



City Council Chambers
9101 Bonita Beach Road
Bonita Springs, Florida 34135

CITY COUNCIL WORKSHOP AGENDA

November 1, 2023

4:00 pm

-
1. Call to Order
 2. Roll Call
 3. Welcome and Introductions
 4. Discussion Regarding Current Status of Wonder Gardens Site and Facilities
 5. Presentation of Wonder Gardens Master Plan
 6. Review of Original Operating Agreement
 7. Discussion Regarding Next Steps and Future Workshops
 8. Public Comment
 9. Adjournment

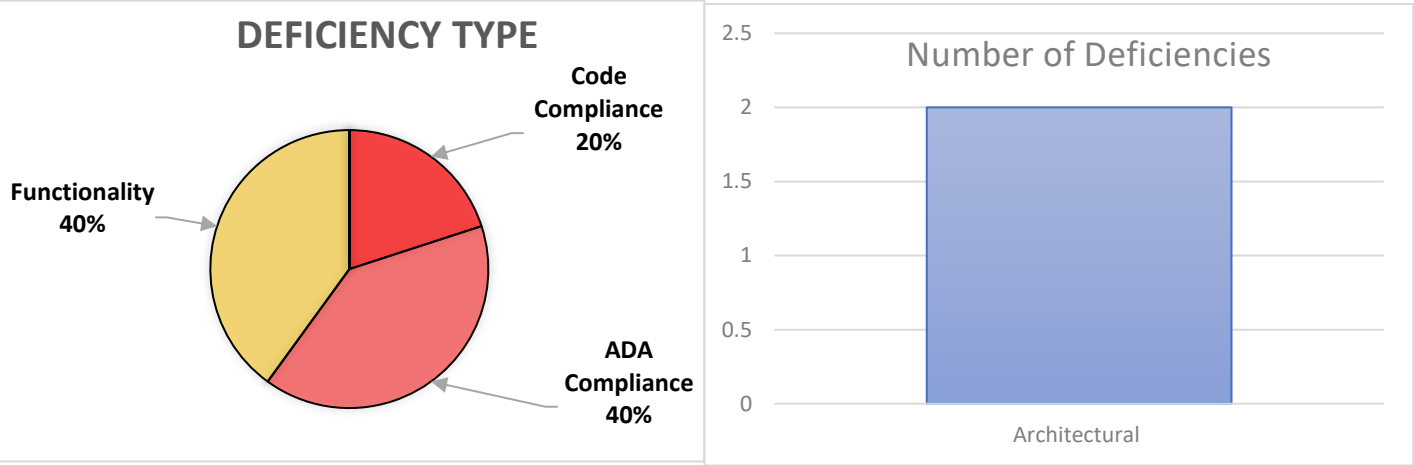
Any person requiring special accommodations due to a disability or physical impairment should contact Mike Sheffield, City Clerk, by calling (239) 949-6262 at least 48 hours prior to the meeting.

Bonita Springs
Administration Office

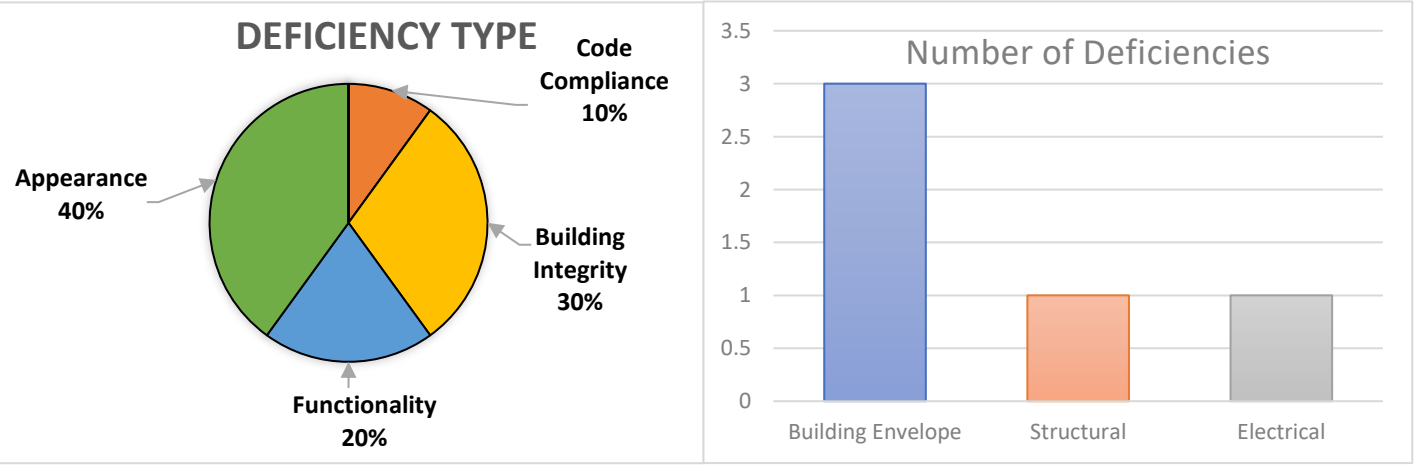
BACKGROUND:
Address: 27180 Old 41 Road, Bonita Springs, FL, 34135
Year Built: 1949
Building Size: 1,255 Sq Ft
Priorities and Schedule:



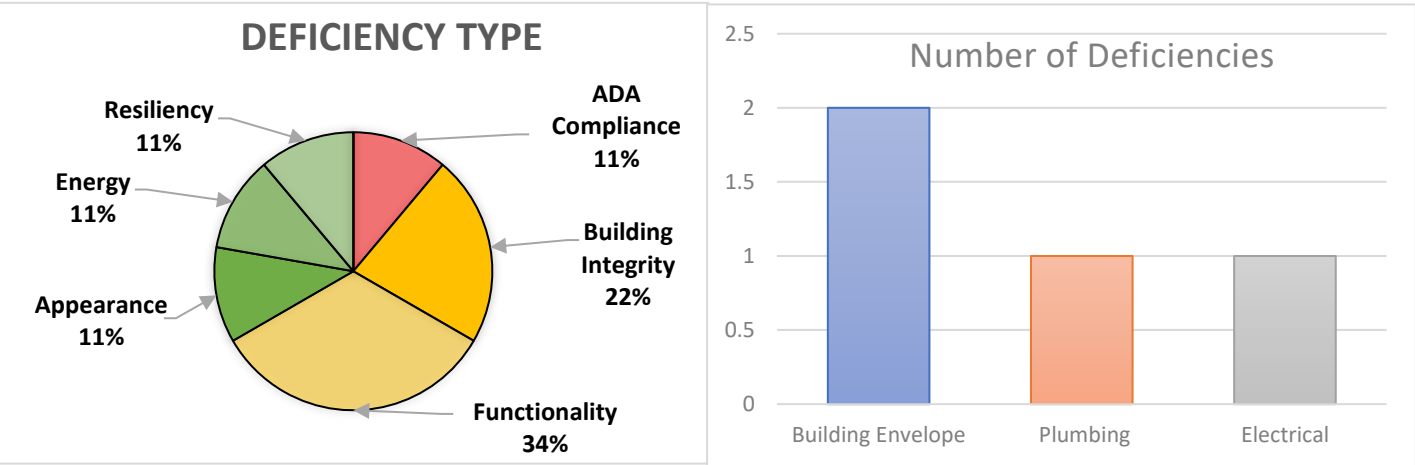
Priority 1: Immediately



Priority 2: 1-5 Years



Priority 3: Beyond 5 Years



*For a more detailed description of each deficiency, refer to Exhibit B- Deficiency Tables.

Building No. 9 – Administration Office

The administration office building is an older 1,255 SF residential dwelling unit that has been converted to administrative space. Construction is conventional load bearing concrete masonry with pre-engineered wood trusses with a shingle roof, which is in fair condition and serves the intended purpose. Roofing replacement could be deferred for five years or more

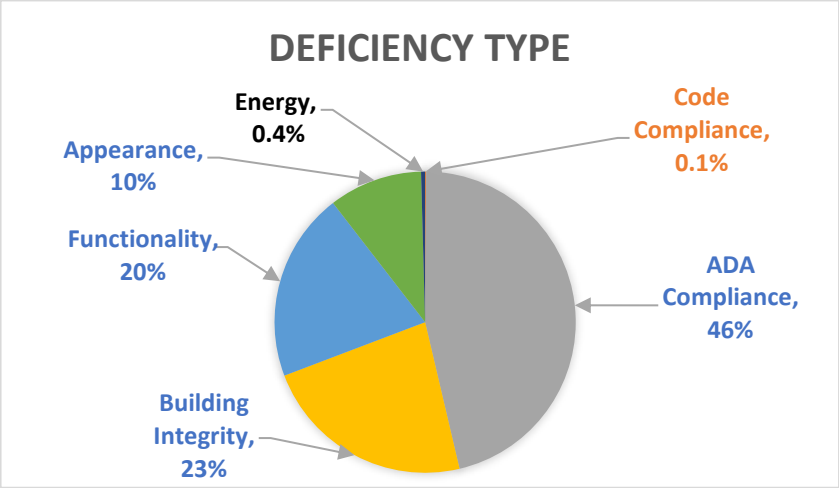
The front entry with its low-slope roof is poorly configured in relation to the adjacent overhangs on either side. The soffits, fascia board, and rafter ends are very prone to deterioration due to debris build-up and trapped moisture. This porch should be either removed or replaced with a better design, along with repair to the adjacent overhangs. Gutters and downspouts only occur at the front entry and above the west side door and need replacement.

The HVAC systems for the office are provided by a VRF (variable refrigerant flow) condensing unit matched to 4 air handlers in the space in addition to a single isolated through wall air conditioning unit. All of these items are in good condition suitable for continued use.

The plumbing systems are comprised of a single bathroom and break room. The plumbing systems are in good condition and are suitable for continued usage. However, the building restrooms do not comply with A.D.A. requirements. At the time that any significant renovation occurs with this building, the plumbing systems will need to be brought up to code for A.D.A

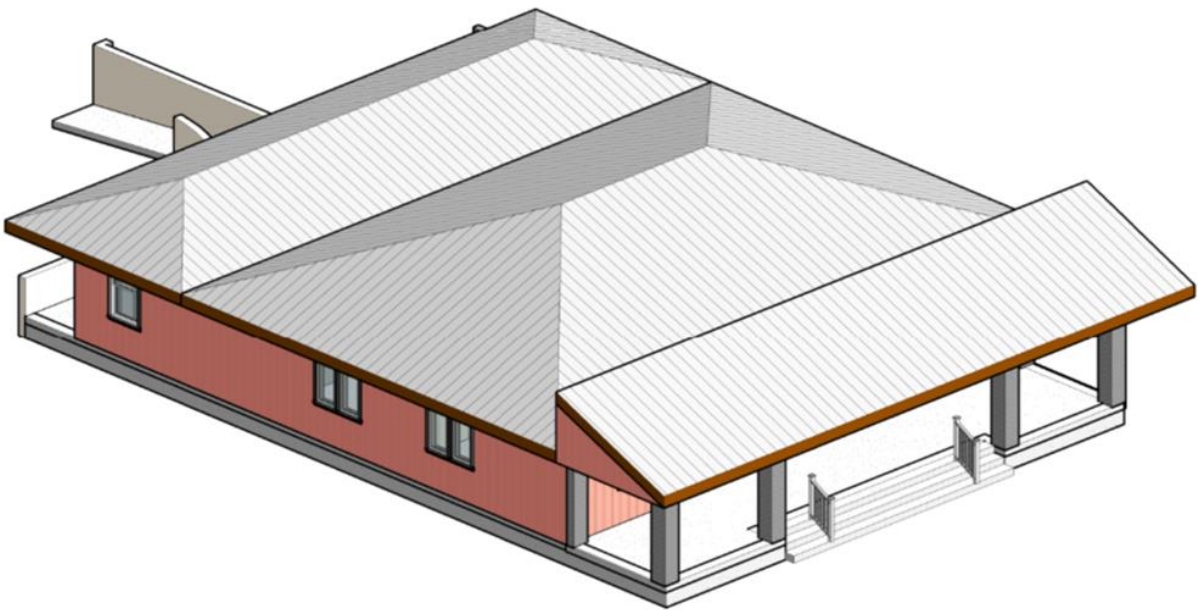
The electrical distribution system at the Office appears to be in fair condition. The lighting and lighting control systems are in fair condition but are obsolete. These should be replaced when possible.

Alternative 1 Building Repairs				
Category	Priority 1	Priority 2	Priority 3	Total
Architectural	\$41,625	\$0	\$0	\$41,625
Building Envelope	\$0	\$29,250	\$67,500	\$96,750
Structural	\$0	\$40,500	\$0	\$40,500
Plumbing	\$0	\$0	\$78,750	\$78,750
Electrical	\$0	\$563	\$2,250	\$2,813
Total	\$41,625	\$70,313	\$148,500	\$260,438

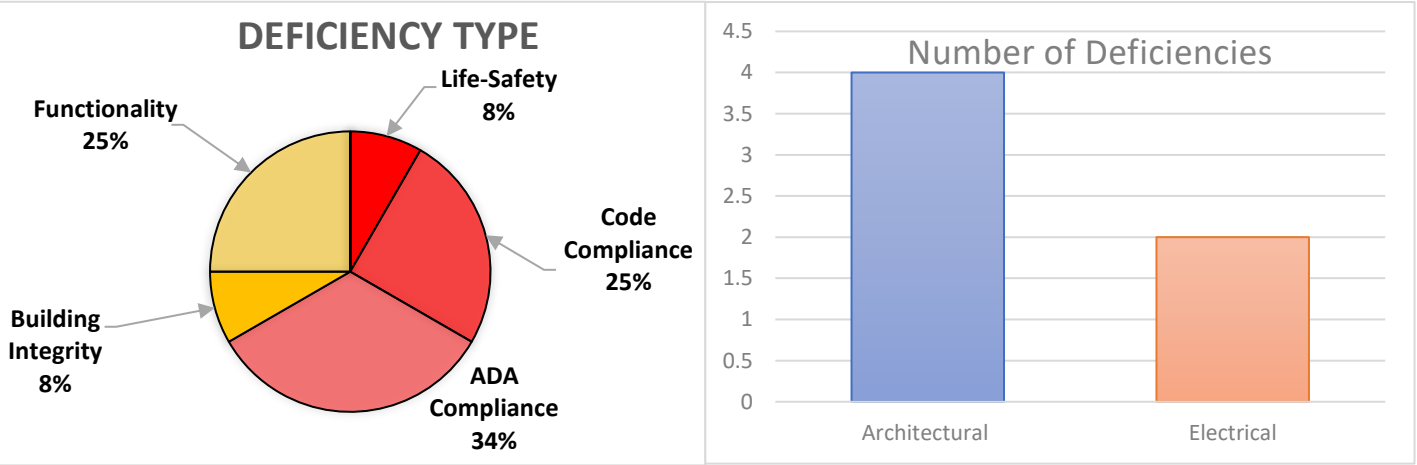


Bonita Springs
Welcome Center

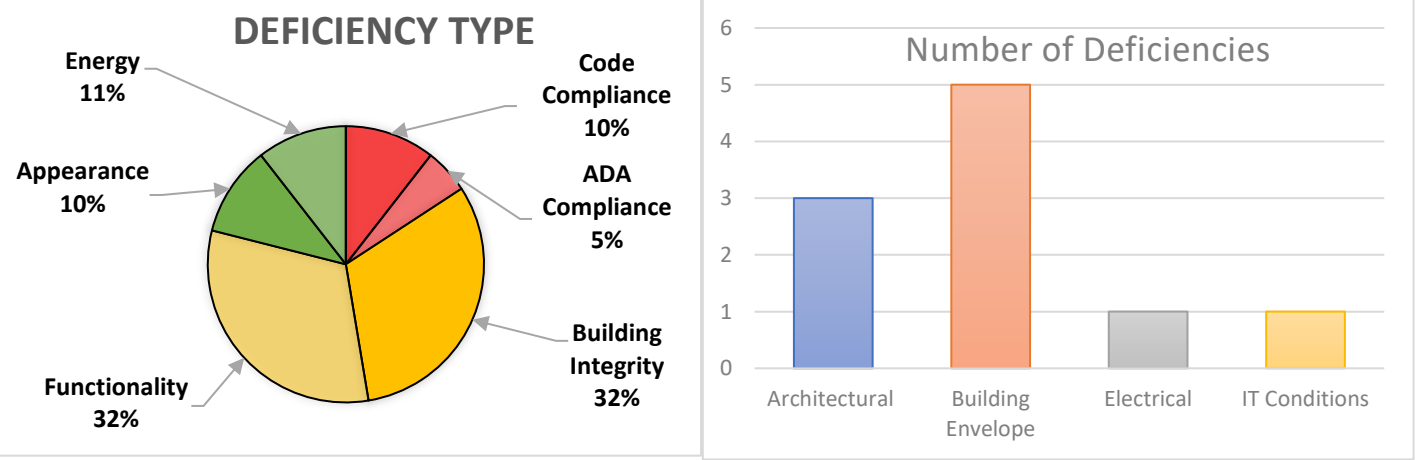
BACKGROUND:
Address: 27180 Old 41 Road, Bonita Springs, FL, 34135
Year Built: 1947
Building Size: 2,252 Sq Ft
Priorities and Schedule:



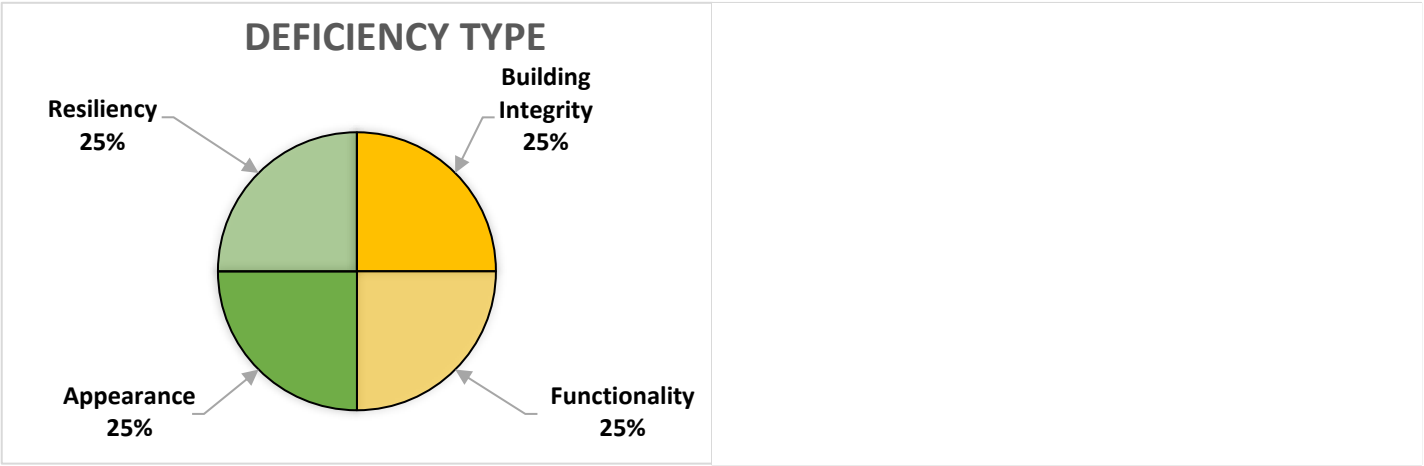
Priority 1: Immediately



Priority 2: 1-5 Years



Priority 3: Beyond 5 Years



*For a more detailed description of each deficiency, refer to Exhibit B- Deficiency Tables.

Building No. 10 – Welcome Center

Originally constructed in 1947, the historic wood framed structure covers 2,252 SF. Flooring wood plank on wood framing is raised above the ground on a concrete block stem wall. Ramped access is cast in place concrete. There is one exterior stair and ramp that leads up to the main entrance. The ramp has proper width, slopes, and handrails associated with it, however, it contains a change in direction where only a slope of 1:48 is allowed. Existing landing exceeds that slope. The stair handrails do not meet accessibility requirements. The stair itself is 20' wide, with vinyl handrails located 3 feet from each side. Handrails are required to be on both sides of the stair as well as have top and bottom extensions with are not provided. The handrails need to be replaced. The back of the building opens up to two ramps. Rear ramps do not meet accessibility requirements as handrails are required on both sides, where only one side is provided. Slopes as constructed are acceptable.

There are two means of egress in the building. The main entrance and back door align with each other and are designated as exit doors. Door hardware is in good condition, opening pressures are acceptable and circulation path is clear. Front door is only 5'-0" wide with a pair of 2-6" door panels. Door panels must be 34" clear to be considered an accessible means of egress. Options for correction include replacing the storefront system with a single door with the proper clearance and a side-lite, or providing a power actuated automatic opener so that both door leaves open simultaneously.

Roofing material is galvanized metal panels with exposed fasteners (commonly called a 5-V crimp) on plywood substrate. The galvanized metal roofing system is near the end of its useful life and has required frequent maintenance. A "cricket" at each roof valley is sloped for the stormwater to drain to both sides and simply sheet off the roof. This approach seems to function okay except for the south side of the main valley where water shoots towards the restroom building and onto the walkway. A retrofit is recommended to eliminate drainage to the south side of the main valley and instead make all the flow go towards the north side.

Several of the wood siding boards need repair and replacement and the walls lack a vapor barrier therefore are prone to condensation within the wall cavities. The entire exterior finish should be painted within the next five years.

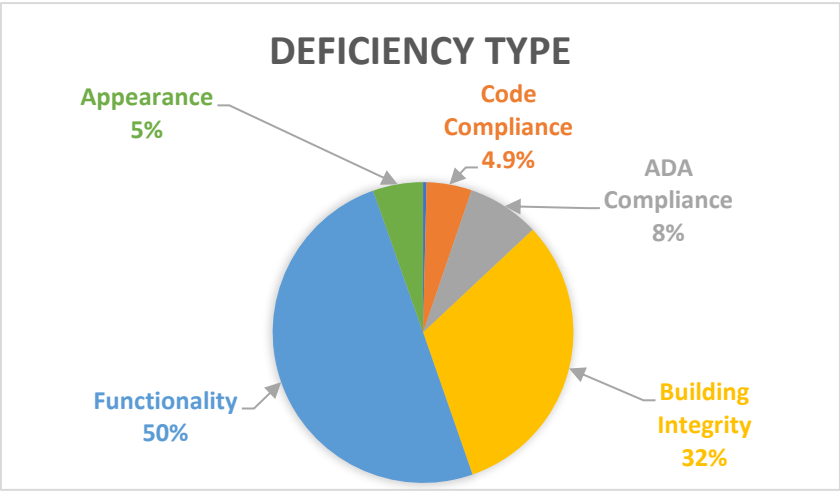
This historic building is understood to be constructed entirely of wood and utilizes unconventional framing techniques that have worked for years at this building. Analysis may show they do not meet current design loads especially to resist forces from an extreme wind event with high uplift. It's understood the subfloor has had problems and termite damage. With the moist conditions and age of this structure problems may continue.

The HVAC systems for the Welcome Center is provided by a wall mounted mini-split and 5 ton Goodman packaged rooftop unit mounted on the ground with ductwork run up the side of the building into the space. The mini-split is in good condition suitable for continued use, but the packaged unit is rusty and needs to be replaced.

The plumbing for the facility is provided by a standalone bathroom that appears in good condition suitable for continued use.

The electrical distribution systems Wonder Gardens' Welcome Center and Maintenance Building are in poor condition. That portion of the distribution system located in the Gardens and in the Barn are in fair condition. The lighting systems and lighting control systems are in fair condition but are obsolete. These should be replaced when possible.

Architectural	\$33,525	\$75,600	\$3,150	\$112,275
Building Envelope	\$0	\$243,000	\$0	\$243,000
Electrical	\$15,750	\$56,250	\$0	\$72,000
IT Conditions	\$0	\$11,835	\$0	\$11,835
Total	\$49,275	\$374,850	\$3,150	\$427,275



Bonita Springs

Pole Barn

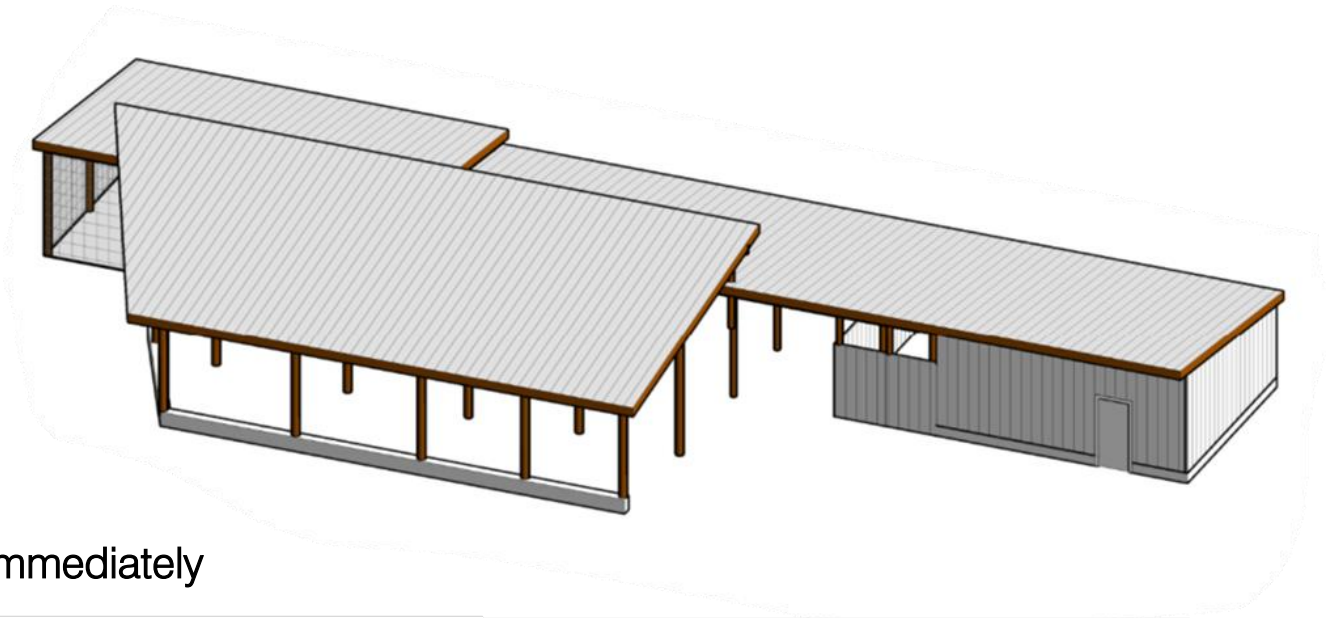
BACKGROUND:

Address: 27180 Old 41 Road, Bonita Springs, FL, 34135

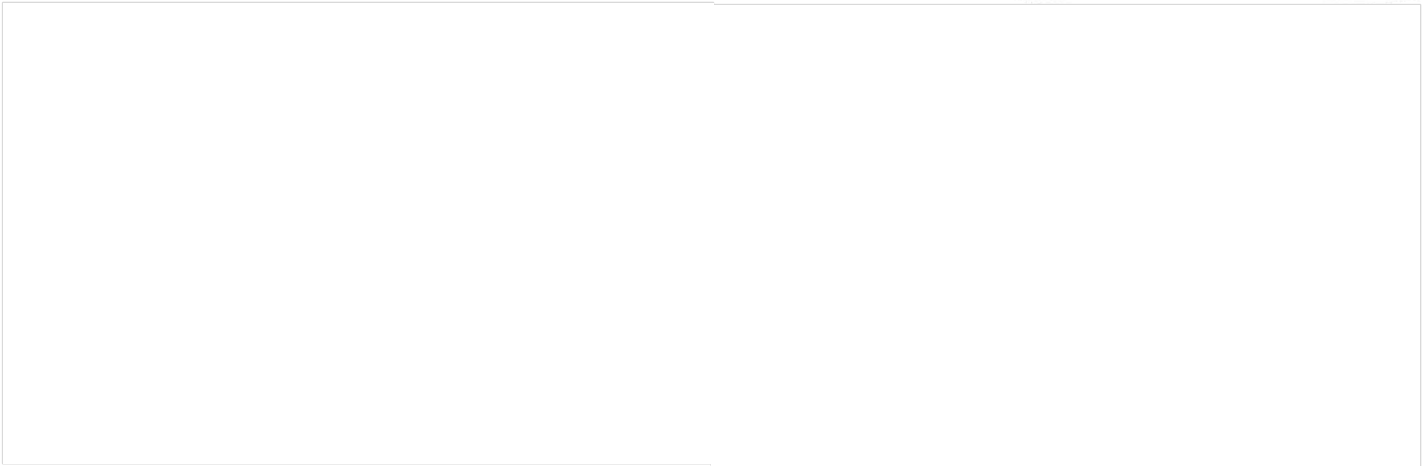
Year Built: 1947

Building Size: 2,860 Sq Ft

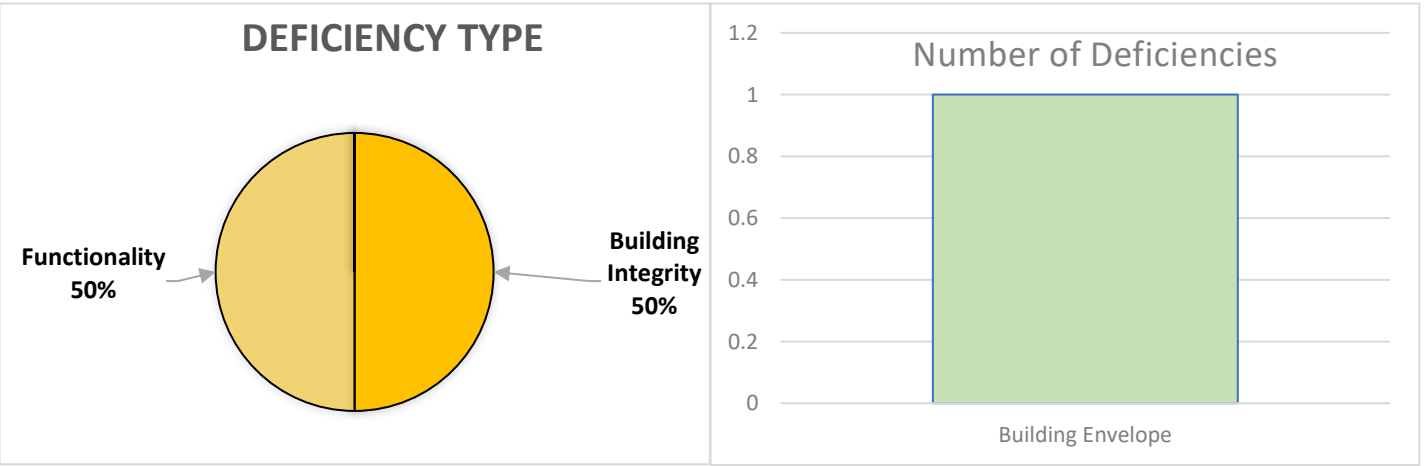
Priorities and Schedule:



Priority 1: Immediately



Priority 2: 1-5 Years



*For a more detailed description of each deficiency, refer to Exhibit B- Deficiency Tables.

Building No. 11 – Pole Barn

The Wonder Gardens Pole Barn is primarily an open-air wood framed structure with and exposed fastener (5-v crip) type roofing system covering approximately 2,860 SF. A small staff break room is enclosed toward the rear with metal wall panels. The building is in generally poor condition with structural issues readily visible. The breakroom is similarly in poor condition, the painted plywood ceiling is splitting from obvious water damage, with parts being patched in the past.

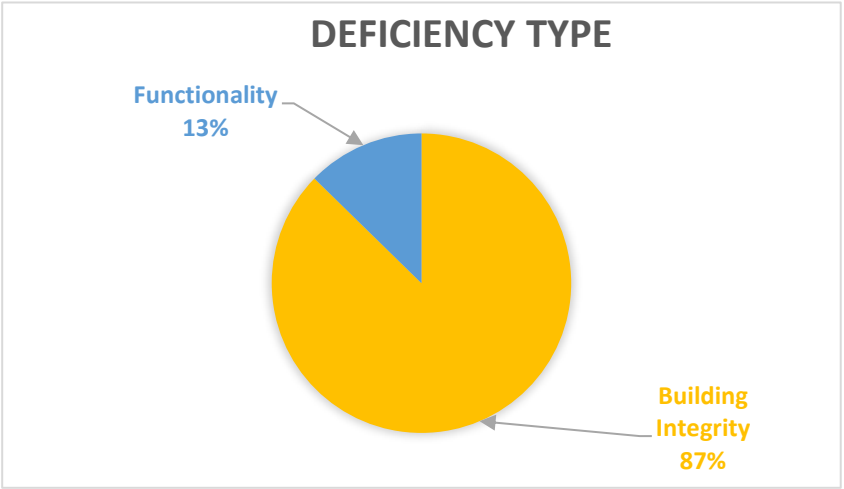
Extra light gage galvanized roof panels are constructed over wood planks that are spaced with a gap between. This is a low-cost system more suitable for an actual barn than a building. The metal roofing has neared the end of its life and should be replaced when the recommended structural repairs are performed. The metal siding along the north side and storage areas is ready for replacement concurrent with the repair to wood framing members.

The historic structure is custom and unique. Multiple wood poles have been embedded in a concrete foundation to form cantilever columns. Along the perimeter the concrete foundation consists of short walls. The base connection at the interior columns is not visible therefore it's unknown if these columns are embedded in a concrete footing or not. Roof beams span each direction to connect the columns and support the roof.

Severely deteriorated timber members were observed at the secondary members forming the walls. The cantilever columns and the roof beams have moderate section loss and texturing that resembles insect damage. Additionally, severe deterioration at the foundation along the west wall was observed. If this building is to remain in service it will require a structural evaluation, and based simply on the observed deteriorated state of this structure the renovation is expected to be extensive.

The electrical service at the barn is a 200 Amp, single phase service which terminates at a 200 Amp, MCB panel. The panel appears to be in fair condition.

Alternative 1 Building Repairs				
Category	Priority 1	Priority 2	Priority 3	Total
Building Envelope	\$0	\$78,750	\$0	\$78,750
Structural	\$231,750	\$0	\$0	\$231,750
Total	\$231,750	\$78,750	\$0	\$310,500



Bonita Springs

Tea House

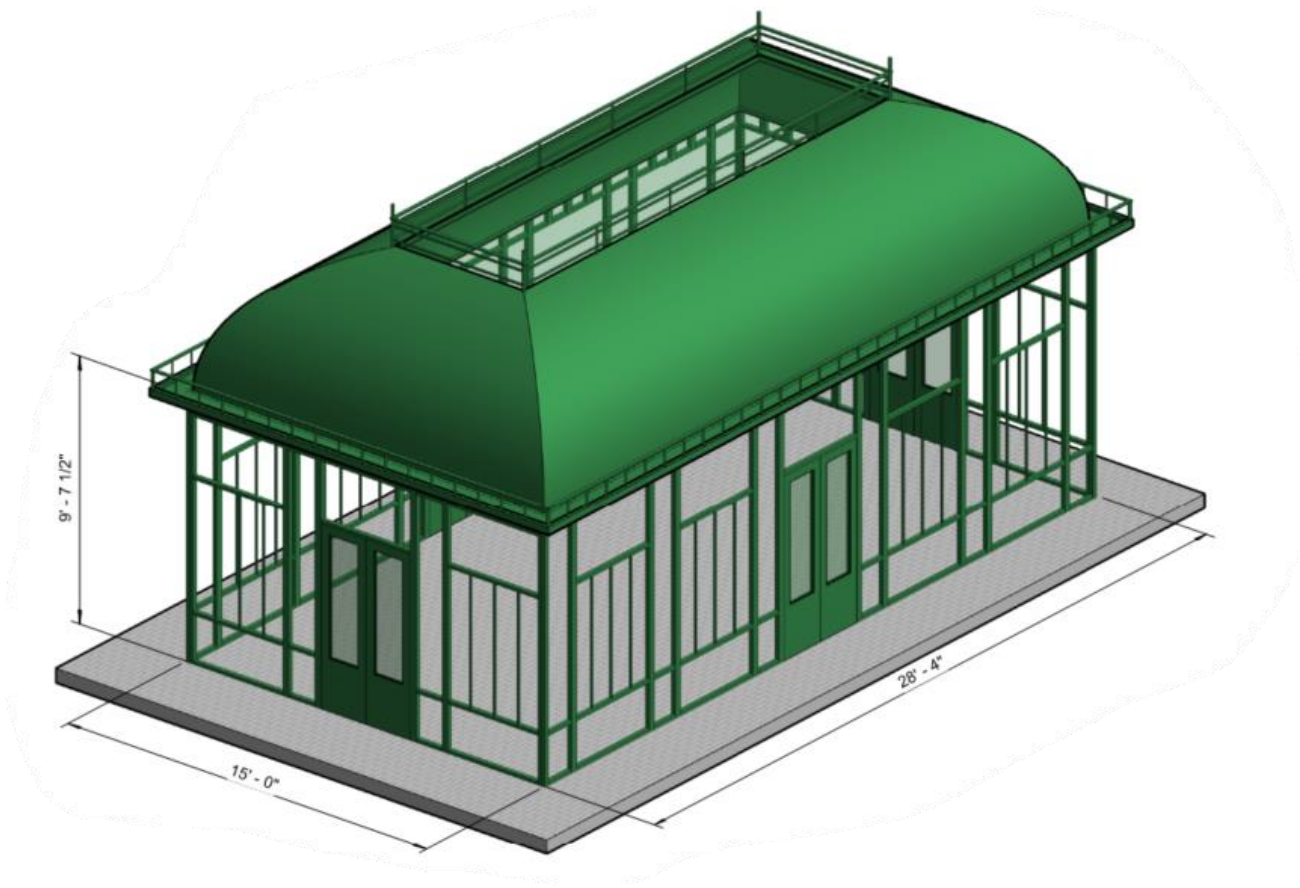
BACKGROUND:

Address: 27180 Old 41 Road, Bonita Springs, FL, 34135

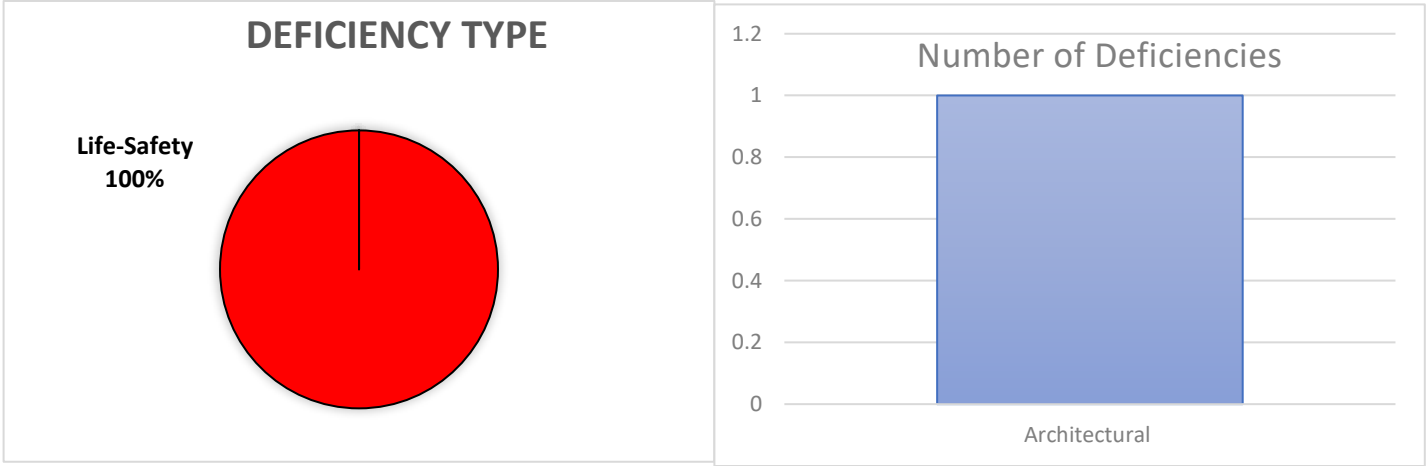
Year Built: -

Building Size: 502 Sq Ft

Priorities and Schedule:



Priority 1: Immediately



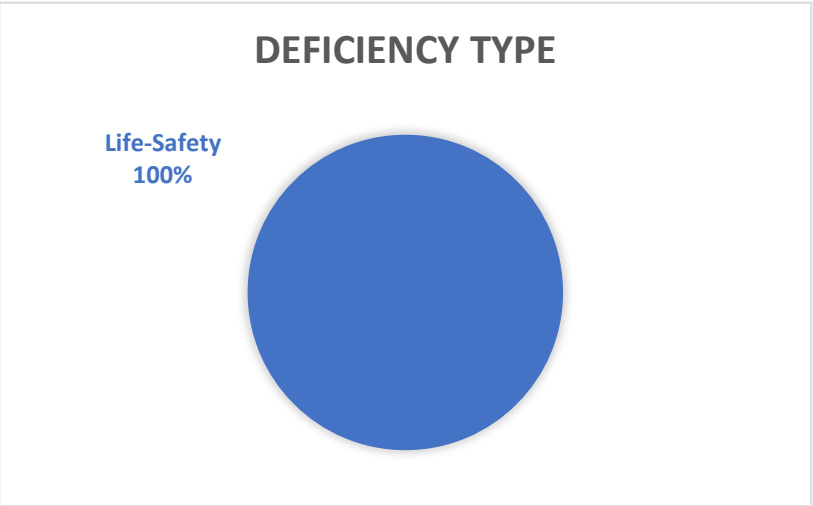
*For a more detailed description of each deficiency, refer to Exhibit B- Deficiency Tables.

Building No. 12 – Tea House

The Wonder Gardens Tea House is a pre-fabricated steel frame structure of undetermined age covering 502 SF. The building is in generally good condition. It has four exit doors, one on each side, with two being fixed that do not lead to walkways. With no integral floor system, it utilizes the same concrete pavers as the adjacent walkway system. Decorative metalwork and large expanses of glazing adorn the four walls, all in good condition. Building has no plumbing services and air conditioning is provided via a mini split DX system above one of the doors. Electrical systems are all surface mounted retrofits.

Two of the four doors that serve for entry and egress purposes. The western door has a grade change at the threshold that exceeds ADA tolerances. Pavers should be lifted and reset. Exist sign are not self illuminating as required by code.

Alternative 1 Building Repairs				
Category	Priority 1	Priority 2	Priority 3	Total
Architectural	\$1,125	\$0.00	\$0.00	\$1,125
Total	\$1,125	\$0.00	\$0.00	\$1,125





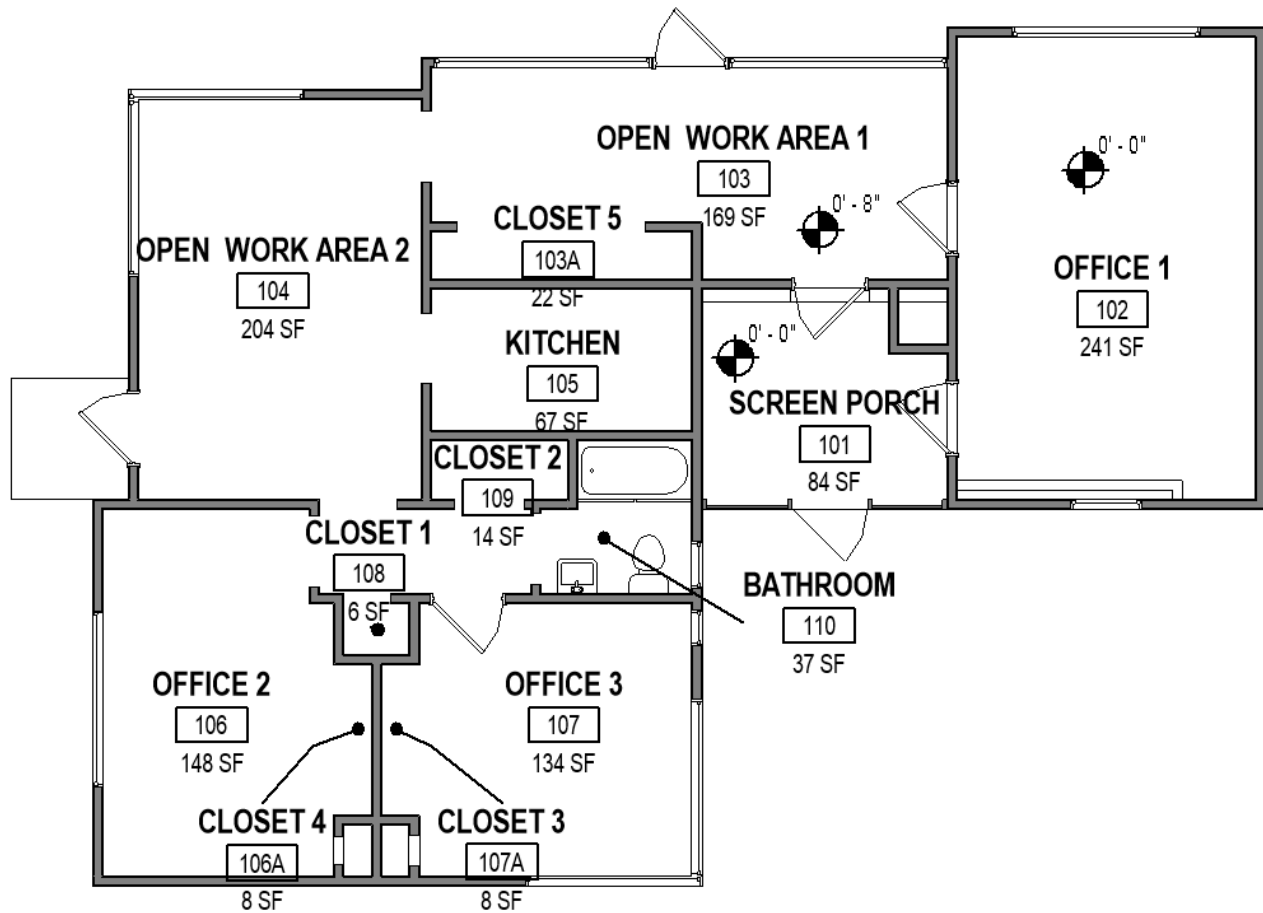
2.9.1 Architectural Conditions

The administration office building is an older 1,255 SF residential dwelling unit that has been converted to administrative space. Construction is conventional load bearing concrete masonry with pre-engineered wood trusses with a shingle roof. The building's interior finishes were in good condition prior to the storm event. The building's roof and fascia show damage and dry rot from a buildup of organic material. Modifications thru the years has resulted in surface mounted conduit and home made wood enclosures.

ROOM	NET SQ FT	DESCRIPTION	FLR LOC	FLOOR COVER	YEAR CONST	BLDG	Total/ Room	CONCRETE	TILE	AREA MOD.	PAINT	GWB	HEIGHT
								1005	37	-	38666	1142	-
101	84	SCREENED IN PORCH	1st	CONCRETE	1947	#6-1	101	84	0	90	3515	84	104
102	241	OFFICE 1	1st	CONCRETE	1947	#6-1	102	241	0	90	6053	241	104
103	169	OPEN WORK AREA 1	1st	CONCRETE	1947	#6-1	103	169	0	90	4662	169	96
103A	22	CLOSET 5	1st	CONCRETE	1947	#6-1	103A	22	0	90	1643	22	96
104	204	OPEN WORK AREA 2	1st	CONCRETE	1947	#6-1	104	104	0	90	5140	204	96
105	67	KITCHEN	1st	CONCRETE	1947	#6-1	105	67	0	90	2896	67	96
106	148	OFFICE 2	1st	CONCRETE	1947	#6-1	106	148	0	90	4352	148	96
106A	8	CLOSET 4	1st	CONCRETE	1947	#6-1	106A	8	0	90	986	8	96

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107	134	OFFICE 3	1st	CONCRETE	1947	#6-1	107	134	0	90	4135	134	96
107A	8	CLOSET 3	1st	CONCRETE	1947	#6-1	107A	8	0	90	986	8	96
108	6	CLOSET 1	1st	CONCRETE	1947	#6-1	108	6	0	90	853	6	96
109	14	CLOSET 2	1st	CONCRETE	1947	#6-1	109	14	0	90	1307	14	96
110	37	BATHROOM	1st	TILE	1947	#6-1	110	0	37	90	2139	37	96



2.9.1.1 Finishes

Floor: Luxury vinyl tile flooring with a wood grain finish and wood wall base was in good condition prior to the storm event.

Walls: Interior walls are gypsum wallboard on wood stud and were in good condition prior to the storm event.

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Ceiling: The ceiling across the building are in good condition. However, they should be repainted as remodeling takes place.



Pre and post storm photos

2.9.1.2 Stairs and Ramps

While the administration building did not have any stairs or ramps, the building is not ADA accessible due to an 8 inch step at each entrance.

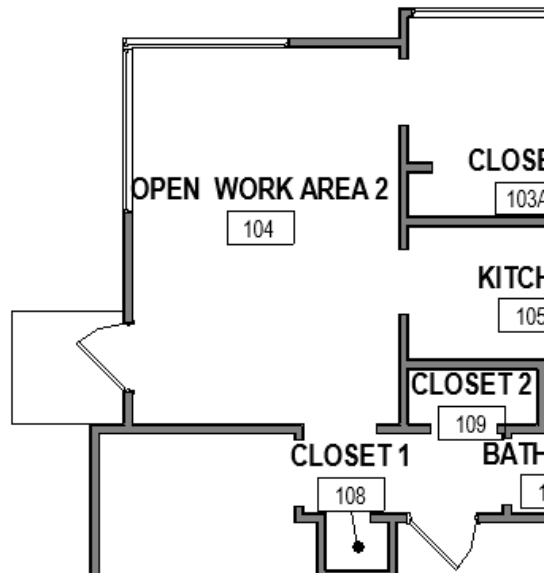
Recommendation: At least one entrance should be provided with a ramp and handrails.

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2.9.1.3 Egress

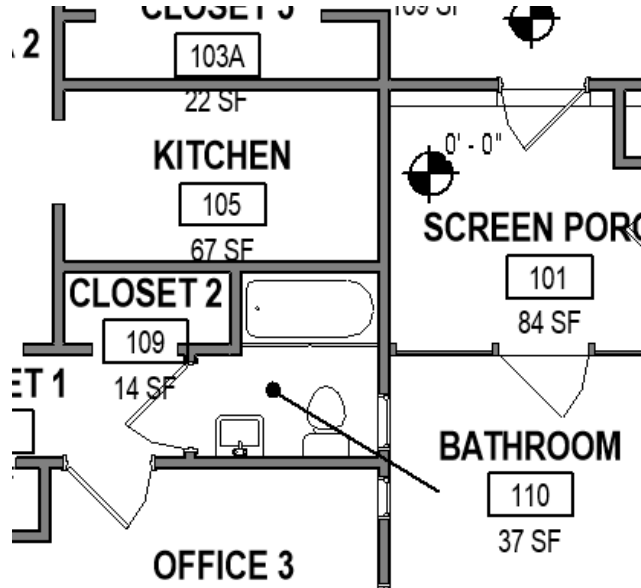
Egress doors are acceptable except for the accessibility caveat noted above. Exit signs are required to be self-illuminating and are not. The electricity was turned off so egress lighting could not be established, although it is suspected that there is none.



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2.9.1.4 Restroom Facilities

There is one restroom in the building, and it is not ADA-compliant. As an older residential unit, the admin building bathroom dimensions do not meet code minimum for fixture clearances or door access. Remodeling to remove the shower and part of the closet may be required.



Recommendation: Remodel shower space and adjacent closet walls. Replace all fixtures and finishes, provide with proper toilet accessories as required by code.

2.9.1.5 Accessibility

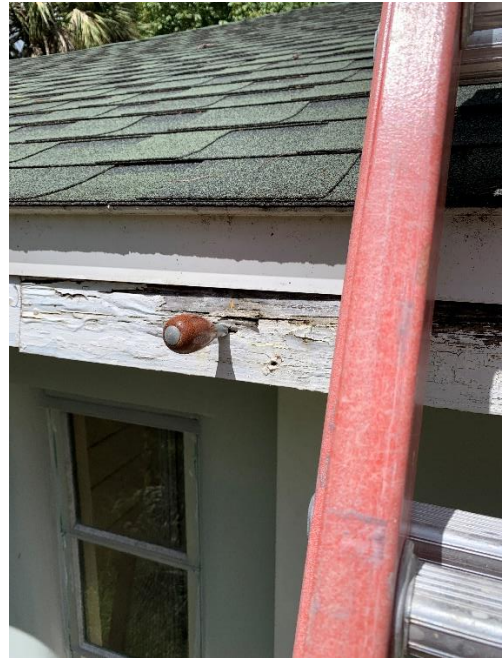
As mentioned in the categories above, the building is not ADA accessible at the entry door, and neither is the bathroom. Restroom area is insufficient to achieve accessibility without significant renovation.

Recommendation: Remodel and repair as needed for building to be code compliant for public access.

2.9.2 Building Envelope



Roofing Condition - Fair



Deteriorated Roof Trim



Downspout at Sidewall

2.9.2.1 Roofing

Most of this building is roofed with asphalt shingles, which are in fair condition and serving their intended purpose. Roofing replacement could be deferred for five years or more. The configuration of the low-slope front entry has caused problems as described under Structural Conditions.

Gutters and downspouts only occur at the front entry and above the west side door and need replacement. Frequent maintenance will be needed to clear debris which falls off the large tree.

2.9.2.2 Exterior Siding

Several areas of the wood fascia have deteriorated. The walls, soffits and trim should be cleaned and painted within 5 years.

2.9.3 Structural Conditions

The timber roof framing of this historic building was not readily accessible from inside as access could not be gained above the ceiling. But based on fully exploring the roof from above it appeared to be in satisfactory condition. The CMU walls were visually observed and sounded and found to be in good condition.



Front Entry Roof Configuration

The front entry with its low-slope roof is poorly configured in relation to the adjacent overhangs on either side. The soffits, fascia board, and rafter ends are very prone to deterioration due to debris build-up and

Bonita Springs Condition Assessment Study

trapped moisture. This porch should be either removed or replaced with a better design, along with repair to the adjacent overhangs.



Problematic Front Entry



Front Entry Soffit Deterioration

2.9.4 Mechanical Conditions

2.9.4.1 Mechanical Equipment

The office building consists of a single 3 ton Carrier VRF (variable refrigerant flow) condensing unit matched to 4 indoor air handlers that was manufactured or installed in 2018. It also has a single through wall air conditioner for a single isolated office. The air conditioners are in good condition suitable for continued usage.



VRF Condensing Unit



Through Wall A/C Unit

Repairs:

No repairs required.

Recommendations:

No improvements or recommendations for building.

2.9.4.2 Ductwork/Air Distribution

There is no ductwork as all air conditioners are ductless.

Repairs:

None Required

Recommendations:

None Required

2.9.4.3 Building Envelope/IAQ

The building appears to be an old house that has been renovated for use as an office. There are no noticeable defects in building envelope specifically related to the performance of the HVAC systems

Repairs:

No repairs recommended.

Recommendations:

None

2.9.5 *Plumbing Conditions*

2.9.5.1 Plumbing Fixtures/ Sanitary & Domestic Water Piping

The existing building appears to be an old house that has been renovated for use as an office. The building consists of a double bowl kitchen sink in a break room and a single bathroom group including a shower. The bathroom is not ADA compliant. All plumbing fixtures are in fair to good condition suitable for continued use.

The sanitary plumbing is PVC, and the majority of the water piping is CPVC. The piping is in good condition and suitable for continued usage.

Repairs:

There is no repair required of the plumbing systems for the building.

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Recommendations:

The building does not comply with current code for ADA plumbing facilities. The building should be considered for renovation that provides ADA compliant bathroom facilities.

2.9.6 *Electrical Conditions*

2.9.6.1 Power Distribution



Electrical service



Utility meter, cover removed



Electrical panel, cover removed

The power distribution of the building is served by a 120/240 Volt, 1-phase transformer. The electrical service is rated at 200 Amps. The service feeds a NEMA 3R, Square-D Homeline, MCB type panel of load center construction located on the South side of the building. The panel appears to be in fair condition.

Repairs

None

Recommendations

None

2.9.6.2 Lighting

The interior lighting systems in the building are comprised of surface ceiling drums and light kits on ceiling fans. One drum was observed as missing its globe and having exposed lamps. Most of the light

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fixtures and light kits used LED lamps in medium base lamp sockets. Several light kits were observed as being dedicated LED systems without lamp sockets.

The interior lighting was controlled manually with local light switches.

The emergency lighting was not observed at the time of the survey.

Exit signage was not observed at the time of the survey.

The exterior lighting consisted of motion activated flood lights.

Repairs

Replace missing light drum's globe.

Recommendations

Incorporate occupancy sensors in offices.

2.9.6.3 Wiring Devices

The wiring devices in the building appeared to be in generally fair condition.

Repairs

None

Recommendations

None

2.9.6.4 Wiring Means and Methods

Wiring was in general concealed in the building structure and not observable. However, NM cable is the predominant wiring method used as it was observed as having been terminated in the electrical panel for most of the branch wiring. Limited runs of PVC and EMT conduit were observed in exposed locations. All appeared to be in fair condition.

Repairs

None

Recommendations

None

2.9.6.5 Lighting Protection

The building does not have a lightning protection system.

Repairs

None

Recommendations

None

2.9.6.6 Fire Alarm System

The building does not have a fire alarm system.

Repairs

None

Recommendations

None

2.9.7 *Fire Protection Conditions*

2.9.7.1 Fire Sprinkler Systems

There is no fire sprinkler system in this building.

Repairs

None

Recommendations

None

2.9.8 *Materials Sampling*

2.9.8.1 Lead Paint

Location	Description	Color	Lead Paint
Admin Building	Entrance Doorframe	White	None Detected
	Entrance Wall	Cream	None Detected
	Large North Office	Dark Blue	None Detected

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2.9.8.1 Asbestos

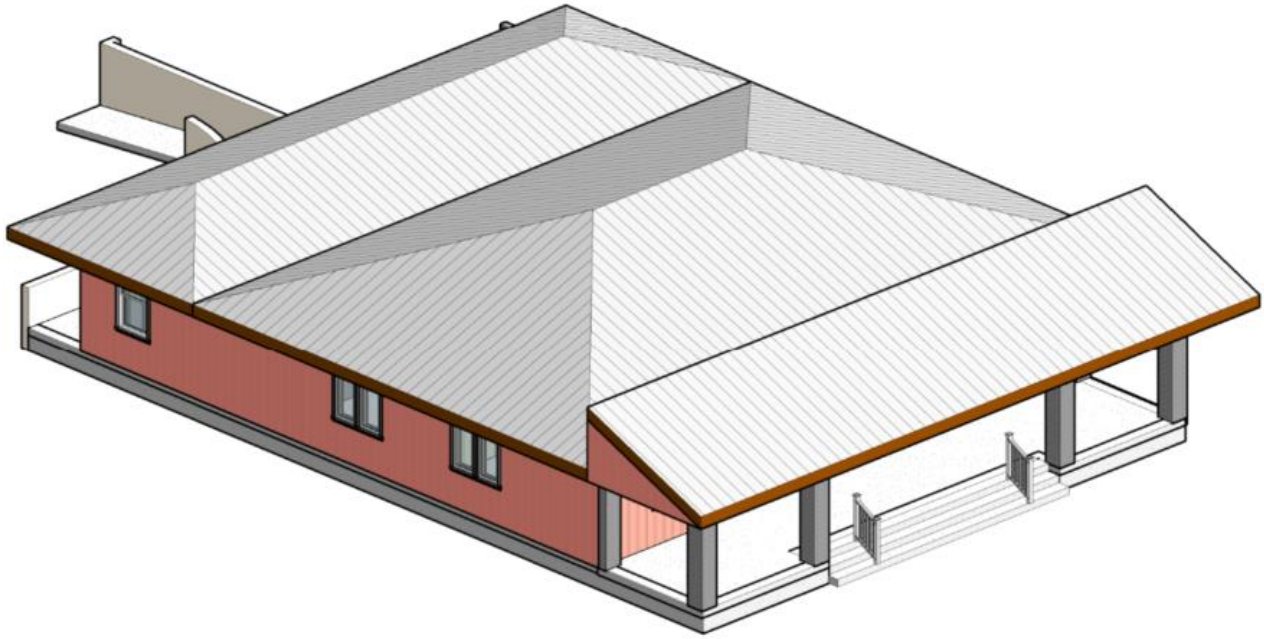
The samples of the following table were taken from the Admin Building, Welcome Center, Pole Barn, and Tea House:

Sample Description	# Samples	Appearance	Non Asbestos	Asbestos
Window Putty	2	White, non-fibrous, homogeneous	100% non-fibrous	None Detected
Stucco	1	Gray/Green, non-fibrous, heterogeneous	100% non-fibrous	None Detected
Block	3	Gray, non-fibrous, homogeneous	100% non-fibrous	None Detected
Plaster Ceiling	1	White, non-fibrous, homogeneous	100% non-fibrous	None Detected
Mosaic Tile w/ Grout & Thinset	1	Gray, non-fibrous homogeneous	100% non-fibrous	None Detected
Floor tile Mastic	2	Black, non-fibrous, homogeneous	98% non-fibrous	2% Chrysotile
Rock Texture Sheet Floor	1	Tan, fibrous, heterogeneous	5% glass 95% non-fibrous	None Detected
Floor Tile w/ Mastic	1	Black, non-fibrous, homogeneous	10% cellulose 88% non-fibrous	2% Chrysotile
Rook Texture Sheet Floor Mastic	2	Tan, non-fibrous, homogeneous	100% non-fibrous	None Detected
Floor Tile	2	Tan, non-fibrous, homogeneous	98% non-fibrous	2% Chrysotile
Rock Texture Sheet Floor	1	Tan, fibrous, heterogeneous	15% cellulose 5% glass 80% non-fibrous	None Detected

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Drywall w/ Joint Compound	1	Brown/White, fibrous, heterogeneous	10% cellulose 90% non-fibrous	None Detected
Plaster	1	White, non-fibrous, homogeneous	100% non-fibrous	None Detected
Plaster	1	Gray/White, non-fibrous, heterogeneous	100% non-fibrous	None Detected
Gypsum Board	1	Gray, non-fibrous, homogeneous	100% non-fibrous	None Detected
Roof Shingle	1	Black, non-fibrous, homogeneous	10% glass 90% non-fibrous	None Detected
Roof Shingle	1	Black, fibrous, heterogeneous	10% glass 90% non-fibrous	None Detected
Ron Roof	1	White/Black, fibrous, heterogeneous	10% Synthetic 90% non-fibrous	None Detected
Ceramic Tile	1	White, non-fibrous, homogeneous	100% non-fibrous	None Detected
Ceramic Tile Grout	1	Brown, non-fibrous, homogeneous	100% non-fibrous	None Detected
Ceramic Tile Thinset	1	White, non-fibrous, homogeneous	100% non-fibrous	None Detected
Exterior Texture	2	Gray, non-fibrous, homogeneous	100% non-fibrous	None Detected
Window Putty	1	Gray, non-fibrous, homogeneous	100% non-fibrous	None Detected

2.10 Welcome Center

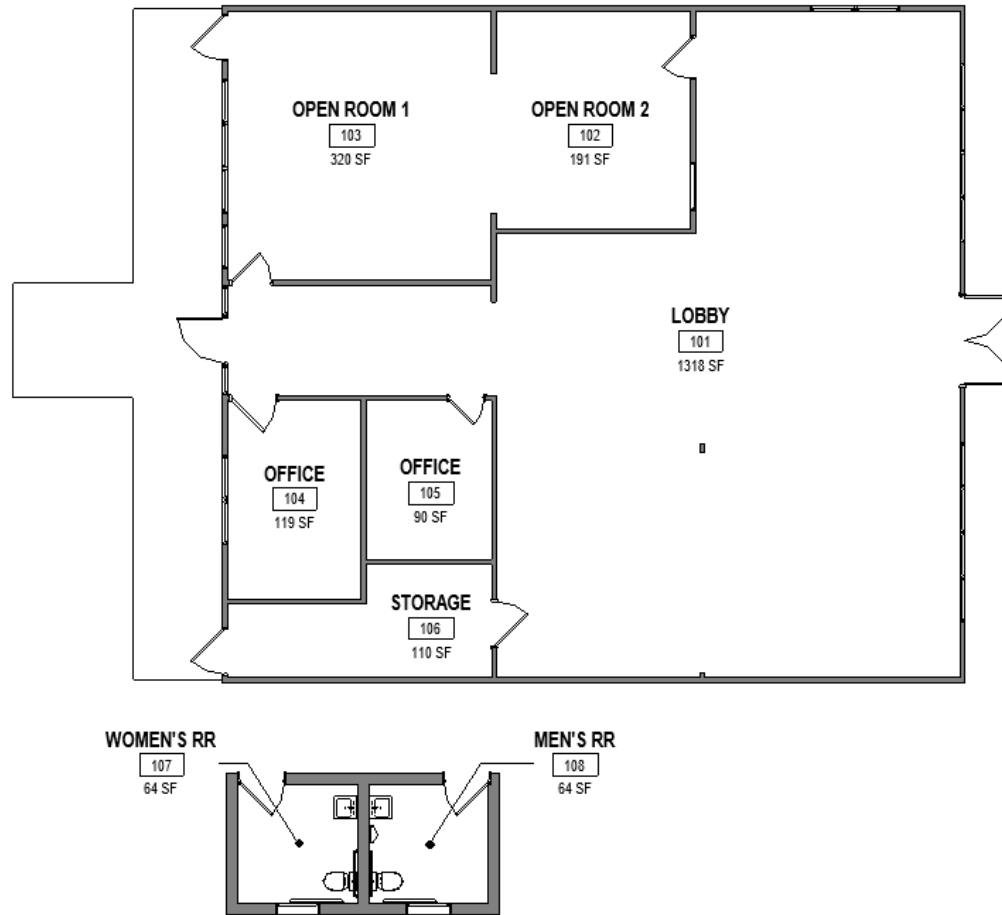


2.10.1 Architectural Conditions

The Wonder Gardens Welcome center is in generally poor condition. The building has several deficiencies from aging, termites, and maintenance issues. Originally constructed in 1947, the historic wood framed structure covers 2,252 SF. Flooring wood plank on wood framing is raised above the ground on a concrete block stem wall. Ramped access is cast in place concrete. Roofing material is galvanized metal panels with exposed fasteners (commonly called a 5-V crimp) on plywood substrate. The flooring and wall surfaces are in immediate need of repair for it to be occupiable again. The building has no plumbing as restrooms are accommodated via an adjacent structure.

The Adjacent restroom building is constructed of concrete load bearing block walls with painted stucco finish and covers 174 SF. This building houses on single stall restroom each for men and women.

Bonita Springs Condition Assessment Study



2.10.1.1 Finishes

Reference the schedule below for existing finish types and areas.

ROOM	NET SQ. FT.	DESCRIPTION	FLR LOC	FLOOR COVER	YEAR CONST	BLDG	WOOD	CONCRETE	PAINTED CONCRETE	AREA MOD.	PAINT	GWB	HEIGHT
							2148	0	128	-	30160.6689	238	-
101	1318	LOBBY	1st	WOOD	1947	#6-2	1318	0	0	70	12198	0	120
102	191	OPEN ROOM 2	1st	WOOD	1947	#6-2	191	0	0	70	4644	0	120
103	320	OPEN ROOM 1	1st	WOOD	1947	#6-2	320	0	0	70	6011	0	120
104	119	OFFICE	1st	WOOD	1947	#6-2	119	0	0	70	3665	0	120
105	90	OFFICE	1st	WOOD	1947	#6-2	90	0	0	80	3643	0	120
106	110	STORAGE/I.T	1st	WOOD	1947	#6-2	110	0	0	90	0	110	120
107	64	WOMEN'S RR	1st	PAINTED CONCRETE	1947	#6-2	0	0	64	70	0	64	120
108	64	MEN'S RR	1st	PAINTED CONCRETE	1947	#6-2	0	0	64	70	0	64	120

Walls: Primary wall construction is T1-11 wood paneling, painted, on wood stud framing. Some later modifications utilized gypsum wall board in lieu of the T1-11. Previously termite damage has deteriorated the wood studs and sill plate in the northwest corner which had not been reinforced.

Flooring: Any previously installed floor covering has been removed. The majority of the welcome center had exposed wood floors, but in some locations plywood patching from previous damage is evident.

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With the openness of this structure, you can now see some termite damage where the floor and walls meet. The restroom building has epoxy paint on concrete as flooring, the epoxy is failing and due for a re-paint.

Ceiling: exposed wood structure in most rooms and in fair condition. The existing dropped ceiling in storage room 106 is in fairly well maintained condition.





Close up termite damage



Different floor materials visible

2.10.1.2 Stairs and Ramps

There is one exterior stair and ramp that leads up to the main entrance. The ramp has proper width, slopes, and handrails associated with it, however, it contains a change in direction where only a slope of 1:48 is allowed. Existing landing exceeds that slope. The stair handrails do not meet accessibility requirements. The stair itself is 20' wide, with vinyl handrails located 3 feet from each side. Handrails are required to be on both sides of the stair as well as have top and bottom extensions which are not provided. The handrails need to be replaced.

The back of the building opens up to two ramps. Rear ramps do not meet accessibility requirements as handrails are required on both sides, where only one side is provided. Slopes as constructed are acceptable. See pictures below:

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Front entrance ramp and stair photos



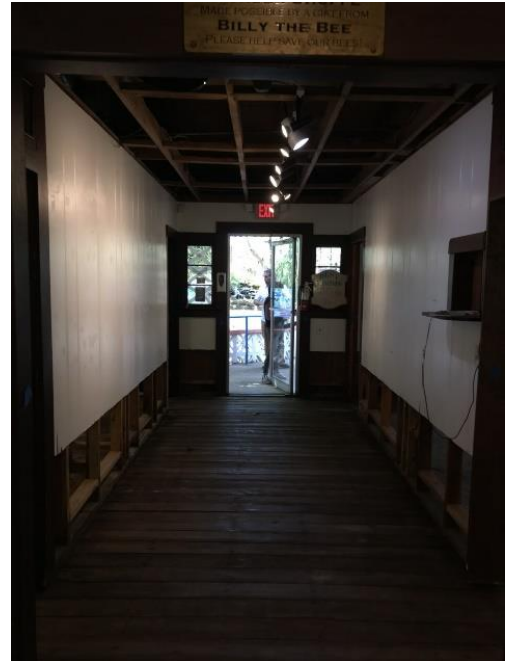
Rear ramp photos

2.10.1.3 Egress

There are two means of egress in the building. The main entrance and back door align with each other and are designated as exit doors. Door hardware is in good condition, opening pressures are acceptable and circulation path is clear. Front door is only 5'-0" wide with a pair of 2'-6" door panels.

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Door panels must be 34" clear to be considered an accessible means of egress. Options for correction include replacing the storefront system with a single door with the proper clearance and a side-lite, or providing a power actuated automatic opener so that both door leaves open simultaneously.



2.10.1.4 Restroom Facilities

The restroom facilities of the welcome center are in a separate structure immediately south. These are newer restrooms and are overall in good condition. There are a few accessibility code violations mainly pertaining to missing accessories and the wrong location of fixtures. Reference individual evaluations below:

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WONDER GARDENS WELCOME CENTER FLOOR PLAN
SCALE: 1/8" = 1'-0"



#108 RESTROOM

TOILET	Adequate, flush control on the sink side [FAC 604.9.5] Inadequate spacing from wall 19" [12-18" max. from side of wall to CL of WC per FAC 604.2] Adequate height 18" [17"-19" measured to the top of seat per FAC 604.2]
REAR GRAB BAR	Adequate height 35" [33"-36" per FAC 609] Adequate spacing 14" [Must extend from the CL of the WC 12" min. on one side per FAC 604.5.2]
SIDE GRAB BAR	Adequate height 35" [33"-36" per FAC 609] Adequate 54" [12" max. from the rear wall and extend 54" min. per FAC 604.5.1]
MIRROR	Inadequate height 53" [40" max. per FAC 603.3]
LAVATORY	Adequate 24" [34" max. per FAC 606.3] Adequate [Drainpipes must be insulated to protect against contact per FAC 606.5] Adequate depth 9", Adequate 11" height [6" depth, 9" min. height per FAC 306.2] Inadequate depth 8" , Adequate 30" height [11" min. depth, 27" min. height per FAC 306.3]
TISSUE DISPENSER	Adequate 12" [12" min. for items above per FAC 609.3]
PAPER TOWEL DISPENSER	Inadequate 10" [7"-9" in front of WC per FAC 604.7] Inadequate height 51" [48" max. with unobstructed reach per FAC 308.2]
SOAP DISPENSER	Adequate 41" [48" max. with unobstructed reach per FAC 308.2]
SEAT PAPER DISPENSER	Not provided [48" max. with unobstructed reach per FAC 308.2]
MANEUVERING CLEARANCE	Adequate [Require 60" turning radius per FAC 304.3]
COAT HOOK	Inadequate 67" [48" max. with unobstructed reach per FAC 308.2]
STALL DOOR	Not self-closing [FAC 404.2.8]

Bonita Springs Condition Assessment Study



#109 RESTROOM

TOILET	Adequate, flush control on the sink side [FAC 604.9.5] Inadequate spacing from wall 10" [12-18" max. from side of wall to CL of WC per FAC 604.2]
REAR GRAB BAR	Adequate 18" [17"-19" measured to the top of seat per FAC 604.2]
SIDE GRAB BAR	Adequate 33" [33"-36" per FAC 609] Adequate 14" [Must extend from the CL of the WC 12" min. on one side per FAC 604.5.2]
MIRROR	Adequate 33" [33"-36" per FAC 609]
LAVATORY	Inadequate 51" [12" max. from the rear wall and extend 54" min. per FAC 604.5.1] Inadequate height 53" [40" max. per FAC 603.3] Adequate 34" [34" max. per FAC 606.3] Inadequate , no insulation provided [Drainpipes must be insulated to protect against contact per FAC 606.5] Adequate depth 8", Adequate 11" height [6" depth, 9" min. height per FAC 306.2] Inadequate depth 9" [, Adequate 30" height [11" min. depth, 27" min. height per FAC 306.3]
TISSUE DISPENSER	Adequate 12" [12" min. for items above per FAC 609.3]
PAPER TOWEL DISPENSER	Inadequate distance 14" [7"-9" in front of WC per FAC 604.7] Inadequate height 51" [48" max. with unobstructed reach per FAC 308.2]
SOAP DISPENSER	Adequate 40" [48" max. with unobstructed reach per FAC 308.2]
SEAT PAPER DISPENSER	Not provided [48" max. with unobstructed reach per FAC 308.2]
MANEUVERING CLEARANCE	Adequate [Require 60" turning radius per FAC 304.3]
COAT HOOK	Inadequate 73" [48" max. with unobstructed reach per FAC 308.2]
STALL DOOR	Not self-closing [FAC 404.2.8]

#109 DOOR CLEARANCE

DOOR CLOSER	Adequate [5 sec. min. to move door from an open position of 90 degrees to 12 degrees from the latch, per FAC 404.2.8]
APPROACH	Adequate [per FAC 404.2.4]
OPENING PRESSURE	Not provided [5 lbs. max., per FAC 404.2.9]
SIGNAGE	Adequate position [Positioned on latch side, 18" x 18" of clear floor space provided centered on tactile letters beyond arc of door swing, per FAC 703.4.2]
CLEAR DOOR WIDTH	Adequate 32" [32" min. clr., per FAC 404.2.3]
THRESHOLD HEIGHT	Adequate flush [1/2" high max., per FAC 404.2.5]

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2.10.2 Building Envelope



View from Ridge – Storefront Roof Valley



View from Ridge – Main Valley



Corrosion at Storefront Valley



Previous Patches at Main Valley



Rainwater off Main Valley at Restrooms



Siding Condition and Grout Patches Above Subfloor

2.10.2.1 Roofing

The galvanized metal roofing system is near the end of its useful life and has required frequent maintenance. The photos above were taken before Hurricane Ian and demonstrate such. After the hurricane the problematic areas of the roofing were sealed again. Photos of this are provided in the appendix.

Most of the problem areas occur at the two primary valleys labeled here as the storefront valley and the main valley. As configured a “cricket” at each valley is sloped for the stormwater to drain to both sides and simply sheet off the roof. This approach seems to function okay except for the south side of the main valley where water shoots towards the restroom building and onto the walkway.

A retrofit is recommended to eliminate drainage to the south side of the main valley and instead make all the flow go towards the north side. This will take some thought to develop an approach that is practical, effective and easily maintained. Because the base of the valley is so close to the ceiling below an interior drain(s) does not appear to be a good alternative.

2.10.2.2 Exterior Siding

Like the Artist Cottages several of the wood siding boards need repair and replacement and the walls lack a vapor barrier therefore are prone to condensation within the wall cavities, as noted under Architectural. The entire exterior finish should be painted within the next five years.

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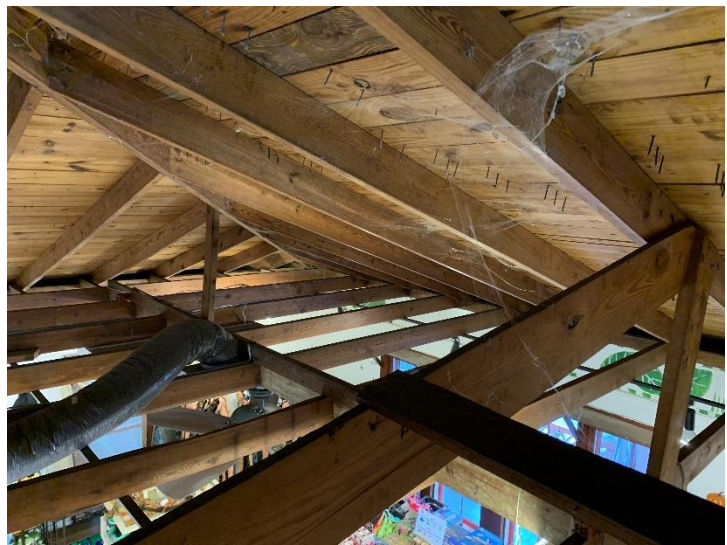
2.10.2.3 Doors, Windows, Skylights, etc.

2.10.3 *Structural Conditions*

This historic building is understood to be constructed entirely of wood. The subfloor was not accessible and could not be observed. As shown in these photographs, wood planks rest on a creative custom-built framing system configured with trusses for the main spans perpendicular to the roof ridges and primary valleys, and with rafter and ceiling joists for the shorter spans of the hips. It's unknown if plywood sheathing is above the wood planks but would help improve structural integrity especially to resist lateral forces of wind.



Custom Built Wood Trusses



Long span Hip Beam with Post to Ceiling

A 2x6 member is used for the long-span hip beams, which is obviously undersized, therefore a kicker post and supplemental ceiling members were introduced (probably during original construction) to shorten the span of the 2x6 hip. Similarly, the rafters with the longest spans are supported by a post to the ceiling members below. These framing techniques are unconventional but have worked for years at this building. Analysis may show they do not meet current design loads especially to resist forces from an extreme wind event with high uplift.

It's understood the subfloor has had problems and termite damage. With the moist conditions and age of this structure problems may continue.



Long Span Rafters with Post to Ceiling

2.10.4 Mechanical Conditions

2.10.4.1 Mechanical Equipment

The main gift shop building consists of a single packaged rooftop unit mounted on the ground that is a 5 ton Goodman air conditioner that was manufactured and/or installed in 2015. The building also consists of a wall mounted mini-split that is connected to a Carrier 3 ton unit manufactured in 2019. The mini-split system provides air conditioning for both the gift shop as well as the glass meeting building on property. The mini-split air conditioning units are relatively new, in good condition and suitable for continued use. The Goodman packaged unit is showing noticeable rust and water damage and should be replaced.



Goodman Packaged A/C Unit



Mini-split Air Handler

Repairs:

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Schedule Goodman packaged unit for replacement.

Recommendations:

No further recommendations.

2.10.4.2 Ductwork/Air Distribution

The ductwork for the gift shop is connected to the Goodman packaged unit that runs up through the wall of the building. The ductwork is a combination of fiberglass ductwork and flexible ductwork that is in good condition suitable for reuse.

Repairs:

No repairs required

2.10.5 Plumbing Conditions

2.10.5.1 Plumbing Fixtures

The plumbing facilities for the Everglades Wonder Gardens are predominately provided by a standalone bathroom facility with a separate Men's and Women's facility. In each bathroom is a single water closet, lavatory and floor drain with an addition urinal provided in the Men's bathroom. The plumbing fixtures are in good condition and the bathrooms appear to be in compliance with requirements of A.D.A. suitable for continued use.

Repairs:

None required

Recommendations:

None recommended

2.10.5.2 Sanitary/Drain/Waste/Domestic Water & Vent Piping

The sanitary and vent piping as installed is primarily PVC and the domestic water piping is primarily CPVC. The piping for the facility is in good condition and suitable for continued use.

Repairs:

None

Recommendations:

None

2.10.6 Electrical Conditions

2.10.6.1 Power Distribution

The power distribution of the wonder gardens is comprised of two services. One is a single phase, overhead service which enters via the gift shop. The second is a single phase service routed underground into the barn.

The service which enters the gift shop supplies a pair of 100 Amp, 1-phase meters on the North side of the gift shop. One meter supplies a panel located immediately inside of the gift shop. The second meter supplies an old fused switch immediately adjacent to the meters. The meters are in poor condition.



Service at gift shop



Old FS

The old FS contains a set of 60 Amp fuses. A set of very old cloth insulated conductors is connected to the load side of this FS and are routed into an old Edison type fuse panel inside of the gift shop. Additionally, two taps have been made on the line side of the FS to supply additional CBs and FS on the exterior of the building. Some of the taps have been made by terminating additional conductors on the terminals of the FS and some have been made using split bolts. The FS and the taps made within are in poor condition.

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Exterior, 4 circuit load center



60 Amp FS and 60 Amp CB

The first of the line side taps within the 30 Amp FS supplies a four circuit, N3R, Square-D, QO type load center containing two 60 Amp, 2-pole CBs which is located immediately adjacent to the FS. These two circuits are routed down into the ground. Their loads are unknown. The load center is in poor condition.

The second set of tap conductors supplies a 60 Amp, 2-pole FS on the corner of the building. This FS is mounted close to 7' AFG which is in violation of NFPA 70. A set #10 conductors is terminated on the load side of the FS. These conductors are overfused in violation of NFPA 70. A line side tap has been made in this FS to supply a 60 Amp, 2-pole CB. Both the FS and CB are in poor condition.



Gift shop panel



Gift shop panel, interior

Bonita Springs Condition Assessment Study



Gift shop, old fuse panel



Gift shop, old fuse panel, testing as energized

The panel located inside of the gift shop is a 125 Amp, single phase, MLO, Eaton BR type load center. This panel appears to be in good condition. This panel appears to have been installed to replace an old Edison type fuse panel manufactured by Murray. This old Murray panel was left in place with its main fuses installed and remains energized. This panel is in poor condition.

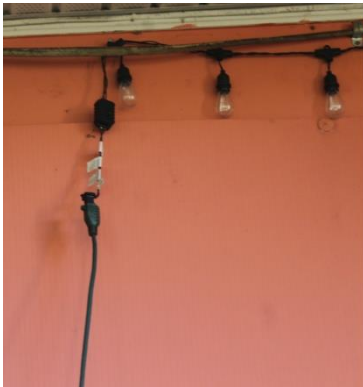
The restroom building has been provided with multiple branch circuits and feeders each of which terminates at one of various service disconnects on various sides of the building. This is a violation of NFPA 70 because the restroom building is a standalone building and is permitted to be supplied with a single feeder only. The single feeder is allowed to be terminated at up to six disconnects grouped at a single location. The disconnects appeared to be in fair condition.



Maintenance shed fusebox

The last piece of distribution of note is a small Edison type fuse box in the maintenance shed. This fuse box was found to be in poor condition.

2.10.6.2 Lighting



Festoon lighting with extension cord

The lighting at the gift shop is comprised of 4' fluorescent wraps in the office areas and track lighting in the public areas. The exterior lighting is mostly comprised of festoon type lighting. The lighting systems appeared to be in fair condition. The systems were controlled manually.

The festoon lights were supplied by extension cords. Since the festoon lighting is installed permanently, the use of extension cords is inappropriate and a violation of NFPA 70.

The emergency lighting system is comprised of twin head emergency lights. These functioned properly when tested.

Exit signage was comprised of thermoplastic exit signs. These functioned properly when tested.

Repairs

Remove extension cords and replace festoon lighting supply with permanent wiring.

Recommendations

It is recommended that all fluorescent and incandescent light fixtures be replaced with true LED fixtures, not simply retrofitted with LED lamps. True LED fixtures will function better and offer more energy reduction than simple retrofit lamps. The festoon lighting systems can be retrofitted with led lamps.

2.10.6.3 Wiring Devices

The wiring devices inside and outside of the gift shop appeared to be in generally fair to poor condition.

Repairs

Replace wiring devices in poor condition.

Recommendations

None

2.10.6.4 Wiring Means and Methods

The wiring observed at the Wonder Gardens was of multiple types.

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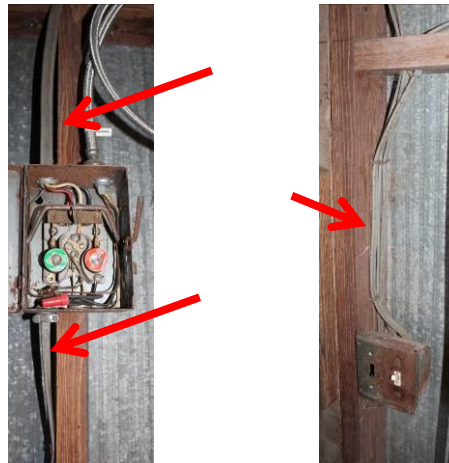
Exposed NM cable inside gift shop



Exposed NM cable on exterior of gift shop

Inside of the gift shop, the wiring was in general all NM cable. Much of it was routed in an exposed manner through the exposed roof trusses. This is a violation of NM cable as it is not permitted to be routed in an exposed manner. Furthermore, where the bare conductors were visible in the panel, the copper conductor material was corroded. Energized, cloth insulated wiring was observed in the old Murray fuse panel. The wiring in the gift shop is in generally poor condition. The original cloth insulated conductors were in especially poor condition.

All wiring in the maintenance shed is comprised of NM or UF cable run in exposed locations. This is a violation of NFPA 70.



Exposed NM cable at maintenance shed

Repairs

Properly protect exposed lengths of UF and NM cable.

Recommendations

Bonita Springs Condition Assessment Study

Verify all NM cabling is routed concealed or otherwise protected from damage.

2.10.6.5 Lighting Protection

The Gardens have not been provided with a lightning protection system.

Repairs

None

Recommendations

None

2.10.6.6 Fire Alarm System

The Gardens have not been provided with a fire alarm system.

Repairs

None

Recommendations

None

2.10.7 Fire Protection Conditions

2.10.7.1 Fire Sprinkler Systems

There are no fire sprinkler systems for this building.

Repairs

None

Recommendations

None

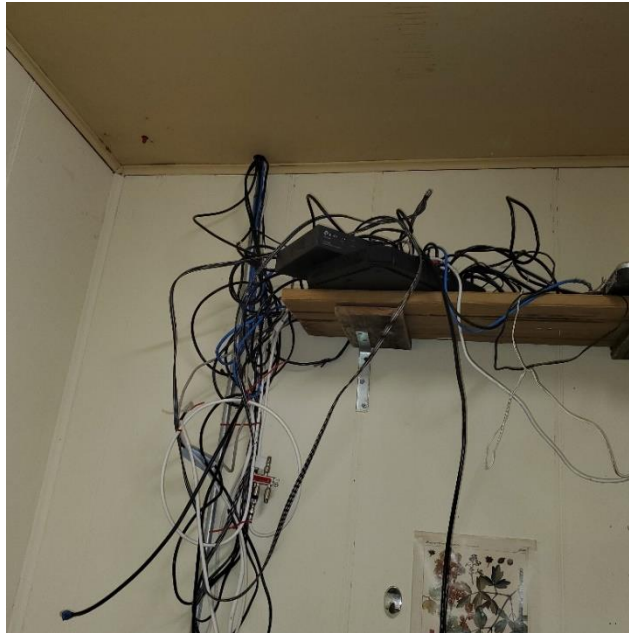
2.10.8 IT Conditions

The Welcome Center only has two rooms needing to be upgraded. We would install a proper backer for one wall and equipment with a battery backup for electricity surge protection. The cabling also needs to be upgraded to Cat6.

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2.10.8.1 Network Layout/ Network Cable Infrastructure

There is no designated IT closet but most of the IT equipment is stored on a shelf. Some of the network cabling was observed to be connected to a network switch, and no wall mount jacks were observed on site.



Repairs

Establish the central point of the building with electricity as a network closet.

Install a plywood backer board 4'x4'

Install a wall-mounted 6U open-frame rack

Install a 48 Port Patch panel

Run 2x Cat6 network cable to 2 rooms

Terminate Cables at Patch Panel

Label Wall Plates with Patch Panel Port

Install SonicWall TZ370 Firewall

Install a 24 Port PoE+ Network Switch with 2x SFP

Install 4 Cat6 1ft Patch Cables

Recommendations

Install a Battery Backup

Install a 1U PDU / Surge Protector

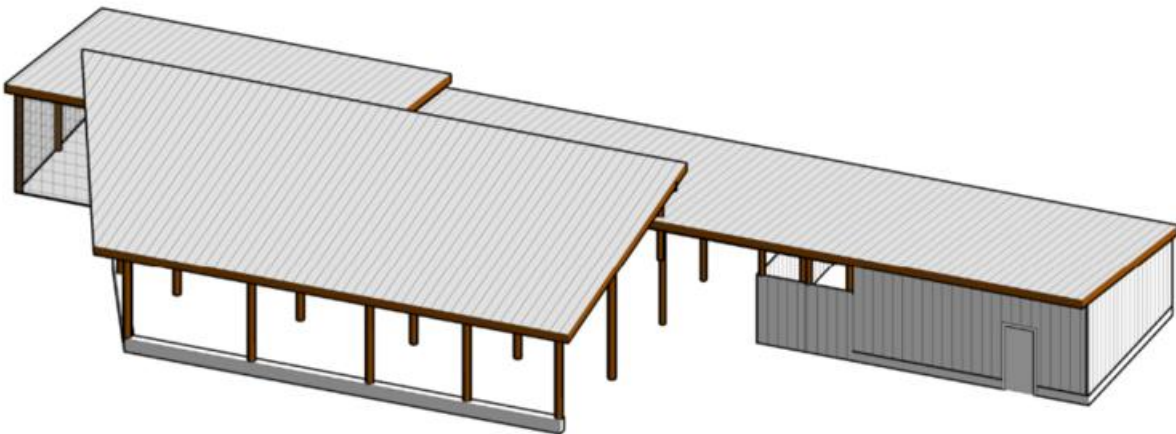
Purchase Comcast Business Internet with 1 Static IP

2.10.9 *Materials Sampling*

2.10.9.1 Lead Paint

Location	Description	Color	Lead Paint
Welcome Center	Gift Shop	White	None Detected
	Office 1	Cream	None Detected
	Museum	White	None Detected
	Office 2	Green	None Detected

2.11 Pole Barn



2.11.1 *Architectural Conditions*

The Wonder Gardens Pole Barn is primarily an open-air wood framed structure with an exposed fastener (5-v crib) type roofing system covering approximately 2,860 SF. A small staff break room is enclosed toward the rear with metal wall panels. The building is in generally poor condition with structural

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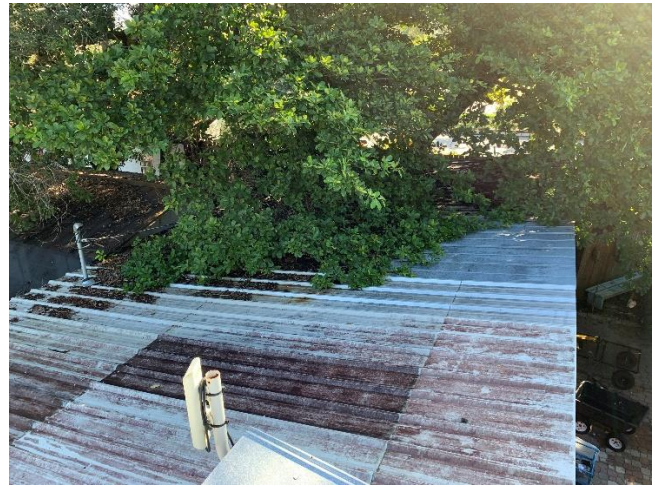
issues readily visible. The breakroom is similarly in poor condition, the painted plywood ceiling is splitting from obvious water damage, with parts being patched in the past.



2.11.2 Building Envelope



Light Gage Roofing



Roofing – East End Over Employee Room

2.11.2.1 Roofing

Extra light gage galvanized roof panels are constructed over wood planks that are spaced with a gap between. This is a low-cost system more suitable for an actual barn than a building. The metal roofing has neared the end of its life and should be replaced when the structural repairs noted below are performed.

2.11.2.2 Exterior Siding

Similarly, the metal siding along the north side and storage areas is ready for replacement concurrent with the repair to wood framing members.

2.11.3 Structural Conditions

Like the Welcome Center, the historic structure is custom and unique. Multiple wood poles have been embedded in a concrete foundation to form cantilever columns. Along the perimeter, the concrete foundation consists of short walls. The base connection at the interior columns is not visible therefore it's unknown if these columns are embedded in a concrete footing or not. Roof beams span each direction to connect the columns and support the roof. As in all buildings for this report a structural analysis has not been performed.



Pole Barn – View Looking West



Pole Column – Typical Embedment in Foundation Wall

Adjacent photos show some of the more severely deteriorated members with the worse cases being at the secondary members forming the walls. The cantilever columns and the roof beams appeared solid when poked with the awl, but the surfaces have moderate section loss and irregular texturing resembling insect damage.

Other photos show severe deterioration at the foundation common along the west wall.

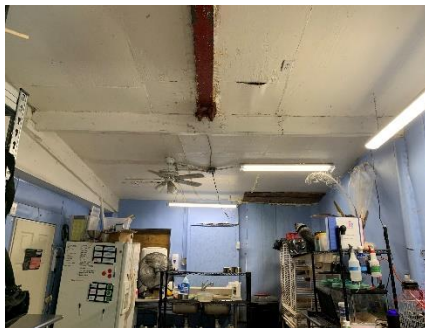
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Heavily Deteriorated Wall Board



Wall Board Completely Failed



Employee Room



*Deteriorated Foundation – North Wall
Outside*



*Deteriorated Foundation – North Wall
Inside*

If this building is to remain in service it will require a structural evaluation, and based simply on the observed deteriorated state of this structure the renovation is expected to be extensive.

The wall and ceiling sheathing in the employee break room cover the timber structure. For these locations the structure must be exposed to determine its actual condition.

2.11.4 Electrical Conditions

2.11.4.1 Power Distribution

The second service located at the barn as referenced above (refer to section 2.10.6.1 for the Welcome Center) is a 200 Amp, single phase service which terminates at a 200 Amp, MCB panel. The panel is an Eaton BR type load center and appeared to be in fair condition. It is supported by a Unistrut frame and appears to be secure.



Barn service meter

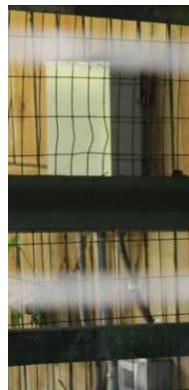


Barn panel



Barn panel, interior

A second load center was located in a barn structure South of the reptile cages. This panel was also an Eaton BR type load center and appeared to be in fair condition but was not accessible at the time of the survey.



Third exterior panel

Repairs

None.

Recommendations

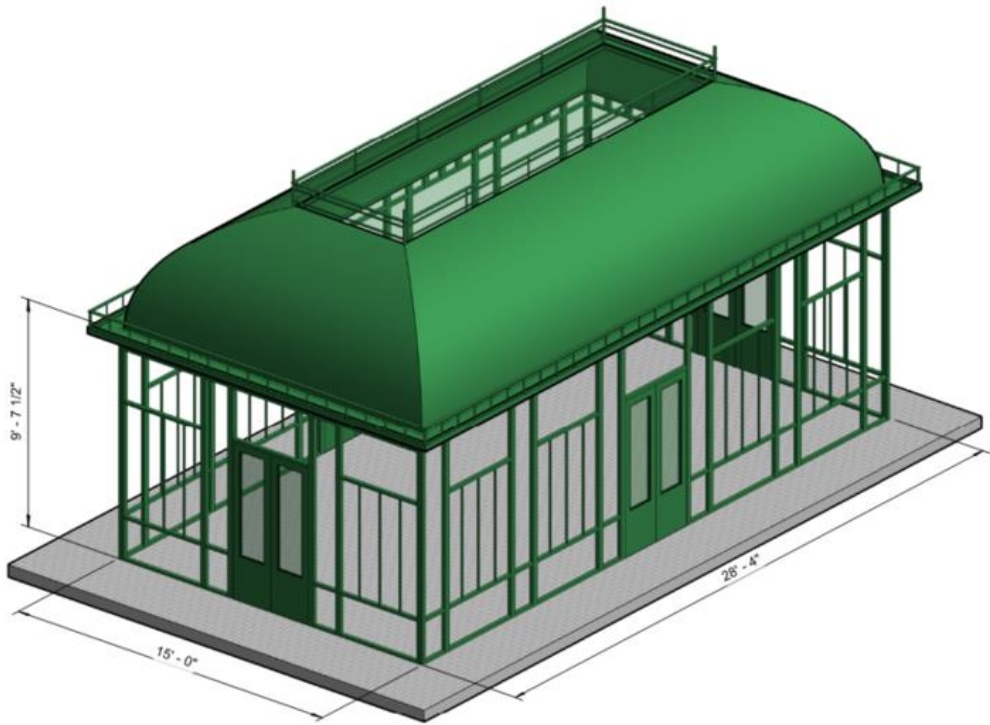
None.

2.11.5 Materials Sampling

2.11.5.1 Lead Paint

Location	Description	Color	Lead Paint
Pole Barn	Lab/Kitchen	Red	Yes

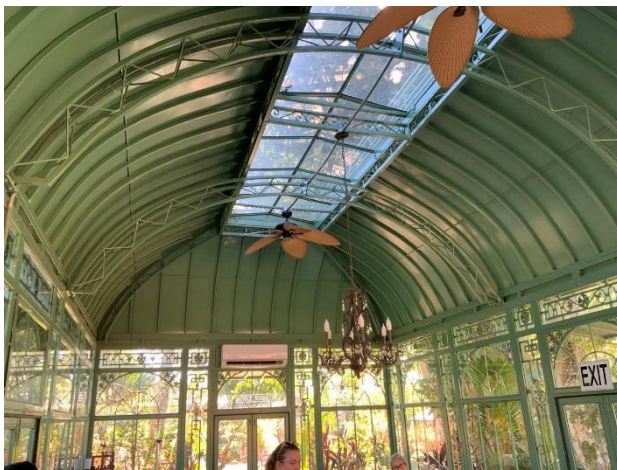
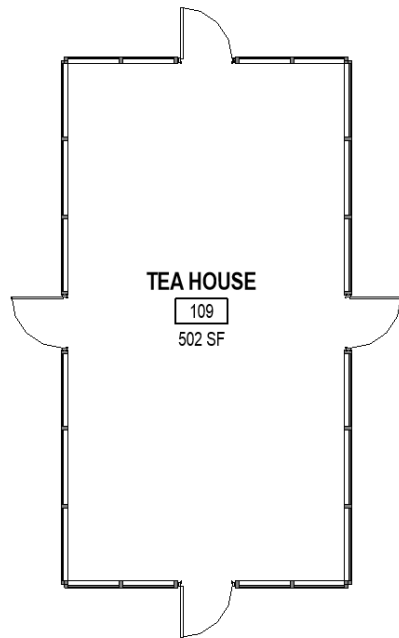
2.12 Tea House



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2.12.1 Architectural Conditions

The Wonder Gardens Tea House is a pre-fabricated steel frame structure of undetermined aged covering 502 SF. The building is in generally good condition. It has four exit doors, one on each side, with two being fixed that do not lead to walkways. With no integral floor system, it utilizes the same concrete pavers as the adjacent walkway system. Decorative metalwork and large expanses of glazing adorn the four walls, all in good condition. Building has no plumbing services and air conditioning is provided via a mini split DX system above one of the doors. Electrical systems are all surface mounted retrofits.



Finishes

Reference schedule below for a summary of existing finishes.

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ROOM	NET SQ FT	DESCRIPTION	FLR LOC	FLOOR COVER	YEAR CONST	BLDG	Total/ Room	BRICK	AREA MOD.	PAINT	METAL	HEIGHT
109	502	TEA HOUSE	1st	CONCRET PAVERS	N/A	4-Jun	109	502	10	0	502	0

2.12.1.1 Stairs and Ramps

No stairs or Ramps to report on for this building.

2.12.1.2 Egress

Two of the four doors that serve for entry and egress purposes. The western door has a grade change at the threshold that exceeds ADA tolerances. Pavers should be lifted and reset. Exist sign are not self illuminating as required by code.

2.12.1.3 Restroom Facilities

No restroom facilities are in this building.

2.12.2 *Materials Sampling*

2.12.2.1 Lead Paint

Location	Description	Color	Lead Paint
Tea House	Structure	Green	None Detected

Repairs

Plaque under the monument was removed, leaving an uneven surface (tripping hazard) and should be replaced.

Vegetation growing through the pavers in some spots around the building should be removed.

2.14.5.4 Utilities

Repairs

Pipe cleanout missing at artist's cottage 4 should be replaced.

Recommendations

A survey should be performed to verify possible connection between drainage system and sanitary sewer.

2.14.6 *Site 6- Wonder Gardens*

2.14.6.1 Parking Lots

The parking lot at the wonder gardens consists of 18 regular and 2 accessible parking spaces comprising an area of approx. 0.22 acres. On the property, there is also an unpaved/unmarked area at the back of the restaurant building for additional parking space that appeared to be mostly used by the employees. The asphalt of the parking lot seemed to be in overall good condition, with the exception of some patches that appeared to have been put in place after some drainage work was performed leaving the asphalt to be slightly uneven but not enough to be considered a tripping hazard. In addition to this initial observation, three pavement cores were obtained and reviewed, measuring the thickness of the layers to the nearest ¼ inch. The completed report developed by Ardaman & Associates, Inc. was attached and can be reviewed in Appendix B. The results conveyed from this testing indicate that the existing asphalt thickness varies from 2" to 4", and no base was found in any of the samples. Because of this it is recommended milling and resurfacing the entire parking lot area in the near future.

Another deficiency found during the site visit relates to the parking striping. It was possible to observe that the striping was replaced in the past years going from a perpendicular parking to an angle parking, but the older striping was still visible causing some confusion on how the cars should park. In regard to ADA, the minimum number of accessible parking spaces required for a lot of this size is one, with two on the site this requirement was met, but the painted symbol on the parking space is fading and should be repainted in the coming years.

Repairs

Remove previous parking paint striping.

Repair Approximately 387 Sqft of uneven pavement.

Repaint accessible symbol on the handicap parking spaces.

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Recommendations

Milling and resurface the entire parking lot within the next few years.

The parking lot at the back of the restaurant building could be paved and marked for easier access and more efficient use.



Overlaying parking striping



Large concrete patch

2.14.6.2 Landscaping

The wonder gardens, a botanical garden with numerous wildlife enclosures, houses over 300 rescued, rehabilitated and non-releasable birds and reptiles, that although it appears to be in good overall condition and having regular maintenance; it was possible to observe some deficiencies during the site visit. The most noticeable deficiency is related to ADA since some portions of the walkway throughout the garden are not paved but made out of shells disrupting the access of wheelchairs or similar equipment to some of this areas, including the picnic tables. It was calculated that approximately a total of 4,314 Sqft between walkways, the picnic area, and areas around some of the enclosures are made out of shells and would need to be paved for easier access. The concrete pathways also showed some signs of deterioration presenting some cracks caused by either regular wear and tear or by root damage that would need to be repaired to avoid any tripping hazards being developed over time.

Repairs

A total of approximately 4,314 Sqft need to be paved to be ADA accessible.

Approximately 500 Sqft of concrete pathways need to be repaired.

Bonita Springs Condition Assessment Study

2.14.6.1 Drainage

During the site visit it was possible to observe some drainage issues around the property. One of them was on the pavement around the welcome center where the lack of gutters around the front of the building has caused some issues on the pavement sidewalk. Some issues were also found inside the wonder gardens where standing water was observed on numerous areas that could have been caused by not having enough drains or having some of the sloping deteriorate with time affecting the drainage path.

Repairs

Lack of gutters at the front of the Welcome Center has caused some pavement issues on the sidewalk (around 70 Sqft to be repaired).

Recommendations

Upgrading the drainage system to include more drains and revamping the path for the water to reach the drains.



Pavement behind the restaurant affected by the lack of gutters on that side.



Walkway made out of shells (not ADA accessible)

2.14.6.2 Electrical Conditions – Power Distribution

The gazebo located adjacent to the restroom building is in the same situation as the restroom building. Multiple branch circuits supply the gazebo for outlets, lights, fans, and air conditioners. Because the gazebo is a standalone structure, it is required to be supplied by a single branch circuit or feeder and is required to have one to six means of disconnect grouped at a single location.

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Panel near bird cages



Panel near bird cages, interior

A panel located near the bird cages appears to have been supplied from the barn's panel. The bird cage panel is a N3R, 125 Amp, single phase, Eaton BR type load center. The door's latch is broken and is held closed by a piece of wire. Otherwise, it appears to be in fair condition.



Panel at reptile cage



Panel at reptile cage, interior

A panel was located on the reptile cage. This panel is a N3R, 125 Amp, single phase, MLO, Eaton BR type load center. This panel was found to contain six branch circuit breakers which is permitted by NFPA 70. That said, additional breakers cannot be added because the panel is without a MCB. Additional branch CBs would make the panel non-compliant. The panel appeared to be in fair condition.

Repairs

Bonita Springs Condition Assessment Study

Repair door on panel near bird cages.

Recommendations

Rework the distribution at the gazebo to be compliant with NFPA 70.

2.14.6.3 Electrical Conditions – Wiring Devices

Numerous weatherproof receptacles were observed throughout the Gardens. These were generally in good to fair condition.

Repairs

None.

Recommendations

None.

2.14.6.4 Electrical Conditions – Wiring Means & Methods

Wiring on the grounds of the Gardens is generally conductors routed inside of PVC conduit. Much of this appears to be in fair condition.



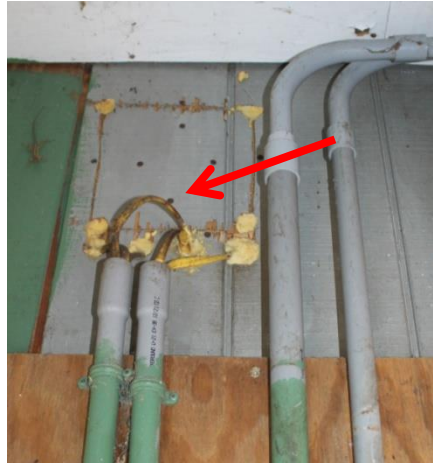
Long length of PVC conduit

Several very long lengths of PVC conduit were observed as having been routed down the rear side of the bird and reptile cages. These conduits lacked any expansion fitting and were strapped at 5' intervals. This is a violation of NFPA 70. Due to PVC conduit's extreme changes in length due to temperature, NFPA requires the installation of expansion fittings to accommodate the changes. Furthermore, strapping is to allow for movement. Firmly securing the conduit will cause cracking failure as well.

Bonita Springs Condition Assessment Study

A branch circuit was observed as having been installed using a UF cable routed from the panel near the bird cages. The cable is acceptable, however it was found as having been simply laid on the ground with little to no cover. This is a violation of NFPA 70 as it is required that UF cables not be routed in exposed fashions and that if underground they are covered by up to 24" of earth.

Several runs of NM cable were observed as having been run into the reptile cages. As previously noted, NM cable is not permitted to be routed in an exposed manner. The routing of the cable was not evident but should be verified that it is not accessible by the animals (reptiles or birds). This is because the animals could easily damage the cable and become electrocuted let alone cause a structure fire.



Exposed NM cable at reptile cages

Repairs

Install expansion fittings on long, exposed runs of PVC conduit and allow for the conduit's natural movement.

Properly protect exposed lengths of UF and NM cable.

Recommendations

Verify all NM cabling is routed concealed or otherwise protected from damage.

2.14.6.5 Materials Sampling

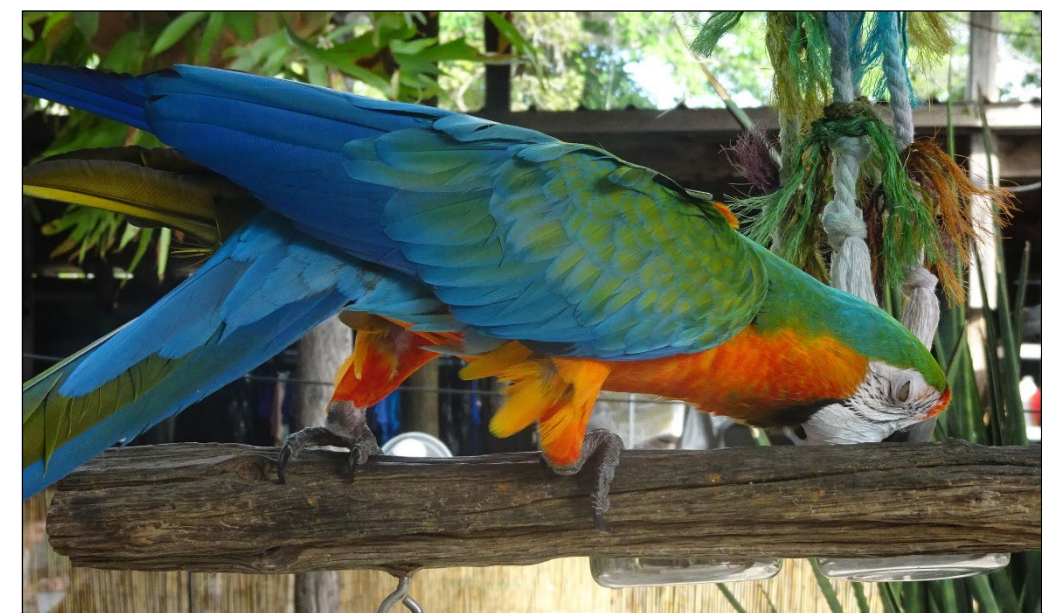
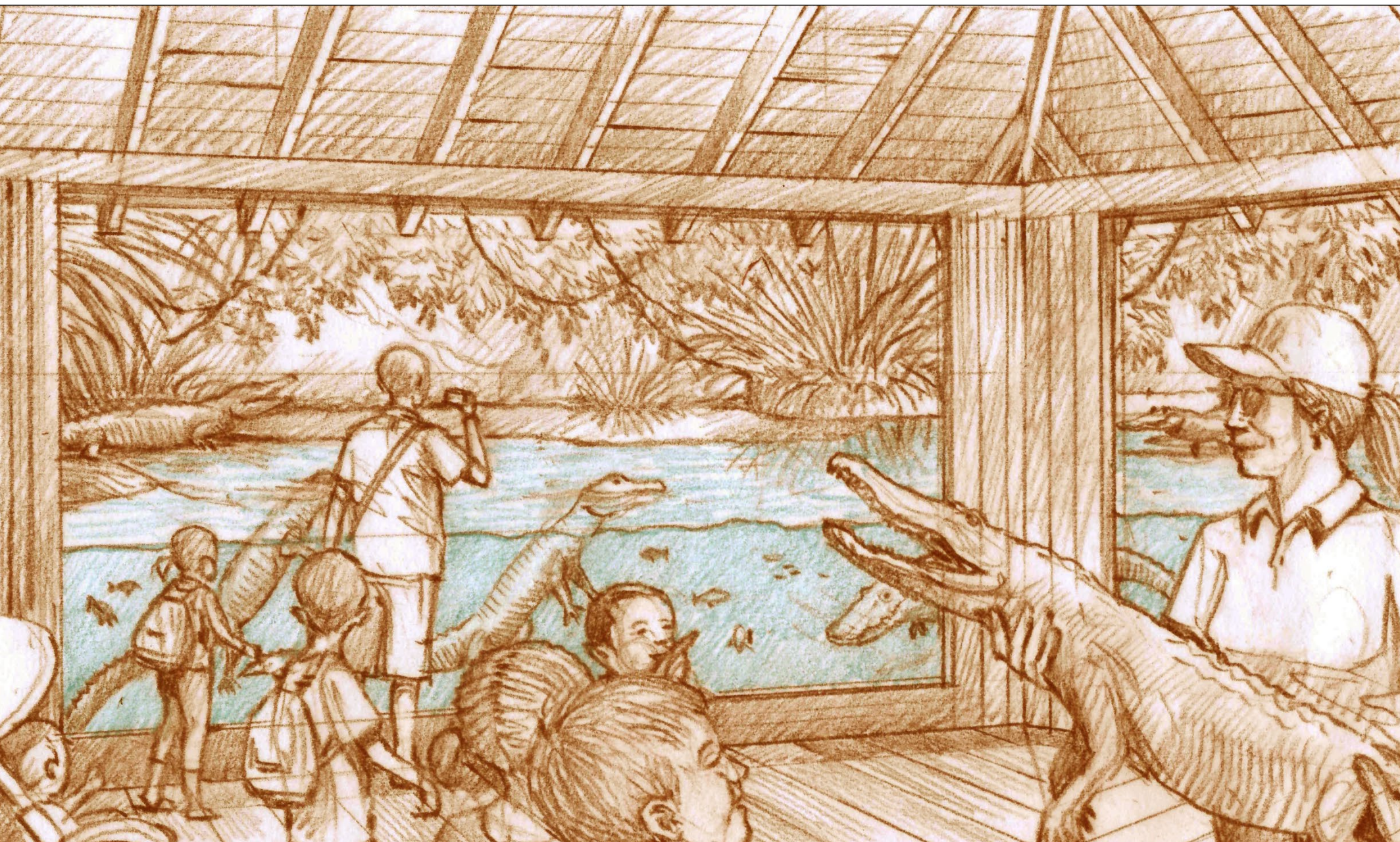
Lead Paint

Location	Description	Color	Lead Paint
Gardens	Entrance Rail	Blue	None Detected

Bonita Springs Condition Assessment Study

	Concrete Wall	Salmon/peach	None Detected
	Concrete Wall	White	None Detected
	Post by Ponds	Light Green	None Detected
	Flamingos Handrail	Light Blue	None Detected

The Wonder Gardens

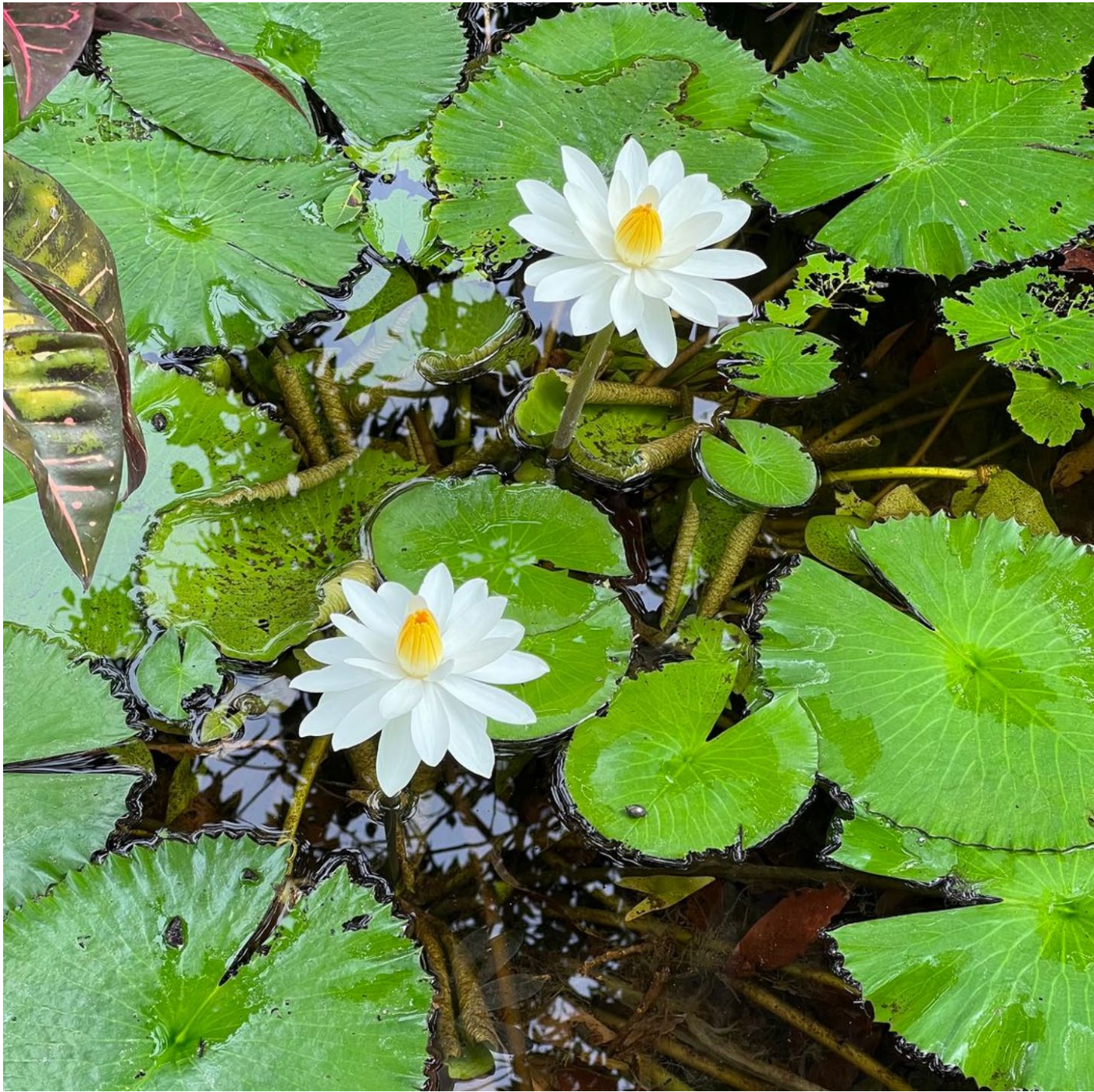


Master Plan Report

May 2023

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Introduction



For nearly nine decades, The Wonder Gardens has delighted visitors with an inspiring, educational, and engaging experience of tropical flora and fauna. Originally established in 1936 by the Piper family, the Reptile Gardens, as they were then known, served as a welcome diversion for travelers journeying along old Route 41, the famed Tamiami Trail.

Now owned by the City of Bonita Springs, The Wonder Gardens is managed by a nonprofit organization, Bonita Wonder Gardens, that is responsible for the care of its animals and the maintenance of a 2.5-acre botanical garden. As a much beloved community treasure, The Wonder Gardens represents a link to the rich, cultural legacy of Bonita Springs.

Never has the community's commitment to The Wonder Gardens been more clearly demonstrated than in the weeks following Hurricane Ian in the fall of 2022. The landscape and buildings suffered devastating damage from the ferocious wind, rain, and storm surge, but The Wonder Gardens rebounded and reopened thanks to the outpouring of community support – both financial and through a massive hands-on volunteer clean up initiative.

In the wake of the devastation of Hurricane Ian, The Wonder Gardens leadership needed to imagine an entirely new future and purpose for itself. The Wonder Gardens leadership engaged Relevant Strategies & Solutions (RS&S) and Stefansson Design & Consulting (SDC) to facilitate the development of a new and integrated strategic and facilities master plan. In doing so, The Wonder Gardens' staff and Board leadership as well as the City of Bonita Springs committed to articulating a bold yet sustainable vision to guide the organization over the next three years. With a clear direction for the future, a new "story" for the Wonder Gardens, the facility master plan was then developed to bring the new vision to life and to outline a "roadmap" of new exhibits, continued improvements and timelines over the next several years.

Together, RS&S and JSD helped focus, refine and leverage The Wonder Gardens' resources and future opportunities. As it looks to the future, Wonder Gardens seeks to build on the foundational strengths that have defined The Wonder Gardens experience for millions of visitors over the years through critical investments in its facilities, programs, and experiences.

Introduction



Wonder Gardens' plans include:

- Creating a welcoming new arrival experience for visitors while ensuring the integrity and utility of the Wonder Gardens' historic entry, as well as other historically significant buildings throughout its campus.
- Building a new animal care center to safeguard the health and wellness of resident animals and position the Wonder Gardens for future accreditation by the Association of Zoos and Aquariums (AZA).
- Ensuring that the animal collection preserves the Old Florida feeling with native Florida species representing an extension of the Everglades and South America.
- Developing active, immersive, fun-filled experiences and activities to fully engage and inspire visitors of all ages including:
 - A tree-to-tree canopy experience or elevated walkway with a tree house to provide an exciting new way to appreciate the gardens and enjoy a new perspective
 - A nature-based play place with slides and climbing equipment for active play
 - Behind-the-scenes tours that could feature animal care, botany, or special conservation initiatives
 - Light shows/displays and other unique night-time special events and experiences that integrate with and leverage existing programming of Bonita Springs and the amphitheater
- Relocating the natural history museum to "Grandma's House" to fully engage visitors and deepen their appreciation and understanding of the natural world and the animals and plants of the Wonder Gardens.
- Enhancing experiential learning opportunities to foster curiosity and inspire the wonder.
- Developing strategies to build awareness and engage with new audiences, focusing on branding, signage, and increased exposure

With these planned initiatives demonstrating its bold vision and a commitment to honoring its legacy as an iconic representation of Old Florida at its best, the Wonder Gardens will ensure its relevancy and sustainability as a beloved community institution and the heart of Bonita Springs.

An Oasis of Old Florida

Emblematic of the rich natural, architectural, and cultural history of Old Florida, the Wonder Gardens celebrates the unique story of a simpler time. Our lush botanical garden, home to hundreds of rescued, rehabilitated, and non-releasable birds and reptiles, draws visitors in to appreciate nature and wildlife through a nostalgic experience that honors the distinct essence of Old Florida. The Wonder Gardens inspires a deep appreciation for our environment through a beautiful landscape of tropical flowers and mighty banyan trees and promotes a better understanding of the natural world through our engaging animal collection. At the same time, our historically significant architecture exemplifies the distinctive character of Bonita Springs.

Cornerstone of the Community

In the almost 9 decades since our founding, the Wonder Gardens has delighted visitors with an inspiring, educational, and truly engaging experience of tropical flora and fauna. Originally established in 1936 by the Piper family, the Reptile Gardens, as we were then known, served as a welcome diversion for travelers journeying along old Route 41, the famed Tamiami Trail.

Now owned by the City of Bonita Springs, the Wonder Gardens is managed by a nonprofit organization, Bonita Wonder Gardens, that is responsible for the care of our animals and the maintenance of our 2.5-acre botanical garden. As a much beloved community treasure, the Wonder Gardens represents a link to the rich, cultural legacy of Bonita Springs.

Never has the community's commitment to the Wonder Gardens been more clearly demonstrated than in the weeks following Hurricane Ian in the fall of 2022. The landscape and buildings suffered devastating damage from the ferocious wind, rain, and storm surge, but the Wonder Gardens rebounded and reopened thanks to the outpouring of community support – both financial and through a massive hands-on volunteer clean-up initiative.

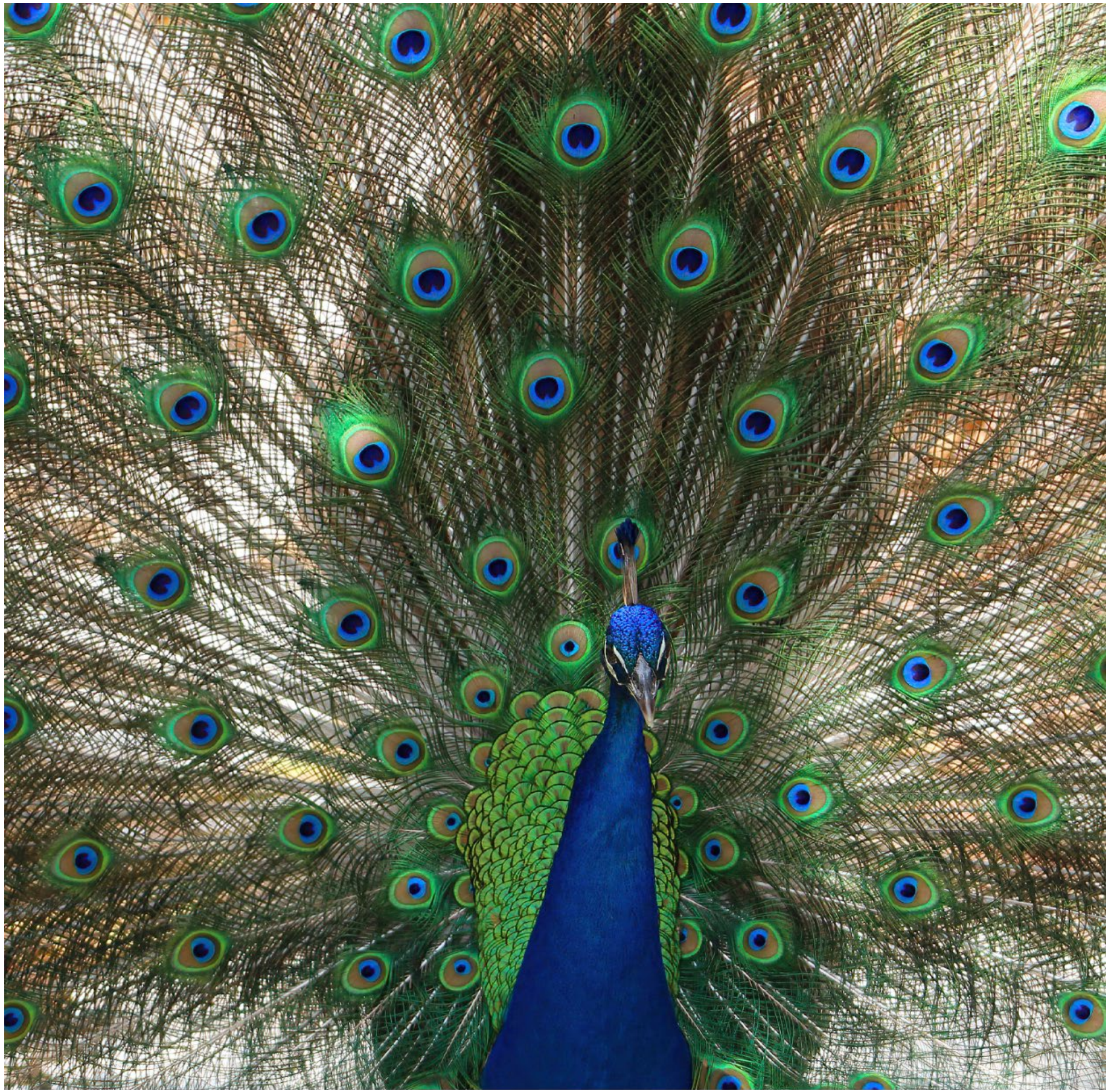
The Wonder Gardens truly reflects the community's strength and resilience. It is our pledge to honor the commitment they have demonstrated to us by fulfilling our mission and exemplifying the heart of Bonita Springs as the anchor of a burgeoning historic downtown.

Honoring the Past and Shaping the Future

Ever mindful of our role in the community and our place in the story of Southwest Florida, the Wonder Gardens seeks to honor that legacy while building a thriving and impactful future. Working with the City of Bonita Springs, we are committed to advancing our mission of inspiring conservation and resiliency by providing transformative experiences of wonder in the natural world, via meaningful educational programs for people of all ages and by meeting the highest standards of care for our resident animals.

As we look to the future, we seek to embrace all that makes the Wonder Gardens so special:

- a legacy experience that parents and grandparents share with new generations;
- a reflection and celebration of the welcoming, small-town feel of Bonita Springs; and
- the opportunity for intimate, up-close and personal engagements with emblematic native and exotic animals.



An Oasis of Old Florida

Whether savoring the tranquility of our bonsai garden, thrilling at the site of alligators sunning on the beach at ‘Gator Hole, appreciating the elegance of the flamingos and the colorful beauty of the free-flying macaws, or reveling in the songs and chatter of the parrots and parasols, our visitors enjoy an enriching experience of nature and wildlife.

As we look to the future, we seek to build on the foundational strengths that have defined the Wonder Gardens experience for millions of visitors over the years through critical investments in our facilities, programs, and experiences, including:

- the development of a strong institutional animal collection plan that centers animal wellness, delivers the highest standards of animal care, and highlights local conservation efforts;
- the creation and implementation of a horticultural plan that celebrates the beauty of our natural environment while providing hospitable habitats for our resident animals;
- the development of an improvement and modification plan for our buildings that respects their historical significance and Old Florida legacy while addressing current needs and priorities;
- the development of unique and engaging day and night experiences that build interest and enthusiasm while raising our profile and generating revenue;
- the enhancement of educational programming to define and amplify the Wonder Gardens’ conservation philosophy.

At the same time, we will continue to build and maintain key partnerships to enhance our programming, energize our events, extend our educational outreach and impact, and build new audiences. Key partners include the City of Bonita Springs and its Parks and Recreation Department, Florida Gulf Coast University and other institutions of higher learning, and local and regional school districts, including charter schools and stay-at-home initiatives.

Targeted investments of resources and attention to our partnerships, programming, and planning as detailed above will support our vision to provide a transformational experience of beauty and wonder and position the Wonder Gardens to thrive and inspire future generations of visitors.

Renewing the Wonder

In order to position Wonder Gardens to remain a beloved community institution and fulfill our mission, we have identified a number of improvements and enhancements that will support our legacy as an Old Florida icon and ensure our relevancy and sustainability in promoting an appreciation for and understanding of the natural world. Our plans include:

- Creating a welcoming new arrival experience for our visitors while ensuring the integrity and utility of our historic entry, as well as other historically significant buildings throughout our campus.



- Building a new animal care center (ACC) to safeguard the health and wellness of our resident animals and position the Wonder Gardens for future accreditation by the Association of Zoos and Aquariums (AZA).
- Ensuring that our animal collection preserves the Old Florida feeling with native Florida species representing an extension of the Everglades and South America and featuring:
 - Flamingos/spoon bills
 - Alligators
 - Parrots/macaws
 - Iguana
 - Otters
 - Tortoise
 - Program-related animals such as sloths
- Developing active, immersive, fun-filled experiences and activities to fully engage and inspire our visitors of all ages including:
 - A tree-to-tree canopy experience or elevated walkway with a tree house to provide an exciting new way to appreciate the gardens and enjoy a new perspective
 - A nature-based play place with slides and climbing equipment for active play
 - Access to and activities on the Imperial River which could include kayak or canoe outings
 - Behind-the-scenes tours that could feature animal care, botany, or special conservation initiatives
 - Light shows/displays and other unique night-time special events and experiences that integrate with and leverage existing programming of Bonita Springs and the amphitheater
- Relocating our natural history museum to “Grandma’s House” to fully engage visitors and deepen their appreciation and understanding of the natural world and the animals and plants of the Wonder Gardens.
- Enhancing our experiential learning opportunities to foster curiosity and inspire the wonder.
- Developing strategies to build awareness and engage with new audiences, focusing on branding, signage, and increased exposure

With these planned initiatives demonstrating our bold vision and a commitment to honoring our legacy as an iconic representation of Old Florida at its best, the Wonder Gardens will ensure our relevancy and sustainability as a beloved community institution and the heart of Bonita Springs.

Strategic Plan

Guided by The Wonder Gardens new “story”, we developed a strategic plan to reaffirm the purpose of The Wonder Gardens and define the focus for the organization over the next several years.



Vision Statement: In the heart of historic Bonita Springs and in partnership with the City of Bonita Springs, The Wonder Gardens inspires the communities that it serves by providing excellent visitor experiences of beauty and wonder in our botanical gardens, while nurturing the animals in our care. We cherish the nostalgia of Old Florida and strive to deepen an understanding of the natural world and to share that knowledge boldly.



Purpose Statement: As an oasis in Bonita Springs that serves generational audiences, The Wonder Gardens inspires and provides transformative experiences of wonder in the natural world.



Financial Stability

To ensure the short- and long-term financial needs are maintained and fulfilled through viability and sustainable business practices and strategies



- Develop fun, engaging visitor experiences and programs.
 - Create a Guest Experience Plan that identifies a series of meaningful/memorable “wow” moments and experiences that keep Wonder Gardens top-of-mind for visitors of all ages.
 - Enhance and expand existing staff and volunteer-led encounters to strengthen the visitor experience and deepen engagement with its mission.
 - Ensure there are feedback loops in place (i.e., surveys) to regularly gauge visitor satisfaction, particularly with new experiences and programs.
- Create day and night programs and experiences that engage visitors of all ages.
 - Pilot several programs and events that extend the visitor experience beyond the traditional 9-5 and that serve to attract different, repeat audiences.
 - Review ROI to determine which of these new events and experiences best leverage all available resources to ensure their financial viability.
- Create new financial/funding initiatives that support Wonder Gardens’ core purpose by expanding “contributed revenues” and behind the scenes/evening programs.
 - Develop new behind-the-scenes offerings to deepen engagement with the animals and mission and to generate new sources of earned revenue.
 - Leverage these experiences with prospective and current donors.
- Develop earned revenue initiatives that support a sustainable financial plan.
 - Adjust admission and membership fees to reflect the new experiences, programs and capital investments.
 - Align membership categories to increase the number of overall members.



Animal Care

To achieve standards that will lead to AZA accreditation

- Assess, update and maintain the Wonder Gardens Institutional Collection Plan, focusing on Florida native species outlined in the Facilities Master Plan.
 - Ensure that the Institutional Collection Plan aligns with both the Facilities Master Plan and the Guest Experience Plan.
- Integrate local wildlife conservation efforts with the Wonder Gardens Institutional Collection Plan.
- Maintain current and standard operating procedures to ensure daily operations are delivering the highest quality care for the animal collection.
 - Evaluate all current standard operating procedures; ensure they meet and/or exceed AZA standards.
 - Identify gaps in SOP's and create/update, as necessary.
- Expand animal enrichment and training programs to improve animal care practices and integrate animal care and well-being into the guest experience.
 - Working with guest services, determine which enrichment practices can be implemented for visitor viewing.
 - Create a calendar of enrichment and training programs that will be integrated into the visitor experience.
 - Advertise the enrichment and training calendar on the website and in-park.



Educational Experiences

To create high-quality, meaningful,
“wonderful” educational experiences

- Define the Wonder Gardens’ philosophy on conservation from a local and world-wide perspective, addressing the reciprocal relationship between conservation and human well-being.
 - Create a conservation plan that reflects this philosophy.
 - Identify local organizations with whom Wonder Gardens can partner to leverage greater impact.
- Be a leading educational resource for active experiences that inspire all generations, engage the senses, and provide transformative experiences of wonder in the natural world.
 - Ensure that the Guest Experience Plan includes interpretive experiences that link to conservation initiatives and partners and that inspires action.
- Create and maintain a horticultural plan that leverages the mission of the park and human wellbeing.
- Develop the volunteer program to support the park mission and leverage the guest experience.
 - Assess the volunteer program and identify needs and strategies for strengthening the program.
 - Establish a formal orientation and onboarding process for new volunteers.
 - Explore ways to recognize and show appreciation of volunteers throughout the year.



Dynamic Partnerships

To build and maintain strong partnerships

Key partners include:

- Establish healthy, supportive relationships with key partners, including:
 - City of Bonita Springs and its Parks & Recreation Department
 - Florida Gulf Coast University
 - Other institutions of higher learning
 - Local and regional school districts including charter and stay-at-home initiatives.
- Utilize relationships with educational institutions to expand mission impact, increase the Wonder Gardens’ role in local conservation efforts and elevate its visibility and credibility in the community.



Staff & Board

(A) To assure professionalization of staff;
(B) To enable positive, engaged participation by the Board

- Create Board Engagement/On-Boarding Opportunities for the Board
 - Outline clear roles, responsibilities, and engagement opportunities for the Board.
 - Annually re-validate Board member expectations regarding time, financial support, participation in events, and roles on committees.
 - Engage the Board in quarterly discussions, during already scheduled Board meetings, about fundraising priorities with calls to action.
- Conduct an annual Board retreat to review strategic priorities and expectations of Board members.
- Create plans for professional development of staff.
 - Conduct annual reviews, where strengths and areas of growth are identified.
 - Identify opportunities for staff to address areas of growth through external professional development opportunities.
 - Identify opportunities to strengthen internal communications and culture.



Capital Improvements & Capacity-Building

To plan for and fund necessary capital improvements that build guest/audience capacity

- Create Donor Giving Cultivation Strategies & Initiatives
 - In alignment with the new Facility Master Plan, develop a fundraising plan for execution of the first phase of the master plan projects.
 - Schedule meetings with top donors to share the Facility Master Plan and new vision for Wonder Gardens as a means to cultivate buy-in and deepen the relationship with key current and prospective donors.
 - Prepare internally to launch a capital campaign planning effort.
- Create Sponsorship Initiatives
 - In alignment with the guest experience plan and with newly identified after-hours events and programs, establish a menu of potential sponsorship opportunities.
 - Engage in discussions with key prospective sponsors to increase corporate giving.
- Create Planned Giving Opportunities
 - Establish a planned giving/legacy society.
 - Conduct a wealth screening of members to determine potential planned giving donors.
 - Advertise, as appropriate, the new legacy society.

Site & Surrounding Area



The Wonder Gardens property is approximately 3.45 acres. The site is flat with dense tree canopy covering over two-thirds of the site. Some damage to the canopy was caused by Hurricane Ian in fall of 2022. The site has been developed with animal exhibits, botanical displays, pathways, and support buildings and structures.

The South edge of the site is adjacent to the Imperial River. There are opportunities to take advantage of the river by establishing visual connections and guest access to the river. The West edge of the site is bordered by a 160' wide railroad right of way. Based on future planning information, the train tracks will be abandoned in the near future and replaced with a path for walking, running, and biking. This creates an opportunity to plan for a new guest connection to the Wonder Gardens. The North side of the property is defined by Baxter Avenue and small businesses including restaurants and small stores. The East side is defined by the main guest parking lot and Old Route 41. Across from the Main Entry Building is a lot that has been used for overflow parking. Based on future planning information, this lot will be developed for residential use and less parking will be available for the Wonder Gardens.



View to the south looking across Imperial River



View to the northeast across Old 41 Road

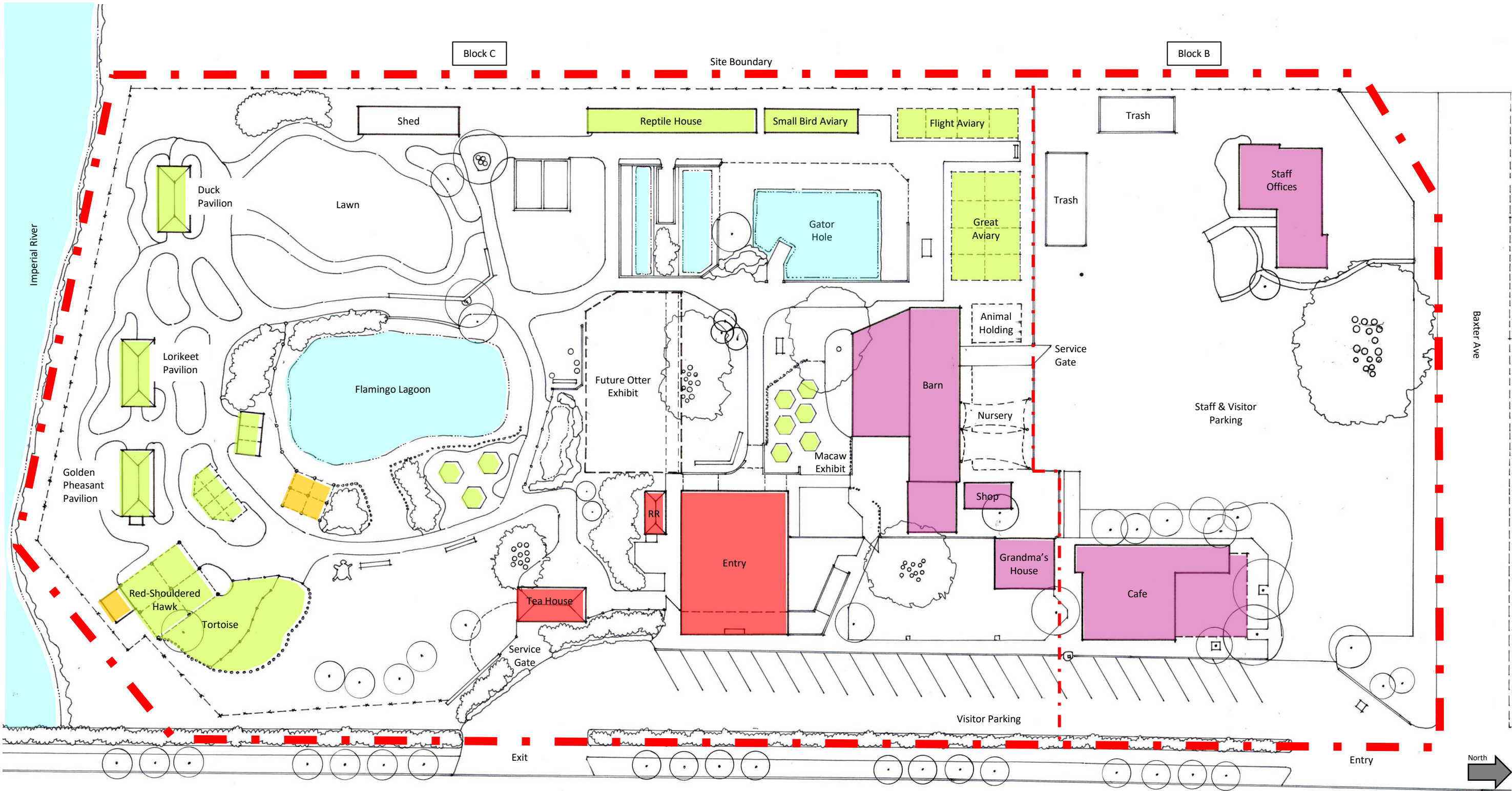


View to the north



View to the north towards Terry Street

Existing Site Diagram: This diagram illustrates the current facilities and layout of the full Wonder Gardens site.

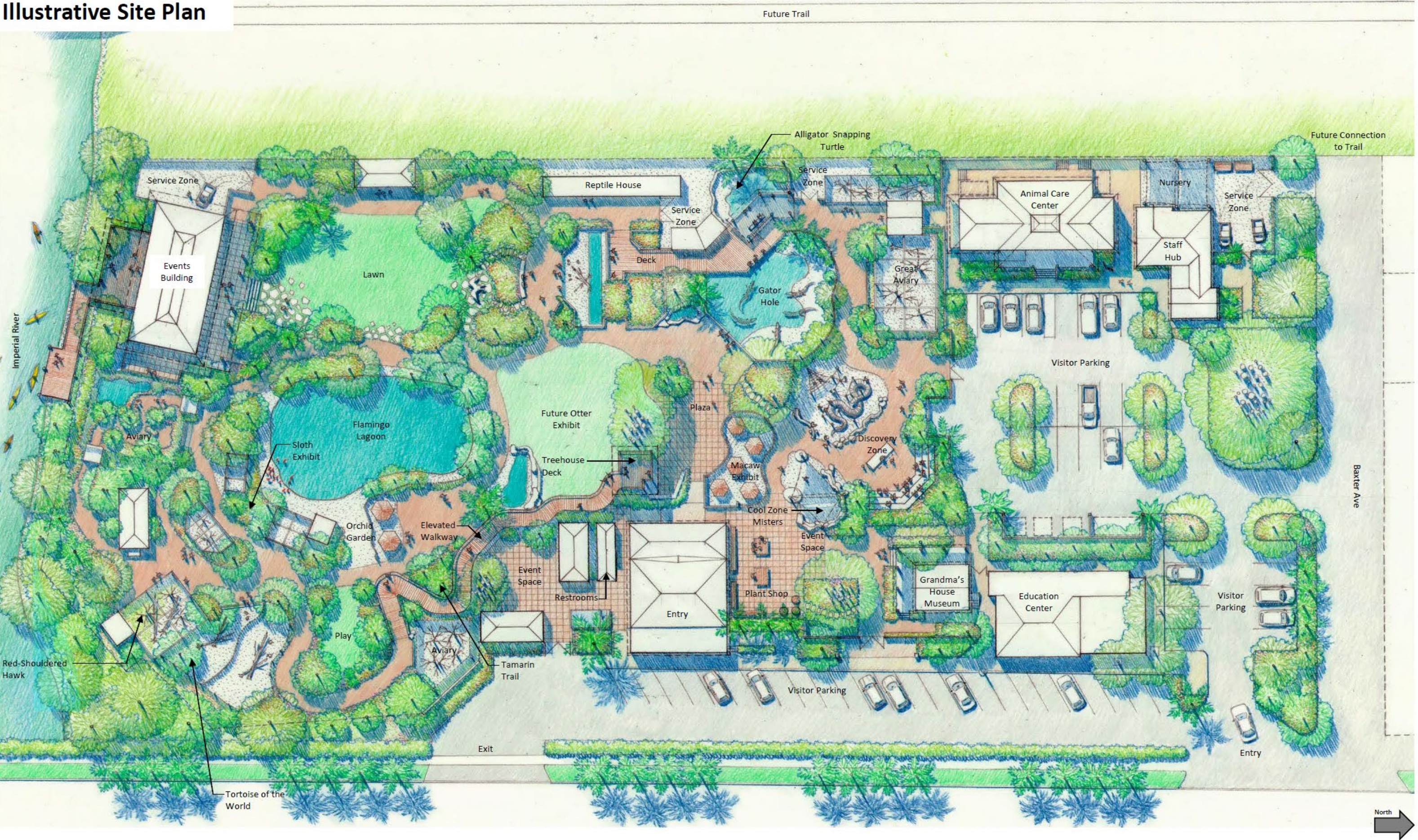


Block B = 0.98 Acres
Block C = 2.47 Acres
Total Area 3.45 Acres

Old Route 41

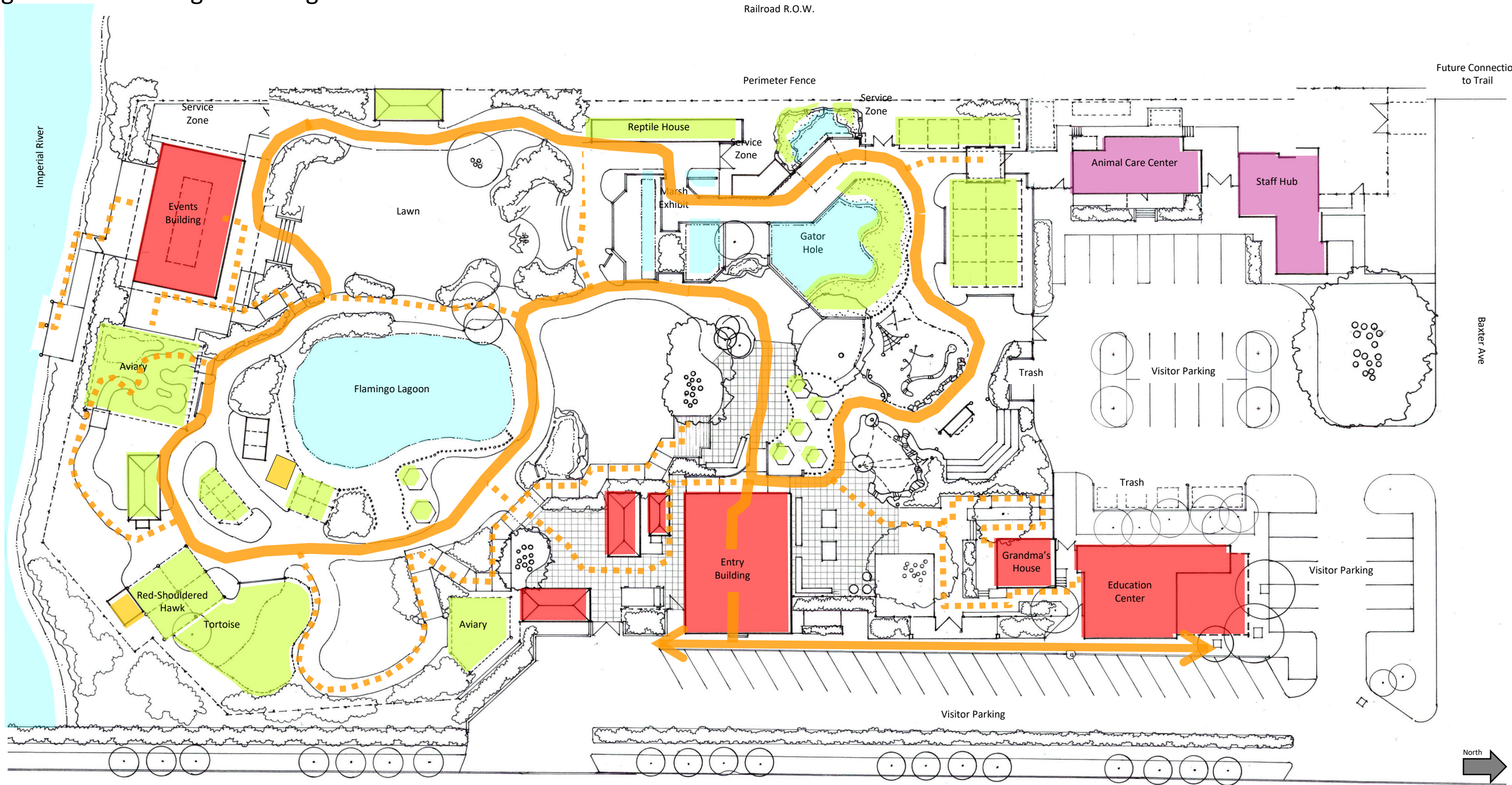
Scale: 1" = 40' - 0"

Illustrative Site Plan



The illustrative site plan shows the layout with all proposed projects and enhancements, detailed on slide 18.

Circulation & Land Use Plan: With the proposed projects detailed on the following slide, the circulation and land use plan illustrates how guests could navigate through the site.

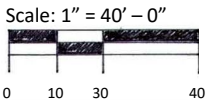


LEGEND

Primary visitor path

Secondary visitor path

See Option B in the Appendix



Master Plan Projects – Sequencing: Below are 15 projects that will transform the Wonder Gardens, creating opportunities for enhanced animal welfare and new guest amenities and experiences.

A - 1

\$100,000 - \$150,000



Main Entry & Guest Services

- Restore interior and exterior of the building after damage caused by Hurricane Ian
- Move museum to Grandma’s House and one office to proposed ACC
- Building to remain as the main entry

A - 2



River Otter Exhibit

- Construction to start up again in the spring of 2023
- Exhibit to open late 2023

A – 3.1

\$2,500,000 - \$2,800,000



A.C.C. (Animal Care Center)

- New building located south of the existing Staff Building
- Building to have animal care functions on the first floor and staff offices and support spaces on the second floor

A – 3.2

\$50,000 - \$75,000



Service Zone

- Provide space for service and operation functions
- Space needed for animal holding, plant nursery, maintenance area and trash collection

A – 3.3

\$75,000 - \$100,000



Staff Building

- Restore interior and exterior of the building after damage caused by Hurricane Ian
- After ACC is completed, volunteers, horticulture, and other staff to occupy the building

A – 3.4

\$350,000 - \$400,000

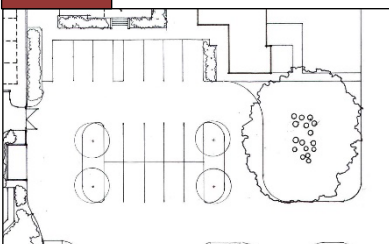


Education Center

- Restore interior and exterior of the Cafe Building after damage caused by Hurricane Ian
- Building to become the Center for Conservation and Education (CCE)

A – 3.5

\$250,000 - \$350,000

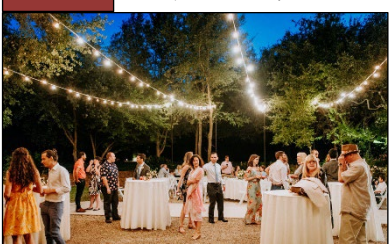


Guest Parking

- Expand guest parking into space south of Baxter Ave.
- Target 25 to 30 new spaces
- Protect existing banyan tree east of existing Staff Building

A – 3.6

\$40,000 - \$50,000

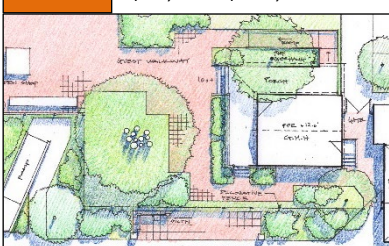


Lighting Plan

- Create an overall plan to light trees and buildings
- Installation can be phased as funding becomes available

B – 1.1

\$75,000 - \$125,000



Perimeter Fence & Guest Entry

- Relocate perimeter fence south of Grandma’s House to the edge of existing sidewalk
- Fence to match ornamental fence on the south side of Entry Building
- New paving and space for food trucks

B – 1.2

\$150,000 - \$250,000



Grandma’s House

- Restore interior and exterior of the building after damage caused by Hurricane Ian and add a porch around two sides of the building
- The Museum to be relocated to Grandma’s House

B - 2

\$50,000 - \$75,000

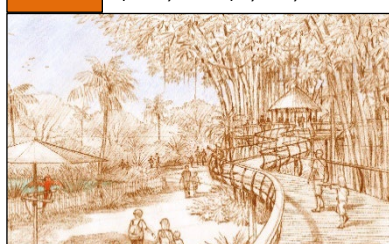


Marsh Exhibit

- Modify existing barrier to provide better viewing for guests by removing portion of barrier wall and replace with glazing
- Modify path, add a bench and interpretive signs

B - 3

\$750,000 - \$1,000,000



Elevated Boardwalk

- Guests will explore and view animals and plants from a new perspective
- The treehouse and overlook will be 14’ to 15’ above the ground

C - 1

\$1,100,000 - \$1,300,000

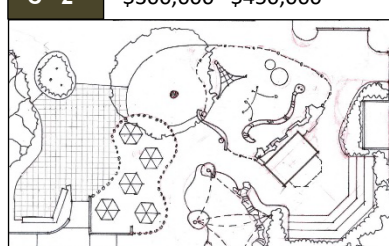


Events Building & River Overlook

- A new building located in the southwest corner of the site. Building to have numerous functions.
- Test program to include open multi-function room, two restrooms, storage space, and a food prep area

C - 2

\$300,000 - \$450,000

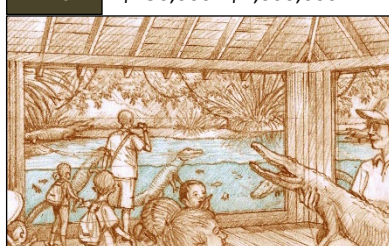


Play & Discovery Zone

- Demolish existing shelter and shop to create space for play zone
- New program can include amphitheater, dino dig area, gold mining, and play equipment
- Modify shape of the Macaw area

C - 3

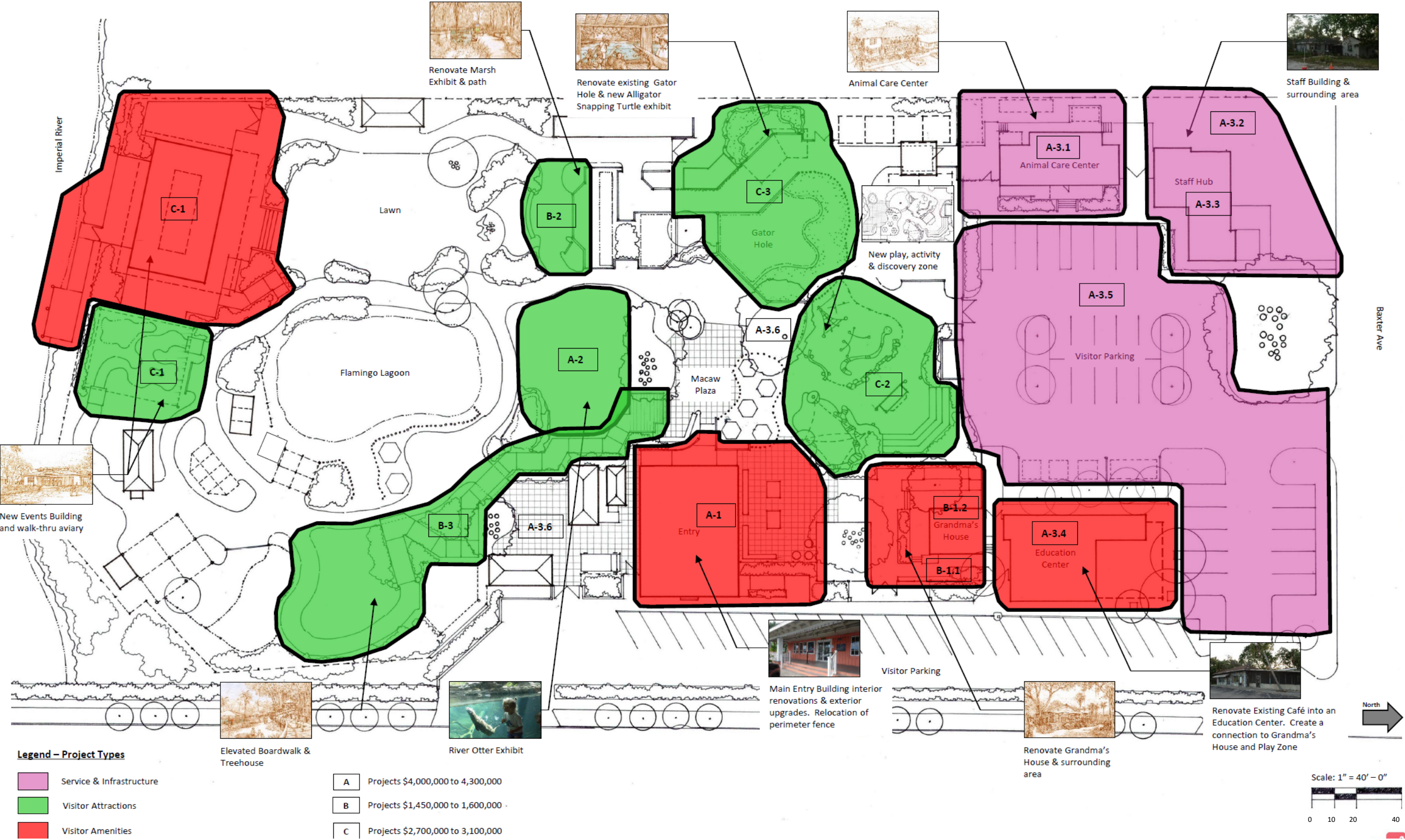
\$750,000 - \$1,000,000



Gator Hole & Alligator Snapping Turtle

- Renovate existing exhibit and add a second pool with underwater viewing.
- Barriers to be modified to create a more open look
- Guest circulation simplified to provide more space for animal exhibits

Project Locations & Types



Projections: 2024-2028

Based on the sequence and prioritization of the identified master plan projects, we developed the following projections for years 2024-2028. These projections were developed based on the following assumptions:

General

- Assumes calendar year completion, not the Wonder Garden’s fiscal year ending April, for all facility master plan projects.
- Pro forma projections are calendar year: 12-month allocations.
- Assumes that private fundraising for master plan projects is successful and implementation is timely.
- FY`23 financial and attendance results impacted by Hurricane Ian which closed the Wonder Gardens for at least 3 weeks; therefore “**stabilized year**” created to reflect FY`23 successes and trend line performance of revenues and expenses from 2021 and 2022 (pre-hurricane)
- Assumes City and the Wonder Gardens continues with a dynamic partnership with investing in the future Wonder Gardens and its master plan projects.

Master Plan Projects: Anticipated Completion Dates & Pro Forma Impacts

- 2023
 - Main Entry & Guest Services:** supports visitor spending and visitor experience.
 - River Otter Exhibit:** supports awareness; creates reasons to visit; increases visitor spending.
- 2024
 - Animal Care Center:** mission-delivery; new rental fees; late 2024
 - Staff Building:** improves staff experience; late 2024.
 - Service Zone:** supports guest experience.
 - Lighting Plan:** new fees; creates reason to visit; improves brand; late 2024.
 - Perimeter Fence & Guest Entry:** supports guest experience; improves brand.
 - Grandma’s House:** new guest experience; new rental fees
 - Orchid Garden:** new guest experience
- 2025
 - Elevated Boardwalk:** creates reason to visit; increases attendance and visitor spending; allows for fee increases with admission and tours; increased value.
 - Marsh Exhibit:** improves visitor and animal experience.
- 2026
 - Events Building & River Overlook:** new fees; new audiences; creates reason to visit; expanded events.
 - Play & Discovery Zone:** creates reason to visit; increases visitor stay time; increase membership.
 - Gator Hole & Alligator Snapping Turtle:** improves animal experience; creates reason to visit.
- Wild Cards with City
 - Education Center:** mission-delivery; supports core education initiatives; new fees.
 - Guest Parking:** improves guest experience; increases visitor stay time.



Attendance

1. Attendance baseline - total of 100,000 visitors; 75,000 from paid/member Wonder Garden visits based on calendar year 2022 actual results; 25k from events, tour and education (estimated)
2. Allocation of Paid Visitors:
 - Adults: 35,000; Child: 12,000; Seniors: 15,000; Members & Free: 13,000
3. Projected Annual Increases based on timeline of master plan projects and “baseline” of 75,000 paid/member visitors and 100,000 total visitors (stabilized year baseline):
 - 2024 – 4%
 - 2025 – 10% - major improvements
 - 2026 – 10% major improvements
 - 2027 – 2%
 - 2028 – 0 – new stabilized baseline

Operating Revenues

1. No Restricted Fund transfers or allocations within pro forma; only Operations
2. 80% Paid Visitation of baseline visitation (not including events, tours, education)
3. Admissions Fees remain as is (2023 fees) until Elevated Boardwalk in 2025
 - Current: Adult \$12; Child \$7; Seniors \$10; anticipate \$2 increase in 2025
4. Retail \$4.25 per cap in 2024 and increases by 5% annually with renovated building
5. Development \$\$ include annual fund and year-end appeal
6. Membership assumes 1,200 members @ average of \$60/hh as baseline; increases annually
7. Education Revenues reflect increases in program and tour fees with same utilization
8. Unrestricted Revenues includes sponsorship and contributions

Operating Expenses

1. Current FY`23 staffing levels with additional staff in 2025 & 2025 to support new projects; annually adjusted by 4%
2. Benefits are 18% of total payroll in 2024 and increased to 20% in 2025 and thereafter
3. Marketing increases to support expanded brand and awareness with new projects especially in 2025 and 2026 with significant new capital investments – need to tell the Wonder Garden story
4. Does not include "one-time expenditures” from FY `23 hurricane; stabilized year reflects ongoing investment in repair & maintenance and horticulture
5. Administrative expenses reduced for professional fees (consulting and accounting) with increases in the cost of utilities and insurance
6. Overhead operating expenses reflect 2% - 4% annual increases to support core visitor experience

Net Operating Margin

1. Net cash flow from operations not including depreciation
2. Annual net operating margins ranges from 9.6% in stabilized year (low) to 17.5% (high) of total operating revenues over the five-year projections

Pro Forma Projections Supporting Facility Master & Strategic Plans

Baseline	Stablized Year	2024 Year 1	2025 Year 2	2026 Year 3	2027 Year 4	2028 Year 5
Total Attendance	100,000	104,000	114,400	125,840	128,357	128,357
Operating Revenues						
Admissions	\$800,000	\$832,000	\$1,086,800	\$1,258,400	\$1,283,568	\$1,283,568
Retail	\$425,000	\$442,000	\$486,200	\$534,820	\$545,516	\$545,516
Memberships	\$72,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Development	\$70,000	\$73,500	\$77,175	\$81,034	\$85,085	\$89,340
Education	\$50,000	\$52,500	\$55,125	\$57,881	\$60,775	\$63,814
Facility Rentals	\$80,000	\$82,400	\$84,872	\$87,418	\$90,041	\$92,742
Unrestricted Revenues/Grants	\$120,000	\$122,400	\$124,848	\$127,345	\$129,892	\$132,490
Total Operating Revenues	\$1,617,000	\$1,694,800	\$2,005,020	\$2,236,898	\$2,284,878	\$2,297,470
Operating Expenses						
Salaries	\$770,000	\$800,800	\$892,832	\$958,545	\$996,887	\$1,036,763
Benefits	\$138,600	\$144,144	\$178,566	\$191,709	\$199,377	\$207,353
Payroll Fees	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561
Marketing/Advertising	\$50,000	\$50,000	\$80,000	\$90,000	\$80,000	\$80,000
Animal Care/Exhiibits	\$60,000	\$63,000	\$72,450	\$76,073	\$79,876	\$83,870
Horticulture	\$15,000	\$15,750	\$19,688	\$20,672	\$21,705	\$22,791
General Operating Expenses	\$37,500	\$38,250	\$39,015	\$39,795	\$40,591	\$41,403
Retail COG	\$161,500	\$167,960	\$184,756	\$203,232	\$207,296	\$207,296
Retail Other	\$6,000	\$6,500	\$7,000	\$7,000	\$7,000	\$7,000
Event Expense	\$18,000	\$18,720	\$20,592	\$21,416	\$22,272	\$23,163
Education	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389
Development	\$15,000	\$15,750	\$18,900	\$19,845	\$20,837	\$21,879
Administrative	\$160,000	\$168,000	\$176,400	\$185,220	\$194,481	\$204,205
Total Operating Expenses	\$1,461,600	\$1,519,624	\$1,721,718	\$1,845,815	\$1,903,443	\$1,969,673
Net Operating Margin	\$155,400	\$175,176	\$283,302	\$391,083	\$381,435	\$327,797

Master Plan Projects

Entry Zone and Grandma's House

The entry zone is going to be anchored by three existing buildings. On the south end, the guest services building will continue to be the gateway into the Wonder Gardens. The interior of the building will be completely upgraded after suffering significant damage caused by Hurricane Ian in the fall of 2022. Ticketing, gift shop, grab and go refreshments, and staff offices will stay in the building, while the museum is slated to be relocated to Grandma's House as one of the key attractions.

The Old Café at the north end of the zone is proposed to be renovated as the Education Center for the Wonder Gardens. The intent is to expand and grow the education programs. Renovating the Old Café is critical to create the space needed for staff and the children participating in the programs offered by the Wonder Gardens. The plan is to use the Education Center as the home base but also take full advantage of new and existing exhibits and interior and exterior spaces.

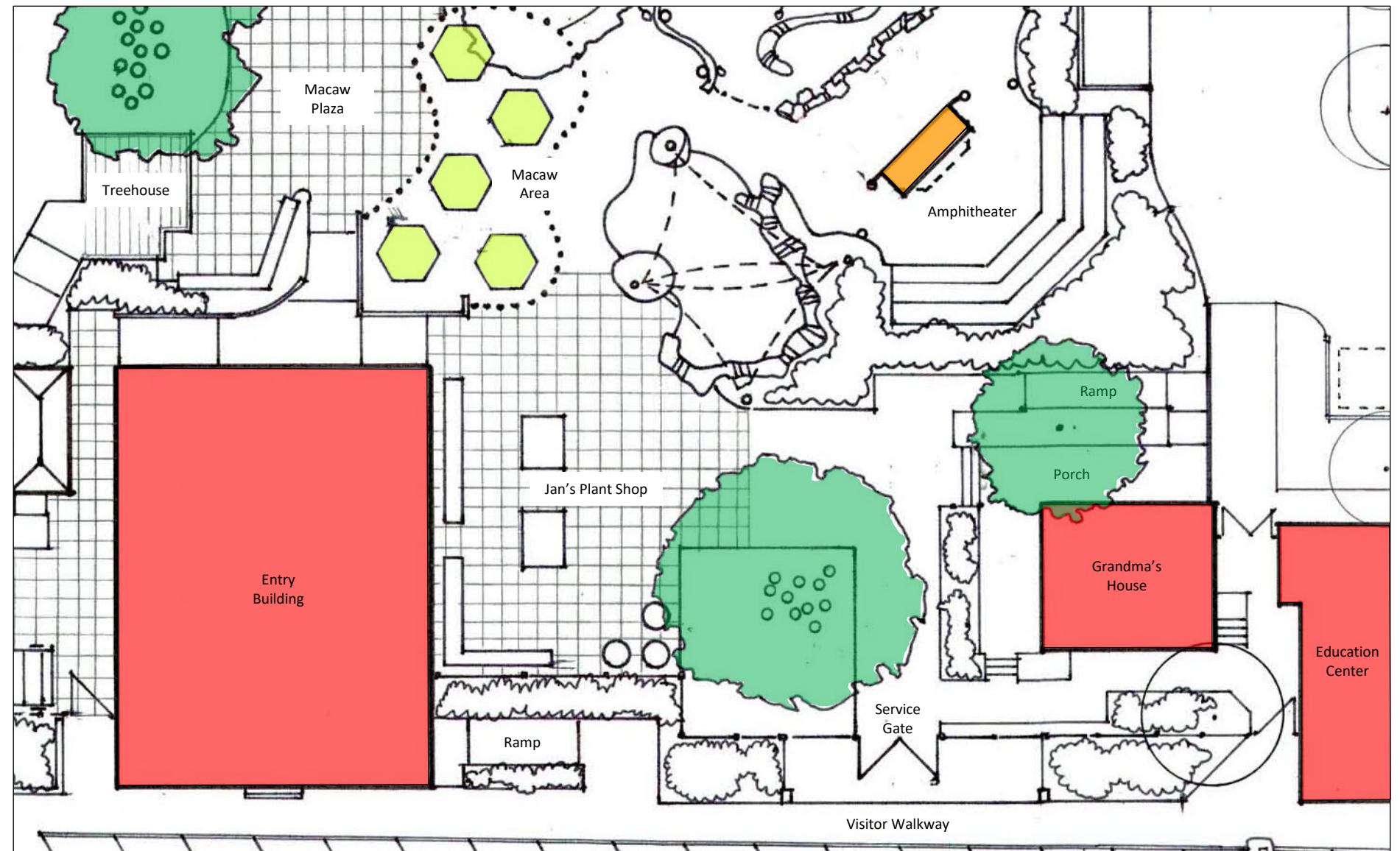
Grandma's House is located near the Old Café building and is currently used as a storage building. We propose to completely restore the building to



View of Grandma's House Restored

house the museum. The intent is to add a porch, a ramp, and upgrade the area around the building. The current boma fence between the Entry Building and Grandma's House will be removed and replaced with an open picket ornamental fence located near the visitor walkway. This fence will match the style and color of the fence on the south side of the Entry Building. This will provide more usable space on the inside and eliminate dead space on the outside. Grandma's House and the area south of the building is designed to be an after hours event area. Stand alone space or part of a larger event cluster near the Entry Building. This area will give the Wonder Gardens new flexibility to host a variety of small and large functions.

After the Barn has been demolished, the intent is to develop the area west of Grandma's House as a Play and Discovery zone. This area will further enhance the educational opportunities at the Wonder Gardens.



Entry Area & Grandma's House Site Plan



Wonder Gardens Entry Building



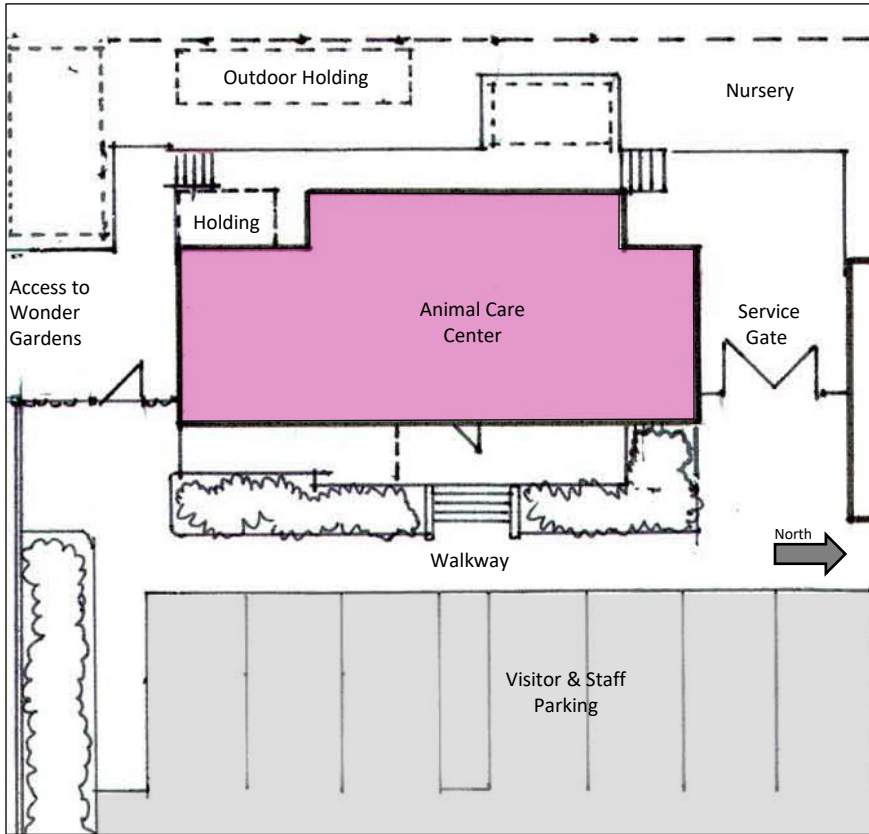
Dr. Jan's Plant Shop



Grandma's House

Animal Care Center

The Animal Care Center (ACC) is located south of the existing Staff Building. The building will be on two levels and is targeted to be around 4,500sf. The lower level will be used for animal support functions such as holding, surgery, and food prep. Visitors will be able to enter the building with Wonder Gardens staff to watch and learn about some of the important work that is done on a daily basis. Visitors can also view from the outside porch into the surgery and food prep rooms and learn about animal diets and health care. The upper level will be used for staff offices, group work spaces, and an open flex room. The flex room can be used as a conference room, for summer camps and rented out for evening events.



Animal Care Center Site Plan

With additional office space now available for staff at the ACC, the intent is to move horticulture, maintenance staff and volunteers to the existing Staff Building. The exterior space on the west and north sides of the building will be used for outreach animal holding, nursery and general storage. The overall planning intent is to cluster support functions in the north west section of the 3.45 acre property and create more space for visitor amenities and attractions near some of the existing core attractions. This will improve the overall visitor experience by having less fragmented exhibit sequences and will also help staff to be able to do their work without interfering with the visitors.



Animal Care Center Concept



Conference room from Hogle Zoo



Open work space for Wonder Gardens staff

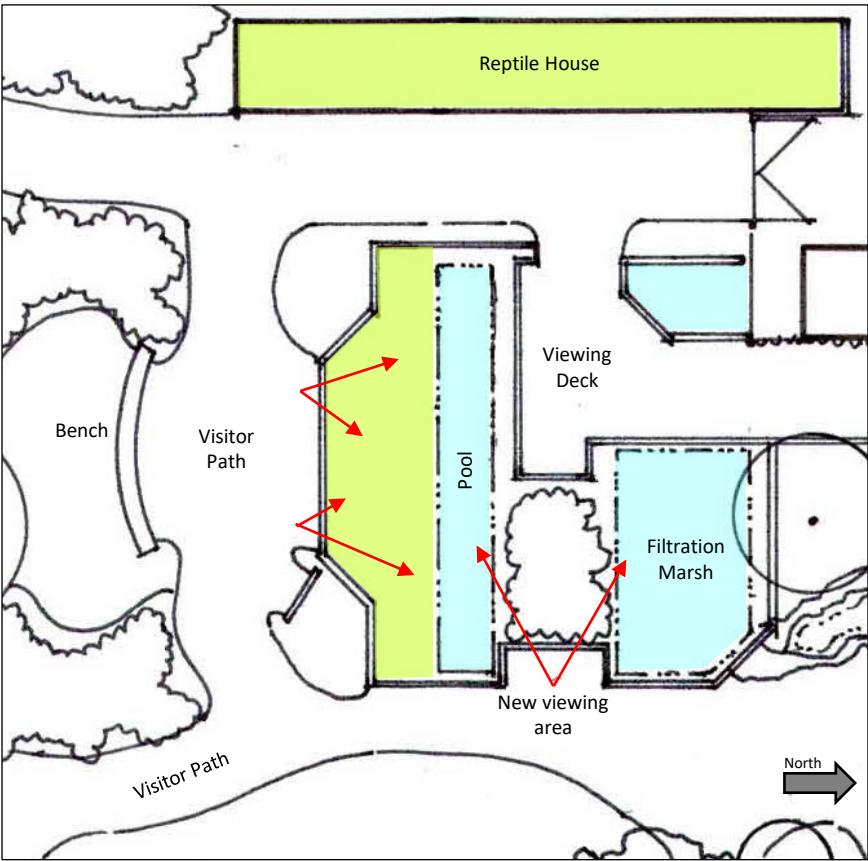


Animal surgery room

Marsh Exhibit Improvements

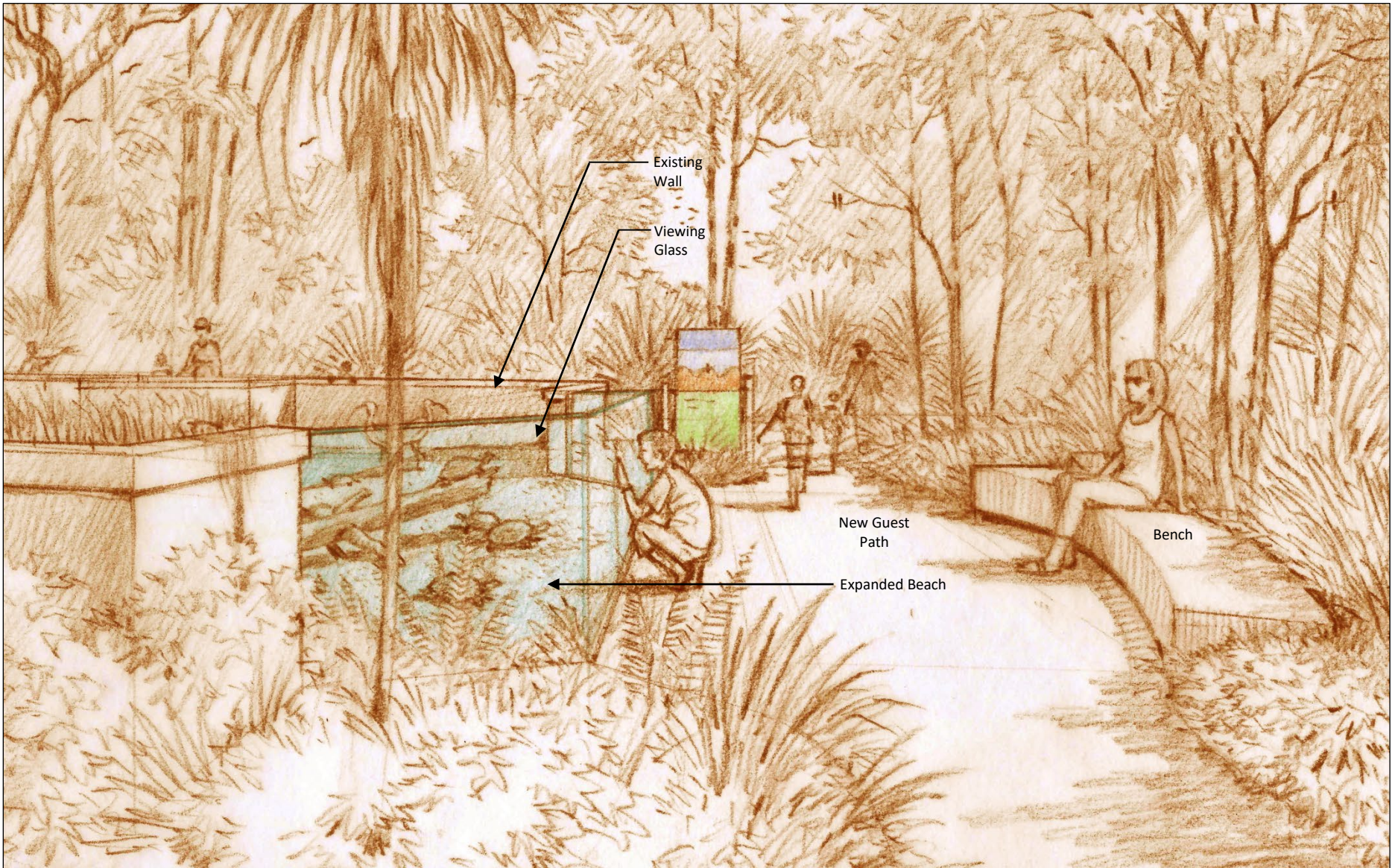
The Marsh Filtration exhibit is a project where the Wonder Gardens staff has started to take an outdated older exhibit and to modify it and make it more meaningful to the visitors. The diagram below and the image on the right show how this can be taken several steps further on a modest budget but will most likely need some design drawings and a general contractor to do the work.

Visitor viewing should be improved by removing sections of the block barrier and replaced with sections of viewing glass. The beach area used by the animals has been increased in size and the visitor path has been shifted to



Filtration Marsh Exhibit Plan

provide better visitor viewing area. As a separate project, adjacent to the viewing area, the Wonder Gardens can install on a small scale a hands-on filtration demonstration area where the visitors can pump water through a filter area and actually see how the system works. Not many of the youngest visitors will read the signs provided, but if they can participate and have fun pumping water, they will gain an understanding how plants can act as a natural filter. There are numerous opportunities around the Wonder Gardens to make small adjustments to existing exhibits, improve graphics, create hands on play opportunities as “low hanging fruit” projects.



Marsh Exhibit New Visitor Viewing Area



Filtration Marsh exhibit – South edge of exhibit



Filtration Marsh exhibit – Interior view



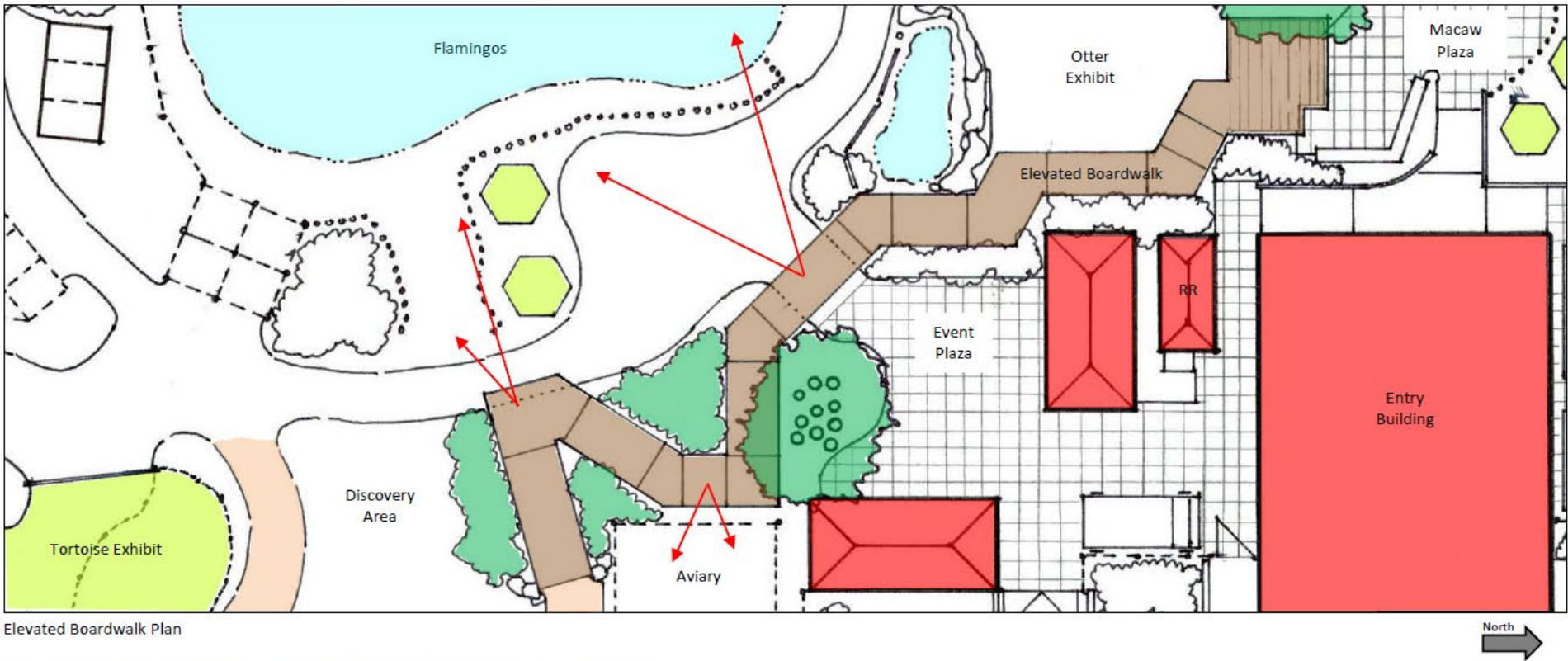
Filtration Marsh exhibit – Interpretive Sign

Elevated Boardwalk & Treehouse

The Elevated Boardwalk is a unique exhibit feature that brings the visitors into the tree canopy by gently sloping the walkway and reaching a high point at the Macaw Plaza west of the existing Entry Building. The visitors will be immersed in the tree canopy and will enjoy new views not experienced from the ground level. The walkway will be designed to have observation points with scopes, small animal bronze statues, animal nests, and numerous other interesting artifacts to engage the visitors in exploring and observing.

Visitors will begin by walking past the existing Tortoise exhibit on a path that is on grade but slightly elevated. They will circle around the new Discovery Zone and approach the new aviary. Viewing into the aviary will be along the south and the west edge. After leaving the aviary, guests will approach one of the amazing banyan trees on the site. Passing by or through the banyan tree will be one of the key observation points for the visitors. The boardwalk turns now to the northwest and visitors can get a good view of the Flamingo Pool or the new Event Plaza that will have two Tea Houses that frame a small court yard space. The visitors are now reaching the main elevated platform where the tree house is nestled into the edge of another amazing banyan tree. The tree house can be seen from the Entry Building and the Macaw Plaza.

The banyan tree and the Tree House will be included in the night lighting scheme that will be developed for the Wonder Gardens. Lighting some of key man-made and natural features of the Wonder Gardens will make an evening visit or night function a very memorable event.



Elevated Boardwalk & Treehouse



Elevated boardwalk over Emigration Creek



Overlook deck and artwork



Entry design at Morris Arboretum

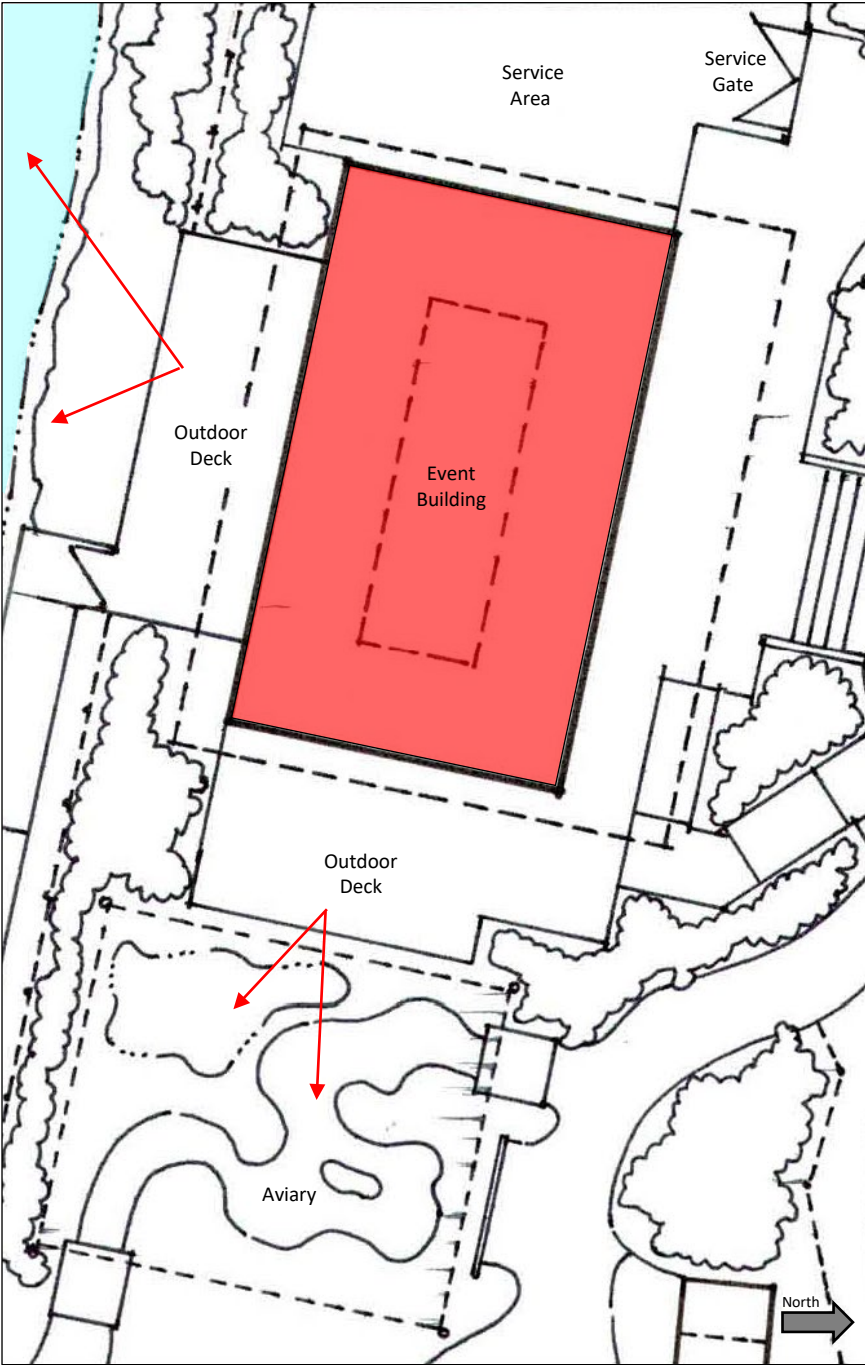


Treehouse at Morris Arboretum

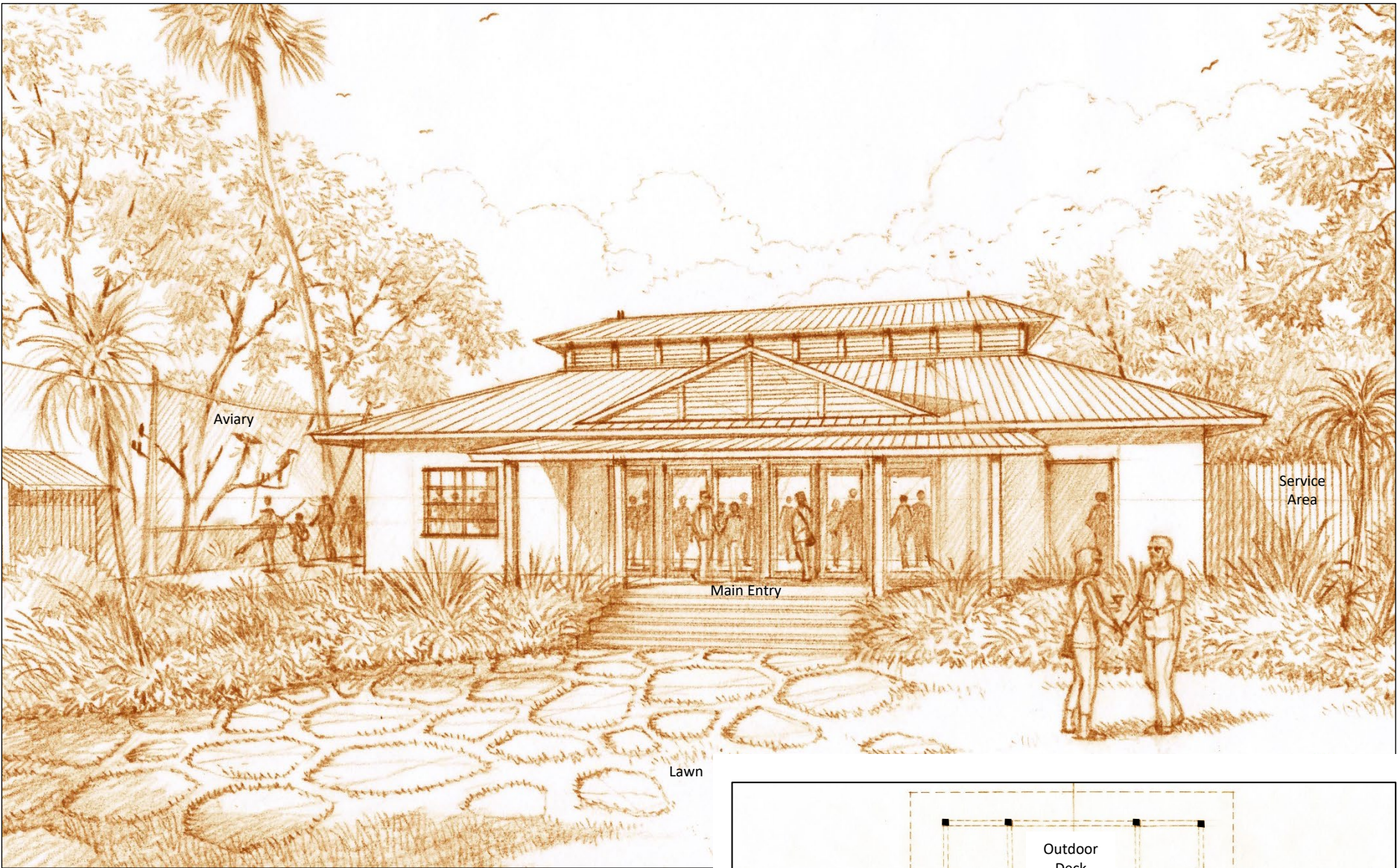
Event Building & Walk-Thru Aviary

The Events Building is proposed to be 2,000sf to 2,300sf located on the edge of the Imperial River. Large outdoor decks surround the building on three sides. On the south side, visitors can enjoy views across the Imperial River; on the east side they can look into the walk-thru aviary, and on the north side they get a view across the Main Lawn. The main gathering space is intended to accommodate around 100 guests for a sit down dinner. The number will increase significantly for a cocktail function if the outside decks and the Main Lawn are being used for the function.

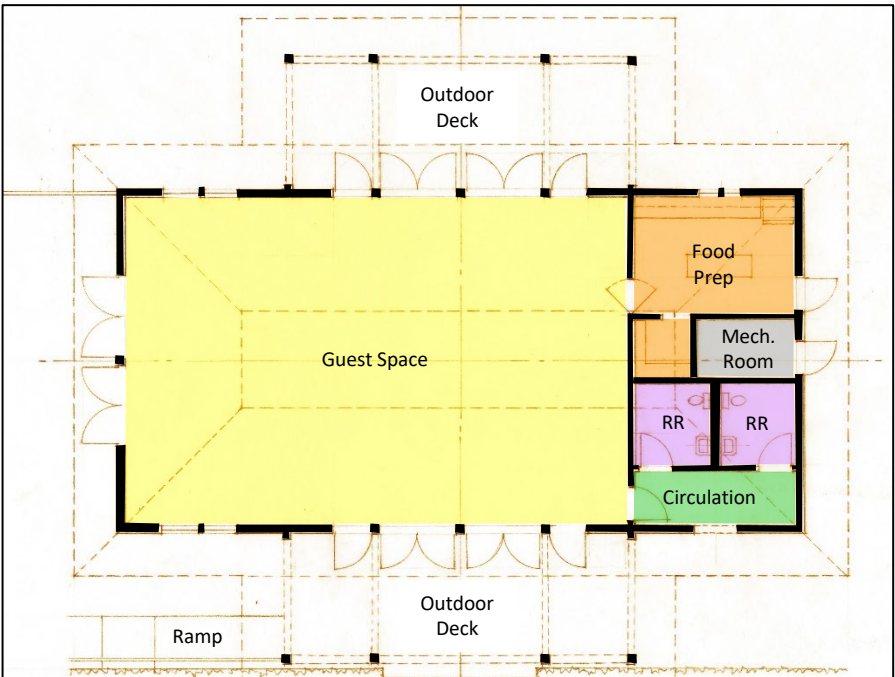
A connection to the Imperial River is shown if Wonder Gardens want to explore water taxi or boating for visitors on the river.



Events Building & Aviary Plan



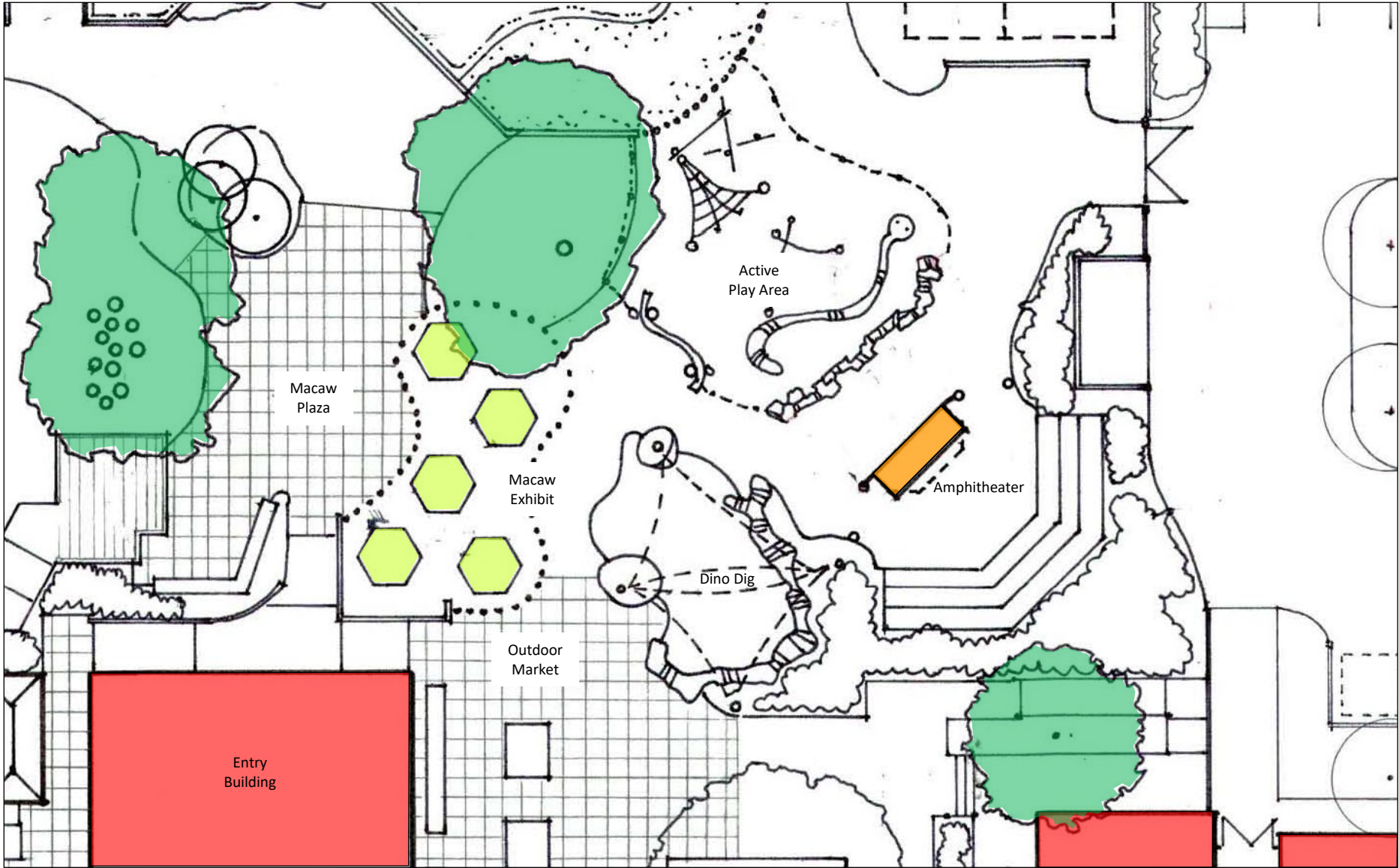
Events Building and Aviary Concept



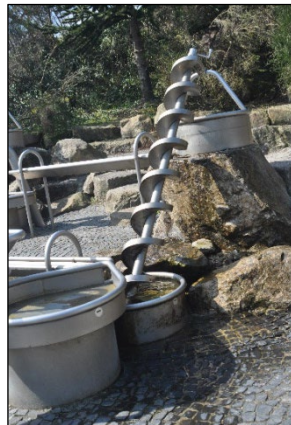
Event Building Floor Plan

Amphitheater & Discovery Zone

The Amphitheater and Discovery Zone provides an area for visitors that has been identified by the Wonder Gardens team as “missing”. The area is intended to supplement the existing animal and botanical exhibits. The Discovery Zone is located between the Gator Hole and Grandma’s House or where the existing Barn structure is currently located. To construct the Discovery Zone, the Barn will need to be demolished. From the Discovery Zone, while playing, visitors can see and hear the Macaws and the Alligators. The area is divided into three activity nodes: Active Play Area, Amphitheater, and a Dino Dig. Combined, they create a very strong zone that likely will be popular especially with younger visitors. The Amphitheater is intended to hold twenty-five to thirty visitors, be shaded, and have a small animal holding as part of the stage. Staff will develop several different programs that might last fifteen to twenty-five minutes. The space is also intended to be used by school groups and children participating in summer camps. The Dino Dig is a small area where families can borrow “equipment” from Wonder Gardens and search for artifacts hidden in the sand. The Active Play Area should have a strong connection to the animal collection at the Wonder Gardens and encourage children to mimic animal play activities. The message or the activity can then be reinforced by observing the animal behavior. Many other activities can be added to the zone such as musical instruments, gold searching stations and water play as shown in the images below.



Amphitheater & Discovery Zone Plan



Water Play



Outdoor Instruments at the Riverbanks Zoo



Searching for “Gold” at the Cape May Zoo



Water Play



Amphitheater at The Toledo Zoo



Amphitheater at The Toledo Zoo

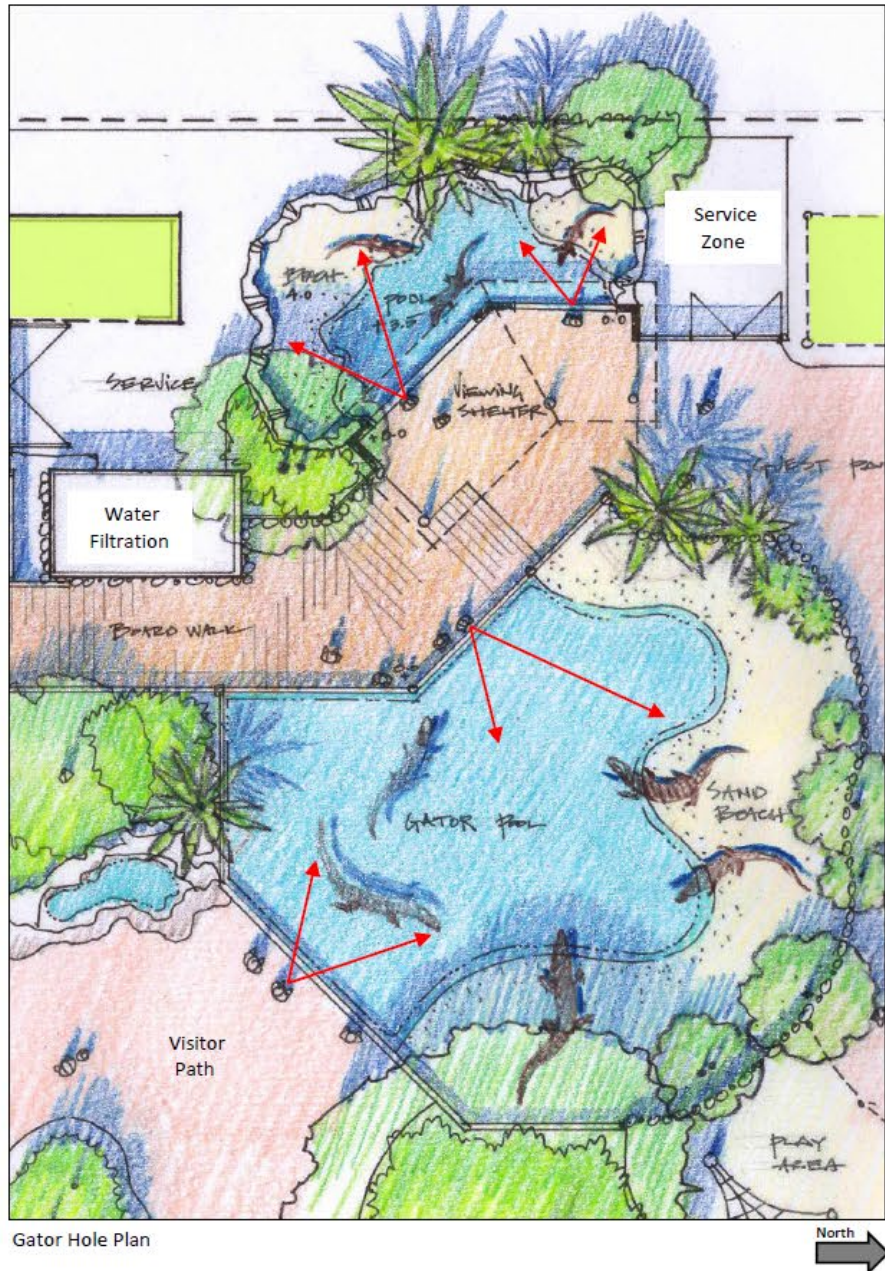


Dino Dig

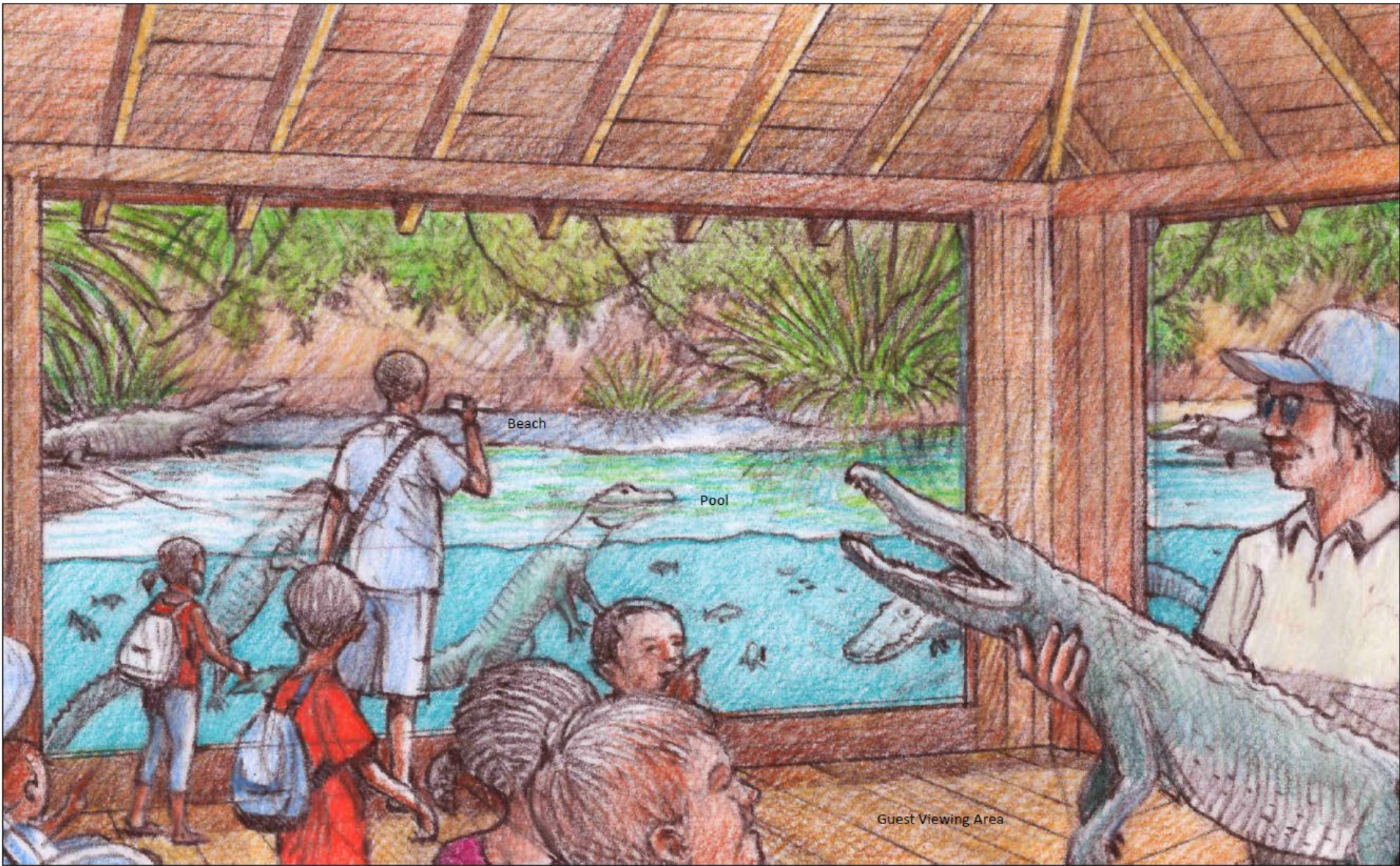
Alligator Hole Exhibit

The Gator Hole Exhibit is one of the most popular attractions at the Wonder Gardens but needs to be upgraded to provide a better visitor experience and opportunities for staff to work with the animals. We are recommending testing a two-step approach. Step one is to make upgrades to the existing Gator Hole Exhibit, and step two is to construct a new exhibit zone that will include a viewing shelter with underwater viewing area, an interpretive area, and a new boardwalk.

For the existing Gator Hole exhibit, the minimum scope of work of step one would include modifying the exhibit barriers to provide better guest viewing and changing the shape of the pool. The scope in the preferred step two would expand the exhibit to the west and include a boardwalk, viewing shelter, underwater viewing pool with a full life support system, and eliminating some of the old visitor walkways. The Gator Hole Exhibit envisioned in the expanded scope would be a true anchor exhibit, would likely increase visitor stay time, and would be a “must see” attraction in Wonder Gardens and Bonita Springs.



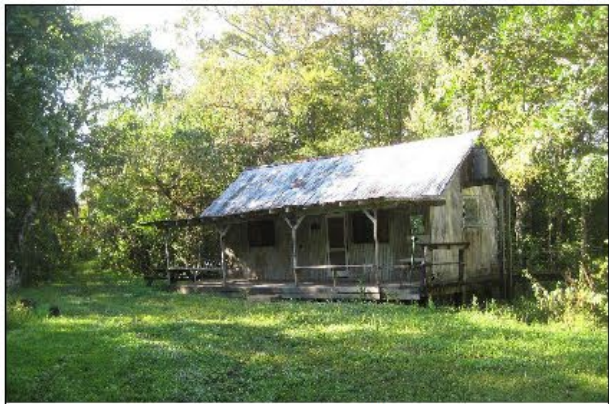
Gator Hole Plan



Underwater viewing at renovated Gator Hole Exhibit



Photo opportunity at the Alligator Farm in Florida



“Look & Feel” image for new viewing shelter



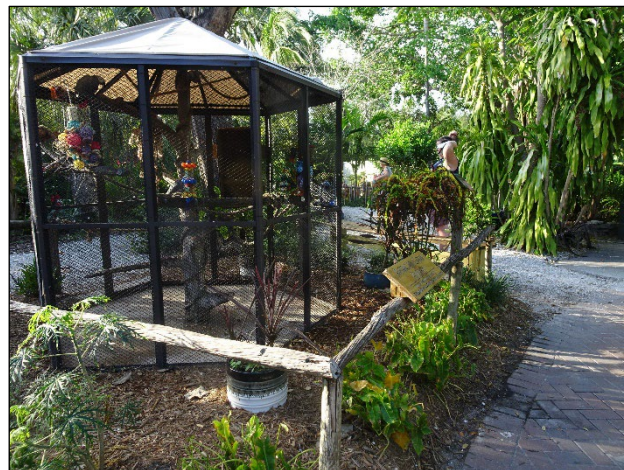
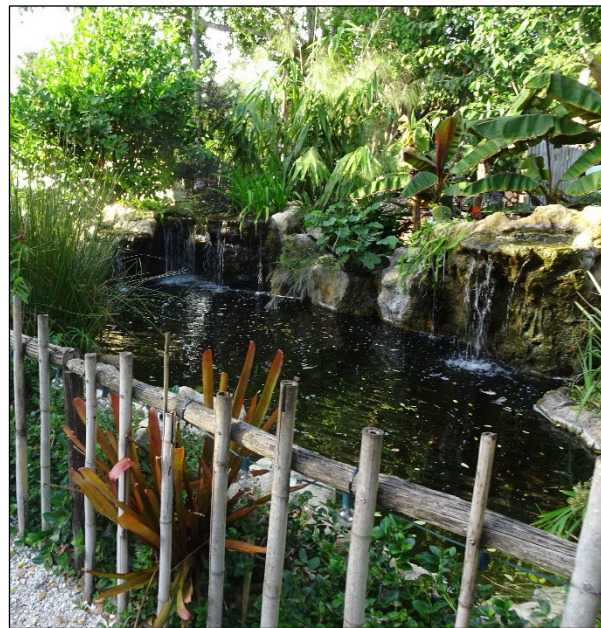
Alligator Snapping Turtle

Appendix

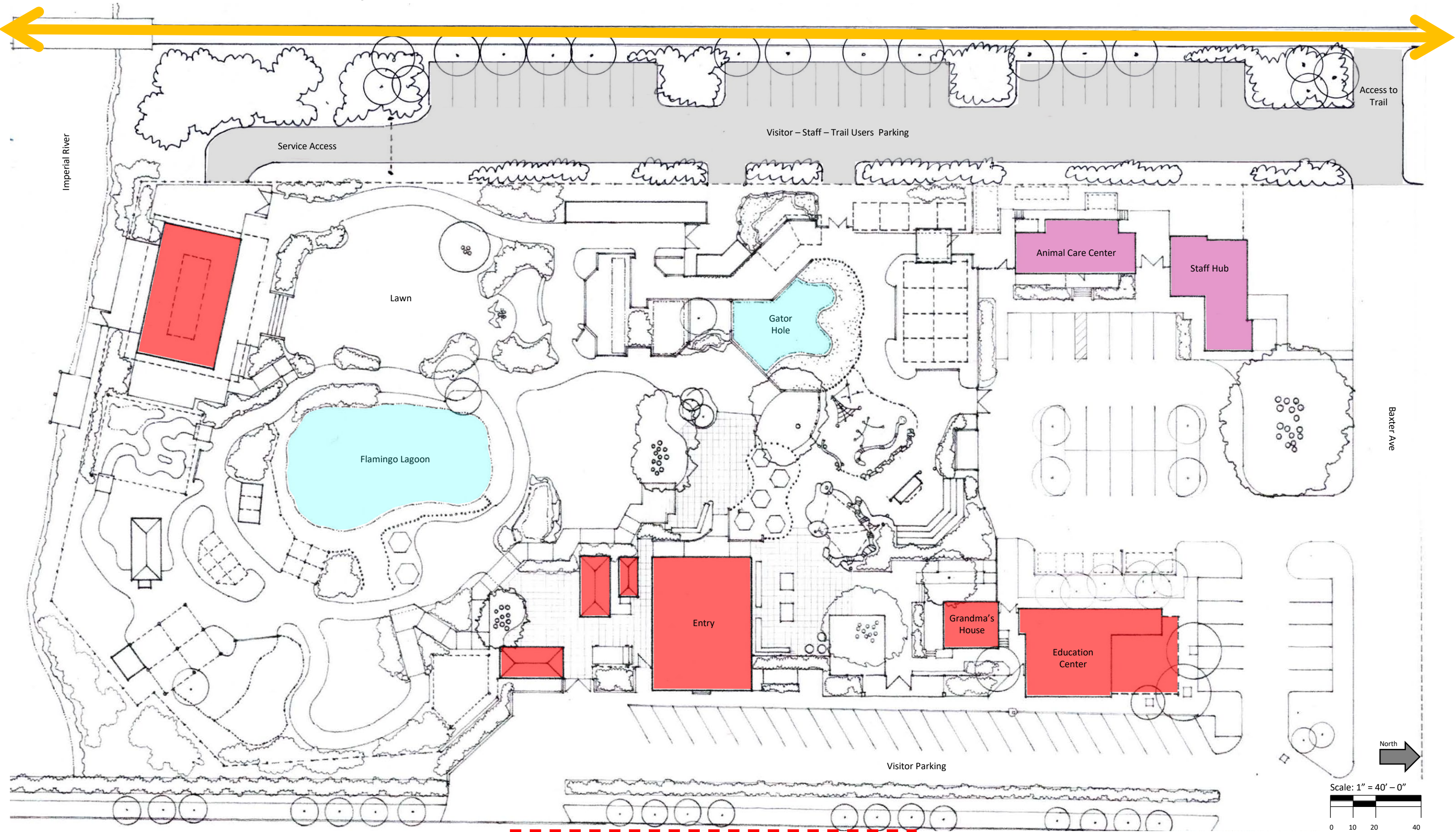
Site Inventory Photos – Buildings & Structures



Site Inventory Photos – Animal Exhibits & Guest Amenities



Circulation & Land Use Plan – Option B



Block B = 0.98 Acres
Block C = 2.47 Acres
Total Area 3.45 Acres

Test scheme to expand into Railroad R.O.W. with a service road or a combination service road and parking for trail users, Wonder Gardens staff, and visitors.

Animal Collection Inventory

Updated 11/25/2022									
Exhibit	Name	Common Name	Scientific Name	ID (if applicable)	Quantity	Sex	Age	Aquired Date	Permit
Grand Avairy	Philip	Grey Peacock Pheasant	<i>Polyplectron bicalcaratum</i>	N/A	2	1.0.0	4 years	6/24/2021	FWC Class III Permit #403-152672
	Rose	Grey Peacock Pheasant	<i>Polyplectron bicalcaratum</i>	N/A	1	0.1.0	4 years	2/20/2022	FWC Class III Permit #403-152672
	Thelma	Great Curasow	<i>Crax rubra</i>	N/A	1	0.1.0	4 years	6/25/2021	FWC Class III Permit #403-152672
	Louise	Great Curasow	<i>Crax rubra</i>	N/A	1	0.1.0	4 years	6/25/2021	FWC Class III Permit #403-152672
	Rango	Great Curasow	<i>Crax rubra</i>	N/A	1	1.0.0	4 years	6/25/2021	FWC Class III Permit #403-152672
Macaw	Benny	Military Macaw	<i>Ara militaris</i>	N/A	1	0.1.0	unknown	3/23/2022	FWC Class III Permit #403-152672
	Spirit	Green-Wing Macaw	<i>Ara chloroptera</i>	N/A	1	1.0.0	unknown	3/23/2022	FWC Class III Permit #403-152672
	Max	Harlequin Macaw	<i>Ara ararauna</i> x <i>Ara chloroptera</i>	N/A	1	0.1.0	unknown	3/23/2022	FWC Class III Permit #403-152672
	Junior	Ruby Macaw	<i>Ara chloropterus</i> x <i>Ara macao</i>	N/A	1	1.0.0	unknown	3/23/2022	FWC Class III Permit #403-152672
	Sophie	Blue & Gold Macaw	<i>Ara ararauna</i>	N/A	1	0.1.0	unknown	3/23/2022	FWC Class III Permit #403-152672
	Kyle	Blue & Gold Macaw	<i>Ara ararauna</i>	N/A	1	1.0.0	unknown	3/23/2022	FWC Class III Permit #403-152672
	George	Military Macaw	<i>Ara militaris</i>	N/A	1	1.0.0	unknown	3/24/2022	FWC Class III Permit #403-152672
	Misty	Blue & Gold Macaw	<i>Ara ararauna</i>	N/A	1	0.1.0	unknown	3/24/2022	FWC Class III Permit #403-152672
	JD	Blue & Gold Macaw	<i>Ara ararauna</i>	N/A	1	1.0.0	unknown	3/24/2022	FWC Class III Permit #403-152672
	Luca	Scarlett Macaw	<i>Ara macao</i>	N/A	1	0.1.0	unknown	3/27/2022	FWC Class III Permit #403-152672
Small Bird Avairy	Jonathan	Black-headed Weaver	<i>Ploceus melanocephalus</i>	N/A	1	1.0.0	unknown		FWC Class III Permit #403-152672
	Ahab	Bob White Quail	<i>Colinus virginianus</i>	N/A	1	1.0.0	5 years		FWC Class III Permit #403-152672
		Cockatiel	<i>Nymphicus hollandicus</i>	N/A	6	0.0.6	unknown		FWC Class III Permit #403-152672
		Finches (Society, European							
		Golden, Redcheeked)	<i>Lonchura striata domestica</i>	N/A	12	0.0.12	unknown		FWC Class III Permit #403-152672
		Love Bird	<i>Agapornis roseicollis</i>	N/A	5	0.0.5	unknown		FWC Class III Permit #403-152672
		Parakeet	<i>Melopsittacus undulatus</i>	N/A	8	0.0.8	unknown		FWC Class III Permit #403-152672
Reptile House									
	Birdie	Asian Water Monitor	<i>Varanus salvator</i>	N/A	1	0.1.0	20+ years	Dec-14	FWC Class III Permit #403-152672
	Ducky	Redfoot Tortoise	<i>Chelonoidis carbonarius</i>		1	0.0.1	unknown		FWC Class III Permit #403-152672
	Little Foot	Redfoot Tortoise	<i>Chelonoidis carbonarius</i>		1	1.0.0	unknown		FWC Class III Permit #403-152672
	Sarah	Redfoot Tortoise	<i>Chelonoidis carbonarius</i>		1	0.1.0	unknown		FWC Class III Permit #403-152672
	Spike	Redfoot Tortoise	<i>Chelonoidis carbonarius</i>		1	1.0.0	unknown		FWC Class III Permit #403-152672
		Gopher Tortoise	<i>Gopherus polyphemus</i>		3	0.0.3	unknown		FWC Scientific Collecting #LSSC-21-00047
		Redfoot Tortoise	<i>Chelonoidis carbonarius</i>		4	0.0.4	unknown	Hatched August 2022	FWC Class III Permit #403-152672
Casey									
	Casey	Umbrella Cockatoo	<i>Cacatua alba</i>		1	1.0.0	26 years		FWC Class III Permit #403-152672
Filter Marsh									
		Aquatic Turtles (Coastal Plain	<i>Pseudemys floridana</i> , <i>Graptemys</i>						
		Cooter, Northern Map,	<i>geographica</i> , <i>Pseudemys</i>						
		Peninsula Cooter, Yellow-Bellied	<i>peninsularis</i> , <i>Trachemys scripta</i>						
		Slider)	<i>scripta</i>	N/A	39	0.0.39	unknown		FWC Class III Permit #403-152672
		Chicken Turtle	<i>Deirochelys reticularia</i>	N/A	1	0.0.1	unknown		FWC Class III Permit #403-152672
Duck Pavilion		Red-eared Slider	<i>Trachemys scripta elegans</i>	N/A	2	0.0.2	unknown		EXOT-22-78
		Common Goldfish	<i>Carassius auratus</i>	N/A	27	0.0.27	unknown		FWC Class III Permit #403-152672
		Crested Pigeon	<i>Ocyphaps lophotes</i>	N/A	4	0.0.4	4 years	6/24/2021	FWC Class III Permit #403-152672
		Duck, Mandarin	<i>Aix galericulata</i>		5	2.3.0	unknown	9/5/2021	FWC Class III Permit #403-152672
Lorikeet Pavilion									
		Rainbow Lorikeet	<i>Trichoglossus moluccanus</i>	N/A	10	0.0.10	unknown	Jan-20	FWC Class III Permit #403-152672

Animal Collection Inventory

Pheasant Pavilion									
	Chinese Golden Pheasant	<i>Chrysolophus pictus</i>		2	1.1.0	unknown			FWC Class III Permit #403-152672
Vinny	Violet Turaco	<i>Musophaga violacea</i>	N/A	1	1.0.0	4 years	6/24/2021		FWC Class III Permit #403-152672
Violet	Violet Turaco	<i>Musophaga violacea</i>	N/A	1	0.1.0	3 years	9/1/2021		FWC Class III Permit #403-152672
Hawk Enclosure									
Dwayne	Red-shouldered Hawk	<i>Buteo lineatus</i>		1	0.0.1	unknown	9/22/2022		Migratory Bird Permit 50 CFR 21.12(b) Exemption
Sulcata Tortoise									
Thing 1	African Spurred Tortoise	<i>Centrochelys sulcata</i>		1	1.0.0	15 years	Mar-15		FWC Class III Permit #403-152672
Thing 2	African Spurred Tortoise	<i>Centrochelys sulcata</i>		1	1.0.0	15 years	Mar-15		FWC Class III Permit #403-152672
Mandela	African Spurred Tortoise	<i>Centrochelys sulcata</i>		1	1.0.0	13 years	Jan-14		FWC Class III Permit #403-152672
Athena	African Spurred Tortoise	<i>Centrochelys sulcata</i>		1	0.1.0	14 years	Jan-15		FWC Class III Permit #403-152672
Zeus	African Spurred Tortoise	<i>Centrochelys sulcata</i>		1	1.0.0	22 years	Jan-15		FWC Class III Permit #403-152672
Big Girl	African Spurred Tortoise	<i>Centrochelys sulcata</i>		1	0.1.0	17 years	May-19		FWC Class III Permit #403-152672
Flamingo Lagoon									
	American Flamingo	<i>Phoenicopterus ruber</i>		3	0.0.3	50+ years			Migratory Bird Permit 50 CFR 21.12(b) Exemption
Hansel	Sebastopol Goose	<i>Anser anser domesticus</i>	N/A	1	0.0.1	<1 year	7/2/2022		FWC Class III Permit #403-152672
Gretel	Sebastopol Goose	<i>Anser anser domesticus</i>	N/A	1	0.0.1	<1 year	7/2/2022		FWC Class III Permit #403-152672
Alligator Snapper									
Bowser	Alligator Snapping Turtle	<i>Macrochelys temminckii</i>	N/A	1	0.0.1	unknown			FWC Scientific Collecting #LSSC-21-00047
Box Turtle									
Stewart	Florida Box Trutle	<i>Terrapene carolina bauri</i>		1	0.0.1	unknown			FWC Class III Permit #403-152672
Petri	Redfoot Tortoise	<i>Chelonoidis carbonarius</i>		1	0.0.1	unknown			FWC Class III Permit #403-152672
	Russian Tortoise	<i>Testudo horsfieldii</i>		2	0.0.2	unknown			FWC Class III Permit #403-152672
	Redfoot Tortoise	<i>Chelonoidis carbonarius</i>		3	0.0.3	1 year	Hatched August 2021		FWC Class III Permit #403-152672
African Grey Hex									
Stosh	African Grey Parrot	<i>Psittacus erithacus</i>	N/A	1	1.0.0	23 years			FWC Class III Permit #403-152672
Tiki	African Grey Parrot	<i>Psittacus erithacus</i>	N/A	1	1.0.0	unknown	May-22		FWC Class III Permit #403-152672
Amazon Parrot Hex									
Blue	Blue-Fronted Amazon	<i>Amazona aestiva</i>	N/A	1	0.0.1	29 years	Dec-20		FWC Class III Permit #403-152672
Prime	Yellow-Naped Amazon	<i>Amazona auropalliata</i>	N/A	1	0.0.1	unknown	Dec-20		FWC Class III Permit #403-152672
Peanut	Yellow-Naped Amazon	<i>Amazona auropalliata</i>	N/A	1	0.0.1	unknown	Dec-20		FWC Class III Permit #403-152672
Koi Pond									
	American Koi	<i>Cyprinus rubrofuscus</i>	N/A	1	0.0.1	unknown			FWC Class III Permit #403-152672
	Plecostomus	<i>Hypostomus plecostomus</i>	N/A	1	0.0.1	unknown			FWC Class III Permit #403-152672
	Common Goldfish	<i>Carassius auratus</i>	N/A	13	0.0.13	unknown			FWC Class III Permit #403-152672
	Brown Bullhead Catfish	<i>Ameirus nebulosus</i>	N/A	1	0.0.1	unknown			FWC Class III Permit #403-152672
Parrots and Parasol									
Calypso	Catalina Macaw	<i>A. ararauna</i> × <i>A. macao</i>	N/A	1	1.0.0	23 years	Jun-21		FWC Class III Permit #403-152672
Scarlett	Eclectus Parrot	<i>Eclectus roratus</i>	N/A	1	0.1.0	unknown	Jun-21		FWC Class III Permit #403-152672
Millie	Military Macaw	<i>Ara militaris</i>	N/A	1	0.1.0	70+ years	Jun-21		FWC Class III Permit #403-152672
Little Girl	Umbrella Cockatoo	<i>Cacatua alba</i>	N/A	1	0.1.0	14 years	Feb-21		FWC Class III Permit #403-152672
Murphy	Yellow-Headed Amazon	<i>Amazona oratrix</i>	N/A	1	1.0.0	20 years			FWC Class III Permit #403-152672
Rudy	Yellow-Headed Amazon	<i>Amazona oratrix</i>	N/A	1	1.0.0	53 years	7/26/2016		FWC Class III Permit #403-152672
Kiwi	Yellow-Nape Amazon	<i>Amazona auropalliata</i>	N/A	1	0.1.0	28 years	10/29/2013		FWC Class III Permit #403-152672

Animal Collection Inventory

Wonder Shoppe	Harry	American Alligator	<i>Alligator mississippiensis</i>	N/A	1	0.0.1	1 year	7/29/2021	FWC Class II Permit #152674
	Hermione	American Alligator	<i>Alligator mississippiensis</i>	N/A	1	0.0.1	1 year	7/29/2021	FWC Class II Permit #152674
	Ron	American Alligator	<i>Alligator mississippiensis</i>	N/A	1	0.0.1	1 year	7/29/2021	FWC Class II Permit #152674
	Beetlejuice	Blotched King Snake	<i>Lampropeltis getula</i>	N/A	1	1.0.0	11 years		FWC Class III Permit #403-152672
	Stitch	Axolotl	<i>Ambystoma mexicanum</i>		1	0.0.1	>1 year	Jan-22	FWC Class III Permit #403-152672
	Al Capone	Spiny Tailed Iguana	<i>Ctenosaura similis</i>	N/A	1	0.0.1	>1 year	Sep-21	FWC Class III Permit #403-152672
	Pork & Beans	Australian Whites Tree Frog	<i>Ranoidea caerulea</i>	N/A	2	0.0.2	<1 year	Jan-22	FWC Class III Permit #403-152672
	Ophelia	Gargoyle Gecko		N/A	1	0.0.1	<1 year	8/23/2022	FWC Class III Permit #403-152673
	Alligator Pond								
	American Alligator	<i>Alligator mississippiensis</i>	N/A	15	0.0.15	5 years	7/29/2021	FWC Class II Permit #152674	
Peafowl House									
	Legs	Peafowl, Peacock	<i>Pavo cristatus</i>	N/A	1	1.0.0	3 years	Apr-20	FWC Class III Permit #403-152672
	Prince Pierre	Peafowl, Leusistic Peacock	<i>Pavo cristatus</i>	N/A	1	1.0.0	unknown	Dec-17	FWC Class III Permit #403-152672
	Betty White	Peafowl, Leusistic Peahen	<i>Pavo cristatus</i>	N/A	1	0.1.0	unknown	Dec-17	FWC Class III Permit #403-152672
	Snow White	Peafowl, Leusistic Peahen	<i>Pavo cristatus</i>	N/A	1	0.1.0	unknown	Dec-17	FWC Class III Permit #403-152672
	Penny	Peafowl, Peahen	<i>Pavo cristatus</i>	N/A	1	0.1.0	unknown	Jun-20	FWC Class III Permit #403-152672
	Priscilla	Peafowl, Peahen	<i>Pavo cristatus</i>	N/A	1	0.1.0	12 years	Jun-20	FWC Class III Permit #403-152672
	PJ	Peafowl, Peahen	<i>Pavo cristatus</i>	N/A	1	0.1.0	<1 year	May-22	FWC Class III Permit #403-152673
Off Exhibit									
	Loretta	Rainbow Lorikeet	<i>Trichoglossus moluccanus</i>	N/A	1	0.1.0	unknown	Jan-20	FWC Class III Permit #403-152672
	Buddha	Green Iguana	<i>Iguana iguana</i>	982.000.407.910.529	1	1.0.0	unknown	2017	EXOT-22-78
	Little Blue	Blue Iguana	<i>Iguana iguana</i>	604.803.105	1	1.0.0	unknown	Apr-21	EXOT-22-78
	Bun Bun	Beveren Rabbit	<i>Oryctolagus cuniculus</i>	N/A	1	0.1.0	unknown	2/13/2022	FWC Class III Permit #403-152672
	Glamazon	Peruvian Red-tailed Boa	<i>Boa constrictor ortonii</i>	N/A	1	0.1.0	~4 years	Mar-22	FWC Class III Permit #403-152672
Director's Office									
	Pan	Burmese Python	<i>Python bivittatus</i>	487A737E4E	1	1.0.0	unknown	Jul-21	EXOT-22-78
	Wanda	Ball Python	<i>Python regius</i>	N/A	1	0.0.1	5 years		FWC Class III Permit #403-152672
	Bindi	Bearded Dragon	<i>Pogona vitticeps</i>	N/A	1	0.1.0	unknown	Aug-18	FWC Class III Permit #403-152672
	Pirate	Mini Chestnut-fronted Macaw	<i>Ara Severus</i>	N/A	1	1.0.0	unknown	3/23/2022	FWC Class III Permit #403-152672
	Rasputin	Common Starling	<i>Sturnus vulgaris</i>	N/A	1	0.0.1	<1 year	May-22	FWC Class III Permit #403-152672
		Parakeet	<i>Melopsittacus undulatus</i>	N/A	4	0.0.4	unknown	Feb-22	FWC Class III Permit #403-152672
FWC Mammals									
	Jack	Kinkajou	<i>Potos flavus</i>	N/A	1	1.0.0	unknown	Aug-22	FWC Class III Permit #403-152672
	Sally	Kinkajou	<i>Potos flavus</i>	N/A	1	0.1.0	unknown	Aug-22	FWC Class III Permit #403-152672
	Kevin	African Crested Porcupine	<i>Hystrix cristata</i>	N/A	1	1.0.0	unknown	Aug-22	FWC Class III Permit #403-152672
	Frodo	Bush Baby	<i>Galago senegalensis</i>	N/A	1	0.0.1	unknown	Aug-22	FWC Class III Permit #403-152672
	Sam	Bush Baby	<i>Galago senegalensis</i>	N/A	1	0.0.1	unknown	Aug-22	FWC Class III Permit #403-152672
	Merry	Bush Baby	<i>Galago senegalensis</i>	N/A	1	0.0.1	unknown	Aug-22	FWC Class III Permit #403-152672
	Pippin	Bush Baby	<i>Galago senegalensis</i>	N/A	1	0.0.1	unknown	Aug-22	FWC Class III Permit #403-152672

**“Wonder Gardens”
Operating Agreement**

This Operating Agreement dated this 3rd day of January, 2018 is to replace the Funding Participation Agreement dated March 18, 2015, between the City of Bonita Springs, a municipal corporation of the State of Florida (“City”) and Bonita Wonder Gardens, Inc., a nonprofit corporation under the laws of Florida (“BWG”), (collectively referred to as “the Parties”). In consideration of the matters described above, and of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

RECITALS

Whereas, the Everglades Wonder Gardens is a botanical garden serving as an historic roadside attraction since 1936 for visitors to enjoy nature and see Florida’s wildlife close-up; and

Whereas, in 2015, the Bonita Springs City Council assisted BWG by providing a bridge loan with a short period mortgage for the purchase of the Wonder Gardens to continue its existence as a botanical and zoological attraction, with related facilities and certain furnishings and fixtures for them (“botanical garden”), for the benefit of the public; and

Whereas, BWG was not able to continue the payments on the short term loan, but desires to continue the operation of the botanical garden with the property under City ownership, and each party desires for the property to continue its use as an anchor in the historic downtown Bonita Springs area; and

Whereas, the BWG’s Board of Directors created the Bonita Wonder Gardens, Inc., as a not-for-profit charity with a goal of acquiring this unique property for the purpose of operating and preserving this landmark (gardens, animals, buildings and artifacts of Everglades Wonder Gardens) and share its botanical beauty with the community through education, interaction and entertainment for generations to come; and

Whereas, BWG agrees for this operating agreement to replace the March 18, 2015 funding participation agreement, with changes marked by strikethroughs of deleted language and underlining additions.

WITNESSETH:

1. *Property Acquisition.*

- (a) BWG will provide the City with a deed in lieu of foreclosure by the 15th day of January, 2018.

BSC-18-01-004

- (b) Upon recording of the deed transferring the property to the City, the City will simultaneously record a release of the mortgage and promissory note.

2. **Payment.**

Payment. BWG will pay the City an annual amount of \$1.00 in consideration of use of the property for operation of the Wonder Gardens. This amount may be modified by the parties, provided the City Council gives six months' notice of the increase.

3. **Restrictive Covenants.** The parties agree to protect the use as a botanical garden by placing the following restrictive covenants on the property which will inure to the benefit of the City of Bonita Springs, for the public:

- a. With exception to the existing commercial structure (former restaurant), the property is to be used primarily as a botanical garden, zoological park, aquarium, museum and/or roadside attraction, with associated uses to operate a botanical garden and/or roadside attraction, such as restaurant, gift shop, art gallery, education center, adult and children programming, related special events, etc. This restrictive covenant will survive any termination of this Agreement, unless modified by City Council.
- b. City Council's consent will be needed for any major changes to the facility, including but not limited to, any disposal or transfer of assets valued at greater than \$10,000.00.
- c. The parties agree that the parking area is to be shared and used jointly by BWG and City, including but not limited to use by any commercial tenants on the premises and for coordination of parking for city hosted special events, as defined in the special events ordinance.
- d. The parties agree that Historic Designation restrictions may be placed on the property in accordance with local, state and federal laws, with the cooperation and consent of BWG.
- e. A zoning overlay that prohibits any residential development on the property, with exception to the existing caretaker cottage.

4. **Business Plan:** BWG shall annually complete and submit to city a business plan providing for the development and use of the facility as described in Exhibit A. No approval of the business plan is required by City Council, however, City staff may review and provide input to the BWG.

5. **Board of Directors.** So as not to create a conflict internally for the City, BWG may create and operate its Board of Directors as it deems appropriate.

6. **Development.** During the term of this agreement, BWG shall manage the facility for the benefit of the public in accordance with the terms set forth in this operating agreement. Any physical changes to the facilities will require City Council review and consent, which may not be unreasonably withheld.

7. ***Expenditure of Funds by BWG.*** All money derived through the efforts of BWG, whether through fund-raising activities, membership fees, or otherwise, shall be spent by BWG as it deems will be most productive in attaining the goals of BWG and City in relation to the facility. BWG shall require appropriate insurance, performance bonds, and labor and material bonds for all contractors who work on the facility. All appropriate contracted work shall be permitted in accordingly through the Department of Community Development. It is understood by the Parties that acquisition of the Everglades Wonder Gardens included s the Acquisition or Dissolution of any corporations which have David Piper, Trustee or Dawn Piper or Lester Piper as officers or agents. All property located in Bonita Springs that is associated with Everglades Wonder Gardens shall be transferred to the City of Bonita Springs pursuant to the following terms:

- a. Upon approval of this Operating Agreement, no new leases or modification to the Leases for Restaurant or Caretaker Facility may be made by BWG unless approved by City Council. All existing obligations by BWG for right of first refusal for the Restaurant to cater events for BWG shall remain.
- b. Assignment to City of Bonita Springs of Leases for Restaurant and Caretaker Facility shall occur by: January 15, 2018.
- c. BWG will provide documentation to the City that all Notices of Commencement have been satisfied or have expired by: January 10, 2018. Other than to prevent waste to the facility or unless approved by City Council, no new contracts shall be entered into by BWG that affect improvements to the facility or would require liens on the property of any kind.
- d. As specified in section 1(a), BWG will provide a deed to the City in recordable form by: January 15, 2018 for the real property.
- e. Any permits required for operation of the facility, including wildlife and environmental, will be transferred to the City of Bonita Springs or alternatively, obtain the consent as owner where applicable.
- f. Transfer of any personal property or effects of the Wonder Gardens will be transferred to the City. These shall include any personal property and appurtenances that were part of the original sale and acquisition of the Everglades Wonder Gardens, including the Acquisition or Dissolution of any corporations which have David Piper, Trustee or Dawn Piper or Lester Piper as officers or agents, all animals, artifacts, horticulture, relics, and museum pieces. The transfer shall exclude any

property purchased by BWG subsequent to the acquisition, unless that property is affixed to the ground (cages, fences, structures, etc.).

- g. Upon meeting these terms and recordation of the deed with the Lee County Clerk of the Circuit Court, the City will rescind the mortgage between the parties and file a Release and Satisfaction of Mortgage.

8. **Fees & Prices.** The kind, duration, and type of fees and prices for activities or merchandise on the facility property shall be determined by BWG as it deems fit and as necessary.

- a. BWG shall determine the sufficiency for any fees and prices for events held on facility property. The City will not set or establish restrictions as to costs for the events or fees. Nothing in this agreement shall be construed as a tariff or franchise of the City for the operation of the facility.
- b. BWG will have sole responsibility for any taxes owed on the facility as a result of any fees or sales of merchandise. These taxes include, but are not limited to, Florida sales tax if required by state law, intangible taxes, income taxes and ad valorem taxes, if applicable.
- c. Certain events may require additional permitting in accordance with city ordinances, such as special events as defined in Bonita Springs Ordinance. City and BWG will institute a Master Special Event approval process to allow certain routine events to occur without need for obtaining any additional City approval. Any special events above and beyond the parameters of the Master Special Event criteria will require city approval at least thirty (30) days prior to the event.

9. **Quality of Service.** Quality of service and displays will be commensurate with the fees charged and comparable to similarly developed facilities in other cities. BWG shall keep the facility open to the public at hours and days generally comparable to operations in similarly developed facilities in other cities. BWG shall keep the botanical garden open to the public at reasonable hours and days as funding and the interest of the public justifies.

10. **Maintenance and Utilities.** The parties agree that except where stated otherwise in this Operating Agreement, BWG will be responsible for the following:

- a. Maintenance of the premises. This entails daily grounds keeping of the facilities.
- b. Capital improvements to the facilities, including, but not limited to, replacements of the facilities due to ordinary and normal usage, as well as resulting from emergencies. Examples of capital improvements include the roof, HVAC / mechanical, structures, but will also include signage, sidewalks, flooring, animal cages and / or compounds and any

other physical element considered part of the property and the operations.

c. Cost of utilities and janitorial services.

d. Cleaning up the facility after activities of BWG on facility property.

11. **Agreement / Concession Privileges.** BWG, with the requisite approval of City, has authority to enter into concessions, or any other agreement or license ("Agreement"), provided however, that any agreement will allow for the termination of such agreement transferred to the City of Bonita Springs in the event this Operating Agreement terminates.

12. **Security.** BWG shall be responsible for security at all times.

13. **Agent of City.** City designates the City Manager as the representative of city in carrying out the objectives set forth in this Operating Agreement.

14. **Property Damage Insurance.** The following provisions relating to insuring the Property are a part of this Agreement:

At their sole discretion, the City will maintain property insurance either through a policy of self-insurance, by inclusion on their existing property insurance policy, or by obtaining a separate policy of insurance, providing coverage on the three structures on the premises know as:

27180 Old 41 RD	MAIN BUILDING-GIFT SHOP
27120 Old 41 Rd	RESTAURANT BUILDING
27100 Old 41 RD	SINGLE FAMILY RESIDENCE

Any other structure (pole barn, shed, cage or similar structure shall be insured at the discretion and expense of the BWG and will not be insured by the City nor shall the City be responsible in any way for the cost to repair or replace these other structures. Any business personal property of any tenant including any inventory, interior improvements and betterments, fixtures and equipment acquired or installed, contents, plant life, animals or any other property owned by the tenant is the responsibility of any tenant.

LIABILITY INSURANCE

For the Tenant, Bonita Wonder Gardens:

BWG shall obtain and maintain in full force throughout the term of this agreement commercial general liability insurance in an amount of no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate. The tenant shall name the City of Bonita Springs as an additional insured including products and completed operations and the policy shall contain no exclusions for injury or damage caused by "animals, insects, vermin, or reptiles".

Coverage shall also be afforded for "host liquor liability" and if the tenant is deemed to be a "vendor" of alcoholic beverages by virtue of a license currently held or obtained in the future, or if any event held on the premises gives rise to the tenant being considered a "vendor" of alcoholic beverages, then the tenant shall purchase and maintain a policy covering liquor liability and name the City as an additional insured on such policy.

The Lessee shall maintain workers' compensation insurance covering any employee whether part time, full time or casual in nature in an amount equal to the Florida Statutory Limit and Employers' Liability Limit of \$500,000. If the owner (s) and or officers are not permitted by statute to an exemption, they shall also be covered as any other employee.

The tenant shall provide the City a certificate of insurance that documents the tenant's compliance with these insurance requirements upon demand and annually thereafter. At the City's request, the tenant shall provide a full copy of such policy(s) of insurance to the City. If the tenant fails to obtain or maintain the required insurance, the City shall purchase such insurance and the tenant will pay the city upon demand the cost incurred by the City to purchase insurance on behalf of the tenant.

The insurance required by this Section shall be provided by reputable insurance companies with claims paying abilities determined, in the reasonable opinion of the risk manager or an independent insurance consultant, to be adequate for the purposes hereof.

For the Restaurant Operator / Tenant

Upon assignment of the lease, the restaurant operator shall obtain and maintain in full force throughout the term of their lease commercial general liability insurance in an amount of no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate. The tenant shall name the City of Bonita Springs as an additional insured including products and completed operations.

The tenant shall purchase and maintain a policy providing coverage for liquor liability and name the City as an additional insured on such policy.

The Lessee shall maintain workers' compensation insurance covering any employee whether part time, full time or casual in nature in an amount equal to the Florida Statutory Limit and Employers' Liability Limit of \$500,000. If the owner (s) and or officers are not permitted by statute to an exemption, they shall also be covered as any other employee.

The tenant shall provide the City a certificate of insurance that documents the tenant's compliance with these insurance requirements upon demand and annually thereafter. At the City's request, the tenant shall provide a full copy of such policy(s) of insurance to the City. If the tenant fails to obtain or maintain the required insurance, the City shall purchase such insurance and the tenant will pay

the city upon demand the cost incurred by the City to purchase insurance on behalf of the tenant.

The insurance required by this Section shall be provided by reputable insurance companies with claims paying abilities determined, in the reasonable opinion of the risk manager or an independent insurance consultant, to be adequate for the purposes hereof.

15. **Term.** This Operating Agreement is for an indefinite term. Should either party desire to terminate the Operating Agreement, it is the responsibility of the terminating party to give at least six months' notice to the non-terminating party. In the event of termination, the parties agree to establish a Separation Plan in conformance with paragraph 17, Effect of Termination of Operating Agreement. If terminated, the obligations which specifically require continuation following the conclusion of the Operating Agreement will continue to be effective and enforceable by the parties in a court of law.

16. **Default.** Should BWG fail in any respect to comply with the terms of this Operating Agreement and should city notify BWG in writing of the matters in regard to which default is asserted, and should BWG fail either to cure the default within thirty (30) days after the giving of notice or to commence within fifteen (15) days to rectify the default and continue subsequently to use due diligence to rectify the default until it is fully rectified or cured, then city may cancel this Operating Agreement at any time during the continuance of the default by giving written notice to BWG of the election to terminate subject to the notice provision in paragraph 15, Term. It is agreed that the remedy of city for any default of BWG shall be to terminate this Operating Agreement in the manner provided above and take possession of the property. This paragraph shall not, however, relieve BWG from liability for any act for which it is directly responsible in damages.

17. **Separation; Effect of Termination of Operating Agreement.** The parties agree that during this Operating Agreement, BWG will continue to operate the facility and may maintain its personnel and personal property at the facility, with any transferred assets to be used in the further development and preservation of the facility.

Assets created by membership dues and gifts to BWG shall remain the property of BWG, but such assets shall be used solely for the purpose of developing and preserving the facility. Should either party elect to terminate the Operating Agreement, during the six month notice period the parties will coordinate on a Separation Plan, which will address the following components of operation of the facility, including, but not limited to:

- a. **Property.** Any physical property obtained prior to December 31, 2017, regardless of how it was obtained (e.g., from the monies provided under the original funding participation agreement or donations), will remain the property of the City. Unless agreed otherwise in the Separation Plan,

physical improvements made by BWG after January 1, 2018 will be divided as follows:

- i. Any improvements that are determined to be "capital improvements" as specified in paragraph 10 of this Operating Agreement will stay at the Wonder Gardens facilities.
 - ii. Plants and Animals. Unless agreed by the City at time of the Separation Plan, all plants and animals will stay at the Wonder Gardens facilities.
 - iii. Structures. Unless agreed by the City at time of the Separation Plan, any items that were acquired to replace or enhance the facility, as described in the Business Plan, will remain at the Wonder Gardens facilities. This will include benches, gazebos, cages and compounds, etc.
 - iv. Artifacts. In addition to the personal property and appurtenances that were part of the original sale and acquisition of the Everglades Wonder Gardens, including the Acquisition or Dissolution of any corporations which have David Piper, Trustee or Dawn Piper or Lester Piper as officers or agents, all animals, artifacts, horticulture, relics, and museum pieces shall remain on the property, unless agreed to be removed as part of the Separation Plan or was part of a donation where the Donor desired for it to be removed from the the Wonder Gardens facilities.
 - v. Any improvements that were donated to BWG after January 1, 2018 and were placed on the premises by a donation for the full amount of the improvement, shall be maintained or removed from the property based on the intent of the Donor. It is incumbent upon BWG to obtain the Donor's intent at time of donation. The Donor may change their intent at any time prior to a Separation Plan being put in place.
 - vi. Any property purchased or acquired by BWG after January 1, 2018 which is not affixed to the grounds may be removed and retained by BWG upon separation. Examples of such property include items in the gift shop and marketing materials.
- b. Employees, with applicable personnel documentation. Unless agreed to during the transition plan, there is no guaranty of employment, nor severance packages, as part of a Separation Plan. Any severance agreed to may not exceed the statutory amounts proscribed in Florida Statutes §215.425.
 - c. Transfer to the City of any concessions operated within the facility.
 - d. Transfer to City or to a City out-sourced entity of applicable licenses for animal care.
 - e. Transfer to City or to a City out-sourced entity of any other state licenses used for the operation of the facility

- f. Transfer to City or to a City out-sourced entity of any accounts, lists and all business information, including "proprietary confidential business information" that is owned or controlled by BWG and is intended to be and is treated by BWG as assets used in further development, preservation and operation of the facility. This information at a minimum will include business plans; internal auditing controls and reports of internal auditors and reports of external auditors for non-profit companies.

18. ***Annual and Initial Reports.***

- a. BWG shall present a report of its general overall progress in obtaining the objectives of this agreement beginning on May 1st, of each year. The report shall be made not less than once annually to City Council.
- b. Copy of IRS Determination Letter granting tax exempt (nonprofit) status to the BWG and any subsequent correspondence from IRS terminating or altering such status due to the City upon receipt.
- c. Copy of annual IRS Form 990 Return of Organization Exempt from Income Tax and any other Federal, State or Local Tax Returns filed by the BWG.
- d. Copy of annual profit and loss, balance sheet, and cash flow reports produced by BWG relating to the operation of the Wonder Gardens.

19. ***Assignment.*** BWG shall not assign this agreement, either in whole or in part, without the prior written approval of City Council. City shall not assign this agreement to a private corporation, firm, or individual without the prior written approval of BWG, except as otherwise provided in paragraph 17 of this agreement.

20. ***Delays beyond Control of Parties.*** Neither of the parties to this agreement shall be liable to the other party on account of any delay or inability to perform if the delay or inability is due in whole or in part to any cause beyond the control of the party in default. If any delay is so caused, city shall have the power to extend the time for performance of any act required by BWG, and BWG shall have the power to extend the time for performance of any act required of city.

21. ***Indemnification.*** BWG shall indemnify and save harmless the city from all suits brought against the city on account of any injuries or damages received or sustained by any party or parties by or from BWG, its servants or agents, in the exercise of the rights and privileges granted here or on account of any act or omission of BWG or its agents. Each party hereto agrees that it shall be solely responsible for the negligent or wrongful acts of its employees, agents and assigns. Nothing contained herein shall constitute a waiver by a party of its sovereign immunity or the provisions of Florida Statutes §768.28. Further, nothing herein shall be construed as consent by the City of Bonita Springs, a Florida governmental entity, to be sued by third parties in any manner arising out of this Operating Agreement.

22. ***Modifications.*** This agreement can only be modified by written instrument bearing the signatures of authorized representatives of both parties.

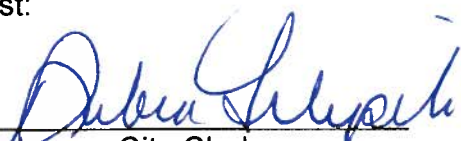
23. **Nondiscrimination.** BWG shall not discriminate against any employee or applicant for employment because of race, color, creed, sex, age, or national origin. BWG and its employees shall not discriminate because of race, religion, color, age, ancestry, sex, or national origin against any person by refusing to furnish such person any service or privilege offered to or enjoyed by the general public, nor shall BWG or its employees publicize the facilities provided under this agreement in any manner that would directly or inferentially reflect on the acceptability of the patronage of any person because of race, religion, color, age, ancestry, sex, or national origin.

The parties have executed this agreement the day and year first above written.

Signed, sealed and delivered in the Presence of:

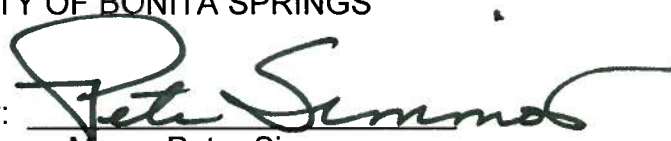
Attest:

By:


City Clerk

CITY OF BONITA SPRINGS

By:

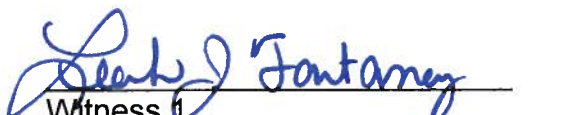

Mayor Peter Simmons

APPROVED AS TO LEGAL FORM:

By:


City Attorney

BONITA WONDER GARDENS, INC.


Witness 1
Print Name: Leah J. Fontanez

By:


Patricia Leonard, President

Witness 2

Print Name:

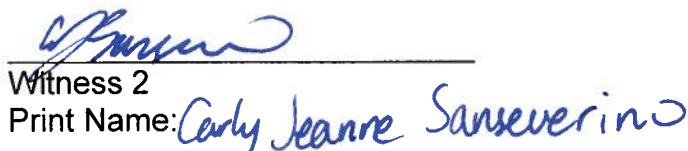

Carly Jeanne Sanseverino

Exhibit A

Business Plan Criteria

1. Summary of business purpose and strategies, including mission and vision statements of Bonita Wonder Gardens, Inc.
2. Business description of Everglades Wonder Gardens operations.
3. Description of property, fixtures and appurtenances planned to be purchased and placed in the Everglades Wonder Gardens each year. This will be the capital improvement program, in which City Council must review and provide consent, which may not be unreasonably withheld. A list of donated items and whether these items will be retained or removed by BWG in the event of a separation as specified in paragraph 17.
4. Project design elements for Everglades Wonder Gardens proposed to make this a successful venture.
5. Market Analysis and strategies – target markets, events, activities, attendance current and projects.
6. Leadership and staffing – board members, advisory members, full-time and part-time staff and volunteers.
7. Operating projections for five years.
8. Capital Fundraising Plan.
9. BWG shall furnish the City Manager with the written report to be referred to as the Bonita Wonder Gardens Business Plan on or before May 1st of each year.