of the meeting will be to educate community members and nearby land owners about the proposed "Bayview on Estero Bay" development and application, and address questions. The Neighborhood Meeting will be held, October 18, 2018 at 6:00 p.m. at Estero High School, 21900 River Ranch Rd, Estero, FL 33928. For questions, please contact Tina Matte at 239-275-5758 or Tina@gsma.pro.



London Bay Homes/Bayview Presentation
 October 18, 2018 | Estero High School
 ATTENDEES

NAME	ADDRESS, CITY, STATE, ZIP	EMAIL
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London Bay Homes/Bayview Presentation
 October 18, 2018 | Estero High School
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London Bay Homes/Bayview Presentation
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London Bay Homes/Bayview Presentation
 October 18, 2018 | Estero High School
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London Bay Homes/Bayview Presentation
October 18, 2018 | Estero High School
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London Bay Homes/Bayview Presentation
 October 18, 2018 | Estero High School
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 October 18, 2018 | Estero High School
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BAYVIEW

ON ESTERO BAY

RE: Bayview on Estero Bay
4798 Coconut Road and property formerly known as Weeks Fish Camp

Memo: Summary for Neighborhood Information Meeting held October 18, 2018

Overview of Meeting Details:

In compliance with the Bonita Springs Land Development Code requirements relating to Ordinance No. 18-15, LB Estero Bay Investments, LLC, the owner of 4798 Coconut Road and property formerly known as Weeks Fish Camp, held a Neighborhood Information Meeting in advance of filing its applications with the City of Bonita Springs on October 18, 2018 at 6:00 p.m. at Estero High School, 21900 River Ranch Rd, Estero, FL 33928. Also, in compliance with the ordinance, a letter of notification of the meeting was mailed 21 days in advance of the meeting to all property owners located within 1,000 feet of the affected properties. The mailing list was secured through the Lee County Property Appraiser's office. Additionally, a legal public notice was printed in The News-Press on Friday, September 21, 2018.

The purpose of the Neighborhood Information Meeting was to educate community members and nearby land owners about the proposed "Bayview on Estero Bay" development and application, and to address any questions or concerns.

LB Estero Bay Investments, LLC outlined its plan at the meeting to seek approval for a future land use map amendment, comprehensive plan text amendment, and to rezone the properties to Planned Development, to allow for a 300 unit continuing care retirement community, with assisted living and memory care, and related amenities, and an alternative use for 300 residential units and related amenities with no CCRC. The owner also explained its intent to file an application to annex 4798 Coconut Road into the City of Bonita Springs.

Approximately 175 people were in attendance at the meeting.

All guests were requested to sign in upon arrival. LB Estero Bay Investments, LLC captured names, email addresses and physical addresses of individuals in attendance and has supplied copies of the sign-in sheets in the enclosed materials. A copy of the audio file from the meeting is also enclosed.

The meeting was approximately one hour and 20 minutes.

Overview of Presentation:

Tina Matte with Gravina, Smith, Matte & Arnold Marketing and Public Relations opened the meeting with initial remarks informing the audience about the intent of the meeting and confirming the developer had previously participated in nearly 40 meetings and focus groups involving hundreds of residents about this project. The meetings date back to August of 2017 – nearly a year before the ordinance required it, and eight months before the company officially closed on the property in April of this year.

Following, Mark Wilson, the President and CEO of London Bay Homes and Danville Leadbetter, the company's Vice President of Land Development and Acquisitions continued with the presentation.

The presentation included an overview of the following topics:

- History of London Bay Homes, it's mission and values
- Summary of Proposed Project:
 - o 300 independent living (or 300 residential) units
 - o 75-bed AL/MC/skilled nursing
 - o 1 building, 20 stories of residential over 2 stories of parking (245' to roof) connected by a shared podium to 1 building consisting of 6 stories of residential over 2 amenity floors over 2 floors of parking (115' to roof)
 - o 4 buildings, 6 stories over parking (75' to roof)
 - o 1 building, 4 stories over parking (+/- 55' to roof)
 - o 72 boat slips in the marina
- Overview of developer commitments related to the project:
 - o Not use Pelican Landing beach amenities
 - o Provide public access (in perpetuity)
 - o Provide 10 boat slips for the public
 - o Provide 2 spaces for emergency services (fire and police)
 - o Provide 10 boat trailer parking stalls onsite
 - o Provide 15 car parking spaces onsite
 - o Provide a small public park
 - o Provide bathrooms and considering a small ships store
 - o Provide a kayak & paddleboard launch
 - o Provide overflow parking (boat trailer and cars) offsite
 - o Consider a high-end boat club to operate at the marina
 - o Moorings Park at Grande Lake – This is a similar project in which London Bay Homes serves as developer. A 6-minute video of the project was shared during the presentation to illustrate the potential for the proposed CRCC project at Bayview on Estero Bay. A disclaimer was shared noting that currently there is no agreement with an operator for Bayview on Estero Bay.
- LB Estero Bay Investments also outlined a series of 16 statements regarding the project related to the following:
 - o Jurisdiction
 - o Explanation of a CCRC
 - o Years for build out
 - o Job creation opportunities and economic impact
 - o Florida Green Building Coalition standards
 - o Public access and marina
 - o Traffic – LB Estero Bay Investments has secured an independent traffic consultant
 - o Right-of-Way permit will be requested
 - o Storm preparedness
 - o Water quality and drainage

Following the presentation, the public was invited to ask questions and address any concerns. Mark Wilson and Danville Leadbetter addressed each question. A summary of the questions, comments and developer responses are provided below.

Summary of Questions, Comments and Developer's Answers

Q. Will the project impact Pelican Landing?

A. Meetings and conversations have already been underway with the association. There will be no impacts to the current Pelican Landing amenities.

Q. Where do Impact fees go?

A. City of Bonita Springs

Q. Why isn't Estero receiving impact fees since Coconut Road is impacted?

A. Project is in the jurisdiction of City of Bonita Springs; therefore, impact fees will be provided there.

Comment:

Audience member applauded proposed amenities, quality of project and potential to serve as a "good" tax base. Concern was addressed about limited parking spots and use of shuttle for offsite parking. Suggestion was then made for additional onsite parking for trailers.

Comment/Question:

Concern was addressed over impact to Coconut Road because of CCRC. Question was then proposed about widening Coconut Road and/or adding stop lights.

A. The developer noted that under the current zoning, the peak car impact would be vastly larger than that of the proposed CCRC project. Under CCRC, there is a dramatic reduction in peak hours – up 70% reduction of impacts to Coconut Road. Developer suggested that the government entities of Village of Estero, Bonita Springs and Lee County come together to address the potential for traffic lights. Developer also noted uncertainty about road begin widened; access to US 41 would need to be addressed by Lee County, Estero and Bonita Springs jurisdictions. Also noted that the proposed project would utilize shuttles and limousines for transportation. Seniors will not be driving as often individually; Bayview will work to coordinate group transportation for seniors. Encouraged audience to talk to the three jurisdictions regarding Coconut Road.

Q. Several questions were asked about use of offsite property at 4798 Coconut Road.

A. Developer reiterated that the property would be used for offsite parking for the boat ramp as well parking spots for boat trailers. Developer will make sure it's visually appealing from Coconut Road with landscaping on the outer site.

Comment:

Recommendation for additional parking spaces at 4798 Coconut Road

Q. Are there restrictions to public usage of ramp during daytime hours? Can boats be launched in the middle of the night?

A. Yes, the ramp will most likely be restricted for use in the middle of the night.

Q. Is there a boat draft limit for boats that launch from the property's onsite marina?

A. Yes. There is a three-foot boat draft limit per the current zoning.

Q. Is the developer requesting permitting for dredging?

A. Yes. There is currently a dredging permit attached to the current zoning but will be modified under the new application. There will still be a three-foot boat draft under the new permit request.

Q. What is the impact from emergency vehicles to Bayview?

A. There is a separate entrance for emergency vehicles. Developer is already reviewing traffic patterns in the CCRC model. The model also takes into account employee traffic. Employees, staff and residents will mostly all be parking onsite. So, less impacts to traffic. Peak traffic periods will be related to staff turnover, which are regularly schedule.

Comment regarding concern over additional traffic to Coconut Road related to five to seven years of construction traffic.

Q. Will the project accommodate charter businesses who use the site for motorboat and kayak charters?

A. There is offsite parking to create the ability to park vehicles for businesses that use the property for charters. There is limited parking at the boat ramp, so a shuttle service will also be made available for guests to use for back and forth from the boat ramp to offsite parking.

General comments/statements from individual about the following:

- More public access
- Disappoint about name – wants acknowledgement of Week Family in name
- Concern over kayak launch location because of mangroves
- More public parking
- More space for double launching
- Disagreement that the marina is feasible
- No Rezoning Comment – support zoning in place

Comment:

Concern over water runoff from concrete and construction.

A. Addressed that there is a plan in place to store, retain and clean water before discharge. The mangroves also function as an additional cleaning process.

Q. If parking lot is full and traffic is waiting to drop off boats, where do they wait – would they wait on Coconut Road?

A. Developer will try to avoid long lines with offsite parking. Lines for waiting for boat launch are still to be determined. A walking path may be added near the boat ram to avoid vehicles extending and parking along Coconut Road.

Q. How big is the park?

A. It's designed to be an intimate park to allow for a small group of people to use as a passive park.

Q. How much of the 30 acres is public?

A. The marina and parking will use about three acres – 10 percent of property.

Comment:

General design for boat ramp and parking is impractical for a trailer that is 20 to 25-feet. If other boats are coming out and backing up, you have to back up 70 to 100 feet – would be too difficult. Suggested moving everything to the right, shorten lake and come in from east about 20 to 25 feet. Also suggested entrance from the North side to make it quicker to come in. A single-lane is not feasible. Two is preferred.

A. Developer clarified that there is already only one way in and an additional exit on the outer direction.

BAYVIEW

ON ESTERO BAY





2210

About London Bay

- Started in 1990
- Local Company, Local Management & Local Ownership
- Excellent Team of 100 Professionals
- Reputation for: Integrity, Customer Service, Design, Professionalism, & Financial Strength
- “Blue Zone” Designated Company



About London Bay

- Deep Expertise in the Following Areas:
 - Homebuilding & Design
 - Community Development
 - Strong Development Team
 - Remodeling (LBH Renovation & Design)
 - Romanza Interior Design
 - Acquatico Pools & Outdoor Living













London Bay's Core Values

Teamwork:

Each of us is a critical member of the team, celebrating our every success and tackling every obstacle together.



London Bay's Core Values

Respect:

Each team member, client, vendor/trade partner is held in the highest regard.



London Bay's Core Values

Integrity:

We conduct ourselves professionally with each other, with our clients, and with our trade partners – never becoming complacent in our success or our efforts to improve.



London Bay's Core Values

Commitment:

We honor our commitments to each other, our clients, our business partners, and our community, so that every commitment is honored to the best of our ability.



London Bay's Core Values

Quality:

Through our decades-long commitment to quality team members, quality work and quality materials, we achieve excellence by “sweating the small stuff.”





BONITA SPRINGS, FL
 CONCEPTUAL MASTER PLAN
 OCTOBER 18, 2018

LEGEND

- | | | | |
|--|-------------------------------------|----------------------------|---|
| 01 Public Parking (10 Truck/Trailers, 15 Cars) | 08 Public Park | 15 Amenity Deck | A1 6 Stories of Residential Over 2 Amenity Floors Over 2 Floors of Parking (115' to Roof) |
| 02 Public Restrooms and Possible Shipstore | 09 Private Dining for the Community | 16 Sport Courts | A2 20 Stories of Residential Over 2 Stories of Parking (245' to Roof) |
| 03 Public Boat Ramp | 10 Bocce Courts | 17 Clubhouse Arrival Plaza | B,D,E,F 6 Stories Over Parking (75' to Roof) |
| 04 Public Boat Slip (10 Slips) | 11 Boardwalk Promenade | 18 Main Gatehouse | AL/MC 4 Stories Over Parking (+/- 55' to Roof) |
| 05 Kayak and Paddle Board Launch | 12 Pavillion | 19 Second Gatehouse Entry | |
| 06 Fire and Police Boat Slips (2 Slips) | 13 Community Boat Dock | 20 Third Gatehouse Entry | |
| 07 Possible High End Boat Club & Private Slips | 14 Main Pool | 21 Mangrove Preserve | |

Project Overview

- 300 independent living (or 300 residential) units
- 75-bed AL/MC/skilled nursing
- 1 building, 20 stories of residential over 2 stories of parking (245' to roof) connected by a shared podium to 1 building consisting of 6 stories of residential over 2 amenity floors over 2 floors of parking (115' to roof)
- 4 buildings, 6 stories over parking (75' to roof)
- 1 building, 4 stories over parking (+/- 55' to roof)
- 72 boat slips in the marina

Our Commitments

- Not use Pelican Landing beach amenities
- Provide public access (in perpetuity)
- Provide 10 boat slips for the public
- Provide 2 spaces for emergency services (fire and police)
- Provide 10 boat trailer parking stalls onsite
- Provide 15 car parking spaces onsite

Our Commitments

- Provide a small public park
- Provide bathrooms and considering a small ships store
- Provide a kayak & paddleboard launch
- Provide overflow parking (boat trailer and cars) offsite
- Consider a high-end boat club to operate at the marina

Moorings Park Disclaimer

- While Moorings Park is our operating partner for Moorings Park Grande Lake, we do not have an agreement with an operator for this project. The following six-minute video is for illustration purposes of our current CCRC project, only.

Moorings Park Grande Lake Video



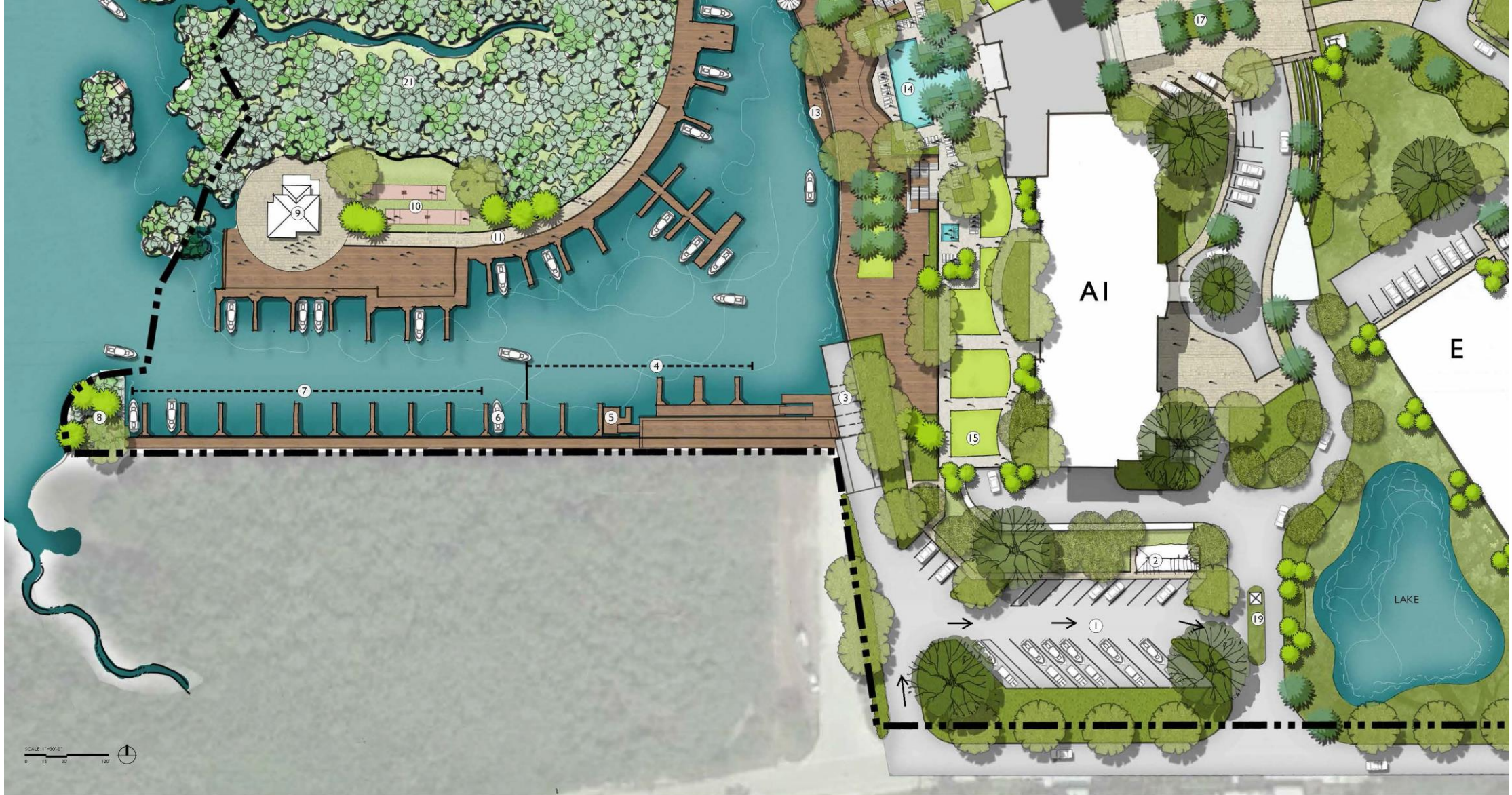




BONITA SPRINGS, FL
 CONCEPTUAL MASTER PLAN
 OCTOBER 18, 2018

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BONITA SPRINGS, FL
 CONCEPTUAL MASTER PLAN
 OCTOBER 18, 2018

LEGEND

- | | | | |
|--|-------------------------------------|----------------------------|---|
| 01 Public Parking (10 Truck/Trailers, 15 Cars) | 08 Public Park | 15 Amenity Deck | A1 6 Stories of Residential Over 2 Amenity Floors Over 2 Floors of Parking (115' to Roof) |
| 02 Public Restrooms and Possible Shipstore | 09 Private Dining for the Community | 16 Sport Courts | A2 20 Stories of Residential Over 2 Stories of Parking (245' to Roof) |
| 03 Public Boat Ramp | 10 Bocce Courts | 17 Clubhouse Arrival Plaza | B,D,E,F 6 Stories Over Parking (75' to Roof) |
| 04 Public Boat Slip (10 Slips) | 11 Boardwalk Promenade | 18 Main Gatehouse | AL/MC 4 Stories Over Parking (+/- 55' to Roof) |
| 05 Kayak and Paddle Board Launch | 12 Pavillion | 19 Gatehouse Entry | |
| 06 Fire and Police Boat Slips (2 Slips) | 13 Community Boat Dock | 20 Third Gatehouse Entry | |
| 07 Possible High End Boat Club & Private Slips | 14 Main Pool | 21 Mangrove Preserve | |



BONITA SPRINGS, FL
 CONCEPTUAL MASTER PLAN
 OCTOBER 18, 2018

LEGEND

- | | | | |
|--|-------------------------------------|----------------------------|---|
| 01 Public Parking (10 Truck/Trailers, 15 Cars) | 08 Public Park | 15 Amenity Deck | A1 6 Stories of Residential Over 2 Amenity Floors Over 2 Floors of Parking (115' to Roof) |
| 02 Public Restrooms and Possible Shipstore | 09 Private Dining for the Community | 16 Sport Courts | A2 20 Stories of Residential Over 2 Stories of Parking (245' to Roof) |
| 03 Public Boat Ramp | 10 Bocce Courts | 17 Clubhouse Arrival Plaza | B,D,E,F 6 Stories Over Parking (75' to Roof) |
| 04 Public Boat Slip (10 Slips) | 11 Boardwalk Promenade | 18 Main Gatehouse | AL/MC 4 Stories Over Parking (+/- 55' to Roof) |
| 05 Kayak and Paddle Board Launch | 12 Pavillion | 19 Second Gatehouse Entry | |
| 06 Fire and Police Boat Slips (2 Slips) | 13 Community Boat Dock | 20 Third Gatehouse Entry | |
| 07 Possible High End Boat Club & Private Slips | 14 Main Pool | 21 Mangrove Preserve | |

BAYVIEW
SITE

HYATT
COCONUT
POINT

NAVONA

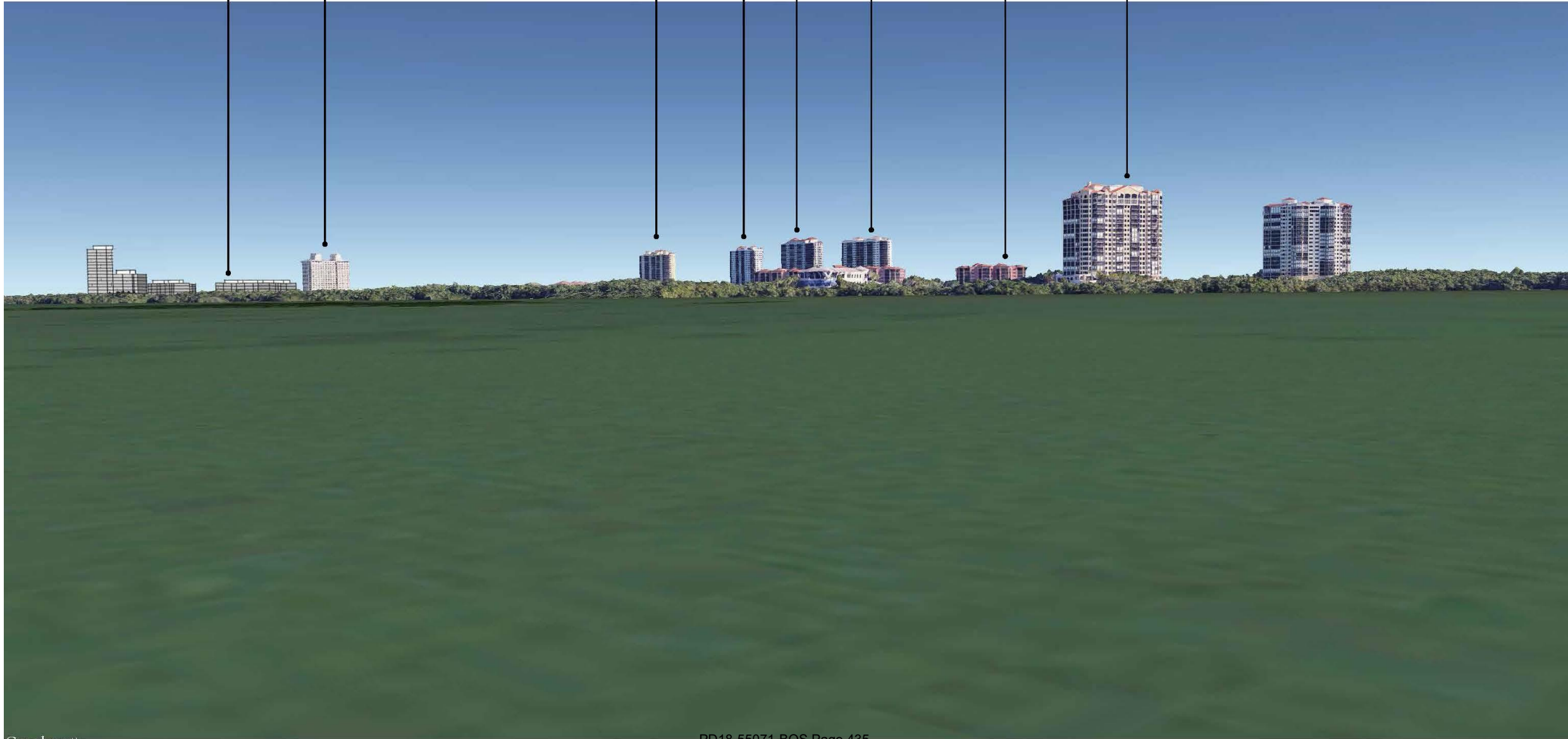
SORRENTO

TREVOSO

FLORENCIA

CASTELLA

LA SCALA
TOWER



BAYVIEW SITE

HYATT COCONUT POINT

LA SCALA TOWER

CASTELLA

NAVONA

SORRENTO

TREVOSO

FLORENCIA

ALTAIRA





BAYVIEW SITE

HYATT COCONUT POINT

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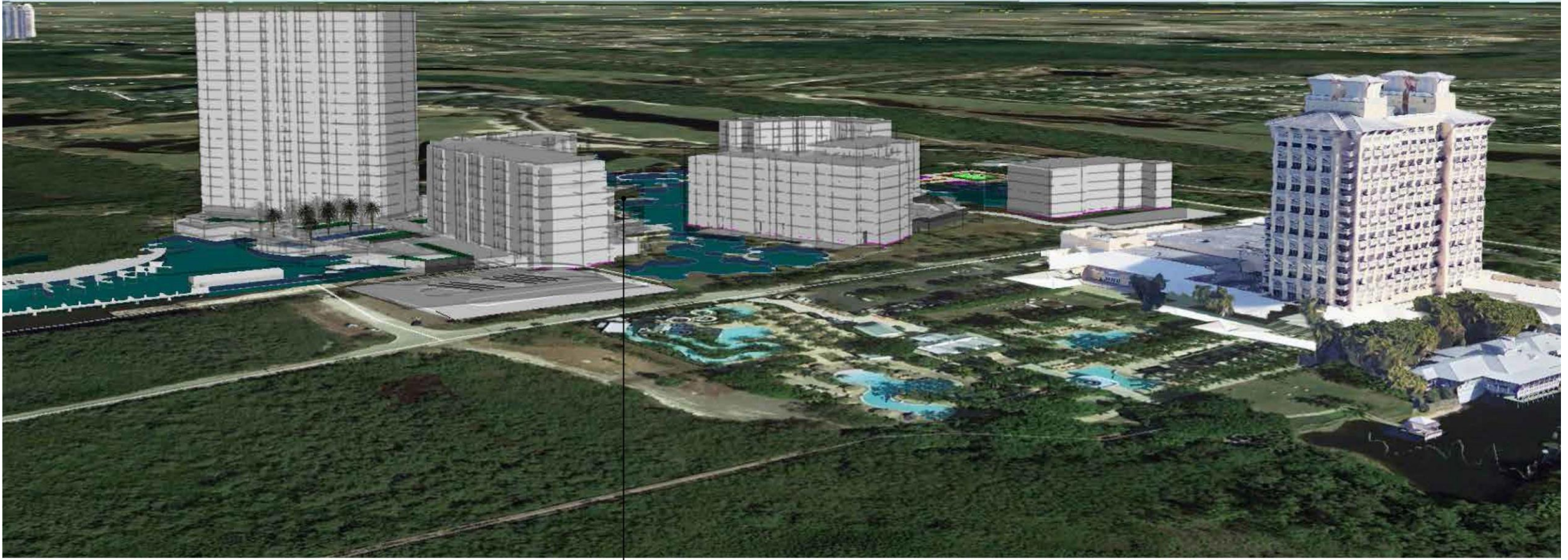
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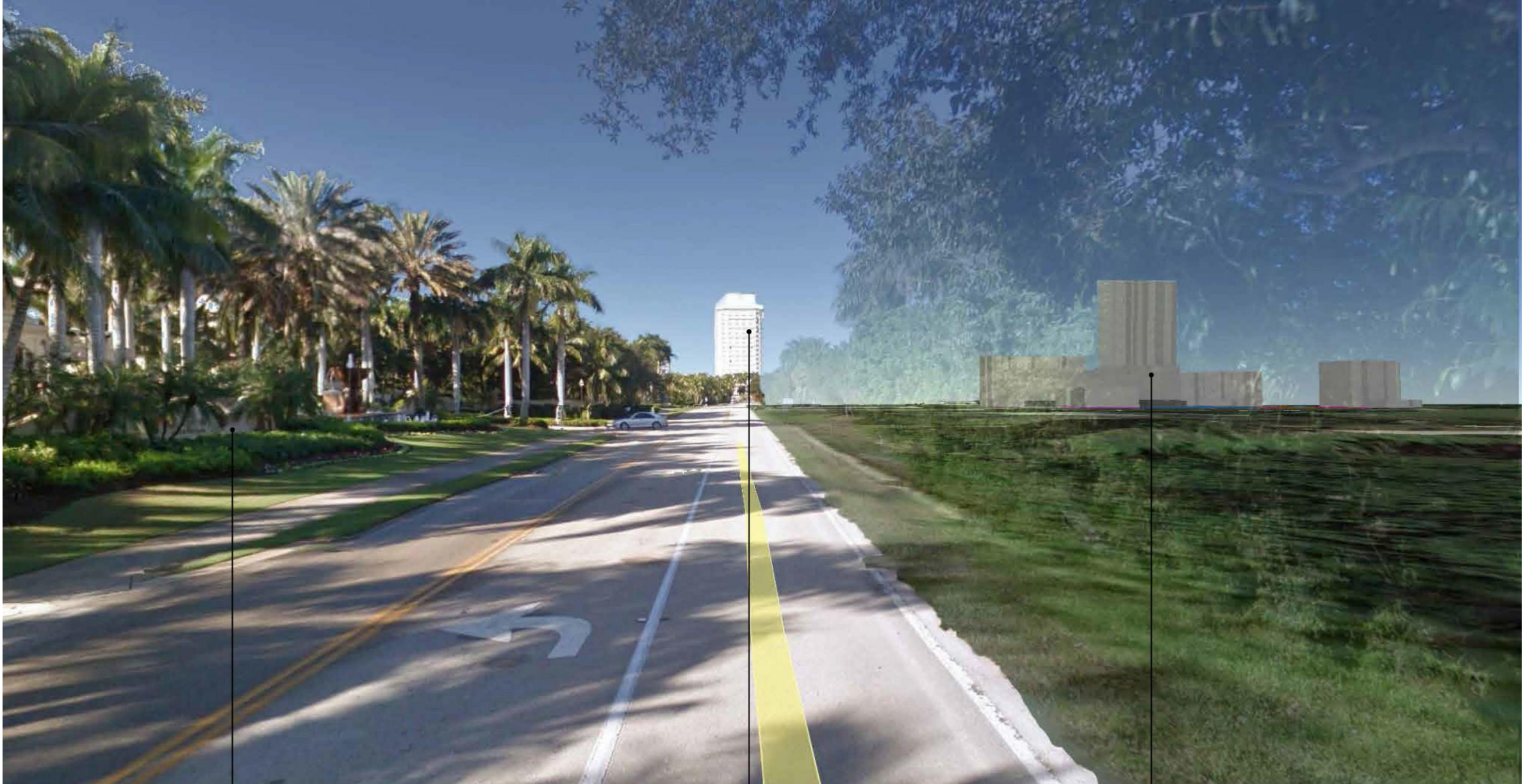
TREVOSO

FLORENCIA

ALTAIRA



BAYVIEW
ON
ESTERO BAY



BAY
COLONY
GATE

HYATT
COCONUT
POINT

BAYVIEW
SITE



FAQ #1 (Project Specifics)

Q: Who has jurisdiction over the zoning for this project?

A: The City of Bonita Springs

FAQ #2 (Project Specifics)

Q: What is a CCRC?

A: A continuing care retirement community.

Q: Does a CCRC pay ad valorem taxes?

A: Yes.

It is anticipated that 300 units under both the CCRC and residential uses will pay ad valorem taxes.

FAQ #3 (Project Specifics)

Q: How many years will it take to build out the project?

A: Construction is anticipated to start in 2021 (assuming approvals are received within 12-to-18 months). We estimate a 5-to-7 year build out.

FAQ #4 (Project Specifics)

Q: If the project is a CCRC, how many jobs will be created in the City of Bonita Springs?

A: If the project is developed as a CCRC, approximately 139 direct, full-time jobs with an average salary of \$40K-to-\$45K per year are estimated to be created, as well as an additional 55 indirect jobs.

FAQ #4 (Project Specifics) Cont'd

Under both the residential and CCRC plans, there will be an additional 1,900 construction jobs created and an additional 1,500 indirect jobs over the 5-to-7 year duration of the project.

The positive impact on the economy for construction will be more than \$500M and the impact for operation will be more than \$17M, annually.

FAQ #5 (Project Specifics)

Q: Will the project be “green”?

A: Yes, the project will be certified under the standards set by the Florida Green Building Coalition.

FAQ #6 (Public Access & Marina)

Q: How many slips and parking spaces are you providing for public use?

A: 10 publicly dedicated boat slips, and 2 additional slips will be dedicated to fire and police for the City of Bonita Springs. We are providing 10 boat trailer spaces and 15 car spaces, plus overflow parking at our offsite location.

FAQ #7 (Public Access & Marina)

Q: When will you reopen the marina?

A: We will be submitting our application to the City of Bonita Springs within the next 30 days. We anticipate the approval process will take 12-to-18 months, and we intend to start construction approximately 12 months after approvals. The marina will reopen prior to the first residents taking occupancy – in approximately four years.

FAQ #8 (Public Access & Marina)

Q: How can we be sure that the public access will not be taken away at a later time?

A: We will provide an easement to the City of Bonita Springs for use of the designated land **in perpetuity**.

FAQ #9 (Public Access & Marina)

Q: Will there be a charge to use the boat ramp?

A: Yes. We anticipate that there will be a fee to use the ramp and the prices will be commensurate with other similar facilities in the area.

FAQ #10 (Public Access & Marina)

Q: Will there be slips for rent to the public?

A: The publicly dedicated slips will not be available for rent, and overnight use will be prohibited.

We are evaluating the possibility of using additional slips (separate from the slips dedicated to the public) for a small, high-end boat club, as well as offering slips for rent or purchase to the public, but there are no definitive plans or agreements in place, at this time.

FAQ #11 (Public Access & Marina)

Q: Will the marina sell fuel or have any other amenities?

A: The marina will not sell fuel. There will be restrooms for use of the public at the marina site. We are evaluating the possibility of a small ships store to sell ice, bait, and various sundries, but there are no definitive plans or agreements in place at this time.

FAQ #12 (Coconut Road)

Q: How are you dealing with traffic concerns along Coconut Road?

A: We have hired an independent traffic consultant to provide a peak-season analysis.

Our intended uses will result in a reduction in traffic from the current approved uses of more than 70% for CCRC (55% for residential) during peak hours.

We will be paying approximately \$2M in transportation impact fees.

FAQ #13 (Coconut Road)

Q: What is the plan for development along Coconut Road adjacent to the project?

A: We will apply for a Right-of-Way Permit requesting permission to place landscaping and a sidewalk adjacent to the property along the marina to prevent parking in the right-of-way.

FAQ #14 (Storm Preparedness)

Q: What are the considerations for a major storm event?

A: All living areas of the buildings will be constructed above the FEMA flood elevation level and will be able to withstand winds of approx. 160 mph.

If the project is developed as a CCRC, the operator will be required to have an evacuation plan, and will likely evacuate the residents well in advance of a storm event.

Under both plans (residential and CCRC), there will be a “hardened” area within the buildings to allow residents to shelter in place.

FAQ #15 (Water Quality & Drainage)

Q: What are you doing about water quality?

A: We will have a comprehensive water management plan for treatment of water before it is released into Estero Bay.

Approximately 3.5 acres of wetlands on the west end of the property, adjacent to Estero Bay, are currently subject to a conservation easement, which will remain in perpetuity.

These wetlands will be undisturbed and assist in maintaining the health and vitality of the estuaries and bay.

FAQ #16 (Water Quality & Drainage)

Q: Where will your property drain?

A: The site will be designed to retain and treat any water collected from the site prior to being discharged into Estero Bay.

The water will be discharged at the rate and at the location approved by the governing body.

BAYVIEW
ON ESTERO BAY

Visit Our Website

@

www.LBHBayview.com



Questions & Answers

BAYVIEW

ON ESTERO BAY



Bayview on Estero Bay Neighborhood Meeting
Estero High School, 21900 River Ranch Rd, Estero, FL 33928
Wednesday, February 26, 2020, 5:30 p.m.

LB Estero Bay Investments, LLC (Applicant) and their consultant team hosted a second Neighborhood Meeting at the Estero High School, located on 21900 River Ranch Road, Estero, FL 33928 at 5:30 p.m., on Wednesday, February 26, 2020. The meeting was held for the Comprehensive Plan Amendments (CPA18-54980 & CPA18-54982) and Planned Development Rezone (PD18-55071) applications. The meeting was noticed to property owners listed on Exhibit "A" attached, and the meeting notice was published in the News-Press on February 4, 2020. The Affidavit of Publication is attached as Exhibit "B".

The sign-in sheet is attached as Exhibit "C" and demonstrates approximately 195 attendees were present at the meeting. Exhibits presented at the meeting are attached as Exhibit "D" and include renderings of the project. Danville Leadbetter and Mark Wilson from London Bay Development Group (Applicants) welcomed attendees, introduced the project, and presented a PowerPoint presentation attached as Exhibit "E". After the presentation the Applicant opened the floor for attendees to ask questions and make comments. A copy of the audio file providing a verbatim record of the presentation and public comment is enclosed.

The attendees expressed both concern and support for the proposed project. The following is a summary of the concerns that were raised: impact of construction activity on surrounding development, traffic on Coconut Road, environmental impacts from development and potential fueling uses, the proposed boat ramp, water quality and stormwater treatment, and parking. There was also discussion about Florida-friendly landscaping, fertilizing, ADA design and the cost of the public facilities proposed including boat trailer parking.

Attendees also expressed support for the project, complimenting the Applicant on utilizing best management practices for environmental and water quality impacts and for the ongoing community engagement throughout the process.

The main comment repeated by several attendees related to the Pelican Landing parcel immediately west of the proposed marina area, and the developer's plans to mitigate impact to Pelican Landing's future amenities on that site. Mr. Wilson indicated he would meet with representatives from Pelican Landing to discuss this item in detail. Another key comment related to the protection of water quality in the Estero Bay and environmental impacts of the project. Mr. Wilson and Leadbetter indicated they will incorporate protections into the zoning conditions relating to water quality, stormwater management and environmental protection, and London Bay is in total agreement regarding the importance of protecting Estero Bay.

There was discussion on the public hearing schedule, and it was noted that public hearings had not been scheduled by the City but are anticipated to begin in April 2020.

Following the discussion and public comment, the Applicant thanked the attendees and provided contact information. The meeting was concluded at approximately 7:30 p.m.

EXHIBIT A

FOLIO	STRAP	STREET NU	STREET NA	SITE UNIT	SITE CITY	SITE ZIP	OWNER N/ CARE OF	ADDRESS1	ADDRESS2	CITY	STATE	COUNTRY	ZIP
10277530	074725B2C	5242	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277531	074725B2C	23149/165	WEEKS FISH CAMP RD		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277532	074725B2C	23148	WEEKS FISH CAMP RD		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277533	074725B2C	5236	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	780 NW 42ND AVE ST		MIAMI	FL		33126
10277534	074725B2C	5232	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277535	074725B2C	5234	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277536	074725B2C	5233	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277537	074725B2C	5227	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277538	074725B2C	5220	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277539	074725B2C	5230	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277540	074725B2C	5228	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277541	074725B2C	5230	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277542	074725B2C	5220	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277543	074725B2C	5212	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277544	074725B2C	5204	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277545	074725B2C	5210	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277546	074725B2C	5216	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277547	074725B2C	5219	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277548	074725B2C	5190	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277549	074725B2C	5228	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277550	074725B2C	5231	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277551	074725B2C	5219/5225	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277552	074725B2C	5213	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277553	074725B2C	5215	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277554	074725B2C	5210	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277555	074725B2C	5211	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277556	074725B2C	5450	COCONUT RD		BONITA SP	34134	PELICAN LANDING COI	24501 WALDEN CENTE		BONITA SP	FL		34134
10277557	074725B2C	23170	WEEKS FISH CAMP RD		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277558	074725B2C	5000	COCONUT RD		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277559	074725B2000060010	ACCESS UNDETERMINI			BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277560	074725B2C	5050	COCONUT RD		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277561	074725B200006001C	ACCESS UNDETERMINI			BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10277565	074725B3C	5001	COCONUT RD		BONITA SP	34134	HHR HRCR RYAN LLC	PO BOX 4900		SCOTTSDAIAZ			85261
10277569	8.47E+15	23001	COCONUT POINT RESC		BONITA SP	34134	PELICAN LANDING GOI	24301 WALDEN CENTE		BONITA SP	FL		34134
10438179	074725B2C	5207	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10438180	074725B2C	5203	DRAINE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109
10438181	074725B2C	5206	MAMIE ST		BONITA SP	34134	LB ESTERO BAY INVES	1300	2210 VANC	NAPLES	FL		34109

10438193	074725B2C	5207	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439083	074725B2C	5199	DRAINE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439084	074725B2C	5195	DRAINE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439085	074725B2C	5191	DRAINE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439086	074725B2C	5190	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439087	074725B2C	5194	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439088	074725B2C	5198	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439089	074725B2C	5202	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439090	074725B2C	5203	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439091	074725B2C	5199	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439092	074725B2C	5195	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439093	074725B2C	5191	MAMIE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10439305	7.47E+15		ISLAND	BONITA SP	34134	TIITF STATE DEPT OF E	3900 COMMONWEAL	T	TALLAHAS	FL	32399
10457908	074725B2000030370		ACCESS UNDETERMINI	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10460486	074725B2C	5196	DRAINE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10460487	074725B2C	5200	DRAINE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10460488	074725B2C	5194	DRAINE ST	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10557007	7.47E+15		ISLAND	BONITA SP		TIITF STATE DEPT OF E	3900 COMMONWEAL	T	TALLAHAS	FL	32399
10560595	074725B3000040010		ACCESS UNDETERMINI	BONITA SP		COLONY AT PELICAN L	5200 PELICAN COLON		BONITA SP	FL	34134
10562967	074725B2000030380		RIGHT OF WAY	ESTERO		LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10562968	074725B2000030390		RIGHT OF WAY	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
10562969	074725B2000030400		RIGHT OF WAY	BONITA SP	34134	LB ESTERO BAY INVEST	STE 1300	2210	VANC NAPLES	FL	34109
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10564097	07472500000013BCE		ACCESS UNDETERMINI	BONITA SP	34134	PELICAN LANDING COI	24501 WALDEN CENTE		BONITA SP	FL	34134
10564688	074725B3000041BCE		ACCESS UNDETERMINI	BONITA SP		PELICAN LANDING COI	24501 WALDEN CENTE		BONITA SP	FL	34134
10566375	074725B2000000010		GOLF COURSE	BONITA SP		PELICAN LANDING GO	24301 WALDEN CENTE		BONITA SP	FL	34134
10571232	084725B4C	4761	VIA DEL CC	101 BONITA SP	34134	GALIETTA GERALD E &	4761 VIA DEL CORSO L		BONITA SP	FL	34134
10571233	084725B4C	4761	VIA DEL CC	102 BONITA SP	34134	PEDERSEN JAN ERIK +	. 1454 GARDEN RD		WESTON	FL	33326
10571234	084725B4C	4761	VIA DEL CC	201 BONITA SP	34134	GUY P CAPUTO TRUST	4761 VIA DEL CORSO L		BONITA SP	FL	34134
10571235	084725B4C	4761	VIA DEL CC	202 BONITA SP	34134	HALL KEVIN M & MAR'	4761 VIA DEL CORSO L		BONITA SP	FL	34134
10571236	084725B4C	4761	VIA DEL CC	301 BONITA SP	34134	RINK TIMOTHY L + GA	\4761 VIA DEL CORSO L		BONITA SP	FL	34134
10571237	084725B4C	4761	VIA DEL CC	302 BONITA SP	34134	OSTRANDER ROBERT J	769 LAKE AVE		GREENWIC CT		6830
10571238	084725B4C	4761	VIA DEL CC	401 BONITA SP	34134	STEPHEN LACHLAN M/	4761 VIA DEL CORSO L		BONITA SP	FL	34134
10571239	084725B4C	4761	VIA DEL CC	402 BONITA SP	34134	BALY DOMINIQUE + SY	4761 VIA D #402		BONITA SP	FL	34134
10571885	084725B4C	4750	VIA DEL CC	101 BONITA SP	34134	WEKSELBLATT JOSEPH	4750 VIA DEL CORSO L		BONITA SP	FL	34134
10571886	084725B4C	4750	VIA DEL CC	102 BONITA SP	34134	LOEBER MICHAEL C +	4750 VIA DEL CORSO L		BONITA SP	FL	34134
10571887	084725B4C	4750	VIA DEL CC	201 BONITA SP	34134	POLUDNIAK S LEE & C	\4853 NOBLES POND D		CANTON	OH	44718
10571888	084725B4C	4750	VIA DEL CC	202 BONITA SP	34134	WEAD FREDERICK K +	4750 VIA DEL CORSO L		BONITA SP	FL	34134

10571889	084725B4C	4750 VIA DEL CC	301 BONITA SP	34134 TARTABINI JOSEPH SR 470-12 DEER PATH	AURORA OH	44202
10571890	084725B4C	4750 VIA DEL CC	302 BONITA SP	34134 DIEDERICH CATHERINE	4750 VIA DEL CORSO L BONITA SP FL	34134
10571891	084725B4C	4750 VIA DEL CC	401 BONITA SP	34134 LYONS EDWIN L & MA	4750 VIA DEL CORSO L BONITA SP FL	34134
10571892	084725B4C	4750 VIA DEL CC	402 BONITA SP	34134 RICHARD JAMES FETTE	4750 VIA D #402 BONITA SP FL	34134
10571893	084725B4C	4770 VIA DEL CC	101 BONITA SP	34134 ROSS CHARLES E TR	42772 CARDINAL WAY NOVI MI	48375
10571894	084725B4C	4770 VIA DEL CC	102 BONITA SP	34134 TIGNANELLI JAMES & I	4770 VIA DEL CORSO L BONITA SP FL	34134
10571895	084725B4C	4770 VIA DEL CC	201 BONITA SP	34134 GETTENBERG GARY TR	4770 VIA DEL CORSO L BONITA SP FL	34134
10571896	084725B4C	4770 VIA DEL CC	202 BONITA SP	34134 LENTZ DON & PATRICI	4770 VIA DEL CORSO L BONITA SP FL	34134
10571897	084725B4C	4770 VIA DEL CC	301 BONITA SP	34134 LISY ROBERT J	4770 VIA DEL CORSO L BONITA SP FL	34134
10571898	084725B4C	4770 VIA DEL CC	302 BONITA SP	34134 KNAEBEL MICHAEL L +	4770 VIA DEL CORSO L BONITA SP FL	34134
10571899	084725B4C	4770 VIA DEL CC	401 BONITA SP	34134 ARMSTRONG ALBERT I	4770 VIA DEL CORSO L BONITA SP FL	34134
10571900	084725B4C	4770 VIA DEL CC	402 BONITA SP	34134 TURLEY STEPHEN C &	4770 VIA DEL CORSO L BONITA SP FL	34134
10571901	084725B4C	4780 VIA DEL CC	101 BONITA SP	34134 BRDA BRUCE W & KAR	4780 VIA DEL CORSO L BONITA SP FL	34134
10571902	084725B4C	4780 VIA DEL CC	102 BONITA SP	34134 MENNEL DAVID R TR	15379 WHISTLING LN CARMEL IN	46033
10571903	084725B4C	4780 VIA DEL CC	201 BONITA SP	34134 FILBIN KENNETH J & S/	4780 VIA DEL CORSO L BONITA SP FL	34134
10571904	084725B4C	4780 VIA DEL CC	202 BONITA SP	34134 WADDELL ROBERT S &	4780 VIA DEL CORSO L BONITA SP FL	34134
10571905	084725B4C	4780 VIA DEL CC	301 BONITA SP	34134 SANTORO RICHARD G	4780 VIA D #301 BONITA SP FL	34134
10571906	084725B4C	4780 VIA DEL CC	302 BONITA SP	34134 HANCY DENNIS W & JC	4780 VIA DEL CORSO L BONITA SP FL	34134
10571907	084725B4C	4780 VIA DEL CC	401 BONITA SP	34134 STARUCK JAMES E & C	4780 VIA D #401 BONITA SP FL	34134
10571908	084725B4C	4780 VIA DEL CC	402 BONITA SP	34134 SCHLOSS STUART & N/	4780 VIA DEL CORSO L BONITA SP FL	34134
10572824	084725B4C	4771 VIA DEL CC	101 BONITA SP	34134 BAKER DAVID HARRIS	4771 VIA DEL CORSO L BONITA SP FL	34134
10572825	084725B4C	4771 VIA DEL CC	102 BONITA SP	34134 COTTER WILLIAM J TR	4771 VIA DEL CORSO L BONITA SP FL	34134
10572826	084725B4C	4771 VIA DEL CC	201 BONITA SP	34134 GARREN TIMOTHY J &	214 WICKER DR DEER PARK IL	60010
10572827	084725B4C	4771 VIA DEL CC	202 BONITA SP	34134 PAULL MARGARET CAI	100 HIGHLAND AVE WELLSBUR WV	26070
10572828	084725B4C	4771 VIA DEL CC	301 BONITA SP	34134 KADLIC JOHN P & MAF	4771 VIA DEL CORSO L BONITA SP FL	34134
10572829	084725B4C	4771 VIA DEL CC	302 BONITA SP	34134 UDICIOUS DENISE C &	4771 VIA D #302 BONITA SP FL	34134
10572830	084725B4C	4771 VIA DEL CC	401 BONITA SP	34134 REICHLE RICHARD G JR	4771 VIA DEL CORSO L BONITA SP FL	34134
10572831	084725B4C	4771 VIA DEL CC	402 BONITA SP	34134 BAKER DONALD D + AI	12252 MONTCALM ST CARMEL IN	46032
10574508	084725B4C	4701-4787 VIA DEL CORSO LN	BONITA SP	CIELO AT THE COLONY		
10574509	084725B4C	4781 VIA DEL CC	101 BONITA SP	34134 NIEDZWICKI JOHN S &	4781 VIA D #101 BONITA SP FL	34134
10574510	084725B4C	4781 VIA DEL CC	102 BONITA SP	34134 SCAFIDI MICHAEL A &	606 TREVINO DR LAKE GENE WI	53147
10574511	084725B4C	4781 VIA DEL CC	201 BONITA SP	34134 RANSOM RICHARD R 8	4781 VIA DEL CORSO L BONITA SP FL	34134
10574512	084725B4C	4781 VIA DEL CC	202 BONITA SP	34134 JOHNSON JEROME L TI	4781 VIA DEL CORSO L BONITA SP FL	34134
10574513	084725B4C	4781 VIA DEL CC	301 BONITA SP	34134 SHAFFER JANICE R TR	561 S 10TH ST #4212 MINNEAPC MN	55403
10574514	084725B4C	4781 VIA DEL CC	302 BONITA SP	34134 GREENWALD RONALD	4781 VIA D #302 BONITA SP FL	34134
10574515	084725B4C	4781 VIA DEL CC	401 BONITA SP	34134 JOSEPH WAYNE + BREI	1601 BLACKBERRY CIR SARTELL MN	56377
10574516	084725B4C	4781 VIA DEL CC	402 BONITA SP	34134 STROEHMANN DAVID	4781 VIA DEL CORSO L BONITA SP FL	34134
10576801	084725B4000040020	SUBMERGED	BONITA SP	34134 BAYSIDE IN WRATHELL	6131 LYON RD STE 10C COCONUT FL	33073

10580013	084725B4C	4861	COCONUT RD	BONITA SP	34134	WCI COMM LENNAR HC 10481 6 MILE CYPRESS FORT MYE FL	33966
10580014	084725B4000040030		ACCESS UNDETERMINI	BONITA SP	34134	COLONY AT CASTLE MA 12270 SW 3RD ST #20 PLANTATIC FL	33325

Waldrop Engineering
28100 Bonita Grande Dr #305
Bonita Springs, FL 34135

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

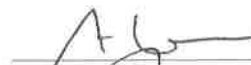
NOTICE OF PUBLIC NEIGHBORHOOD MEETING FOR BAYVIEW ON ESTERO BAY, FORMERLY WEEKS FISH CAMP


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

02/04/2020

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

Sworn to and Subscribed before me this 4th of February 2020.



Legal Clerk


Notary Public State of Wisconsin County of Brown
0.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC NEIGHBORHOOD MEETING FOR BAYVIEW ON ESTERO BAY, FORMERLY WEEKS FISH CAMP

In compliance with the Bonita Springs Land Development Code requirements relating to Section 4-28, LB Estero Bay Investments, LLC, the owner of the above referenced properties, is holding its second Neighborhood Meeting in advance of public hearings for a future land use map amendment, comprehensive plan text amendment, and to rezone the properties to Planned Development.

These applications propose a 300-unit continuing care facility (CCF), with 75 assisted living and memory care beds, and related amenities including a public boat ramp, 72 wet boat slips and 25 dry boat slips/boat trailer parking spaces. The applicant is seeking approval to allow for 300 multi-family residential units and related amenities with no CCF as an alternative (and NOT in addition to the CCF option).

The purpose of the meeting is to educate community members and nearby landowners about the proposed "Bayview on Estero Bay" development and applications, and to address any questions.

The Neighborhood Meeting will be held on Wednesday, February 26, 2020 at 5:30 p.m. at Estero High School, 21900 River Ranch Rd, Estero, FL 33928.

For questions, please contact Tina Matte at 239-275-5758 or Tina@gsma.pro.

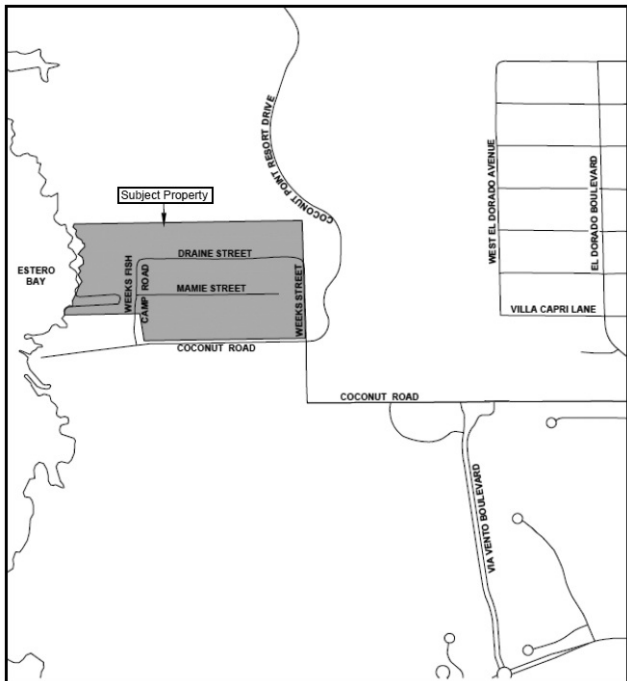


EXHIBIT C

London Bay Homes ~ Bayview Presentation

February 26, 2020 ~ Estero High School

ATTENDEES

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London Bay Homes ~ Bayview Presentation
February 26, 2020 ~ Estero High School
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London Bay Homes ~ Bayview Presentation
 February 26, 2020 ~ Estero High School
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February 26, 2020 ~ Estero High School
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London Bay Homes ~ Bayview Presentation
 February 26, 2020 ~ Estero High School
 ATTENDEES

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**London Bay Homes ~ Bayview Presentation
February 26, 2020 ~ Estero High School
ATTENDEES**

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London Bay Homes ~ Bayview Presentation
February 26, 2020 ~ Estero High School
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London Bay Homes ~ Bayview Presentation
 February 26, 2020 ~ Estero High School
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London Bay Homes ~ Bayview Presentation
February 26, 2020 ~ Estero High School
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Derrick Botkin	Bonita Springs		
MARCY CHANDASSANTO	Bonitas Springs		
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ROBERT & SHILLEY	24330 SANDPIPER 34134		
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Angela Schaffer	2560 Goldcrest	amcarrie1000@gmail.com	

**London Bay Homes ~ Bayview Presentation
February 26, 2020 ~ Estero High School
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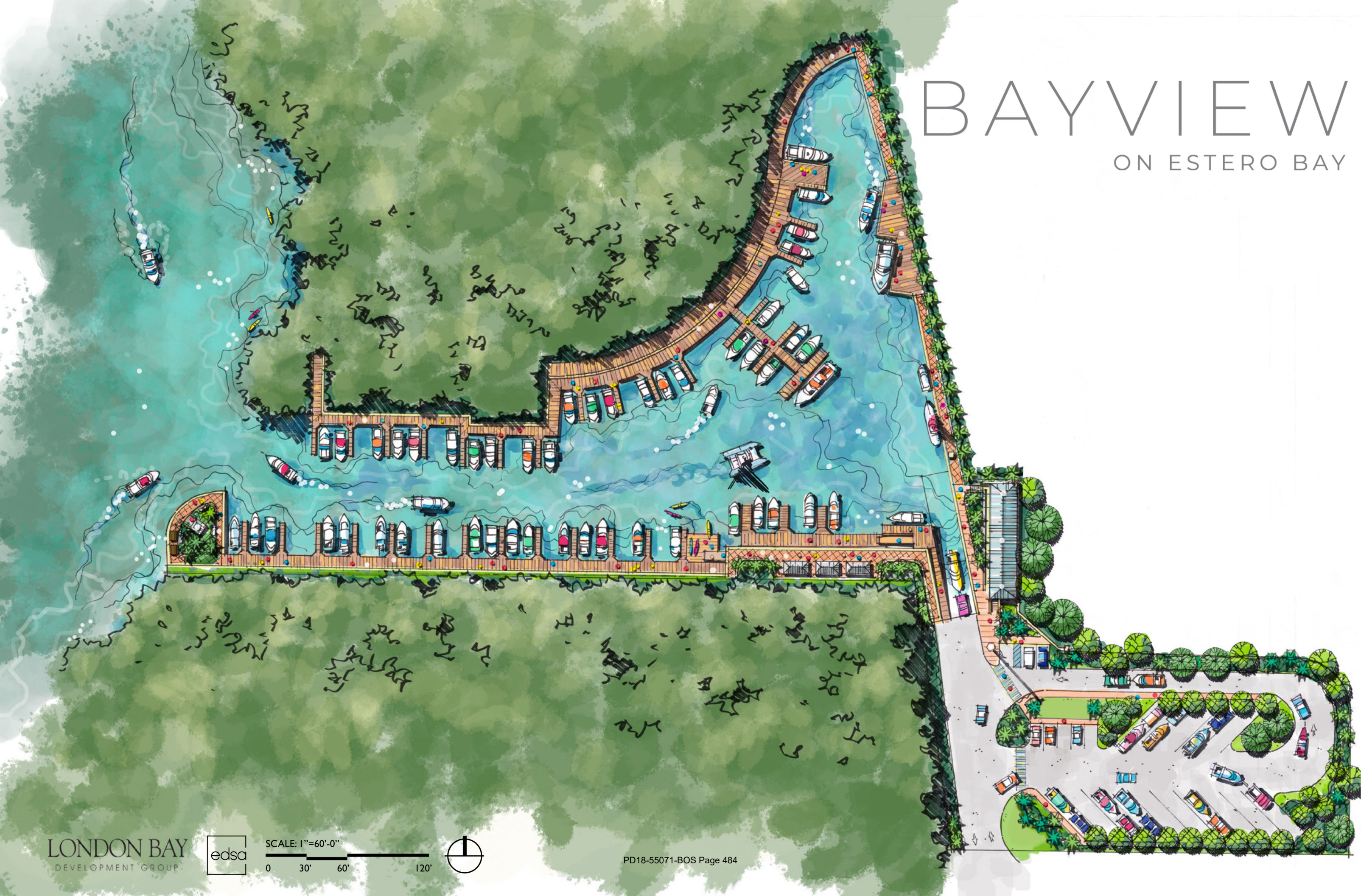
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London Bay Homes ~ Bayview Presentation
February 26, 2020 ~ Estero High School
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Bent Erslevsk	10224 Avneigh Dr, Bonita Sprn		

BAYVIEW

ON ESTERO BAY









BONITA SPRINGS, FL
 CONCEPTUAL MASTER PLAN
 SEPTEMBER 18, 2019

LEGEND

- | | | | |
|--|-------------------------------------|----------------------------|---|
| 01 Public Parking (15 Truck/Trailers, 8 Cars) | 08 Public Park | 15 Amenity Deck | A1 6 Stories of Residential Over 2 Amenity Floors Over 2 Floors of Parking (115' to Roof) |
| 02 Public Restrooms and Possible Shipstore | 09 Private Dining for the Community | 16 Sport Courts | A2 20 Stories of Residential Over 2 Stories of Parking (245' to Roof) |
| 03 Public Boat Ramp | 10 Bocce Courts | 17 Clubhouse Arrival Plaza | B,C,D,E 6 Stories Over Parking (75' to Roof) |
| 04 Public Boat Slip (10 Slips) | 11 Boardwalk Promenade | 18 Main Gatehouse | AL/MC Up to 6 Stories Over Parking (75' to Roof) |
| 05 Kayak and Paddle Board Launch | 12 Pavillion | 19 Second Gatehouse Entry | |
| 06 Fire and Police Boat Slips (2 Slips) | 13 Community Boat Dock | 20 Third Gatehouse Entry | |
| 07 Possible High End Boat Club & Private Slips | 14 Main Pool | 21 Mangrove Preserve | |



A CIVIC ADVOCACY ORGANIZATION

20301 Grand Oaks Shoppes, #21, Ste. 118

Estero, Fl. 33928-7698

www.EsteroToday.com

info@esterotoday.com

March 4, 2020

Dear Jacqueline Genson,

On behalf of the Estero Council of Community Leaders, we respectfully request your attention to an issue of substantial importance. This relates to the proposed restricted access to Estero Bay for your respective residents, which would result from the adoption of the proposed development by London Bay Homes on the site of the former Weeks Fishing Camp as outlined in the "Open Meeting" at Estero High School on Feb 26th.

Background

At the time of the announcement of London Bay's development plans in early 2019, ECCL saw this proposal as both a potential positive and a negative to the residents in the greater Bonita Springs/ Estero area.

To provide an objective basis for analyzing plans for and recommending amendments to the London Bay proposed development, ECCL funded and managed a comprehensive online research study of some 4000 residents and two focus groups, comprised of 21 local boaters.

The following summarizes the results of the ECCL research study:

- While research industry standards would suggest an anticipated response rate of +/- 15%, the actual response to the survey was significant @ 51% indicating a broad and genuine public level of interest and concern in this matter
- 97% consider it at least very important (79% extremely important) that the public should have access to Estero Bay
- While 73% were pleased that London Bay Homes was considering allowing access to Estero Bay, the three-acre site had many issues associated with its layout
- 83% objected to a single boat ramp
- 92% found ten (10) trailer & fifteen (15) auto parking spaces unacceptable

- 79% cited off-site overflow parking as inadequate
- There was a high level of expressed concern about the impact of continued development on the environment and specifically on Estero Bay and the likely impact from increased traffic density.
- A key concern expressed (without prompting) was the fact that boaters would be severely impacted by the restricted single boat ramp for Bay access.
- A two-ramp provision was seen as an **absolute necessity and a minimal requirement** by all boaters, which would be unlikely to result in any appreciable increase in traffic to this facility due to the limited parking facilities.

Further to the issue of restricted access to Estero Bay, in an article published in the Naples Daily News (Patrick Riley, 04/28/16), the then mayor, Ben Nelson talking about this issue stated, *“I feel certain that staff, the public and council will not be interested in allowing a change in the historic use of the water front (from the open access of the former Weeks Fish Camp), it is too important to citizens from San Carlos Park, Estero and Bonita.”* In the same article, John Dulmer, Director of Bonita Springs Planning Office also expressed concern about the need to ensure suitable access to Estero Bay. He also expressed this same view to several ECCL representatives during a face to face meeting in February 2019 when the ECCL survey results were discussed.

Given this background, it was extremely upsetting to note a recent public statement made by London Bay President, Mark Wilson, (NBC-2 News 5-30pm Feb 28th) that *“The development (at the West end of Coconut Road) is private property and (resident) access to Estero bay is a **privilege and not a right**”*

The ECCL has shared the full results of our investigations with London Bay as well as the Bonita Springs Planning & Zoning Department.

ECCL Current Position

The ECCL analysis of the survey results indicates in addition to the restricted access for boaters, concerns regarding the potentially damaging impact from the overall proposed development, including but not limited to a) increased traffic density on Coconut Road, b) environmental impact on water quality in Estero Bay for residents in the greater Bonita Springs/ Estero community. ECCL’s position regarding items (a) and (b) is that these issues are within the purview of the City of Bonita Springs, and will be taken into account in the review of the City Planning and Zoning Department.

ECCL Proposed Course of Action

London Bay has expressed a clear intention (NBC2 interview) that current plans for this development will include a single boat ramp only and plans for auto parking, and the boat launch staging area will not be modified.

The result of this position will deny suitable and convenient access by residents of the greater Bonita Springs/Estero to Estero Bay, which is unacceptable.

On behalf of all the many boaters in the area, we need you as part of the governing authorities of Estero and Bonita Springs to mandate amendments to the current London Bay development plan accordingly. The ECCL will continue to advocate strongly on behalf of the residents of Estero and surrounding communities, to ensure convenient and public access to Estero Bay.

Thank you in advance for your consideration of this important matter. I would like to have your response to this important matter in the next two to three days as a means of helping to determine our next steps.

Respectfully,

Jim Gilmartin

ECCL President

ecclpres@gmail.com

630-337-9900

To:

The Honorable William Ribble – Mayor – Village of Estero

The Honorable Peter Simmons – Mayor – City of Bonita Springs

John Dulmer – Director – Bonita Springs Department of Planning & Zoning

Jacqueline Genson – Manager – Bonita Springs Planning & Zoning Department

Steve Sarkozy - Village Manager – Village of Estero

Mary Gibbs, AICP - Director of Estero Community Development

Commissioner Frank Mann – Chairman Lee Tourist Development Council

Commissioner Ray Sandelli – County Commissioner District 3

Established in 2001, the ECCL is a non-partisan all-volunteer civic advocacy organization. Our purpose is to inform, educate, and enable residents to act to maintain and improve the quality of life in Estero and surrounding communities. Its current focus is to advocate for positive change in public activities, including arts & entertainment, community development, education, environment, health, and transportation.

**Bayview on Estero Bay
Meeting with the PLCA
March 3, 2020**

Attendees:

London Bay Development Group (LBDG): Mark Wilson & Danville Leadbetter

Pelican Landing Community Association (PLCA): June Rick's (President of the PLCA); James Oberle (Treasurer and Chair of Strategic Planning), John Crew (member of the Strategic Planning Task Force); Stephen Beckman (PLCA General Manager)

Agenda:

- I. PLCA to provide the LBDG with a background on their plans for various Amenity improvements currently being proposed to their membership.
- II. PLCA to provide a PPT that is currently being shared with their membership which demonstrates the various proposals.
- III. Discussion and Q & A